

# 2017 INTENSIFICATION OPPORTUNITIES UPDATE

## POLICY REVIEW AND DIRECTIONS REPORT



## Executive Summary

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 of Halton Hills to accommodate residential intensification within the built-up urban 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.

The preparation of the Policy Review and Directions Report provides the background on the Provincial, Regional and Town Policy direction that will form the basis for the development of Official Plan (OP) policies required to help facilitate intensification targets to 2041.

In developing the recommendations contained in this report, the following elements have been considered:

- Provincial Plans including the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe, the and Metrolinx 2041 Regional Transportation Plan for the Greater Toronto Area and Hamilton Area
- Region of Halton Official Plan
- Town's Intensification Study (2010)
- Town's Sustainability Plan
- Mature Neighbourhood Study



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## 1.0 Introduction

The Town of Halton Hills has initiated an update to the 2010 Intensification Opportunities Study. The 2010 Study identified intensification opportunities in Halton Hills to the year 2031, which aligns with the current planning horizon in the Town's Official Plan.

The Region of Halton recently initiated their Official Plan Review, which will expand the horizon year of their plan from 2031 to 2041. The Region's Official Plan will include targets for intensification of the four area municipalities (Halton Hills, Milton, Oakville and Burlington). By undertaking an update to the study at this time, the Town can provide input into the Regional study to advise how much infill/intensification the Town can accommodate while still ensuring that stable residential neighbourhoods are protected.

**Intensification means the development of a property, site or area at a higher density than currently exists.**

On June 17, 2013, Amendment No. 2 to the Growth Plan was approved by the Lieutenant Governor in Council which updates and extends the Growth Plan's vision, policies, and population and employment targets to 2041. Amendment No. 2 had the effect of increasing the population for Halton Region from 820,000 people in 2031 (2031A) to a planned 1,000,000 people in 2041 (2041B). The Region Official Plan Review will need to consider the additional 180,000 people identified by the Province as well as plan for the population and employment for both the 2031 and 2041 horizon years across the Region.

The purpose of the Town's Intensification Opportunities Study Update is to determine an appropriate level of intensification to 2041 in Halton Hills as input to a future Regional Official Plan Amendment to achieve Growth Plan Conformity in accordance with Amendment No. 2. Most applicable to this study, is the increase of the intensification target from a minimum of 40 percent of all new residential development occurring annually in the existing built-up area in the 2006 Growth Plan to a minimum of 60percent intensification in the 2017 Growth Plan<sup>1</sup>. The new intensification target will have the effect of further increasing the number of residential units that must be accommodated through intensification in the Region.

The Intensification Opportunities Update addresses several Town Strategic Plan objectives. The policy directions contained in the Intensification Study relate particularly to Strategic Direction F: Achieve Sustainable Growth, which identifies the need to manage growth so as to ensure a balanced, sustainable, well-planned community that meets the needs of its residents and

<sup>1</sup> As a transitional measure, the 2017 Growth indicates that between the next Municipal Comprehensive Review and 2031, 50percent development will need to occur in delineated Built-up Areas as opposed to 60 percent beyond 2031.



businesses. In addition, this study also embraces Strategic Objective F.10, which emphasizes the need “to promote intensification and affordable housing in appropriate locations within the Town” (Strategic Plan 2014- 2018).

## 1.1 Purpose of the Report

The purpose of this report is to provide background information to form the basis for the development of Official Plan policies to implement the Town’s intensification objectives to the year 2041.

Specifically this report:

- Reviews the policy context of the Town as it relates to intensification and identifies opportunities and constraints in the Town’s current practices as they relate to intensification;
- Identifies the implications of Provincial and Regional policies related to the provision of intensification opportunities in Halton Hills; *and*
- Recommends policy directions, guided by the various levels of policy framework to be included in the Town’s Official Plan. These policy directions form the basis of the intensification study which will identify intensification opportunities in the Town.

## 1.2 Study Area

This Study will review intensification opportunities within the Built-Up Areas in the Town of Halton Hills as shown on Schedule A3-1 (Georgetown) and A6-1 (Acton) of the Town of Halton Hills Official Plan (see Appendix A and B respectively).

## 1.3 Study Phases

The 2017 Intensification Opportunities Study Update will be completed in the following four phases:

- Phase I will result in updated background information including preparation of this Policy Review and Directions Report, and a Public Engagement Strategy. Phase I also includes a preliminary intensification inventory update.
- Phase II involves the preparation of a market and infrastructure assessment which will be integral in confirming the updated inventory prepared in Phase I. Phase II also includes preparation of design guidelines and an education guide to demonstrate how intensification can be accommodated in a sensitive manner.



- In Phase III, the draft Official Plan will be prepared and provided to the public and stakeholders for comment.
- In Phase IV, the statutory public meeting on the draft amendments will be held, appropriate revisions made and then brought before Council for adoption.

## 1.4 Report Structure

The Policy Review and Directions Report is organized into five sections as follows:

- Section 1.0 provides an introduction to the report and describes the Provincial and Regional context.
- Section 2.0 describes the policy context for intensification in Ontario and identifies Provincial policy direction included in the 2014 Provincial Policy Statement (PPS), the 2017 Growth Plan and Metrolinx Regional Transportation Plan for the greater Toronto and Hamilton Area.
- Section 3.0 looks at intensification policy objectives in the Regional Official Plan.
- Section 4.0 identifies the findings of the 2010 Intensification Opportunities Study and other Town policies such as those included in Imagine Halton Hills—the Community Sustainability Strategy— and the Mature Neighbourhood Study.
- Section 5.0 summarizes the policy direction that has been preceded by Provincial, Regional and Town Policy and recommends general policy directions that will provide the foundation for the Town’s Intensification Opportunities Update.

## 2.0 Provincial Planning Policy Context

Land intensification is encouraged at the Provincial level, and a number of tools have been made available to support more optimal use of land, infrastructure, resources and services, while protecting prime agricultural land and the Province’s natural heritage system. Intensification is a key policy of the Provincial Policy Statement (2014), the 2017 Growth Plan and the Metrolinx Regional Transportation Plan for the greater Toronto and Hamilton Area.

### 2.1 The Provincial Policy Statement

The Provincial Policy Statement (PPS, 2014) came into effect on April 30, 2014. The PPS provides policy direction to municipalities on matters of provincial interest related to land use



planning and development. The Planning Act requires that decisions that affect a planning matter shall be consistent with policy statements issued under the Act. The Provincial Policy Statement is more than a set of individual policies; it should be read in its entirety and the relevant policies be applied to each situation. With regards to intensification, the 2014 PPS highlights the following:

- Section 1.1.2 identifies that within settlement areas sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.
- Section 1.1.3.3 directs planning authorities to identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- Section 1.4.3 directs municipalities to permit all forms of housing to provide an appropriate range and mix of housing types and densities—including affordable housing. In addition, municipalities should permit and facilitate all forms of residential intensification including second units and redevelopment. An information sheet was introduced in 2017 to assist municipalities and the general public to better understand what second units are and provide examples of specific second unit policy and zoning best practice approaches currently in use. The Province emphasises that second units benefit the community in many ways as they increase the supply and range of affordable rental accommodation, make more efficient use of the existing housing stock, and assist municipalities in meeting their goals regarding affordable housing, intensification and density targets, and climate change mitigation and greenhouse gas emission reduction.

The PPS recognizes that Official Plans are the most important vehicle for the implementation of the land use policies. Therefore, intensification opportunities need to be identified in the Town's Official Plan and growth needs to be accommodated as much as possible through intensification opportunities including redevelopment, the reuse of brownfield sites, the development of vacant and/or underutilized lots within previously developed areas, infill development and the expansion or conversion of existing buildings.

## **2.2 The Growth Plan for the Greater Golden Horseshoe**

The 2017 Growth Plan for the Greater Golden Horseshoe, now in effect, is the primary provincial planning document that will have implications on intensification within the Region of Halton and the Town of Halton Hills. Municipalities will develop and implement through their official plan and





other supporting documents, the required policies to phase in and achieve intensification and the intensification target specified in the Growth Plan.

The 2017 Growth Plan includes updated population and employment distribution to the year 2041. Policies in the Growth Plan continue to focus intensification in settlement areas, specifically within the delineated built-up area, strategic growth areas, locations with existing or planned transit, and areas with existing or planned public service facilities including recreation, police and fire, health and educational programs and cultural services. These conditions will be crucial in assessing and identifying areas for future growth in the Town.

**Delineated Built-up Area is the land within the limits of the developed urban area for the purpose of measuring minimum intensification targets.**

Intensification targets mandated through the Growth Plan require that upper-tier official plans conform to the revised growth targets. As a result, Halton Region's Official Plan Review, which is currently underway, must plan to meet the updated intensification targets. This includes planning for a minimum of 50 percent of all residential development occurring annually to be within the delineated built boundary from the date of adoption of the Regional Official Plan until 2031. For all residential development from 2031 to 2041, a minimum of 60 percent of development occurring annually within the Region will need to be planned within the delineated built-up area. The Proposed Methodology for Land Needs Assessment for the Greater Golden Horseshoe, released by the Province in December 2017, provides a standard methodology for how to implement the Growth Plan and direction on how to allocate the new population and intensification targets.

### 2.2.1 Where and How to Grow

The Growth Plan includes updated population and employment distribution to the year 2041. Table 1 outlines the population distributed to Halton Region between 2031 and 2041.

**Table 1: Growth Plan Population Distribution to Halton Region**

Region of Halton	2031	2036	2041
Population	820,000	910,000	1,000,000





The Plan requires that the majority of residential growth be directed within the delineated Built Boundary of settlement areas. In the case of Halton Hills, both Georgetown and Acton have delineated built boundaries as shown on Appendix A and B respectively. Limited growth will be allocated in settlement areas that are undelineated built-up areas, which in the case of Halton Hills would include the Rural Clusters and Hamlets. The policies of the Growth Plan also support the optimization of infrastructure, particularly along transit and transportation corridors, development of complete communities and support environmental and agricultural protection.

**Strategic growth areas in Halton Hills would include development in nodes (i.e. Downtown Georgetown and Acton) and along major roads, arterials or areas with existing or planned frequent transit (i.e., GO Stations).**

The Growth Plan policies require that all municipalities:

- encourage intensification generally to achieve the desired urban structure;
- identify the appropriate type and scale of development and transition of built form to adjacent uses;
- identify strategic growth areas to support achievement of intensification targets;
- ensure lands are zoned and developed in a manner to achieve complete communities;
- prioritize planning and investment in infrastructure and public service facilities to support intensification; and
- be implemented through official plan policies and designations, updated zoning and other supporting documents.

The Growth Plan does not include target densities for the areas around the Acton and Georgetown GO Station Areas because although they are major transit station areas, they are not on priority transit corridors. However, intensification is directed to areas with existing or planned transit. The Growth Plan includes specific policies for development in major transit station areas promoting planning for a diverse mix of uses, including second units and affordable housing, and prohibiting land uses and built form that would adversely affect the achievement of transit supportive densities.

The Town of Halton Hills 2010 Intensification Opportunities Study which informed Regional Official Plan Amendment No. 38 and the Town of Halton Hills Official Plan Amendment No. 9 were premised on the 2006 Provincial Growth Plan and the minimum 40 percent intensification target. Given the higher 2017 Growth Plan intensification targets, additional intensification opportunities will need to be identified on a Region-wide basis.



## 2.2.2 Infrastructure to Support Growth

The Growth Plan policy framework requires that municipalities undertake an integrated approach to planning that includes infrastructure investments and the protection of the environment. Planning for strategic intensification helps ensure that existing infrastructure is optimized before new infrastructure is built. The Growth Plan requires the integration of infrastructure planning and investment with land use planning. In this regard, master plans should be created to ensure that there is sufficient infrastructure capacity in strategic growth areas.

## 2.2.3 Implementation and Interpretation

Policies in the Growth Plan require that upper-tier municipalities delineate built-up areas, urban growth centres, major transit station areas and other strategic growth areas which are to be implemented through more detailed planning by the lower-tier municipality. The Growth Plan also requires that in planning to meet the minimum intensification targets, municipalities will develop and implement urban design and site design policies in Official Plans that direct the development of a high quality public realm and compact built form.

The Growth Plan specifies that although areas may be identified as strategic growth areas or delineated built-up areas, development on these lands is still subject to the relevant provincial and municipal land use planning policies and approval process. In addition, the Growth Plan identifies the protection of the Natural Heritage System, identified by the Province, and Watershed Planning as processes that must be incorporated to inform the protection of water/natural resources and decisions related to planning for growth.

## 2.2.4 Performance Indicators and Monitoring

The Province will develop a set of performance indicators to measure the effectiveness of the policies of the Growth Plan and may require municipalities to provide data and information demonstrating any progress made towards implementation. Additionally, the Growth Plan policies require that municipalities monitor and report on implementation of the Growth Plan within their municipalities, in accordance with any reporting requirements that may be issued by the Province.

## 2.3 Metrolinx Regional Transportation Plan for the Greater Toronto and Hamilton Area

The 2041 Regional Transportation Plan for the Greater Toronto and Hamilton Area (2018) highlights transportation goals that will help achieve the Province's objectives for land use intensification and the reduction of greenhouse gas (GHG) emissions. As a way to ensure that



intensification is successfully implemented, Metrolinx aims to invest in transportation including expanding the GO rail corridor and improving service and reliability. According to the Plan, GO Stations also have the potential to attract new development and intensification in existing communities. Halton Hills currently has two GO Stations one in Georgetown and one Acton. Currently, service is limited to four morning trains and four afternoon trains between Halton Hills and Toronto; however, two-way all-day GO train service will be provided by 2041 according to the Plan.

Metrolinx supports 'First Mile and Last Mile' planning, which refers to opportunities for getting people to and from transit stations, mobility hubs, and fixed-route transit services. The goal is to support any municipal programs that support alternatives to single-occupancy vehicle driving to transit stations such as carpooling, well-maintained infrastructure that facilitate walking, cycling, priority transit access and on demand shuttle services. First Mile and Last Mile Planning will help maximize the use of GO Services. As a result, intensification near GO Stations will need to consider multi-modal connections from GO Transit stations to key destinations including a range of options such as conventional and micro-transit, carpooling, walking and cycling.

In addition, one of the priorities identified in the Plan is to integrate transportation planning with land use planning. A strategy to fulfill this goal is to intensify and integrate development at Transit Stations and encourage land use that supports density, active transportation including walking and cycling, and sustainable built form. The Plan aligns with the 2017 Growth Plan and encourages increased height and density near transit facilities, nodes and corridors.

### 3.0 Regional Policy Context – Regional Official Plan

The Regional Structure includes Settlement areas, the Agricultural System and the Natural Heritage System. This Regional Structure is presented in Map 1 of the Regional Official Plan (see Appendix C). As a way to comply with the Provincial population and density targets identified in the 2006 Growth Plan, the Region of Halton established in policy:

- population and employment distributions;
- intensification and density targets; *and*
- phasing for each local municipality and for the Region as a whole to 2031.

Regional policies support development in a form that is compact, transit and active transportation supportive, reduces car dependency, and which makes efficient use of land and services (Regional Official Plan, Section 72(2)). In addition, the Region's Official Plan emphasizes that one of the objectives of the Urban Area is to identify an urban structure that supports the development of Intensification Areas (Regional Official Plan, Section. 72(6)).



Intensification areas will assist in facilitating and promoting intensification and increased densities (Regional Official Plan, Section 72(9)).

The Region directs to the built-up area a minimum of 40percent of new residential development occurring annually after 2015 (Regional Official Plan, Section 77(2.1). An annual intensification monitoring report is identified in the Official Plan to be undertaken each year to track the Region's performance. Similarly, the Region's Official Plan requires that local Municipalities through their official plan identify intensification areas and promote intensification by facilitating compact, transit-supportive built form and minimizing surface parking.

It is important to note that the Region is currently undertaking a review of the Official Plan to evaluate if its policies are still relevant and meet provincial policies including those intensification policies in the 2017 Growth Plan and other provincial plans summarized in the previous section. Once the Regional Plan is updated, population and density targets will have to align with those targets identified in the Provincial Growth Plan, including a proposed population growth of approximately 180,000 across the Region. The Region would then allocate this population growth across the four municipalities (Burlington, Halton Hills, Milton and Oakville) in an effort to ensure that population and intensification targets are met and conform to the 2017 Growth Plan. The Town's Intensification Opportunities Update will inform the Region of Halton on what portion of growth can be accommodated within the built boundaries of the Town, while aiming to promote well-planned intensification that supports the goals that have been identified through a number of studies including retaining Halton Hills' small-town charm and feel, supporting sustainable growth, and maintaining the character of the older neighbourhood areas.

#### **4.0 Town of Halton Hills Policy Context**

The Town of Halton Hills has undertaken a number of studies that support well-planned, attractive intensification in order to preserve prime agricultural land, the natural heritage system and maintain the urban- rural character of the Town. The Mature Neighbourhood Character Study completed in 2017, arose from public concern about the impact of large-scale home rebuilds, often referred to as "monster homes", on the character and integrity of the Town's mature neighbourhoods. The study culminated with the introduction of policies that aim to maintain the character of mature neighbourhoods and direct growth to intensification areas. In addition, Imagine Halton Hills, the Town's Sustainability Strategy recognizes the importance of intensification to promote sustainable growth. The Town's Intensification Study completed in 2010 identified areas that could support intensification within the Town. Building on this, the Intensification Opportunities Update will assess potential intensification areas and design and built form that aligns with the vision for the town as identified through previous studies.



## 4.1 Official Plan

The Town's Official Plan (OP), consolidated in January 2017, incorporated Growth Plan conformity amendments related to how best to implement intensification. Official Plan Amendment No. 9 (OPA 9) implemented the recommendations of the Town's Intensification Opportunities Study, which included delineation of the Built Boundary, minimum intensification targets for the area within the Built Boundary, and mapping of intensification areas. To meet the Town housing goals the OP lists as one of its objectives to assist in the achievement of residential intensification and affordable housing by encouraging opportunities for mixed-use development in appropriate locations (A.2.9.2). The OP identifies minimum intensification targets for new residential units Plan (see Fig 3, sec 4.4) and highlights that any units constructed within the Built Boundary, commencing in 2015 and each year thereafter will be monitored to ensure conformity with the Region's requirements under the GGH Growth Plan. According to the Official Plan, the Intensification Areas of the Town of Halton Hills consist of:

- A Major Transit Station Area, represented by the Georgetown GO Station/Mill Street Corridor Area and the Acton Downtown Redevelopment and Medium Density Residential/Commercial Sub-Areas;
- An Intensification Corridor, located along Guelph Street in Georgetown, and comprised of areas fronting on Guelph Street in the Georgetown Downtown Area, Community Node, and GO Station/Mill Street Corridor Area; *and*
- Other redevelopment areas, including the Civic Centre District, South Acton Special Study Area, Georgetown Downtown Area and Acton Downtown Area.

The following policies in the Official Plan are applicable to intensification within the Built-up Area and Major Transit Station Areas:

### Intensification Areas

- The Town shall ensure that Intensification Areas are development-ready by:
  - Coordinating with the Region the provision of water, wastewater, stormwater and transportation infrastructure with sufficient capacity to support the development densities planned for these areas;
  - Coordinating discussions with utility providers to ensure that adequate utility services are or will be in place to serve the proposed development; *and*



- Adopting Zoning By-laws or a Secondary Plan or Comprehensive Development Plan, within one year of the approval of the Official Plan Amendment introducing the Intensification Area.
- The intersections of Guelph Street and Mill Street, Guelph Street and Maple Avenue, and Guelph Street and Mountainview Road, are recognized as Activity Nodes in which mixed-use intensification is to be focused, within the broader Intensification Areas identified in this Plan.
- High quality urban design for development and redevelopment through intensification shall be required, consistent with the Urban Design Guidelines specified in the Plan, and any other urban design guidelines prepared in support of Secondary Plans or Comprehensive Development Plans.
- The Appropriate type and scale of development in intensification Areas shall be addressed through detailed Secondary Plans or Comprehensive Development Plans for each area, including the preparation of urban design guidelines, where appropriate.
- Any site-specific Official Plan or Zoning By-law amendment to reduce development density within an intensification Area is prohibited by this Plan, unless it is part of the municipal comprehensive review of the Official Plan or review of the Secondary Plan for Intensification Area.

### **Major Transit Station Area**

- The Georgetown GO Station/Mill Street Corridor Area is a Major Transit Station Area which is intended to be the primary focus for high density residential and/or mixed use intensification in the Town, and is subject to detailed Secondary Plan policies contained in the Plan.
- The Acton Major Transit Station Area is located in Downtown Acton and generally corresponds to the Acton Downtown Redevelopment Sub-Area designation. This area is intended to accommodate moderate levels of intensification, and policies for the Acton Downtown Redevelopment Sub-Area and adjacent Acton Downtown Medium Density Residential Commercial Sub-Area are contained in the Plan.
- Planning for the Major Transit Station Area shall be guided by the following objectives:
  - To achieve increased residential and employment densities to ensure the viability of existing and planned transit infrastructure and service; *and*
  - To provide access from various transportation modes to the transit station, including consideration of, but not limited to, pedestrians, bicycle routes and bicycle parking, commuter pick-up/drop-off areas, carpool parking, car share vehicles, and parking/recharging stations for electric vehicles.





The Plan also emphasizes that lands outside of the Intensification Areas generally consist of stable residential neighbourhoods, the character of which should be protected from incompatible intensification<sup>2</sup>.

## 4.2 Mature Neighbourhood Study

The Mature Neighbourhood Study was undertaken to review the Town's older neighbourhood areas with the objective of determining how to better accommodate new housing, replacement housing, additions and alterations while ensuring the character of the older neighbourhood areas is maintained. As a result of the Study, a number of Official Plan amendments were identified to maintain neighbourhood character in mature neighbourhoods. The recommended changes to the Official Plan introduced zoning requirements for new housing, replacement housing, addition, and alterations in Mature Neighbourhood Areas. With this in mind, the Intensification Opportunities Update will consider opportunities for intensification in the built-in areas while defining infill design guidelines that comply with established residential neighbourhoods policies.

A number of policies were put in place to protect Mature Neighbourhood Areas including:

- To maintain and enhance the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, and alterations are compatible, context sensitive, and respectful of the existing character of the neighbourhood.
- To maintain and enhance the character and stability of existing and well established residential neighbourhoods by ensuring that development and redevelopment is compatible, in terms of built form, with the character of adjacent buildings and neighbourhoods and the scale and density of existing development.
- New housing, replacement housing, additions, and alterations within Mature Neighbourhood Areas shall be permitted provided they are compatible, context sensitive, and respectful of the existing character of the neighbourhood.

In addition, zoning by-law amendments were introduced to further detail appropriate standards for new housing, replacement housing, additions, and alterations within Mature Neighbourhood Areas, including lot coverage, building height, and side yard setbacks amongst other standards.

## 4.3 Imagine Halton Hills – Integrated Community Sustainability Strategy

In 2013, the Town of Halton Hills completed Imagine Halton Hills, a Strategy to guide the journey towards sustainability and to achieve a higher quality of life in the Town. The Strategy identifies

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<sup>2</sup> Limited intensification, outside the Intensification Area may be permitted primarily through contextually appropriate infill, redevelopment and brownfield and greyfield sites subject to detailed land use designation and policies.





economic prosperity as one of its Pillars and promotes intensification as a more sustainable way to absorb future population growth without further encroaching on prime agricultural lands. Furthermore, the Strategy emphasises increasing the amount of development in intensification areas, including brownfield redevelopment sites and other appropriately designated infill sites to promote sustainable land use and ultimately achieve the Town's sustainability goals. During the public engagement activities completed as part of Imagine Halton Hills, residents described that retaining Halton Hills' small-town charm and ambiance will require

*“maintaining a strong sense of tightly knit community, well planned growth where community infrastructure keeps pace with development, retention of the Town's bountiful open space and natural environment, retaining the community's rural and urban values, encouraging tasteful intensification in order to preserve prime agricultural lands that support a thriving farming community, maintaining a distinct character from surrounding municipalities, and being a model sustainable community”.*

The Intensification Opportunities Update will need to consider ways to implement intensification targets while maintaining the Town's small-town charm and a sense of tightly knit community.

#### **4.4 Transit Service Strategy**

The Town of Halton Hills is currently exploring opportunities towards providing a “Made-in-Halton Hills” solution that meets the current and future mobility needs of the community. The strategy will build on the existing ActiVan specialized transit service and the Regional GO Train services. The Transportation Service Study will consider intensification areas to determine key priorities for the Town's transit Service and to plan for anticipated growth.

The Study will analyze the potential demand and key users for transit services, the type(s) of transit service to be provided and the connections the service will provide. Projected population and employment growth in the identified intensification areas will inform the need for transit resources needed to provide more travel choices and support the Town's strategic goal to achieve sustainable growth by providing infrastructure and services that meets the needs of the community in an efficient, effective and environmentally sustainable manner.

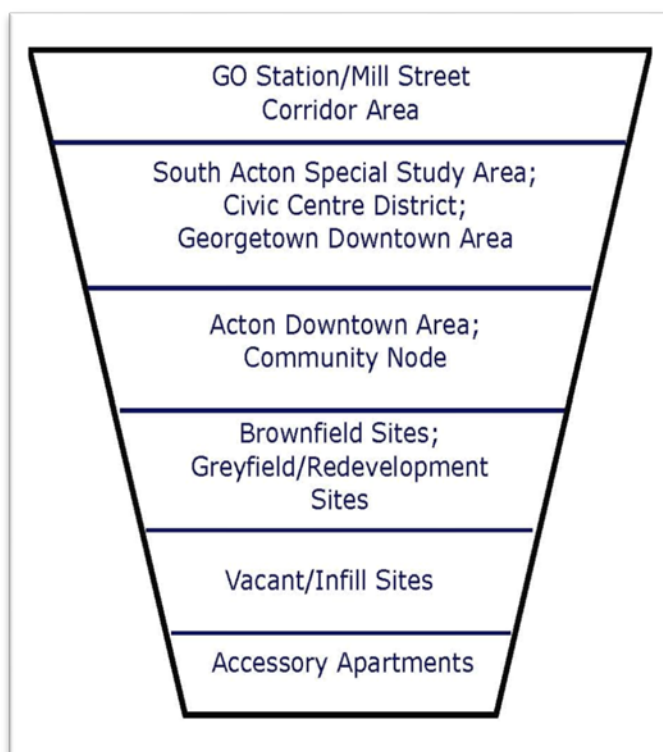
#### **4.4 Summary of Findings of 2010 Intensification Opportunities Study**

The 2010 Study included a comprehensive review of properties within Halton Hills that had intensification potential to the year 2031. The Study identified a hierarchy of Intensification Areas as shown on Figure 2, with the most units allocated to the GO Station/Mill Street Area, and the least units anticipated to be accommodated within vacant infill sites and in accessory



apartments. Within the Intensification Areas, the study concluded that Halton Hills could accommodate a total of 5,100 potential intensification units within the designated Built-up Areas to the year 2031. The minimum targets as identified on Figure 3 were incorporated into the Town's Official Plan through Official Plan Amendment No. 9.

**Figure 2: Hierarchy of Intensification Areas**



**Figure 3: Minimum Residential Intensification Targets by Area**

Intensification Area	2016-2031 Target (Units)
GO Station/Mill Street Corridor Area	1,540
Downtown Area	340
Community Node	170
Civic Centre District	520
Other Intensification	630
<b>Georgetown TOTAL</b>	<b>3,200</b>
Downtown Area	90
South Acton Special Study Area	1,240
Other Intensification	460
<b>Acton TOTAL</b>	<b>1,790</b>
Hamlets	110
<b>Built Boundary TOTAL</b>	<b>5,100</b>

Note: Other Intensification refers to intensification on individual sites outside of Intensification Areas, and/or accessory apartments within permitted land use designations of this Plan.

The 2010 Intensification Study provided the following policy recommendations:

- The delineation on a schedule of the Built Boundary as defined by the Ministry of Energy and Infrastructure for the Urban Areas of Acton and Georgetown, within which new units are considered intensification by the Growth Plan.
- A table specifying the minimum intensification target of 5,100 residential units over the 2015 to 2031 period, as directed in the Regional Official Plan, and the anticipated distribution of this target by Intensification Area, based upon the conclusions of the Intensification Opportunities Study Background Report, and the GO Station Area Land Use Study Preferred Land Use Alternative.
- The delineation on a schedule of the boundaries of the Intensification Areas noted above.
- The identification of the Georgetown Downtown Redevelopment Area and the Trafalgar Road Redevelopment Area, within the Georgetown Downtown Area and Civic Centre



District Intensification Areas, respectively, and the inclusion of land use policies to encourage intensification through redevelopment.

- The identification of the Georgetown GO Station as Major Transit Station as defined by the Growth Plan, together with general policies that are elaborated upon in the Secondary Plan for the GO Station/Mill Street Corridor Intensification Area; Policies with respect to intensification to address conformity with the Growth Plan and Regional Official Plan Amendment No. 38 (Sustainable Halton).

The Intensification Opportunities Update will carry on from the 2011 Study and review the boundaries of intensification areas, account for sites that have developed, and confirm the number of units allocated to each site and assess if development potential is in the short, medium or long term.

## 5.0 Conclusion

A review of the current policy context for intensification in the Town confirms that the current intensification policies require updating to accommodate the projected population growth. Provincial and Regional policies embedded in the Provincial Growth Plan, Provincial Policy Statement (PPS) and the Region of Halton Official Plan support intensification and prescribe intensification targets and preferred intensification areas for local municipalities. The Town has also undertaken a series of studies that support intensification and aim to support sustainable population and employment growth.

The Provincial 2017 Growth Plan includes new population targets for the Region of Halton until 2041. In addition, directs the Region to allocate 50 percent of growth within the built boundaries between the next Municipal Comprehensive Review and 2031 and at least 60 percent beyond 2031. Other Provincial Plans including the Provincial Policy Statement, and Metrolinx 2041 Transportation Plan for the Greater Toronto Area and Hamilton Area indicate the need to support intensification as a crucial strategy to build complete communities, promote sustainable growth, encourage the use of public transportation, reduce greenhouse gas (GHG) emissions, and protect agricultural land and the natural heritage system. The Region of Halton Official Plan, currently under review, will need to allocate the population target that has been assigned by the Province through the 2017 Growth Plan. By 2041, Halton is expected to grow to more than one million people. Approximately, 50percent of this population growth will need to be allocated within the Town's built boundaries. Considering the increased population targets introduced in the Provincial Growth Plan, the Intensification Opportunities Update will identify intensification areas and 'best practices' in urban design for infill development in the Town in order to provide input to the Region, as they complete the Regional Official Plan Review, on the level of growth

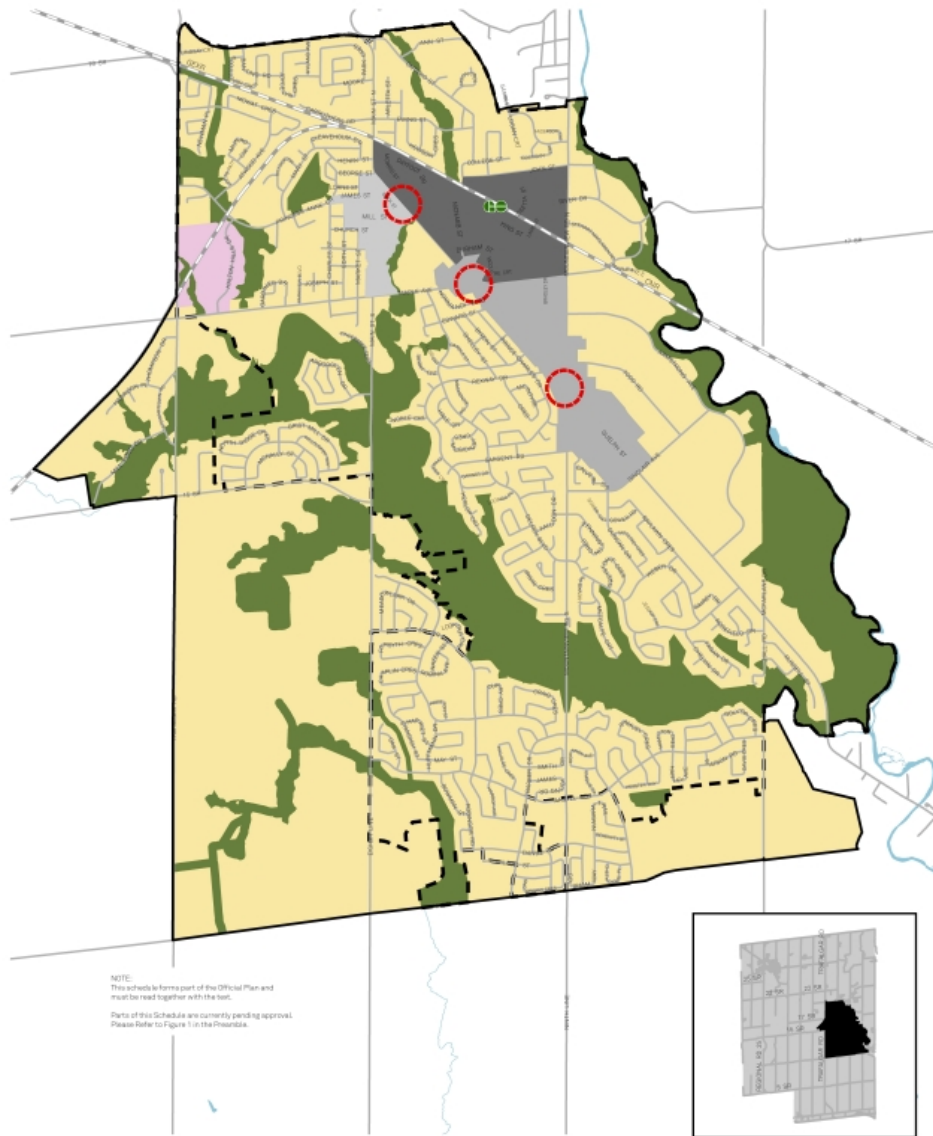


that can be accommodated within the Town's built-in areas and develop more specific intensification policies that will enable well-planned intensification in the Town.

The Intensification Opportunities Update must consider other studies such as the Mature Neighbourhood Study and the Town's sustainability Strategy, to ensure that intensification is achieved by using high quality urban design for development and redevelopment in designated areas, while protecting Mature Neighbourhood Areas and preserving the Town's small-town feel. Through this Study, the current policies that relate to intensification within the built boundary and Major Transit Areas will have to be reevaluated to achieve the required intensification and continue to protect the Town's character

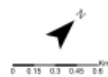


# Appendix A: Georgetown Built Boundary and Intensification Areas

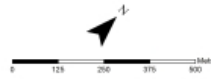
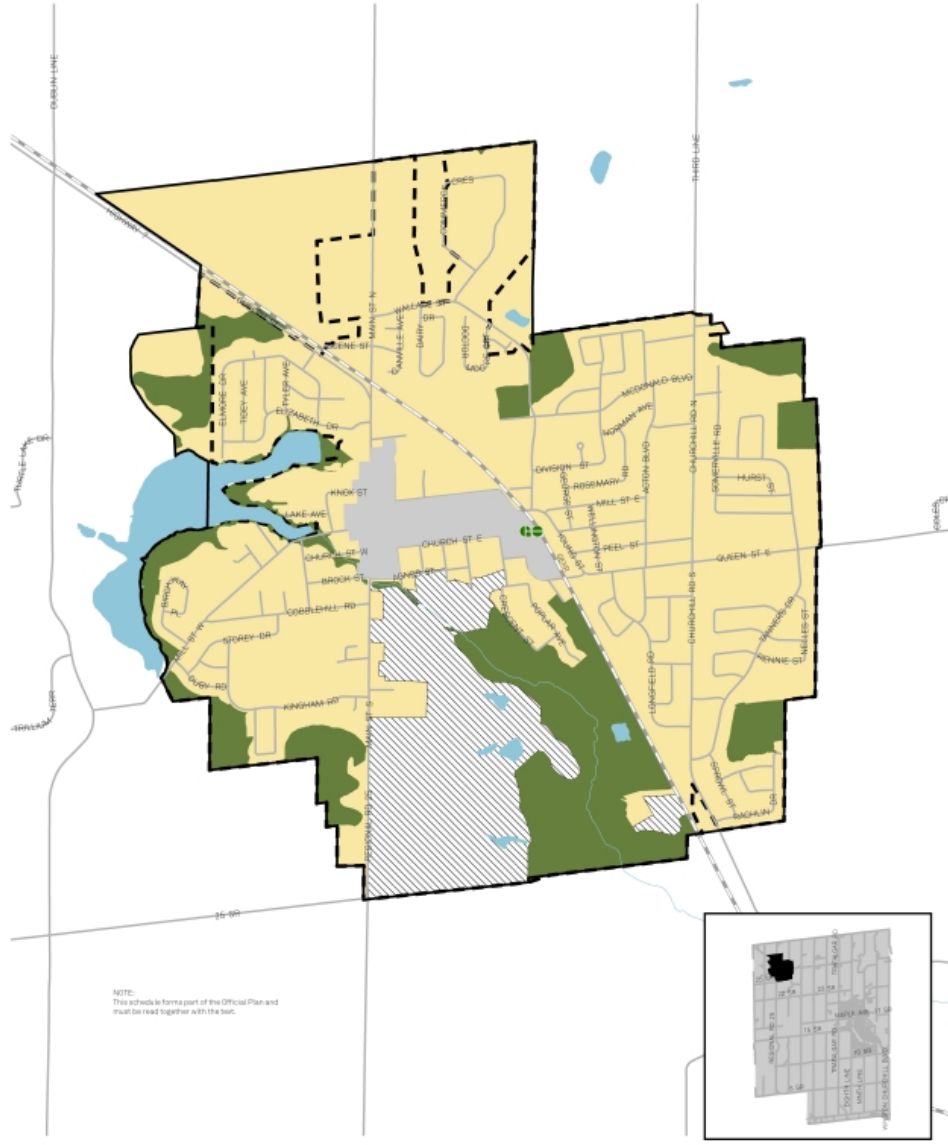


NOTE:  
This schedule forms part of the Official Plan and must be read together with the text.  
Parts of this Schedule are currently pending approval. Please Refer to Figure 1 in the Preamble.

- |   |                     |                              |                       |
|---|---------------------|------------------------------|-----------------------|
| <b>Environmental &amp; Open Space Areas</b> | <b>Urban Areas</b>  | <b>Civic Centre District</b> | <b>Waterbody</b>      |
| Greenlands                                  | Urban Area          | Urban Boundary               | Watercourse           |
|   | Downtown Area       | Activity Node                | Railway Line          |
|   | Community Node Area |                              | Major Transit Station |
|   | GO Station Area     |                              |                       |



# Appendix B: Acton Built Boundary and Intensification Areas



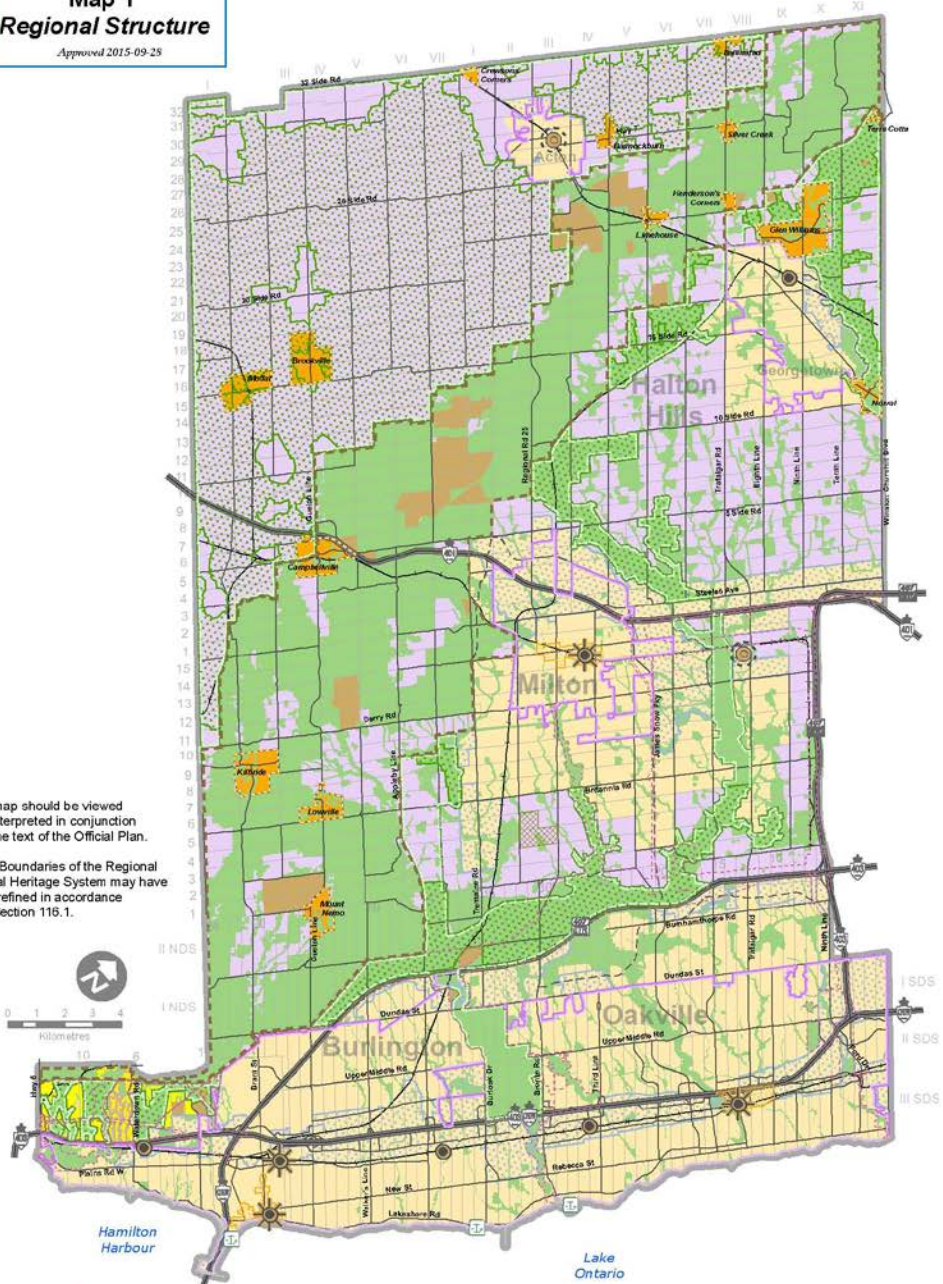


# Appendix C: Regional Structure

**Map 1**  
**Regional Structure**  
*Approved 2015-09-28*

This map should be viewed and interpreted in conjunction with the text of the Official Plan.

\* The Boundaries of the Regional Natural Heritage System may have been refined in accordance with Section 116.1.



- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li> Waterfront Park (See Map 2)</li> <li> Major Transit Station</li> <li> Proposed Major Transit Station</li> <li> Mobility Hub</li> <li> Rail Line</li> <li> Proposed Major Arterial</li> <li> Major Road</li> <li> Provincial Freeway</li> <li> Lot and Concession Line</li> <li> Municipal Boundary</li> </ul> | <ul style="list-style-type: none"> <li> Urban Area <i>Approved 2013-10-21</i></li> <li> Hamlet</li> <li> Agricultural Area</li> <li> Regional Natural Heritage System *</li> <li> Mineral Resource Extraction Area</li> <li> North Aldershot Policy Area</li> <li> Greenbelt Natural Heritage System (Overlay)</li> </ul> | <ul style="list-style-type: none"> <li> Greenbelt Plan Protected Countryside Boundary</li> <li> Niagara Escarpment Plan Boundary</li> <li> Parkway Belt West Plan Boundary</li> <li> Built Boundary</li> <li> Employment Area <i>Approved 2013-10-21</i></li> <li> Urban Growth Centre</li> <li> Area Eligible for Urban Servicing</li> <li> Halton Waste Management Site</li> </ul> |
|---|---|--|

September 2, 2015

