




# Vision Georgetown: Public Workshop

Christ the King Secondary School  
April 15, 2014





## Agenda




1. Opening Remarks (5 min)
2. Project Update and Purpose of the Meeting (10 min)
3. Presentation of the Land Use Concepts (35 min)
4. Facilitated Workshop Session (60 min)
5. Report Back (20 min)
6. Next Steps and Closing Remarks (10 min)



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# PROJECT UPDATE AND PURPOSE OF THE MEETING



## Project Update

- Project was initiated in June of 2013
- Sept. 16, 2013 Public Information Session
- Nov. 2, 2013 Public Workshop on Vision and Guiding Principles
- Jan. 27, 2014 Council Endorsed the Vision and Guiding Principles, and Background Information



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- ## Building Blocks
1. About 19,000 people and 1,700 jobs have been allocated to the Study Area
  2. The community will have a minimum density that is 50% higher than currently in Georgetown as a whole
  3. We need to plan for more medium and higher density housing (as a percentage of the total new housing) than in other newer areas of Georgetown
  4. We need to plan for additional retail space to serve population growth from 2021 to 2031, most of which will be on the Vision Georgetown lands
  5. Trafalgar Road, 10 Side Road, the 8th Line and the 15 Side Road will be upgraded and will look very different than they do today
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- HALTON HILLS MERIDIAN pA  
PLANNING



## Building Blocks

6. There will be multiple connections between the 8th Line and Trafalgar Road to provide access into and out of the community
7. The community will be on full water (lake-based) and wastewater services
8. A Regional Natural Heritage System must be protected - the extent and delineation will be confirmed through the subwatershed planning process
9. A range of parkettes, neighbourhood parks, and community and town-wide parks are required to be provided for new residents
10. Schools, libraries, community centres, and other recreational facilities are also required to meet the needs of residents
11. All new development is required to be planned with transit in mind

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## Vision and Guiding Principles

**Vision and Guiding Principles** are based on the important input received from stakeholders and the broader community:

**Vision** - To Be the New Community of Choice

*“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.”*

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## Vision and Guiding Principles

### 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.

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## Vision and Guiding Principles

### Guiding Principles

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.

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## Vision and Guiding Principles

### Guiding Principles

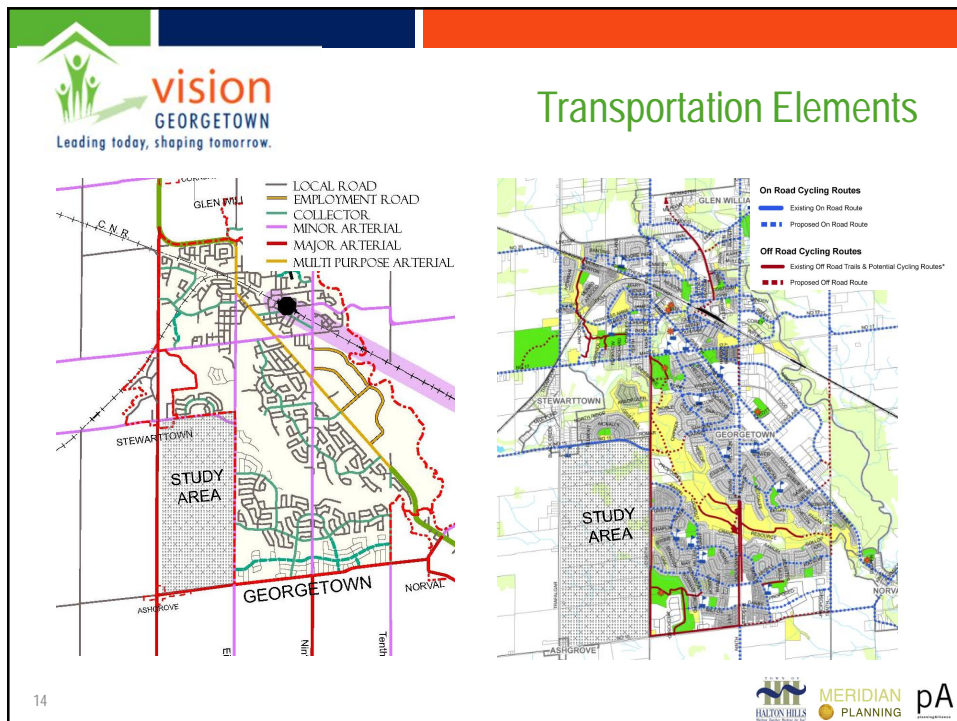
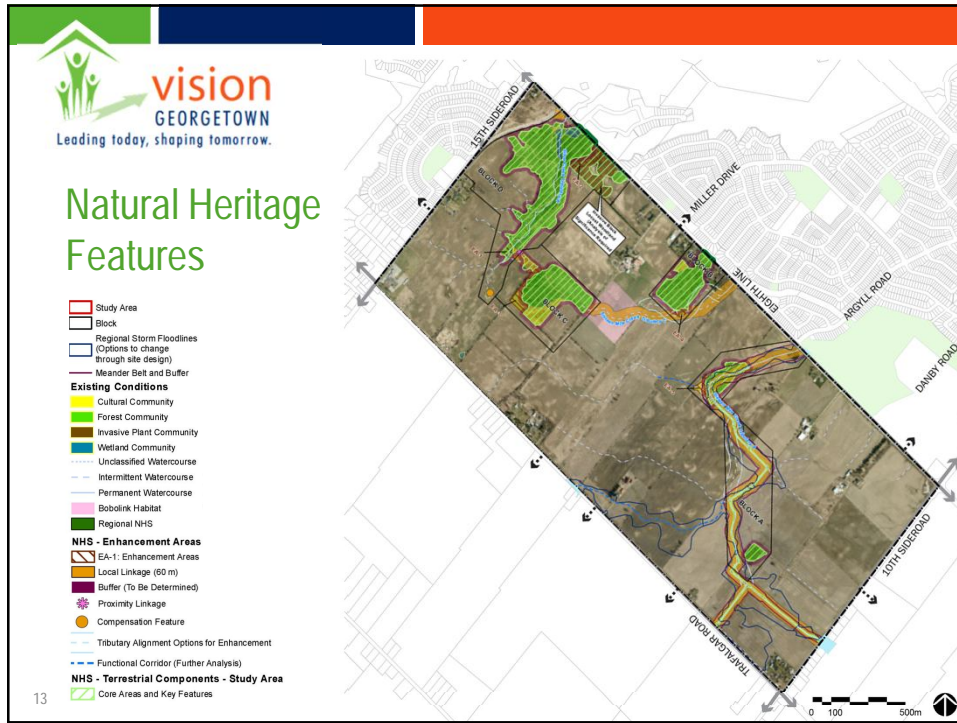
11. To provide opportunities for local economic development in a manner that fosters competitiveness and a prosperous business environment.
12. To ensure new infrastructure is developed in a manner that minimizes social and environmental impacts, and considers long-term maintenance, operational, and 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.


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# PRESENTATION OF THE LAND USE CONCEPTS









## Population, Density + Housing Unit Mix

- Population Target: 19,000 people
- Employment Target: 1,700 jobs
- Minimum Density Target: 55 – 60 people and jobs/hectare
- Housing Unit Mix:
  - 62% low density residential units
  - 21% medium density residential units
  - 17% high density residential units
- There is flexibility in the mix, provided the targets are met



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## Low Density Residential

Low Density Residential


- Includes:
  - single detached dwellings;
  - semi-detached dwellings;
  - duplex dwellings;
  - secondary suits
- Maximum height: 3 storeys
- Range of frontages

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## Low Density Residential


**Low Density Residential**

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## Medium Density Residential

**Medium Density Residential**


- Includes:
  - triplex dwellings;
  - fourplex dwellings;
  - multiple dwellings;
  - street townhouse dwellings;
  - block townhouse dwellings;
  - low-rise apartment dwellings;
  - and,
  - long term care facilities and retirement homes.
- Maximum height: 4 storeys





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## High Density Residential

**■ High Density Residential**

- Includes:
  - multiple townhouse dwellings;
  - apartment dwellings; and,
  - long term care facilities and retirement homes.
- Maximum height: 4 storeys (OP permits 8 storeys)



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## Main Street

**■ Main Street**

- Includes:
  - Retail at grade
  - Office
  - Institutional
  - Residential on upper storeys
- Maximum height: 2 - 3 storeys






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## Neighbourhood Commercial

- Neighbourhood Commercial
  - Includes:
    - Commercial/Retail








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## Major Commercial/Residential

- Major Commercial/Residential
  - Includes:
    - Includes approx. 80% retail and office and approx. 20% residential (medium and high residential) uses.









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## Schools

**Schools**

- 7 schools have been identified by both school boards (subject to further discussion)
  - 6 elementary schools (including 1 existing school)
  - 1 secondary school








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## Public Parks

**Public Parks**

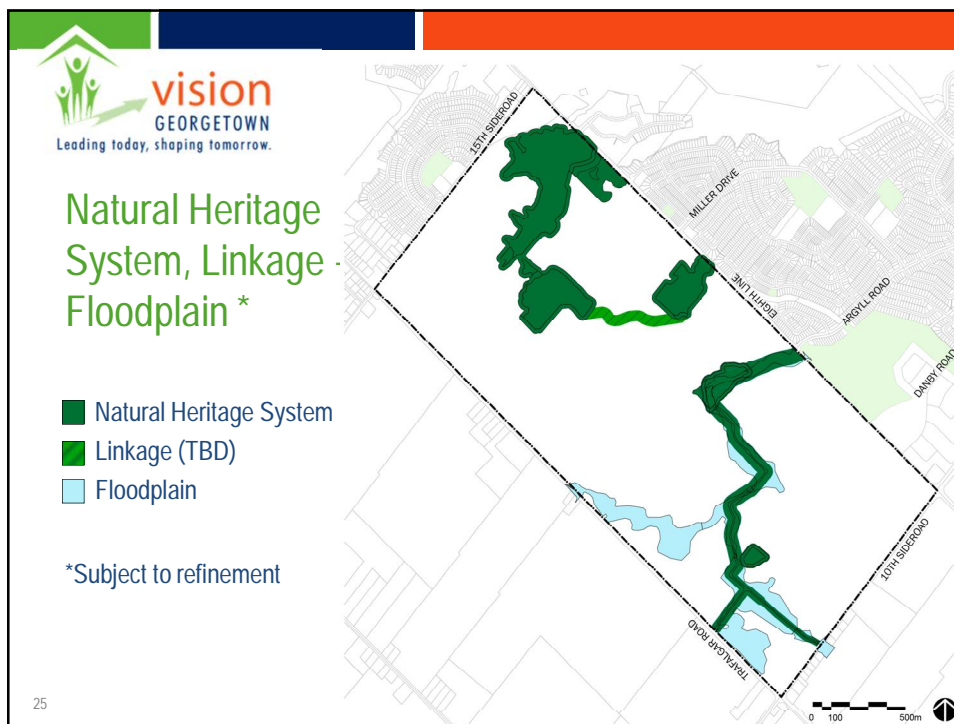
- Includes: community parks, neighbourhood parks, parkettes, village greens, squares, community gardens
- People living within 500m of a park





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### Road Network

- Proposed collector road system
- Local roads not shown at secondary plan level
- Potential for laneways are being considered in key locations

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HILTON HILLS MERIDIAN PLANNING pA

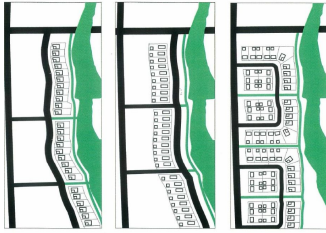


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## Interfaces /Transitions Between Land Uses


- All concepts include areas where future residential areas will interface with natural features
- Transition between commercial and high density residential to low density residential





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## Servicing and Stormwater Management


- Stormwater Management facilities have been generally located; facility sizes are still to be determined
- The team will be exploring traditional and alternative technologies, including Low Impact Development (LIDs)/ green infrastructure – using CVC guidelines

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## Concepts

- Developed three preliminary concepts
- Represent three ways that land uses can be assembled
- We will not be selecting one concept (although this is possible)
- We are not recommending one concept over another at this point in the process
- We will evaluate all concepts and select elements from each to develop a preferred concept
- Other elements may be identified as well


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## In Each Plan...


- Natural Heritage System
- 7 schools
- 18 – 24 ha parkland
- Minimum 3 connections to Trafalgar and 8<sup>th</sup> Line
- Need various types of retail
  - Main Street
  - Neighbourhood Commercial
  - Major Commercial/Residential

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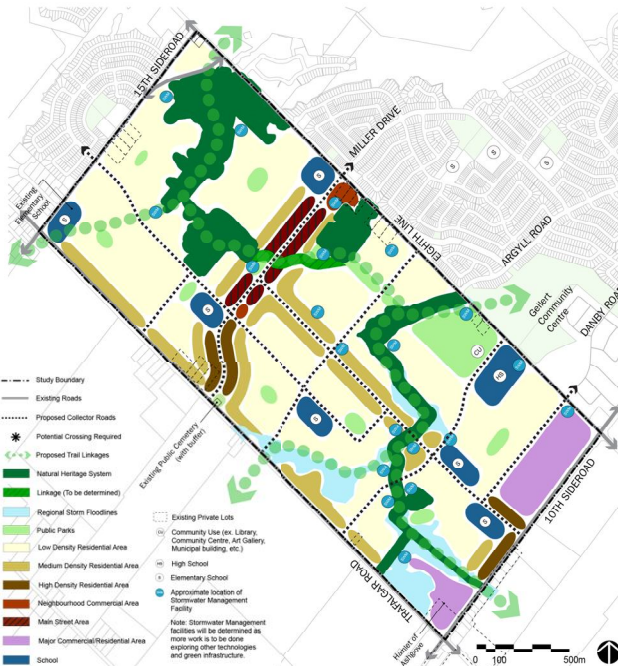


# LAND USE CONCEPT A – MAIN STREET/COMMUNITY HUB

## Concept A

- Linear structure along north-south and east-west corridors
- Community Hub centered adjacent to Gellert



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### Concept A - Roads

- Grid collector road layout where feasible



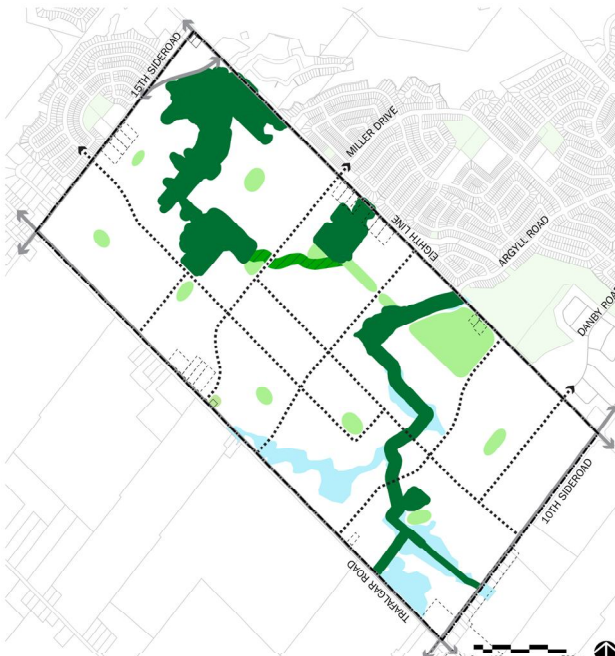
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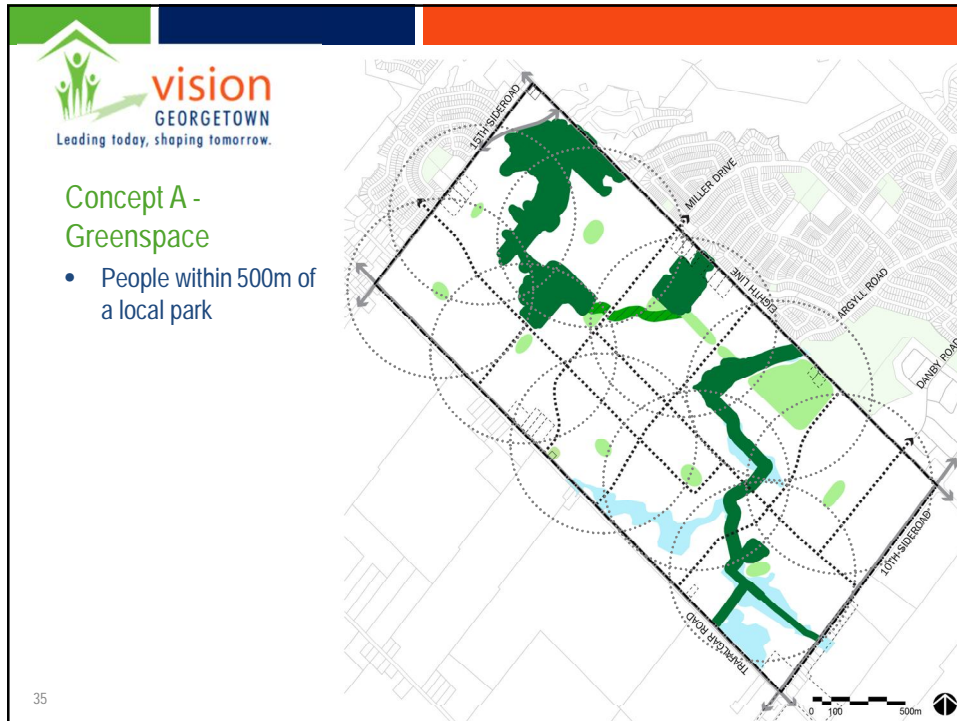
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### Concept A - Greenspace

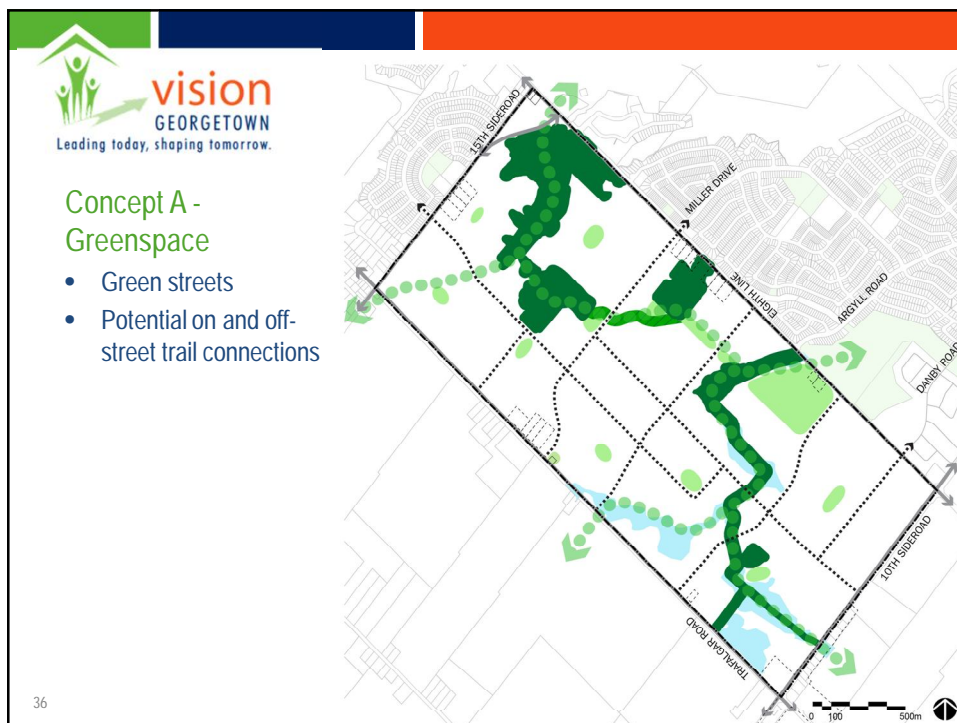
- Including: Natural Heritage System, Major Parks and Open Space and trails
- Large open space adjacent to Gellert Centre with provision of smaller neighbourhood scale parks




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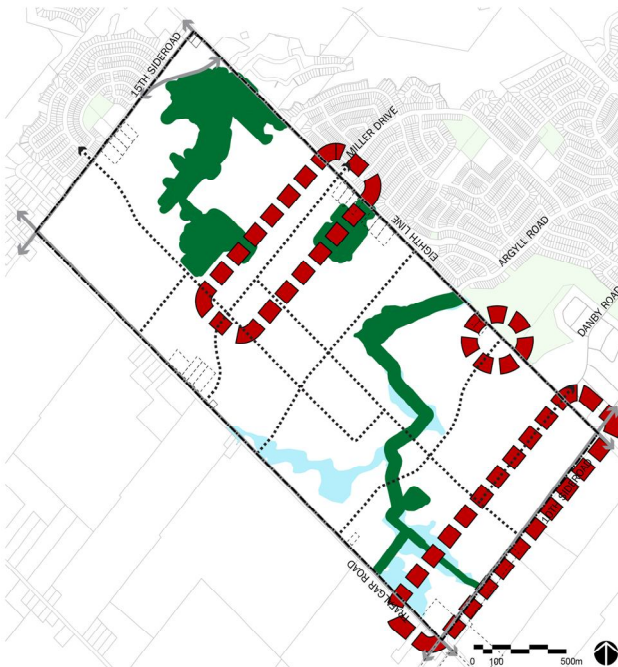


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### Concept A – Hubs of Activity

- Linear distribution of density and commercial areas
- Main Street
- Southern commercial area
- Gellert Centre



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### Concept A




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# LAND USE CONCEPT B – NEIGHBOURHOOD CENTRES





## Concept B

- Town Square central to plan
- Commercial areas and densities clustered in neighbourhood centres



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### Concept B - Roads

- Curvilinear collector road network that responds to natural heritage features
- East-west road connecting Trafalgar Road to Danby Road

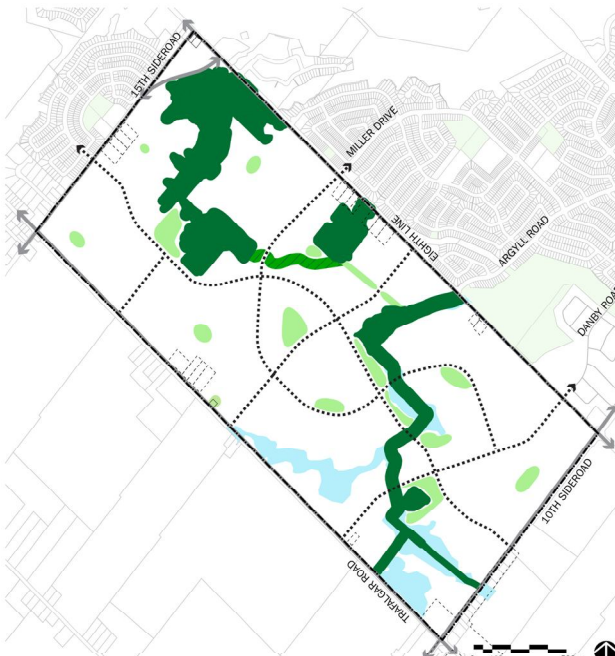


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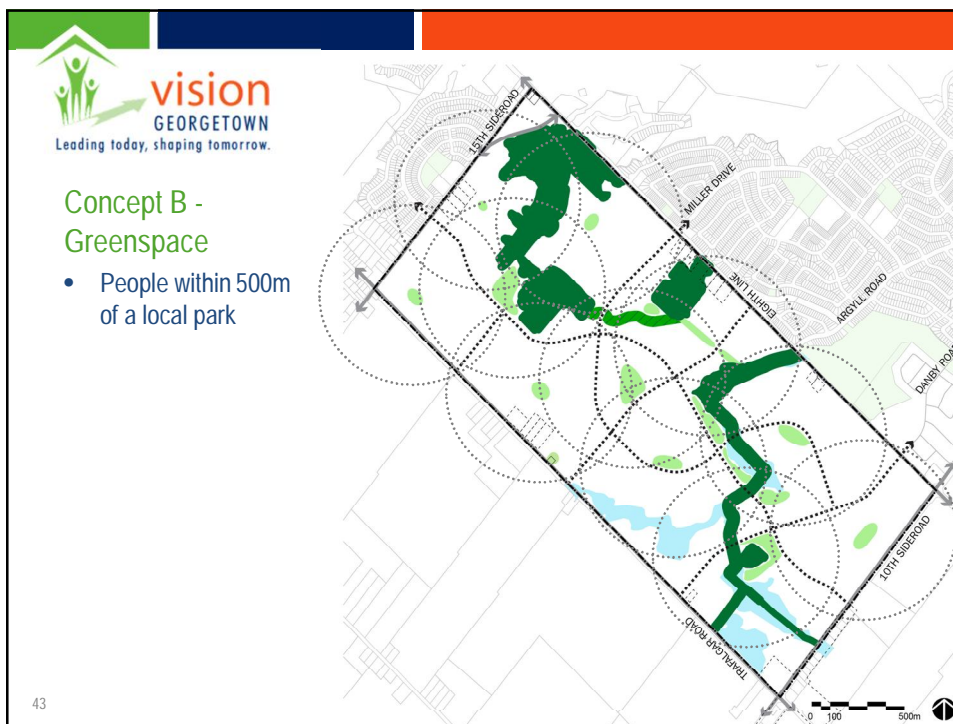


### Concept B - Greenspace

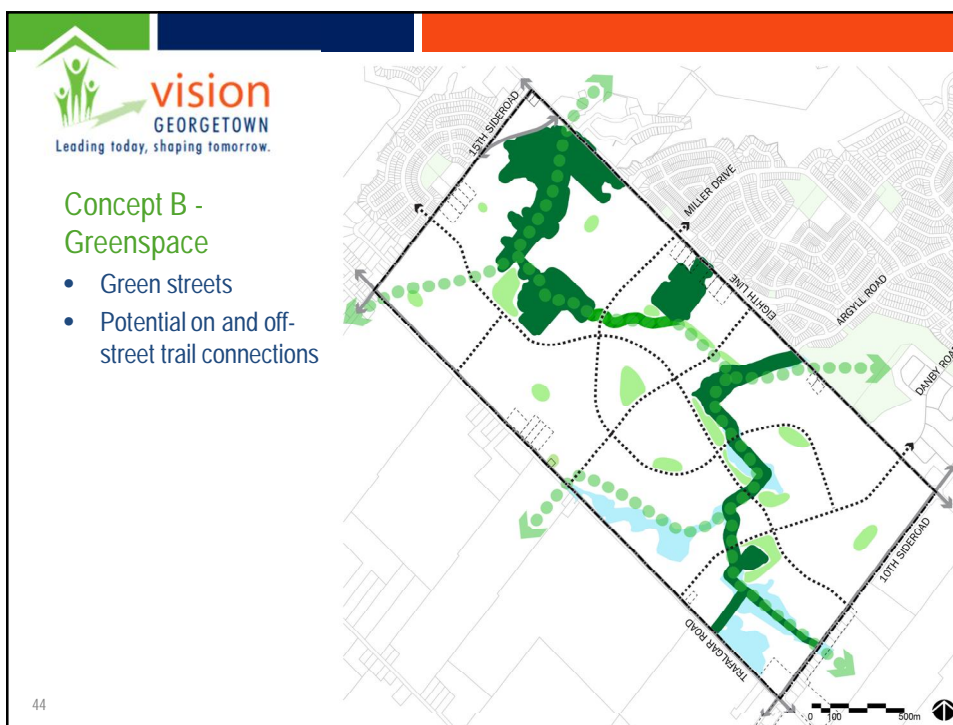
- Including: Natural Heritage System, Major Parks and Open Space and trails
- Provision of an “emerald necklace” of parks adjacent to the Natural Heritage System with smaller neighbourhood scale parks




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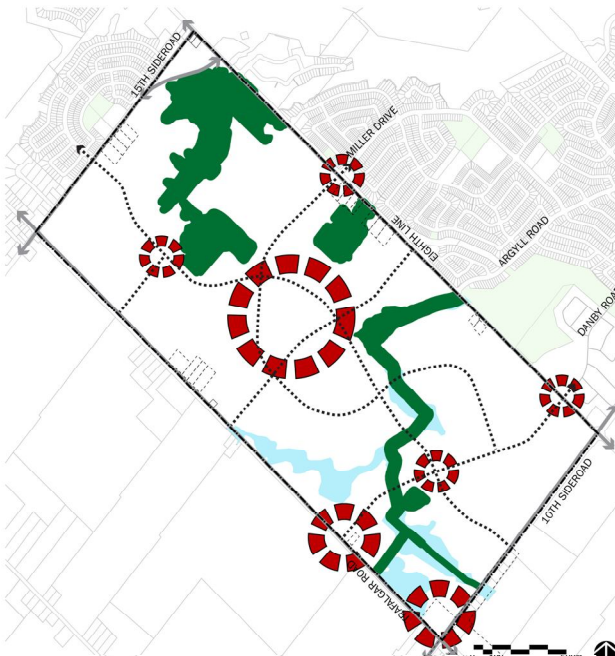


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### Concept B – Hubs of Activity

- Town Square central to plan
- Commercial areas and densities clustered in neighbourhood centres




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### Concept B




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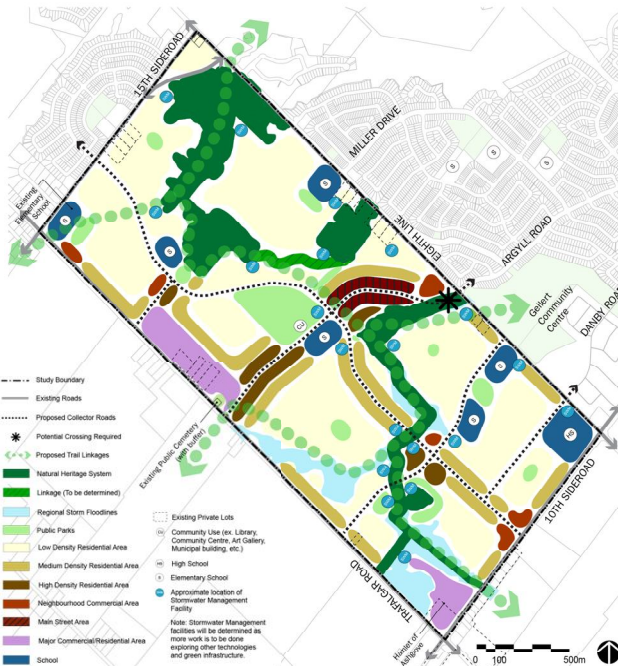


## LAND USE CONCEPT C – MAIN STREET/NEIGHBOURHOOD CENTRES

### Concept C

- Hybrid of Option A and Option B
- Linear and nodal distribution of commercial areas and densities




**Legend:**

- Study Boundary
- Existing Roads
- Proposed Collector Roads
- Potential Crossing Required
- Proposed Trail Linkages
- Natural Heritage System
- Linkage (To be determined)
- Regional Storm Floodlines
- Public Parks
- Low Density Residential Area
- Medium Density Residential Area
- High Density Residential Area
- Neighbourhood Commercial Area
- Main Street Area
- Major Commercial/Residential Area
- School
- Existing Private Lots
- Community Use (ex. Library, Community Centre, Art Gallery, Municipal building, etc.)
- High School
- Elementary School
- Approximate Location of Stormwater Management Facility

Note: Stormwater Management facilities will be determined as more work is to be done exploring other technologies and green infrastructure.

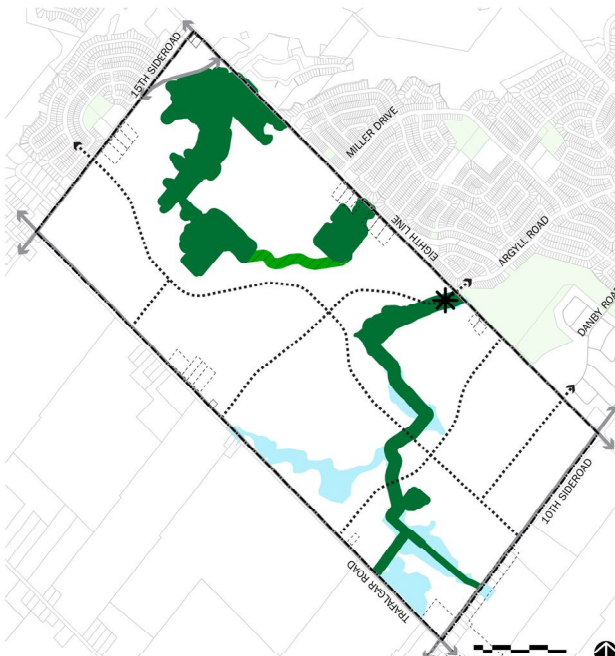
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### Concept C - Roads

- Collector road network that responds to natural features and also provides linear connections
- East-west connection from Trafalgar Road to Argyll Road (with a potential bridge connection)

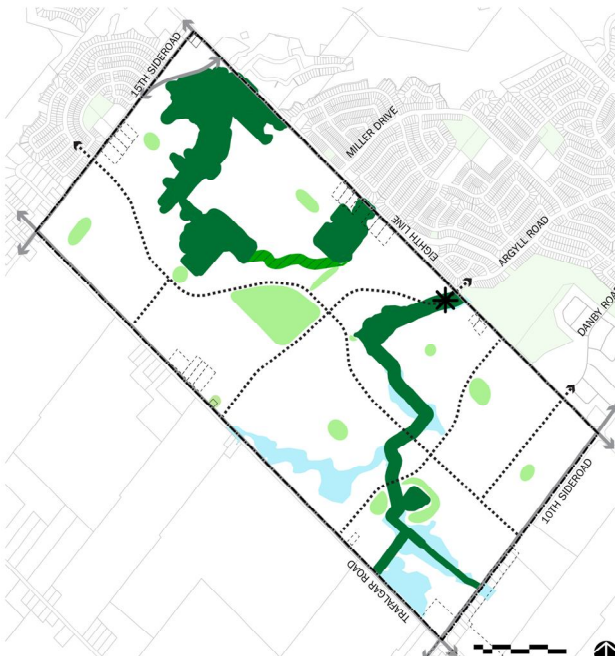


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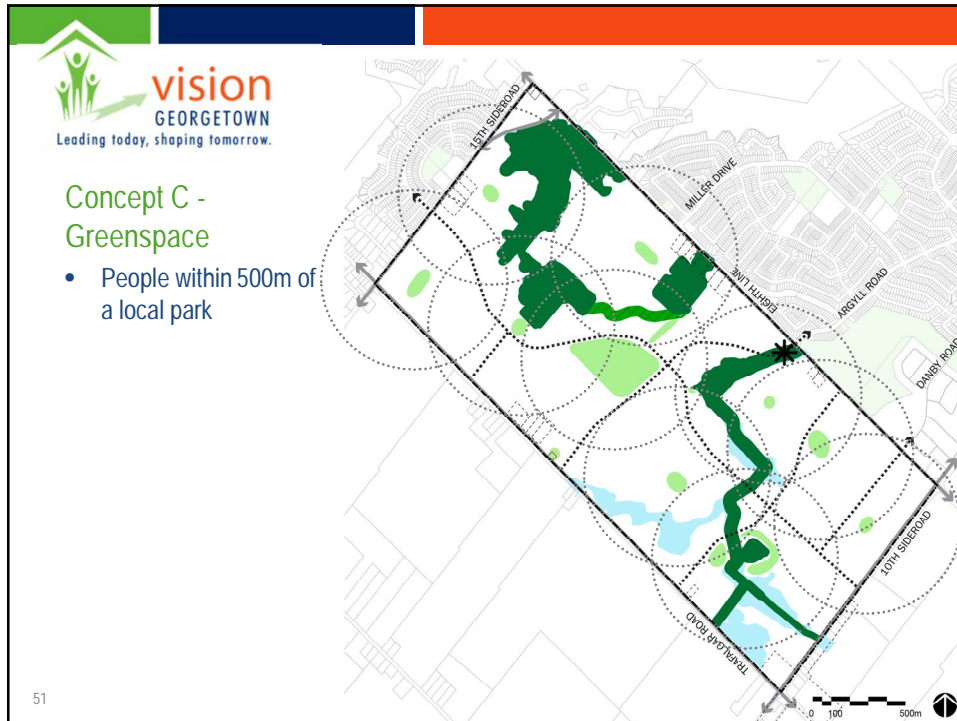


### Concept C - Greenspace

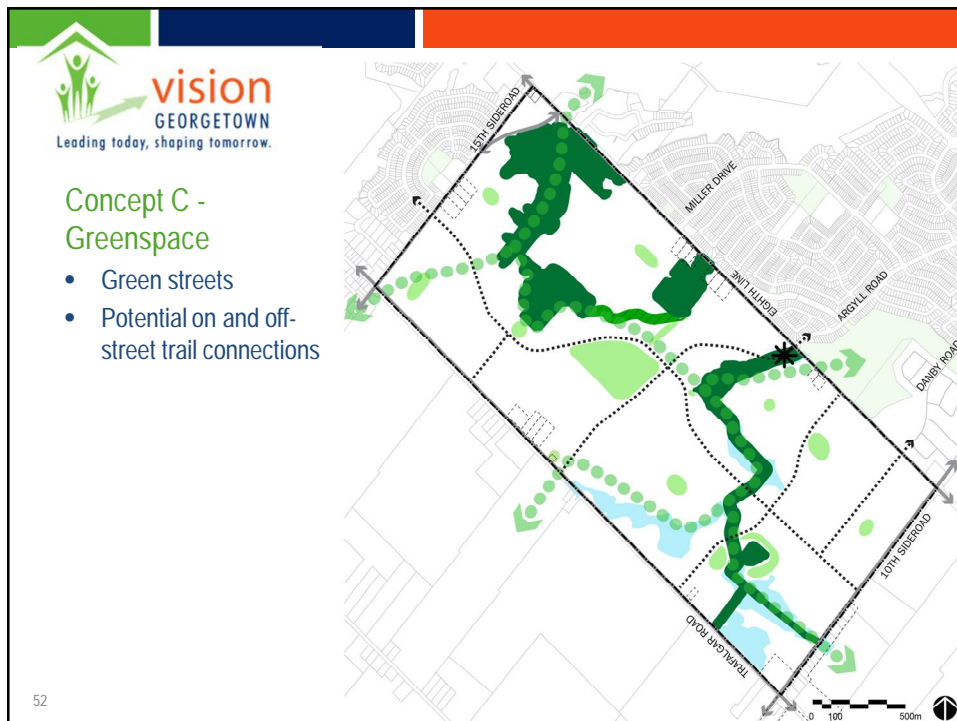
- Including: Natural Heritage System, Major Parks and Open Space and trails
- Provision of a centralized major park and additional smaller neighbourhood scale parks
- Connecting neighbourhood scale parks to schools where feasible



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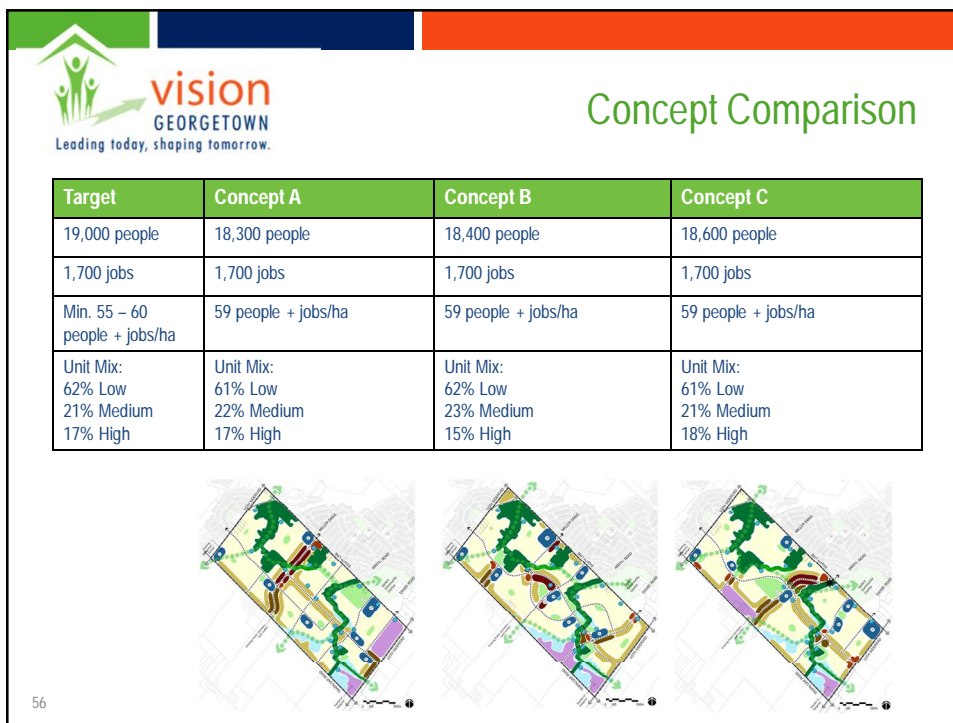
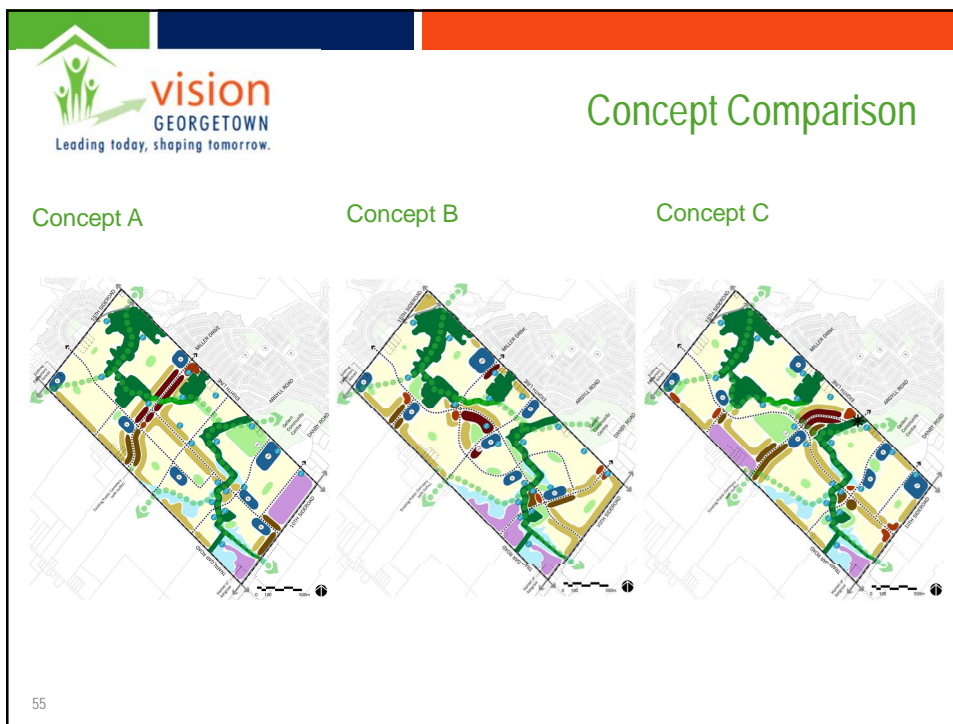



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## Concepts

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## FACILITATED WORKSHOP SESSION

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## Facilitated Workshop Session

- Over the next hour, each table will spend 5 – 10 minutes going through 6 themes discussing which concept is their preference for each theme, what they like, and what they would change.
- Themes:
 


|                    |                        |
|--------------------|------------------------|
| 1. Collector Roads | 4. Major Commercial    |
| 2. Parks           | 5. Activity Hubs       |
| 3. Connectivity    | 6. Location of Density |
- After the first hour, each group will be asked to take 2 minutes to report back to the group to list which concept they preferred for each theme. If there was a modification to this preferred concept in a theme, please briefly make note of that.

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## REPORT BACK

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## NEXT STEPS




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## Next Steps

- Receive input from residents and community groups until May 9
- Review and analysis of all public input from workshop, consultation kits, etc.
- Selection of Preferred Land Use Concept
- Report to Council - June 2014
- Phase 3 Detailed Planning Study
  - Energy/Water Conservation
  - Sustainable Neighbourhood Design
  - Heritage Conservation
  - Community Infrastructure (Parks/Public Facilities)
  - Transportation
  - Functional Servicing
  - Subwatershed Impact Assessment
- Phase 4 – Development of Land Use Alternatives



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