



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tara Buonpensiero, Senior Planner - Policy

DATE: April 7, 2015

REPORT NO.: PDS-2015-0011

RE: Vision Georgetown Second Status Update – Phase 2
File D08 VI

RECOMMENDATION:

THAT Report No. PDS-2015-0011, dated April 7, 2015, which provides a second Status Update on Phase 2 of the Vision Georgetown project be received.

BACKGROUND:

A. Purpose/Report Outline

The purpose of this report is to provide an update on the Vision Georgetown project, and specifically the deliverables that have been completed since the last status update which was provided to Council in February 2014. This report will include:

- a review of the Vision and Guiding Principles for the project;
- a summary of the three land use concepts that have been prepared for the Vision Georgetown lands;
- an overview of the public, agency and stakeholder consultation undertaken to obtain comments on the three land use concepts; and,
- an update on the Subwatershed Study and associated flood plain analysis.

B. Work Plan

The Vision Georgetown project was initiated in April 2013, with the retention of a consulting team led by Meridian Planning Consultants. The five phase planning process is summarized on Figure 1.

Phase I of the work plan was completed in June 2013. The key deliverables in Phase I included preparation of the Community Engagement Strategy, Project Charter and Detailed Work Program.

We are nearing completion of Phase II which included preparation of the three land use concepts, and significant community engagement on the various components of the concepts. We will conclude Phase II with a report to Council that presents a Preferred Elements Plan, which will reflect the input we have heard from the public and other stakeholders and agencies.

Through the previous work plan, all three land use concepts would have been tested and refined based on the results of the sub-consultants reports to be completed in Phase III and narrowed to one concept in Phase IV.

As we proceeded through Phase II, it was apparent that the land use concepts were sufficiently detailed and vetted through significant public input that it would be appropriate to narrow the three land use alternatives down to one Preferred Elements Plan by the end of Phase II.

As a result of the additional work undertaken in Phase II, specifically detailed work to develop a solution to contain the significant floodplain area in the south west portion of the study area, and other technical matters identified by the Landowners Group, development of a preferred land use concept has taken longer than was anticipated in the original work plan. Further discussion on the work plan proposed for the remainder of Phase II will form part of a follow-up report to Council in the near future.

Phase III involves preparation of sixteen sub-consultant reports which test the Preferred Elements Plan. A few examples of these reports include: water conservation, energy conservation, urban design, heritage conservation, community infrastructure, fiscal impact and storm water management. At the end of Phase III, the Preferred Elements Plan would be modified as necessary to reflect the recommendations from these reports. The next public session will be held at the conclusion of Phase III.

Figure 1:
Vision Georgetown Planning Process



Phase IV involves preparation of the draft Secondary Plan which is comprised of both the land use schedule and the draft policies to support implementation of the plan. The draft Secondary Plan will be circulated to internal departments and external agencies for comments. The draft Secondary Plan will also be presented to the public at a public information session.

The statutory public meeting will be held in Phase V, followed by a Recommendation Report to Council seeking adoption of the Secondary Plan.

C. Vision and Guiding Principles

As part of Phase I of the Vision Georgetown process, a Vision and Guiding Principles were established with input from stakeholders and the project steering committee. The Vision and Guiding Principles form the basis for preparation of the Secondary Plan and will ultimately be included within the Secondary Plan. The Vision and Guiding Principles are provided on Figure 2.

Figure 2: Vision and Guiding Principles for the Vision Georgetown Secondary Plan

VISION:

The Vision Georgetown community is an inspiring new urban community; distinctive in the way it looks and functions, fostering healthy lifestyles, neighbourliness, economic prosperity, and local pride. It is a resilient, sustainable, complete, and compact community, with a thriving Natural Heritage System. It feels like a small Town and is physically connected to the broader community of Georgetown and the Town of Halton Hills. It honours the rich heritage of the Town, emphasizes people, and provides choices for day-to-day living. Overall, the Vision Georgetown community is an exceptional, forward thinking, and innovative model for new community development.

GUIDING PRINCIPLES:

1. To design a community that is connected internally and integrated with the rest of Georgetown, and other surrounding communities, through a network of roads, paths and trails.
2. To provide wide range of residential, commercial, and institutional uses, in a manner that reduces the need for an automobile to meet the daily needs of life.
3. To protect existing topographical and natural heritage features and areas, and their associated ecological functions, and identify a linked natural heritage and open space system.
4. To create distinct neighbourhoods that feature community focal points and bring people and activities together.
5. To provide a range and mix of housing that is available to all ages, abilities, incomes and household sizes.
6. To provide adequate retail and service commercial development in a timely manner through various commercial areas, which are designed for people and pedestrians.
7. To encourage a high standard of design that reflects existing small town character, creates a sense of place, and contributes to civic pride.
8. To ensure convenient access to a range of types and sizes of parks and public spaces, which provide opportunities for recreation, neighbourliness, community events, and cultural activities.
9. To provide a range of accessible community facilities in a timely manner and to co-locate these facilities where possible.

10.	To establish a transportation system that safely and efficiently accommodates different forms of travel (including automobiles, walking, and cycling) and plans for future public transit.
11.	To provide opportunities for local economic development in a manner that fosters competitiveness and a prosperous business environment.
12.	To ensure new infrastructure is developed in a manner that minimizes social and environmental impacts, and considers long-term maintenance, operational, and financial requirements.
13.	To apply sustainable development practices and encourage innovation, in order to maximize resource and energy conservation.
14.	To conserve key cultural and built heritage resources as a vital link to our rich history.

COMMENTS:

A. Design Considerations for the Three Land Use Concepts

Phase II of the work plan kicked off with preparation of three land use concepts for the Vision Georgetown study area that represented three ways the major elements of the plans could be arranged.

There were a number of givens that needed to be included or provided for in all three concepts, as required by Provincial or Regional policies. All three land use concepts include a Natural Heritage System, and are planned to accommodate a future population of at least 19,000 people and 1,700 jobs. The concepts also must provide for a range of housing types as follows:

- 62% single detached or semi-detached houses
- 21% townhouses
- 17% apartments

The three land use concepts are attached to this report as Schedules A-C and the design considerations that support them are summarized on Table 1.

B. Summary of Public Workshop

A public workshop was held on April 15, 2014 at Christ the King Secondary School. Notification of the public session was provided through a variety of avenues as follows:

- Two large billboard signs are located on the subject lands, one on Trafalgar Road and the other on Eighth Line.
- Approximately 425 property owners within 120 metres of the Vision Georgetown lands were mailed the notice of the public workshop.
- Notification was emailed to 256 people that have subscribed to the project email notification list.



Table 1: Summary of the Design Considerations behind the Three Vision Georgetown Land Use Concepts

Elements	Concept A Main St./Community Hub	Concept B Neighbourhood Centres	Concept C Main Street/ Neighbourhood Centres
Collector Roads	<ul style="list-style-type: none"> Grid collector road system where feasible 	<ul style="list-style-type: none"> Curvilinear collector road network that responds to natural heritage features 	<ul style="list-style-type: none"> Collector road network that responds to natural features and also provides linear connections The only concept that identifies a possible extension of Argyll Road from the existing development to the east
Parks	<ul style="list-style-type: none"> Smaller parks located internal to the neighbourhoods One large community park by the Gellert Recreation Centre 	<ul style="list-style-type: none"> Smaller parks located primarily adjacent to the natural heritage system and continuous connection throughout the new community No large community park 	<ul style="list-style-type: none"> Smaller parks located internal to the neighbourhoods and adjacent to schools where possible One large centrally located community park
Density (Location of Townhouses and Apartments)	<ul style="list-style-type: none"> Distribution of townhouses and apartments along the collector roads 	<ul style="list-style-type: none"> Townhouses and apartments are clustered in neighbourhood centres 	<ul style="list-style-type: none"> Townhouses and apartments are located both along collector roads but also in neighbourhood centres
Connectivity	<ul style="list-style-type: none"> Potential on and off street trail connections 	<ul style="list-style-type: none"> Potential on and off street trail connections 	<ul style="list-style-type: none"> Potential on and off street trail connections
Activity Hubs	<ul style="list-style-type: none"> Townhouses/apartments and commercial areas located along collector roads Includes Main Street, southern commercial area and by the Gellert Recreation Centre 	<ul style="list-style-type: none"> Town Square central to the plan Townhouses/apartments and commercial areas clustered in neighbourhood centres 	<ul style="list-style-type: none"> Main Street central to plan Commercial areas and townhouses/apartments clustered in neighbourhood centres and along collector roads
Commercial	<ul style="list-style-type: none"> Two large commercial areas along 10 Side Road, one at 8th Line and the other at Trafalgar Road 	<ul style="list-style-type: none"> Two large commercial areas, in the southern portion of the study area along Trafalgar Road, one at 10th Sideroad and the other at the first proposed east west collector 	<ul style="list-style-type: none"> Two large commercial areas along Trafalgar Road, one at 10 Side Road and the other at the proposed midway east west collector in the study area

- A media release resulted in an article in the Independent and Free Press as well as two newspaper ads also advertised the event.
- Signage and brochures were located at the Gellert Centre, Mold Masters Sports-Plex, the Civic Centre and the Georgetown Public Library.
- The main web page of both the Town of Halton Hills and the Halton Hills Public Library advertised the public workshop.
- Details of the workshop were distributed through the Town’s Twitter and Facebook accounts.

There were 79 residents and stakeholders in attendance at the public workshop. The purpose of the public workshop was to obtain public comments on the three land use concepts that have been prepared for the Vision Georgetown lands. To aid with the discussion, workbooks were used to obtain comments on six elements of the concepts as follows:

1. Collector Roads
2. Parks
3. Connectivity
4. Major Commercial
5. Activity Hubs
6. Location of Density

For example, for the first element, the participants were asked to identify:

1. In which concept they preferred the collector roads?
2. What they liked about it?
3. If they would change anything?

This was repeated for each of the remaining five elements. A summary of the results of the consultation is provided in Section D below.

C. Summary of Other Public Consultation Initiatives

C1. Youth Engagement

One of the objectives of the engagement strategy for Vision Georgetown is to reach out to community members and get input on the Vision Georgetown project from people that may not otherwise participate. Planning staff visited three different classes from all three high schools in Town, Acton District High School, Georgetown District High School and Christ the King Secondary School. Through these visits, approximately 120 students in Grade 9 and Grade 12 Geography classes completed the same workbook used at the public workshop and provided input into the Vision Georgetown land use concepts.

In addition to consultation with youth through the high schools, planning staff also attended the Mayor's Youth Action Committee (MYAC) who also provided input into the land use concepts by answering the questions in the workbook. There were 20 members in attendance at the MYAC meeting.

A summary of the results of the youth consultation is provided in Section D below.

C2. Senior's Engagement

Another objective of the Vision Georgetown project is to plan a community for all ages. To get input from seniors in the community, planning staff visited the Georgetown Hillview Active Living Centre. There were approximately 20 seniors in attendance at the session.

A summary of the results of the senior's consultation is provided in Section D below.

C3. Consultation Kits

Consultation kits are another tool being used to obtain public input on the Vision Georgetown project. The primary purpose of the consultation kit is for outreach to community groups through 'consultation in a box', however the kits were made available to the public as well during this round of consultation.

The consultation kits included the same workbook that was used at the public workshop session, as well as some background information on the project to help provide a framework when answering the questions in the workbook.

Town staff and steering committee representatives also used the consultation kit to obtain input from various committees of Council including the Town Environmental Advisory Group and the Town Sustainability Implementation Committee.

A summary of the results from the consultation kits is provided in Section D below.

D. Public Consultation Results

Through the public engagement initiatives held to get input on the three land use concepts, we have received comments from approximately 250 members of the community. Highlights of the comments received by element are summarized below, with the exception of the comments provided by seniors at the Hillsvue Active Living Centre in Georgetown. Their comments are provided separately because they chose to provide general comments instead of providing comments by element.

D1. Consultation Results by Element

D1a. Roads

The preference for the road pattern from both the public workshop and the consultation kits was for Concept B. Some of the reasons for selecting Concept B are as follows:

- Prefer the main north-south collector road and its relationship to the Natural Heritage System
- Like the roads hugging the Natural Heritage System which allows for more accessibility, exposure and visibility of natural features
- It provides direct connections to existing community and more intersections of major roads while also providing traffic calming through curved roads

The preference from the youth participants was for a combination of Concept A and C. The reasons for this were that they liked the linear grid connections in Concept A because it was felt that it presented better walkability as well as efficient and easier access, but also liked Concept C because they felt the combination of grid and curvilinear roads responded better to the natural features.

D1b. Parks

Through both the public workshop and the consultation kits there was a split preference between the park distributions proposed in Concept B and Concept C as follows:

- Some preferred the variety of smaller to mid-sized parks around natural heritage features and the town square proposed in Concept B

- Others preferred the larger central park adjacent to the main street and undisturbed linkage in Concept C
- With both concepts, participants found that there are opportunities for a range of parks that provide both passive and active uses

There was no clear consensus from the youth participants. They liked elements from each concept including large and medium size parks, parks close to the Gellert Centre and schools and liked the parks next to the Natural Heritage System.

D1c. Connectivity

With respect to connectivity, there was a preference from all participants to have connections throughout the new community, to central locations within the new community, to the Natural Heritage System as well as connections to the existing community. One specific concept was not selected over the other, but rather the general principles above were agreed upon.

D1d. Major Commercial

Both the youth participants and those that filled out the consultation kits preferred the major commercial areas as shown on Concept C. The reasons given for selecting Concept C were because the commercial areas were dispersed to allow better access to commercial areas, and that the commercial areas were located out of the way of most Natural Heritage System.

The public workshop participants did not select a specific concept, but agreed that the commercial areas should be along major roads, and they should be concentrated to minimize impact on the Natural Heritage System.

D1e. Activity Hubs

The youth, consultation kit participants and workshop participants all preferred Concept B. The reasons for selecting Concept B were due to the large activity hub in the centre of the plan with smaller hubs in the neighbourhoods. Some suggested improvement to Concept B could be accomplished by adding another activity hub in the vicinity of the Gellert, combined with the Secondary School and possibly the future church, once Norval United relocates beside the Gellert Centre. Also there was a desire to add more density in the activity hubs to allow more people to walk.

D1f. Location of Townhouses and Apartments

There was a definite mix of where people would like to see the townhouses and apartments located within the new community. The workshop participants and those that participated through the consultation kit felt that Concept B did the best job of integrating townhouses and apartments into the neighbourhood centres, while the youth liked these types of houses along the spines of the community and felt that there would

be benefit in having townhouses and apartments located close to schools so more people can walk to school.

D2. Consultation Results from the Georgetown Hillsvie Active Living Centre

Approximately 20 seniors from the Georgetown Hillsvie Active Living Centre attended a consultation session with Town Staff to provide input on the three land use concepts.

With respect to connectivity, the participants were in agreement that this area must be connected to the existing areas by roads, trails, activities etc. Recognizing that not everyone drives, connectivity was identified as a very important consideration. Streets must be designed to be safe for walking and cycling, and in addition to the provision of safe cycling on streets, a separated pathway (similar to the path on east side of 8th Line) should be provided around the entire development block.

Participants were less concerned about the road pattern within the Vision Georgetown development, but more concerned about how this additional traffic will affect other parts of Georgetown, for example around the GO Station, 9th Line, 10th Line and 5 and 10 Side Road.

It was felt that the new development needs to support the existing areas of the Town. One example raised was the need to ensure that the new area continues to support the existing Downtown area, particularly if a new main street area is developed within the Vision Georgetown lands.

Overall, the message from the seniors was that development must consider seniors generally and more specifically provide for a range of affordable housing option including bungalows.

E. Landowners' Group Comments on the Land Use Concepts

At a meeting held at the end of February 2015, the landowners provided input on the land use concepts prepared by the Vision Georgetown project team. The Landowners Group raised a number of concerns with the land use concepts which are outlined below.

E1. Commercial Lands

They disagreed with the amount of commercial land designated within Vision Georgetown which they justified by saying that a considerable amount of the commercial demand for Vision Georgetown could be accommodated within existing commercial areas in the town.

E2. School Sites

The Landowners Group are challenging the rationale for the number of elementary school sites that are being requested by the school board as well as the need for a secondary school within Vision Georgetown.

E3. Natural Heritage System

With respect to the Natural Heritage System, the Landowners Group advised that they are not in agreement with the linear connection being proposed between the two woodlots in the northern portion of the plan (identified as a Riparian Enhancement to Tributary C on Schedule D to this Report), and also they are not in agreement with the preservation of some watercourses and a woodlot in the southern portion of the subject lands. The Landowner Groups' areas of concern are identified on Schedule D to this Report.

E4. Argyll Road Extension

Generally it is the opinion of the Landowners Group that the extension of Argyll Road into the study area is not necessary, as adequate east west connections can be provided at Danby Road and Miller Drive.

E5. Parkland

The Landowners Group have requested clarity on the location and quantity of parks that are desired within Vision Georgetown.

E6. Floodplain

The south west portion of the study area is quite low lying and as a result has a large floodplain area that is depicted on the three land use concepts prepared by the project team. The Landowner's Group have identified concern with the large floodplain area.

To satisfy both Conservation Halton and the desire by the landowners to have more certainty as it pertains to this large floodplain area, the Landowners' Engineers have been undertaking a more detailed analysis on this area to ensure a solution is reached that is attainable as development proceeds in this area.

The Town's consultants (AECOM) have provided modelling data that was collected through the Subwatershed Study work, to the Landowners' consultants to assist with their analysis. As a result of this additional analysis, an engineered solution for the flood area has been prepared by the landowners' group. This solution was recently presented to the Town and Conservation Halton for review.

F. Inter-Departmental and Agency Comments on the Land Use Concepts

F1. Interdepartmental Comments

F1a. Fire Department

The Fire Department reviewed the concepts with consideration of the fire hall located at the intersection of 10 Side Road and Eighth Line in mind. Their preferred land use concept is Concept B, followed by Concept A. The rationale provided was that the uses in the vicinity of the existing fire hall in Concept B are less intensive and would not result in as much congestion at the fire hall.

F1b. Recreation and Parks

Comments from Recreation and Parks outline the elements of the land use concepts that they support. Some of the main points are summarized below:

- Single loaded roads adjacent to open space
- A strong linear open space corridor made up of parkland, natural heritage, linkages and stormwater management ponds
- School blocks adjacent to park sites to promote facility partnerships
- Stormwater management blocks adjacent to park sites
- A 500 metre radius for playgrounds

Once the above objectives are met, remaining parkland should be consolidated into a community park co-located with a Secondary School adjacent to the Gellert Community Park.

In addition to comments related to the land use concepts, the Recreation and Parks Department provided some additional comments regarding the need to review the current Official Plan policies regarding application of parkland dedication calculations.

Parkland dedication policies in the Town's Official Plan will be reviewed as part of the Parkland Acquisition Strategy that has recently been initiated by the Recreation and Parks Department. More details on this study are provided in Section I of this Report.

G. Agency Comments

G1. Region of Halton

Comments from the Region of Halton recognize that at the time the land use concepts were being prepared, the Subwatershed Study Characterization Report was not finished, and therefore confirmation of a number of items related to the Natural Heritage System cannot be finalized until that study is finished.

Regional comments related to the planned population, planned jobs and overall density targets planned for in Vision Georgetown were also provided. The Region generally did not have concerns with the land use concepts as it relates to the above, as the concepts generally meet or slightly exceed Regional targets.

The Region identified the need for the land use concepts to take into account the Source Protection Policies that apply in the north east section of the study area. This matter is being addressed as part of the Vision Georgetown Subwatershed Study.

The Region also requested that transportation analysis be undertaken on the collector road network, which will be undertaken in the future phases of the project.

From a transportation perspective, the Region preferred a grid or modified grid collector road pattern. Regional comments also discuss the future Regional roads in the area (Trafalgar Road and 10th Side Road) and their role as four lane corridors, with pathways and medians and the Region's preferred land uses and configuration in vicinity of these Regional roads.

From a health perspective, the Region encourages a higher integration of land uses within the community to support alternative modes of transportation besides the automobile.

G1. Halton District School Board

Comments received from the Halton District School Board (HDSB) provide additional details on their preferred school site locations within the study area. They prefer elementary schools to be internal to the community at the intersection of two collector roads, adjacent to neighbourhood parks and not adjacent to stormwater management ponds.

With respect to the secondary school requested by the HDSB, they support the secondary school site to be located close to the Gellert Community Centre which may provide educational opportunities for students. The HDSB also supports the creation of community use hubs and is in support of future discussions to explore possible cooperative and collaborative partnerships between facilities required in a community hub and the secondary school site.

G1. Halton Catholic District School Board

Comments received from the Halton Catholic District School Board (HCDSB) mirrored the comments of the public board, with one addition being a preference for a grid arterial collector road network as it allows for easier access to neighbourhoods and community facilities and helps facilitate walking and bussing.

The HCDSB does not require a secondary school site in Vision Georgetown.

G1. Conservation Halton

Comments from Conservation Halton recognize that the Subwatershed Study Characterization Report was not finished at the time the land use concepts were prepared and therefore revisions may be required as it relates to the Natural Heritage System and the hazard areas.

Conservation Halton provided some comments regarding appropriately locating medium and high density development in the study area, to maintain recharge and discharge functions in particular areas. Conservation Halton prefers that parks and open space be strategically located beside the Natural Heritage System to protect natural features to the extent possible and recommend reducing crossings of the Natural Heritage System.

G1. Credit Valley Conservation

Credit Valley Conservation comments also recognize that since the Subwatershed Study Characterization Report was not finished at the time the land use concepts were prepared, revisions may be required as it relates to the Natural Heritage System and the hazard areas.

Credit Valley Conservation also commented on their preference to reduce crossings of the Natural Heritage System to reduce fragmentation and other impacts, encourage the placement of compatible land uses adjacent to the Natural Heritage System (such as parks, schools and SWM facilities) and encouraging linkages between components of the Natural Heritage System, using compatible land uses such as parks, trail corridors and other appropriate public open spaces.

H. Subwatershed Study Update

An integral component required when preparing the Vision Georgetown Secondary Plan is the completion of a Subwatershed Study. The result of this Study will be a Subwatershed Plan and appropriate land use policies that allows for sustainable development, while protecting natural heritage features and ecological functions.

There are four phases that will make up the final Subwatershed Plan:

1. Characterization
2. Impact Assessment
3. Implementation Plan
4. Monitoring

The final draft of the Subwatershed Study was delivered in April 2015. The Study will be vetted through the Subwatershed Technical Advisory Committee for review and released as a public document thereafter.

H1. Subwatershed Study - Characterization

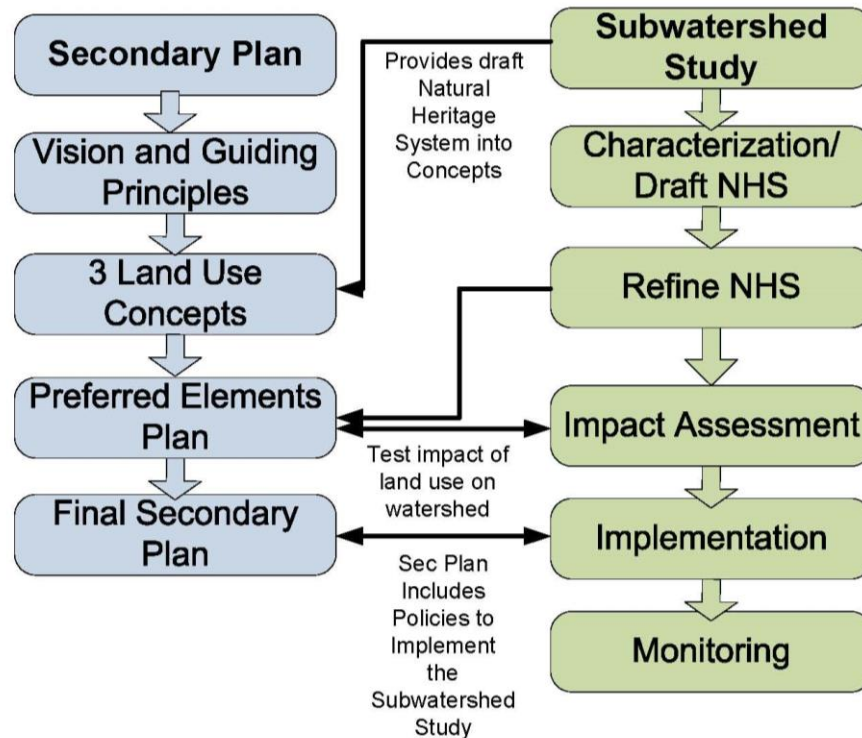
The first phase of preparing a Subwatershed Study involves the collection of detailed environmental information for the study area including the area's soils, geology, surface and ground water, plants and wildlife. The Subwatershed Team started the collection of field data in April 2013 and has since collected four seasons of continuous data, which is required to complete the characterization. This information was compiled into the Subwatershed Characterization Report, which was completed in May 2014.

The characterization work resulted in the delineation of a preliminary Natural Heritage System (NHS), which can be seen in all three of the land use concepts prepared for Vision Georgetown. This NHS continues to be revised based upon the results of the continuing data analysis and input from key agency stakeholders.

H2. Subwatershed Study - Impact Assessment, Implementation Plan and Monitoring

The Subwatershed Study process should be understood as an iterative one in which the preliminary NHS forms a building block for the Land Use Concept, which in turn is the basis for impact assessment, and refinement of the NHS, which then informs the preferred Land Use Alternative and final Secondary Plan.

Figure 3: Relationship between Secondary Plan and Subwatershed Study in an Integrated Planning Project



Schedule D provides a Preliminary ‘Key Features, Initial Enhancement and Functional Areas’ Map for the area of study. As noted above, this Map is still preliminary and is subject to further revision throughout the remainder of the process.

The Secondary Plan will include policies to implement the Subwatershed Study and in addition all development will need to be in accordance with the Subwatershed Study. Upon completion of the Secondary Plan and throughout development of the new community, monitoring will continue within the study area to ensure the findings and targets outlined in the Subwatershed Study are being achieved during and post development.

H3. Subwatershed Study Technical Advisory Committee

The Subwatershed Technical Advisory Committee is in place and has been involved with the work of the lead Consultant and Team. Participants in the TAC are the lead technical team (AECOM), Town Infrastructure Services and Planning staff, outside agencies such as the Credit Valley and Halton Conservation Authorities and the Regional Municipality of Halton, and environmental consultants retained by the Landowners Group. The intent of the TAC meetings is to review the collection of field data, clarify questions from the Agencies and confirm the proposed Natural Heritage System. The next meeting of the TAC will be in April 2015 at which time the final draft of the Subwatershed Study will be reviewed.

H4. Flood Plain Modeling

The south west portion of the study area is quite low lying and as a result has a large floodplain area. At the request of both Conservation Halton and the Landowners Group, the Landowners Engineers have been undertaking a more detailed analysis on this area to ensure a solution is reached that is attainable as development proceeds in this area.

The Town's consultants (AECOM) have provided modelling data that was collected through the Subwatershed Study work, to the landowners' consultants to assist with their analysis. As a result of this additional analysis, an engineered solution for the flood area has been prepared by the landowners' group. This solution was recently presented to the Town and Conservation Halton for review.

Completion of this additional work has taken a considerable amount of time, and since the results have the potential to significantly impact the amount of land available for development, the project team has been awaiting resolution of this matter prior to developing the Preferred Elements Plan.

I. Relationship to Other Studies Underway

I1. Mayor's Community Energy Plan

Through the Recommendations of Report PDS-2015-0008, Council approved the Mayor's Community Energy Plan, Local Action Plan. The Local Action Plan recommends that a study be undertaken to assess the feasibility of district energy within Vision Georgetown.

As part of the numerous technical studies to be undertaken as part of Phase III of the Vision Georgetown work plan, an Energy Conservation Strategy will be undertaken. The Energy Conservation Strategy will include a district energy feasibility component, as well as a review of any other viable energy conservation strategies.

12. Halton Hills Public Library- Facility Needs Assessment for Southwest Georgetown

The Halton Hills Public Library Board has commenced preparation of a Facility Needs Assessment to determine the need for a new branch within Vision Georgetown. Should the assessment determine a new branch is necessary, the study will also look at locational criteria and opportunities for space-sharing. It is anticipated that the Facility Needs Assessment will be undertaken in time to provide recommendations to be incorporated into the Preferred Elements Plan.

13. Halton Hills Parkland Acquisition Strategy

As outlined previously in this Report, local parkland as well as some community parkland will be acquired through parkland dedication as provided for through the Planning Act. However, the addition of 20,000 people in Halton Hills by 2031 generates demand for a significant number of outdoor recreation facilities, and not all of these facilities can be accommodated within the parkland that the Town will obtain through parkland dedication.

As a result, the Recreation and Parks Department are undertaking preparation of a Parkland Acquisition Strategy that will address the Town's parkland needs to the year 2031. Specifically the Parkland Acquisition Strategy will:

- Determine appropriateness of current Official Plan parkland/population ratios based on municipal best practices and recent OMB decisions for inclusion in the Vision Georgetown Secondary Plan.
- Update current Needs Assessment based on Town's parkland inventory and future needs based on projected growth to 2031 (build out of Vision Georgetown study area).
- Develop land acquisition criteria, funding solutions and identify potential land holdings for future parkland development outside of the Vision Georgetown study area.

RELATIONSHIP TO STRATEGIC PLAN:

The Strategic Plan sets out a broad vision for the community contained in nine strategic directions. The Vision Georgetown project relates extensively to the following Strategic Directions:

Foster a Healthy Community

Preserve, Protect and Enhance our Environment

Foster a Prosperous Economy

Preserve, Protect and Promote Our Distinctive History

Achieve Sustainable Growth

Provide Sustainable Infrastructure & Services

Provide Responsive, Effective Municipal Government

In October 2011, through Report PDS-2011-0078, Council endorsed a Strategic Action Plan, containing a 'Top Ten' list of priorities to focus on for the 2010-2014 Council term. The sixth priority on the list was entitled Future Residential Area Planning, and included the following components:

- Prepare a Secondary Plan for the Georgetown Future Residential/Mixed Use Area;
- Proactively promote opportunities for private sector participation in front-ending emerging growth related infrastructure requirements, recognizing that there will still be municipal costs;
- Explore the adoption of 'Sustainable Development Guidelines' for development of new growth areas, intensification and redevelopment, for the various forms of development (e.g. subdivisions, site plans, buildings);
- New growth needs to provide enough revenue to prevent a tax increase due to new service requirements; and,
- Investigate strategies to protect built heritage resources through the comprehensive planning of new development areas.

FINANCIAL IMPACT:

There are no financial implications associated with this report.

COMMUNICATIONS IMPACT:

Broad-based community engagement is an integral component of the Terms of Reference for the Vision Georgetown project. A summary of the comprehensive community engagement initiatives undertaken to date was provided in a previous section of this Report.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The relationship between this report and the Strategy is summarized below:

Do the report's recommendations advance the Strategy's implementation?

Yes No N/A

Which pillar(s) of sustainability does this report support?

- Cultural Vibrancy Economic Prosperity N/A
 Environmental Health Social Well-being

A Vision and Guiding Principles has been established for the Vision Georgetown Secondary Plan which is outlined in a previous section of this Report. This Vision and Guiding Principles will form the basis for preparation of the Secondary Plan. In planning towards this vision, we are implementing all 4 pillars of sustainability and multiple themes within each pillar.

Overall, the alignment of this report with the Community Sustainability Strategy is:

- Excellent Very Good Good Fair N/A

CONSULTATION:

A. Vision Georgetown Technical Advisory Committee

Consultation on the three land use concepts was undertaken with the project Technical Advisory Committee which is comprised of Town staff from the Planning, Development and Sustainability, Recreation and Parks, Fire Services, Finance and Infrastructure Services Departments, as well as staff representation from the following agencies:

- Halton Region, Legislative and Planning Services
- Credit Valley Conservation
- Halton Region Conservation
- Halton District School Board
- Halton Catholic District School Board

B. Vision Georgetown Steering Committee

Consultation on the three land use concepts was also undertaken with the project Steering Committee made up of the Mayor, Councillor Johnson (Chair), Councillor Somerville, Councillor Fogal and Councillor Lawlor, Town staff as well as representatives from a number of Committees of Council, residents and representatives from the Landowners Group. The next meeting of the Steering Committee has been arranged for the end of April to provide a status update to the Steering Committee members.

CONCLUSION:

The purpose of this report is to provide an update on the Vision Georgetown project, and specifically the deliverables that have been completed since the last status update

provided to Council in February 2014. This report included:

- a description of the design considerations behind each of the three land use concepts;
- an overview of the format of the public workshop held to obtain comments on the three land use concepts;
- a summary of other consultation initiatives undertaken in addition to the public workshop;
- a summary of the comments that were heard from all of the public consultation on the land use concepts;
- a summary of the comments received from the landowners on the land use concepts;
- a summary of the comments received from other departments and agencies on the land use concepts; and,
- a Subwatershed Study status update.

This report provides an update of the actions undertaken to date on Phase II of the Vision Georgetown work plan.

A follow-up report will be provided to Council in the near future outlining proposed changes to the project work plan and budget for the remainder of Phase II, in order to finalize a Preferred Elements Plan.

Respectfully submitted,

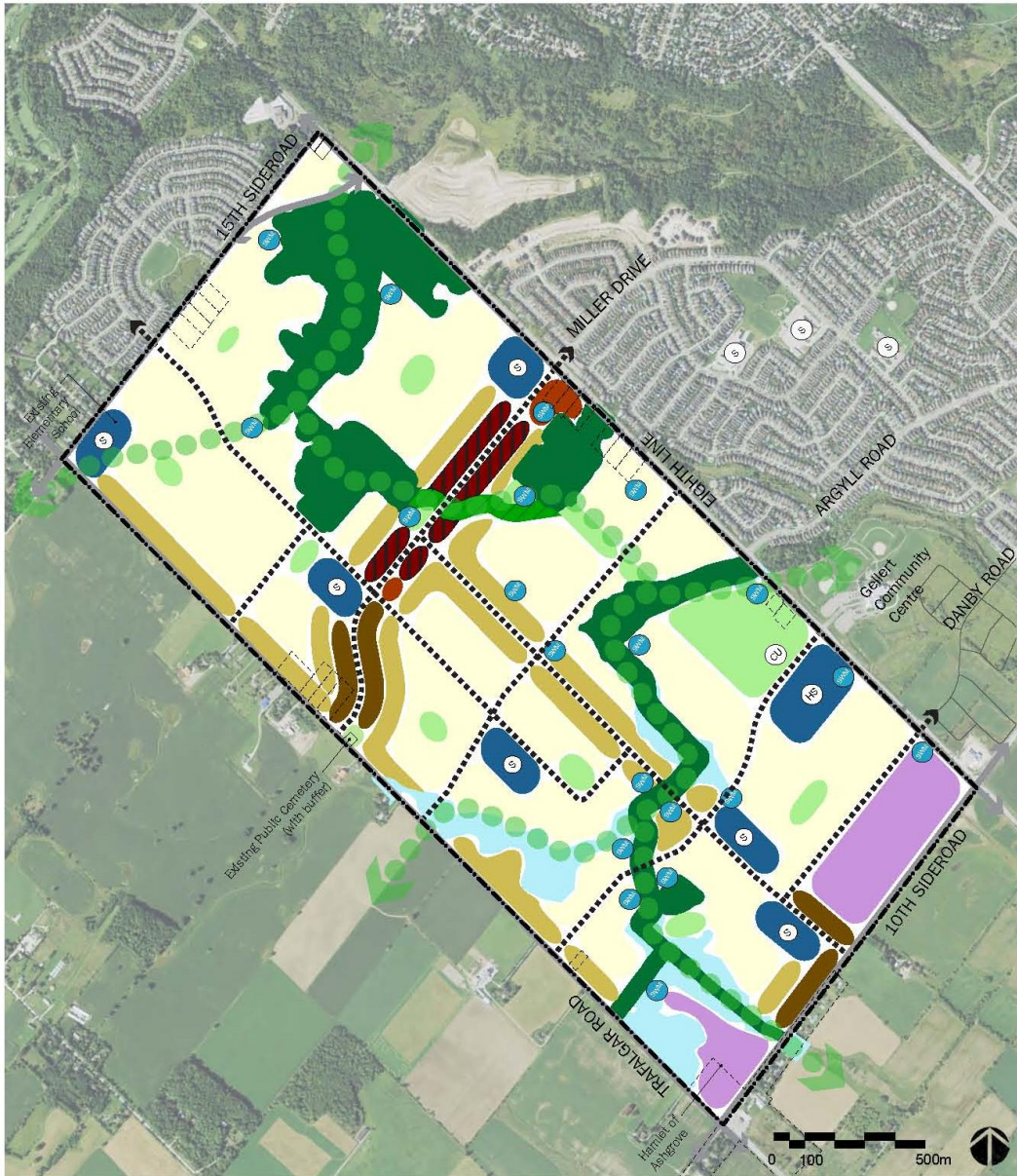
Tara Buonpensiero, MCIP, RPP
Senior Planner - Policy

Steve Burke, MCIP, RPP
Manager of Planning Policy

John Linhardt, MCIP, RPP
Director of Planning
Development and Sustainability

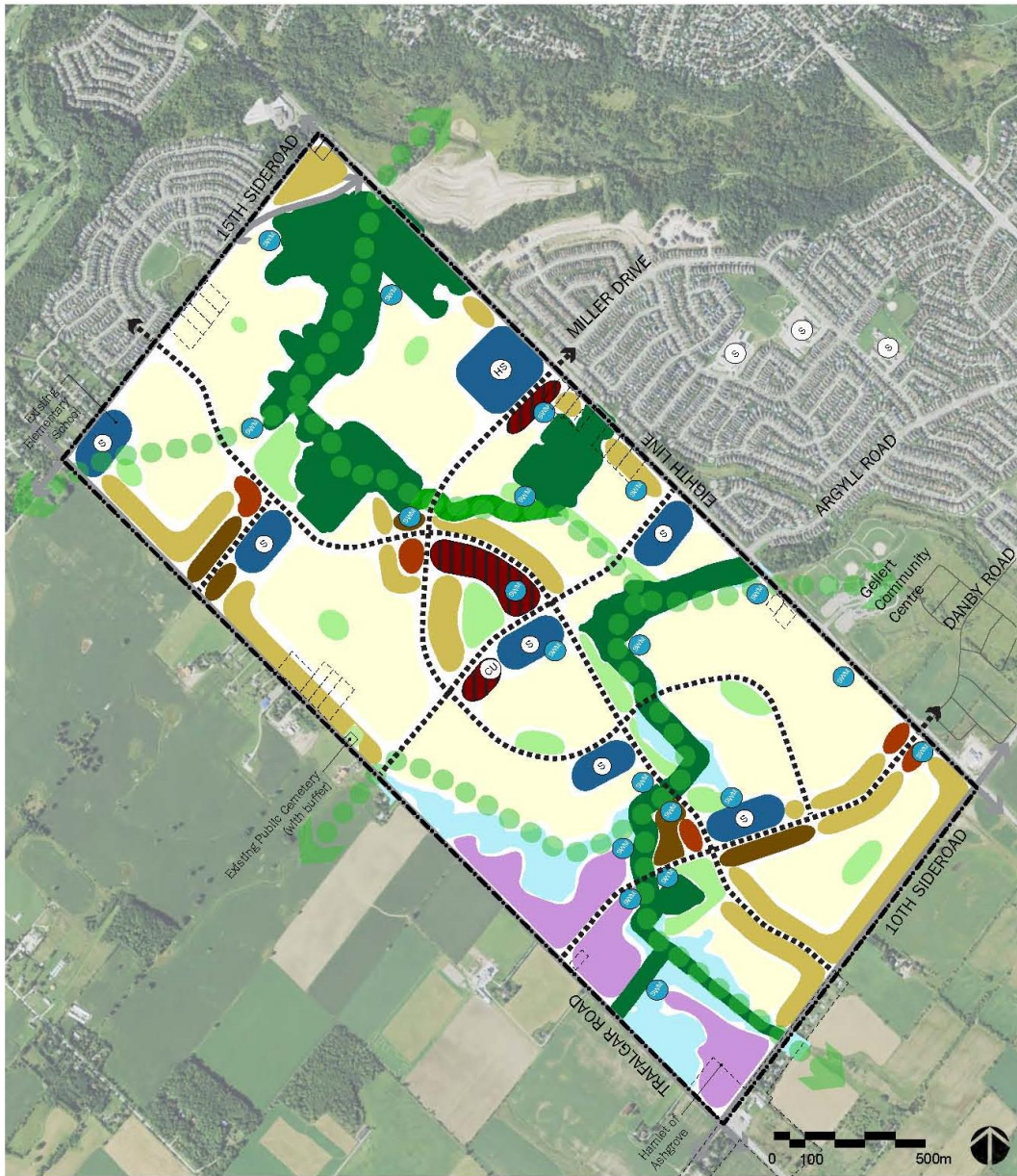
David Smith
Chief Administrative Officer

Draft Preliminary Concept: Concept A - Main Street/Community Hub



- | | | |
|-------------------------------|-----------------------------------|--|
| --- Study Boundary | Public Parks | Existing Private Lots |
| Existing Roads | Low Density Residential Area | Community Use (ex. Library, Community Centre, Art Gallery, Municipal building, etc.) |
| Proposed Collector Roads | Medium Density Residential Area | High School |
| * Potential Crossing Required | High Density Residential Area | Elementary School |
| Proposed Trail Linkages | Neighbourhood Commercial Area | Approximate location of Stormwater Management Facility |
| Natural Heritage System | Main Street Area | |
| Linkage (To be determined) | Major Commercial/Residential Area | |
| Regional Storm Floodlines | School | |
- Note: Stormwater Management facilities will be determined as more work is to be done exploring other technologies and green infrastructure.

Draft Preliminary Concept: Concept B - Neighbourhood Centres

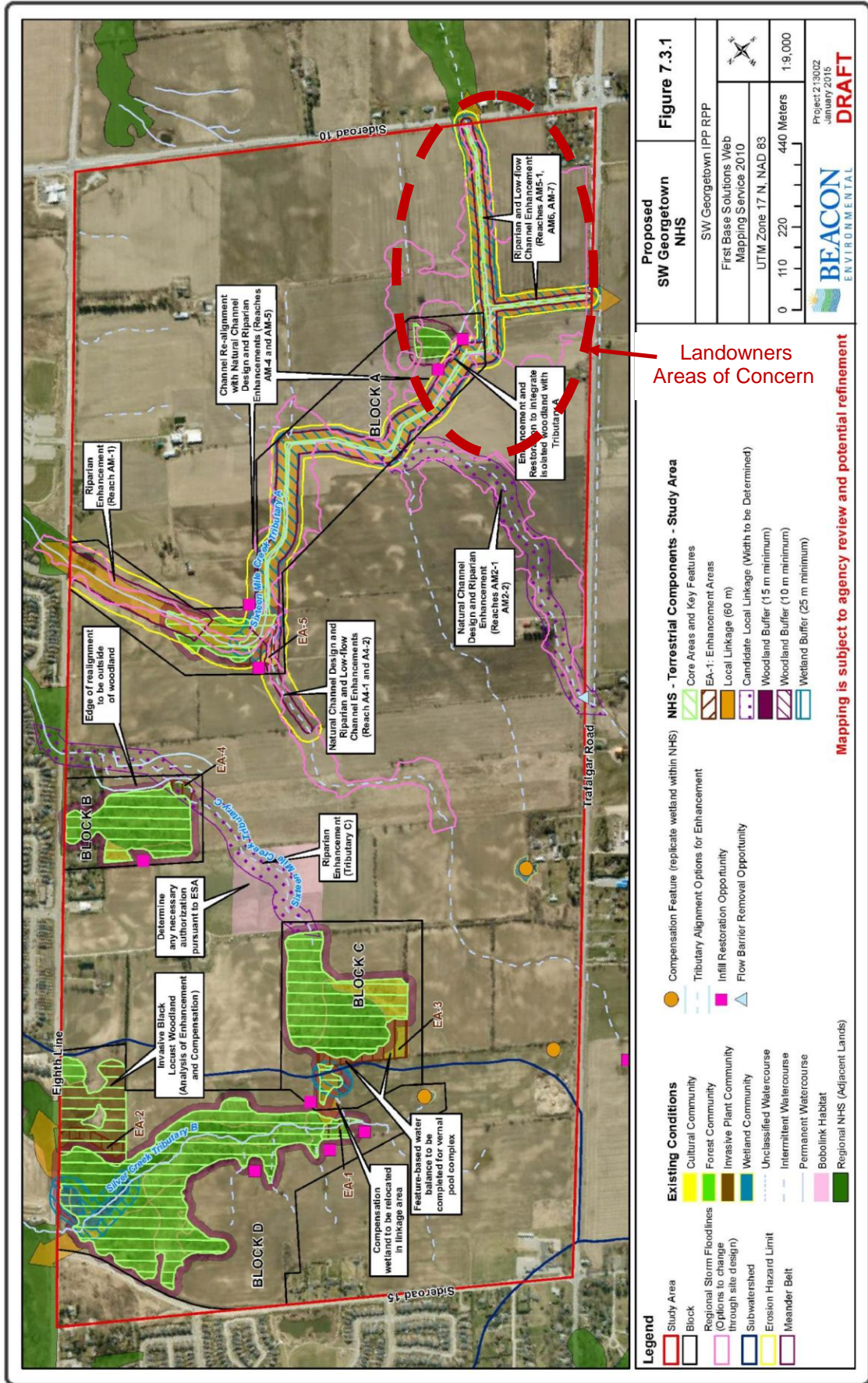


- | | | |
|-------------------------------|-----------------------------------|--|
| --- Study Boundary | Public Parks | Existing Private Lots |
| Existing Roads | Low Density Residential Area | Community Use (ex. Library, Community Centre, Art Gallery, Municipal building, etc.) |
| Proposed Collector Roads | Medium Density Residential Area | High School |
| * Potential Crossing Required | High Density Residential Area | Elementary School |
| Proposed Trail Linkages | Neighbourhood Commercial Area | Approximate location of Stormwater Management Facility |
| Natural Heritage System | Main Street Area | |
| Linkage (To be determined) | Major Commercial/Residential Area | |
| Regional Storm Floodlines | School | |
- Note: Stormwater Management facilities will be determined as more work is to be done exploring other technologies and green infrastructure.

Draft Preliminary Concept: Concept C - Main Street/Neighbourhood Centres



- | | | |
|-------------------------------|-----------------------------------|---|
| --- Study Boundary | Public Parks | Existing Private Lots |
| Existing Roads | Low Density Residential Area | CU Community Use (ex. Library, Community Centre, Art Gallery, Municipal building, etc.) |
| Proposed Collector Roads | Medium Density Residential Area | HS High School |
| * Potential Crossing Required | High Density Residential Area | S Elementary School |
| Proposed Trail Linkages | Neighbourhood Commercial Area | Approximate location of Stormwater Management Facility |
| Natural Heritage System | Main Street Area | |
| Linkage (To be determined) | Major Commercial/Residential Area | |
| Regional Storm Floodlines | School | |
- Note: Stormwater Management facilities will be determined as more work is to be done exploring other technologies and green infrastructure.



Proposed SW Georgetown NHS

SW Georgetown IPP RPP

First Base Solutions Web Mapping Service 2010

UTM Zone 17 N, NAD 83

0 110 220 440 Meters

1:9,000

Project 213002
January 2016

BEACON ENVIRONMENTAL

DRAFT

Figure 7.3.1

Landowners Areas of Concern

Mapping is subject to agency review and potential refinement

Legend

- Study Area
- Block
- Regional Storm Floodlines (Options to change through site design)
- Subwatershed
- Erosion Hazard Limit
- Meander Belt
- Existing Conditions
 - Cultural Community
 - Forest Community
 - Invasive Plant Community
 - Wetland Community
 - Unclassified Watercourse
 - Intermittent Watercourse
 - Permanent Watercourse
 - Bobolink Habitat
 - Regional NHS (Adjacent Lands)
- Compensation Feature (replicate wetland within NHS)
- Tributary Alignment Options for Enhancement
- Infill Restoration Opportunity
- Flow Barrier Removal Opportunity
- NHS - Terrestrial Components - Study Area
 - Core Areas and Key Features
 - EA-1: Enhancement Areas
 - Local Linkage (60 m)
 - Candidate Local Linkage (Width to be Determined)
 - Woodland Buffer (15 m minimum)
 - Woodland Buffer (10 m minimum)
 - Wetland Buffer (25 m minimum)