



# DG

*Destination*  
DOWNTOWN



## SECONDARY PLAN

August 16, 2019



**The Planning Partnership**  
PLAN B Natural Heritage  
SCS Consulting Group  
NBLC  
Cole Engineering  
BRAY Heritage  
Meridian Planning Consultants

# TABLE OF CONTENTS

<b>H7.1</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>H7.2</b>	<b>VISION + PRINCIPLES</b>	<b>1</b>
	H7.2.1 VISION STATEMENT	2
	H7.2.2 PRINCIPLES	2
<b>H7.3</b>	<b>OBJECTIVES FOR A SUCCESSFUL DOWNTOWN</b>	<b>2</b>
	H7.3.1 A COMPLETE COMMUNITY	2
	H7.3.2 A HIGH QUALITY DOWNTOWN	3
	H7.3.3 A HEALTHY DOWNTOWN	3
	H7.3.4 A SUSTAINABLE DOWNTOWN	4
	H7.3.5 A VIABLE DOWNTOWN	4
<b>H7.4</b>	<b>GROWTH MANAGEMENT</b>	<b>5</b>
<b>H7.5</b>	<b>LAND USE DESIGNATIONS</b>	<b>6</b>
	H7.5.1 INTRODUCTION	6
	H7.5.2 HISTORIC MAIN STREET AREA	7
	H7.5.3 DOWNTOWN REGENERATION AREA	10
	H7.5.4 DOWNTOWN NEIGHBOURHOOD AREA	13
	H7.5.5 NATURAL HERITAGE SYSTEM	14
	H7.5.6 MAJOR PARKS AND OPEN SPACE AREA	14
<b>H7.6</b>	<b>URBAN DESIGN POLICIES</b>	<b>14</b>
	H7.6.1 DESIGN OBJECTIVES	14
	H7.6.2 HERITAGE DESIGN POLICIES	15
	H7.6.3 DESIGN POLICIES FOR BUILDINGS	15
	H7.6.4 DESIGN POLICIES FOR THE PUBLIC REALM	17
	H7.6.5 SUSTAINABLE DESIGN POLICIES	19
<b>H7.7</b>	<b>MOBILITY POLICIES</b>	<b>22</b>
	H7.7.1 THE STREET NETWORK	22
	H7.7.2 PUBLIC TRANSIT	23
	H7.7.3 ACTIVE TRANSPORTATION	23
	H7.7.4 MULTI-USE TRAILS	23
	H7.7.5 TRANSPORTATION DEMAND MANAGEMENT	24
	H7.7.6 PARKING	24
<b>H7.8</b>	<b>IMPLEMENTATION POLICIES</b>	<b>25</b>
	H7.8.1 COMMUNITY IMPROVEMENT	25
	H7.8.2 DOWNTOWN BUSINESS IMPROVEMENT AREA	25
	H7.8.3 HERITAGE CONSERVATION DISTRICT	25
	H7.8.4 SITE PLAN CONTROL	25
	H7.8.5 COMMUNITY BENEFITS	25
<b>H7.9</b>	<b>SPECIAL POLICY AREAS</b>	<b>26</b>
	H7.9.1 SPECIAL POLICY AREA 1	26
	H7.9.2 SPECIAL POLICY AREA 2	26

## H7.1 INTRODUCTION

- a) This Secondary Plan is a refinement of the existing policy framework for development within Downtown Georgetown. This Secondary Plan does not propose any development, but rather, it establishes a framework within which the Town will review future redevelopment applications.
- b) In considering the policies of this Secondary Plan, Provincial and Regional policies shall be read in their entirety and all relevant policies are to be applied to each application for development.
- c) This Secondary Plan shall be read in its entirety, and all relevant policies applied to every application for development. Further, this Secondary Plan shall be read in conjunction with all of the applicable policies of the Town of Halton Hills Official Plan. Where there is a conflict between the policies of this Secondary Plan and any policies in the Official Plan, the policies of this Secondary Plan shall apply.
- d) This Secondary Plan includes the following text, as well as:
  - i. Schedule H7-1 - Downtown Georgetown Land Use Plan;
  - ii. Schedule H7-2 - Downtown Georgetown Built Form; and,
  - iii. Schedule H7-3 - Downtown Georgetown Active Transportation Plan.
- e) Attached to this Secondary Plan are the following Appendices:
  - i. Appendix I - Downtown Georgetown Demonstration Plan;
  - ii. Appendix II - Downtown Georgetown Design Guidelines; and,
  - iii. Appendix III - Downtown Georgetown Cultural Heritage Resources.

- f) The Appendices are intended to provide additional detail and clarity to the policies and Schedules of this Secondary Plan. They are Council endorsed, but are not a statutory component of this Secondary Plan.

## H7.2 VISION + PRINCIPLES

Today the Downtown remains the administrative, cultural and historic heart of Georgetown. It is also a residential neighbourhood, containing a significant cluster of service commercial and retail activity. The retail component generally includes smaller-scale stores that serve a 'boutique' function, serving both the local residential community, and beyond.

Downtown Georgetown includes an eclectic mixture of buildings - different styles, different scales and from different eras. The mixture of land uses varies from single detached homes to apartments and small-scale office uses. Main Street supports an inventory of historic buildings that accommodate a range of retail and service commercial land uses and restaurants.

Downtown Georgetown includes distinct districts that reflect the historic development pattern that has evolved over the past century and a half. These districts form the basis for the land use and policy framework articulated in this Secondary Plan.

New development within Downtown Georgetown will happen incrementally over the long-term. New development will take many forms and will respond to market forces, financial feasibility and political directions over many years. To achieve long-term success, it is imperative that a commitment to revitalization and redevelopment is shown by the public sector, including the Town, the Region and, where appropriate, the Province of Ontario.

## H7.2.1 Vision Statement

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

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

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

## H7.2.2 Principles

- › Ensure new development celebrates and protects the existing **built heritage character** of the Downtown.
- › Establish a variety of beautiful **public gathering spaces** to support cultural events, festivals and community life throughout the year.
- › Create **vibrant, safe and comfortable pedestrian-oriented streets** that enhance mobility for pedestrians, cyclists and drivers and support existing and future transit.
- › Promote a **mix of uses** in a variety of **building forms**, including a range of housing types and opportunities for retail, commercial and community uses.
- › Protect and enhance **natural features** while broadening opportunities for public access, enjoyment, education and stewardship.
- › Demonstrate **high-quality design** in new development and incorporate best practices that respect and complement the character of Downtown Georgetown and its adjacent neighbourhoods.

- › Incorporate **sustainable development and construction** practices to maximize resource conservation.

## H7.3 OBJECTIVES FOR A SUCCESSFUL DOWNTOWN

Building upon the Vision + Principles, fundamental to realizing a successful Downtown Georgetown are a number of interrelated objectives. These objectives are as follows:

### H7.3.1 A Complete Community

- a) A complete community meets people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing including affordable housing, public services and community infrastructure including educational and recreational facilities, and a robust open space system. Convenient access to transit and options for active transportation are crucial elements of a complete community. Objectives are:
  - i. To support the creation of a complete community with easy access for all residents of all ages and abilities to a wide range of uses including shopping and restaurants, parks and open spaces, employment opportunities, educational and cultural opportunities, live-work options, mobility options, a mix and diversity of housing types, and a range of community facilities, services and amenities;
  - ii. To encourage the development of a complete community that includes higher intensity built forms and land uses that optimize the use of land, while maximizing the efficiency and cost effectiveness of municipal service infrastructure. Higher intensity forms of housing may also enhance life-cycle and affordable housing options; and,
  - iii. To work with the Region of Halton to achieve an affordable housing target of 30 percent of all new dwelling units.

### H7.3.2 A High-Quality Downtown

- a) A high-quality and ultimately a beautiful Downtown will include well designed buildings, streetscapes, parks and open spaces. A beautiful Downtown protects natural and cultural heritage features and viewsapes and includes an accessible and well-designed system of public parks and open spaces that celebrate the area, and provide opportunities for enjoyment by the entire population.
- b) A high-quality Downtown recognizes the importance of the inventory of cultural heritage resources and builds upon that context, identifying destinations, landmarks and gateways that distinguish the Downtown within its broader context and strengthens its sense of place. Crucial to a high-quality Downtown is the attention to the interplay among built form, the public realm and the natural environment.
- c) A high-quality Downtown should engender a sense of pride as a place to live and a sense of stewardship in its long-term care and maintenance. Objectives are:
  - i. To develop a welcoming Downtown that encourages and supports active living, social engagement, civic pride and the creation of a sense of place and well-being for all people of all ages and abilities;
  - ii. To include landmarks and gateways that clearly identify where you are, and when you have arrived. Landmarks must be recognizable and visible from a distance. Gateways help recognize entry points into the Downtown. Landmarks and gateways can include buildings, structural elements and/or landscape features;

- iii. To build beautiful public and private streets and streetscapes. Streets need to accommodate all modes of transportation and be designed to be pedestrian friendly and safe. Building facades play a crucial role in defining and animating the street edge and creating the image and character of the Downtown. Together the roads and the adjacent building facades create a streetscape;
- iv. To ensure that parks and open spaces, including the existing natural features, are beautiful, accessible and linked together. Parks and open spaces need to be visible and accessible from, and integrated with, the street network, and include a full array of opportunities for outdoor festivals, recreation and play, as well as quiet contemplation. High quality landscape architecture will ensure that these outdoor spaces include public art and appropriate grading, paving and planting materials that celebrate the landscape context; and,
- v. To require high quality architecture that transcends a theme or a specific period in time is fundamental to a beautiful community. Buildings should be compatible with one another, but there must be a diversity of height and scale, and a diversity of style that may be defined through building materials, colour and architectural details. The historic context of Downtown Georgetown presents an opportunity for outstanding urban design that showcases a high-quality destination, desirable to both residents and visitors alike.

### H7.3.3 A Healthy Downtown

- a) A healthy Downtown consciously seeks to improve the health of its citizens by putting public health high on the social and political agenda. Physical, social and mental well-being are the necessary components of public health.

- b) The built environment should be designed to create opportunities that encourage residents to be physically active and socially engaged. A fundamental element of a healthy community is the inclusion of active transportation. Active transportation refers to any form of human-powered transportation. Objectives are:
- i. To plan for an active transportation system which is highly integrated and connected within the Downtown, the adjacent communities, the Town and to transportation systems that serve the broader Region;
  - ii. To design the Downtown around pedestrian activity with a substantial number of destinations, including parks, cultural and community facilities, shopping and restaurant opportunities, all within walking distance to promote walking and cycling and which, in turn, encourages daily physical activity and lessens the dependence on automobiles;
  - iii. To ensure that the appropriate level of infrastructure and amenities are provided along active transportation routes to ensure pedestrian comfort and to create enjoyable and safe environments through which to travel; and,
  - iv. To provide for “age-in-place” facilities within Downtown Georgetown that anticipate changing housing needs for an ageing population.
- b) A sustainable Downtown manages its human, natural and financial resources equitably and takes a long-term view – one that is focused on both present and future generations. Sustainability success relies upon having specific and measurable targets for indicators related to energy, water and waste. Objectives are:
- i. To protect and enhance local and regional ecosystems and biological diversity;
  - ii. To promote the responsible use of resources to ensure long-term sustainability, reduce greenhouse gas emissions, and reduce demands for energy, water and waste systems;
  - iii. To demonstrate leadership in sustainable forms of green building design and technology, including the incorporation of renewable and alternative energy sources, as well as opportunities to improve air quality;
  - iv. To incorporate low impact design and other site design strategies to mitigate environmental impacts and to create a more comfortable urban environment;
  - v. To require a transportation system that reduces reliance on the automobile as the primary mode of transportation, promotes the use of no/low carbon vehicles, promotes active transportation and is transit ready; and,
  - vi. To identify, understand and address high priority risks and vulnerabilities through the integration of practical and effective resiliency measures in the design of buildings, streetscapes, parks and natural areas.

### H7.3.4 A Sustainable Downtown

- a) A sustainable Downtown is economically, environmentally, culturally and socially healthy and resilient. It meets the challenges of climate change and other environmental issues through integrated solutions rather than through fragmented, incremental approaches that meet one objective at the expense of another.

### H7.3.5 A Viable Downtown

- a) A viable Downtown provides needed goods and services to a growing local residential community, and is a desirable destination for other people in Halton Hills and beyond. A successful retail and service commercial community is crucial to a viable Downtown. Objectives are:

- i. To ensure that development optimizes the use of land and is appropriate for the market place, and that this Secondary Plan has the flexibility to respond to, and encourage, positive changes in the market place over time;
- ii. To maximize the efficient use of existing infrastructure investments and to promote the coordinated, efficient and cost effective delivery of service infrastructure and community infrastructure that is appropriate for the planned urban development forms;
- iii. To ensure that new development supports a full range of mobility options, including transit;
- iv. To ensure that all development is sustainable and financially viable over its life-cycle; and,
- v. To continue to encourage and support partnerships and collaboration between the Town and service delivery groups such as the Downtown BIA, the Chamber of Commerce and Heritage Halton Hills.

## H7.4 GROWTH MANAGEMENT

- a) Downtown Georgetown is identified as one of two Downtown Areas within the Town of Halton Hills Official Plan. It is within the Built Boundary and it is to be a focus for contextually appropriate intensified development.
- b) It is estimated that the Downtown is approximately 21 gross hectares in size and currently accommodates approximately:
  - i. A total of 650 population-related job opportunities, accommodated in approximately 32,500 square metres of non-residential Gross Floor Area; and,
  - ii. 445 dwelling units accommodating about 1,350 residents in an array of house forms.

The existing gross density of Downtown Georgetown is estimated to be approximately 105 persons and jobs combined per hectare.

- c) To the year 2031, the identified time horizon of this Secondary Plan, Downtown Georgetown is expected to accommodate approximately:
  - i. A total of 730 population-related and/or knowledge-based jobs (80 new or replacement jobs); and,
  - ii. 1,000 total dwelling units, accommodating approximately 2,875 residents (555 new dwelling units, accommodating an additional 1445 residents).

The anticipated gross density of Downtown Georgetown by 2031 is estimated to be approximately 170 persons and jobs combined per hectare.

- d) Like all historic downtowns, Downtown Georgetown is expected to continue to grow and to evolve well beyond 2031. The Land Use designations and associated policy framework in this Secondary Plan anticipate ongoing growth to achieve a total of between 1630 total dwelling units accommodating a population of approximately 4,260 residents, as well as about 40,000 square metres of non-residential floor space, accommodating 800 population-related and/or knowledge-based jobs to the year 2041, and beyond.

The anticipated gross density of Downtown Georgetown to 2041, and beyond, is estimated to be approximately 240 persons and jobs combined per hectare.

- e) All new development within Downtown Georgetown is to be counted toward the Town's residential intensification target to the year 2031.

- f) Phasing development in an existing, built context like Downtown Georgetown is both complex and highly subjective. The actual achievement of the intensification opportunities identified in this Secondary Plan is reliant upon:
  - i. Financial feasibility and market acceptance;
  - ii. The subsequent planning approvals processes;
  - iii. The availability of municipal infrastructure;
  - iv. The implementation of enhanced transit facilities;
  - v. Landowner motivation and urgency;
  - vi. Alternative opportunities for development in greenfields;
  - vii. Council priorities; and,
  - viii. The provision of development incentives.
- g) Promotes the Downtown as a focal area for investment in commercial, institutional, cultural, entertainment and residential uses; and,
- h) Ensures that new development is compatible with existing development patterns both within the Downtown and within adjacent Mature Neighbourhoods;
- i. Promote new programs and/or financial mechanisms to ensure more urban lifestyle choices and a high standard of urban design, while reducing the costs of new forms of development in the Downtown;
- j. Enhance the appearance and encourage a high level of property maintenance for buildings and their surroundings from both the public and private sectors;
- k. Ensure that public sector improvement projects are undertaken within a comprehensive design and implementation program that is consistent with the policy objectives of this Secondary Plan; and,
- l. Encourage the Town to work with other government agencies and the private sector to promote innovative housing forms and development techniques in the Downtown that will facilitate the production of housing that is affordable to the residents of Halton Hills.

## H7.5 LAND USE DESIGNATIONS

### H7.5.1 Introduction

- a) The policy directives of this Secondary Plan make the Downtown Area a focus for investment in the years to come. The designations and policies of this Secondary Plan are intended to:
  - i. Identify the current structure of the Downtown and determine where new development activity should be focused;
  - ii. Reduce barriers to redevelopment and support the re-use of existing buildings through a flexible policy regime;
  - iii. Provide clear direction that:
    - › Protects and enhances the character and viability of the historic Main Street;
- b) Appendix I - Downtown Georgetown Demonstration Plan is attached to this Plan to provide general guidance and context to the Town in consideration of development applications as they are received over time.

The Demonstration Plan provides a conceptual example of how the Downtown may develop comprehensively over time, including ideas about built form, height distribution and the potential locations for park spaces. The Demonstration Plan does not represent any implicit development scenario nor does it preclude any subsequent development approvals process.



- c) All development, with the exception of additions to commercial buildings less than 75 square metres, within the Downtown shall be:
  - i. Subject to the provisions of a community benefits, under Section 37 of the Planning Act;
  - ii. Subject to Site Plan Control and may be subject to a Zoning By-law Amendment. The Town may, through the provisions for Site Plan Control, consider requirements for landscape design, building design, sustainable design, colour, building material and architectural detail as identified in Section 41 of the Planning Act; and,
  - iii. In conformity with the Urban Design Policies of this Secondary Plan and consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.
- d) The land use designations that apply to Downtown Georgetown are identified on Schedule H7-1 - Downtown Georgetown Land Use Plan, and include:
  - i. Historic Main Street Area;
  - ii. Downtown Regeneration Area;
  - iii. Downtown Neighbourhood Area;
  - iv. Natural Heritage System; and,
  - v. Major Parks and Open Space Area.

## H7.5.2 Historic Main Street Area

### H7.5.2.1 Goal

It is a goal of this Secondary Plan to promote the economic vitality of the Historic Main Street Area, as identified on Schedule H7-1 - Downtown Georgetown Land Use Plan, within a context of historic preservation, while at the same time encouraging adaptive reuse, redevelopment and intensification where appropriate.

It is also a goal of this Secondary Plan to ensure new development is appropriately designed to reflect the heritage character of Main Street, and is compatible with existing development within this Area, and with development within abutting Areas.

### H7.5.2.2 Permitted Land Uses

- a) Land uses within this Area will continue to function as a focal point for commerce and hospitality in the Town, accommodating a diverse mix of uses and opportunities. Permitted uses on lands identified as within the Historic Main Street Area on Schedule H7-1 - Downtown Georgetown Land Use Plan may include:
  - i. Residential apartments and townhouse dwelling. Townhouse dwellings may include an associated secondary dwelling unit;
  - ii. Communal/special needs housing;
  - iii. Bed and breakfast establishments;
  - iv. Home occupations;
  - v. Live-work uses;
  - vi. Day care facilities;
  - vii. Retail and service commercial uses;
  - viii. Restaurants;
  - ix. Hotels;
  - x. Places of worship and other institutional uses;
  - xi. Cultural, administrative, recreational and entertainment uses;
  - xii. Private and commercial schools;
  - xiii. Libraries, museums and art galleries;
  - xiv. Commercial and professional offices;

- xv. Parking facilities at-grade and/or in structure;
  - xvi. Parks and urban squares; and,
  - xvii. Public uses and public and private utilities.
- b) The Town will, through the Implementing Zoning By-law, refine the list of permitted land uses to ensure that new development is consistent with the Vision and Guiding Principles of this Secondary Plan, as well as appropriate and compatible in the context of adjacent land uses and the surrounding community.
  - c) The existing Halton Hills Library and Cultural Centre is identified on Schedule H7-1 - Downtown Georgetown Land Use Plan.
- e) New stand-alone residential buildings, including communal/special needs housing as well as tourist accommodations are permitted at-grade only on side streets within the Historic Main Street Area, provided Council is satisfied that:
    - i. The proposed at-grade facade is pedestrian in scale and incorporates a primary entrance; and,
    - ii. The building is designed to be compatible with and complement adjacent buildings.
  - f) Permitted retail and service commercial uses, and restaurants shall have a maximum Gross Floor Area of 1,500 square metres per use.

### H7.5.2.3 Development + Design Policies

- a) Land assembly is encouraged to create larger, more viable development parcels that may, or may not, incorporate existing buildings, within the Historic Main Street Area.
  - b) Buildings and sites should accommodate an array of compatible development. A mixture of uses in proximity to each other is encouraged not just within this Area in general, but also on individual development sites, and within individual buildings.
  - c) All permitted uses shall be accommodated within Low-Rise Buildings, or Mid-Rise I Buildings, in accordance with the policies of this Secondary Plan. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
  - d) High activity uses that animate the streetscape and encourage foot traffic are required at-grade abutting Main Street, and are encouraged at-grade along the side streets within the Historic Main Street Area, with uses such as offices and residential apartments on second floors and above. At-grade façades shall incorporate primary building entrances and broad window treatments at street level.
- g) Parking areas for any permitted land use shall be located in structure, where possible. Where surface parking is necessary, it is preferred that it be located within the rear yard. Where any parking facility is located adjacent to a public street, it shall be designed to complement and integrate with adjacent buildings and the streetscape.
  - h) All development proposals within the Historic Main Street Area shall incorporate the following requirements for the design of front and exterior side façades:
    - i. The minimum building height shall be a functional 2 storeys;
    - ii. Buildings adjacent shall be required to articulate the historic 2 storey building height, both through architectural detailing and where taller than adjacent building, with a building step-back above the 2nd or 3rd storey; and,
    - iii. The floor-to-ceiling height of ground floors for all new buildings shall be a minimum of 4.25 metres.
  - i) Low-Rise Buildings within Downtown Georgetown, as identified on Schedule H7-2 - Downtown Georgetown Built Form, including Live-Work Units, shall be a maximum of 3 storeys. The regulation of

- building height for all Low-Rise Buildings shall be exclusive of rooftop mechanical penthouses and roof ornamentation. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- j) To facilitate the approval of any Low-Rise Building development within the Historic Main Street Area, the Town shall be satisfied that:
- i. Exterior building colours and materials are high quality and are selected from a traditional palette;
  - ii. Building mass, lot coverage, scale and building set-backs shall be compatible with buildings in the immediate vicinity;
  - iii. Additions or renovations to an existing building shall be complimentary to the architectural style, exterior colour and materials of the primary building;
  - iv. Façades of any building facing a street shall feature a prominent entrance or other architectural gestures that provides a 'public face'. The main front door must be clearly visible from the street; and,
  - v. The elevation of the front door shall preferably be flush with grade, and shall be no more than 1 step above grade;
- k) Mid-Rise I Buildings within Downtown Georgetown, as identified on Schedule H7-2 - Downtown Georgetown Built Form, are to be a minimum of 3 storeys and a maximum of 6 storeys. The regulation of building height for all Mid-Rise I Buildings shall be exclusive of rooftop mechanical penthouses and roof ornamentation. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- l) Prior to approving an Implementing Zoning By-law Amendment that permits a Mid-Rise I Building, the Town shall be satisfied that:
- i. The development has appropriately applied the policies for compatible development and development transition included in this Plan, and is representative of good planning;
  - ii. The site is suitable for the proposed development and that it has adequate land area to incorporate required parking, landscaping and buffering on-site;
  - iii. The built form respects the character of, and can be suitably integrated with adjacent existing and planned developments;
  - iv. Exterior building colours and materials are high quality and are selected from a traditional palette;
  - v. Facades of any building facing a street shall feature a prominent entrance or other architectural gestures that provides a 'public face'. The main front door must be clearly visible from the street;
  - vi. The elevation of the front door shall preferably be flush with grade, and shall be no more than 1 step above grade;
  - vii. Buildings shall be sited to align to streets and open spaces to frame these areas;
  - viii. Buildings include a podium element that approximates the scale of adjacent buildings (2 or 3 storeys). The portion of the building above the podium structure shall step back a minimum of 2 metres from the podium facade that forms the front and exterior street wall;
  - ix. Permanent parking, loading and service areas should be located in rear yards. It is also preferable for parking, loading and service areas to be located in structure; and,

- x. Rooftop mechanical equipment shall be screened from view with materials that are complementary to the building or through architectural features.

## H7.5.3 Downtown Regeneration Area

### H7.5.3.1 Goal

It is a goal of this Secondary Plan to promote significant development and intensification within the Downtown Regeneration Area and that this Area becomes the focus for higher density residential uses in Downtown Georgetown, together with complementary commercial and/or institutional uses. This emphasis recognizes the redevelopment potential of the Area, and its location on the Guelph Street Intensification Corridor, in proximity to the GO Station/Mill Street Corridor.

It is also a goal of this Secondary Plan to ensure that new development is appropriately designed, and is compatible with existing development within this Area, and with development within abutting Areas. The introduction of new residents is expected to support the ongoing success of the businesses within the Historic Main Street Area.

### H7.5.3.2 Permitted Land Uses

- a) Permitted uses on lands identified as Downtown Regeneration Area on Schedule H7-1 - Downtown Georgetown Land Use Plan may include:
  - i. Existing single-detached and semi-detached dwellings, including associated secondary dwelling units;
  - ii. Home occupations;
  - iii. Converted dwellings;
  - iv. Live-work uses;
  - v. Bed and breakfast establishments;
  - vi. Residential apartments;
- b) Complementary uses that may be permitted on the first floor of any building within the Downtown Regeneration Area may include:
  - i. Retail and service commercial uses;
  - ii. Private and commercial schools;
  - iii. Day care facilities;
  - iv. Places of worship and other institutional uses; and,
  - v. Restaurants.
- c) The Town will, through the Implementing Zoning By-law, refine the list of permitted land uses to ensure that new development is consistent with the Vision and Guiding Principles of this Secondary Plan, as well as appropriate and compatible in the context of adjacent land uses and the surrounding community.
  - vii. Communal/special needs housing;
  - viii. Hotels;
  - ix. Conference centres;
  - x. Commercial and professional offices;
  - xi. Institutional uses;
  - xii. Administrative, cultural, recreational and entertainment uses;
  - xiii. Parking facilities at-grade and/or in structure;
  - xiv. Parks, community gardens and urban squares; and,
  - xv. Public uses and public and private utilities.

### H7.5.3.3 Development + Design Policies

- a) Land assembly within the Downtown Regeneration Area is encouraged to create larger, more viable development parcels.
- b) Buildings and sites should accommodate an array of compatible development. A mixture of uses is encouraged not just within the Area in general, but also on individual development sites, and within individual buildings.
- c) All permitted uses, with the exception of permitted uses within existing buildings, shall be accommodated within Mid-Rise I Buildings or Mid-Rise II Buildings, in accordance with the policies of this Secondary Plan. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- d) High activity uses that animate the streetscape and encourage foot traffic are required at-grade abutting Main Street and Mill Street within the Downtown Regeneration Area with uses such as offices and residential uses on second floors and above. At-grade façades shall incorporate primary building entrances and broad window treatments at street level.
- e) Abutting other streets within the Downtown Regeneration Area high activity uses that animate the streetscape and encourage foot traffic, are encouraged at-grade. At-grade façades shall incorporate primary building entrances and broad window treatments at street level, where appropriate.
- f) Permitted retail and service commercial uses, and restaurants shall have a maximum Gross Floor Area of 500 square metres per use.
- g) Parking areas for any permitted land use shall be located in structure wherever possible. Where surface parking is proposed, it is preferred that it be located within the rear yard or the interior side yard. Where any parking facility is located adjacent to a

public street, it shall be designed to complement and integrate with adjacent buildings and the streetscape.

- h) Where a new development site abuts a property line within the Historic Main Street Area, or the Downtown Neighbourhood Area, building setbacks and angular planes shall be established within the Implementing Zoning By-law to ensure an appropriate interface with abutting lower scale built forms.

The angular plane (as defined in Appendix II – Downtown Georgetown Design Guidelines) will require the stepping back of the upper floors of the building, moving away from abutting lower scale built forms. Property lines that abut a public street allowance are not subject to the angular plane provisions.

- i) Development within the Downtown Regeneration Area shall:
  - i. Ensure that enhanced connections to the Town’s parks and trails are provided;
  - ii. Provide enhanced on-site pedestrian elements;
  - iii. Consider the topography of the area in determining appropriate building design and massing; and,
  - iv. Incorporate appropriate conservation and integration of any on-site Designated or Listed Cultural Heritage Resource.
- j) All development proposals shall incorporate the following requirements for the design of front and exterior side façades:
  - i. The minimum building height shall be 3 storeys;
  - ii. The floor-to-ceiling height of ground floors for all new buildings shall be a minimum of 4.25 metres;

- iii. The maximum floor plate for any building component above the sixth floor shall be 750 square metres; and,
  - iv. The minimum separation distance between adjacent buildings above the sixth floor shall be 25 metres, notwithstanding any other setbacks established by the Implementing Zoning By-law.
- k) Mid-Rise I Buildings within Downtown Georgetown, as identified on Schedule H7-2 - Downtown Georgetown Built Form, are to be a minimum of 3 storeys and a maximum of 6 storeys. The regulation of building height for all Mid-Rise I Buildings shall be exclusive of rooftop mechanical penthouses and roof ornamentation. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- l) Prior to approving an Implementing Zoning By-law Amendment that permits a Mid-Rise I Building, the Town shall be satisfied that:
- i. The development has appropriately applied the policies for compatible development and development transition, and is representative of good planning;
  - ii. The site is suitable for the proposed development and that it has adequate land area to incorporate required parking, landscaping and buffering on-site;
  - iii. The built form respects the character of, and can be suitably integrated with, adjacent existing and planned developments;
  - iv. The façades of any building facing a street feature a prominent entrance or other architectural gestures that provides a 'public face'. The main front door must be clearly visible from the street;
  - v. The elevation of the front door is preferably flush with grade, and is no more than 1 step above grade;
  - vi. Buildings are sited to align to streets and open spaces;
  - vii. Buildings include a podium element that approximates the scale of adjacent buildings (2 or 3 storeys). The portion of the building above the podium structure steps back a minimum of 2 metres from any podium façade that faces a public street;
  - viii. Permanent parking, loading and service areas should be located in rear yards. It is also preferable for parking, loading and service areas to be located in structure;
  - ix. Rooftop mechanical equipment is screened from view with materials that are complementary to the building or through architectural features.
- m) Mid-Rise II Buildings within Downtown Georgetown, as identified on Schedule H7-2 - Downtown Georgetown Built Form, are a minimum of 6 storeys and a maximum of 12 storeys. The regulation of building height for all Mid-Rise II Buildings shall be exclusive of mechanical penthouses and roof ornamentation. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- n) Prior to approving an Implementing Zoning By-law that permits a Mid-Rise II Building, the Town shall be satisfied that:
- i. The development has appropriately applied the policies for compatible development and development transition, and is representative of good planning;
  - ii. The site is suitable for the proposed development and that it has adequate land area to incorporate required parking, landscaping and buffering on-site;

- iii. The built form respects the character of and can be suitably integrated with adjacent existing and planned developments, in terms of height and massing;
- iv. Buildings include a podium element that approximates the scale of adjacent buildings (2 or 3 storeys). The portion of the building above the podium element steps back a minimum of 2 metres from any podium façade that faces a public street. Additional step backs may be required as the building gets taller;
- v. Where a building abuts another building, either existing or permitted by this Secondary Plan, the podiums may have a minimal separation;
- vi. Permanent parking, loading and service areas are located in side or rear yards and set back from the front facade of the building. It is preferable for parking, loading and service areas to be located in structure; and,
- vii. Rooftop mechanical equipment is screened from view with materials that are complementary to the building or through architectural features.

## H7.5.4 Downtown Neighbourhood Area

### H7.5.4.1 Goals

It is a goal of this Secondary Plan to protect the areas within the Downtown Neighbourhood Area, as identified on Schedule H7-2 - Downtown Georgetown Land Use Plan, from incompatible forms of development and, at the same time, permit them to evolve and be enhanced over time.

It is also a goal of this Secondary Plan that the Downtown Neighbourhood Area function as a transitional area between the lands within Downtown Georgetown and the established and the mature residential neighbourhoods that are adjacent to the Downtown.

### H7.5.4.2 Permitted Land Uses

- a) It is anticipated that the Downtown Neighbourhood Area will accommodate existing house form buildings that may accommodate some other complementary small-scale uses that will maintain the residential character of the area. Permitted uses on lands within the Downtown Neighbourhood Area on Schedule H7-2 - Downtown Georgetown Land Use Plan may include:
  - i. Residential uses, including single-detached, semi-detached and townhouse dwellings;
  - ii. Secondary dwelling units;
  - iii. Communal/special needs housing;
  - iv. Day care facilities;
  - v. Home occupations;
  - vi. Converted dwellings;
  - vii. Live-work uses;
  - viii. Bed and breakfast establishments;
  - ix. Professional office uses;
  - x. Parking facilities at-grade and/or in structure;
  - xi. Parks and urban squares; and,
  - xii. Public uses and public and private utilities.
- b) The Town will, through the Implementing Zoning By-law, refine the list of permitted land uses to ensure that new development is consistent with the Vision and Guiding Principles of this Secondary Plan, as well as appropriate and compatible in the context of adjacent land uses and the surrounding community.

### H7.5.4.3 Development + Design Policies

- a) Permitted service commercial or professional office use shall be limited to a maximum of 100 square metres per building.
- b) All permitted uses within the Downtown Neighbourhood Area, including Live-Work Units, shall be accommodated within Low-Rise Buildings that are residential in character. Low-Rise Buildings are a maximum of 2.5 storeys. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- c) To facilitate the approval of any Low-Rise Building development within the Downtown Neighbourhood Area, as identified on Schedule H7-2 - Downtown Georgetown Built Form, the Town shall be satisfied that:
  - i. The residential character of the neighbourhood is maintained;
  - ii. The use complements, and is similar to other existing residential buildings in proximity in terms of:
    - › Landscape treatments;
    - › Building height, scale, lot coverage and massing;
    - › Roof line;
    - › The location and size of parking facilities/garages;
    - › Architectural detail;
    - › Building materials and colour; and,
    - › Front and side-yard setbacks;
  - iii. The façade of any building facing a street shall feature a porch, prominent entrance or other architectural gestures that provides a ‘public face’. The main front door must be clearly visible from the street;
  - iv. The elevation of the front door shall be no more than 1.2 metres above grade;
  - v. Appropriate buffering such as landscaping and fencing will be provided on-site to ensure the compatibility of the use with adjacent uses; and,
  - vi. Appropriate on-site parking is available. Driveways and/or garage doors shall not dominate the front façade of the primary building or the view from the street. All on-site parking shall be located within the interior side and/or rear yard.

### H7.5.5 Natural Heritage System

The policies applicable to this land use designation shall be those of Section B1A of the Halton Hills Official Plan.

### H7.5.6 Major Parks and Open Space Area

The policies applicable to this land use designation shall be those of Section B2 of the Halton Hills Official Plan.

## H7.6 URBAN DESIGN POLICIES

### H7.6.1 Design Objectives

In Downtown Georgetown there is a strong sense of value attached to the historic structures and associated heritage character that permeates throughout the area. As a result, heritage conservation is an important aspect of this Secondary Plan, and this Secondary Plan provides substantial policy guidance for future development that follows historic development patterns, without making impositions of a particular aesthetic.



The Town's objectives for urban design in Downtown Georgetown are based on the belief that the livability and physical appeal of a community can be enhanced by the quality, layout and attractiveness of its public and private realm.

The design policies in this Section of this Plan provide development proponents with an understanding of the design intent of the Town.

- a) The basis of these design policies is to create a built environment, which provides:
  - i. An attractive and distinctive Downtown that achieves outstanding architecture that respects the integrity of the past, yet sits well in the context of visual diversity, interest and beauty;
  - ii. A well-defined public realm, including interconnected open space, trails and sidewalk networks;
  - iii. Sensitive integration of new development with existing development through the promotion of compatible development;
  - iv. A full range of retail and service commercial uses, restaurants and community services and facilities in proximity to housing to promote walking and to help reduce automobile trips; and,
  - v. A pedestrian-oriented, transit supportive and cyclist-oriented development pattern and street network where priority is given to the pedestrian, cyclist and transit user, as well as motorists.

## H7.6.2 Heritage Design Policies

- a) Appendix III includes an inventory of both Designated and Listed Cultural Heritage Resources. Significant Cultural Heritage Resources, including buildings and associated landscapes shall be developed in conformity with the policies of this Secondary Plan and the policies of the Town of Halton Hills Official Plan.

- b) All development proposals within Downtown Georgetown shall design, restore or enhance their building façades in order to maintain the historic architectural character and identity of the Downtown as follows:

- i. Where development is proposed that includes a Designated or Listed Heritage Building (as identified in Appendix III), the original architectural details and features shall be restored and appropriately incorporated into the development; and,
- ii. Where an existing building lacks significant architectural detail, or a new building is proposed, the façade shall be representative of, or consistent with the historic architectural character and identity of the Designated or Listed Heritage Buildings in proximity.

## H7.6.3 Design Policies for Buildings

- a) An array of building types are encouraged throughout the Downtown. It is the intent of this Secondary Plan that built form be the key determining factor for the types of development permitted in each land use area.
- b) Built form will be specifically regulated in this Secondary Plan by building height. Lot coverage, setbacks and density may appropriately be considered within the Implementing Zoning By-law.
- c) All development within Downtown Georgetown shall be compatible with development on adjacent properties. In Downtown Georgetown new building design shall incorporate universal design principles and shall be compliant with the requirements of the Accessibility for Ontarians with Disabilities Act. Further, all development shall be carried out in conformity with the applicable policies of this Secondary Plan, and consistent with the Design Guidelines included as Appendix II to this Secondary Plan.

- d) Architectural variety is crucial in creating a visually stimulating urban environment. Streetscapes composed of buildings of similar style and form can succeed through subtle variations in the façade treatment and building mass in order to improve the overall architectural richness, variety, and building articulation in the community.

### H7.6.3.1 Architectural Quality

- a) Downtown Georgetown has a proud history of well-designed buildings. All development shall ensure excellence in design and demonstrate high quality architectural detailing and the use of high quality materials.

The intent of the policies of this Secondary Plan is to achieve a balance between a consistency of design as well as individual expression in new developments. This Secondary Plan promotes innovation. Rather than requiring a strict level of conformity, the design and architectural quality of development shall be measured according to its level of consistency with the Design Guidelines attached to this Secondary Plan as Appendix II.

### H7.6.3.2 Landmark Sites/Buildings

- a) Schedule H7-1 - Downtown Georgetown Land Use Plan identifies several Landmark Sites that warrant special design treatment because of their location and visibility. These Landmark Sites have tremendous potential to strengthen Downtown Georgetown's identity and enhance the quality of the Public Realm Network.

On identified Landmark Sites, exceptions to the policies governing building height may be considered without an Amendment to this Secondary Plan if the proposed building is deemed by the Town to be consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.

### H7.6.3.3 Gateways

- a) Schedule H7-1 - Downtown Georgetown Land Use Plan identifies several Gateways that mark key locations that announce the key entrances to the Downtown and/or important locations within the Downtown. Gateways provide opportunities for signage that may also include landscape treatments, built form elements and public art. These Gateways have tremendous potential to promote wayfinding, to strengthen Downtown Georgetown's identity and enhance the quality of the Public Realm Network.

### H7.6.3.4 Compatible Development

- a) All development applications within Downtown Georgetown will be required to demonstrate compatibility with their surrounding context. Compatible development is central to the vision of preserving and enhancing the unique character of the entire area. Development is defined in the Town of Halton Hills Official Plan.

### H7.6.3.5 Development Transition

- a) This Secondary Plan promotes a transition in development height. More specifically, the transition between building types between abutting Areas and properties shall be established through Implementing Zoning By-laws that apply a combination of transition tools. Transition requirements shall specifically consider and mitigate impacts related to overlook and loss of privacy, to the satisfaction of the Town.
- b) Where any Area of this Secondary Plan abuts the Downtown Neighbourhood Area:
  - i. A minimum landscape buffer strip of 3 metres should be encouraged within the setback, abutting any rear or side lot line. A 3 metre landscape buffer provides the opportunity for substantial tree planting and appropriate privacy fencing; and,
  - ii. An angular plane shall be used to establish the maximum height of any new development.

Unless otherwise identified in this Secondary Plan, front lot lines and exterior side lot lines are specifically exempt from the requirements of this Policy.

- c) Where the transition techniques identified in this Secondary Plan are to be applied, they shall be applied only to those developments that are expected to accommodate Mid-Rise I Buildings or Mid-Rise II Buildings. It is the responsibility of the taller buildings to establish appropriate transition to the abutting smaller scale development.

## H7.6.4 Design Policies for the Public Realm

### H7.6.4.1 Intent

As the population of Downtown Georgetown continues to grow over time, it will require a diverse Public Realm Network where residents and visitors can walk, sit, socialize and engage in the street life of the area. The Public Realm Network for Downtown Georgetown is comprised of various and diverse components, including Park Spaces and Streetscapes. The Public Realm Network will be diverse in design, and will serve a variety of functions.

A comprehensive understanding of how the components of the Public Realm Network work together and complement each other, and their adjacent uses, will lead to a more connected, accessible and logical network of pedestrian spaces throughout Downtown Georgetown. Moving people into, out of and through the community easily and safely, and providing a variety of spaces for socializing, special events and recreation, is a priority of this Secondary Plan.

### H7.6.4.2 Streetscapes

- a) Collectively, the Streetscapes in Downtown Georgetown comprise a substantial percentage of community open space - which solidifies their importance as a defining feature of the Public Realm Network. Streets and lanes can be engaging and safe outdoor places with beautiful trees and plants, seating, shade and Public Art for everyone to enjoy.

- b) This Secondary Plan ensures that the design and maintenance of the range of Streetscapes in the Downtown reflects its high quality character and that they create an enhanced Public Realm Network that supports pedestrian, cyclist and vehicular movement.
- c) The Streetscape Hierarchy in Downtown Georgetown identified on Schedule H7-3 - Active Transportation Plan, is comprised of the following:
  - i. Main Street;
  - ii. Guelph Street;
  - iii. Mill Street;
  - iv. Church Street; and,
  - v. Local Streets.
- d) How built form interfaces with the streetscape is important to animating the street and creating a safe, welcoming environment for pedestrians and cyclists. This crucial interface of streetscape and built form is dependent upon the scale of the buildings, the width and function of the street and the size of the building setbacks. Active frontages generally correspond to existing at-grade uses, and the level of animation also define the type of streetscape that is appropriate.
- e) Main Street is both a traditional commercial Main Street, as well as a promenade that fronts a number of stately residential properties. As such, it will be given special consideration in terms of both its three identified contexts in terms of the design treatment of the street itself, and its adjacent pedestrian realm, as identified on Schedule H7-3 - Active Transportation Plan and as articulated in the Design Guidelines attached to this Secondary Plan as Appendix II.
- f) Guelph Street, as identified on Schedule H7-3 - Active Transportation Plan, has a distinct identity and character that should be enhanced consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.

- g) Mill Street, as identified on Schedule H7-3 - Active Transportation Plan, has a distinct identity and character that should be enhanced consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.
- h) Church Street, as identified on Schedule H7-3 - Active Transportation Plan, adjacent to the Library and Art Gallery, is a unique public space that requires a flexible design, consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.
- i) Within Downtown Georgetown, Local Streets are intimate neighbourhood public spaces where children play and neighbours meet. They are lined with residential gardens, lawns and mature trees and shall be designed to be consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.
- c) The Park Space Hierarchy appropriate for Downtown Georgetown is comprised of the following components:
  - i. The Existing Park;
  - ii. Urban Squares;
  - iii. Pocket Parks;
  - iv. Sliver Parks; and,
  - v. Enhanced Connecting Links.
- d) All of these Park Spaces within the hierarchy may be publicly owned or privately owned. Privately owned Park Spaces should be considered accessible to the public, has been designed to Town standards, and maintained to Town standards. Legal agreements to ensure the long-term adherence to these requirements may be executed.

### H7.6.4.3 Park Spaces

- a) Existing major Parks and Open Space Areas, as well as Potential Parks are identified on Schedule H7-1 - Downtown Georgetown Land Use Plan. People must be able to walk their dogs, eat lunch, play with children and access nearby amenities. These animated, interesting and unique Park Spaces are the jewels of the community and foster a strong sense of place within Downtown Georgetown.
- b) The Potential Parks, which are identified symbolically on Schedule H7-1 - Downtown Georgetown Land Use Plan are not defined specifically in terms of their size, configuration or character. In addition, not all of the identified Potential Parks may be achieved, and, additional locations for park spaces may be achieved through the development approval process, without the need for an Amendment to this Secondary Plan. Parks and Urban Squares are a permitted use within all of the land use designations in Downtown Georgetown, with the exception of the Natural Heritage System.
- e) New Park Spaces in Downtown Georgetown shall:
  - i. Include a signed Park Manifesto that outlines appropriate conduct for Park Space users;
  - ii. Be safe, secure and accessible to the public;
  - iii. Be AODA compliant and well maintained;
  - iv. Prioritize pedestrian comfort;
  - v. Be designed to the highest standards;
  - vi. Include opportunities for Public Art; and,
  - vii. Create and enhance opportunities for greening, and shall be appropriately linked with other elements of the Public Realm Network.

- f) Urban Squares are small pedestrian spaces that accommodate socializing in a dense urban area. An Urban Square is defined as a pedestrian space larger than 1,000 square metres and smaller than 8,000 square metres in size with street frontage. They include both hard and softscaped elements and are equipped with seating opportunities and ample pedestrian amenities.
- g) Pocket Parks are small scaled components of the Public Realm Network. They are expected to be less than 1,000 square metres in size, but generally greater than 75 square metres.
- h) Sliver parks are small scale components of the Public Realm Network that add to the width of the public sidewalk system, and create plazas or forecourts between the face of the adjacent building and the street right-of-way.
- i) Enhanced Connecting Links are outdoor walkways through a development site, connecting two streets together. They need to be provided in high pedestrian volume areas, for ease of movement as well as the creation of unique urban spaces. Enhanced Connecting Links are in addition to typical sidewalk connections and should contribute to the logical wayfinding system and help to establish a network of publicly accessible spaces within Downtown Georgetown.
- b) For all buildings with a GFA of 600 square metres or greater and/or identified under Part 3 of the Ontario Building Code, the achievement of the following sustainability targets is encouraged:
  - i. Generally:
    - › Be certified LEED v4 Silver, or equivalent, or be compliant with the Town's Green Development Standards Program, whichever is greater;
  - ii. For Energy:
    - › Meet the requirements for LEED v4 EA Credit Optimize Energy Performance, or equivalent, and demonstrate a 25% reduction in energy consumption per ASHRAE 90.1-2010;
    - › Include on-site renewable or alternative energy systems which produce at least 15% of building energy use;
    - › Be "solar ready", and maximize solar gains through:
      - + Orienting building to maximize potential for passive and active solar energy;
      - + Designing roofs to support solar panels and rough-ins for wiring needs;
      - + South facing windows;
    - › Incorporate green/white or another high albedo roofing;
    - › Use regionally and locally sourced building materials to the greatest extent possible;

## H7.6.5 Sustainable Design Policies

### H7.6.5.1 Buildings

- a) All new buildings are required to conform with applicable policies for:
  - i. Air Quality Impacts;
  - ii. Source Water Protection; and,
  - iii. Water Balance Assessments.

- iii. For Water:
    - › Meet the requirements for two points under LEED v4 Credit Indoor Water Use Reduction (30% reduction) OR provide water consuming fixtures that are each at least 20% better than 6 LPF toilets, 2.2 GPM faucets and 2.5 GPM showers;
  - iv. For Waste:
    - › Divert 75% of all construction waste away from landfill sites; and,
    - › Provide trisorting facilities for waste.
- c) For all buildings with a GFA of 600 square metres or less and/or identified under Part 9 of the Ontario Building Code, achievement of the following sustainability targets is encouraged:
- i. For Energy:
    - › Be Energy Star certified. Grade-related residential units (3.5 storeys and less) to be designed to EnerGuide 83, or equivalent, per Energy Star for Homes;
    - › Meet the requirements for LEED v4 EA Credit Optimize Energy Performance, or equivalent, and demonstrate a 25% reduction in energy consumption per ASHRAE 90.1-2010, which is 5 to 10% better than the Ontario Building Code;
    - › Include on-site renewable or alternative energy systems which produce at least 15% of building energy use. Alternatively, identify opportunities for the provision of centralized, integrated energy systems, such as district energy for heating and cooling;
  - ii. For Water:
    - › Be “solar ready”, and maximize solar gains through:
      - + Orienting building to maximize potential for passive and active solar energy;
      - + Designing roofs to support solar panels and rough-ins for wiring needs;
      - + South facing windows;
      - + Incorporate green/white or another high albedo roofing;
      - + Use regionally and locally sourced building materials to the greatest extent possible;
  - iii. For Waste:
    - › Divert 75% of all construction waste away from landfill sites.

### H7.6.5.2 Park Spaces + Streetscapes

- a) For all new landscapes and streetscapes, the achievement of the following sustainability targets is encouraged:
  - i. For Energy:
    - › Require that new construction use regionally and locally sourced building materials to the greatest extent possible;

ii. For Water:

- › For projects where soft landscapes exceed 5% of the building Ground Floor Area, meet the requirements of LEED v4 Credit Outdoor Water Use Reduction (50% reduction in irrigation water), or equivalent;
- › Promote sustainable landscape practices by requiring the use of water efficient, drought resistant Secondary Plant materials in parks, along streetscapes, and in public and private landscaping.

iii. For Waste:

- › Divert 75% of all construction waste away from landfill sites; and,

iv. To mitigate heat island effects by:

- › Locating trees or other Secondary Plantings to provide shading for a least 50% of sidewalks, patios, and driveways within 15 metres of new buildings; and,
- › Installing light-colored paving materials including white concrete, grey concrete, open pavers and any material with a solar reflectance index of at least 29.

- ii. Promote the implementation of Low Impact Design Standards that emphasize the use of bioswales, innovative storm water and run-off techniques and practices, at-source infiltration, and greywater re-use systems, with reference to Conservation Authority guidelines.

- b) Introduce green infrastructure, such as bioswales, within the street rights-of-way to enhance ground water infiltration and improve water quality as part of a comprehensive water management plan.
- c) Require water conservation by including the installation of rainwater harvesting and re-circulation/reuse systems for outdoor irrigation and outdoor water use, including absorbent landscaping, landscaped walls, cisterns, rain barrels, underground storage tanks and/or infiltration trenches.
- d) Require xeriscaping using native, drought-tolerant Secondary Plants, a cost-effective landscape method to conserve water and other resources on a community-wide level.
- e) Implement curb cuts along sidewalks and driveways to allow water to flow onto planted zones or infiltration basins.
- f) Require the installation of subsurface basins below parking lots to enable storm water to be stored and absorbed slowly into surrounding soils.

### H7.6.5.3 Storm Water Management

- a) All new development in Downtown Georgetown shall incorporate the following into its design for storm water management:

- i. Ensure that the maximum allowable annual runoff volume for the development site does not exceed the runoff under pre-development conditions; and,

### H7.6.5.4 Natural Heritage System

- a) The Natural Heritage System is identified on Schedule H7-1 - Downtown Georgetown Land Use Plan. The Town recognizes the important contribution that Silver Creek makes to the creation of a vibrant and livable Downtown.
- b) The biodiversity, ecological function, and connectivity of the natural features within Downtown Georgetown shall be protected, maintained, restored or, where possible, improved for the long-term, recognizing linkages between and among natural heritage features and areas,

surface water features, and ground water features. This Secondary Plan is intended to:

- i. Protect the health and water quality of Silver Creek;
  - ii. Conserve biodiversity;
  - iii. Protect all significant natural features and their ecological functions; and,
  - iv. Protect surface and underground water resources.
- c) Lands within the Silver Creek valley system will be integrated with other open spaces and will accommodate a public trail, providing opportunities to link various neighbourhoods to the Downtown.

#### H7.6.5.5 The Urban Forest

- a) The urban forest includes trees and shrubs on public and private lands, provides ecological benefits, and assists in mitigating the urban heat island effect. Trees or other plantings shall be located throughout the Downtown to provide shading for sidewalks, parks and open spaces and other publicly accessible areas. To this end, the Town shall:
  - i. Implement tree protection policies, which will include a tree replacement ratio where tree removal is unavoidable;
  - ii. Implement street tree and naturalization programs to increase urban canopy cover; and,
  - iii. Require the planting of trees in all public works projects.
- b) The urban forest shall include a variety of trees that are hardy, resilient, non-invasive, salt tolerant, drought resistant, and low maintenance. All trees shall provide a large canopy and shade over sidewalks, parks, and open spaces. Native tree species are preferred in the urban forest, except in areas that are contained within/connected to the Natural Heritage System designation, where any

new trees planted should be native varieties that are common to the surrounding system.

#### H7.6.5.6 Local Food Production

- a) The creation of opportunities for local food production is supported by the Town. Development plans and building designs shall consider opportunities for local food growing and production through:
  - i. Community gardens;
  - ii. Edible landscapes;
  - iii. Food-related home occupations/industries;
  - iv. Small and medium scaled food retailers; and,
  - v. Local market space (i.e. a farmer's market).

#### H7.6.5.7 Sustainability Certification

- a) Design, construction, and monitoring within the Downtown should be evaluated in accordance with the EcoDistricts rating system, WELL Building Standard, and Active Design Guidelines (Center for Active Design). Equivalent rating systems, or other similar rating/evaluation approaches may be considered by the Town.
- b) The design and deployment of infrastructure shall be evaluated in accordance with the Envision Systems rating system, a rating system and Secondary Planning guide for sustainable infrastructure projects.

## H7.7 MOBILITY POLICIES

### H7.7.1 The Street Network

- a) The street network serving Downtown Georgetown will be redeveloped over time utilizing the principles of "complete streets", with appropriate facilities provided for pedestrians, cyclists, transit and cars/trucks. The street network and mobility opportunities within the Downtown are identified



on Schedule H7-3 - Downtown Georgetown Active Transportation Plan.

- b) Alternative design standards and opportunities for public or private ownership for the street network are encouraged by this Secondary Plan.
- c) Lanes widths for vehicular travel shall be minimized, and traffic control measures will be implemented, while still allowing for transit and emergency services circulation. Pedestrian spaces and landscaped boulevards should be maximized to support active transportation initiatives.

### H7.7.2 Public Transit

- a) The Town will develop an enhanced transit system for Georgetown that includes the Downtown, when population levels justify such an enhanced system. Transit services will be implemented on a phased basis and based on acceptable operational and financial criteria.
- b) Development within Downtown Georgetown must contribute to the creation of a sufficient density to make transit feasible and efficient in the long-term. As such, this Secondary Plan promotes compact and intensified development to support future transit services.
- c) This Secondary Plan is designed in anticipation of a transit service that has convenient links to, between, and through major destinations within the community, and to the broader region. Transit supportive design requires the following:
  - i. Locate stops within a 5-minute walk of a destination. The maximum walking distance for residents is generally 200 to 400 metres (3 to 5-minute walk);
  - ii. Ensure the coordination of the transit network with the multi-use trails and the sidewalk system to further the accessibility of transit; and,

- iii. The Town will provide a range of transit facility amenities including but not limited to: bicycle parking, weather protection, seating, waste baskets, lighting, route information, and automated fare machines at transit stops.

### H7.7.3 Active Transportation

- a) This Secondary Plan provides for a balanced transportation system that promotes active transportation facilities to encourage walking and cycling and other non-motorized forms of transportation. This Secondary Plan requires that all development contribute to the creation of a walkable and connected Downtown with multiple destinations within walking distance of all residents and visitors to the Downtown.
- b) Sidewalks, bike lanes, and multi-use trails will connect to public sidewalks and to community amenities and will ensure that corridors between key destinations are fully accessible and support active transportation.
- c) Active transportation routes, such as sidewalks, bike lanes, trails, and multi-use trails will include streetscaping elements that promote pedestrian and cyclist comfort and safety and will be designed to enhance accessibility for all residents and will comply with the Accessibility for Ontarians with Disabilities Act.

### H7.7.4 Multi-Use Trails

- a) Multi-use trails are identified conceptually on Schedule H7-3 - Downtown Georgetown Active Transportation Plan and a component of the active transportation network for use by pedestrians, cyclists, and other non-motorized modes of transportation, and are a crucial component of an integrated parks and open space system.

- b) In developing a comprehensive multi-use trail system throughout the Downtown, the following shall apply:
  - i. The multi-use trails network will include and link to trails adjacent to, or within the Silver Creek Valley, other parks and open spaces, and the sidewalks and bike lanes within the street network; and,
  - ii. Where a multi-use trail is adjacent to, or within the Silver Creek Valley, it will be designed to avoid impact on the features and its associated ecological and hydrogeological functions, including the requirement to utilize native, non-invasive plant materials.
- iii. Where new development is proposed within 250 metres of an existing public parking facility, the Town may, subject to a Parking Needs Study, reduce the minimum non-resident parking requirement, identified in the Zoning By-law in recognition of the enhanced public parking supply; and,
- iv. Where a development proposal is unable, or does not wish to provide all of the required parking spaces, the Town may accept cash-in-lieu of parking spaces. The minimum parking requirement shall be used to calculate any parking space deficiency.

The cost of each parking space shall be established by the Town, and may be waived for any specific development, at the discretion of the Town. The funds raised through this provision shall be utilized by the Town solely for the purchase of property for public parking and/or the building of public parking within the boundaries of the Downtown.

### H7.7.5 Transportation Demand Management

- a) Appropriate Transportation Demand Management measures to reduce single occupancy automobile trips will be identified in transportation studies that accompany development applications. This could include strategies to enhance the use of transit, provide preferential carpool parking, and/or requirements for bicycle facilities.

### H7.7.6 Parking

- a) Alternative (reduced) parking requirements are expected to be necessary to address new development forms and broader community needs within Downtown Georgetown in the future. The following policies will be considered in establishing an appropriate parking supply within the Downtown:
  - i. All new residential development shall provide adequate parking, in consideration of Downtown Georgetown's urban context and proximity to the Georgetown GO Station.
  - ii. The Town currently provides, and should continue to provide public parking areas (surface lots and/or structured parking facilities) within the Downtown to augment the supply of parking for bicycles and automobiles;
- b) All new development will include EV charging stations.
- c) All new development shall include parking for bicycles, in accordance with the following:
  - i. Provide bicycle parking at retail, commercial, and employment areas, as well as at destinations to promote purposeful cycling;
  - ii. Provide bike storage sheltered from weather for 15% of total building occupants for all multiple and apartment form residential developments; and,
  - iii. For non-residential development, place accessible and secure bike racks at the front of buildings.

## H7.8 IMPLEMENTATION POLICIES

- a) All development within Downtown Georgetown shall be subject to the Implementation Policies of the Town of Halton Hills Official Plan, in addition to the following more specific policies:

### H7.8.1 Community Improvement

- a) All lands within Downtown Georgetown are identified as within the Halton Hills Comprehensive Community Improvement Plan (CIP). The Town will use the CIP to further the objectives of this Secondary Plan.

### H7.8.2 Downtown Business Improvement Area

- a) All lands within Downtown Georgetown are included within the boundaries of the Downtown Business Improvement Area (BIA). The Town will work with the BIA to further implement the objectives of this Secondary Plan.

### H7.8.3 Heritage Conservation District

- a) The Town may consider the establishment of a Heritage Conservation District under Part V of the Heritage Act for the area identified as Potential Heritage Conservation District on the map included as Appendix III - Downtown Georgetown Cultural Heritage Resources.

### H7.8.4 Site Plan Control

- a) Where Site Plan Control is required, no building permit may be issued by the Town without first reviewing the development application in the context of the Vision, Principles, Objectives and Policies identified within this Secondary Plan, as well as in consideration of the Design Guidelines attached to this Secondary Plan as Appendix II.

## H7.8.5 Community Benefits

### H7.8.5.1 Height Bonusing

- a) In considering the use of a height bonus under Section 37 of the Planning Act, the Town shall ensure:
- i. The development has appropriately applied the tests for compatible development and built form transition, and is representative of good planning;
  - ii. The proposed community benefits are to be located within the boundaries of Downtown Georgetown;
  - iii. Where cash-in-lieu of a community benefit is accepted by the Town, the funds shall be spent on appropriate community benefits within Downtown Georgetown; and,
  - iv. The community benefit, or cash for a community benefit shall be used to help ameliorate the impacts on the community generally attributable to the permitted height bonus.
  - v. In determining community benefits, the following shall be considered priorities for Downtown Georgetown:
    - › Improvements to public parks, including parkland acquisition;
    - › Improvements to public streetscapes;
    - › Establishment of new, or enhancements to existing public art installations;
    - › Establishment of new, or expansions to existing non-profit community services and facilities, including child care;
    - › Improvements to library and/or museum facilities;
    - › Additional affordable housing units;

- › The conservation of identified cultural heritage resources; and/or,
  - › Achievement of the Sustainable Design Policies of this Plan.
- b) Notwithstanding the maximum height for Mid-Rise I Buildings identified in this Secondary Plan, the Town may only consider the achievement of any height above 4 storeys in exchange for the provision of community benefits, in accordance with the provisions of Section 37 of the Planning Act.
- c) Notwithstanding the maximum height for Mid-Rise II Buildings identified in this Secondary Plan, the Town may only consider the achievement of any height above 6 storeys in exchange for the provision of community benefits, in accordance with the provisions of Section 37 of the Planning Act.
- ii. An Urban Square or Pocket Park with a minimum frontage on a public street of 7.5 metres, and a minimum size of 75 square metres. Larger sites shall include larger Pocket Parks/Urban Squares;
  - iii. Enhanced Connecting Links with a minimum width of 6 metres (indoor or outdoor); and/or,
  - iv. A cash or additional land contribution that makes up any land dedication shortfall, once the minimum of 7.5 percent of the land area has been dedicated.

#### H7.8.5.2 Parkland Dedication

- a) All development within the Downtown shall be subject to the parkland dedication requirements of the Planning Act, as they are expressed in the Town of Halton Hills Official Plan. The Town may establish a lower parkland dedication requirement that is applicable specifically within Downtown Georgetown.
- b) In addition, Section 37 of the Planning Act may be used to acquire land, or provide funds to build components of the Pedestrian Realm Network, and the Development Charges Act can be used to fund Pedestrian Realm development/improvements that are required to properly accommodate a growing population. Public Art contributions shall be secured through Section 37 of the Planning Act.
- c) All developments on sites less than 1,000 square metres in size shall be required to dedicate land and/or make a cash-in-lieu of parkland payment.
- d) All primarily residential development on sites greater than 1,000 square metres shall include:
- i. A Pedestrian Realm Network land contribution of

## H7.9 Special Policy Areas

- a) Special Policy Areas apply to those lands shown on Schedule H7-1 and/or H7-2 that are the subject of a land use policy that is specific to a property or area. All other relevant policies of this Secondary Plan are applicable unless otherwise modified or exempted by the provision specific to each Special Policy Area.

### H7.9.1 Special Policy Area 1

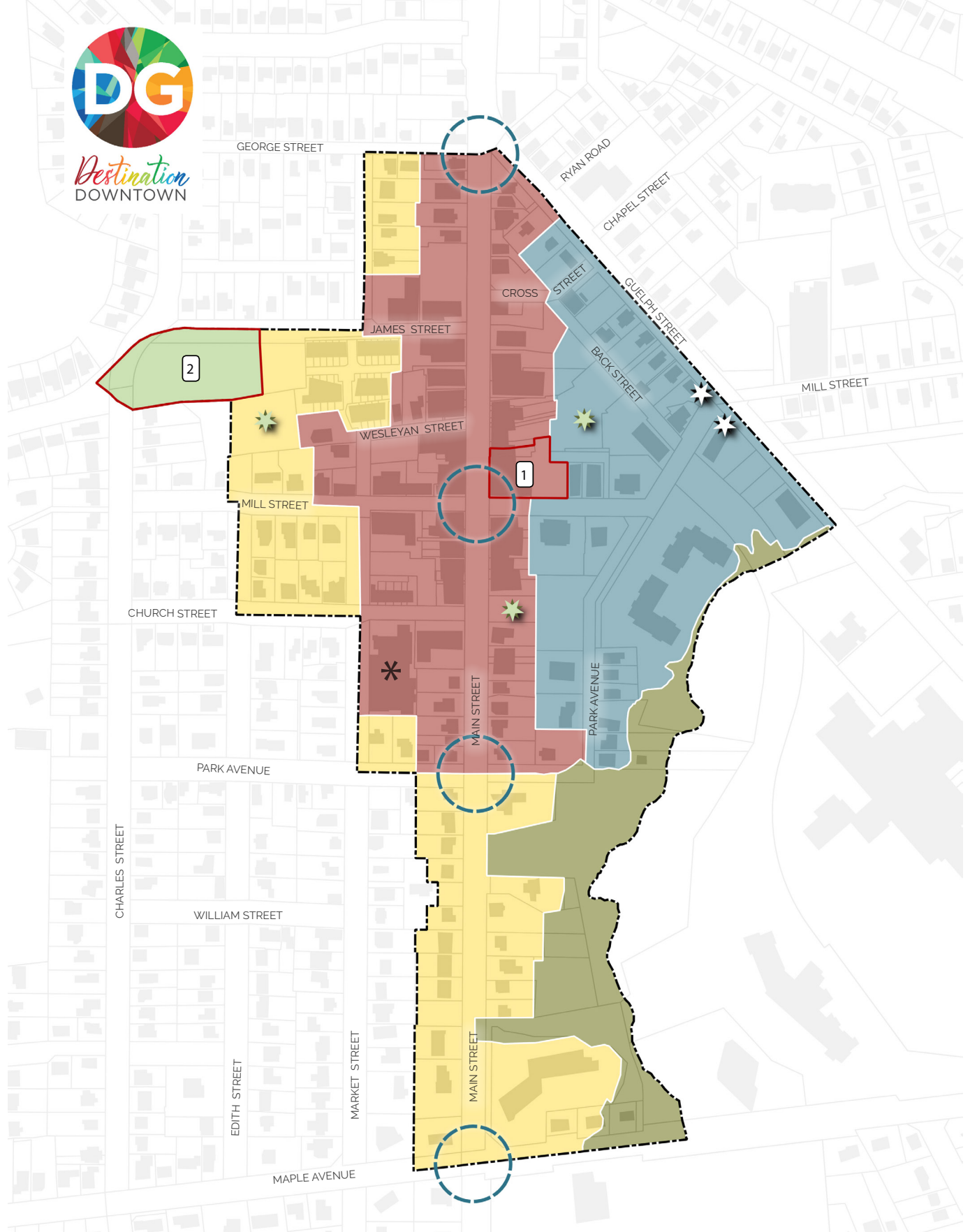
- a) In addition to the policies of the Historic Main Street Area and any other applicable policies of this Secondary Plan, development on the site identified as Special Policy Area 1 on Schedule H7-1 - Downtown Georgetown Land Use Plan and Schedule H7-2 - Downtown Georgetown Built Form shall be subject to the provisions of By-Law No. 2017-0064, as enacted by the Ontario Municipal Board Order / Decision of November 1, 2017.

### H7.9.2 Special Policy Area 2

- a) The lands designated Major Parks and Open Space Area, and identified as Special Policy Area 2 on Schedules H7-1 and H7-2, function as a gateway to the Downtown Georgetown Area. Notwithstanding this designation, the lands are classified as a Neighbourhood Park and are subject to the policies contained in Section F7.3.4.2 of the Official Plan.



Destination  
DOWNTOWN



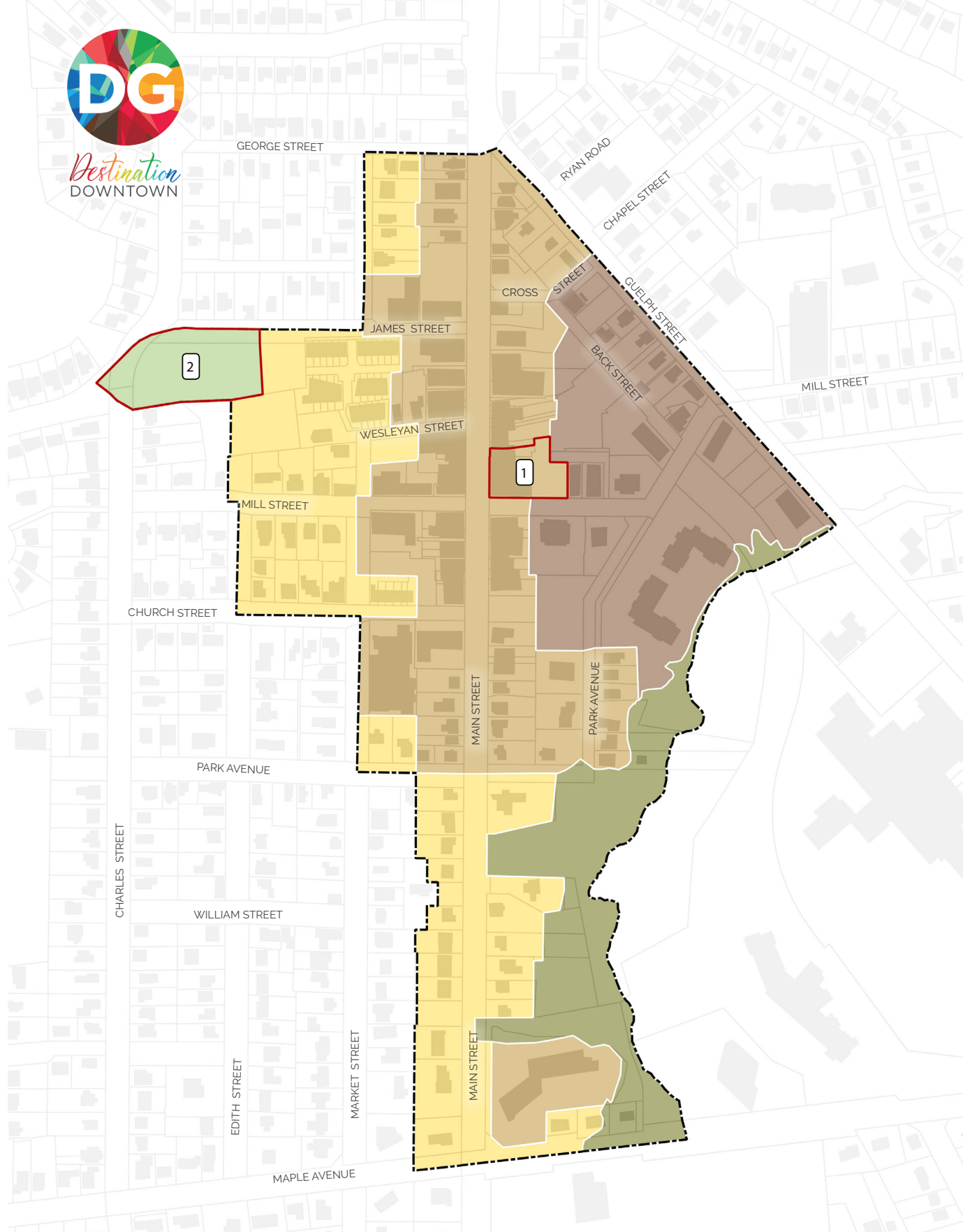
**SCHEDULE H7-1**  
**DOWNTOWN GEORGETOWN**  
 LAND USE PLAN

- Historic Main Street Area
- Downtown Regeneration Area
- Downtown Neighbourhood Area
- Natural Heritage System
- Major Parks and Open Space Area
- Gateways
- Halton Hills Library and Cultural Centre
- Landmarks
- Potential Parks
- Special Policy Area
- Downtown Georgetown



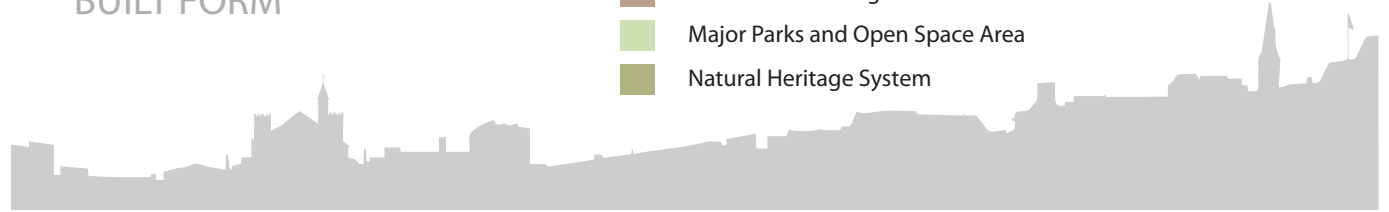


Destination  
DOWNTOWN



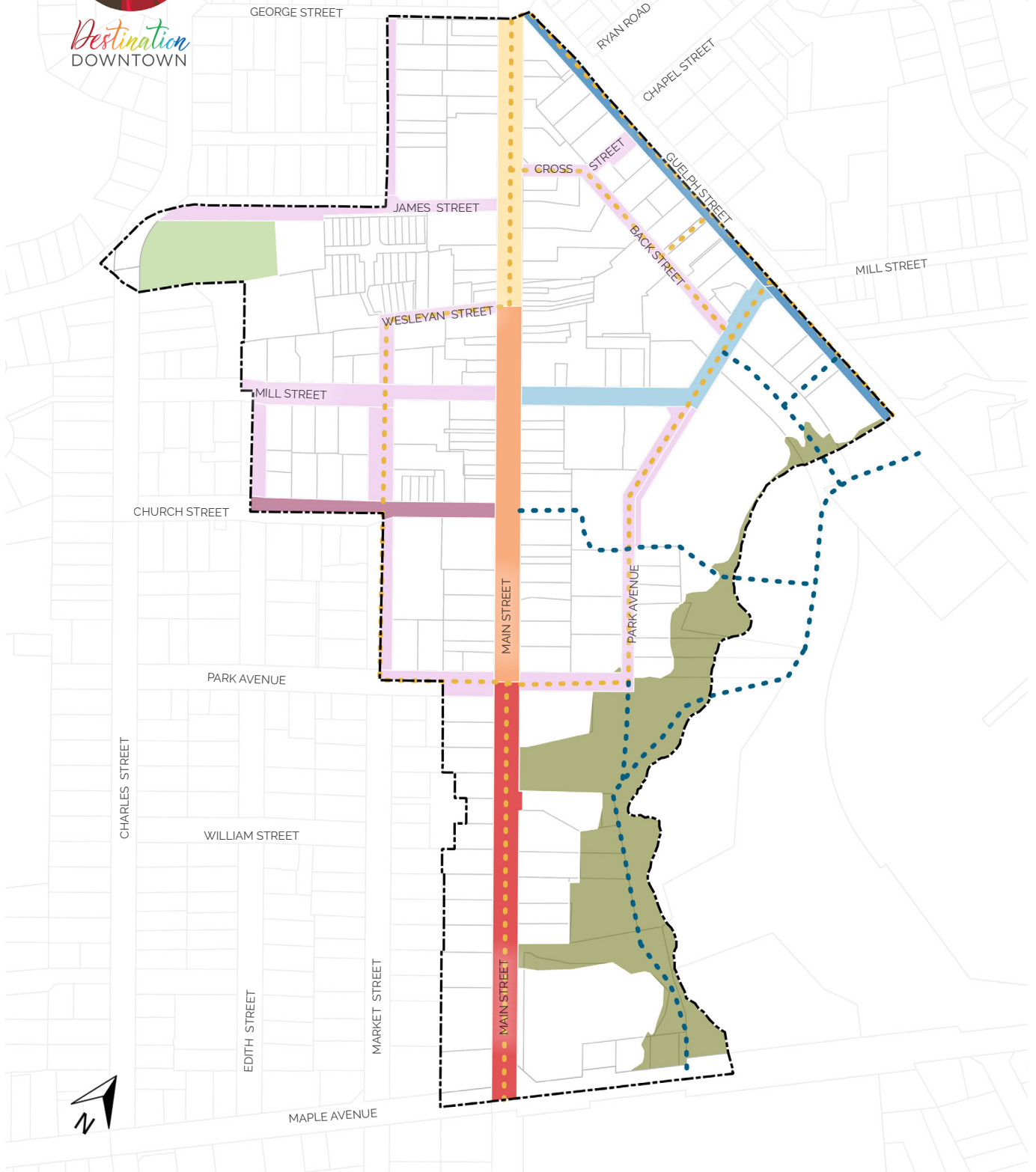
**SCHEDULE H7-2**  
**DOWNTOWN GEORGETOWN**  
**BUILT FORM**

- Low-Rise Buildings
- Mid-Rise I Buildings
- Mid-Rise II Buildings
- Major Parks and Open Space Area
- Natural Heritage System
- Special Policy Area
- Downtown Georgetown



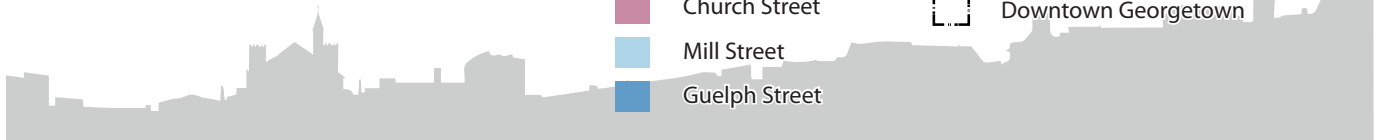



Destination  
DOWNTOWN



**SCHEDULE H7-3**  
**DOWNTOWN GEORGETOWN**  
**ACTIVE TRANSPORTATION**  
**PLAN**

- Main Street - South
- Main Street - Central
- Main Street - North
- Local Streets
- Church Street
- Mill Street
- Guelph Street
- Bike Routes
- Conceptual Multi-Use Trails
- Major Parks and Open Space Area
- Natural Heritage System
- Downtown Georgetown





# DG

*Destination*  
DOWNTOWN

## APPENDIX I DEMONSTRATION PLAN

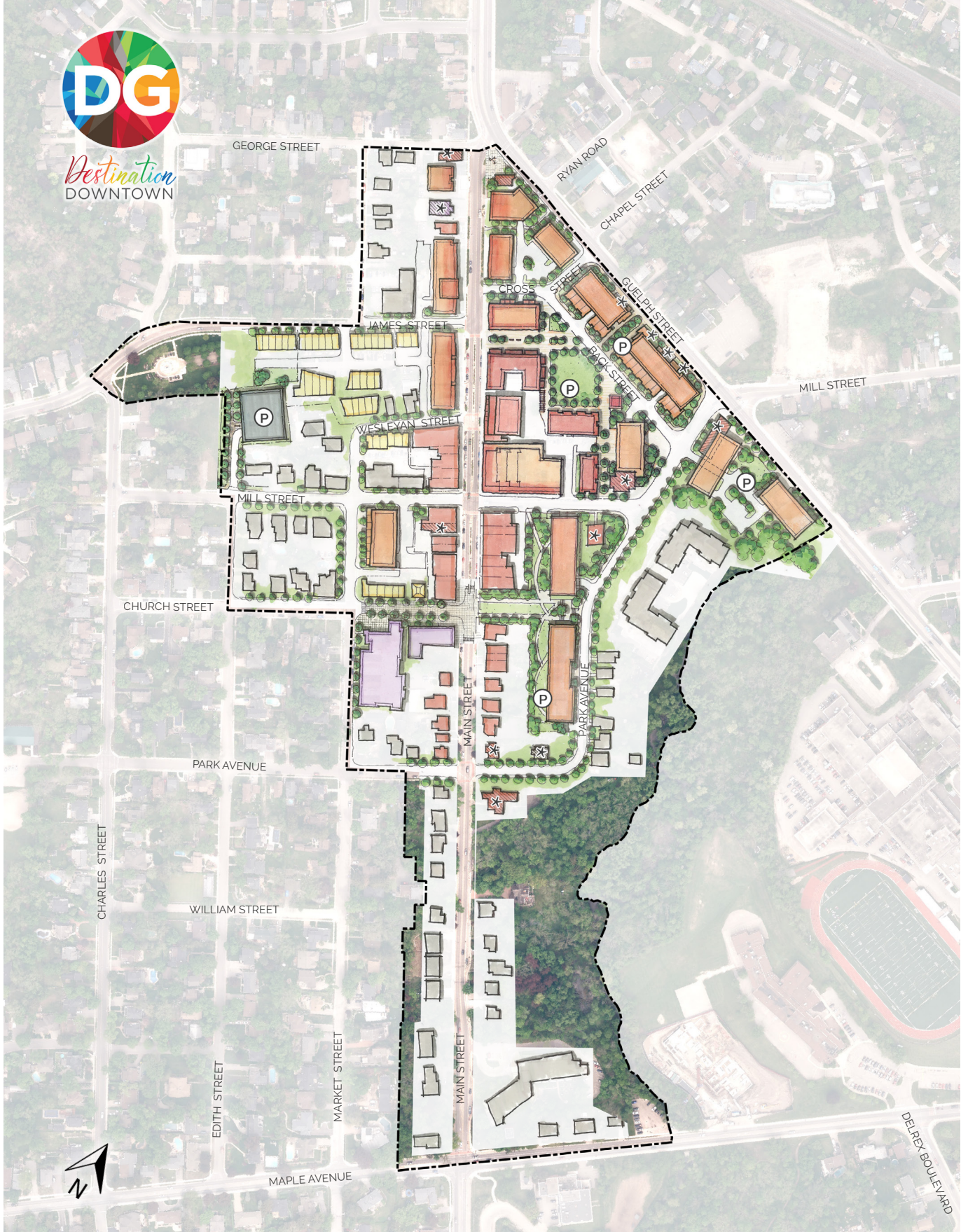


**The Planning Partnership**  
PLAN B Natural Heritage  
SCS Consulting Group  
NBLC  
Cole Engineering  
BRAY Heritage  
Meridian Planning Consultants





Destination  
DOWNTOWN



APPENDIX I  
 DOWNTOWN GEORGETOWN  
 DEMONSTRATION PLAN

- Residential / Mixed Use
- Institutional
- P Parking
- ★ Heritage Significance
- Downtown Georgetown

