



DOWNTOWN GEORGETOWN PLANNING STUDY

Council Meeting
August 27, 2019
The Planning Partnership



TOWN OF
HALTON HILLS
Working Together Working for You!



PURPOSE OF THE STUDY

- To develop a **clear vision and detailed planning framework** (land use and built form) for Downtown Georgetown – next 20-25 years (2041 planning horizon)
- To produce a **Secondary Plan** for Downtown Georgetown as a basis for evaluating the merits of future development applications, particularly intensification proposals, to ensure the heritage character and multi-faceted, mixed use function of the area is protected
- To comprehensively **evaluate the capacity of the area to accommodate intensification** of a magnitude and scale appropriate for the area

PUBLIC ENGAGEMENT:

1

**Downtown
Visioning Session**
February 20, 2018



TAC Meetings



**Steering
Committee
Meetings**



Public Workshops



**One-on-One
Interviews**

2

Design Summit
April 4, 2018



**Roving
Information
Station Interviews**



On-line Surveys



**Group
Discussions on
Vision**



**Group
Discussions on
Principles**

3

Workshop
May 24, 2018



**Group
Discussions on
the preliminary
preferred
alternative**



**Council
Meetings**
(Feb.18, Apr. 18,
June 18, Aug. 27)

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.

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.

GUIDING PRINCIPLES

-  1 Ensure new development celebrates and protects the existing **built heritage character** of the downtown.
-  2 Establish a variety of beautiful **public gathering spaces** to support cultural events, festivals and community life throughout the year.
-  3 Create **vibrant, safe and comfortable pedestrian-oriented streets** that enhance mobility for pedestrians, cyclists and drivers and support existing and future transit.
-  4 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.

GUIDING PRINCIPLES

5



Protect and enhance **natural features** while broadening opportunities for public access, enjoyment, education and stewardship.

6



Demonstrate **high-quality design** in new development and incorporate best practices that respect and complement the character of Downtown Georgetown and its adjacent neighbourhoods.

7



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



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SECONDARY PLAN

H7.1 INTRODUCTION

H7.2 VISION + PRINCIPLES

H7.2.1 VISION STATEMENT

H7.2.2 PRINCIPLES

H7.3 OBJECTIVES FOR A SUCCESSFUL DOWNTOWN

H7.3.1 A COMPLETE COMMUNITY

H7.3.2 A HIGH QUALITY DOWNTOWN

H7.3.3 A HEALTHY DOWNTOWN

H7.3.4 A SUSTAINABLE DOWNTOWN

H7.3.5 A VIABLE DOWNTOWN

H7.4 GROWTH MANAGEMENT

H7.5 LAND USE DESIGNATIONS

H7.5.1 INTRODUCTION

H7.5.2 HISTORIC MAIN STREET AREA

H7.5.3 DOWNTOWN REGENERATION AREA

H7.5.4 DOWNTOWN NEIGHBOURHOOD AREA

H7.5.5 NATURAL HERITAGE SYSTEM

H7.5.6 MAJOR PARKS AND OPEN SPACE AREA

H7.6 URBAN DESIGN POLICIES

H7.6.1 DESIGN OBJECTIVES

H7.6.2 HERITAGE DESIGN POLICIES

H7.6.3 DESIGN POLICIES FOR BUILDINGS

H7.6.4 DESIGN POLICIES FOR THE PUBLIC REALM

H7.6.5 SUSTAINABLE DESIGN POLICIES

H7.7 MOBILITY POLICIES

H7.7.1 THE STREET NETWORK

H7.7.2 PUBLIC TRANSIT

H7.7.3 ACTIVE TRANSPORTATION

H7.7.4 MULTI-USE TRAILS

H7.7.5 TRANSPORTATION DEMAND MANAGEMENT

H7.7.6 PARKING

H7.8 IMPLEMENTATION POLICIES

H7.8.1 COMMUNITY IMPROVEMENT

H7.8.2 DOWNTOWN BUSINESS IMPROVEMENT AREA

H7.8.3 HERITAGE CONSERVATION DISTRICT

H7.8.4 SITE PLAN CONTROL

H7.8.5 COMMUNITY BENEFITS

H7.9 SPECIAL POLICY AREAS

H7.9.1 SPECIAL POLICY AREA 1

H7.9.2 SPECIAL POLICY AREA 2

SECONDARY PLAN

SCHEDULES

SCHEDULE H7-1 DOWNTOWN GEORGETOWN LAND USE PLAN

SCHEDULE H7-2 DOWNTOWN GEORGETOWN BUILT FORM

SCHEDULE H7-3 ACTIVE TRANSPORTATION PLAN

APPENDICES






APPENDIX I DEMONSTRATION PLAN

APPENDIX II DESIGN GUIDELINES

APPENDIX III CULTURAL HERITAGE

SECONDARY PLAN

APPENDIX I DOWNTOWN GEORGETOWN DEMONSTRATION PLAN











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

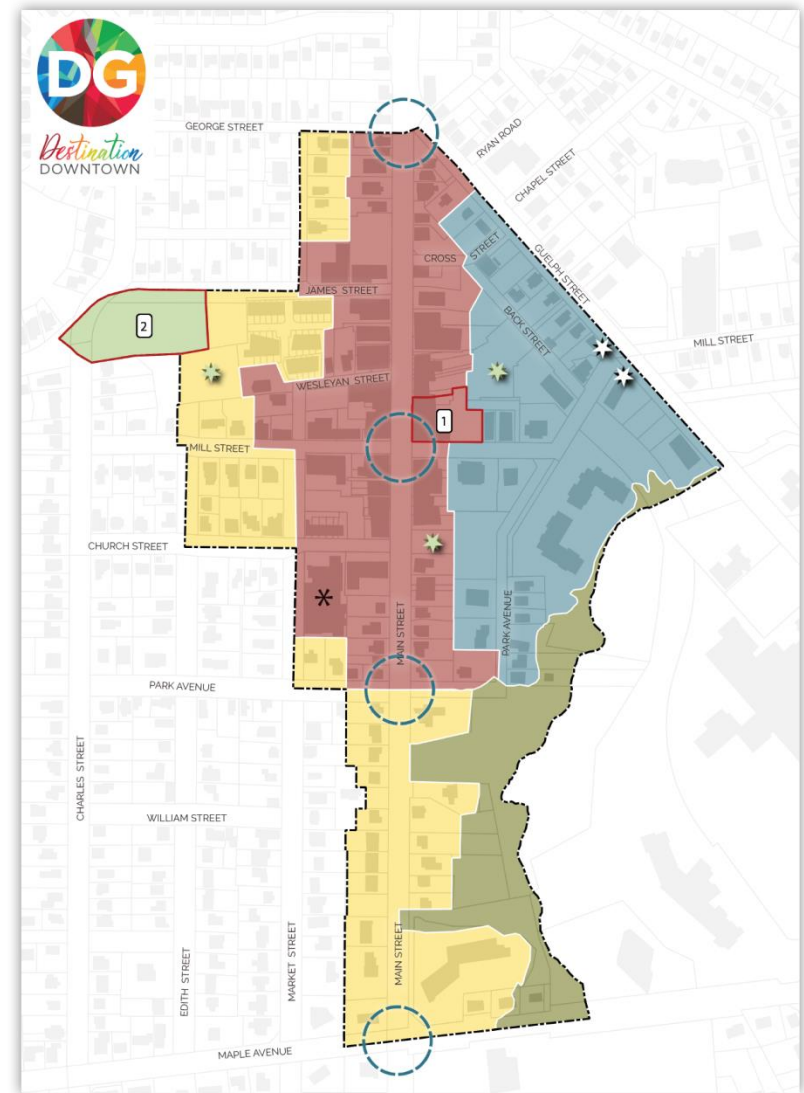


SECONDARY PLAN

SCHEDULE H7-1

DOWNTOWN GEORGETOWN LAND USE PLAN

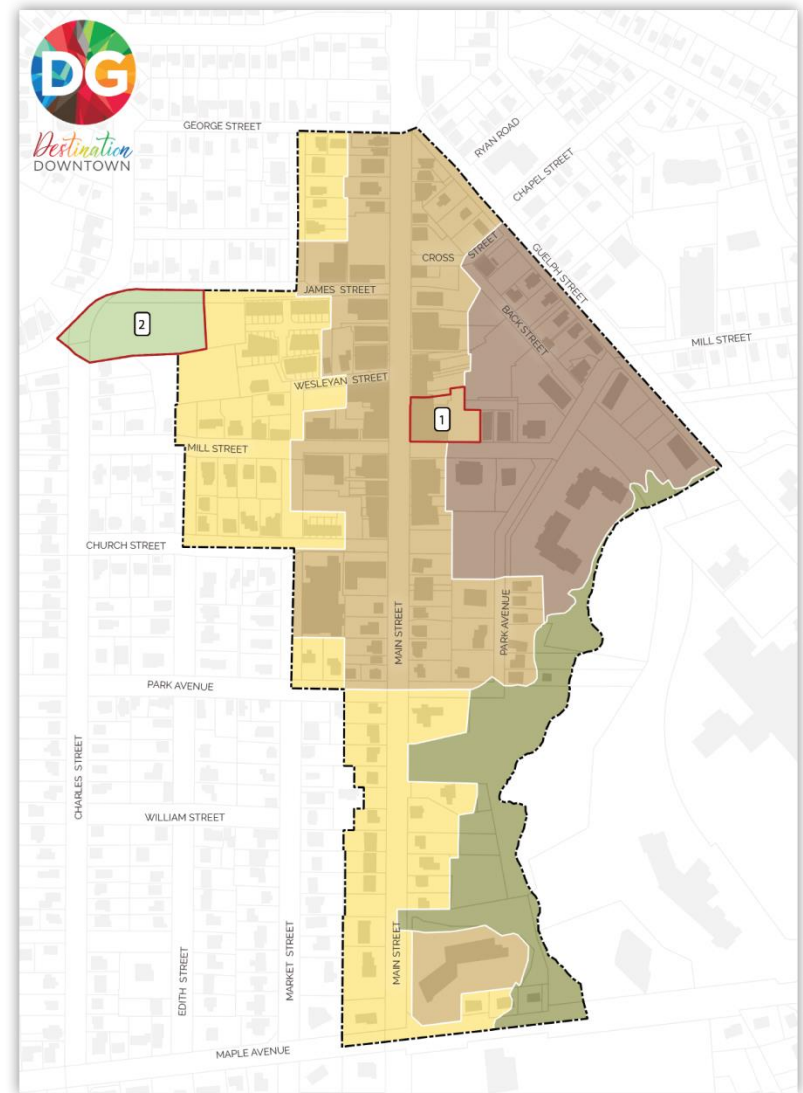
-  **Historic Main Street Area**
promotes the economic vitality of the historic Main Street
-  **Downtown Regeneration Area**
becomes the focus of higher density residential uses
-  **Downtown Neighbourhood Area**
protects existing mature neighbourhoods
-  **Natural Heritage System**
promotes the protection of the natural environment
-  **Major Parks and Open Space Area**
reinforces the role of the existing park
-  **Gateways**
key entrances to the Downtown
-  **Landmarks**
sites that warrant special treatment due to their location & visibility
-  **Potential Parks**
identifies key locations for new parks
-  **Downtown Georgetown**
-  **Special Policy Area**



SECONDARY PLAN













SCHEDULE H7-2 DOWNTOWN GEORGETOWN BUILT FORM

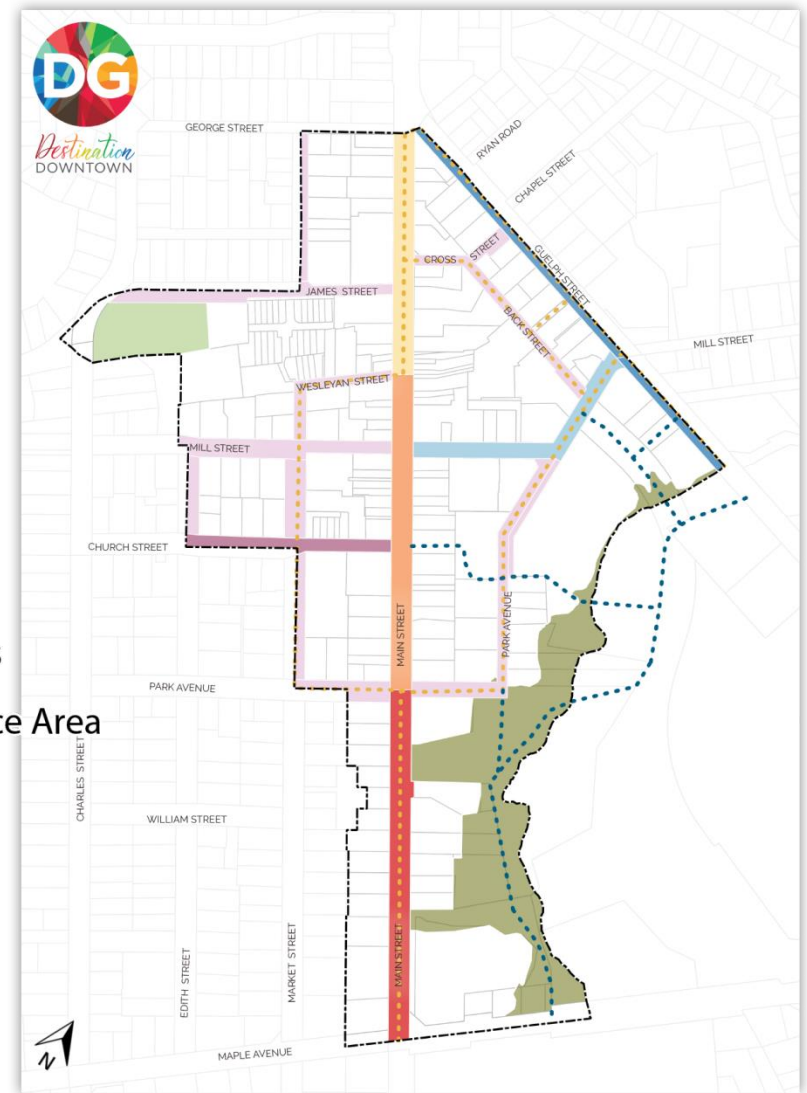
-  Low-Rise Buildings (1 - 3 storeys)
-  Mid-Rise I Buildings (3 - 6 storeys)
-  Mid-Rise II Buildings (6 - 12 storeys)
-  Major Parks and Open Space Area
-  Natural Heritage System
-  Downtown Georgetown
-  Special Policy Area



SECONDARY PLAN

SCHEDULE H7-3 DOWNTOWN GEORGETOWN ACTIVE TRANSPORTATION PLAN

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



DOCUMENTS THAT SUPPORT THE SECONDARY PLAN

1. Heritage Conservation Strategy
2. Mobility/Parking Study
3. Functional Servicing Report
4. Scoped Natural Heritage Assessment
5. Sustainability
6. Fiscal/Market Impact
7. Community Facilities

Questions?