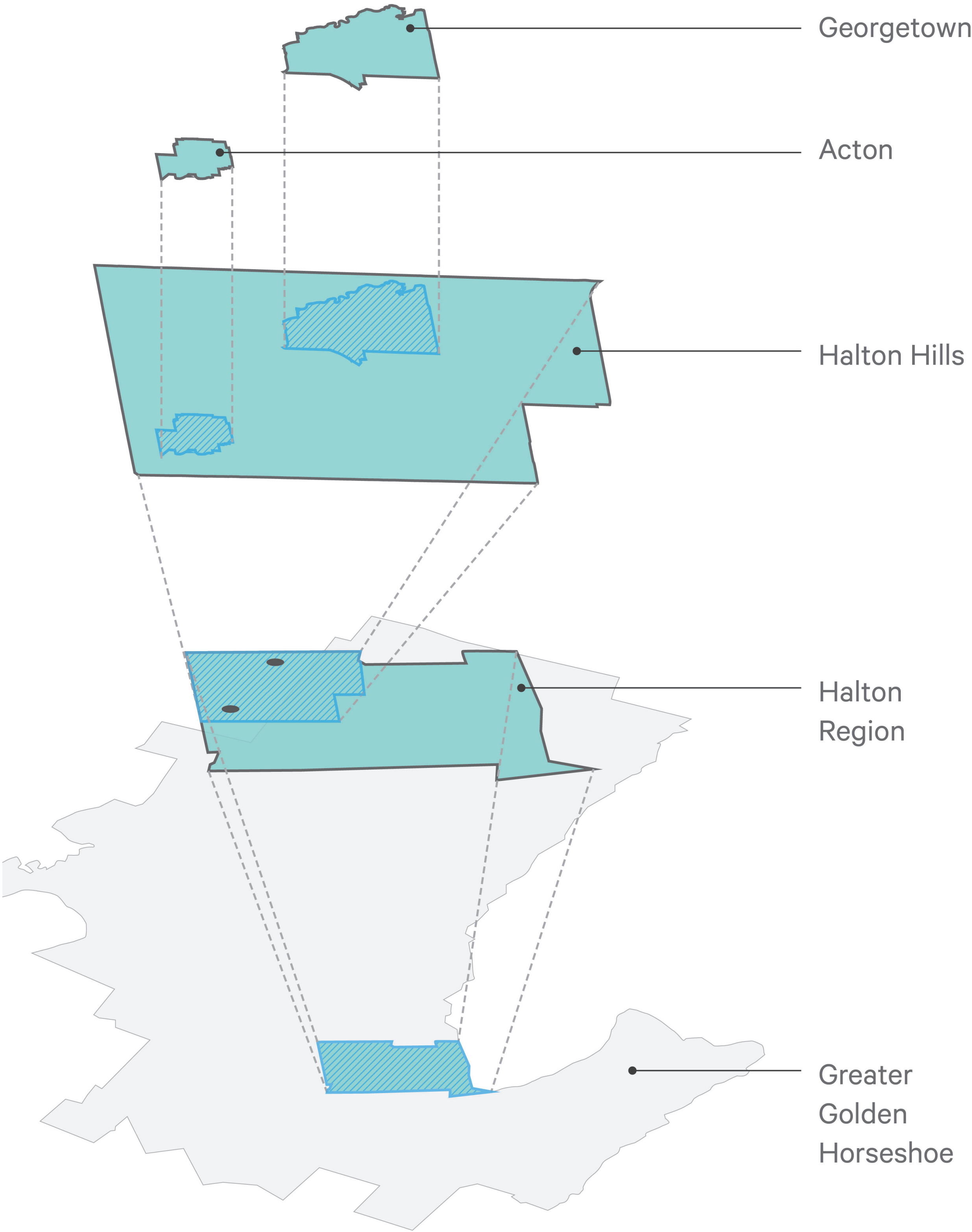
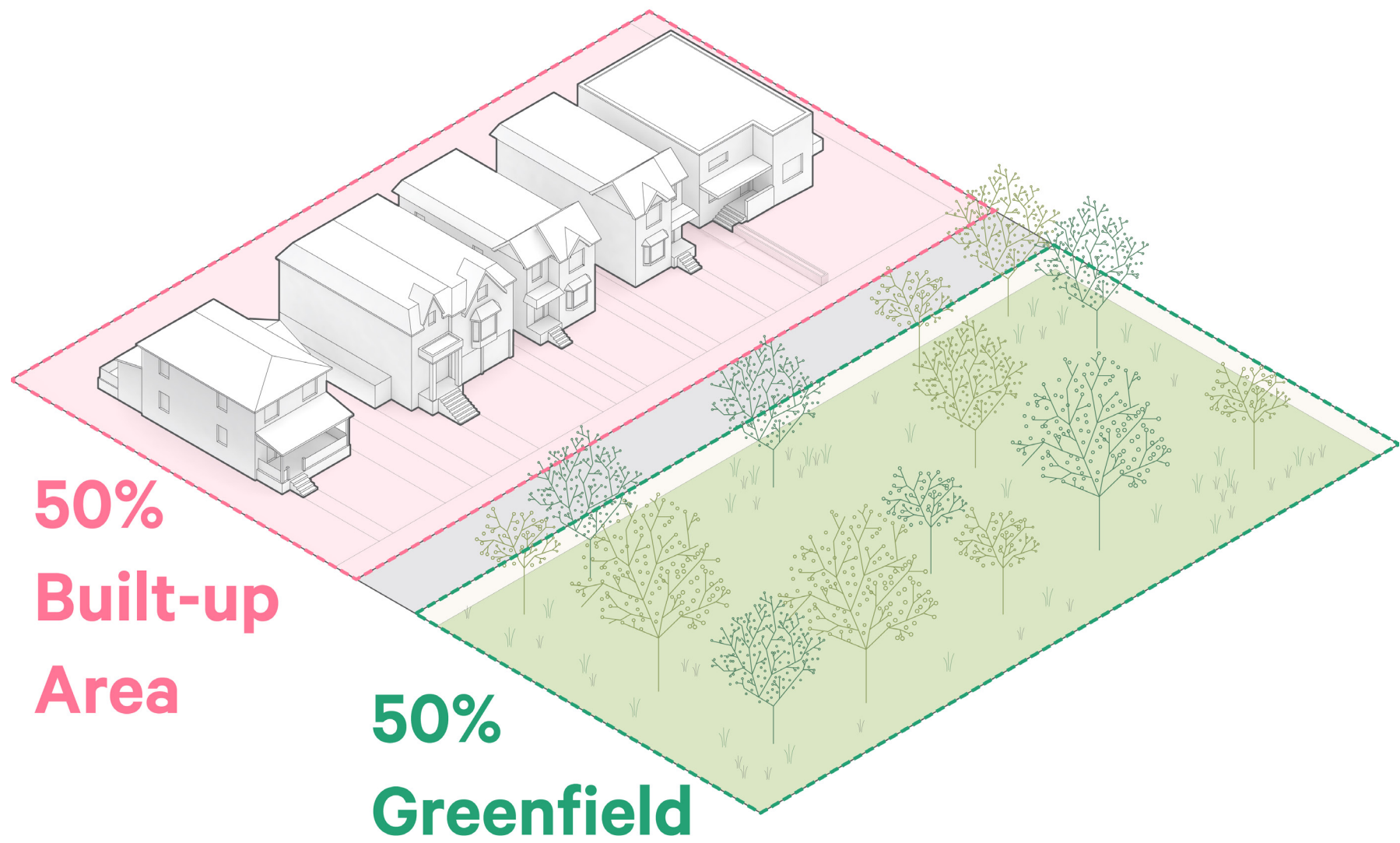


Purpose of the Project

The Town of Halton Hills is preparing an update to the 2010 Intensification Opportunities Study. The purpose of the study is to understand the ability of the Town to accommodate residential intensification within the Built-Up Areas of Georgetown and Acton to the end of the 2041 planning horizon. This work will provide input to the Region of Halton Official Plan Review currently underway.

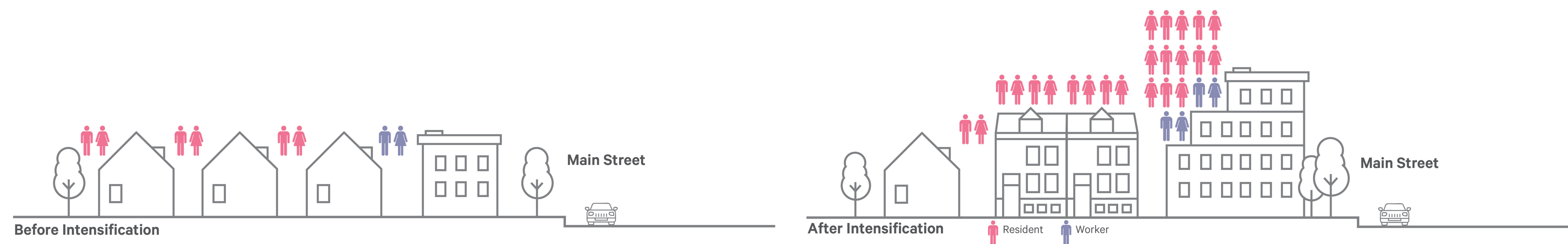
Why is Halton Hills Intensifying?

The Province has a plan for the Greater Golden Horseshoe (GGH) that makes sure growth is spread equitably. Each Region in the GGH is assigned different amounts of growth out to the year 2041. Each Region then assigns different amounts of growth to the various towns and cities within its boundaries. The Province’s plan also sets an intensification target. This target says that by 2041, 50% of growth must occur in Built-Up Areas (areas that are already developed) and 50% can occur in greenfields (areas that are not yet developed).



What is Intensification?

Intensification is all about using land more efficiently. This happens through an increase in the total number of people and jobs within a specific area - around a main street, for example. It is efficient because it provides more homes and businesses without needing to expand the amount of developed land.



What Does Intensification Look Like?

Intensification comes in many different forms. It can happen through the redevelopment of a property with a new building that has more units in it than what was there before. It can also happen through renovating or re-using an existing building to add more units to what is already there. Intensification can also feature a mix of uses within the same building, or within multiple buildings on the same property. This frequently takes the form of retail uses on the ground floor with residential uses above. **In all cases, intensification represents an increase in density (number of units per given area of land),** e.g. from low density to medium density.

	Low Density	Medium Density	High Density
Units / Net Hectare	Up to 20	21 to 50	51 to 100
Maximum Height	3 Storeys	4 storeys	8 storeys

Values in table above are approximate and may vary per area



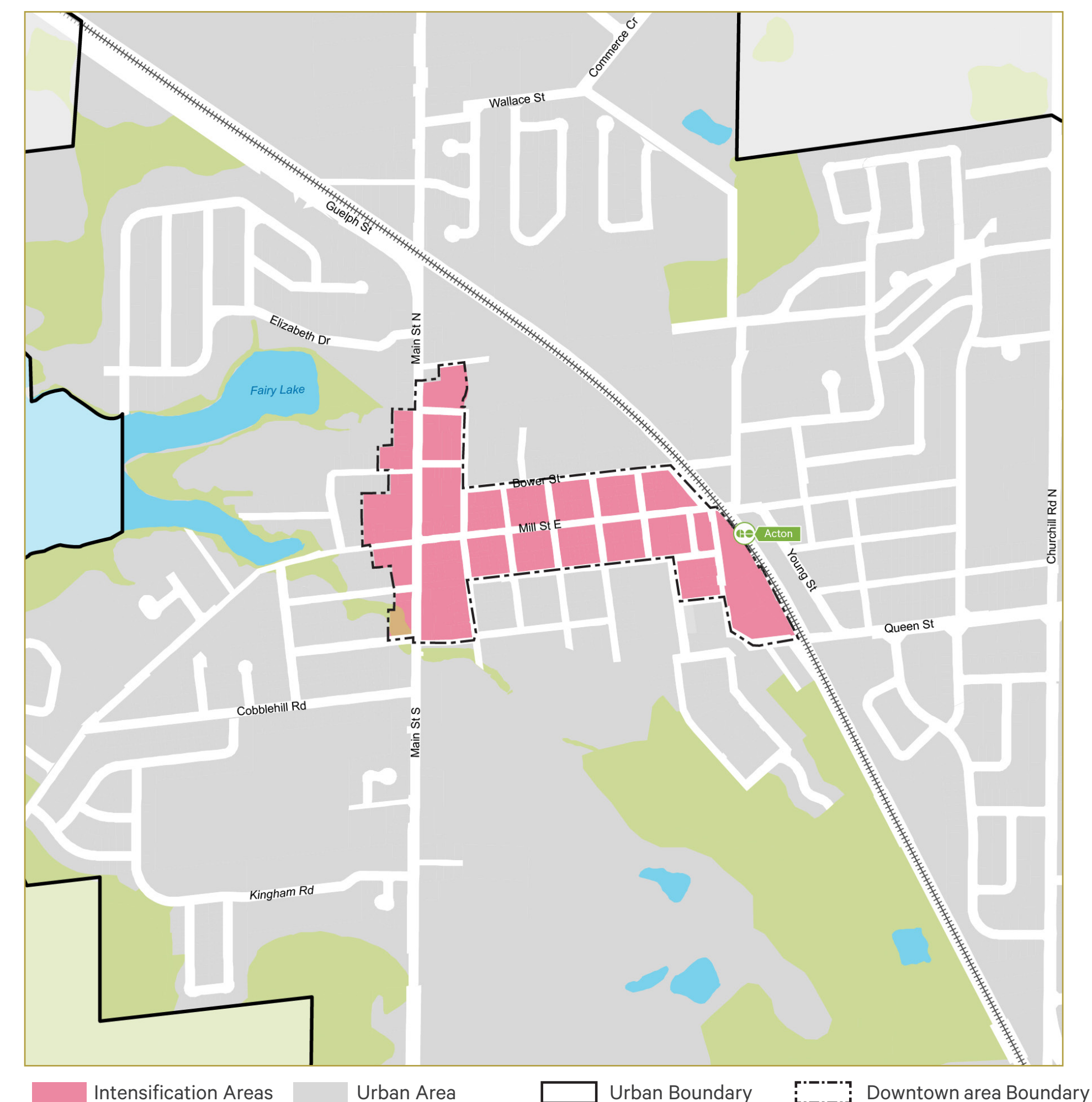
Where are we Planning for Intensification?

The Town of Halton Hills has a plan to make sure intensification happens in areas of our community where it will best fit in, and in a way that will maximize the benefits it can bring. The Town of Halton Hills Official Plan identifies Intensification Areas within the Built-Up Areas of Acton and Georgetown that are to be the focus for the majority of intensification to occur between 2015 and 2031. These areas are suitable for intensification for a number of reasons, including:

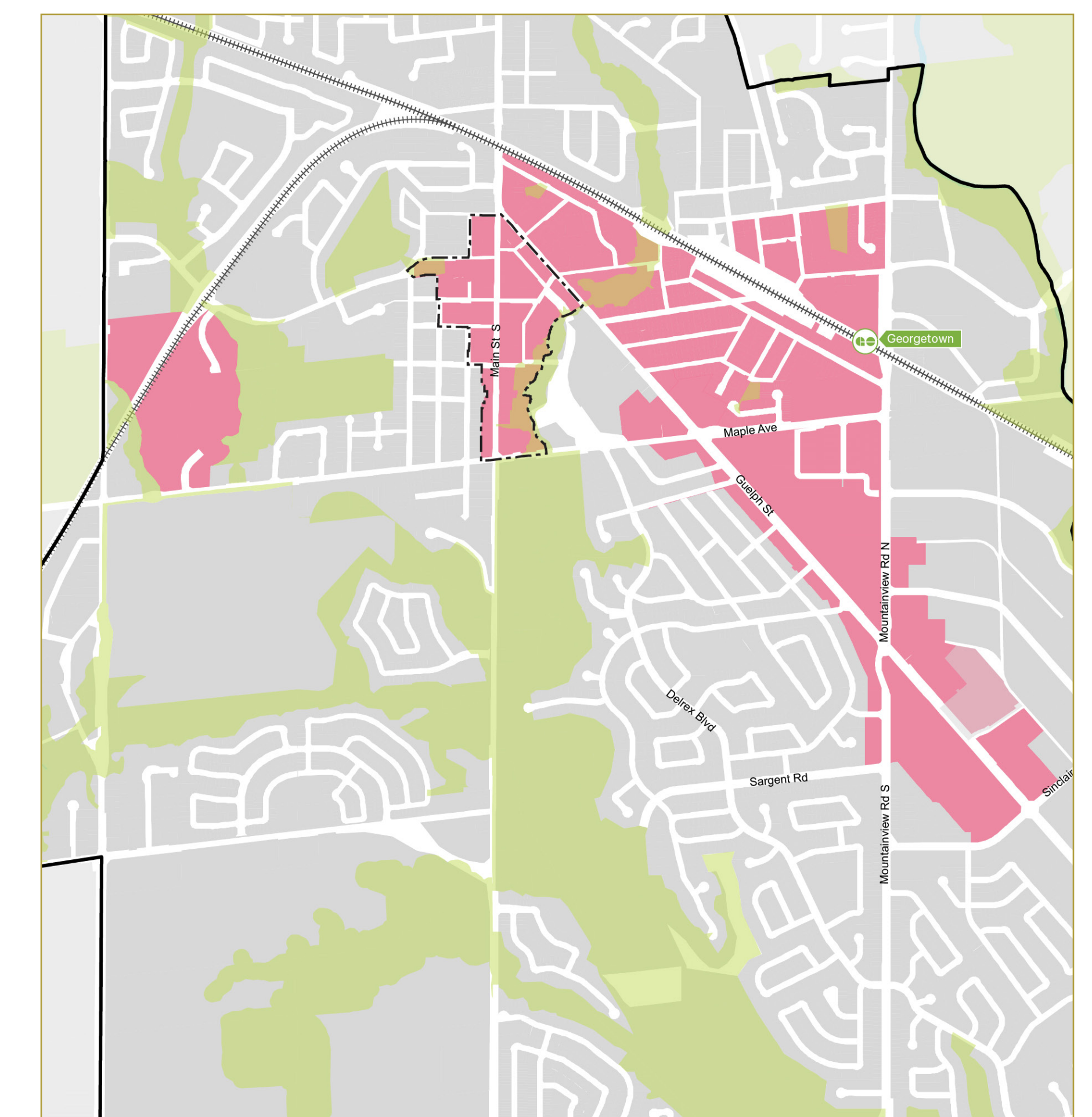
- They are already centres of activity and have a network of streets that makes it easy to walk
- They already feature or are planned to have a mix of uses
- They are close to the GO Transit stations
- They have properties that are large enough to accommodate intensification
- They have properties that are underutilized

This Study we will explore additional opportunities for intensification within the Urban Areas of Acton and Georgetown out to the year 2041.

Acton Existing Intensification Areas



Georgetown Existing Intensification Areas



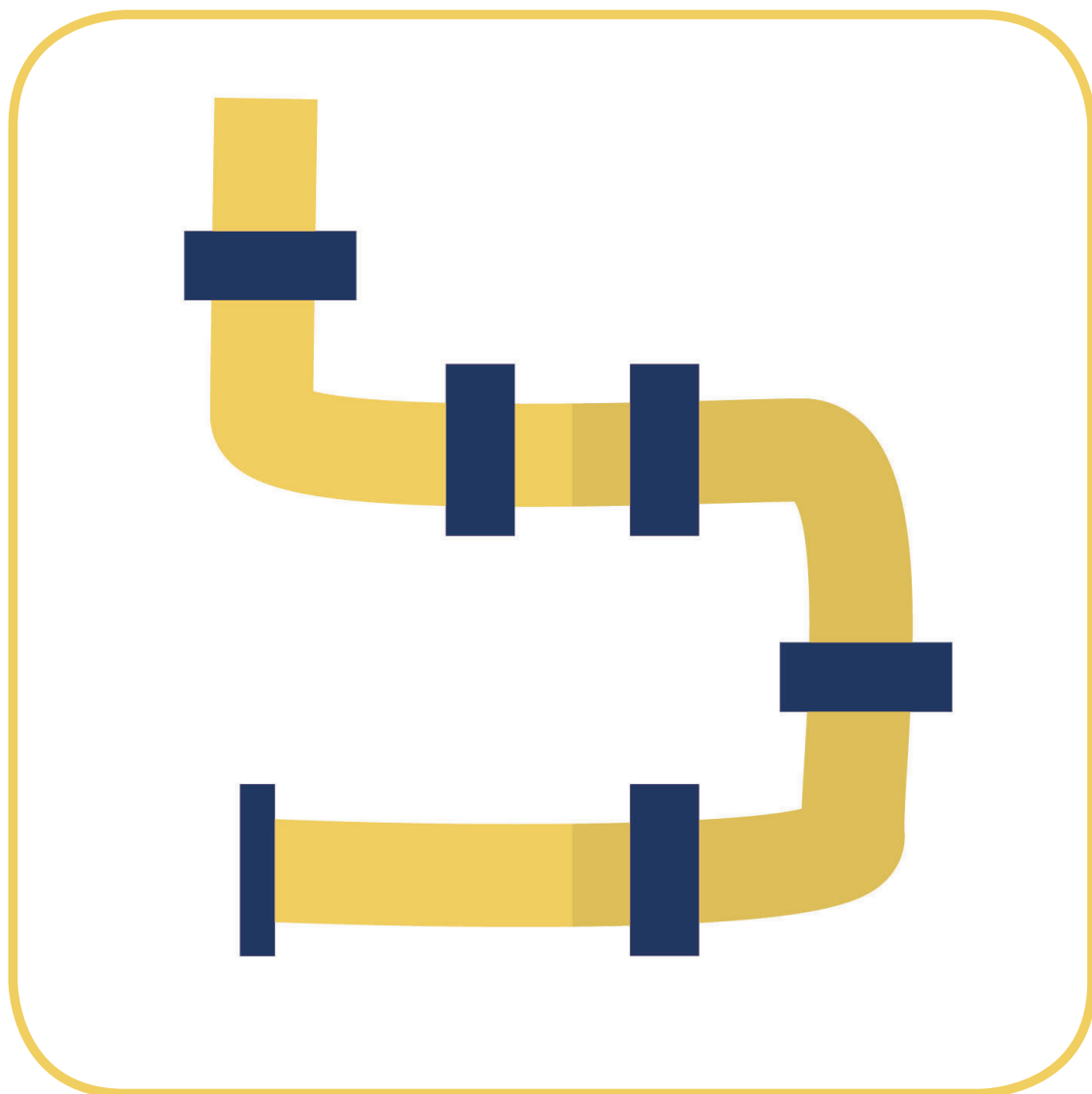
Why should we Plan for Intensification?

There are two reasons why it is important to plan for intensification. First, planning for intensification allows us to make sure that it happens in areas of our communities where it will best fit in. These areas are identified in the Town of Halton Hills Official Plan as **Intensification Areas**. Second, planning for intensification allows us to maximize the benefits that it can bring. These benefits include:



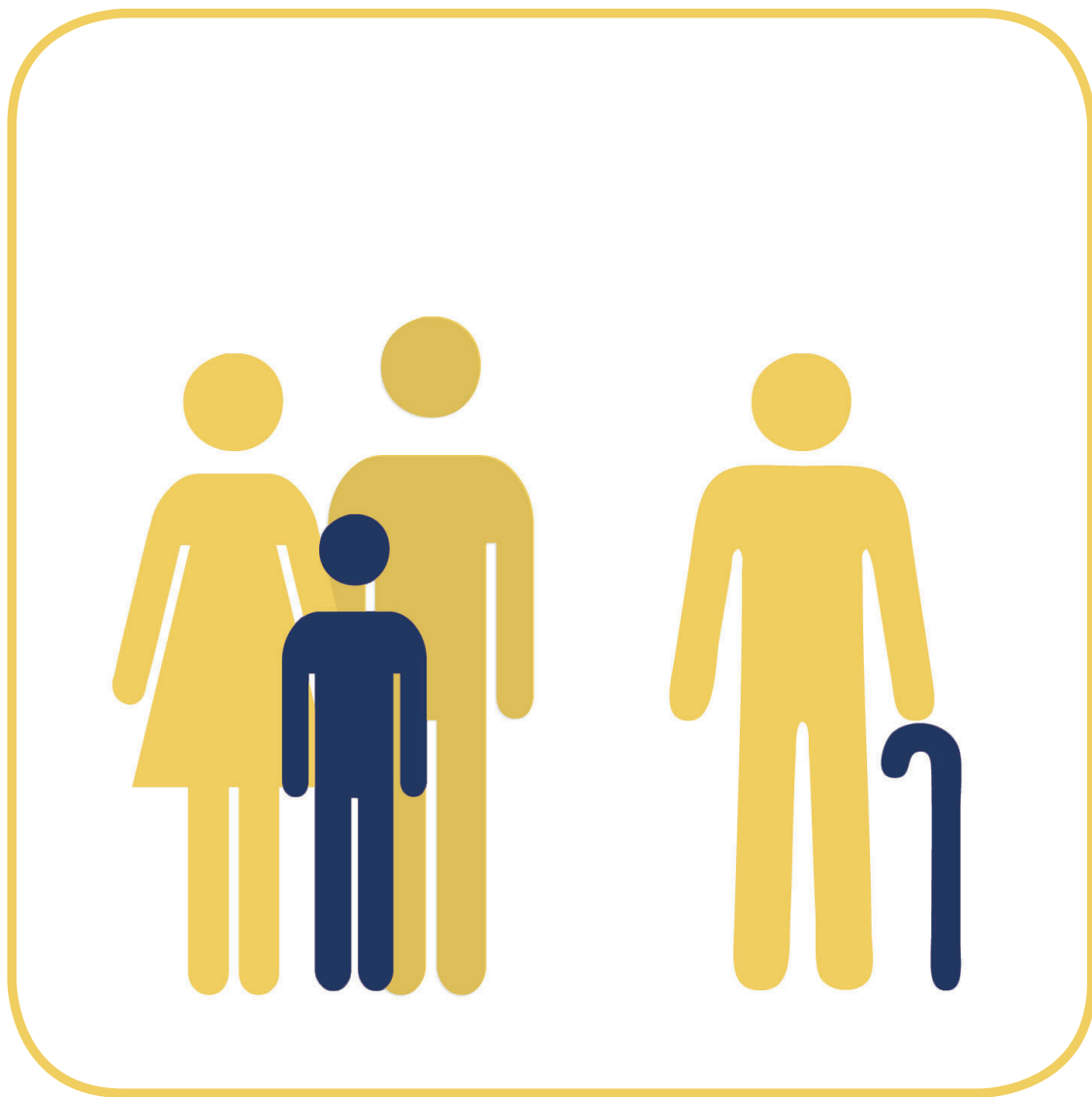
Using Land Efficiently

More people and jobs in the same area reduces the need to expand the amount of developed land. This reduces pressure on developing farmland and natural areas.



Using Tax Dollars Efficiently

More people and jobs in the same area optimizes the use of existing infrastructure, when feasible, and reduces the need to build new, costly infrastructure.



Providing Housing Options

Intensification provides for many different types of homes, allowing people to stay in the community as their housing needs change over time.



Promoting Community Health and Sustainability

A greater mix of uses encourages walking and reduces the need to drive. This provides both public health and environmental benefits.

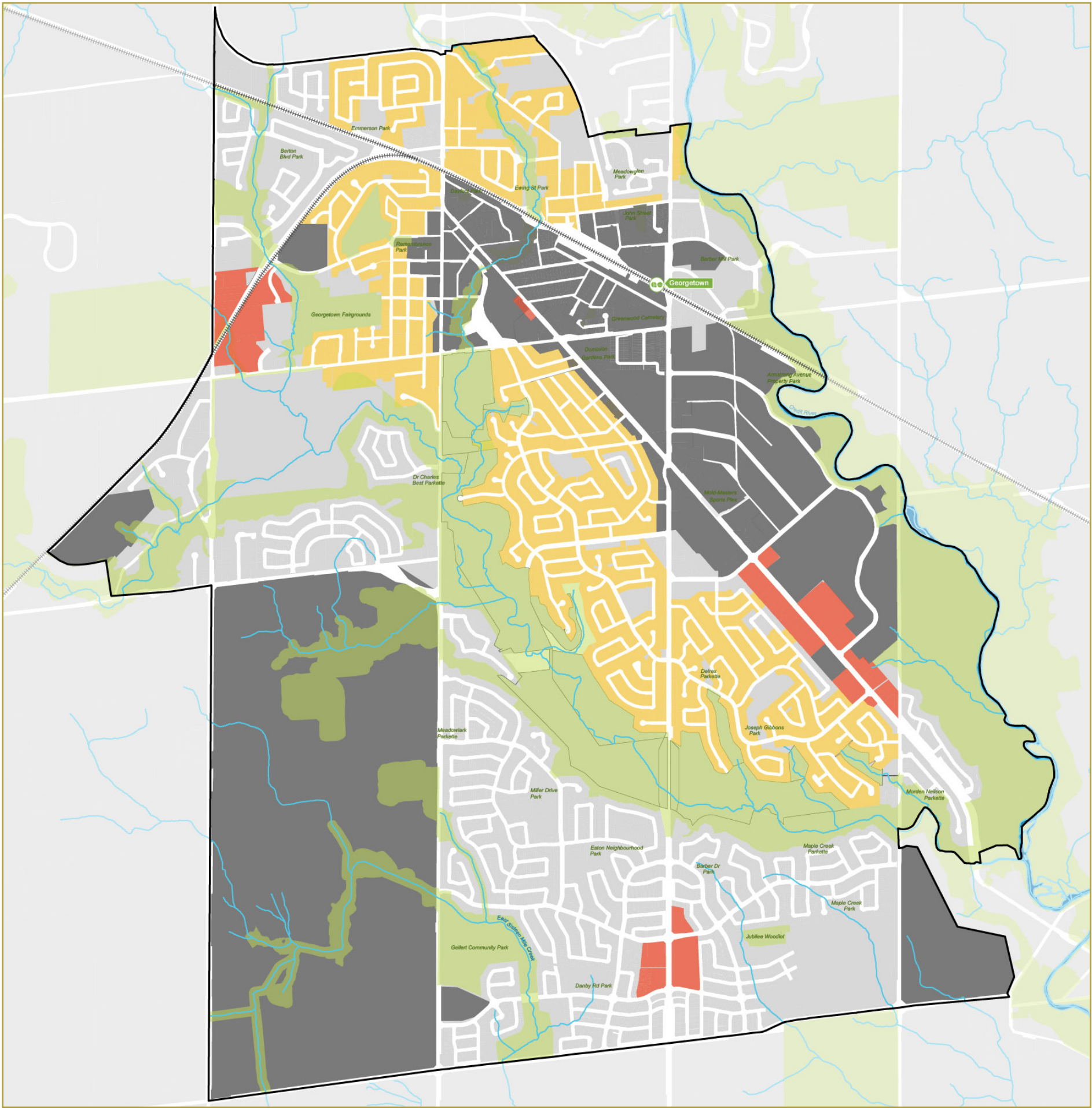
Infill Design Guidelines

Infill development is one of several forms of intensification. New Urban Design Guidelines for Infill development have been prepared as part of the Intensification Opportunities Study.

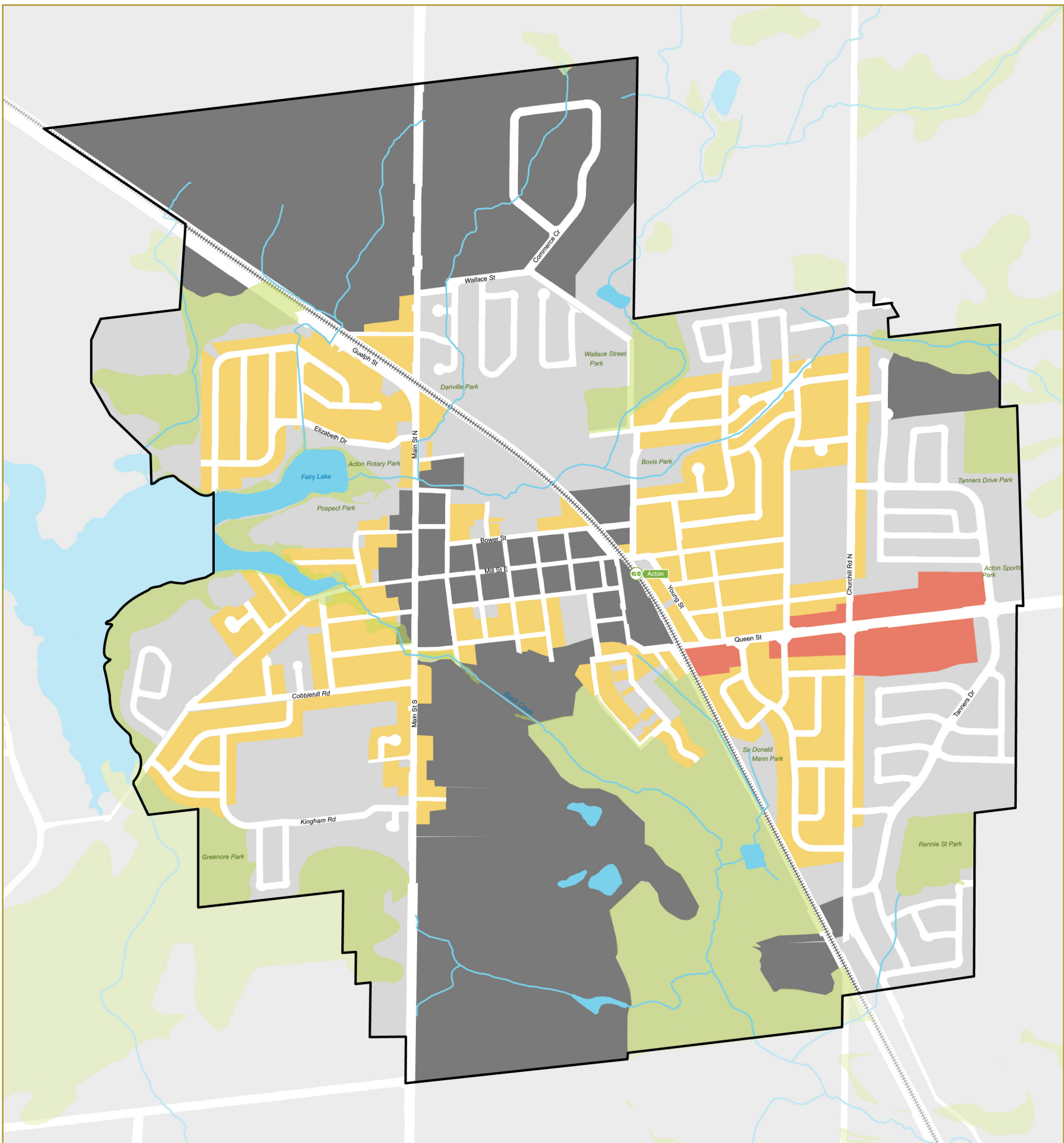
The purpose of these Guidelines is to inform the design of future development within **Mature Neighbourhoods, Contemporary Neighbourhoods and Nodes and Corridors** throughout Georgetown and Acton.

These Guidelines build upon relevant policies of the Town of Halton Hills Official Plan, as they pertain to lands designated Low, Medium and High Density Residential Areas, as well as Corridor Commercial Areas, Secondary Node Areas, and Civic Centre Areas.

Georgetown Boundaries



Acton Boundaries



- Legend**
- Nodes and Corridors
 - Mature Neighbourhoods
 - Areas Excluded from these Guidelines
 - Contemporary Neighbourhoods
 - Green Spaces
 - Waterbody
 - Urban Boundary

Infill Design Guidelines

The Infill Design Guidelines ensure that new development within Mature Neighbourhoods, Contemporary Neighbourhoods and Nodes and Corridors will fit within its existing and planned context by providing design guidance on: **Site Design** (e.g. lot area, lot dimensions, and lot coverage), **Building Design** (e.g. height, articulation and detailing), **Landscaping and Private Open Space Design** (e.g. street trees, outdoor amenity space), and **Access and Circulation** (e.g. service access, parking).



Articulation of a modern addition and an existing low-rise building with heritage features



Coordinated street trees and front yard landscaping



Planted bioswale in between parking space to mitigate stormwater runoff



Articulation of vertical bays and roof line



Street trees alternating with street furniture



Planted bioswale along street edge to mitigate stormwater runoff

Next Steps

The Intensification Opportunities Study also involves a number of technical assessments, including a **Transportation Assessment** (roads, transit, active transportation), **Servicing Assessment** (water, waste water, stormwater), and **Market Assessment** (demand/demographics). The draft results of these assessments will be shared at **Public Open House #2** and will be used to inform the Draft Official Plan Amendment.



Join the conversation and share your thoughts on intensification at www.letstalkhaltonhills.ca/intensification