

OPEN HOUSE - DRAFT PREFERRED LAND USE CONCEPT

CHRIST THE KING SECONDARY SCHOOL – SEPTEMBER 20, 2017

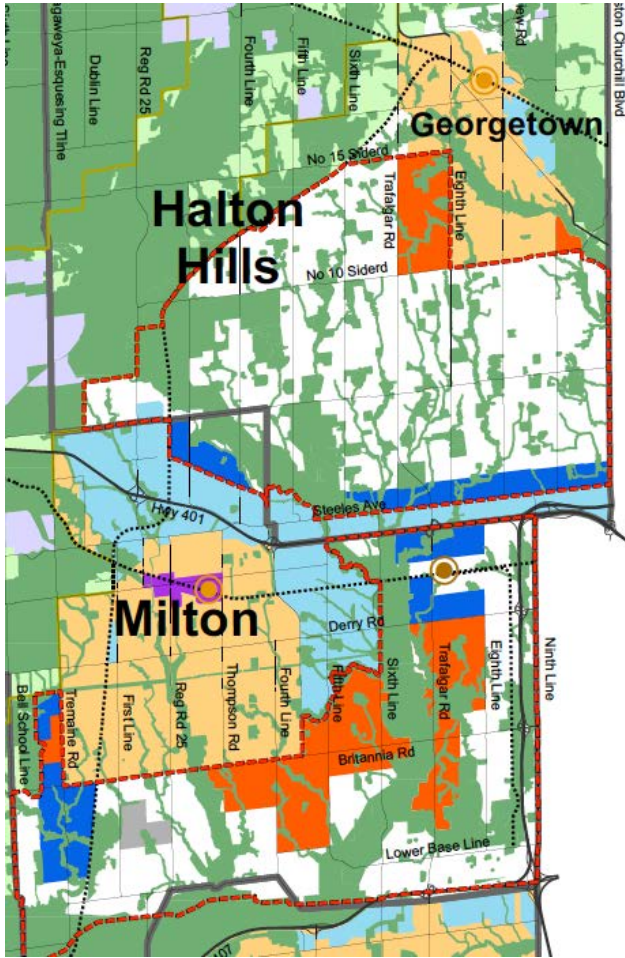


Presentation Overview

- Refresher on how decision was made on growth in Georgetown
- Overview of process and project status
- Review of Guiding Principles
- Review of April 2014 Concepts
- Overview of input received to date
- Presentation of Draft Preferred Land Use Concept
- Next steps



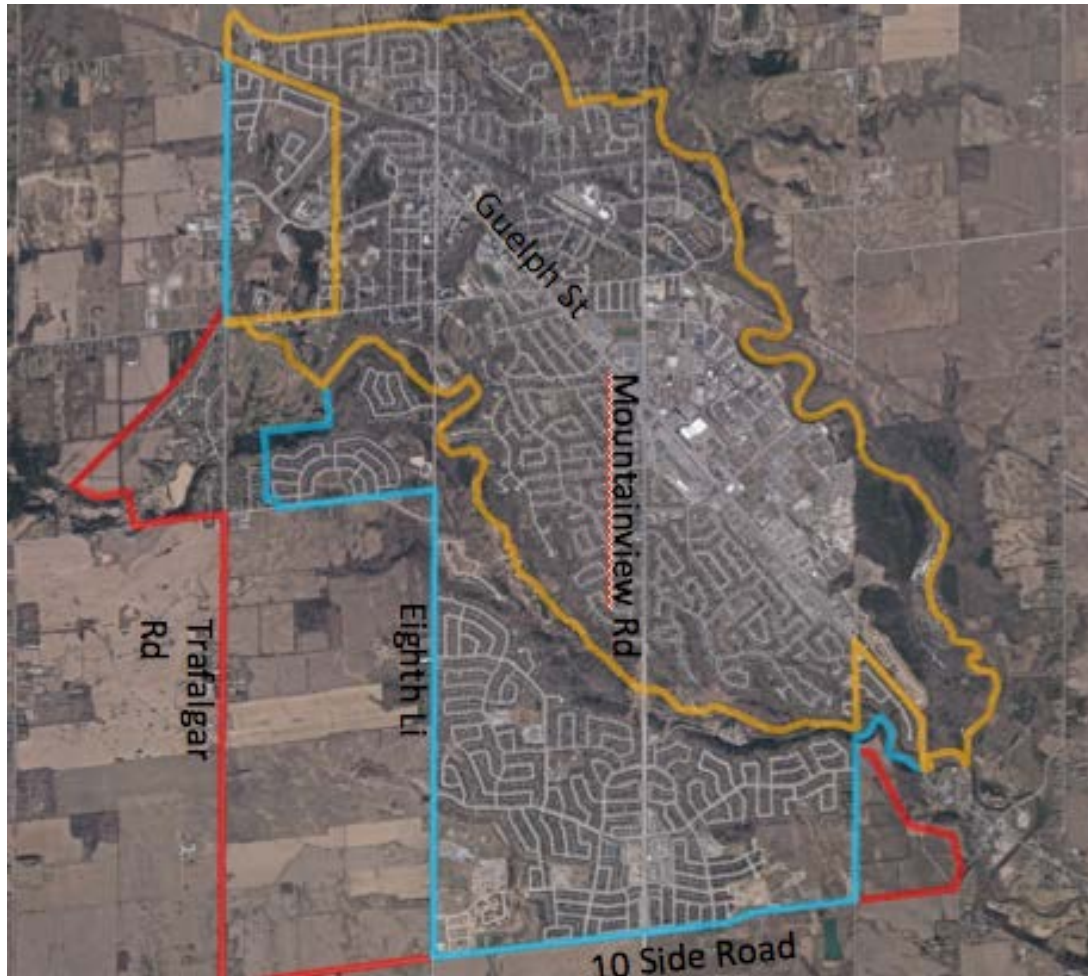
Growth in Halton Hills



- Provincial Growth Plan in 2006 required all municipalities to plan for expected growth
- Planning process initiated in 2006 to determine locations for new growth in Region
- Town agreed at the time that Georgetown would accommodate an additional 20,000 people on new urban land
- Milton accepted over three times this amount – 70,000



Georgetown South – 1985



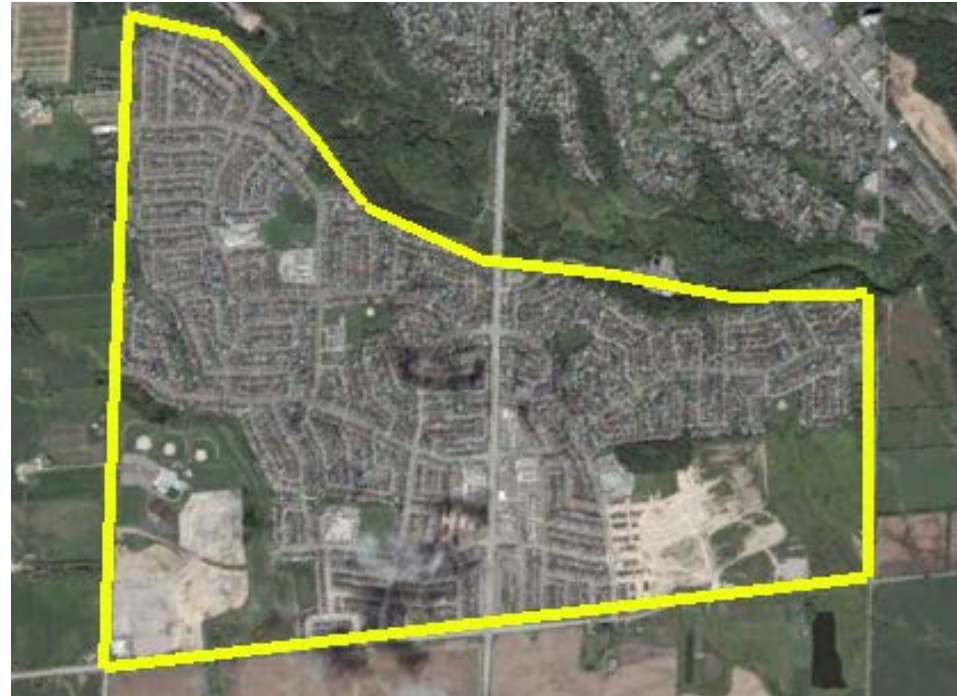
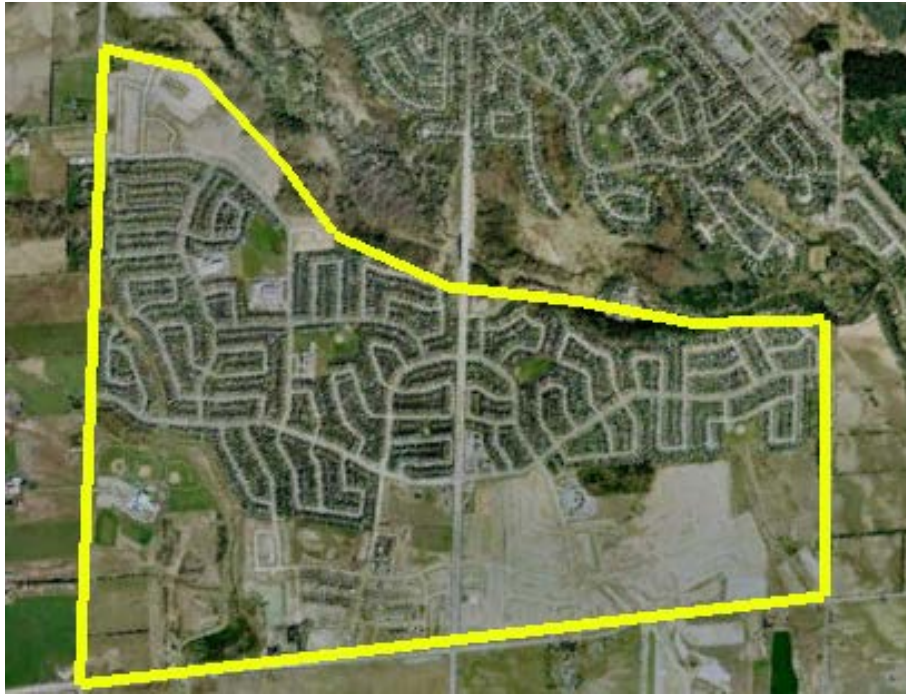
- Georgetown South approved for urban development in 1985 – 410 hectares
- Development in Georgetown South begins in 1989
- It has taken over 25 years for Georgetown South to be almost built out (servicing constraints were a factor)



Georgetown South Growth

2004

2015



Starting Point - Vision Georgetown



- 408 hectares (1,000 acres)
- 19,000 people and 1,700 jobs
- Planning for 63 residents and jobs per hectare
- Also have to plan for new roads, schools, parks and trails and commercial uses
- Opportunity exists to apply best practices to new community development



Process

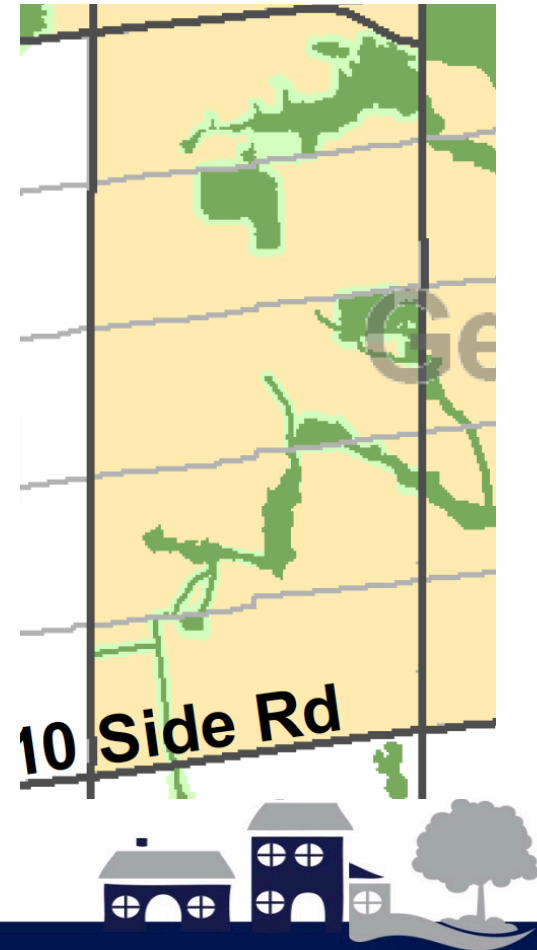


- Initiated in June 2013
- Vision and Guiding Principles established in February 2014
- Last public meeting was in April 2014 - three land use concepts presented
- Since that time – many technical issues had to be addressed (most notably: location of floodplains and environmental areas)



Guiding Principles

1. **Connectivity** – both internally and with the rest of Georgetown – *to support inclusiveness, social interaction and multiple modes of travel*
2. **Wide range of uses** – *to reduce need for motor vehicle for daily needs*
3. **Protect natural features and identify linked natural heritage and open space system** – *to protect what is important and link the elements together wherever possible*



Guiding Principles

4. **Create distinct neighbourhoods** – *to create focal points and foster social interaction*
5. **Range and mix of housing** – *to provide housing choices*
6. **Retail needs to be met in a timely manner** – *to ensure that new residents can shop locally in the early phases of development*
7. **High standard of design** – *to reflect small town character*



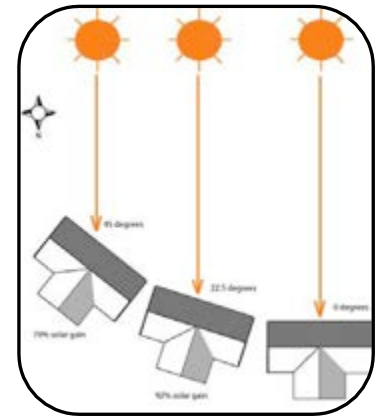
Guiding Principles

8. **Range of parks and public amenities** – *to support active and healthy lifestyles*
9. **Range of community facilities** – *to meet the needs of the future residents*
10. **Efficient transportation system** – *to plan for all modes of travel*
11. **Opportunities for economic development** – *to foster a positive business environment that will succeed*



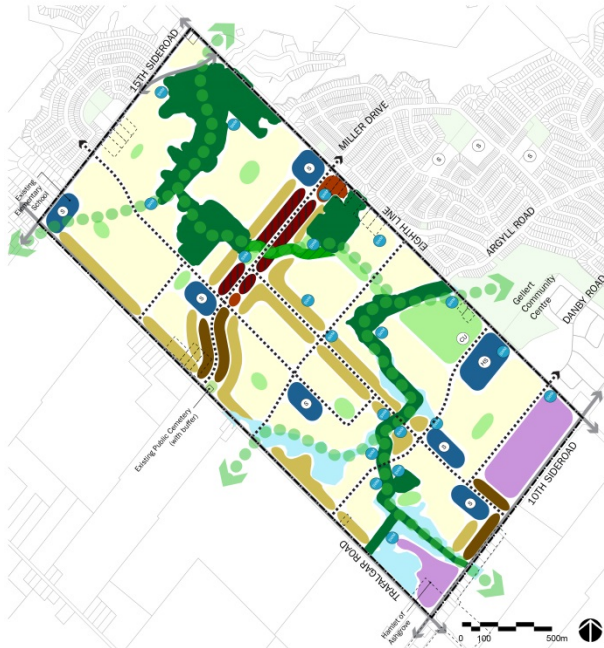
Guiding Principles

12. **Efficient infrastructure** – *to minimize impacts and be cost effective*
13. **Support sustainable development** – *to minimize ecological footprint where possible*
14. **Conserve cultural heritage resources** – *to provide a link to the past*



April 2014 Concept Plans

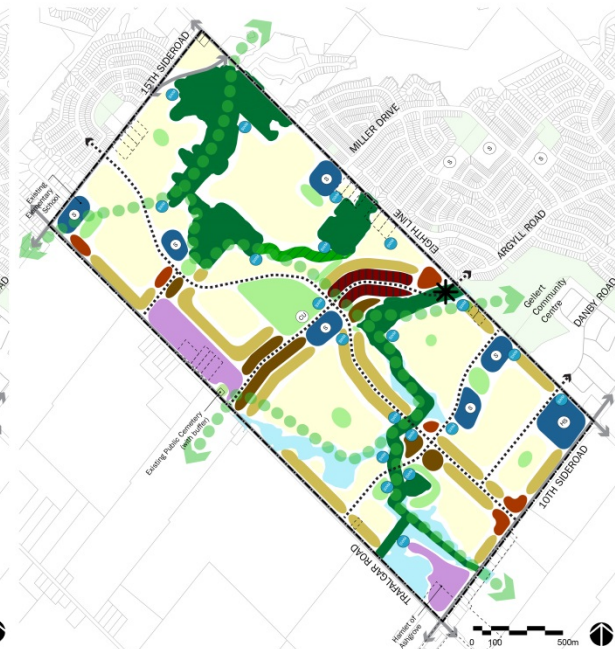
Main Street/Community Hub



Neighbourhood Centres



Combination of first two



Feedback Received...



- Over 230 people provided input in a variety of forums
- On-line survey was accessed by over 110 participants

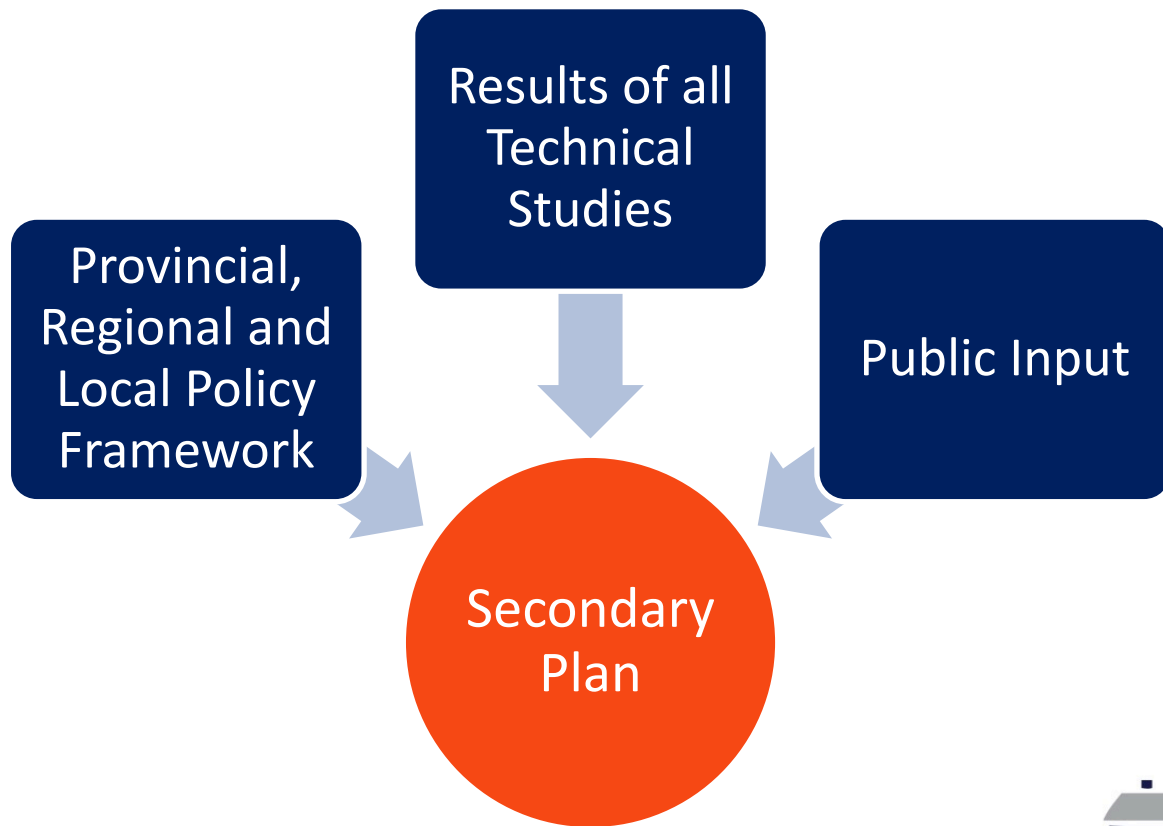


Key Messages Received

- Prefer grid road system;
- Support for Town Square with public uses;
- Would like streets that are oriented to pedestrians;
- Connectivity within and outside the community supported;
- Variety of housing should be provided; and
- Commercial areas should be located in high traffic locations – with other commercial areas within walking distance



Basis for Draft Preferred Land Use Concept



Draft Preferred Land Use Concept



The Natural Heritage System (from the Subwatershed Study) and Collector Road network on the left establishes the basis for the Draft Preferred Land Use Concept on the right

The Natural Heritage System protects and enhances the environment and provides opportunities for trails and green space



Starting Point – Community Core

- Town Centre and Neighbourhood Commercial
- 3 mixed use high density blocks permitting commercial on the ground floor
- High school
- Community park, Town Square Park and 3 neighbourhood parks
- Library and community centre (youth and senior space)
- Medium and high density residential
- Future Transit Route with local transit hub
- Potential for commercial uses in the Community Core



Community Core in Pictures



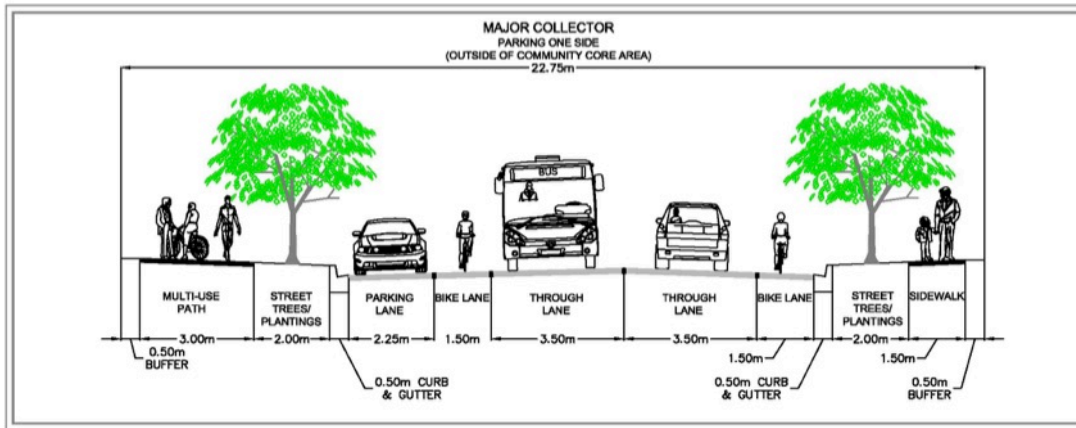
Location of Commercial Uses



About 400,000 square feet proposed – multiple policy approaches to be considered



Connecting the Elements



Community Focal Points



Community focal points include:

- Community Core;
- Gellert Community Centre; and
- Major Commercial Area

Neighbourhood focal points include:

- Elementary schools;
- Neighbourhood parks;
- Neighbourhood commercial areas; and,
- Mixed use areas.

Urban design will be an important consideration in developing focal points



Parks, Schools and Open Space



- 71 Hectares of land included in Natural Heritage System
- 22.5 hectares has been allocated to parks – one large community park (6.0 hectares) is proposed along with a number of smaller neighbourhood parks
- 5 elementary schools are proposed along with 1 high school
- Stewarttown School to remain
- About 24 hectares required for stormwater management – ***this equates to about the same amount of parkland to be provided***



Range and Mix of Housing



- 3,478 single and semi detached dwellings (52% of total)
- 1,950 townhouses (30% of total)
- 1,207 apartments (18% of total)



Location of Housing



- Higher density housing located in Community Core, near Major Commercial Area and along 10th Sideroad
- Medium density housing located along north-south and middle east-west collector roads leading to Community Core
- Additional medium density housing located along bordering Arterial Roads



Draft Land Budget

Land Use	Ha	Percent
Natural Heritage System	70.9	17.4%
Storm Water Management	24.0	5.9%
Roads	84.2	20.6%
Existing Cemetery	0.4	0.1%
Parkland	23.9	5.9%
Institutional	17.7	4.3%
Library/Community Centre	2.0	0.5%
Total Public Lands	223.1	54.7%
Commercial	11.7	2.9%
Low Density Residential	133.5	32.7%
Medium Density Residential	29.8	7.3%
High Density Residential	9.9	2.4%
Total Developable Lands	184.9	45.3%
Total	408.0	100.0%



Next Steps

- After considering comments made at tonight's meeting, intent is to make recommendation to Council by the end of 2017 on the Preferred Land Use Concept
- Following the acceptance of the Preferred Land Use Concept as the basis for future study, the Preferred Land Use Concept will be tested further and the following will be completed:
 1. Energy and Water Conservation Strategy
 2. Urban Design Study/Sustainable Neighbourhood Development Guidelines
 3. Heritage Conservation Strategy
 4. Community Infrastructure Plan (parks and community facilities)
 5. Servicing Strategy (water, wastewater and stormwater)
 6. Transportation Study (including Active Transportation)
 7. Fiscal Impact Study
- Draft Secondary Plan
- Final Secondary Plan



Discussion

