

Vision Georgetown: Community Visioning Workshop

Gellert Community Centre

November 2, 2013

- Where We Are in the Process
- Overview Presentation
- What We've Heard
- Building Blocks
- Group Response Exercise
- Facilitated Table Discussion
- Next Steps



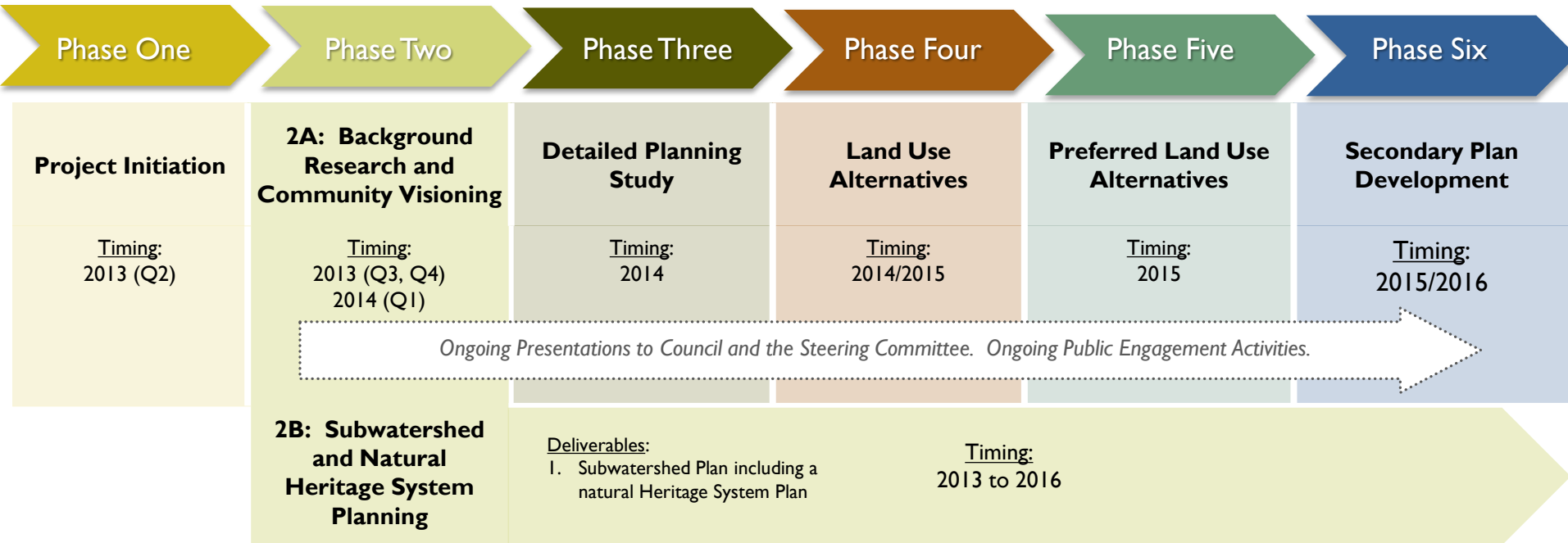
vision
GEORGETOWN

Leading today, shaping tomorrow.

Where We Are in the Process



Project Process and Timing



Where We Are

- Gathering input from as broad a range of people and perspectives as possible to develop the Foundation for the Plan
- Today's Visioning Exercise
- Conversations with community groups throughout rest of year using our 'toolbox'



vision
GEORGETOWN

Leading today, shaping tomorrow.

Overview

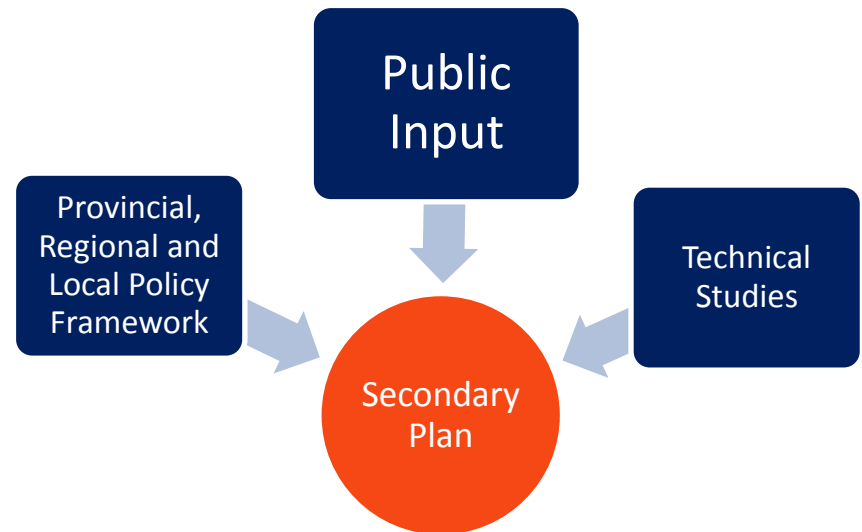


vision

GEORGETOWN

Leading today, shaping tomorrow.

The Big Picture





vision
GEORGETOWN

Leading today, shaping tomorrow.

Why are we here?



Province of Ontario
Growth Plan (2006)



Region of Halton – Sustainable Halton
Regional Official Plan Amendment No. 38
(Adopted 2009)

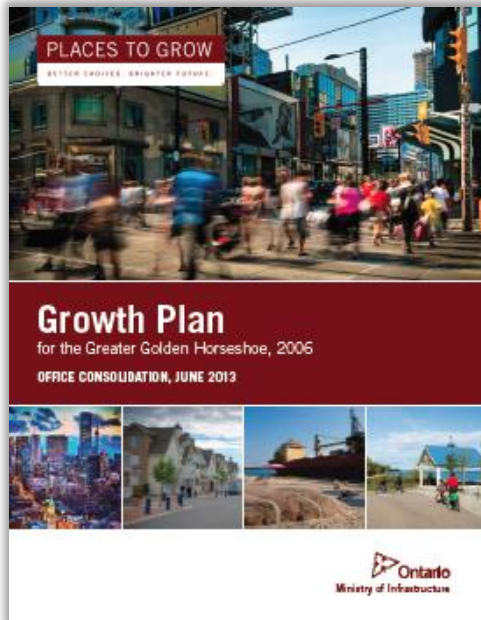


Town of Halton Hills
Official Plan Amendment No. 10 (Adopted 2010)



Town of Halton Hills - Vision Georgetown

Growth Plan (2006)



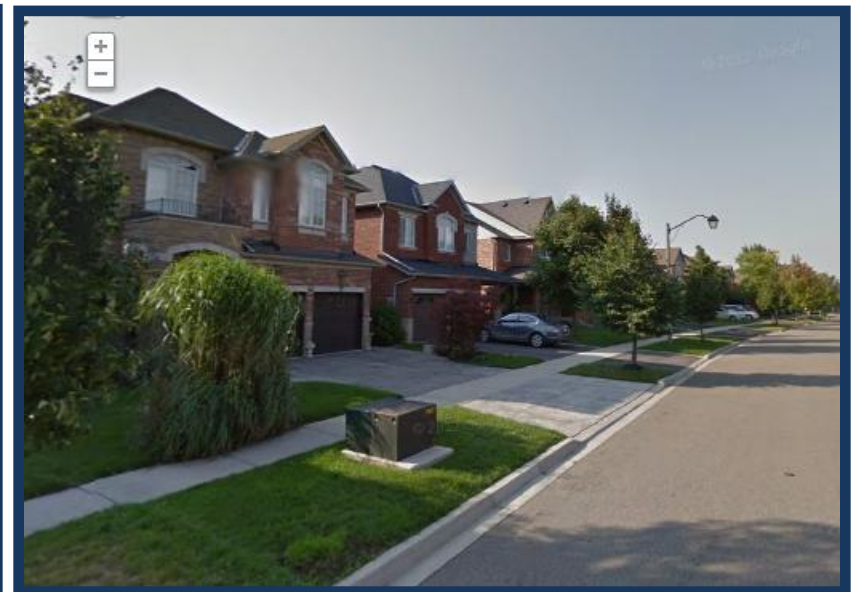
- Allocated 130,000 people and 50,000 jobs to Halton Region between 2021 and 2031
- Requires new communities to be developed at an average density of 50 residents/jobs per hectare*
- Regional and local Official Plans must conform to Growth Plan

Density Precedents

Stewarts Mill (Construction early 2000's)

Low density residential

All single detached dwellings with lot frontages ranging from 10.6 m to 18 m

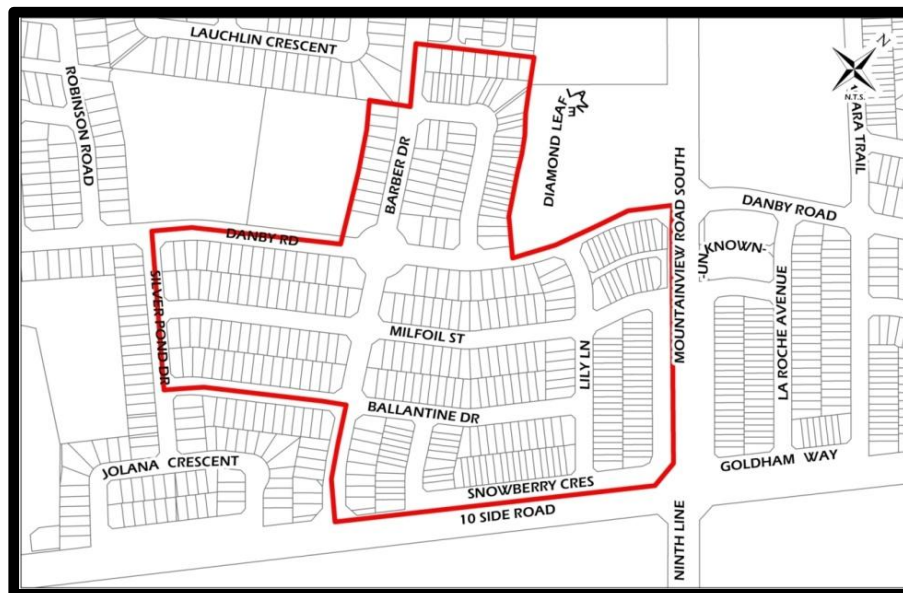


Area	Dwelling Units	Population	Density (People/ha)
33.9 ha	456	1,376	40.6

Density Precedents

Mountainview Road West (Construction - 2005)



61% low density residential/39% medium density residential
Lot frontage 7 m for semi-detached and 10 - 12 m for single detached and bungalow townhouses



Area	Dwelling Units	Population	Density (People/ha)
18.04	350	993	55.0

Sustainable Halton/ROPA No 38



-  Urban Area
-  Built Boundary

- Growth Allocation - 20,000 people and 13,590 jobs to Halton Hills between 2021 and 2031
- Most of new jobs to be in 401 Corridor
- Moderate scale of growth to 2031
- Balance of greenfield growth to Milton (70,000), and growth through intensification to Burlington and Oakville
- Halton Hills required to conform to ROPA 38

Town OPA No. 10



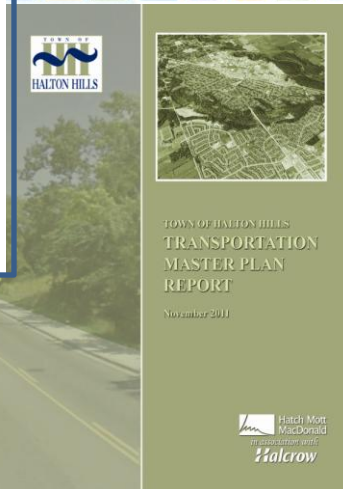
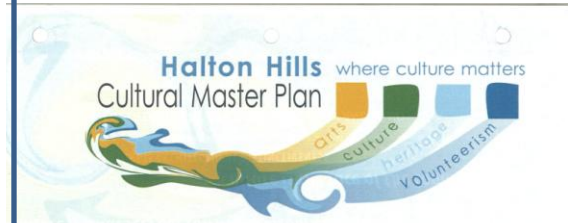
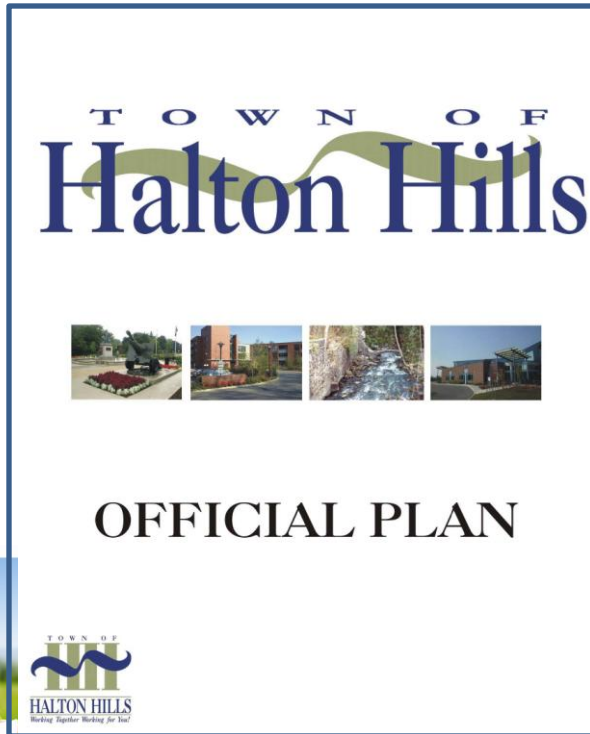
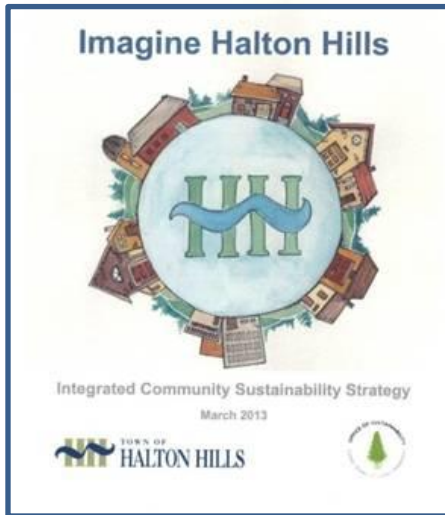
- Identified subject lands as Future Residential/ Mixed Use Area to accommodate growth over the 2021 to 2031 planning period
- New community integrated with Georgetown
- New community is a ‘complete community’ with compact pedestrian-friendly neighbourhoods
- High standard of urban design



vision
GEORGETOWN

Leading today, shaping tomorrow.

The Local Context





vision
GEORGETOWN

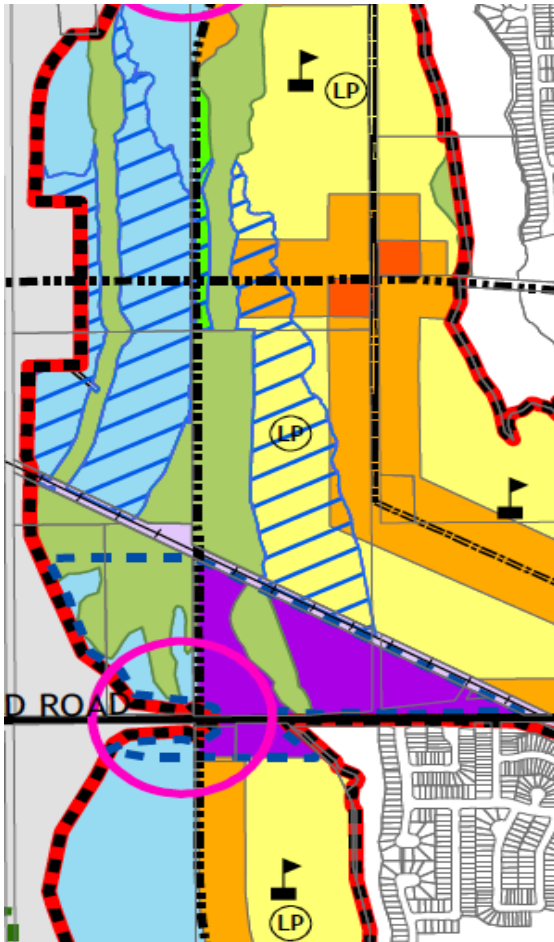
Leading today, shaping tomorrow.

Council Vision



- People friendly
- Community oriented
- Cleaner, greener, more sustainable
- More walkable
- More cycling-friendly
- Less dependent on cars
- Have more people gathering places
- Have different styles of parks

What is a Secondary Plan?



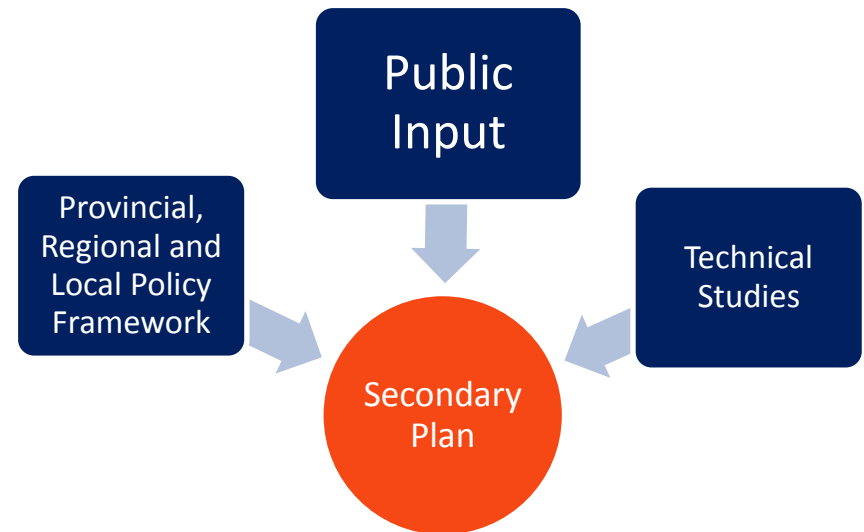
- Sets out where all land uses are to be located (residential, commercial, schools, parks)
- Environmental areas are identified and protected
- Improvements to infrastructure and road upgrades are identified
- Plans for needs of future residents – schools, parks, shopping areas, trails
- The design and walkability of the new community will be a key consideration



vision
GEORGETOWN

Leading today, shaping tomorrow.

The Big Picture

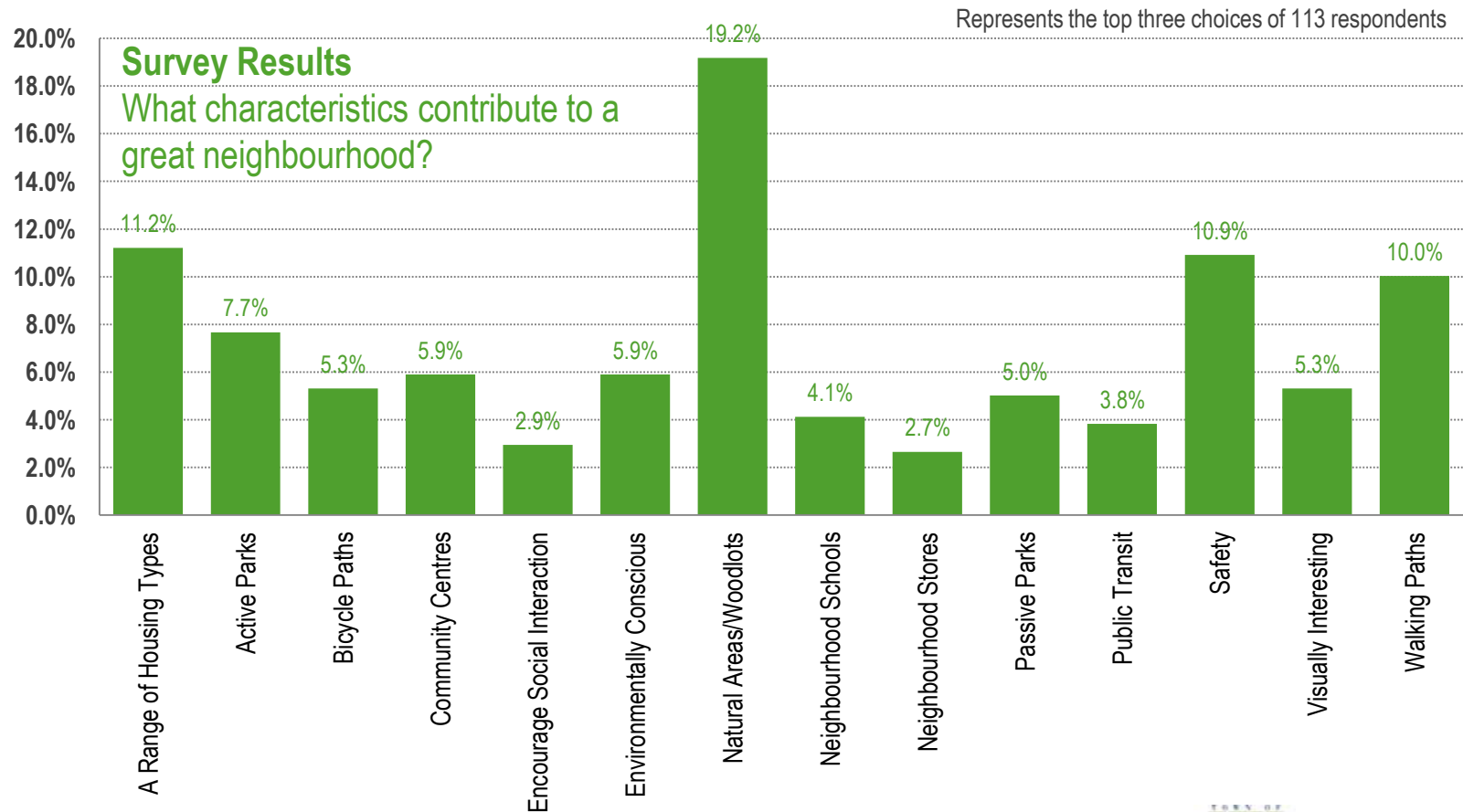


- Subwatershed Study, and Natural Heritage System Plan;
- Transportation Strategy, including Active Transportation;
- Functional Servicing Plan;
- Sustainable Neighbourhood Design Guidelines;
- Energy/Water Conservation Strategies;
- Heritage Conservation Strategy;
- Agricultural Impact Assessment;
- Community Infrastructure Plan (Parks/Public Facilities)

What we've Heard



What We've Heard



In developing this community, what do we want to avoid (according to comment forms)

- Traffic gridlock and congestion
- Paving over for parking pads
- Public transit/bussing, excessive bus traffic
- Basement apartments
- The new community being too spread out with no public transit and no easy access to amenities
- High density (we are not a city) develop singles, towns and semis only
- Housing focused on a narrow demographic (2 storey 4 bedroom home)
- Degradation of surrounding farmlands
- Flat urban sprawl, elimination of forests and green areas
- Excessive commercial areas including strip malls, big box stores or an auto mall
- Walls of detached homes that all look the same
- Unaffordable units with minimal parking
- Not maintaining the quality of life for the existing residents surrounding the area

Workshop Purpose and Goals

- To provide core information about the project — including key parameters and building blocks
- To share collective aspirations — both for the vision and guiding principles
- To get a sense of preferences within ‘areas of choice’
- To enhance understanding of the trade-offs and implications of choices
- To generate support for and confidence in the project process through meaningful community engagement

Vision and Principles Overview

- By **vision** we mean that to which we aspire and what it is we want to achieve in terms of how the community is planned, designed and will function
- By **principles** we mean the main beliefs, core assumptions, philosophy and ways of working that need to inform the project in its entirety — both during community design and in the eventual development

Example: To foster the development of a distinctive and attractive community with a strong sense of place

Before We Begin there are some 'building blocks' to consider...

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



Before We Begin
there are some 'building blocks' to consider...

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. About 650,000 sq. ft. of new retail space has to be accommodated to serve population growth from 2021 to 2031, most of which will be on the Vision Georgetown lands

Before We Begin
there are some 'building blocks' to consider...

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



Source: Regional Right of Way Guidelines from 'The Road to Change' (Halton Region TMP, 2011)

Before We Begin

there are some 'building blocks' to consider...

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



Before We Begin there are some 'building blocks' to consider...

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

Themes for Discussion

The starting point is that we are collectively aspiring to implement a number of ***Sustainability and Healthy Community objectives*** through a discussion of the following themes:

1. Community Structure
2. Mobility
3. Built Form
4. Conservation

Group Response Exercise

Facilitated Table Work

- Develop the Vision and Guiding Principles based on your input today (End of 2013)
- Hold a second community workshop to prepare a Land Use Concept (Early 2014)