

Intensification Opportunities Study Update



Public Open House # 2
November 14, 2019, 6:30 - 8:30 p.m.
Halton Hills Cultural Centre, Helson Gallery
Georgetown, ON

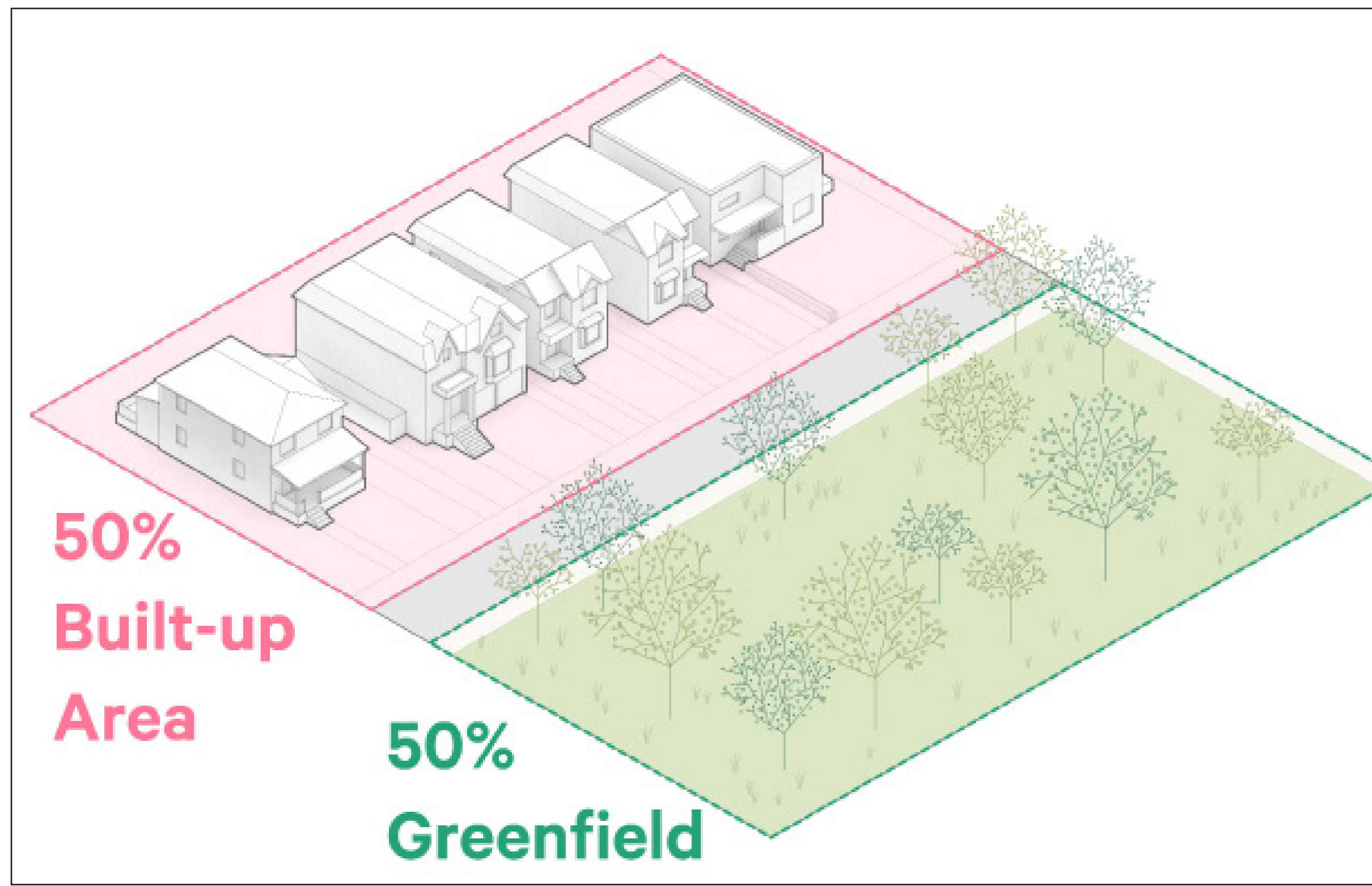


Welcome

- Sign in
- Review materials
- Meet the study team
- Share your thoughts

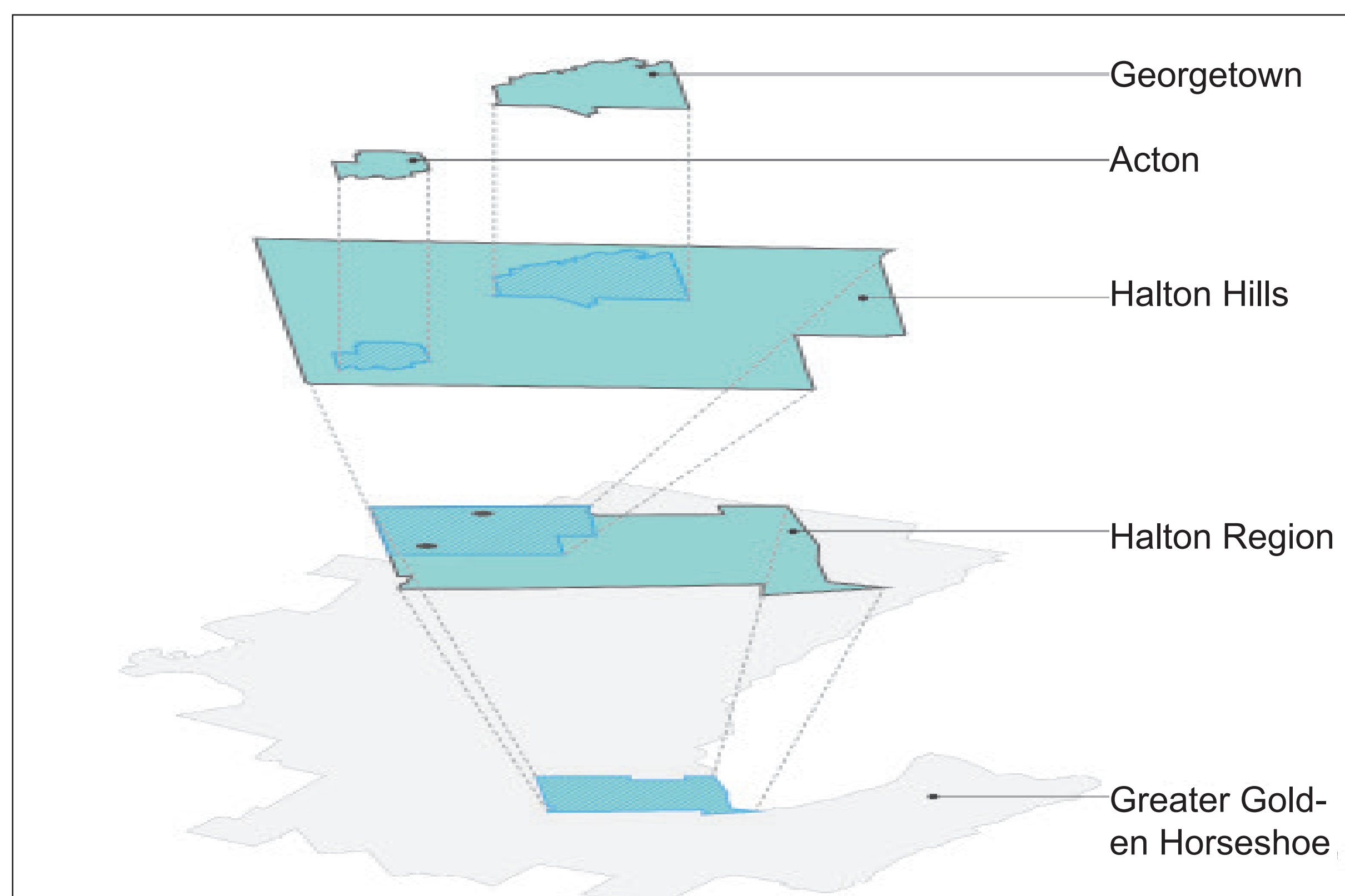
Thank you for attending.

What is this study all about?



Population growth is expected to continue in the Greater Toronto Area. The Provincial Growth Plan forecasts that the Region of Halton will grow by approximately 500,000 additional residents by 2041. The Region and all four municipalities (Burlington, Halton Hills, Oakville, Milton) must plan how this growth will be accommodated.

Fifty per cent of growth allocated to Halton Hills needs to be planned for in the urban areas of Georgetown and Acton.



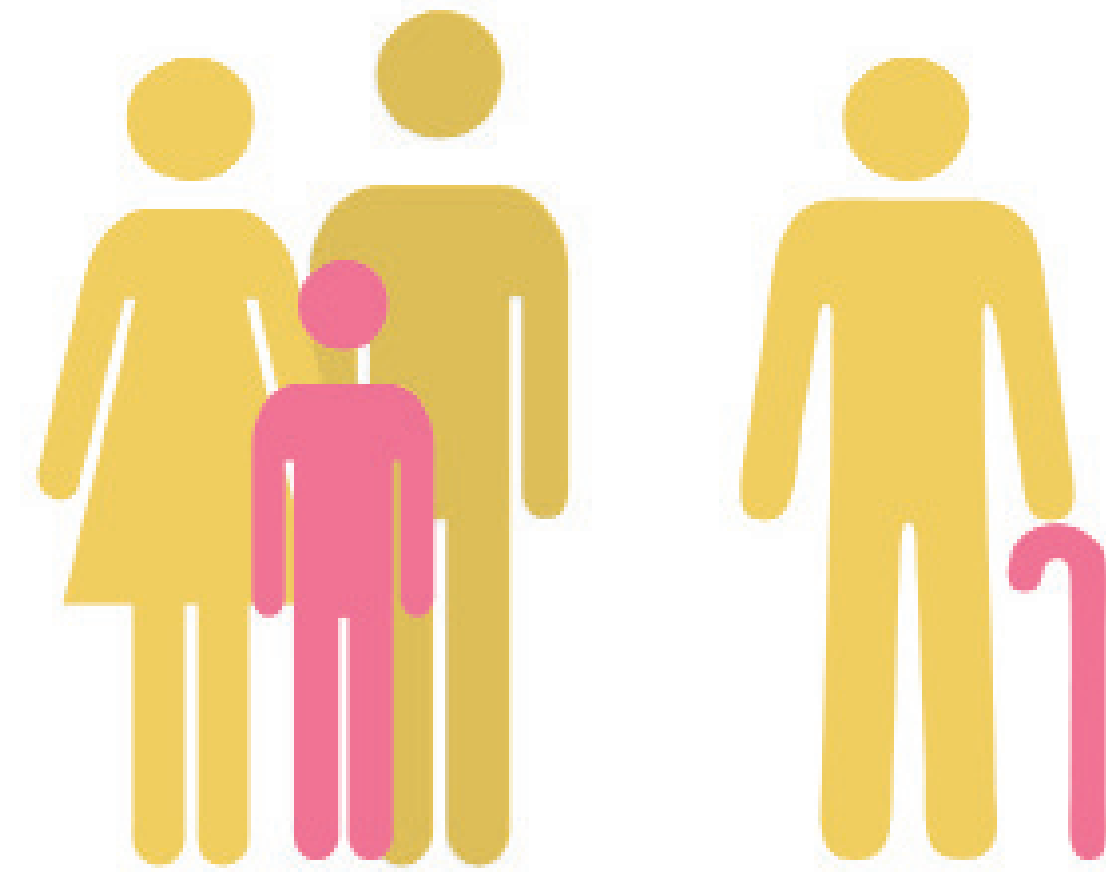
1. The study looks at the best ways to accommodate new housing within the existing urban areas of Acton and Georgetown to the year 2041.
2. The Town will use this information to provide input to the Region's growth allocation process as part of the Regional Official Plan Review.

Why Plan for Intensification?



Using Land Efficiently

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



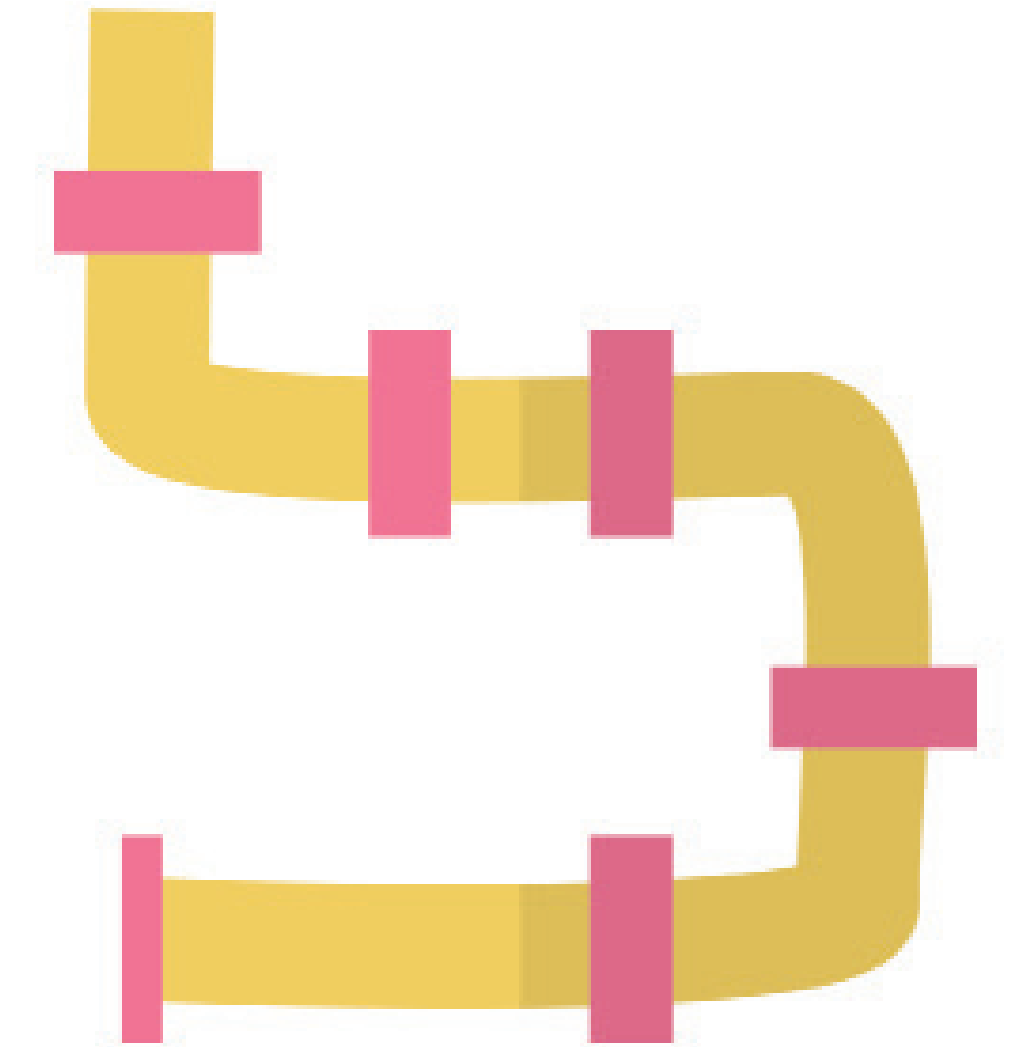
Providing Housing Options

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



Promoting Community Health and Sustainability

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



Using Tax Dollars Efficiently

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

Help Us Plan For Intensification

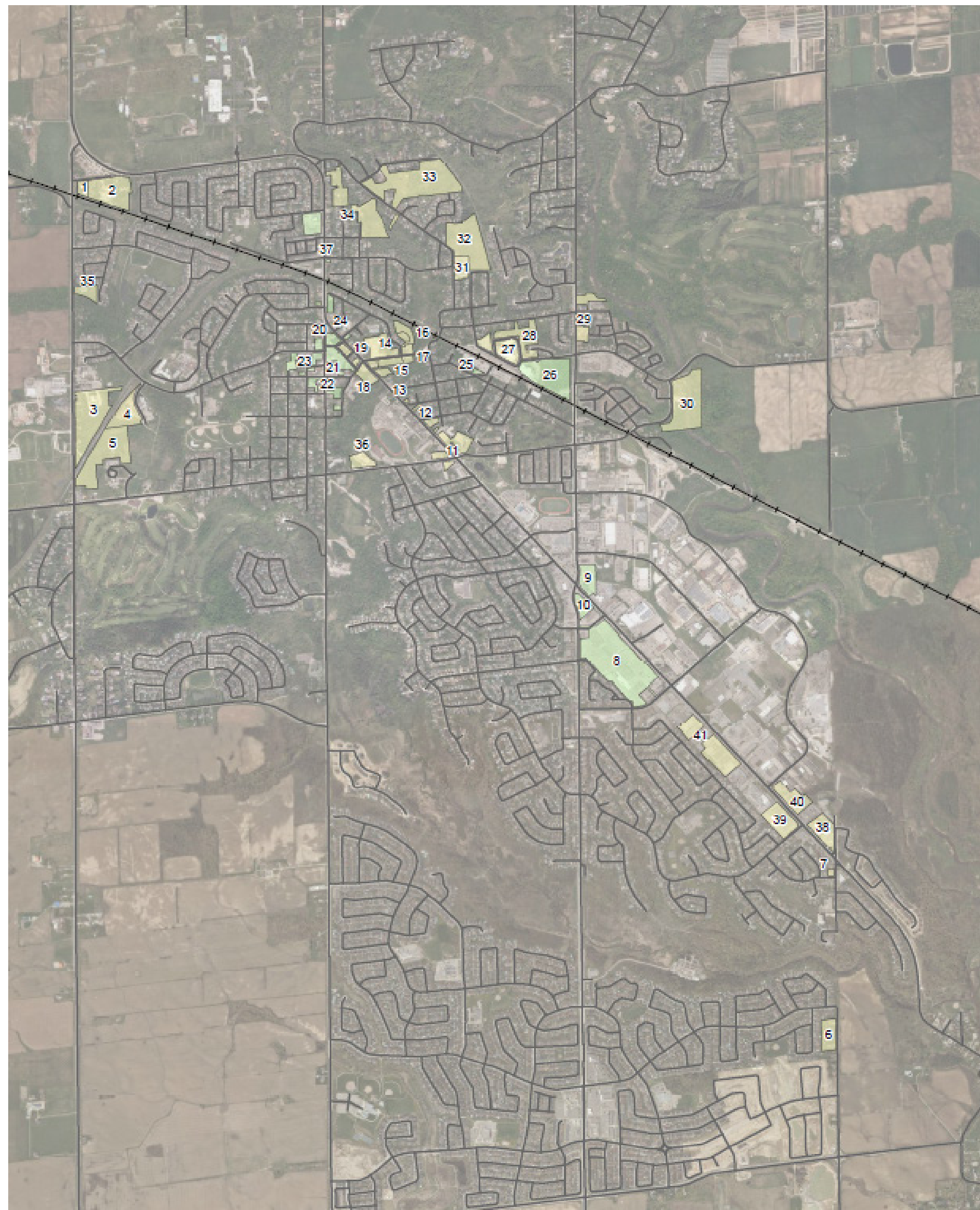
Learn - Ask questions - Submit comments

Transportation Assessment

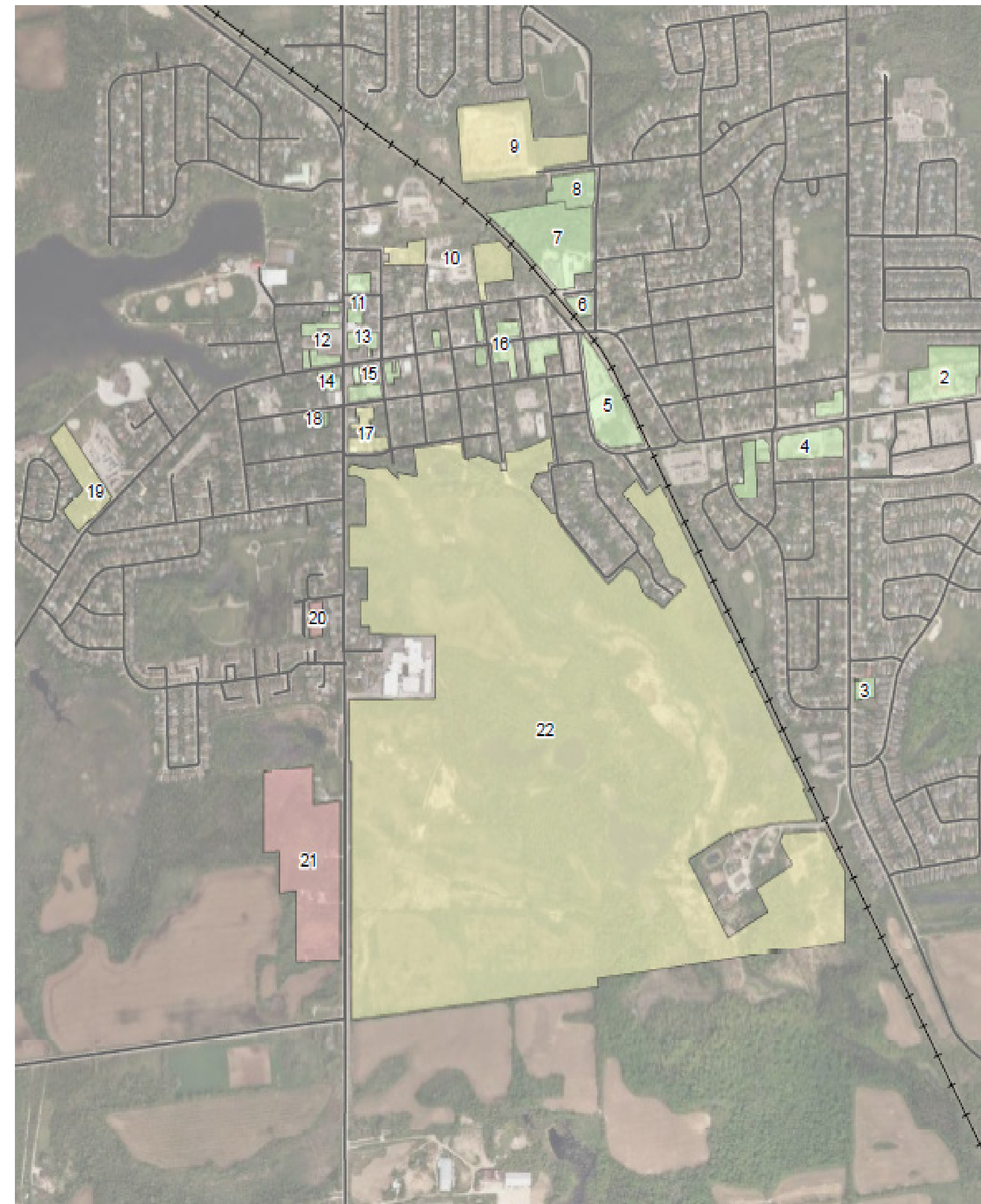


A Transportation Assessment was completed to evaluate existing conditions surrounding the identified major intensification blocks and areas where improvements are suggested.

Average Score Georgetown

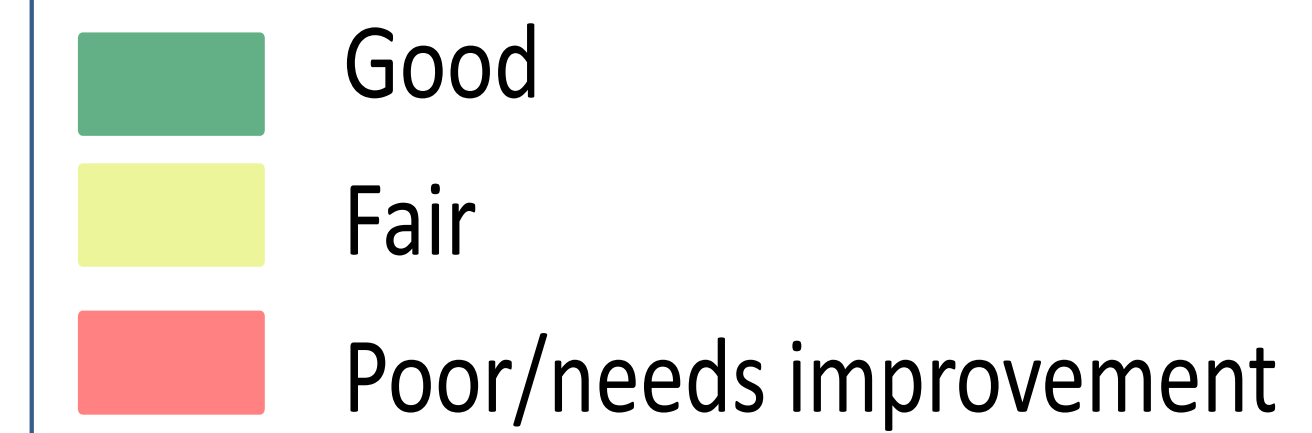


Average Score Acton



Each intensification property block was assessed based on four transportation criteria:

- capacity
- access
- transit
- active transportation



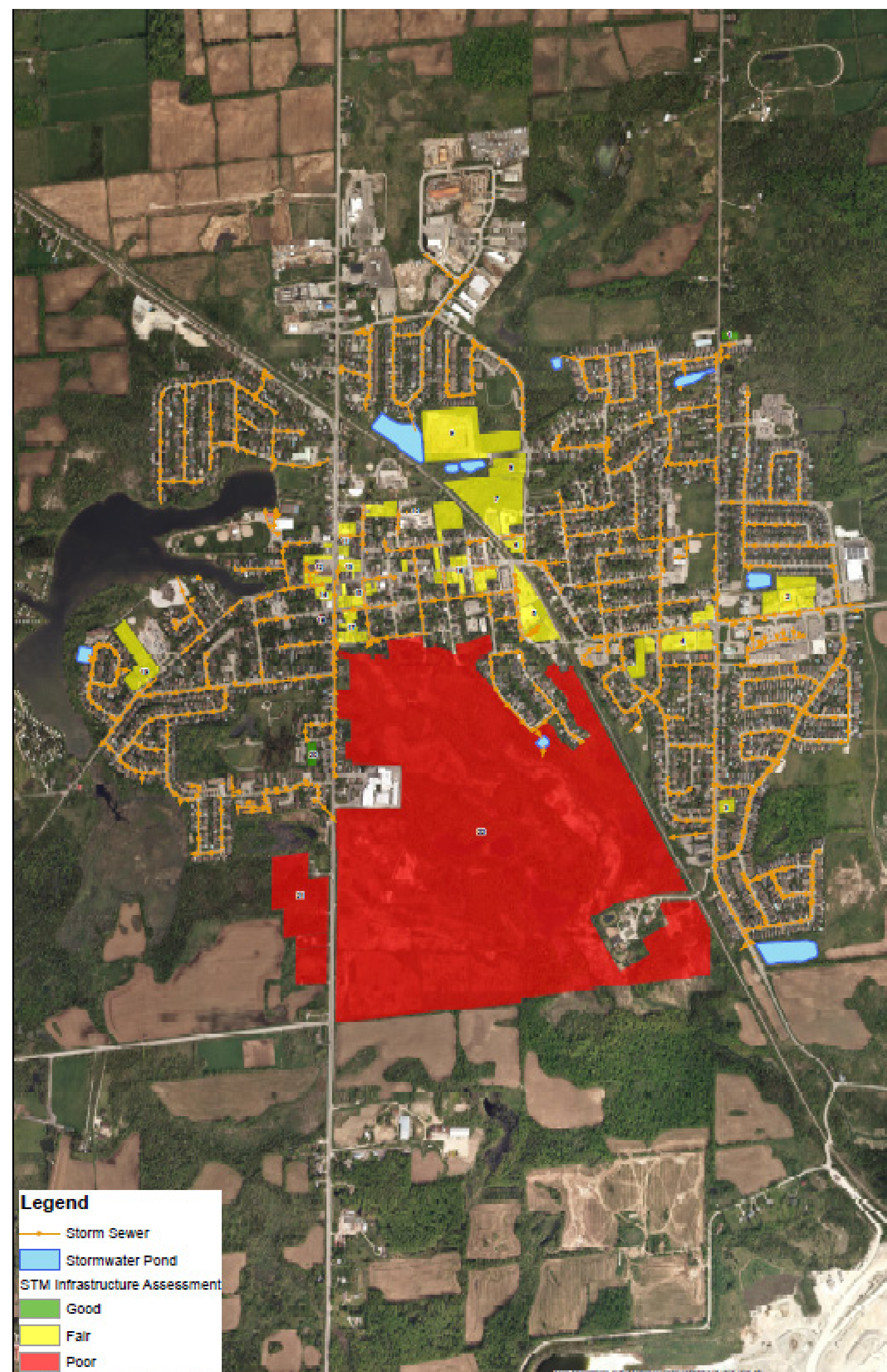
* Numerical values were assigned to each of the assessment performance measures (Good, Fair, or Poor) in order to calculate an overall average score.

Servicing Assessment

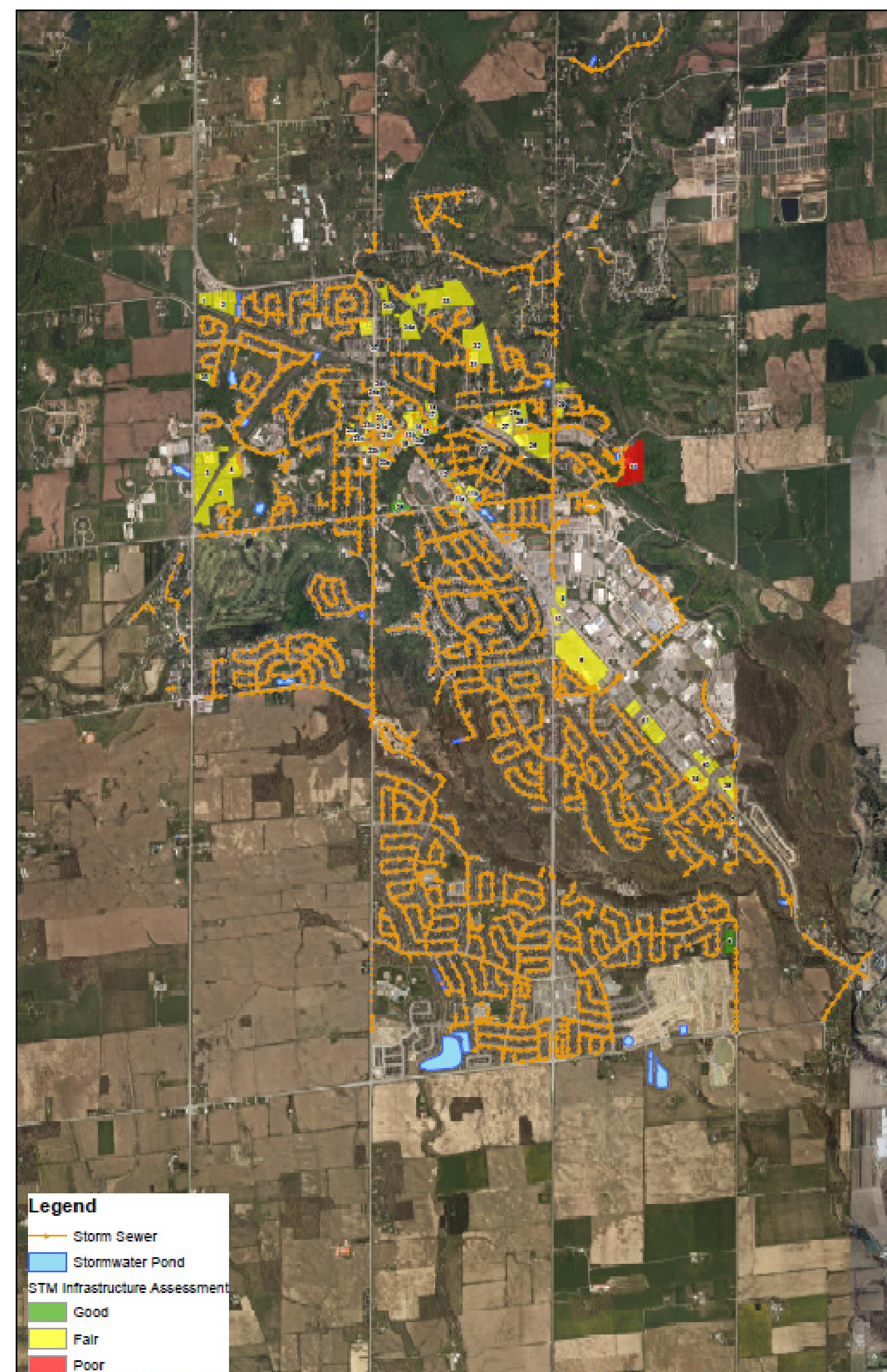


Identifies current conditions and areas for improvement.

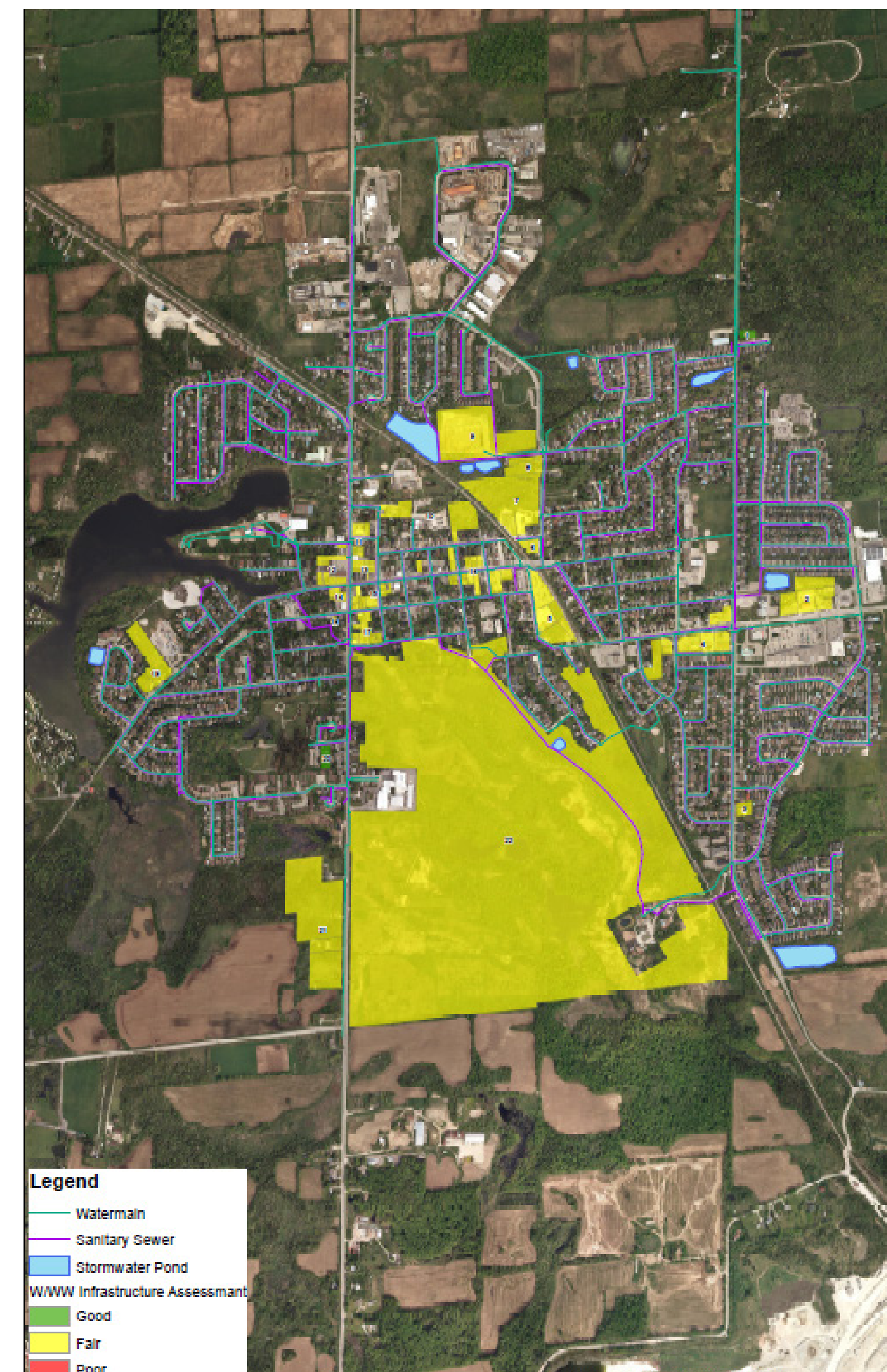
Acton Storm Services



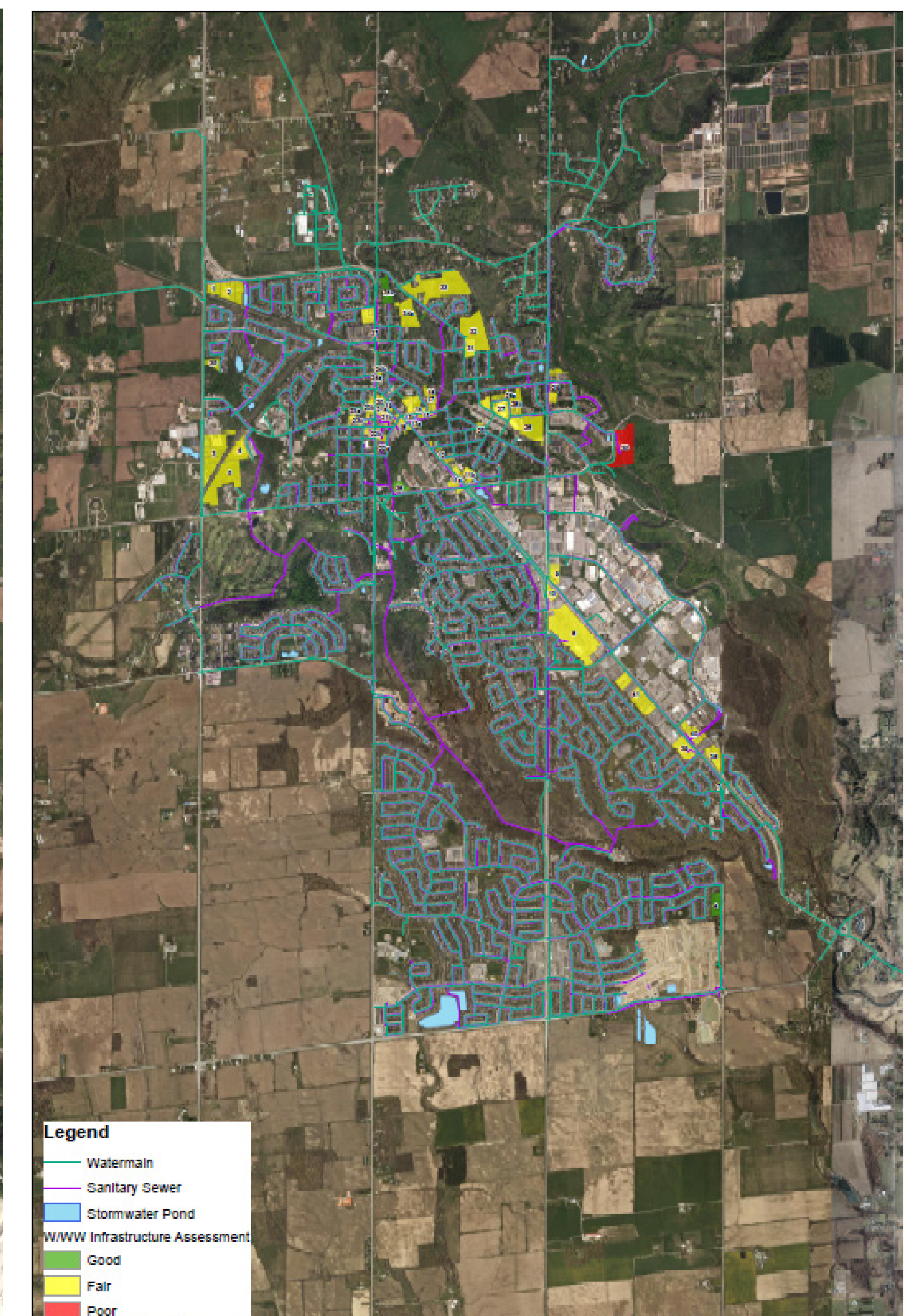
Georgetown Storm Services



Acton Water/Wastewater



Georgetown Water/Wastewater



Servicing Assessment



* A poor overall score represents lack of servicing infrastructure at the moment.

Criteria	Definition	Assessment	
Timeline	Timing of proposed intensification	Good:	Proposed development occurring between 2032 – 2041
		Fair:	Proposed development occurring between 2022 – 2031
		Poor:	Proposed development occurring between 2016 – 2021
Availability of Infrastructure	The proximity and ease of access to the servicing infrastructure (storm, water and sanitary sewers/mains)	Good:	Servicing infrastructure is available and capacity is known.
		Fair:	Servicing infrastructure is available, however, capacity is unknown.
		Poor:	Servicing infrastructure is unavailable.
Intensification	Development of properties at high, low or medium density. Less intensification is expected to have less impact on infrastructure	Good:	Lower proposed intensification density is expected to have less impact on servicing infrastructure and/or lower potential requirement for additional servicing infrastructure.
		Fair:	Medium proposed intensification density is expected to have some impact on servicing infrastructure and/or a medium potential requirement for additional servicing infrastructure.
		Poor:	High proposed intensification density is expected to higher impact on servicing infrastructure and/or a higher potential requirement for additional servicing infrastructure.

Market Assessment

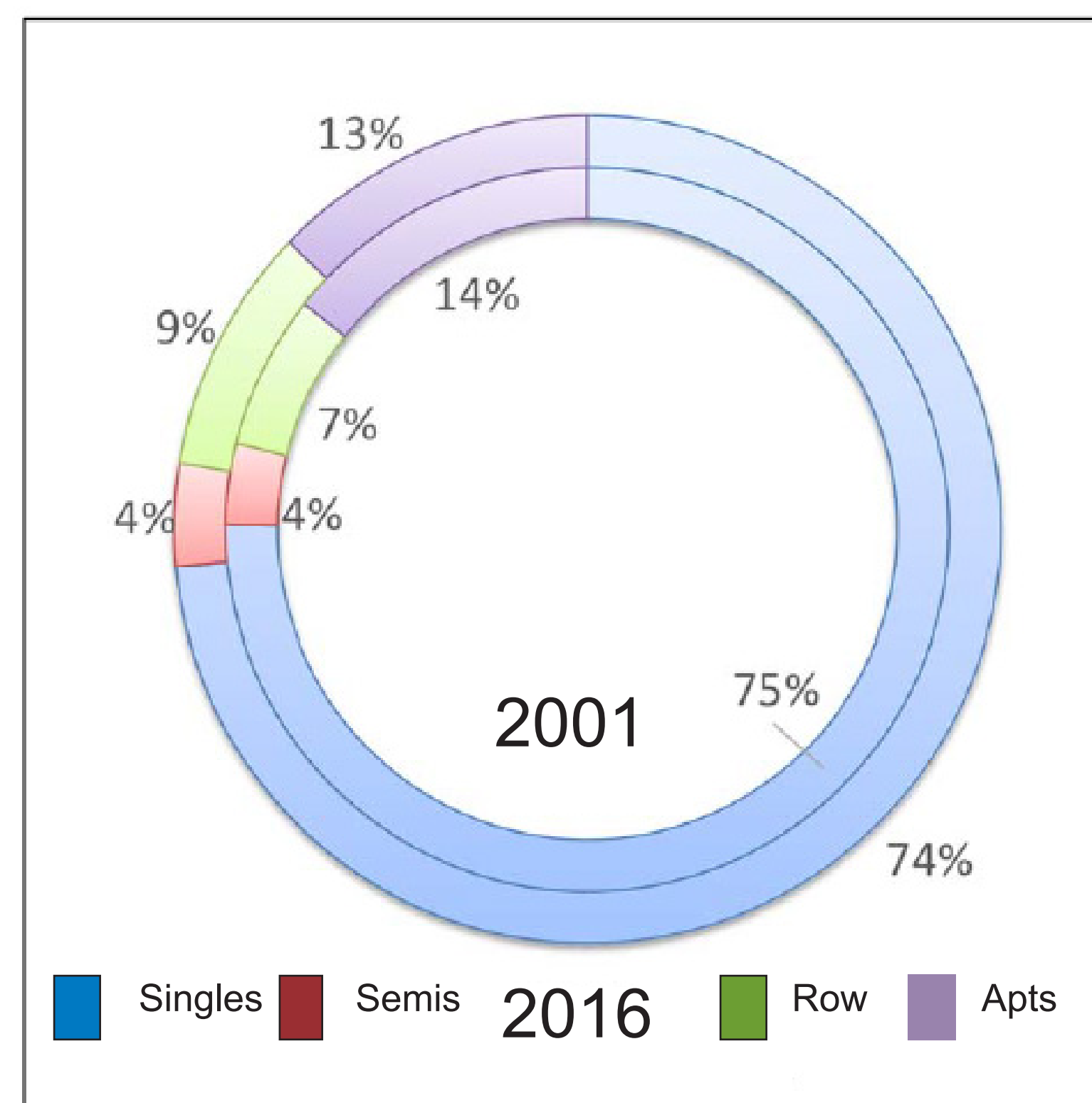


Based on the number of sites suitable for intensification in the urban areas of Acton and Georgetown combined with market demand, approximately 5,800 units were identified to the year 2041.

Market Demand

Meeting the fifty per cent intensification target will require more intense development (i.e., low rise apartments, stacked townhomes, row-homes), representing a housing shift in Halton Hills.

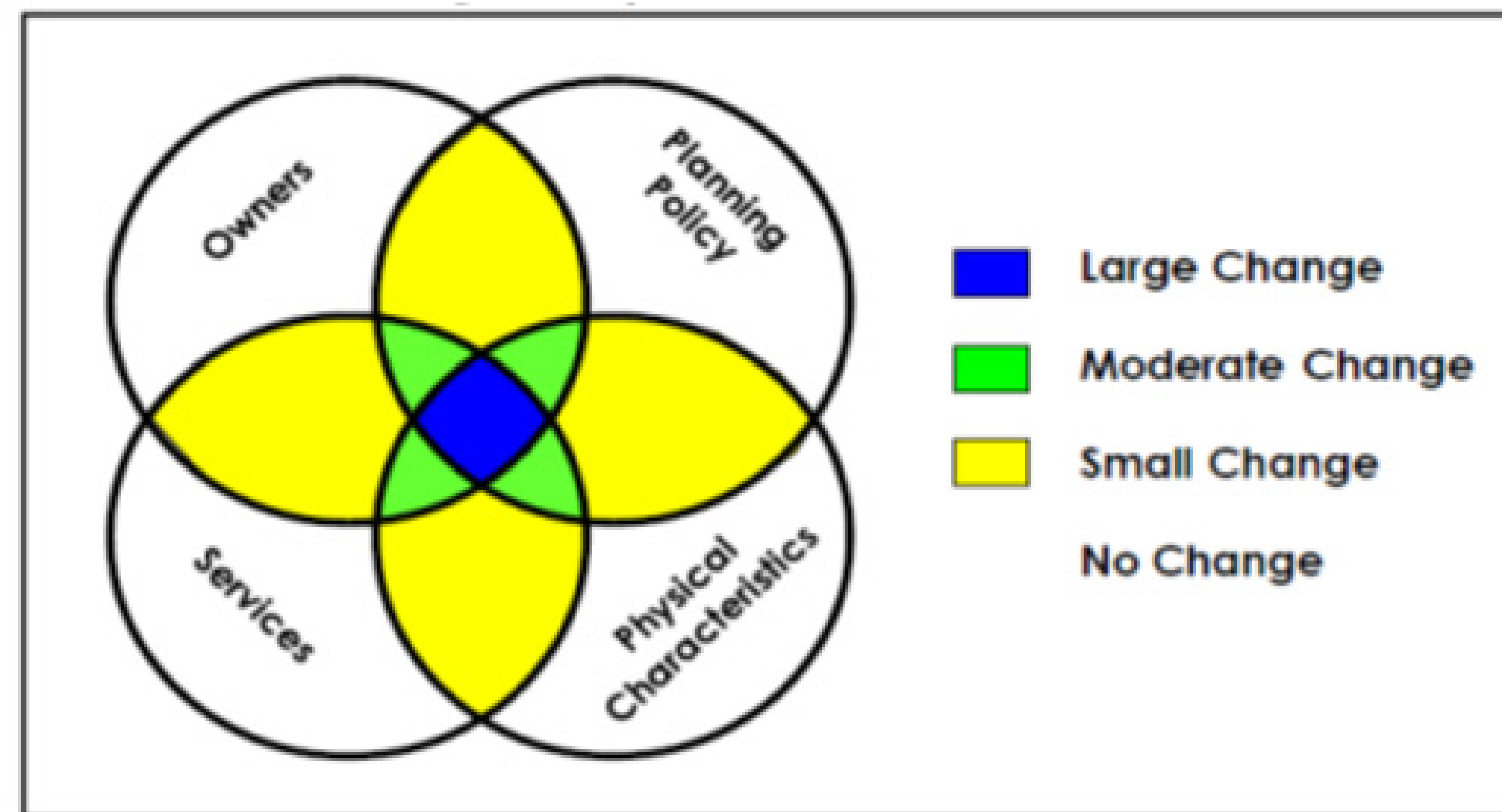
Households by Housing Type, Halton Hills, 2001 & 2016



Market Assessment



Factors Influencing Likelihood of Redevelopment



Sites more likely to be redeveloped are:

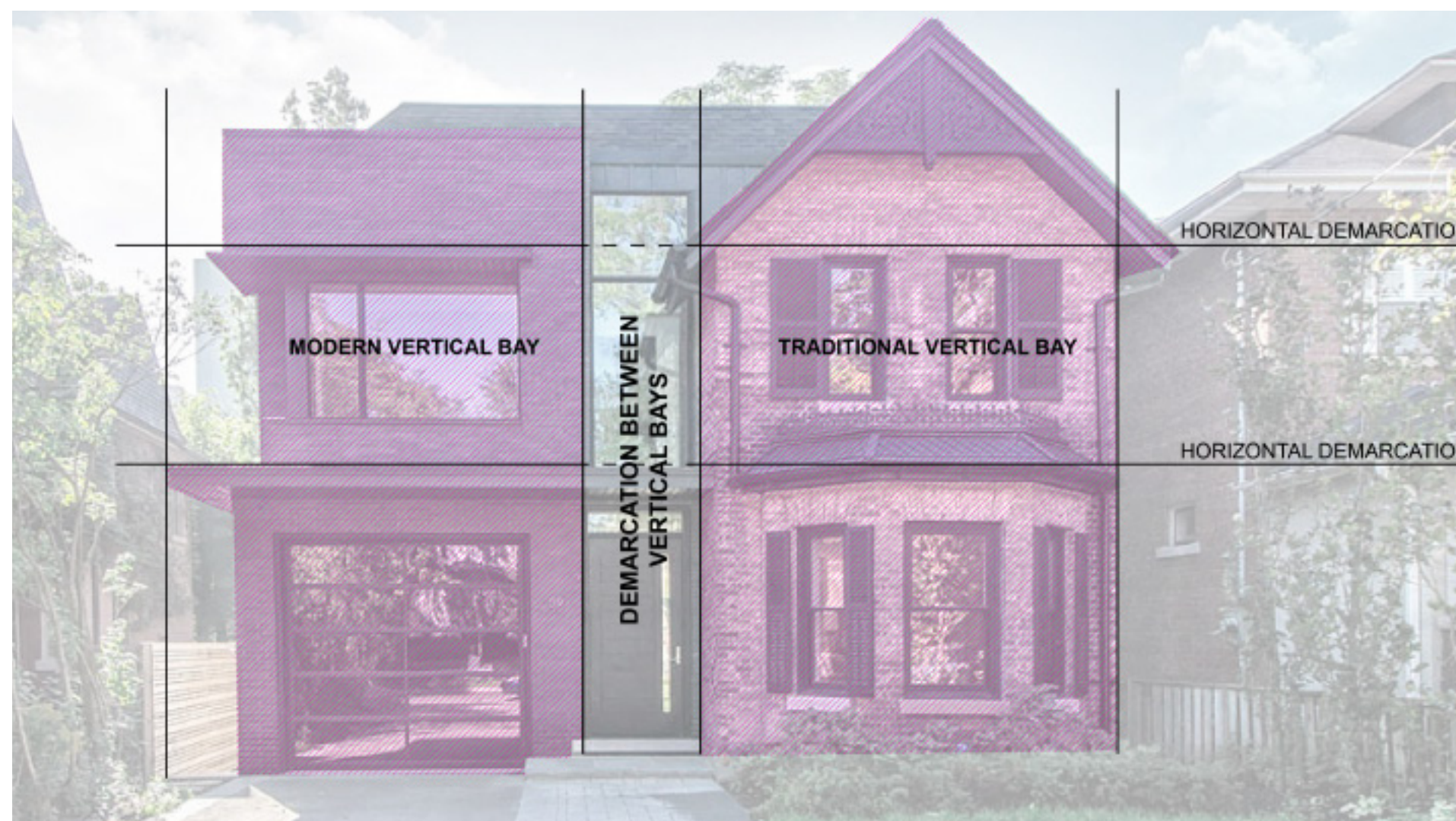
- » large
- » vacant
- » have good site configuration
- » do not require assembly with other parcels
- » are designated and zoned for residential uses
- » not deterred by significant planning fees and charges
- » not constrained by environmental features or contamination from prior uses

It is important to plan for an available supply beyond the proposed target for intensification units in order to account for those sites which may not come to market.

Design Guidelines



Display spaces and storefronts should relate directly to the adjacent street.



Buildings should have a unique identity, while respecting and responding to the existing context.



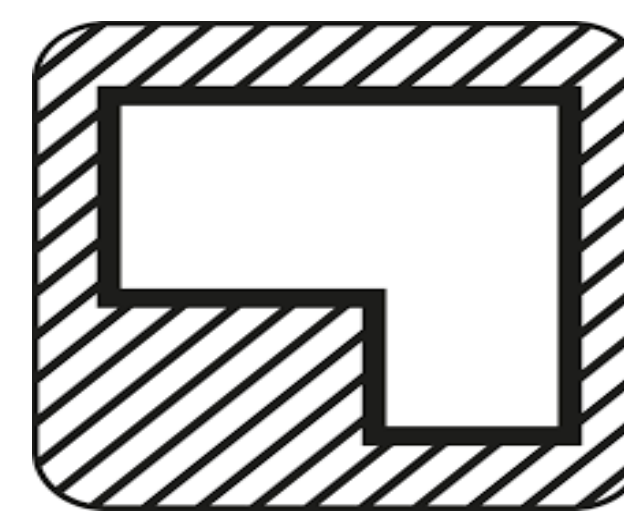
The use of permeable surface materials should be considered within pedestrian walkways.

Infill Design Guidelines were prepared to ensure that new development in the character of the existing neighbourhood fits within its existing and planned context.

The Downtown Acton and Guelph Street Design Guidelines were updated to include current best practices related to:

Site Design

(e.g. lot area, lot dimensions, and lot coverage)



Access and Circulation

(e.g. service access, parking)



Landscaping and Private Open Space Design

(e.g. street trees, outdoor amenity space)

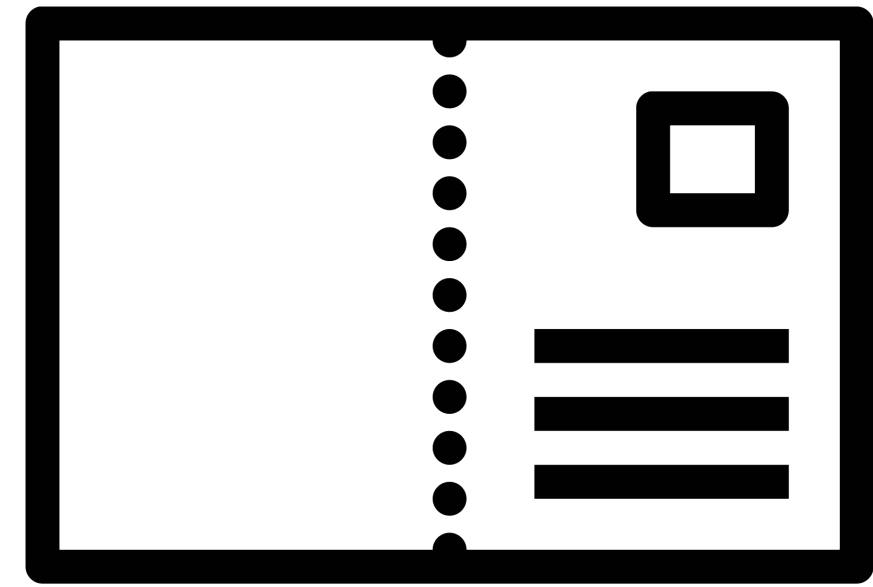


Building Design

(e.g. height, articulation and detailing)



How We Heard From You



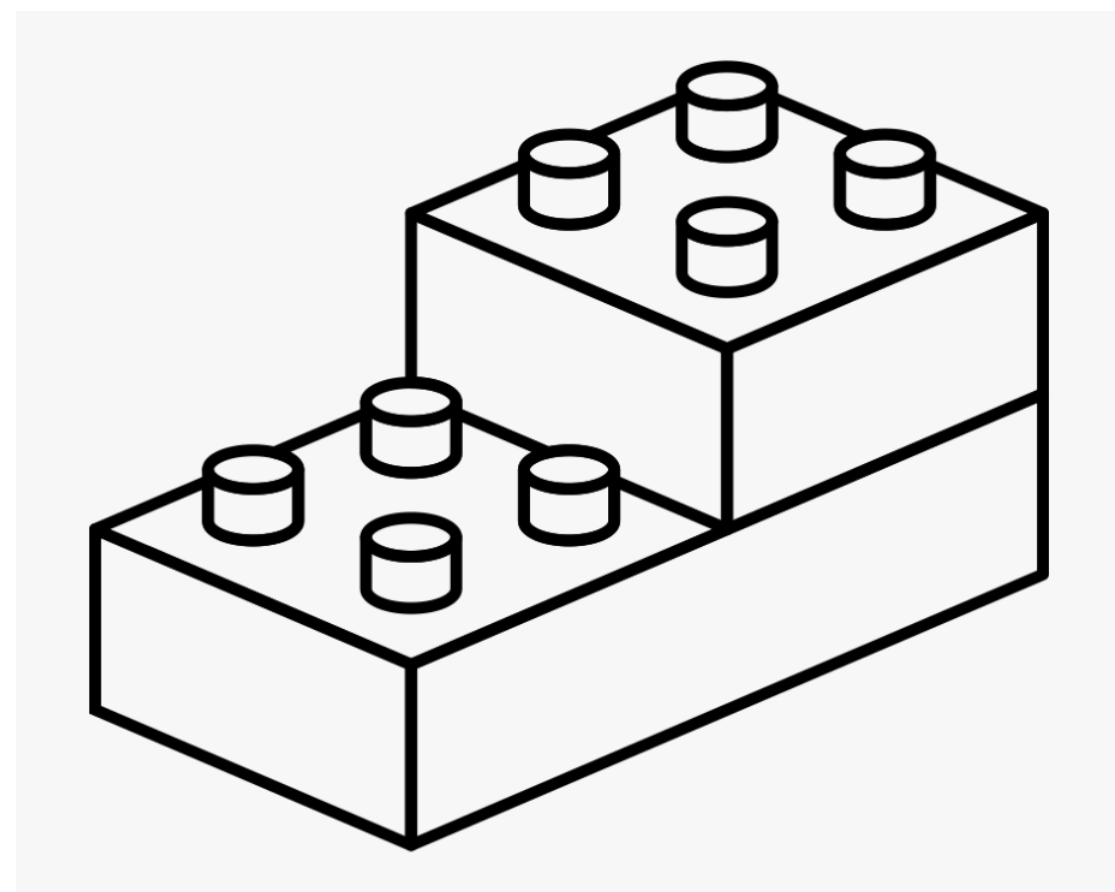
Notice



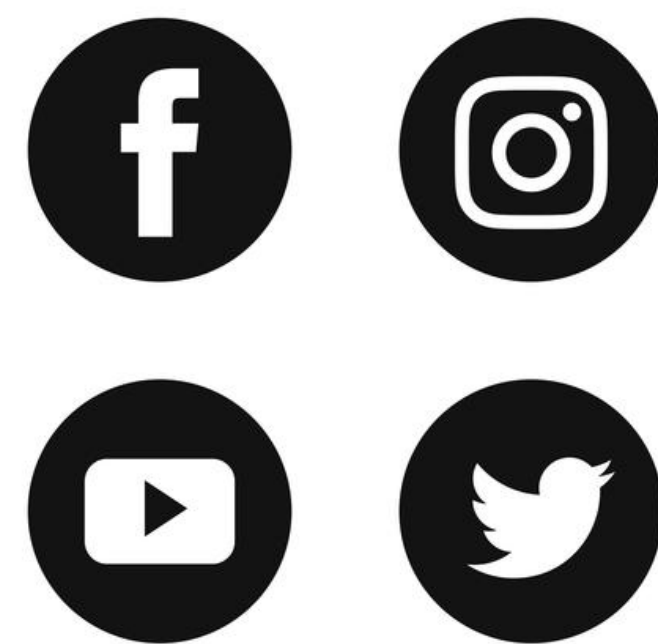
Online and In Person Surveys



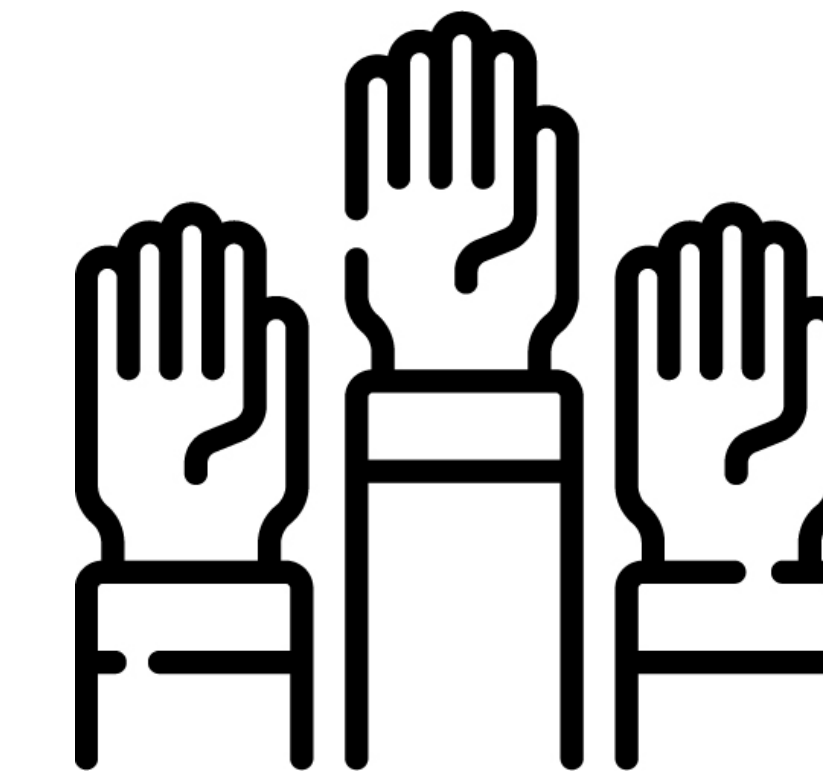
Two Public Open Houses



LEGO Workshops



Social Media Posts



Pop-Up Consultation at Farmer's Markets and Fall Fairs

Through these activities we heard from over 400 people:

180
In person

117
Online

164
Website

What We Heard



You told us about what you thought was important when planning for intensification. Place a sticker on the comments you support:

“Protect Greenland, rural areas and the natural environment”

“Need to enhance transportation to address potential traffic and parking concerns”

“Create development that supports communities and families”

“Intensification Areas need to have access to services, amenities and jobs”

“Plan for a variety of housing including affordable/rental, senior’s housing and accessible units”

“Infill development must be sensitive to the existing neighbourhood context i.e., type of housing, lots, landscape”

“Concern with how intensification could change the community”

“New development should help beautify the community”

“Transit should be a priority when planning for intensification”

of Units to 2041



INTENSIFICATION AREA	CURRENT INTENSIFICATION TARGETS (TOTAL# OF UNITS TO 2031)	PREFERRED SCENARIO (TOTAL # OF UNITS 2016-2041 TARGET)
Acton Special Study Area	1,240 units	827 units*
Acton – Downtown	90 units	377 units
Acton – Other Intensification	460 units	369 units
Acton – Queen Street Corridor	N/A	218 units
ACTON TOTAL	1,790 units	1,791 units
Georgetown – GO Station/Mill Street Corridor	1,540 units	2341 unit**
Georgetown – Community Node	170 units	778 units
Georgetown – Civic Centre District	520 units	520 units
Georgetown – Downtown	340 units	1216 units***
Georgetown – Other Intensification	630 units	785 units
Georgetown – Guelph Street East	N/A	551 units
GEORGETOWN TOTAL	3,200	6,191 units
Hamlets	110	N/A
TOTAL – ACTON & GEORGETOWN	5,100 UNITS	7,982 UNITS

The ‘Preferred Scenario’ consists of a parcel by parcel analysis inside the built boundaries of Acton and Georgetown and considers:

- Lot size/existing OP densities
- Recognized background conditions
- Market assessment
- Servicing and transportation assessment
- Public consultation



*Further analysis required in order to evaluate development potential of the Study area.

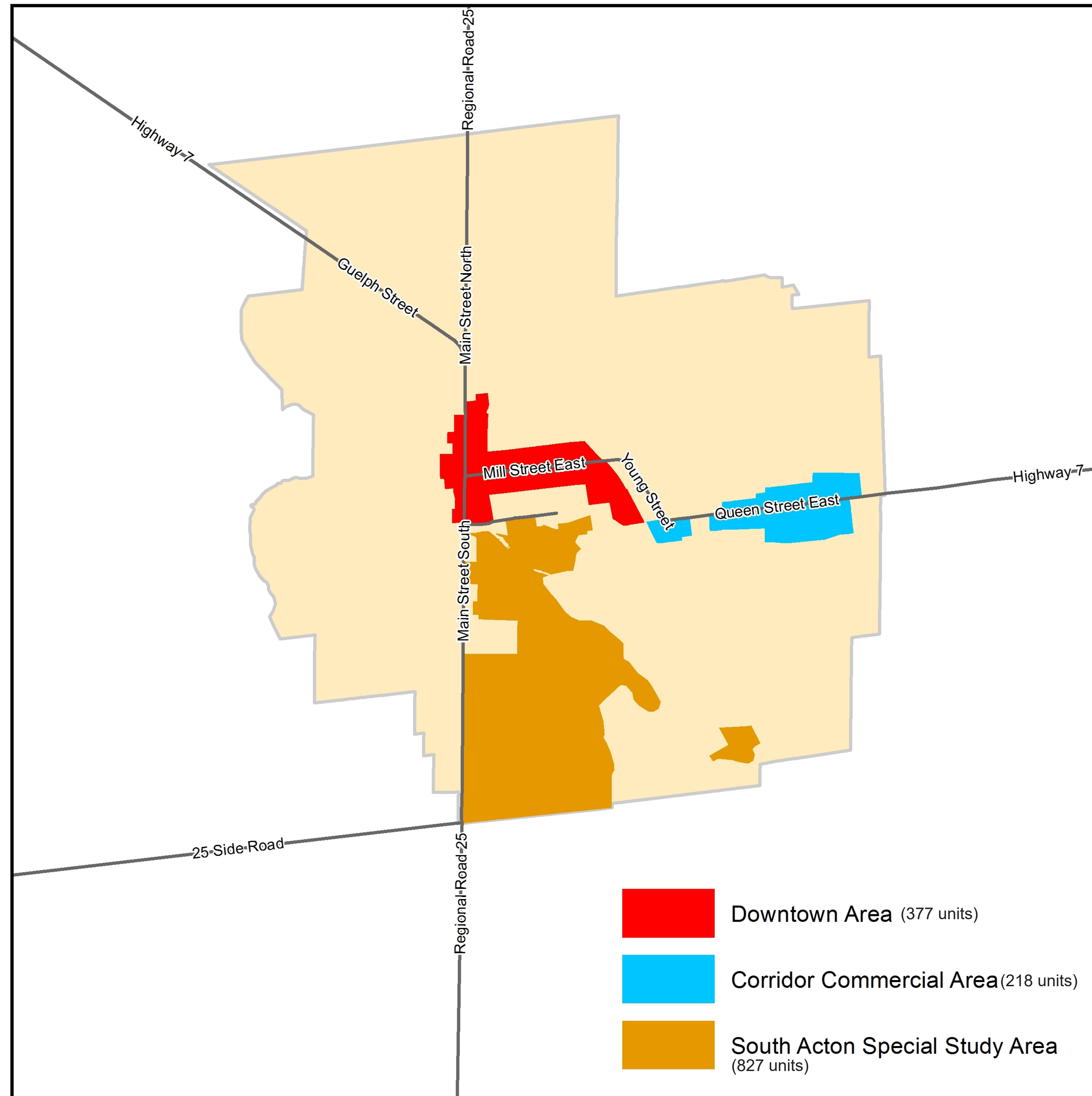
**Number refined based on additional study for GO station area.

*** As per the Destination Downtown study.

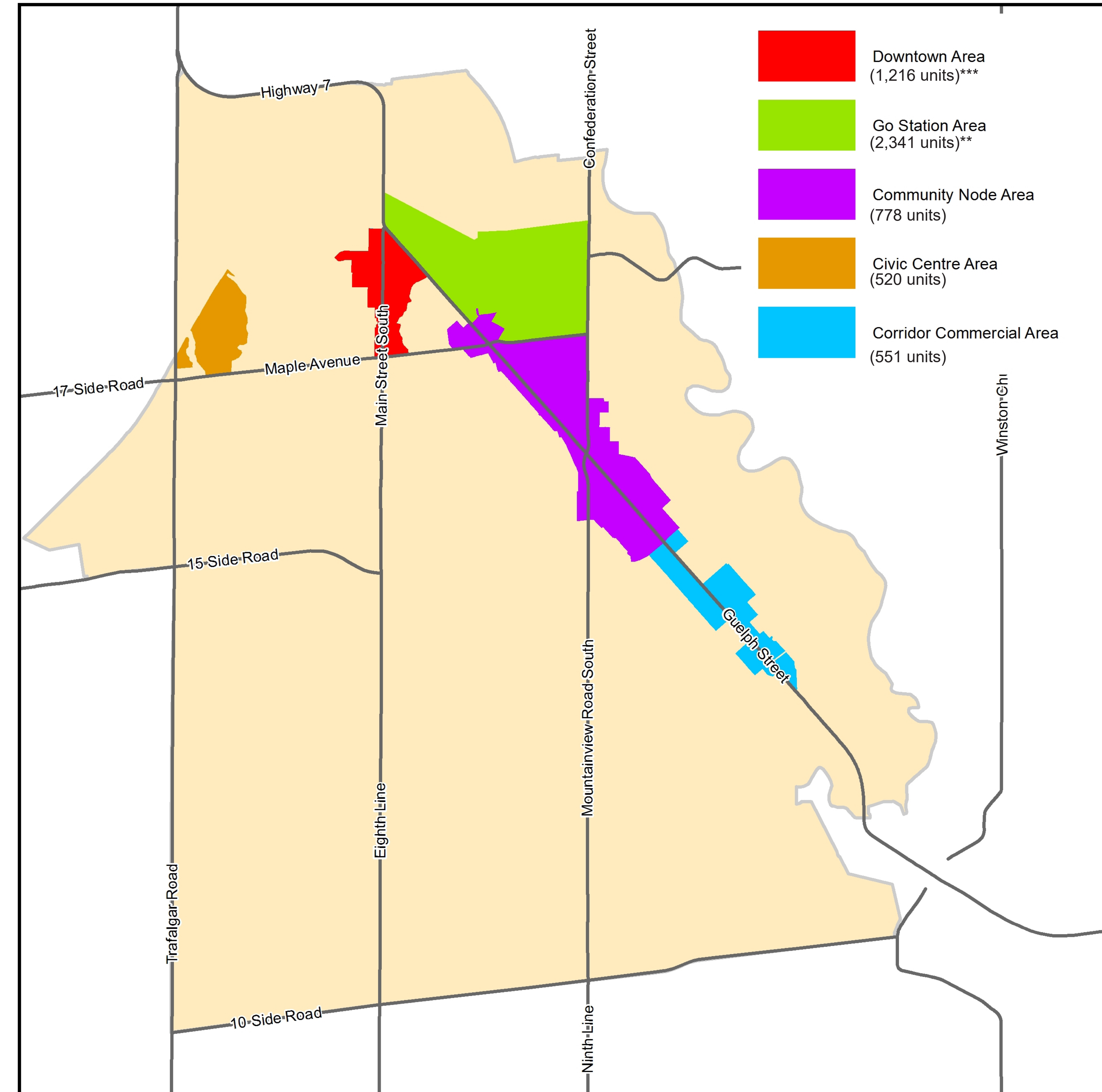
of Units to 2041



Intensification Areas in Acton



Intensification Areas in Georgetown



Planning Toolbox to Support Infill



1. Prepare the Major Transit Station Area (MTSA) boundaries for the Acton and Georgetown GO Stations as part of the Employment Land Needs Study.

What is an MTSA?

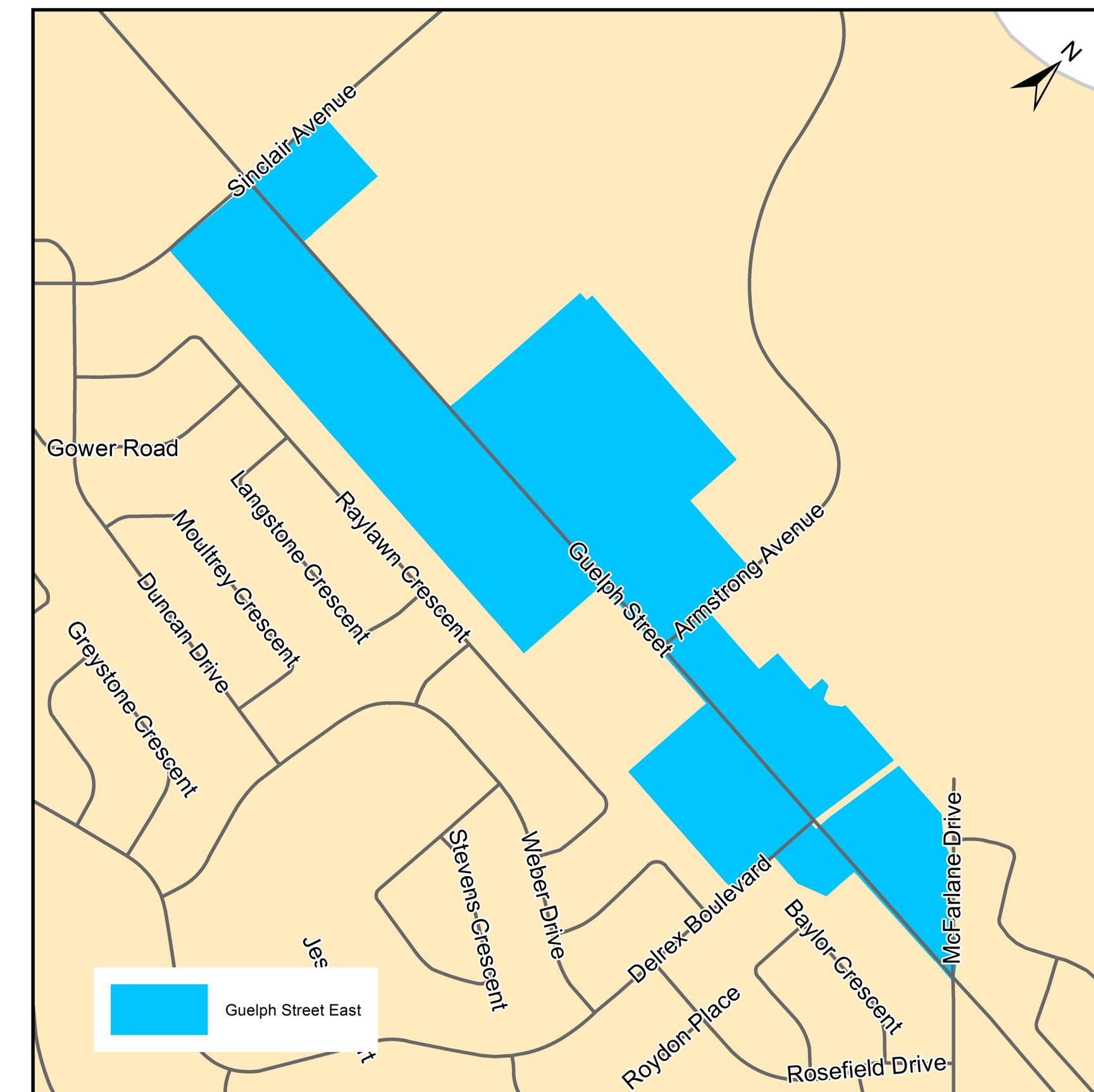
It is an area within an approximate 10 minute walk (500m radius) of a transit station. The Province has identified these areas as key areas for intensification, mixed use development and active transportation.



2. Additional intensification areas were identified (including the Guelph Street East Corridor in Georgetown and the Queen Street Corridor in Acton).

Why?

These are priority areas where we heard from the community that additional intensification would make sense. They are major roads within the community with access to existing public transit (GO Bus Service).



Planning Toolbox to Support Infill



3. Redefining the high density designation in the Official Plan

For what?

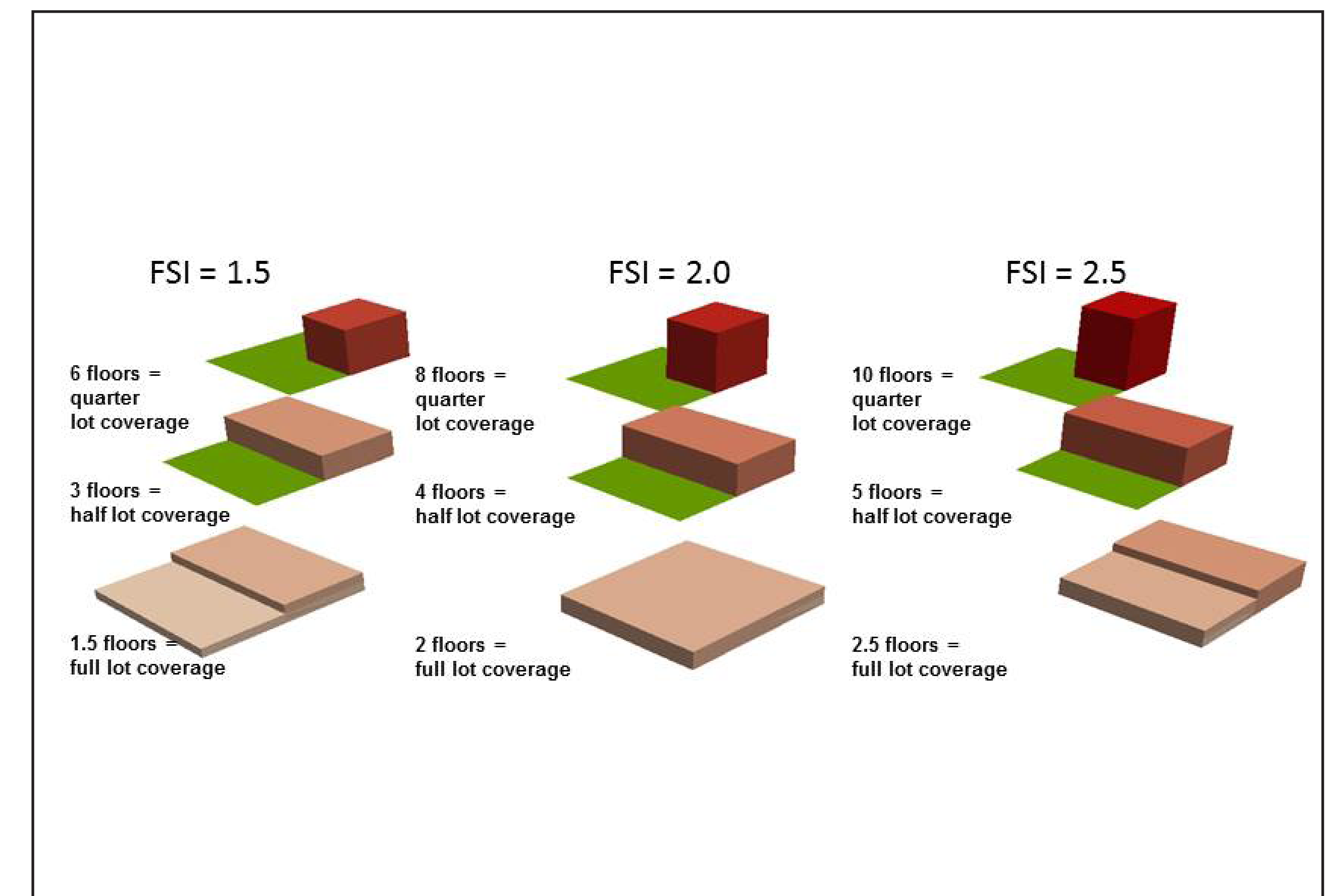
To facilitate intensification, the current Official Plan identifies High Density as 100 units per net residential hectare and maximum building height of 8 storeys. The current density calculation (the ratio of residential use per given area of land) is difficult to implement on the ground, therefore, requiring Official Plan amendments for proposals in key intensification areas.

How?

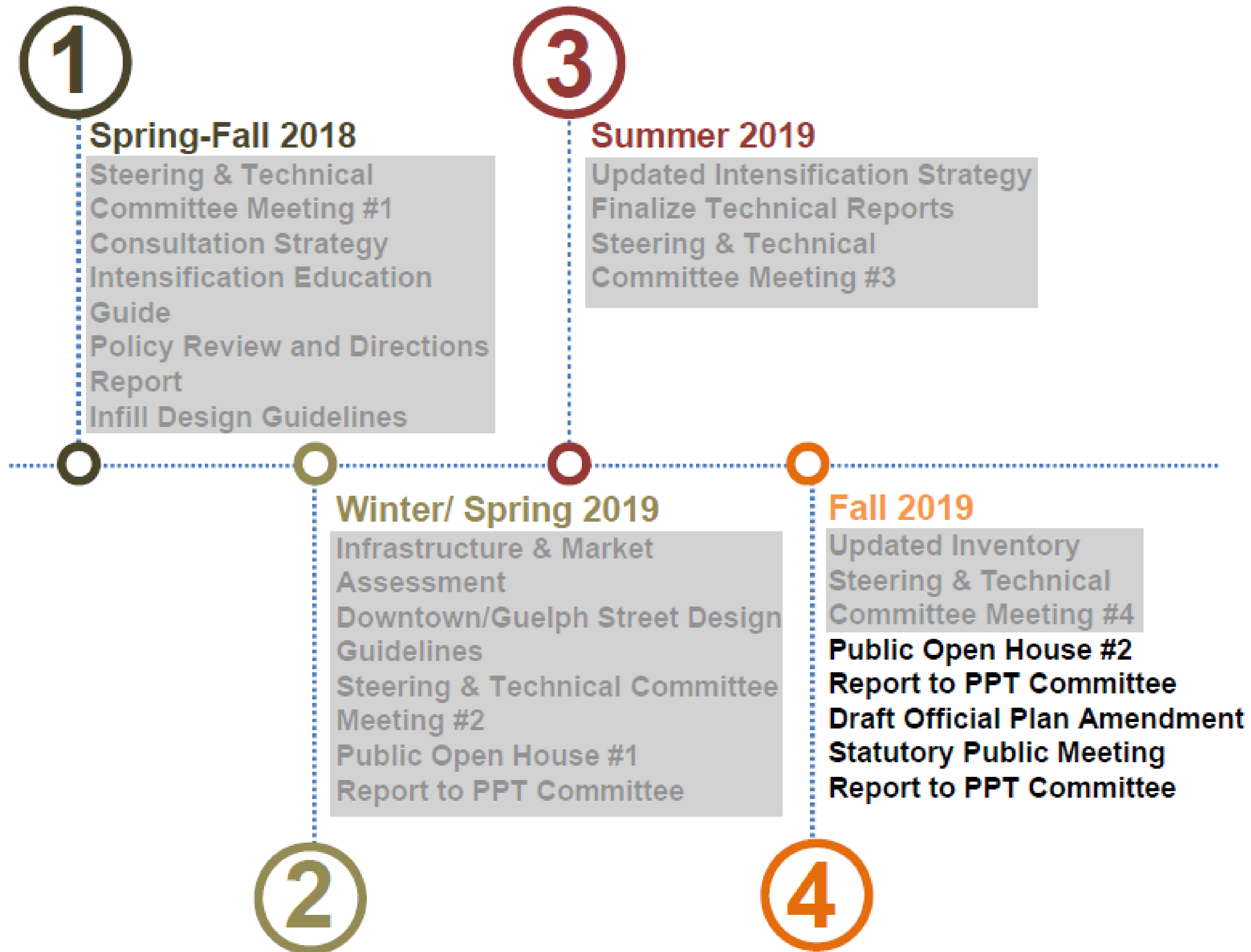
By defining High Density with a Floor Space Index (FSI) calculation and a maximum height restriction. FSI is used as a density measure: a higher FSI ratio = more dense development. By controlling density through FSI and height, there will be greater flexibility in building design and configuration, while ensuring building heights that are appropriate for the area. This will help to more effectively integrate the redevelopment into the existing neighbourhood.

What is FSI?

Floor Space Index (FSI) is an alternative method to units per net residential hectare to express density. The FSI represents the percentage of the total area of the property to be occupied by the building. For instance, a one storey building occupying the entire property, from lot line to lot line, would have an FSI of 1.0 while a two storey development occupying 50 per cent of the property would also have an FSI of 1.0.



What's Next



Contact us

mricci@haltonhills.ca
haltonhills.ca/intensification