



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tara Buonpensiero, MCIP, RPP, Senior Planner - Policy

DATE: June 22, 2018

REPORT NO.: PLS-2018-0037

RE: Final Recommendation Report for the Draft Vision Georgetown Secondary Plan (Official Plan Amendment No. 32)

RECOMMENDATION:

THAT Report No. PLS-2018-0037, dated June 22, 2018, regarding the Final Recommendation Report for the Vision Georgetown Secondary Plan (Official Plan Amendment No. 32) be received;

AND FURTHER THAT Council receive for information, in support of Official Plan Amendment No. 32, the complete set of background studies, all of which are in Final Draft Form, listed in Schedule H to this report, and provided under separate cover;

AND FURTHER THAT Council adopt Town of Halton Hills Official Plan Amendment No. 32, dated June 2018 (attached as Schedule I to this report) as a non-exempt local Official Plan Amendment;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 32 be submitted to the Region of Halton for approval;

AND FURTHER THAT Town staff monitor the approval process for Official Plan Amendment No. 32, and in the event that the Region of Halton post-circulation letter proposes modifications to the Amendment, prepare a report to Council with recommendations concerning any proposed modifications;

AND FURTHER THAT a copy of Report PLS-2018-0037 be sent to the Region of Halton.

BACKGROUND:

The statutory public meeting for the Vision Georgetown Secondary Plan was held on May 7, 2018. At the Council meeting, Council adopted the recommendations of the Statutory Public Meeting Report (PLS-2018-0032) as follows:

THAT Report No. PLS-2018-0032, dated April 18, 2018, regarding a Statutory Public Meeting on the Draft Vision Georgetown Secondary Plan (April 2018), be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter;

AND FURTHER THAT a copy of Report No. PLS-2018-0032 be forwarded to the Region of Halton.

The purpose of this report is to:

- Provide a brief overview of the policy framework implemented through the Official Plan Amendment No. 32 (OPA 32) – Vision Georgetown Secondary Plan ;
- Provide an overview of the final public open house held on April 17, 2018;
- Summarize the results of the statutory public meeting on the draft Vision Georgetown Secondary Plan;
- Provide responses to public and agency comments received on the draft Vision Georgetown Secondary Plan in an attached table;
- Highlight key issues arising from the public and agency comments received on the draft Secondary Plan;
- Provide an overview of the proposed policy and mapping changes to the Vision Georgetown Secondary Plan as compared to the Plan presented at the last open house and statutory public meeting;
- Present the final recommended OPA 32 for the consideration of Council; and,
- Outline the next steps following Council's adoption of the Vision Georgetown Secondary Plan.

COMMENTS:

1. Provincial Regional and Local Policy Framework

Provincial Policy

There are a number of policies included within the Provincial Policy Statement (2014) and Provincial Growth Plan (2017) that are to be implemented by Local Municipalities

through the preparation of Secondary Plans. Some of the applicable policy areas include:

- Planning greenfield areas as complete healthy communities;
- Protection of the natural heritage system;
- Provision of employment uses;
- Provision of public service facilities; and,
- Planning for all modes of transportation.

Schedule A attached to this report, provides a thorough assessment of the applicable provincial policies and outlines how OPA 32 is in conformance. Town staff and the project consultant are satisfied that OPA 32 is consistent with the Provincial Policy Statement (PPS) and conforms to the Provincial Growth Plan.

Region of Halton Official Plan

In December 2009, the Region of Halton completed a multi-phase comprehensive planning exercise known as Sustainable Halton, through the adoption of Regional Official Plan Amendment (ROPA) No. 38.

Related to the Vision Georgetown lands, the Regional Official Plan identifies the subject lands as Urban Area and Regional Natural Heritage System. The Regional Official Plan requires that Local Municipalities prepare Area-Specific Plans (ROP Section 77(5)) for new communities within the Urban Area. The Regional Official Plan also includes policies regarding implementation of the Regional Natural Heritage System by Local Municipalities (ROP Section 116.1) and outlines the requirements for refinements, additions, deletions or boundary adjustments when implementing Natural Heritage Systems in local plans (ROP Section 118(2)).

Town staff and the project consultant team are satisfied that requirements of the Regional Official Plan have been met. Further details are provided in Section 7 of this report. Schedule A attached to this report provides further details on the conformity of OPA 32 to the Regional Official Plan.

Town of Halton Hills Official Plan

Subsequently, to achieve conformity with the Growth Plan and ROPA 38, the Town of Halton Hills adopted Official Plan Amendment (OPA) No. 10 in June 2010 designating a Future Residential/Mixed Use Area adjacent to the Georgetown Urban Area which are the lands subject to OPA 32.

OPA No. 10 also specifies that prior to the approval of any development within this area a Secondary Plan must be prepared to the satisfaction of Council. The Official Plan also

outlines the studies required to be prepared to support preparation of the Secondary Plan. The Vision Georgetown Secondary Plan (OPA 32) and background studies meets these requirements.

2. Vision and Guiding Principles

The Vision and Guiding Principles were established early in the study process which demonstrates the desire by Council and the Community that the Vision Georgetown Community be developed in accordance with best practices and what is important to the Halton Hills community. The Vision and Guiding Principles have been attached to this report as Schedule B.

3. Overview of the April 17, 2018 Public Open House

The final public open house for the Vision Georgetown Study was held on April 17, 2018. There were approximately 65 members of the public in attendance at the meeting. The consultant team provided a presentation on the draft Secondary Plan and the draft Sustainable Design Guidelines. A number of display boards were set up, with project team members available at each board to answer questions. Before and after the presentation, attendees were encouraged to write their comments on the boards.

After the meeting, the display boards were posted on the project webpage and on Lets Talk Halton Hills, where people were encouraged to provide their comments up until May 18, 2018.

A summary of what we heard at the April 17, 2018 public open house and online submissions is provided as Schedule C.

4. Results of the Statutory Public Meeting

The statutory public meeting for the Vision Georgetown Secondary Plan was held on May 7, 2018. A formal presentation was given by Mr. Nick McDonald of Meridian Planning Consultants. Following the presentation, there were two oral submissions made as follows:

Mr. Robert Dragicevic, WND Associates Limited representing the Southwest Georgetown Landowners Group

Mr. Dragicevic began his presentation by advising that there are a number of principles in the Town's proposed Secondary Plan that the South West Georgetown (SWG) Landowners Group are generally in agreement with including the:

- collector road network comprised of a single north-south collector road from 10 Side Road to 15 Side Road and the three east-west collector roads from Trafalgar Road to Eighth Line;
- creation of school/park campuses;
- location of both the Major Commercial Area and the Local Commercial areas on Trafalgar Road and Eighth Line; and,
- components of the Community Core (residential, retail, institutional, etc.)

Mr. Dragicevic then outlined some of the more substantial modifications that the SWG Landowners Group would like the Town to consider in the revised Vision Georgetown Secondary Plan as follows:

- Relocate the Community Core onto Street B, and make Street B the Major Collector Road to provide a continuous connection into the existing neighbourhood east of Eighth Line;
- Reposition the combined elementary/secondary school campus to the west at the intersection of Street A and 10 Side Road to be in a more centralized location;
- Introduce policies in the Secondary Plan that provide for flexibility in the design, number and location of stormwater management facilities and corridors which will be confirmed through the future preparation of the required Environmental Implementation Report;
- Include policies in the Secondary Plan that provide sufficient flexibility for the delineation of the Natural Heritage System to reflect the results of a future Environmental Implementation Report; and,
- Make appropriate changes to the Land Use Plan to reflect the resolution of the issues related to Stormwater flows along the east side of Trafalgar Road.

Mr. Dragicevic advised that the SWG Landowners would provide formal written comments on the Draft Vision Georgetown Secondary Plan in advance of the May 18th commenting deadline. Responses to the comments above as well as the comments subsequently provided have been addressed in Section 6 of this report.

Mr. Gary Meltzer, 10512 Eighth Line

Mr. Meltzer is a property owner on Eighth Line and during his delegation he advised that he has been at most of the public sessions on Vision Georgetown. Mr. Meltzer is concerned because the majority of his property is proposed to be Natural Heritage System on the draft Land Use Plan and this will result in a dramatic negative financial impact to his family. He has previously provided a written submission to Town staff regarding the Natural Heritage System (addressed in Section 5 of this report), but wanted to raise a few additional issues as follows:

- That the volume of traffic caused by the new development will impact his property as there will be cars stopped at the intersection just south of his property (at Street C and Eighth Line) which will back up in front of his property; and,
- Generally that the Vision Georgetown study has not considered the impacts on the 20 or so small property owners within the study area.

Response

A transportation analysis has been prepared as part of the Vision Georgetown study which concluded that when accounting for planned widening of roads in the vicinity of Vision Georgetown and intersection improvements identified as part of the transportation analysis, that roads in the vicinity of the study area continue to operate at an acceptable level of service in accordance with industry standards.

An Environmental Assessment will be undertaken to support the widening of Eighth Line from two to four lanes. As part of the Environmental Assessment, implications on the properties with direct access onto Eighth Line will be considered and impacts will be mitigated to the greatest extent possible.

Regarding implications on small property owners in the study area, policies have been included in the Secondary Plan that address small land holdings and existing uses. These policies recognize existing uses in the study area, confirm that direct access to the arterial roads be maintained, and requires consideration of compatibility of existing uses to adjacent development. The Secondary Plan also provides an opportunity for future redevelopment of these properties.

Minutes of the statutory public meeting have been attached to this report as Schedule D.

5. Public Submissions

Five written submissions have been received from the public on the Draft Vision Georgetown Secondary Plan (OPA 32.) Two of the public comments indicated support for the Vision Georgetown Secondary Plan. Two public submissions are related to the recommendations in the Subwatershed Study with respect to the removal of a portion of the Block D woodland, primarily made up of black locust trees. The fifth public submission is related to the Natural Heritage System designation on the property at 10512 Eighth Line. Detailed responses to public comments are provided in the Response Matrix attached as Schedule E to this report.

Response

With respect to the black locust trees, the recommendations of the Subwatershed Study conclude that removal of a portion of Block D, (the portion primarily made up of black locust, which is an invasive species) and reforestation in targeted areas around Block D are more beneficial to the overall Block D woodland than maintaining the portion of the Block D woodland that is primarily made up of black locust trees. The targeted reforestation areas benefit habitat for forest interior bird species and create a Core Woodland through an ecological linkage between Block C and D woodlands which would otherwise not be achieved.

Regarding 10512 Eighth Line, staff and members of the consultant team have met with the property owner, Mr. Meltzer on a number of occasions. On a preliminary basis, there may be an opportunity to refine the alignment of the headwater drainage feature within this area which, if approved, would provide a basis for adjustments to the boundaries of the NHS. The project team also committed to having a further discussion with Conservation Halton and the Region of Halton regarding the classification of this feature and therefore the associated width of the corridor. A policy to this effect has been included in the Secondary Plan.

6. Submissions from Development Representatives

Two written submissions have been received from the development representatives on the Draft Vision Georgetown Secondary Plan (OPA 32.) A brief summary of comments from development representatives is provided below and outlined in detail in the Response Matrix attached as Schedule E to this report.

Southwest Georgetown (SWG) Landowners Group

In addition to the submission provided at the Statutory Public Meeting, two additional submissions were provided by Glenn Pitura, ARUTIP representing the SWG Landowners. The two subsequent submissions reiterate the comments provided as part of the landowners submission at the Statutory Public Meeting which are outlined in Section 4 of this report, and also provided a number of specific and detailed comments on the draft Secondary Plan policies. The more substantial modifications requested by the SWG Landowners Group are reiterated again as follows:

- Relocate the Community Core onto Street B, and make Street B the Major Collector Road to provide a continuous connection into the existing neighbourhood east of Eighth Line;
- Reposition the combined elementary/secondary school campus to the west to the intersection of Street A and 10 Side Road to be in a more centralized location;

- Introduce policies in the Secondary Plan that provide for flexibility in the design, number and location of stormwater management facilities and corridors which will be confirmed through the future preparation of the required Environmental Implementation Report;
- Provide policies in the Secondary Plan that provide sufficient flexibility to the delineation of the Natural Heritage System to reflect the results of a future Environmental Implementation Report; and,
- Make appropriate changes to Land Use Plan to reflect the resolution of the issues related to stormwater flows along the east side of Trafalgar Road.

A number of detailed comments were provided by the SWG Landowners Group. Schedule E attached to this report outlines and responds to a number of additional comments, and some of the more substantial comments are provided below which request that:

- The maximum height for high density development be increased from 6 to 12 storeys;
- The Core Commercial Area designation be removed from the land use plan and policies;
- Policies be included that encourage and support land efficiency wherever possible;
- Block Plans not be required as a subsequent step in the development of Vision Georgetown;
- Flexibility be added related to matters of design; and,
- Parkland dedication be determined in accordance with a Master Parks Agreement, rather than the provisions of the Planning Act and the policies in the Town's Official Plan.

Through the most recent submission provided by the Landowners Group, the comments state that, based on the previous correspondence provided by the Landowners Group to the Town on the Draft Secondary Plan, they do not believe that the Town's draft Secondary Plan is consistent with the Provincial Policy Statement (PPS) or in conformity with the Growth Plan or the Halton Region Official Plan.

Within the same submission, the Landowners state that it is their position that the privately initiated Official Plan Amendment submitted to the Town from the SWG Landowners Group represents superior land use planning and better achieves the objectives of the Provincial Policy Statement, the Growth Plan and the Regional Official Plan.

Response

The comments provided by the Landowners Group have been addressed in the Response Matrix attached as Schedule E to this report.

With respect to the Landowners comments stating that the draft Secondary Plan is not consistent with the PPS or in conformity with the Growth Plan or the Halton Region Official Plan, the correspondence does not state on what specific grounds they are taking this position. As noted earlier in this report, staff and the consultant team are satisfied that the proposed Secondary Plan conforms to the Growth Plan and the Regional Official Plan and is consistent with the PPS.

With respect to the private OPA application, we note that there are a number of differences between the Land Use Plan and policies that accompany the application, and the Town's Secondary Plan. The differences include: the number and location of elementary and secondary schools, the collector road network, the location and distribution of land uses within the Community Core, the location of commercial uses, the distribution of medium and high density uses, and the spatial extent of the Natural Heritage System.

These differences have been carefully considered by Meridian and staff. Meridian's review of the private OPA and comparison of the two plans is attached as Schedule F. In our view, the Town's Secondary Plan, which is the product of extensive background work and informed by substantial public engagement, is comparatively speaking a much more comprehensive plan. In addition, the Town's Secondary Plan is more closely aligned with Provincial and Regional policy in a number of areas including public service facilities, active transportation and transit, compact form, community hubs and natural and cultural heritage. The conclusions reached by Meridian, which is supported by staff, is that certain aspects of the privately initiated OPA do not conform to the Growth Plan and are not consistent with the PPS. Meridian further concludes, and staff concurs, that the Town's Secondary Plan is more appropriate for Vision Georgetown as compared to the privately initiated OPA.

In response to other comments submitted by the Landowners Group, some revisions are proposed to the Secondary Plan policies and land use schedule as follows:

- land uses have been redistributed within the Community Core in a manner that better takes advantage of both of the intersections of the two northerly east west collector roads (Streets B and C) and Street A;
- the combined elementary/secondary school campus has been relocated to the west at the intersection of Street A and 10 Side Road; and,

- policy flexibility has been introduced which will allow for the refinement of the number, locations and sizes of stormwater management facilities and the Stormwater Conveyance Corridor in the south west quadrant of the plan.

The project team is not in agreement with increasing the maximum height for high density to 12 storeys or removing the Core Commercial Area designation from the Secondary Plan. Maintaining a maximum height for high density development at 6 storeys in Vision Georgetown, as well as the provision of a small amount of commercial within the Community Core, are items that the public identified as being important throughout the planning process for Vision Georgetown. The project team is also not in agreement with removing the need to prepare Block Plans, as this requirement is an approved policy within the OPA No. 10.

Arnold Foster Re: 823 Trafalgar Road

The second submission was provided by Mr. Bert Arnold, Arnold Foster who is representing a purchaser under a firm agreement to purchase 85% interest in 823 Trafalgar Road (DG Farms Inc.). Comments provided by Mr. Arnold identify that his client is generally supportive of the proposed land use designations and related policies. Mr. Arnold does note that the subject lands have a disproportionate amount of Community Lands (i.e. library, community centre, parks, schools) compared to other lands within the Secondary Plan.

Response

The public lands on his client's property are a result of the location of the property in the centre of the Secondary Plan Area and the desire on the part of the public, Council and project team to create a central Community Core in Vision Georgetown, anchored by a number of public uses. A policy has been included in the Secondary Plan that requires that landowners within the Secondary Plan area enter into agreements for equitable cost sharing of the provision of required community infrastructure.

7. Agency Submissions

Though the formal circulation of the draft Secondary Plan, comments were provided by Halton District School Board (HDSB), Halton Catholic District School Board (HCDSB), Conservation Halton (CH), Credit Valley Conservation (CVC) and the Region of Halton. Responses to the more substantial comments from the agencies are provided below and responses to the more minor comments are provided in the Response Matrix attached as Schedule E to this report.

School Boards

Comments from HCDSB and HDSB primarily identify matters regarding:

- the provision of school blocks in early phases of development;
- supporting policies related to maximizing joint use;
- facilitating community hubs and public services within public buildings and commercial areas; and,
- identifying the Board's potential limitations related to sustainability and urban design for new school construction given the funding model utilized by the Ministry of Education.

Comments provided by the Catholic Board also responded to the comments from Mr. Dragicevic at the statutory public meeting requesting that the combined elementary/secondary school campus be relocated to the west to the intersection of Street A and 10 Side Road. The HCDSB advised that the location at the northwest corner of Eighth Line and Street D was optimal to take advantage of its location adjacent to the Gellert Community Centre, but should a relocation of the school be considered, the Board identifies a preferred location at the north east corner of Street A and Street D. Their submission does not provide any rationale to support this location.

Response

The revised draft land use plan proposes that the combined elementary/secondary school site be located on the north east corner of Street A and the 10 Side Road. In this regard, the secondary school would be located with frontage on 10 Side Road and the elementary school with frontage on Street A or D. The rationale for this location is provided in Section 8 of this report.

Conservation Authorities

Comments provided by Credit Valley Conservation and Conservation Halton are aimed at providing clarity and direction from the Subwatershed Study that needs to be implemented through the Secondary Plan and subsequent Environmental Implementation Reports.

Response

The project team agreed with the majority of comments provided by Conservation Halton and Credit Valley Conservation and as such implemented them in the revised Secondary Plan.

Region of Halton

Halton Region and also provided specific and detailed comments on the draft Secondary Plan policies and also provide general comments related to the following:

Land Budget, Population/Housing Estimates and Density Targets – that the land budget dated November 2, 2017, provided to the Region for Vision Georgetown was planning for 1,000 less people and 200 less jobs then outlined in the Region's Best Planning Estimates.

Phasing – that additional direction is required regarding timelines for phasing and corresponding timing of other components of the plan.

Natural Heritage System and Subwatershed Study – that the Region's comments on the Subwatershed Study have not been addressed to their satisfaction and resolution of these items is required prior to approval of the Secondary Plan.

Other Outstanding Items – that there are a number of supporting studies that are still required to be prepared to support OPA 32.

Response

The revised Secondary Plan (OPA 32) and final draft supporting documents address a number of the Regional comments.

Land Budget Considerations: Throughout the Vision Georgetown planning process, a number of challenges have been encountered that have had a significant impact on the amount of land available for development within the Secondary Plan Area.

From the perspective of comments from public agencies, the School Boards have requested two secondary schools and five elementary schools, which appear to be well in excess of assumptions made on land area required for schools through the Sustainable Halton process.

With respect to stormwater management and flood conveyance, the requirement to control for the Regional Storm event has resulted in an increased proportion of land allocated to accommodate stormwater management facilities. In addition, in accordance with the Subwatershed Study, a large amount of land is subject to flooding in the southwest portion of the concession block. A large Stormwater Conveyance Corridor is required on the east side of Trafalgar Road extending from Street D (Danby Road) to just south of Street C to address this issue. The substantial land area required for the Stormwater Conveyance Corridor (approximately 11 ha) was not known during the Sustainable Halton process.

Population/Housing Estimates and Density Targets: There are three metrics that the project team is tasked with meeting through preparation of OPA 32 as follows:

1. The requirement to plan for a density of 60 people and jobs per hectare as per the Growth Plan,
2. The requirement to plan for a population of approximately 18,860 people and approximately 1,800 jobs as per the Region's Best Planning Estimates, and
3. The requirement to plan for the housing mix that has been included in the approved Regional Official Plan Amendment (ROPA) No. 39 for designated greenfield areas (including Vision Georgetown) in Halton Hills between 2022 and 2031.

Official Plan Amendment No. 32 is planning for the target density of 60 people and jobs/hectare, as well as the planned population and jobs, but given constraints encountered throughout the project related to land available for development, it is not possible to meet the two targets above while also meeting the housing mix. Figure 1 compares the housing mix proposed in the Vision Georgetown Secondary Plan to the housing mix as outlined in the Region's Best Planning Estimates.

Figure 1: Housing Mix Comparison

HOUSING MIX		
	Secondary Plan	BPE
Low	44.01%	62%
Medium	38.71%	21%
High	15.29%	17%

It is important to note that the assumptions for planned population within the Secondary Plan area do not account for potential residential units in the commercial blocks as these are anticipated to be developed in the longer term, nor does it account for potential accessory apartments, which it is anticipated could provide housing for approximately 500 additional people.

Senior Town staff has met with Senior Regional staff to discuss the challenges outlined above, and at that meeting a commitment was made by both parties to continue discussions on these matters as part of the Region's approval process for the Secondary Plan. A copy of correspondence provided to the Chief Planning Official at the Region of Halton, which summarizes the discussion items from the meeting is attached to this report as Schedule G.

Phasing – Town staff will continue to work with the Region on phasing as details of the Regional Allocation Program are available.

Natural Heritage System and Subwatershed Study - it is the position of Town staff and the consultant team that revisions to the Natural Heritage System as outlined in the

Subwatershed Study meet the Regional policy requirements outlined in Section 118(2) of the Regional Official Plan.

Other Outstanding Items: A number of draft studies have been prepared in final draft form to meet the Region of Halton Policy requirement. A list of the detailed studies is attached to this report as Schedule H. Copies of the studies are provided under separate cover.

8. Summary of Changes to the Vision Georgetown Secondary Plan

As a result of all comments submitted and further review by the project team a number of changes have been proposed to the Secondary Plan policies and corresponding schedules. The revised Secondary Plan (OPA 32) is attached to this report as Schedule I. Meridian Planning has prepared a memorandum (attached as Schedule J) which outlines in detail the proposed revisions to policies and schedules to the Secondary Plan. The following sections summarize the proposed revisions to the policies, land use plan and other schedules that make up OPA 32 from the version presented at the Statutory Public Meeting.

Proposed Policy Revisions:

- i) Providing flexibility to refine aspects of the plan through more detailed environmental implementation reports including the number, size and location of stormwater management facilities.
- ii) A new section in the preamble entitled “Final Land Use Distribution” has been added which indicates that as a consequence of the amount of land required for public purposes, and the need to plan for 60 residents and jobs per hectare as per the Growth Plan, the Secondary Plan has resulted in a housing mix that is different than originally anticipated by the Region.
- iii) Places of worship have been added as a permitted use in the Local Commercial Mixed Use Area, Major Commercial Area, High Density Residential Mixed-Use Area and Mixed Use Gateway Area designations.
- iv) New policies on the Stormwater Conveyance Corridor have been added that indicate that the final corridor width and alignment necessary to accommodate the flood area in the south west portion of the Vision Georgetown lands will be automatically included within the Natural Heritage System without an amendment required to the Official Plan. Should lands not be required for the corridor, they would be designated for development in accordance with the adjacent land use designation.
- v) Specifically mentioning the SW Addendum within the policies of the Secondary Plan and identifying the environmental matters that are necessary to be addressed as part of subsequent Environmental Implementation Reports.

- vi) The section that deals with parkland has been expanded to indicate that the amount and location of parkland that is to be dedicated to the Town shall be established in a Master Parks Agreement. In the event a Master Parks Agreement is not prepared, the parkland dedication policies in the Town's Official Plan continue to apply.
- vii) The section dealing with cultural heritage has been modified and simplified so that the policies work seamlessly with the existing policies in the Official Plan.
- viii) The secondary plan now requires the preparation of an affordable housing strategy to provide for the achievement of the affordable housing requirements of the Region of Halton.
- ix) A new and expanded implementation section has been created that deals with phasing, agreements and block plan requirements.

Proposed Changes to the Official Plan Schedules:

i) Community Core

The uses in the Community Core have been redistributed to create a more linear north-south Core that has at its centre the secondary school, the community park, the Town Square Park and the community centre/library.

Given that Street A is proposed to be a transit spine, medium density and high density mixed use was distributed to the intersections of both Streets A and B and Streets A and C. The intent of this change is to also locate the High Density Residential Mixed-Use Areas in two locations to provide various housing forms throughout the Community Core.

ii) High Density Residential

Blocks previously designated High Density Residential Area on the Land Use Plan have been consolidated and all High Density Blocks are now proposed to be High Density Residential Mixed Use Area, and permit commercial on the ground floor. Where High Density Mixed Use Area is proposed at key intersections (Collectors and Arterials) policies require that within 50 m of the intersection, the ground floor be designed to accommodate commercial uses by providing a higher ground floor height and openings to the street.

There are three areas in the plan where High Density Residential Mixed Use Area is proposed as follows:

1. Within the Community Core along Street B;
2. Within the Community Core along Street A;
3. At Eighth Line and Street D.

The majority of the areas are located in the Community Core. There is one high density mixed-use block proposed at the intersection of Eighth Line and Street D, in proximity to the Major Commercial Block and the Gellert Community Centre.

iii) Local Commercial

In order to provide some balance in terms of the arrangement of uses, the more westerly Local Commercial Area block was relocated from the intersection of Trafalgar Road and Street C to Trafalgar Road and Street B. Policies indicate however, that a further review of the optimum location for the Local Commercial Area will be undertaken as part of the Community Core Plan that is required to be prepared prior to development of the Core.

Both Local Commercial Area designations have been revised to permit some mixed use development, provided that the primary use of the site continues to be commercial.

iv) Elementary/Secondary School

After considering the input received from both the SWG Landowners Group and the HCDSB, the project team is recommending that the combined elementary/ secondary school site be re-located to the north east corner of Street A and the 10 Side Road. In this regard, the secondary school would be located with frontage on 10 Side Road and the elementary school with frontage on Street A or D.

Although the proposed location is slightly south of where HCDSB requested, this location was selected because it is within the area that the Board had previously identified as appropriate through correspondence submitted to the Town and also meets the Board's locational criteria. The HCDSB have advised that the secondary school portion of the building is required to be 3 storeys, and considering the property will also include an elementary school, this will be a large building and would be more appropriately located on the major north-south collector road, as well as at one of the gateways into the Vision Georgetown Community.

v) Storm Conveyance Corridor

The previous version of the Secondary Plan included a 60 metre wide Natural Heritage System corridor on the east side of Trafalgar Road extending from Street D (Danby Road) to just south of Street C. On the basis of the recommendations from the SW Addendum completed in June 2018, it was determined that the width of this block would need to be enlarged to 85 to 90 metres to accommodate the necessary flood storage and to allow for the creation of a naturalized stream corridor. It is important to note that the revised Land Use Plan also includes a wider width for other existing tributaries in the

SW portion of the study area compared to the draft Land Use Plan presented at the final open house and statutory public meeting. These changes are in accordance with the recommendations of the SW Addendum.

This component of the Natural Heritage System is required for conveyance purposes. Given this function, the revised Land Use Plan proposes to include the lands within a Stormwater Conveyance Corridor designation rather than a Natural Heritage System designation within the Secondary Plan.

By including this corridor as a Stormwater Conveyance Corridor designation it allows the Landowners to continue to work with Conservation Halton on options respecting the location, design, and function of this corridor prior to development in this area. Prior to development, the final agreed upon limits of the conveyance corridor would automatically be included within the Natural Heritage System without an Amendment required to the Secondary Plan.

9. Next Steps

If adopted by Council, Official Plan Amendment No. 32 must be submitted to the Region of Halton as the approval authority. Should the Region modify policies or mapping through their review, Town staff will prepare a report to Council with recommendations concerning any proposed modifications for direction from Council prior to a Regional decision to approve OPA 32.

RELATIONSHIP TO STRATEGIC PLAN:

The Town of Halton Hills Strategic Plan sets out a broad vision for the community contained in nine strategic directions as follows:

- A. Foster a Healthy Community
- B. Preserve, Protect and Enhance Our Environment
- C. Foster a Prosperous Economy
- D. Preserve, Protect and Promote Our Distinctive History
- E. Preserve, Protect and Enhance Our Countryside
- F. Protect and Enhance Our Agriculture
- G. Achieve Sustainable Growth
- H. Provide Sustainable Infrastructure & Services
- I. Provide Responsive, Effective Municipal Government

The Vision and Guiding Principles for Vision Georgetown advance a number of the strategic directions in the Town's Strategic Plan.

In addition, this report directly aligns with Priority #3 of Council's 2014-2018 Strategic Action Plan, which is Planning for Growth. Specifically this project advances the objective of 'Preparing a Vision Georgetown Secondary Plan based on the approved Vision and Guiding Principles.'

FINANCIAL IMPACT:

There are no financial implications associated with this report.

CONSULTATION:

Both a Technical Advisory Committee and Steering Committee were established to provide input throughout the Vision Georgetown planning process.

The Technical Advisory Committee is comprised of staff from various departments in the Town, and other affected agencies such as the Region of Halton, Conservation Halton, Credit Valley Conservation, Halton District School Board, Halton Catholic District School Board and Halton Hills Hydro. The Technical Advisory Committee provided input throughout the Vision Georgetown process and members were circulated the draft Secondary Plan for their review and comments.

The draft Secondary Plan was shared with the project Steering Committee at a meeting held on April 11, 2018. The Steering Committee is comprised of the Mayor, Councillor Johnson (Chair), Councillor Somerville, Councillor Fogal and Councillor Inglis, Town staff as well as representatives from a number of Committees of Council, residents and representatives from the Landowners Group. Steering Committee members were encouraged to provide any comments on the draft Secondary Plan by May 18, 2018.

PUBLIC ENGAGEMENT:

Throughout the Vision Georgetown study there have been multiple public open houses and workshops in addition to the statutory public meeting. A table outlining the dates and main purpose of each public session is outlined on Table 1.

Table 1: Summary of Public Events for Vision Georgetown

#	Meeting	Date
1	Commencement and Community Open House	Sept. 16, 2013
2	Visioning Workshop	Nov. 2, 2013
3	Workshop on Land Use Concepts	April 15, 2014
4	Preferred Land Use Concept Workshop	Sept. 20, 2017
5	Draft Secondary Plan Open House	April 17, 2018
6	Statutory Public Meeting	May 7, 2018

In addition to public meetings and open houses, the webpage for the project (www.visiongeorgetown.ca) has been updated regularly with current information throughout the project. Vision Georgetown is also a topic on Let's Talk Halton Hills where 1,100 people have visited the site since it went live in June 2017.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

This report supports all four pillar(s) of Sustainability which are Cultural Vibrancy, Economic Prosperity, Environmental Health and Social Well-being. In summary the alignment of this report with the Community Sustainability Strategy is Excellent.

COMMUNICATIONS:

Members of the public and agencies that have requested notification have been advised that this report is proceeding to Council.

CONCLUSION:

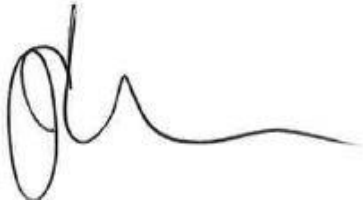
This report has summarizes the public and agency input provided on the draft Vision Georgetown Secondary Plan, and outlined recommended revisions to the Secondary Plan. It is recommended that the Vision Georgetown Secondary Plan be adopted by Council and forwarded to the Region of Halton as the approval authority.

Town staff and the project consultant are satisfied that OPA 32 is consistent with the Provincial Policy Statement (PPS), conforms to the Provincial Growth Plan and that the requirements of the Regional Official Plan have been met.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Steve Burke". The signature is fluid and cursive, with the first name "Steve" and last name "Burke" clearly distinguishable.

Steve Burke, Manager of Planning Policy

A handwritten signature in black ink, appearing to read "John Linhardt". The signature is stylized and cursive, with a prominent initial "J" and a long, sweeping underline.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is cursive and stylized, with the first name "Brent" and last name "Marshall" clearly visible.

Brent Marshall, CAO