



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Keith Hamilton, Senior Planner - Policy

DATE: October 25, 2024

REPORT NO.: PD-2024-088

SUBJECT: Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review – Preferred Land Use Plan and Policy Direction

RECOMMENDATION:

THAT Report No. PD-2024-088 dated October 25, 2024, regarding the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review – Preferred Land Use Plan and Policy Direction, be received;

AND FURTHER THAT the draft Preferred Land Use Plan (attached as Appendix 1), and draft technical reports including the Preferred Land Use Option Report, which can be found on Let's Talk Halton Hills, be received;

AND FURTHER THAT Council endorse the draft Preferred Land Use Plan in principle, which concludes Phase 3 of the study, so that it may be used to guide the preparation of the draft revised Georgetown GO Station Area/Mill Street Corridor Secondary Plan;

AND FURTHER THAT a copy of this report be forwarded to the Region of Halton, Credit Valley Conservation, and Ministry of Municipal Affairs and Housing for information.

KEY POINTS:

The following are key points for consideration with respect to this report:

- The Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review project, which consists of four phases, commenced in April of 2022.
- Work and public consultation completed over three phases of the project has helped inform the preparation of a draft Preferred Land Use Plan for Council's consideration, which will be the basis for the revised Georgetown GO Station Area/Mill Street Corridor Secondary Plan.

- A planned density of 124 people and jobs per hectare is proposed as part of the draft Preferred Land Use Plan (PLUP).
- The draft PLUP proposes modest increases to permitted densities and heights for certain land use designations.
- Requirements for planned densities in Major Transit Station Areas in the 2024 Provincial Planning Statement were considered as part of the overall density determination for the draft PLUP.
- Several land use designation changes were considered as part of the draft PLUP and are discussed in further detail in this report.
- Upon endorsement of the draft Preferred Land Use Plan by Council, Town staff and the consulting team will begin preparing the draft (revised) Georgetown GO Station Area/Mill Street Corridor Secondary Plan.

BACKGROUND AND DISCUSSION:

1.0 Project Background

The Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review was initiated in April of 2022. This is a coordinated project between Town staff and a consulting team led by Sajecki Planning. The original Secondary Plan was adopted in 2010 through Official Plan Amendment No. 7. In 2021, the Georgetown GO Major Transit Station Area was delineated through Regional Official Plan Amendment No. 48, which included the existing Secondary Plan Area with expanded boundaries to the east and south (see Appendix 2). The Preferred Land Use Plan (PLUP) presented in this report reflects this expanded area.

The Georgetown GO Station Area/Mill Street Corridor Secondary Plan review is being completed over four phases, as set out in the project Terms of Reference. Upon endorsement of this report, the project will move into its fourth and final phase, with a number of project milestones having already been reached. In addition to ongoing online engagement, a Public Information Session and two Public Open Houses have been hosted by Town staff and the project consulting team. The input gathered has helped guide the draft Preferred Land Use Plan and will help inform the preparation of the draft (revised) Georgetown GO Station Area/Mill Street Corridor Secondary Plan. Staff are seeking endorsement of the draft Preferred Land Use Plan presented in this report to serve as a guiding document for the revised Secondary Plan. Density, height ranges and policy directions (associated with PLUP designations) presented in this report are preliminary and subject to change in the next phase of this project.

Phase 1 – Background Review

Early in Phase 1, a project Technical Advisory Committee (TAC) was formed, made up of internal departmental and external agency representatives. The function of Committee members is to provide input at meetings through commentary on draft project deliverables, based on their area of expertise.

For this report, key milestones achieved in Phases 1 and 2 are outlined below. A more detailed summary of work completed in these Phases can be found in [Report PD-2024-003](#).

- Launch of Let's Talk Halton Hills [project page](#): This page provides the public with the latest project updates and information, space to post questions and comments for Town staff, and access to posted surveys.
- Public Information Session (virtual): Held on June 20, 2022, the session included a presentation on the purpose and direction of the project, followed by an open question and answer period.
- Visioning Survey: Posted on Let's Talk Halton Hills in the summer of 2022, the intent of the survey was to gather community feedback related to past, present, and future planning in the study area.
- Project Background Report: Finalized and posted online in early 2023, the [Background Report](#) identified the existing area context, planning policy framework, consultation strategies, and preliminary policy directions for the Secondary Plan Review.

Phase 2 – Land Use Alternatives

Early in Phase 2, a project Stakeholder Group was formed, made up of members of the Silver Creek Neighbourhood Association and John Street Neighbourhood Group. This group assumed the function of a Steering Committee and have met with staff twice since being formed. The format for these meetings is i) for staff and the consulting team to provide project updates, and ii) for an open discussion to be held on key issues identified by the Stakeholder Group members. Similar to the TAC, this group is encouraged to provide input at meetings, and through commentary on draft project deliverables.

Other key milestones achieved in Phase 2 include:

- Public Open House (virtual): Held on February 27, 2023, the session included a presentation on draft Land Use Alternatives for the Secondary Plan Area. Building heights, density and the preservation of cultural and natural heritage were key items discussed. The intent was to gather feedback that would help inform the draft Preferred Land Use Plan in Phase 3.
- Drop-in Consultation Sessions: Two sessions, held in early March of 2023 marked the first in-person consultation for the project. The intent of these sessions was to present mapping of the existing study area, Land Use Alternatives, transportation networks, and natural and cultural heritage features for open discussion.
- Land Use Alternatives Report: Finalized and posted online in September of 2023, the [Land Use Alternatives Report](#) identified two land use options based on existing designations and focused on refinements to permissions already in place. These options identified densities (people and jobs per hectare), and height permissions associated with land use designations.

Phase 3 – Preferred Land Use Alternative and Detailed Planning Study

Phase 3 of the project began in the fall of 2023 with the consulting team initiating work on the technical studies needed to inform both policy directions and a draft revised Secondary Plan. These technical studies looked at servicing and stormwater management; natural and cultural heritage; transportation and traffic impacts. The studies were circulated to the Technical Advisory Committee for comment, after which the finalized versions were posted on [Let's Talk Halton Hills](#), and include:

- Cultural Heritage Resource Assessment;
- Natural Heritage System Analysis;
- Traffic Impact Study;
- Sanitary System Capacity Assessment;
- Water Distribution System Capacity Assessment.

A Public Open House was held in person on October 18th, 2023. This event focused on density (people and jobs per hectare) and building heights in the Plan Area as part of a preliminary preferred land use option. Those in attendance were provided the opportunity to speak and ask questions and leave written feedback on the material presented. All feedback from the Public Open House was recorded by the project team and used to develop more Frequently Asked Questions and responses for the Let's Talk Halton Hills project page. The feedback was also used to inform work on the draft Preferred Land Use Plan before being finalized.

2.0 Preferred Land Use Plan

Density and Height

From early 2024 onward, the project has focused on identifying an overall density that could be accommodated within the Secondary Plan Area. As outlined in Section 3 of the Preferred Land Use Option Report, the project team is proposing a planned density of 124 people and jobs per hectare to the 2051 planning horizon. In getting to this density, the project team considered existing height and density permissions by land use designation and identified modest increases in certain areas, where appropriate. This information is summarized in Table 1 below. A more detailed description of the analysis that was undertaken is available in the full Preferred Land Use Option Report, which is available on the [Let's Talk Halton Hills](#) project page.

Height and density increases proposed in Table 1 took into account both location and existing permissions. For medium density residential designations, increases to the associated density ranges could help encourage redevelopment in areas where uptake has been slow or non-existent since the existing Secondary Plan policies were first implemented in 2010. Much of the area currently designated for medium density uses has fragmented lot patterns and as such, is dependent on land assembly in order to facilitate a viable medium density residential redevelopment project. Higher density

ranges would result in higher unit yields within the existing lot pattern, creating the potential for smaller redevelopment projects that do not require land assembly.

For the existing High Density Residential Mixed Use Areas (HDRMUA) 1 and 2, modest increases in the permitted Floor Space Index (FSI) are proposed. FSI is measure of density focused on total floor area as opposed to a maximum unit yield. In terms of height, set ranges for these designations are shown in Table 1. Current Secondary Plan policies permit heights up to 16 storeys in HDRMUA1 and 12 storeys in HDRMUA2, subject to density bonusing policies requiring the development to provide a public benefit as part of the project. Density bonusing policies under the *Planning Act* have since been replaced with Community Benefits Charges (applied at the development application stage).

As a result, the proposed PLUP is shifting to set ranges of 12-16 storeys and 8-12 storeys to reflect this change. The increase in FSI for the HDRMUAs assumes that proposed developments in these areas are likely to build to the maximum allowable height and are likely to accommodate floor space reflected in the higher end of the ranges shown in Table 1. Further rationale for the height and density changes can be found in Section 4 of the [Preferred Land Use Option Report](#).

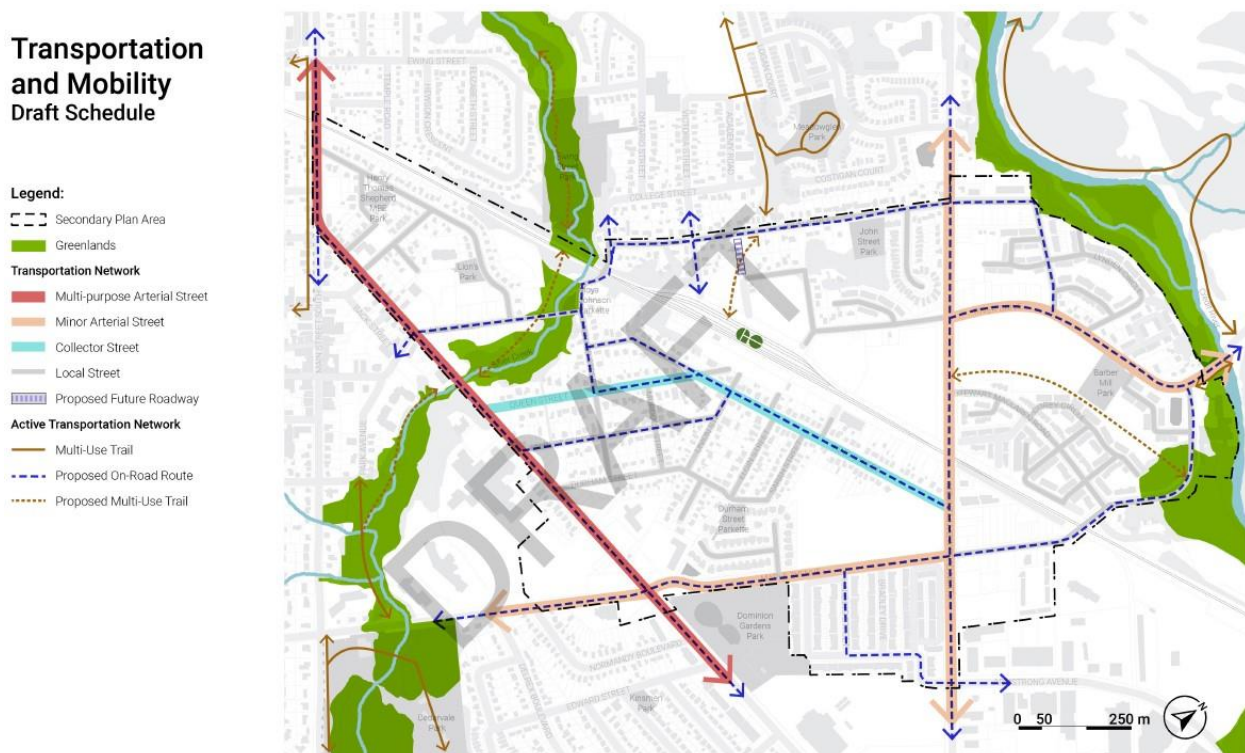
Table 1: Density and Height Permissions within the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Area

Designation	Existing Density	Proposed Change	Existing Height	Proposed Change
Low Density Residential Area	20 units/hectare	None	Up to 3-storeys	None
Medium Density Residential Area	21-50 units/hectare	35-75 units/hectare	Up to 4-storeys	None
Medium Density Residential Mixed Use Area*	N/A	35-75 units/hectare	N/A	4-6 storeys***
Medium Density Residential/Office Area	Up to 35 units/hectare	Up to 75 units/hectare	Up to 3-storeys	Up to 4-storeys
Medium/High Density Residential Area	35-75 units/hectare	FSI** 1.0-1.8	Up to 5-storeys	3-8 storeys***
Medium/High Density Residential/Mixed Use Area*	N/A	FSI** range of 1.0-1.8	N/A	5-6 storeys
High Density Residential Area	51-100 units/hectare	None	Up to 8-storeys	None
High Density Residential/Mixed Use Area 1	FSI range of 2.0-3.5	FSI range of 2.5-4.0	Up to 16-storeys	12-16 storeys
High Density Residential/Mixed Use Area 2	FSI range of 1.8-2.5	FSI range of 2.0-3.5	Up to 12-storeys	8-12 storeys
High Density Residential/Mixed Use Area 3*	N/A	FSI range of 1.8-2.5	N/A	6-10 storeys
*New land use designation; ** FSI – Floor Space Index; *** depending on street location				

Transportation and Mobility

A critical component of the Preferred Land Use Plan (PLUP), the Transportation and Mobility Plan (see Figure 1 below) identifies road and active transportation networks. These networks identify how people and vehicles move through the Plan Area and connect to the broader Georgetown community. Informed by the Traffic Impact Study, this PLUP considers existing road infrastructure when determining how much growth can be reasonably accommodated.

Figure 1: Draft Transportation and Mobility Plan



Parks and Open Space

The Parks and Open Space Plan (see Figure 2 below) identifies both existing Greenlands and Parks within the Plan Area, and potential opportunities for parkland. Parks, trails, privately-owned publicly accessible spaces, and the natural system are the key components of this plan. The location and function of these components were considered as part of the PLUP, and their preservation and enhancement will be a focus of the policy review and analysis feeding into the draft Secondary Plan.

Figure 2: Draft Parks and Open Space Plan



Provincial Policy Considerations

The recently passed 2024 Provincial Planning Statement (section 2.4.2.2) requires that Major Transit Station Areas (MTSAs) served by commuter or regional rail be planned at a minimum density target of 150 people and jobs per hectare. However, section 2.4.2.4 of the new PPS does allow for municipalities to request a lower target, by way of a specific request to the Ministry of Municipal Affairs and Housing. The density of 124 people and jobs per hectare outlined in this report is intended to strike a balance between the Provincial direction to intensify within MTSAs and what can reasonably be accommodated in the Secondary Plan Area based on the density analysis completed as part of the [Preferred Land Use Option Report](#).

Land Use Designation Changes

As part of the public consultation process for Phases 2 and 3, the project team considered potential changes to land use designations, including changes to another designation, or revising permissions within an existing designation. The changes included in the PLUP are outlined below:

- **Queen Street/Albert Street:** The draft PLUP proposes a change from Low Density Residential Area to Medium Density Residential Area for two lots fronting Queen Street and Albert Street in the South Precinct. This was a landowner-initiated request, where a multi-unit residential building already exists at 56

Queen Street. The redesignation to Medium Density Residential Area better supports the existing use on the Queen Street parcel, while providing opportunity for further intensification by way of a medium density residential housing redevelopment. This conversion is highlighted in Appendix 1.

- **Medium/High Density Residential/Mixed Use Area:** Based on discussions with the landowner at 11 Guelph Street, the PLUP proposes a new designation for the property. This new designation would permit more height and use FSI as a measure of density, compared to the existing designation (Medium/High Density Residential). The redesignation both encourages mixed use and intensified residential development for the property, should future redevelopment be considered. This change is highlighted in Appendix 1.
- **Medium Density Residential Office Area:** This existing designation is situated in the proposed John Street Precinct along River Drive, Rosetta Street and Caroline Street. Based on consultation with multiple landowners, the draft PLUP proposes to i) extend the designation area up to John Street, ii) increase the maximum height to 4-storeys, and iii) increase the permitted density up to 75 units per net residential hectare. The intent of these proposed changes is to better encourage redevelopment to medium density uses within the existing lot configuration, which is challenging under the existing permissions.
- **Low Density Residential Area to Medium Density Residential Area in the Northeast Precinct:** The PLUP proposes to re-designate pockets of Low Density Residential Area (LDRA) east of Mountainview Road, along John Street, Mountainview Road, and River Drive to Medium Density Residential/Mixed Use Area (MDRMUA). The conversion to MDRMUA is intended to encourage intensification and the potential addition of community assets (i.e. commercial uses) closer to Mountainview Road, where medium density redevelopment has already occurred (Santa Barbara Lane townhouses). Additionally, the remaining pocket of LDRA on River Drive across from Palomino Trail is proposed to become Medium Density Residential Area (MDRA). The proposed change to MDRA closer to the Barber Mill site is based on the larger lots existing as LDRA and compatibility with surrounding medium density residential land uses.
- **Barber Mill Park:** This park is currently designated as Medium Density Residential Area. The proposed change to a Park designation is meant to better acknowledge the actual use of the site in the PLUP, while ensuring the parkland use is protected. This change is highlighted in Appendix 1.

Next Steps

Following the endorsement of the draft Preferred Land Use Plan by Council, Town staff and the consulting team will work to prepare a draft (revised) Georgetown GO Station/Mill Street Corridor Secondary Plan. A Public Open House is currently being planned to seek public feedback that will help inform draft policies for this plan. The

draft Plan would first be circulated and presented to the Technical Advisory Committee and Stakeholder Group for comment.

Following this, staff are planning to present the draft Plan to the public by way of a drop-in Public Open House and Statutory Public Meeting. The draft Plan would be posted online for public review ahead of the Statutory Public Meeting, in accordance with *Planning Act* requirements. Town staff and the consulting team will then finalize any required revisions to the Secondary Plan before bringing it back to Council for final recommendation.

STRATEGIC PLAN ALIGNMENT:

This report identifies a safe and welcoming community as one of the Town's Strategic priorities.

The focus of this report is a Preferred Land Use Plan (PLUP) for the Georgetown GO Station/Mill Street Corridor. The Secondary Plan area contains both established low-density areas, and areas with strong redevelopment potential for higher density and mixed uses. The PLUP will provide guidance for the next phase of the project, where draft policies will focus on well-planned growth to ensure balanced, sustainable, well planned community infrastructure and services that meet the needs of residents and businesses.

RELATIONSHIP TO CLIMATE CHANGE:

This report impacts and/or helps address climate change and the Town's Net Zero target through climate mitigation.

Town Planning Staff along with the consultant will continue to engage with the Town's Climate Change team throughout the Secondary Plan Review process regarding the inclusion of appropriate climate change policies. Redevelopment proposals will be subject to the Town's updated Green Development Standards.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows: Online Survey, Open House/PIC/Workshop, Stakeholder Meetings, Other (please specify)

- **A virtual Public Information Session was held on June 20, 2022.**
- **A virtual Public Open House was held on February 27, 2023.**
- **Drop-in consultation sessions were held on March 3 and March 7, 2023.**
- **An in-person Public Open House was held on October 18, 2024.**

INTERNAL CONSULTATION:

Town staff will continue to consult with staff from various departments including Development Review, Transportation, Development Engineering, and Recreation and Parks, as well as staff from the Region of Halton, Credit Valley Conservation and School Boards as part of the Technical Advisory Committee.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer