PUBLIC MEETING-2019-0004

Destination Downtown Secondary Plan

Minutes of the Public Meeting Committee held on Monday, May 6, 2019, 7:33 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor C. Somerville chaired the meeting.

Councillor C. Somerville advised the following:

The purpose of this Public Meeting is to inform and consult with the public, and to provide the public with the opportunity to ask questions or to express views with respect to the Draft Official Plan Amendment (Secondary Plan) and Urban Design Guidelines to Downtown Georgetown. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision regarding whether or not to adopt this Official Plan Amendment, if adopted, it will be forwarded to the Region of Halton for approval. Should you disagree with the decision of the Region of Halton, the Planning Act provides you with an opportunity to appeal the decision to the Local Planning Appeal Tribunal.

Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Region of Halton to the Local Planning Appeal Tribunal. In addition, if a person or public body does not make oral submission at a public meeting, or submit written comments to the Town of Halton Hills before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so. You may wish to talk to Town staff regarding further information on the appeal process.

The Planning Act requires that a Statutory Public Meeting be held for a proposal to amend the Official Plan.

The format of this Public Meeting is as follows:

- The Town's consultant will give a presentation explaining the purpose and details of the proposed Secondary Plan and Urban Design Guidelines;
- Next, the public can obtain clarification, ask questions and express their views on the proposal.

The Town's consultants and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves an Official Plan amendment to put in place a Secondary Plan for Downtown Georgetown.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Ron Palmer of The Planning Partnership, to come forward to explain the proposed Official Plan Amendment.

R. Palmer introduced himself and his partner Donna Hinde. D. Hinde commenced the presentation by advising that they were there to inform and consult the public on the Destination Downtown Draft Secondary Plan. D. Hinde noted that notification for this Public Meeting was advertised on May 11 and May 25 in the Georgetown Independent and Free Press; written notice was delivered to properties in the Downtown Study Area and within 120 metres of the Downtown Area; written notice was also delivered to the project notification list and the meeting was advertised on the Town's website.

D. Hinde noted that the study is at Phase 6, the final phase of the six phase process for developing the Secondary Plan. The Purpose of the study is to develop a clear vision and detailed planning framework (land use and built form) for Downtown Georgetown for the next 20-25 years (2041 planning horizon), to produce a Secondary Plan for Downtown Georgetown as a basis for evaluating the merits of future development applications, particularly intensification proposals, to ensure the heritage character and multi-faceted, mixed use function of the area is protected and to comprehensively evaluate the capacity of the area to accommodate intensification of a magnitude and scale appropriate for the area.

There have been many inputs into the process over the course of the past year and half, parking and mobility, natural environment, built heritage and cultural resources, municipal servicing, market analysis, land use, urban design and policy. Everyone has worked very hard at public engagement with three separate events; Downtown Visioning Exercise on February 20, 2018, Design Summit on April 4, 2018 and a Workshop on May 24, 2018. They have met with the steering committee, the technical advisory committee and have held one on one meetings, three council presentations and hosted on line surveys through the course of the year.

The vision statement is that Downtown Georgetown is a vibrant destination that serves the residents of Georgetown and Halton Hills and draws visitors from all corners of the Greater Golden Horseshoe Area.

Development will build on the rich natural and cultural heritage that makes Downtown Georgetown unique and so cherished by all who live there and visit.

Through sustainable development and enhanced public realm initiatives, Downtown Georgetown will continue to grow and offer an increasingly diverse range of places to live, work, shop, be entertained, and enjoy community life in a setting that artfully integrates old and new development into a picturesque landscape.

Through the process seven guiding principles have been developed, the principles are:

1. Ensure new development celebrates and protects the existing built heritage character of the downtown.

2. Establish a variety of beautiful public gathering spaces to support cultural events, festivals and community life throughout the year.

3. Create vibrant, safe and comfortable pedestrian-oriented streets that enhance mobility for pedestrians, cyclists and drivers and support existing and future transit.

4. Promote a mix of uses in a variety of building forms, including a range of housing types and opportunities for retail, commercial and community uses.

5. Protect and enhance natural features while broadening opportunities for public access, enjoyment, education and stewardship.

6. Demonstrate high-quality design in new development and incorporate best practices that respect and complement the character of Downtown Georgetown and its adjacent neighbourhoods.

7. Incorporate sustainable development and construction practices to maximize resource conservation.

Four alternatives were developed through the process. All of the inputs have been used to develop the secondary plan that supports the vision and the guiding principles.

R. Palmer explained that the secondary plan is a process that includes not only planning and urban design expertise but a whole host of other professionals related to; Heritage Conservation, Mobility/Parking, Functional Servicing, Scoped Natural Heritage Assessment, Sustainability, Fiscal/Market Impact and Design Guidelines. These elements all work with us together to create the plan in its totality and will be a part of the supporting documentation once it is all completed.

The Secondary Plan is a statutory Planning document, it is the framework through which planning, development and fiscal decisions can be made by Council over the next 20-25 years. The Secondary Plan is the beginning of a strategy to manage change in Downton Georgetown over a period of time.

Downtown Georgetown has been identified as a location within Halton Hills for intensification with growth expected to have the population double by 2031 for the Downtown area with the population going to approximately 4,000 residents by 2041. This is fiscally viable according to the marketing experts. Part of the growth will be in the non-residential component, primarily office and service commercial and retail uses that will add to the already existing uses.

Schedule B in the Secondary Plan is the Land Use Plan which illustrates the three primary land uses within the Downtown Area; Historic Main Street Area, Downtown Regeneration Area and Downtown Neighbourhood Area.

Schedule C in the Secondary Plan illustrates the built form heights of buildings, proposing low rise (1-3 storeys), mid-rise I buildings (3-6 storeys) and mid-rise II buildings (6-12 storeys). Actual heights will have to be determined through various compatibility and context tests to ensure that the character of the community is maintained and that there is no undue impact.

Schedule D in the Secondary Plan is the Active Transportation Plan that looks at transportation and mobility and refers to the guidelines. The goal is to improve pedestrian comfort and if possible incorporate bike lanes. The trails network is aspirational recognizing hurdles related to property ownership.

Appendix III to the Secondary Plan identifies the Cultural Heritage of the Downtown Area, making sure that the heritage resources are appropriately preserved and considered when any new development might happen in Downtown Georgetown.

Attached to the Secondary Plan are a set of Urban Design Guidelines that note things such as Park Hierarchy and Guidelines (Urban Square, Pocket Park, Sliver Parks and Connecting Links), Building Heights, Heritage Facades and Other Key design elements such as surface parking, in structure parking, signage and lighting.

The next steps are a recommendation report going to Planning, Public Works and Transportation Committee on June 25 (tentative date) and a final recommendation Report to Council and Council Adoption of the Secondary Plan on July 8 (tentative date). The deadline to comment is May 24, 2019.

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons in attendance that have questions, require further clarification or information or wish to present their views on the proposal.

No persons came forward.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff or the Consultant wished to provide prior to the conclusion of the meeting.

Staff and the Consultant had no further information.

CONCLUSION OF MEETING

I declare this Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further notification on this matter, please leave your name with Steve Burke in the foyer outside this Council Chambers, or with the Town Clerk during regular business hours. Only those persons who leave their names will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission, the deadline for comment is May 24, 2019.

The meeting adjourned at 7:55 p.m.

_____MAYOR
Rick Bonnette

_____CLERK
Suzanne Jones