



# **Georgetown GO Station Area / Mill Street Corridor Secondary Plan Review**

Preferred Option – Council Meeting, Mon Nov 18, 2024



# Purpose

An aerial photograph of a suburban town, likely in the Midwest, showing a central road and railway tracks running north-south. The town is densely packed with houses and commercial buildings, surrounded by trees and open fields. The sky is overcast.

**1. Project Overview**

**2. What We've Heard**

**3. Preferred Land Use Option**



# 1. Project Overview

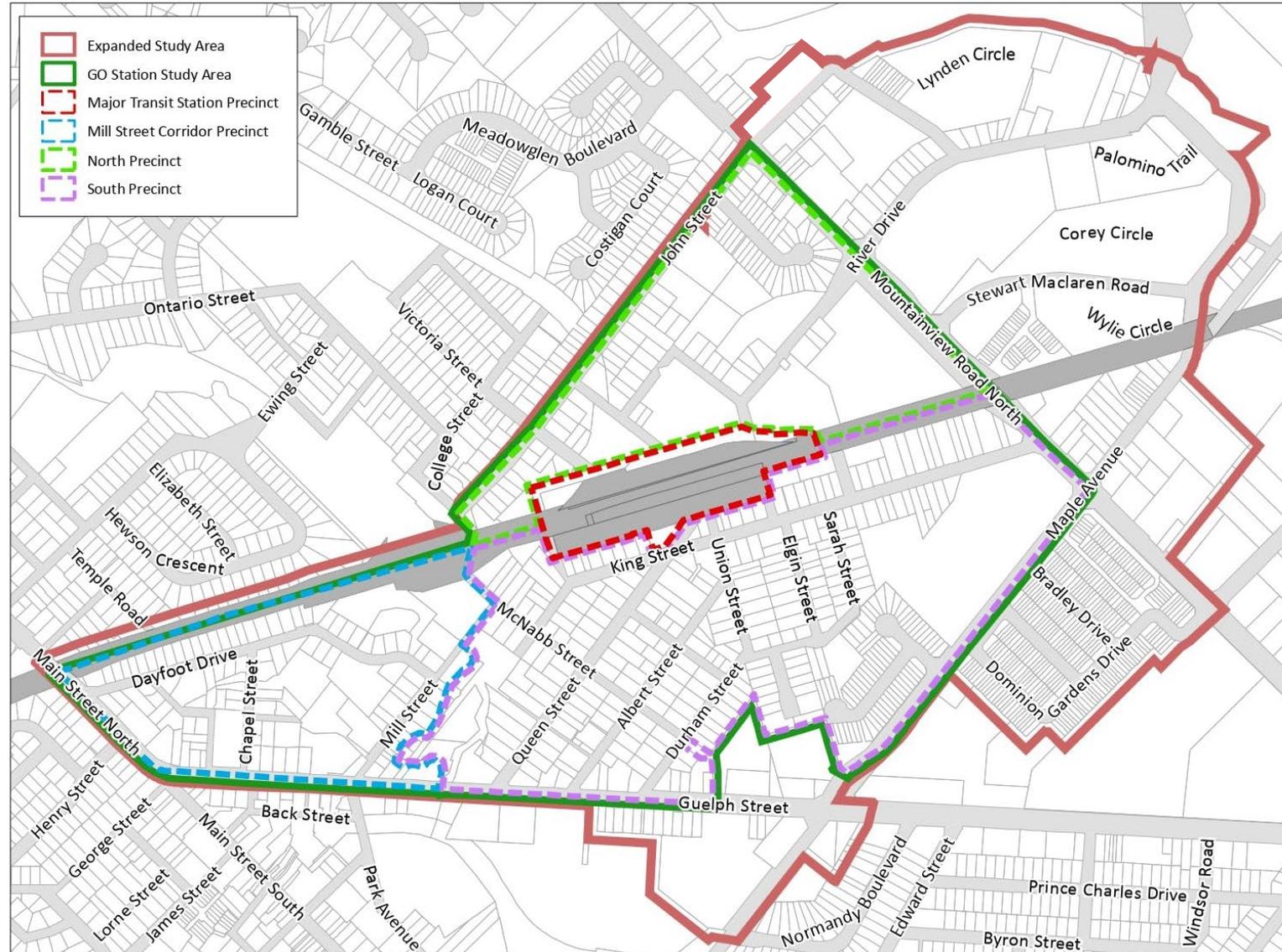
# Background: How did we get here?

Secondary Plan adopted (OPA 7)  
**May 11, 2010**

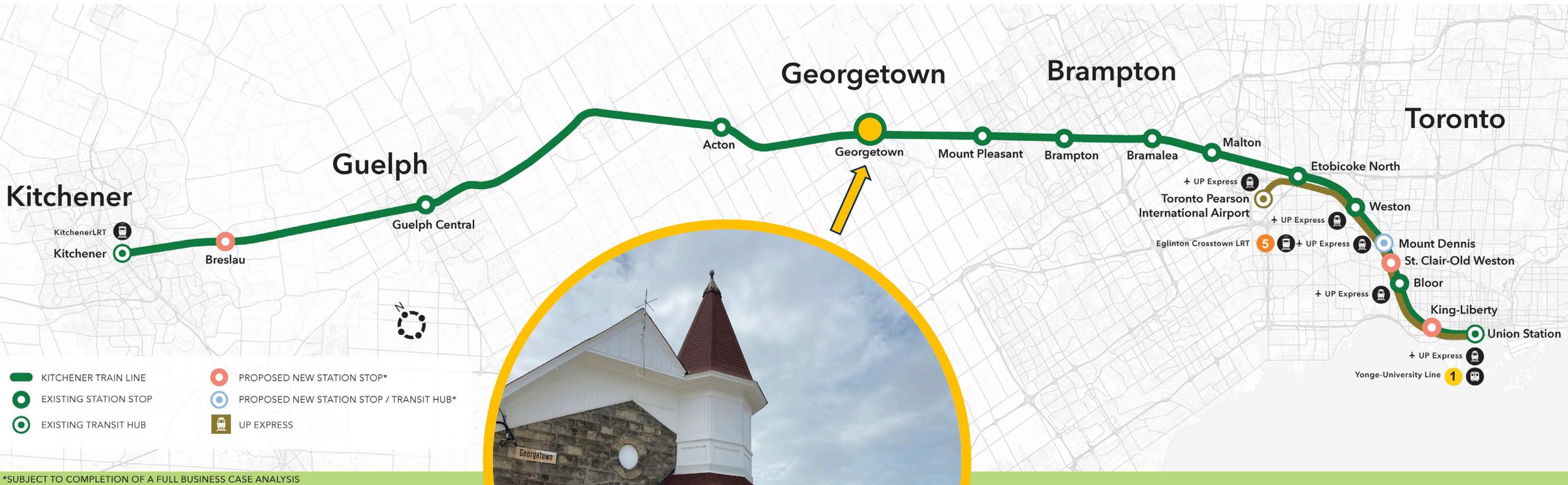
Secondary Plan approved (OPA 7)  
**August 19, 2011**

New MTSA boundaries  
delineated and established  
**July 2021**

Secondary Plan Review  
Commencement  
**June 2022**



# GO Expansion: Kitchener Corridor



Source: Metrolinx (2022)



**20%**  
shorter journey



**Two-way**  
service



**All-day**  
service

# Guiding Principles



**1. Coordinated and Sustainable Growth**

**2. An “Environment First” Approach**

**3. A Diverse Mix of Land Uses**

**4. Respect Local Context and Heritage**

**5. Enhanced Connections**

**6. Vibrant and Inclusive Public Realm**

An aerial photograph of a city, likely in the Midwest, showing a dense residential area with a railway line running through the center. The railway line is flanked by several large industrial or commercial buildings. The city extends to the horizon under a cloudy sky. The text "2. What We've Heard" is overlaid in the center of the image.

## 2. What We've Heard

# Consultation To-Date

We are here



## Phase 1

Background and  
Policy Review

- Public Information Session (Virtual)
- Visioning survey
- TAC Meeting #1

## Phase 2

Land Use  
Alternatives and  
Assessment

- Public Open House #1 (Virtual and In-person)
- Online survey
- Neighbourhood Group Meeting #1
- TAC Meeting #2

## Phase 3

Preferred Land  
Use Option

- Public Open House #2
- Online survey
- Neighbourhood Group Meeting #2
- TAC Meeting #3
- **Council Meeting**

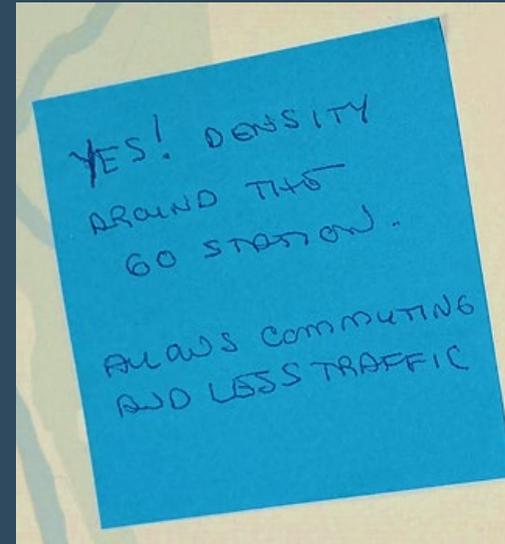
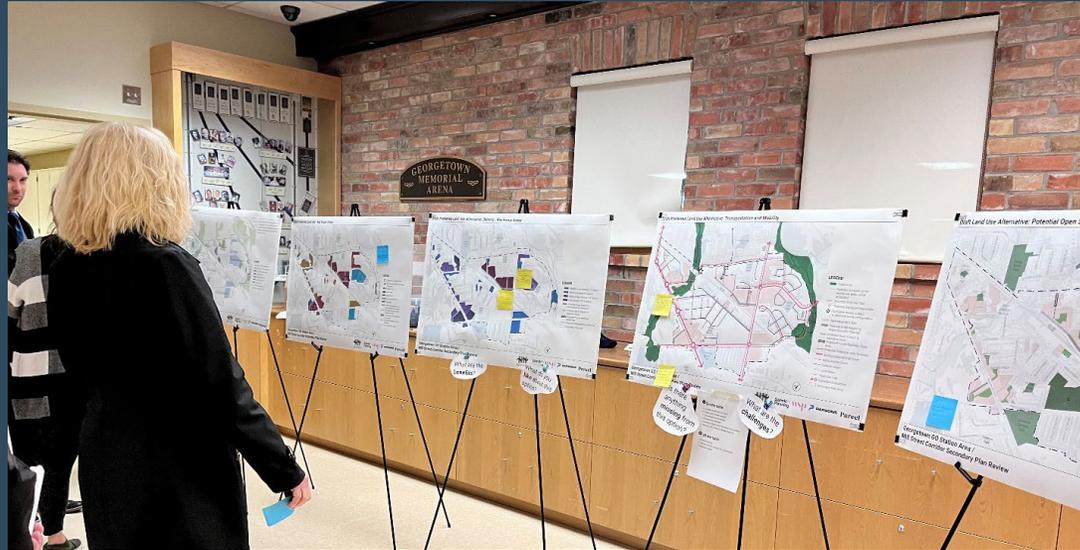
## Phase 4

Updated  
Secondary Plan

- Public Open House #3
- Neighbourhood Group Meeting #3
- TAC Meeting #4
- Statutory Public Meeting

# Phase 3 Consultation

## Draft Preferred Land Use Option



### Meetings

Town & Region Staff  
The TAC  
Neighbourhood Groups



### Online Survey

Draft Preferred  
Land Use Survey



**Town of Halton Hills** @HaltonHills · Oct 3, 2023  
The Georgetown GO Station Area/Mill Street Corridor Secondary Plan is under review and the Town is looking for your input 🗣️ Join us on October 18 from 6:30-8:30 p.m. at Mold-Masters Sports Complex to share your feedback. Learn more and register at [bit.ly/3XHdJIG](https://bit.ly/3XHdJIG).

**The Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review**

October 18, 2023 from 6:30 to 8:30 p.m.

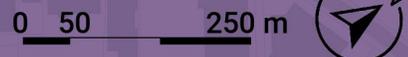
→ Learn more on Let's Talk Halton Hills

👁️ 688

# Land Use Existing

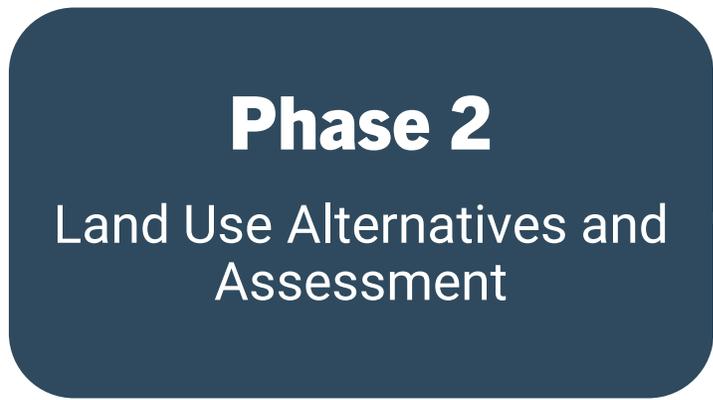
## Legend:

- Low Density Residential Area
- Medium Density Residential Area
- Medium Density Residential / Office Area
- Medium / High Density Residential Area
- High Density Residential / Mixed Use Area 1
- High Density Residential / Mixed Use Area 2
- High Density Residential / Community Facility Area
- High Density Residential Area
- Mixed Use Sub Area
- Decision Withheld
- Employment Areas
- Major Institutional Areas
- Major Transit Station Area
- Greenlands
- Parks
- Cemetery
- Waterbody
- Redevelopment Site
- Rail Buffer
- Downtown Area
- Special Policy Areas
- Community Node Area
- Residential Special Policy Area
- GO Station Area
- Other Special Policy Area
- Urban Boundary



# Subconsultant Inputs

We are here



- Natural Heritage Gap Analysis
- Cultural Heritage Resource Assessment



- Terms of Reference (Traffic and Servicing)



- Scoped Traffic Study
- Area Servicing Plan

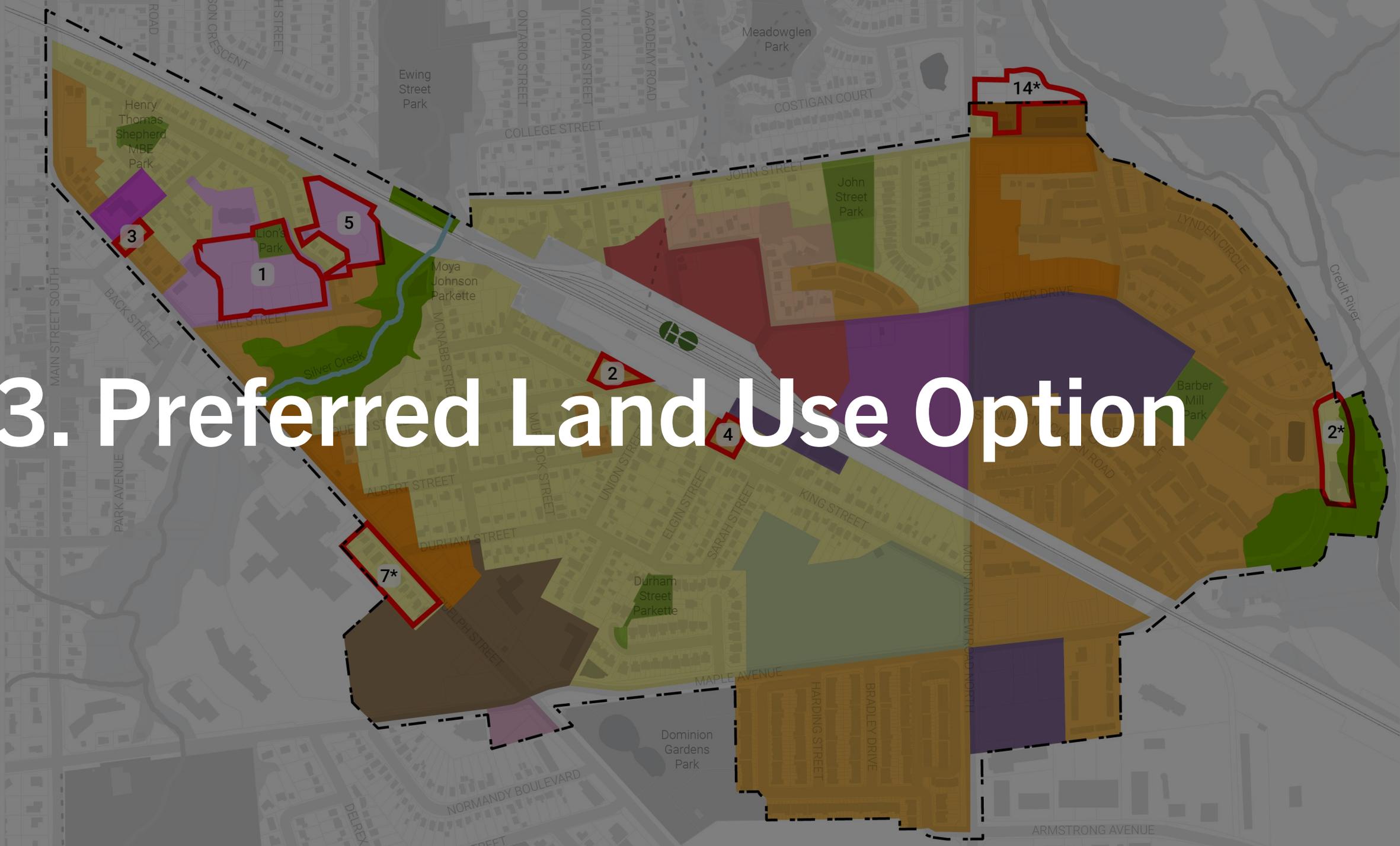


- Scoped Natural Heritage System Analysis



- Fiscal Impact Analysis

# 3. Preferred Land Use Option



# Existing Density

 4,604 people

 903 jobs

 Approximately  
36 people and  
jobs per gross  
hectare

Source: Halton Region, 2021



# Proposed Density Targets

Horizon Year	Min.		Max.	Average
2021 to 2031	45	to	68	56
2031 to 2041	64	to	99	82
2041 to 2051	82	to	126	104



# Proposed Density Updates

## Legend:

Existing (per existing SP and OP)

Proposed (per Preferred Option)

New Land Use Designation

Land Use Designations	Existing Density	Proposed Density
Medium Density Residential Area (MDRA)	21 to 50 units per net residential ha	35 to 75 units per net residential ha
Medium Density Residential <b>Mixed Use Area</b> (MDRA)	*	35 to 75 units per net residential ha
Medium Density Residential / Office Area (MDROA)	Max 35 units per residential ha	Max 75 units per residential ha
Medium / High Density Residential Area (MHDRA)	35 to 75 units per net residential ha	Min FSI of 1.0, Max FSI of 1.8
Medium / High Density Residential / <b>Mixed Use Area</b> (MHDRMUA)	**	Min FSI of 1.0, Max FSI of 1.8
High Density Residential / Mixed Use Area I (HDRMUAI)	Min FSI of 2.0, Max FSI of 3.0 for entire site	Min FSI of 2.5, Max FSI of 4.0
High Density Residential / Mixed Use Area II (HDRMUAI)	Min FSI of 1.8, Max FSI of 2.0	Min FSI of 2.0, Max FSI of 3.5
High Density Residential / <b>Mixed Use Area III</b> (HDRMUAI)	***	Min FSI of 1.8, Max FSI of 2.5

## Notes

\*LDRA = Max 20 units per net res. ha,  
MDRA = 21 to 50 units per net res. ha  
\*\*MHDRA = 35 to 75 units per net res. ha  
\*\*\*HDRA= 51 to 100 units per net res. ha

# Land Use: What's Changed?

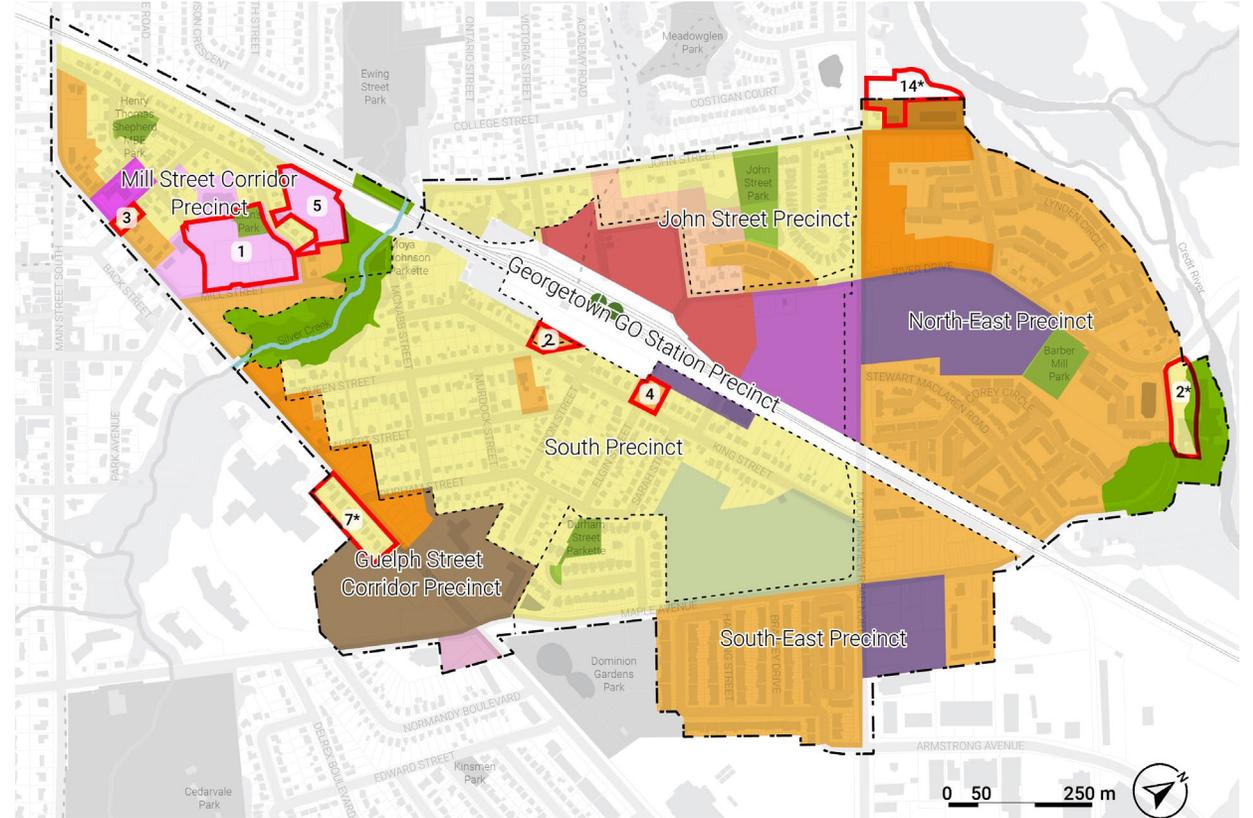
## Existing Schedule



### Legend:

- |  |                               |                                 |
|--|-------------------------------|---------------------------------|
| Low Density Residential Area                       | High Density Residential Area | Special Policy Areas            |
| Medium Density Residential Area                    | Mixed Use Sub Area            | Residential Special Policy Area |
| Medium Density Residential / Office Area           | Decision Withheld             | Other Special Policy Area       |
| Medium / High Density Residential Area             | Employment Areas              | Downtown Area                   |
| High Density Residential / Mixed Use Area 1        | Major Institutional Areas     | Redevelopment Site              |
| High Density Residential / Mixed Use Area 2        | Major Transit Station Area    | Rail Buffer                     |
| High Density Residential / Community Facility Area | Greenlands                    | Community Node Area             |
|  | Parks                         | GO Station Area                 |
|  | Cemetery                      | Urban Boundary                  |
|  | Waterbody                     |                                 |

## Draft Schedule



### Legend:

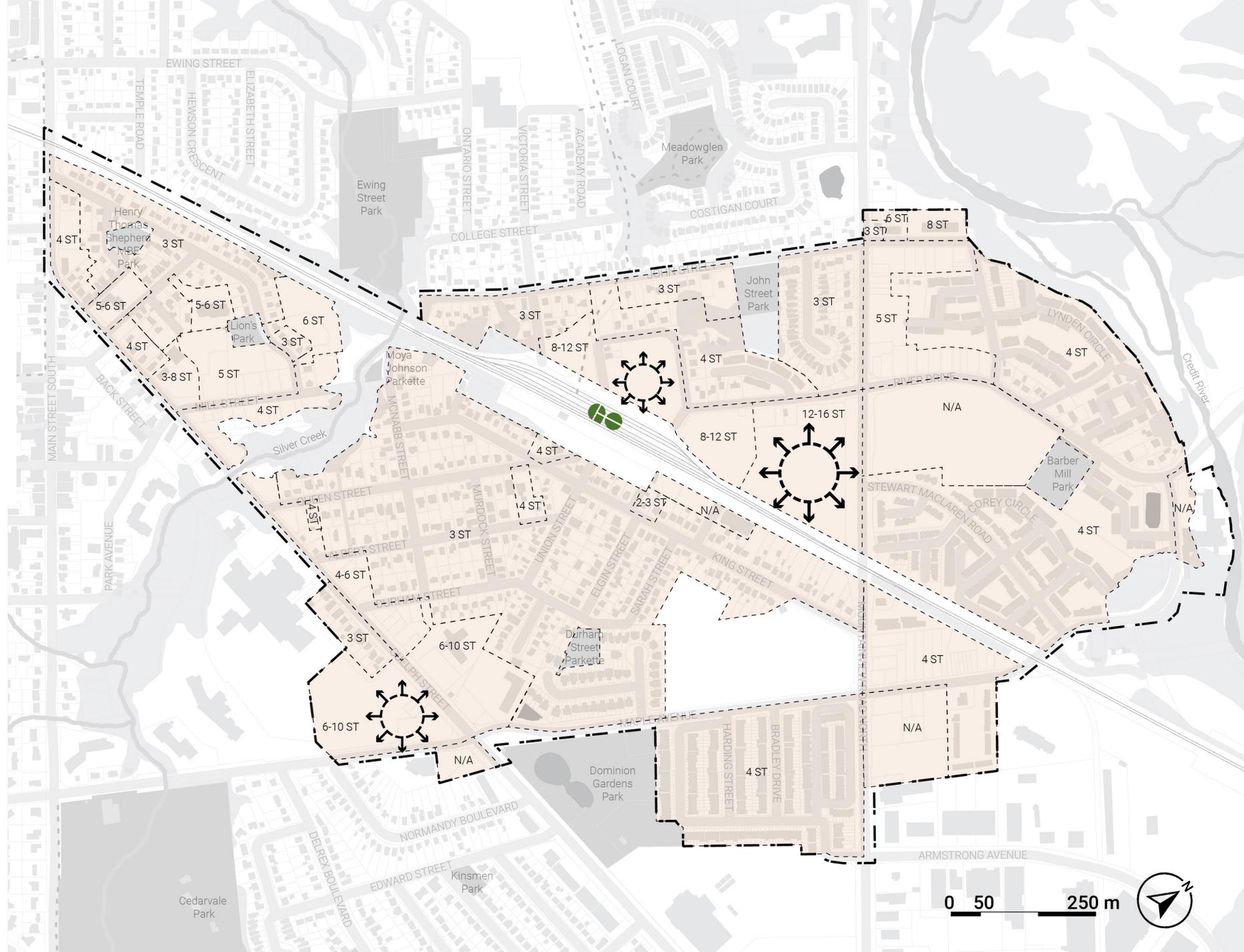
- |  |   |                                 |
|--|---|---------------------------------|
| Secondary Plan Area                                | High Density Residential / Mixed Use Area 1 | Cemetery                        |
| Low Density Residential Area                       | High Density Residential / Mixed Use Area 2 | Waterbody                       |
| Medium Density Residential Area                    | High Density Residential / Mixed Use Area 3 | Special Policy Area             |
| Medium Density Residential / Mixed Use Area        | High Density Residential Area               | Residential Special Policy Area |
| Medium Density Residential / Office Area           | High Density Residential Area               |                                 |
| Medium / High Density Residential Area             | Mixed Use Sub Area                          |                                 |
| Medium / High Density Residential / Mixed Use Area | Employment Area                             |                                 |
|  | Greenlands                                  |                                 |
|  | Parks                                       |                                 |

# Heights

## Draft Schedule

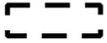
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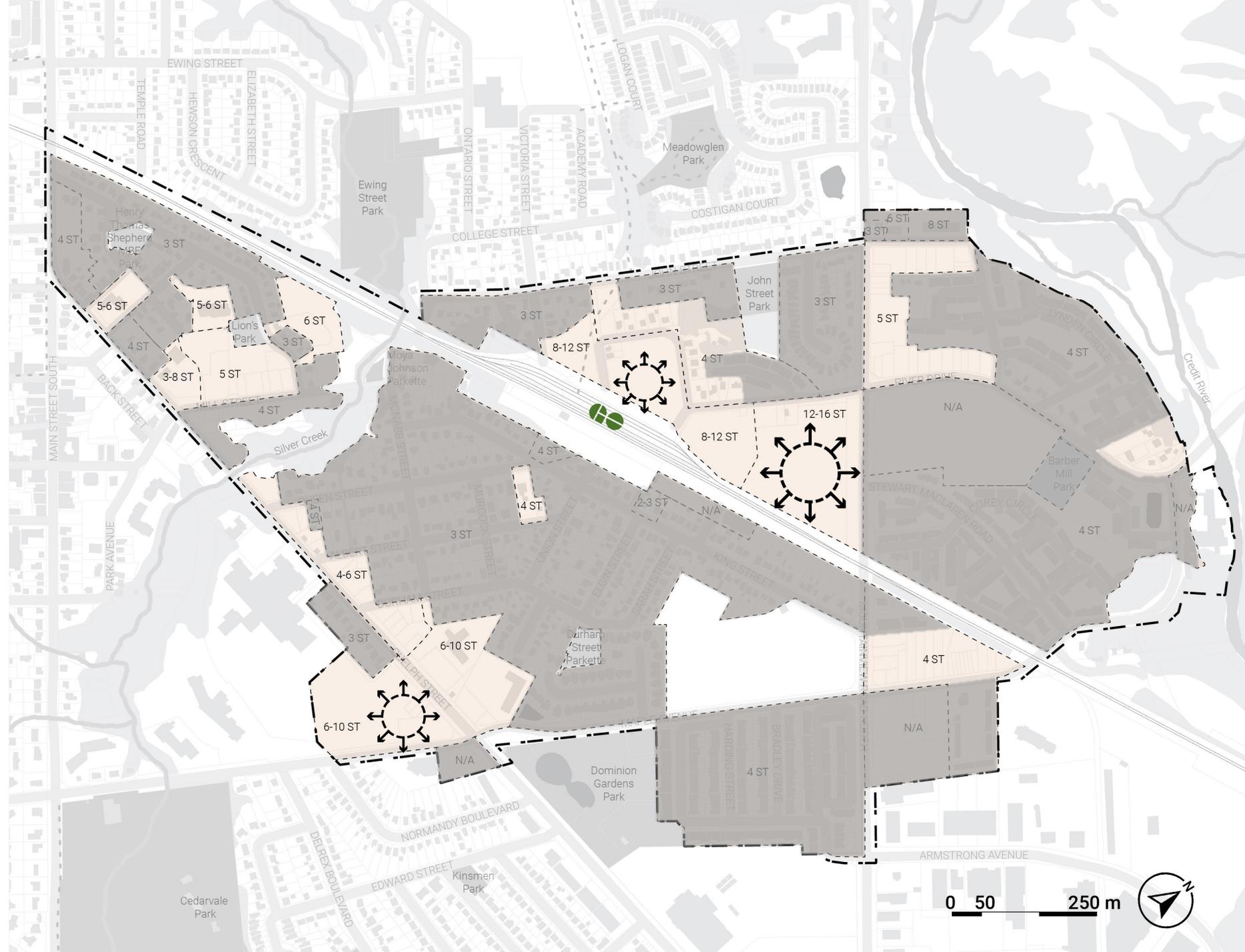
-  Secondary Plan Area
-  Height and Density Peak
-  Height and Density Transition



# Heights: What's Changed? Draft Schedule

## Legend:

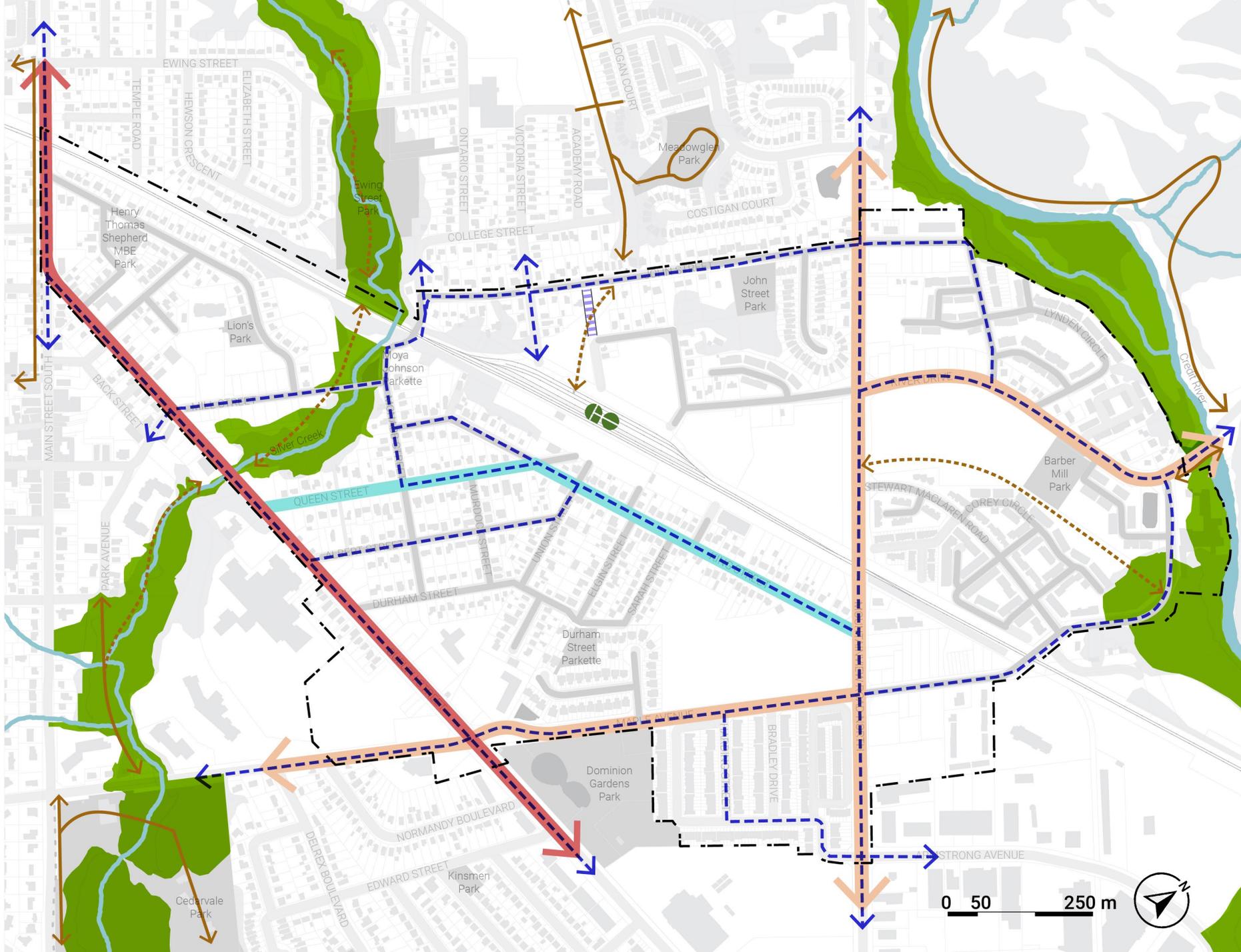
-  Secondary Plan Area
-  Height and Density Peak
-  Height and Density Transition



# Transportation and Mobility Draft Schedule

## Legend:

- Secondary Plan Area
- Greenlands
- Transportation Network**
- Multi-purpose Arterial Street
- Minor Arterial Street
- Collector Street
- Local Street
- Proposed Future Roadway
- Active Transportation Network**
- Multi-Use Trail
- Proposed On-Road Route
- Proposed Multi-Use Trail



# Parks and Open Space Draft Schedule

## Legend:

-  Secondary Plan Area
-  Greenlands
-  Waterbody
-  Park
-  Cemetery
-  Trails
-  Credit Valley Conservation Regulated Areas
-  Potential Park
-  Potential Park (per Destination Downtown Secondary Plan)



# Parks and Open Space

## Key Focus Area

### Legend:

Secondary Plan Area

Redevelopment Sites

Greenlands

Waterbody

Park

Cemetery

Trails

Credit Valley Conservation Regulated Areas

Proposed Future Roadway Study Area

Potential Park

Potential Park (per Destination Downtown Secondary Plan)

### Conceptual

Privately Owned Public Space (POPS) / Parks

Road Subject to Redevelopment Proposal

Road Subject to Metrolinx Plans

Pedestrian-only Connection

Multi-use Trail



Note: Proposed parks and open space are conceptual in nature and are subject to further review, analysis and evaluation. Given the flexibility in open space design, it's possible for multiple POPS to be located on a single property or in areas that are not currently shown.

0 50 250 m



# Draft Urban Design Principles



# Conclusion / Next Steps

- **Public Open House #3: Wed Nov 27**
  - Mold Masters Sports Complex
  - Alcott Room
  - 6:30pm – 8:30pm
- Coming soon, in 2025...
  - Draft Secondary Plan to be posted online for feedback and presented at a Statutory Public Meeting.
  - Final Secondary Plan will be prepared for Town Council adoption.





**Thank-you.**



**Additional Slides**

# Approach: Density Analysis

## Existing

- Land Use Designations
- Densities
- Heights (storeys)
- Gross Area (m<sup>2</sup>)

## Assumptions

- Unit Size and Type
- Building Efficiency Ratios
- Gross Floor Area
- Residential vs. Non-Residential Ratios
- Non-residential Gross Floor Area per Employee (retail and non-retail)

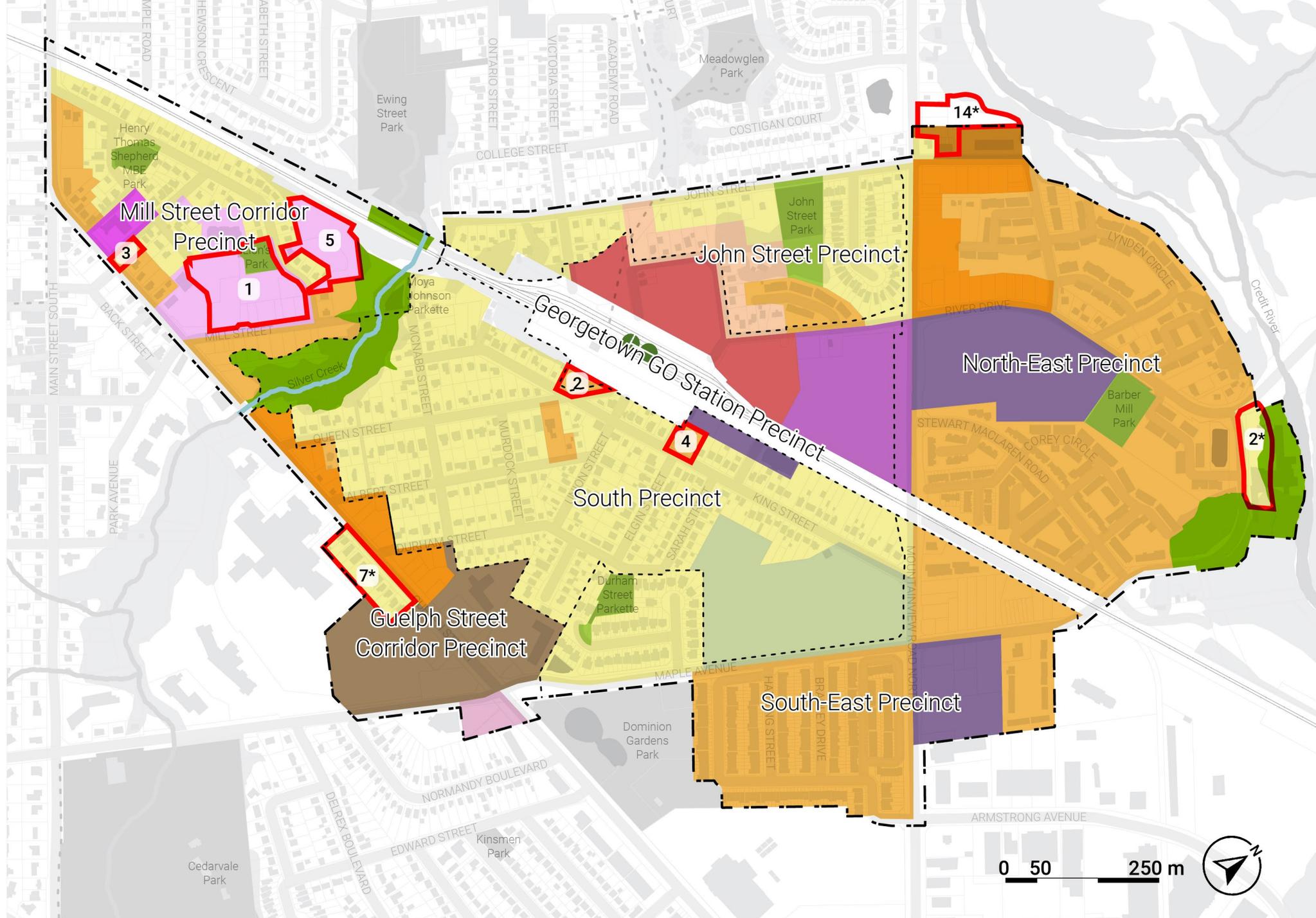
## Proposed

- Land Use Designations
  - Three new categories
- Densities
  - Floor Space Index for Medium-High and High Density
- Heights (storeys)
  - Max. of 16-storeys near GO Station
- Updated Gross Area (m<sup>2</sup>)
- Gross density targets

# Land Use Schedule

## Legend:

-  Secondary Plan Area
-  Low Density Residential Area
-  Medium Density Residential Area
-  Medium Density Residential / Mixed Use Area
-  Medium Density Residential / Office Area
-  Medium / High Density Residential Area
-  Medium / High Density Residential / Mixed Use Area
-  High Density Residential / Mixed Use Area 1
-  High Density Residential / Mixed Use Area 2
-  High Density Residential / Mixed Use Area 3
-  High Density Residential Area
-  Mixed Use Sub Area
-  Employment Area
-  Greenlands
-  Parks
-  Cemetery
-  Waterbody
-  Special Policy Area
-  Residential Special Policy Area

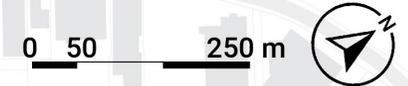


# Key Focus Areas

## Precincts

### Legend:

-  Secondary Plan Area
-  Precinct Boundary
-  Redevelopment Sites
-  Listed Heritage Property
-  Designated Heritage Property
-  Greenlands
-  Existing Park
-  Cemetery



# Key Focus Areas

## Land Use



### Legend:

Secondary Plan Area

Redevelopment Sites

Low Density Residential Area

Medium Density Residential Area

Medium Density Residential / Mixed Use Area

Medium Density Residential / Office Area

Medium / High Density Residential Area

Medium / High Density Residential / Mixed Use Area

High Density Residential / Mixed Use Area 1

High Density Residential / Mixed Use Area 2

High Density Residential / Mixed Use Area 3

High Density Residential Area

Mixed Use Sub-Area

Employment Area

Greenlands

Parks

Cemetery

Civic / Institutional

Special Policy Area

Residential Special Policy Area

0 50 250 m

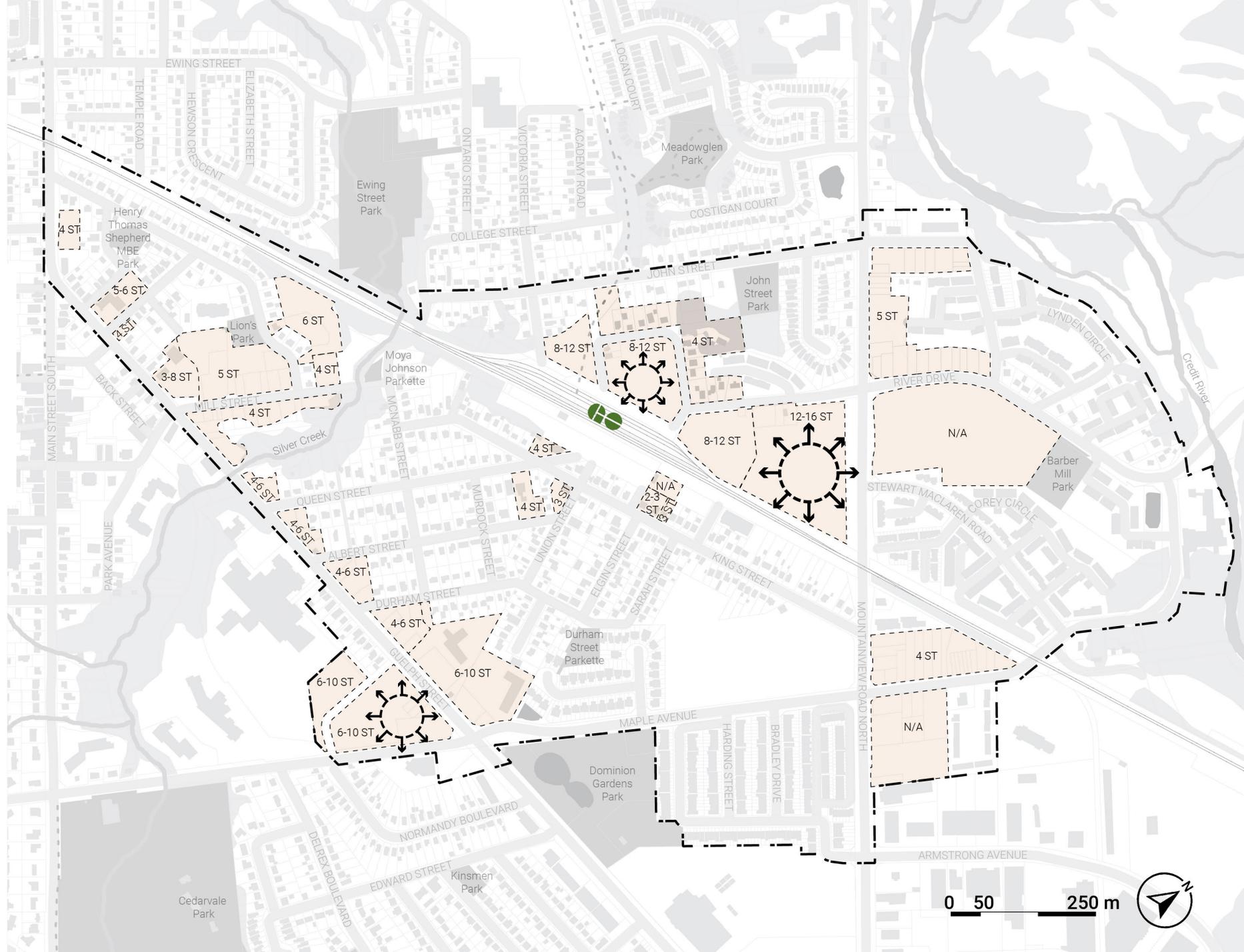


# Key Focus Areas

## Heights

### Legend:

-  Secondary Plan Area
-  Height and Density Peak
-  Height and Density Transition



# Key Focus Areas

## Transportation and Mobility

### Legend:

- Secondary Plan Area
- Redevelopment Sites
- Greenlands

### Transportation Network

- Multi-purpose Arterial Street
- Minor Arterial Street
- Collector Street
- Local Street
- Proposed Future Roadway Study Area

### Conceptual

- Road Subject to Redevelopment Proposal
- Road Subject to Metrolinx Plans
- Pedestrian-only Connection
- Complete Street



# Key Focus Areas

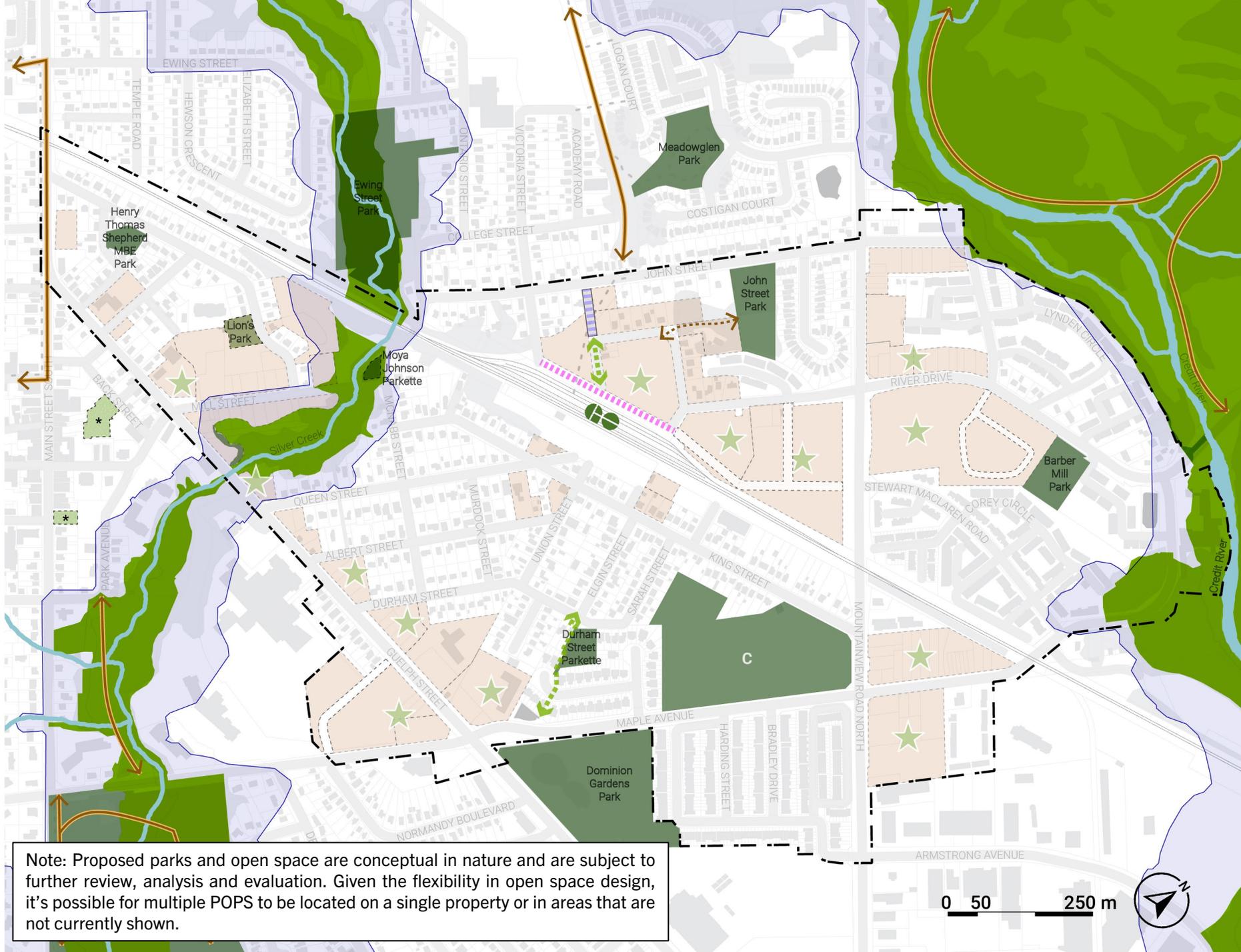
## Parks and Open Space

### Legend:

-  Secondary Plan Area
-  Redevelopment Sites
-  Greenlands
-  Waterbody
-  Park
-  Cemetery
-  Trails
-  Credit Valley Conservation Regulated Areas
-  Proposed Future Roadway Study Area
-  Potential Park
-  Potential Park (per Destination Downtown Secondary Plan)

### Conceptual

-  Privately Owned Public Space (POPS) / Parks
-  Road Subject to Redevelopment Proposal
-  Road Subject to Metrolinx Plans
-  Pedestrian-only Connection
-  Multi-use Trail



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