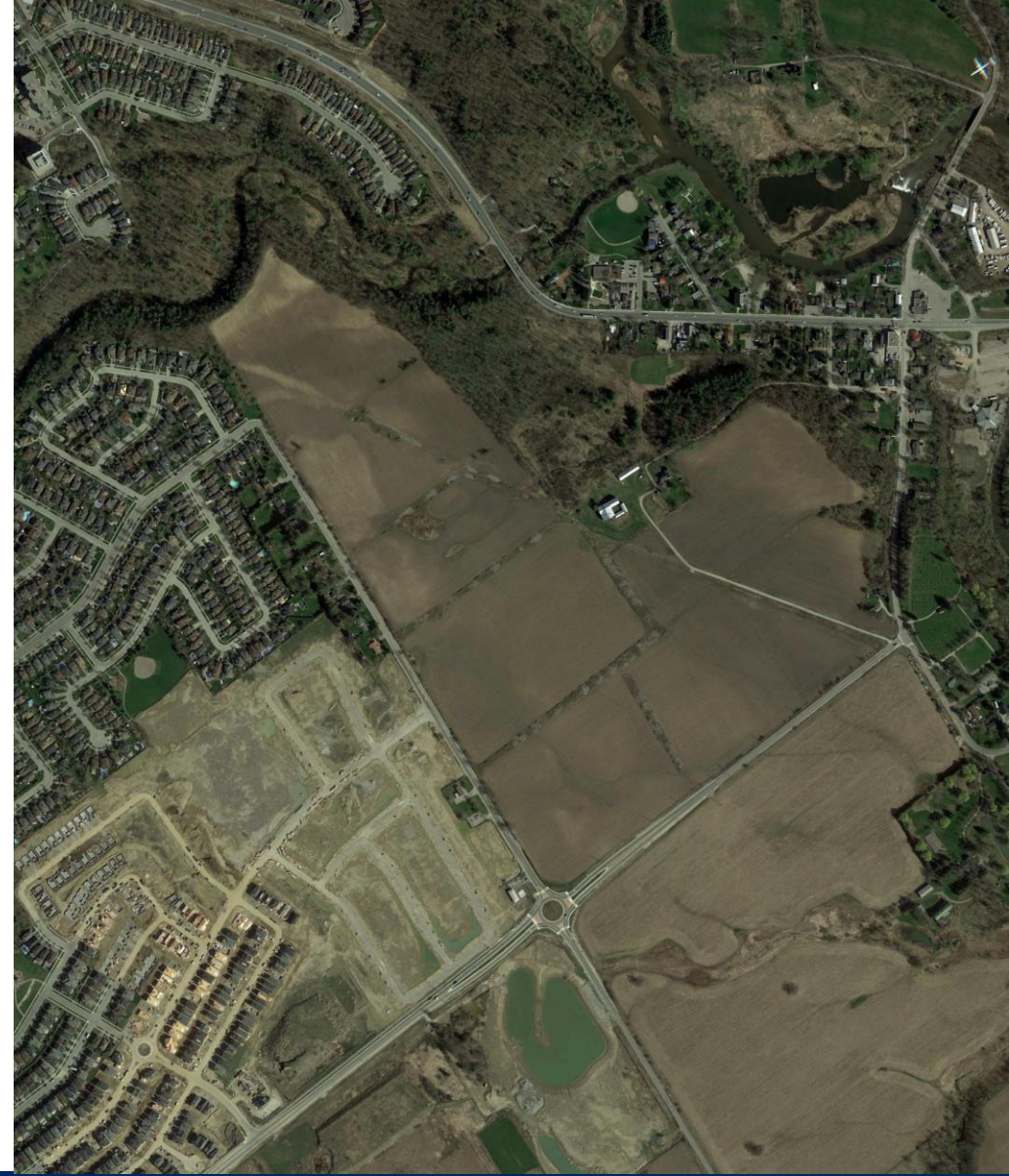


Town of Halton Hills

## Southeast Georgetown

# Secondary Plan

Prepared By: SGL Planning & Design Inc.  
Statutory Public Meeting  
November 18<sup>th</sup>, 2024



# Presentation Outline



1. What has been done to date
2. Vision and Guiding Principles
3. Land Use Schedule
4. Key Secondary Plan Policies
5. Key Urban Design Guidelines
6. Status of Technical Studies
7. Next Steps

# What has been done to date?



## Phase 1

### Background + Policy Options Review

Oct. 2020 – April 2021

#### Engagement

- Technical Advisory Committee Presentation
- Steering Committee Presentation
- Open House

#### Deliverables

- Engagement Plan
- Draft + Final Background Paper



## Phase 2

### Land Use Alternatives & Assessment

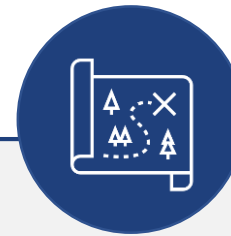
April 2021 – Dec. 2021

#### Engagement

- Technical Advisory Committee Presentation
- Steering Committee Presentation
- Open House
- Council Presentation

#### Deliverables

- Land Use Alternatives Paper + Concept Plans
- Public Consultation Paper
- Evaluation Criteria + Measures



## Phase 3

### Preferred Land Use + Detailed Planning Study

Dec. 2021 – July 2024

#### Engagement

- Technical Advisory Committee Presentation
- Steering Committee Presentation
- Open House
- Council Presentation

#### Deliverables

- Preferred Land Use Paper



## Phase 4

### Draft Secondary Plan

July 2024 – early 2025

#### Engagement

- Technical Advisory Committee Presentation
- Steering Committee Presentation
- Council Presentation + Adoption

#### Deliverables

- Public Consultation and Matrix Response
- Recommended Secondary Plan

**We are here**



# Phase 4 Consultation To Date

- Presentation of Secondary Plan policies, Urban Design Guidelines, and Land Use Schedules
  - TAC presentation – October 24<sup>th</sup>, 2024
  - Steering Committee presentation – October 29<sup>th</sup>, 2024
  - Public Open House – November 4<sup>th</sup>, 2024
  - Ongoing online survey – Let's Talk Halton Hills

# Vision

*The Southeast Georgetown Secondary Plan Study Area will foster healthy sustainable lifestyles.*

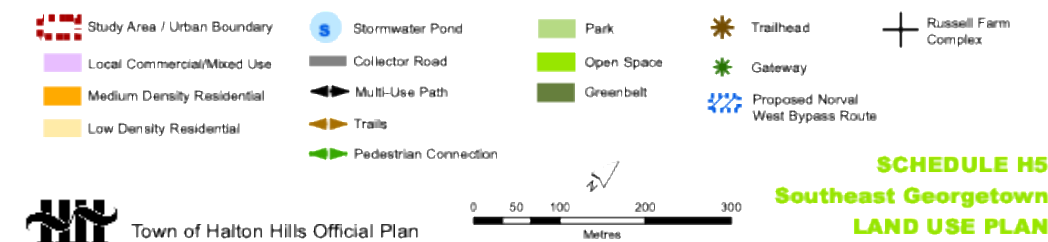
*Balancing the needs for economic, environmental and social sustainability, this new community will be designed to be resilient, compact and contribute to surrounding community in a manner that respects the adjacent natural and cultural heritage features and surrounding neighbourhoods.*

# Guiding Principles

- Provide for a mix of built form and a street and block pattern that contributes to a more walkable community;
- Provide for a mixed-use area to accommodate daily needs of residents;
- Respect both the natural and cultural heritage through conservation and appropriate incorporation into the community;
- Locate appropriate land uses to enhance natural features and incorporate into or adjacent to parks and open space;
- Provide a range of sustainability measures and urban design best practices;
- Provide parks, and trail connections, to create easy access to recreation and active transportation;
- Establish a sense of place by enhancing existing views to natural heritage features and incorporating connections to nature; and
- Ensure new communities are accessible for all ages and abilities.

# Schedule H5 Land Use Plan

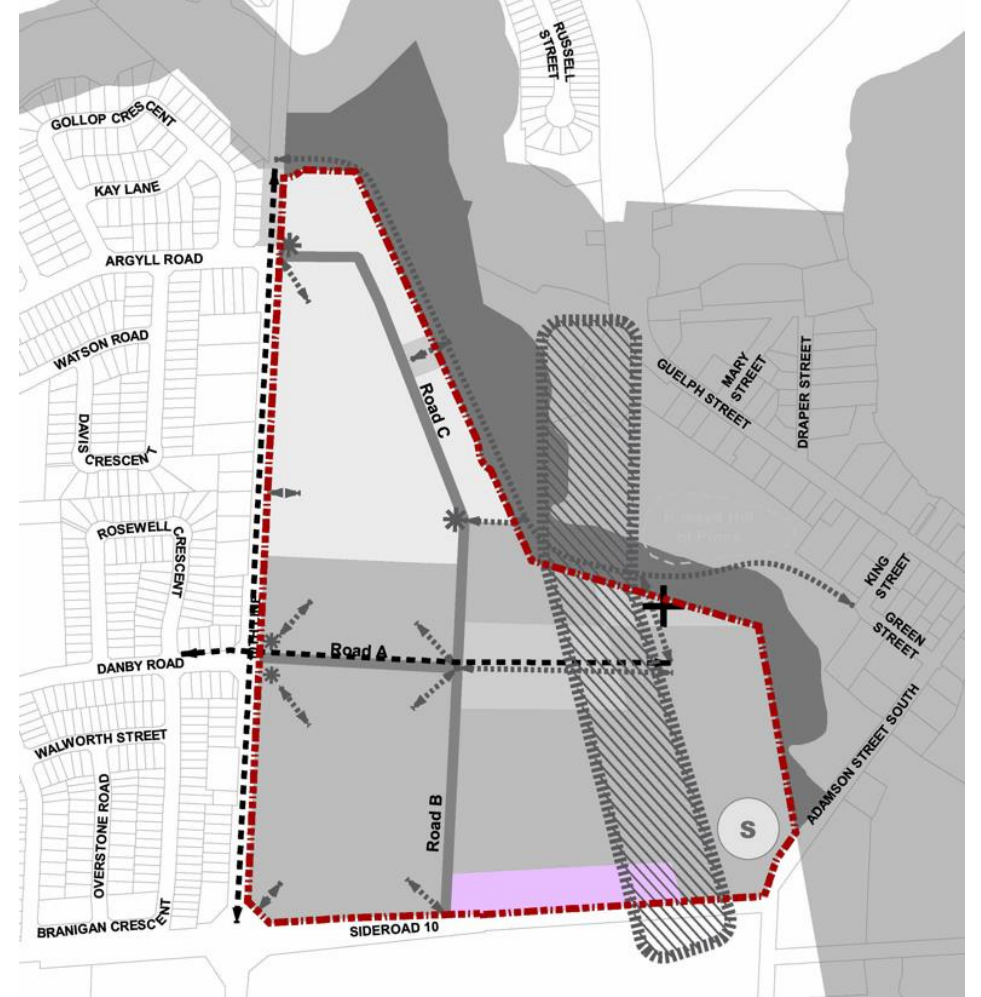
- Key features include
  - Land Uses
    - Local Commercial / Mixed Use
    - Medium Density Residential
    - Low Density
  - Parks and Open Space
  - Active Transportation
  - Road Network
  - Norval West Bypass Route
  - Sustainability and Stormwater Management
  - Natural Heritage
  - Cultural Heritage



# Key Policies

- **Local Commercial / Mixed Use**

- Permitted uses in Policy D2.5.5.4 and live/work, stacked townhouse dwellings, and apartments
- Max. gross leasable floor area between 1,800m<sup>2</sup> – 2,300m<sup>2</sup>
  - Retail Commercial Needs Analysis by Tate Research
- Density: 60 - 150 units per net residential hectare
- At-grade commercial as mid-rise built form (up to 8 storeys) OR standalone commercial oriented to 10 Side Road





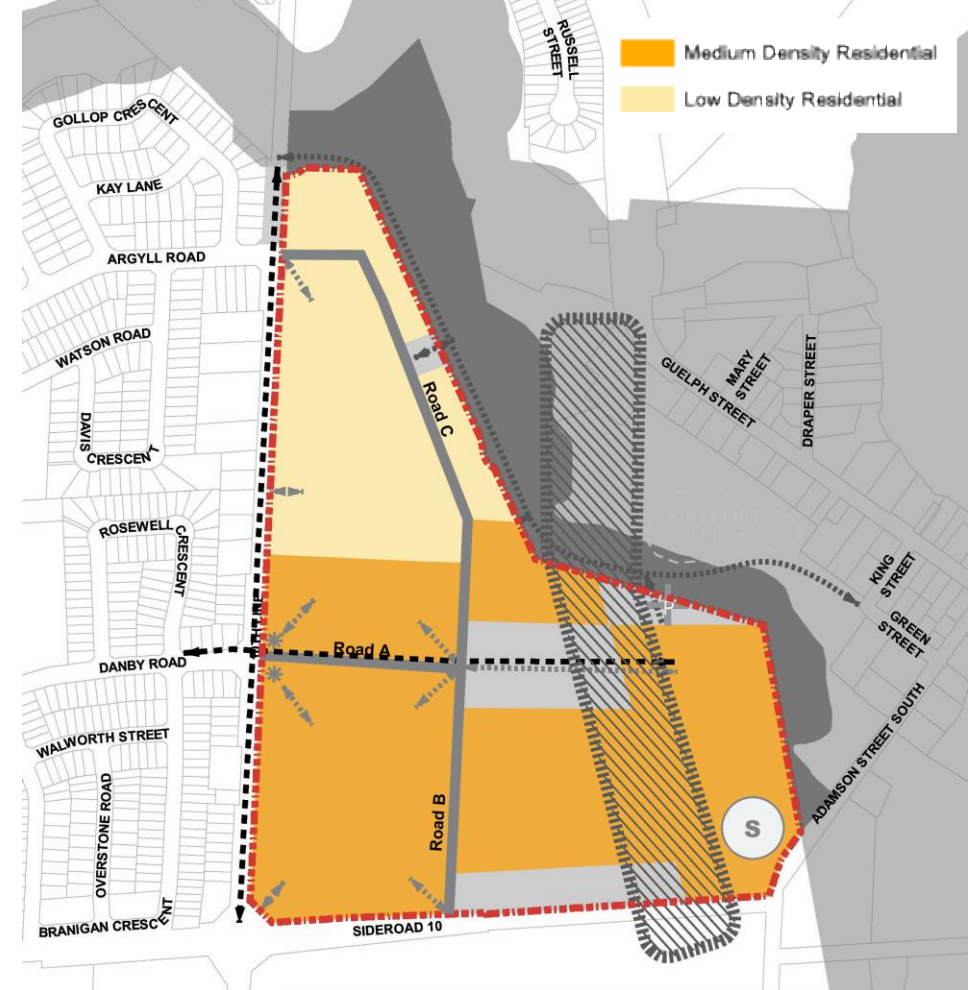
# Key Policies

## • Medium Density Residential

- Permitted uses in Policy D1.3.2.1 and stacked townhouses, and back-to-back townhouse
- Density: max. 80 units per net residential hectare
- Height: 3 – 6 storeys
- Provide for taller built form / gateway features at Collector Road “A” and Tenth Line
- Built form shall frame collector roads

## • Low Density Residential

- Permitted uses in Policy D1.3.1.1
- Density: 24 - 30 units per net residential hectare
- Height: 3 storeys



# Key Policies

## • Parks and Open Space

- Neighbourhood Park should incorporate recreational programming to target visitors throughout Georgetown
- Parkette east of the Norval West Bypass shall integrate the Russell Farm complex cultural heritage resource, provide for educational opportunities
  - Determined at Draft Plan of Subdivision

## • Active Transportation

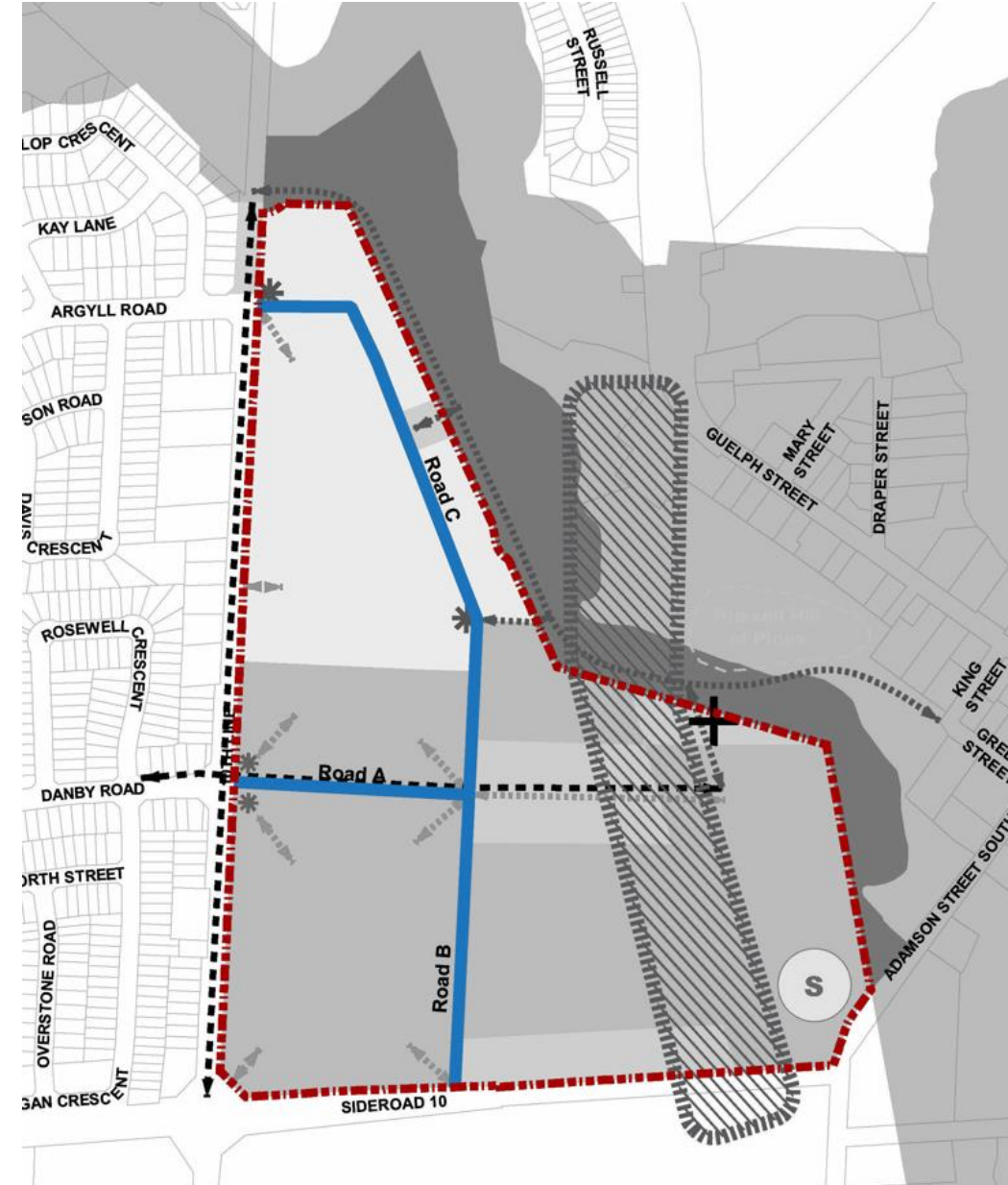
- Multi-use paths (3m width)
- Trails within the Greenbelt (1.8m width gravel paths)
- Pedestrian connections provide barrier-free access to and from collector roads, sidewalks, parks, and internal land uses



# Key Policies

## • Road Network

- Secondary Plan policies will speak to both Local and Collector Roads
- All collector roads provide sidewalks on both sides of the street
- All local roads provide sidewalks on at least one side of the street
- Provide street trees within the boulevard, with sufficient soil volume to facilitate large tree canopies



# Key Policies

- **Norval West Bypass Route Corridor Protection Area**

- Recognize area as future transportation corridor
- Final size and alignment determined by Halton Region
- No development will be approved within the Bypass Corridor Protection Area until final alignment determined
- Lands not required for transportation corridor, once alignment approved, will assume adjacent land use designation



# Key Policies

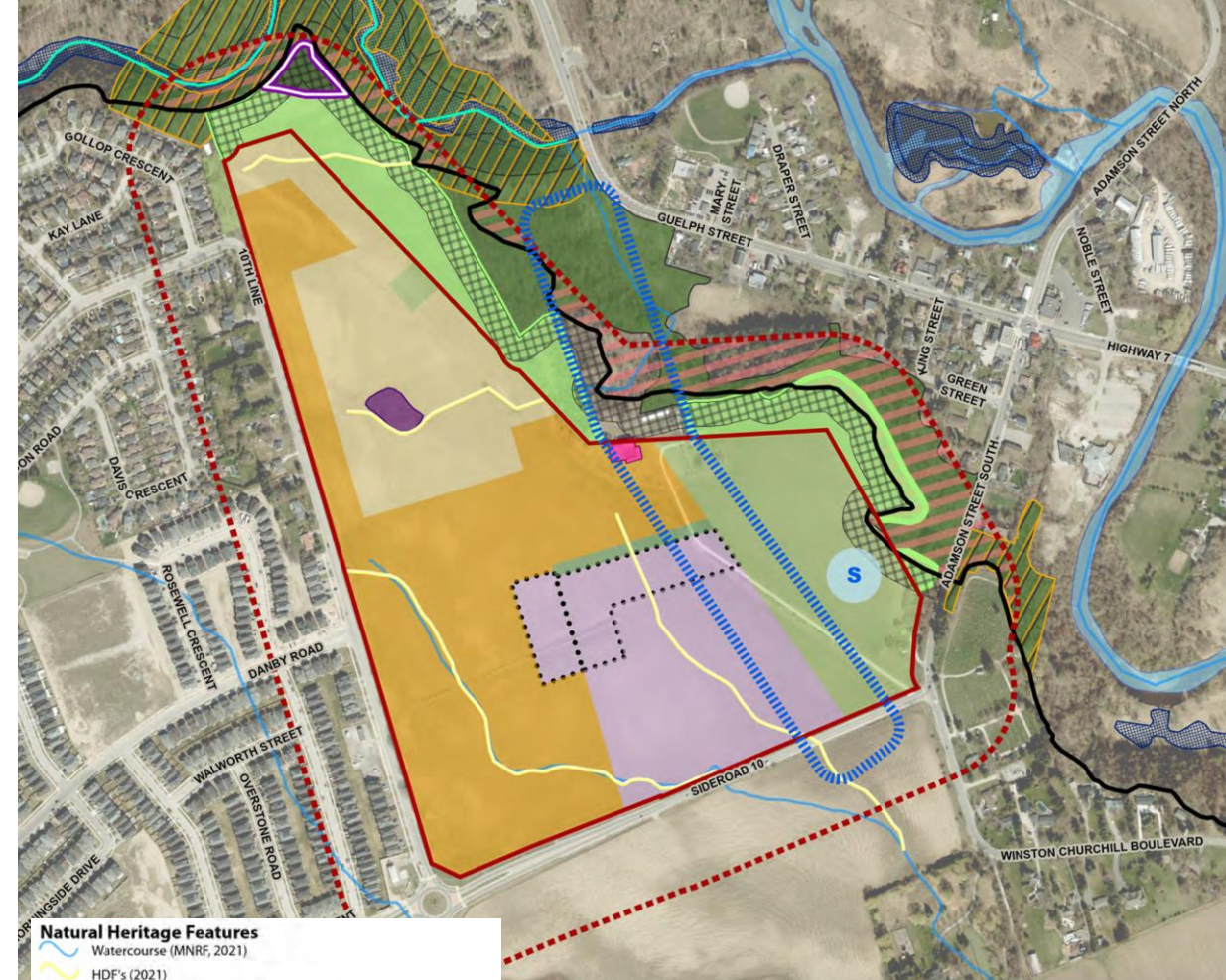
- **Sustainability and Stormwater Management**
  - Promote stormwater best practices such as slow-impact development (LID) features
  - Stormwater management facilities permitted within Medium Density Residential Area



# Key Policies

## • Natural Heritage

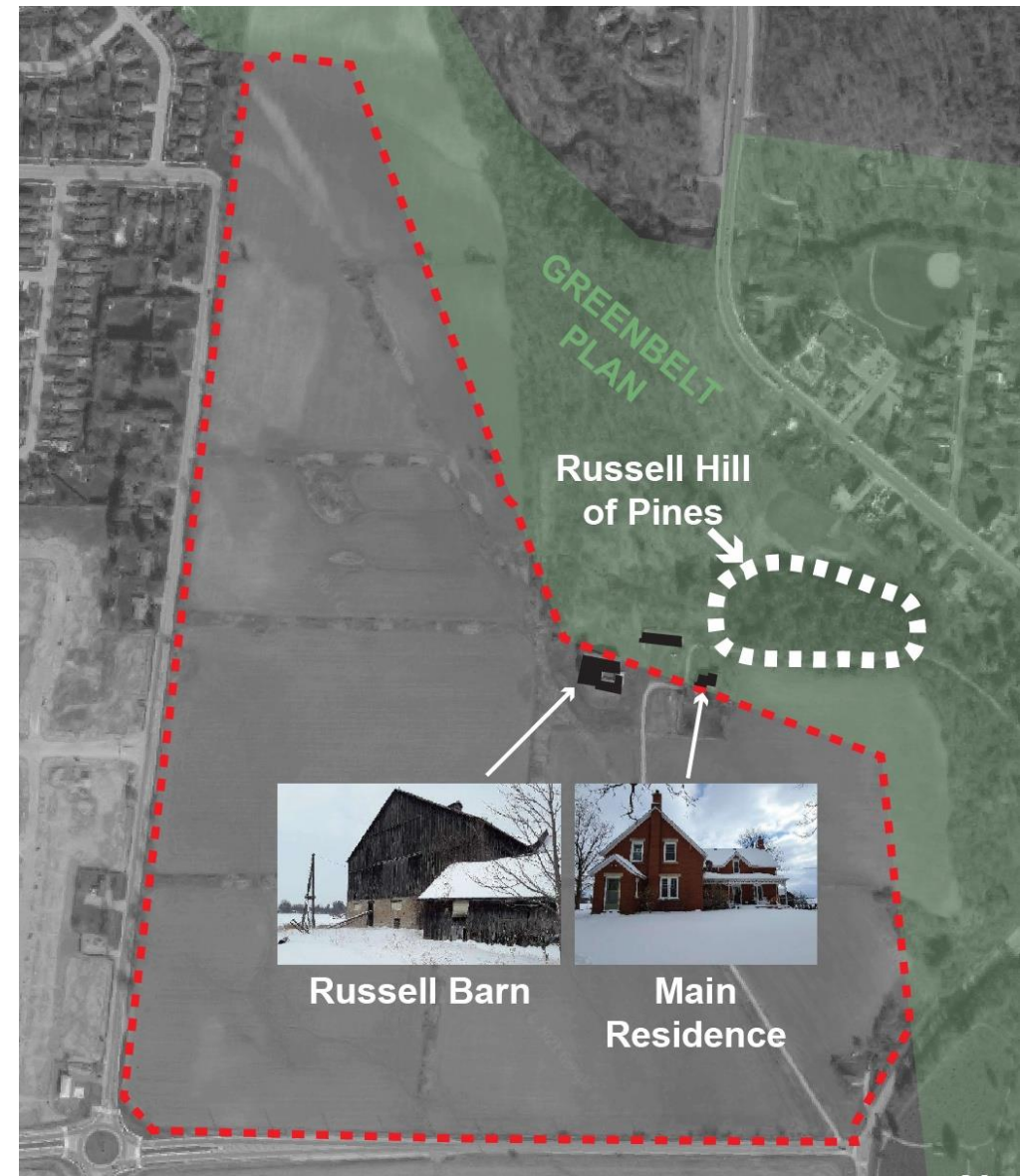
- Scoped Subwatershed Study identified vegetation community as wetland identified for removal and replication
- Decision for wetland to be removed and replicated should be guided by
  - Future technical study following appropriate Ecosystem Offsetting Guidelines
  - Approved by appropriate responsible authority



# Key Policies

## • Cultural Heritage

- The Russell Farm complex has significant cultural heritage value and should be conserved
- The Town will consider whether designation under Part IV of the Ontario Heritage Act should be pursued for the Russell Farm complex as a long-term conservation strategy
- The Town will require a Heritage Impact Assessment to identify conservation and mitigation strategies for the integration of the Russell Farm complex into plans for the Parkette



# Key Urban Design Guidelines

## • Sustainable Design

- Implement LID features, no-mow zones, adequate topsoil volume (30cm), and 30m<sup>3</sup> of soil volume per tree
- Implement green roofs / light-colour roofs
- In parking lots, provide a minimum tree planting per parking space to provide shade



## • Public Realm

- Design streets as complete streets approach
- Provide short streets and block sizes (150m - 250m)
- Address gateways / key intersections into the community with features such as flowering trees, public art, taller buildings
- Preserve views to the Russell Farm complex and greenbelt
- Design parks with “crime prevention through environmental design” (CPTED) principles





# Key Urban Design Guidelines

- **Private Realm: Local Commercial / Mixed Use Area**

- Front doors of buildings should face Collector Road “B” and 10 Side Road with active uses along the streets
- Buildings should incorporate high-quality, durable, energy efficient building materials
- Commercial buildings should incorporate LID features identified in the Town’s Green Development Standards
- Provide 45-degree angular plane to provide transition in height to adjacent uses
- Encourage outdoor patios
- Locate surface parking to the rear of buildings



# Status of Technical Studies

- **Completed**

- Preferred Land Use Alternative Report
- Urban Design Memo
- Cultural Heritage Resource Assessment
- Fiscal Impact Analysis
- Agricultural Impact Assessment
- Transportation Report
- Phase 4 Scoped Subwatershed Study

- **In progress**

- Area Servicing Plan

# Next Steps

## Phase 4

- Recommendation Report (early 2025)



# Thank You

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