



## REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Tara Buonpensiero, Senior Planner - Policy

**DATE:** February 11, 2014

**REPORT NO.:** PDS-2014-0002

**RE:** Vision Georgetown – Phase 2 Status Report

### **RECOMMENDATION:**

THAT Report No. PDS-2014-0002, dated February 11, 2014, regarding the Phase 2 Status Report for the Vision Georgetown project be received.

AND FURTHER THAT Council endorse the Vision and Guiding Principles (attached as Schedule I) as the basis for the preparation of a Secondary Plan for the Southwest Georgetown lands, beginning with preparation of a preliminary Land Use Concept as the next step in the process.

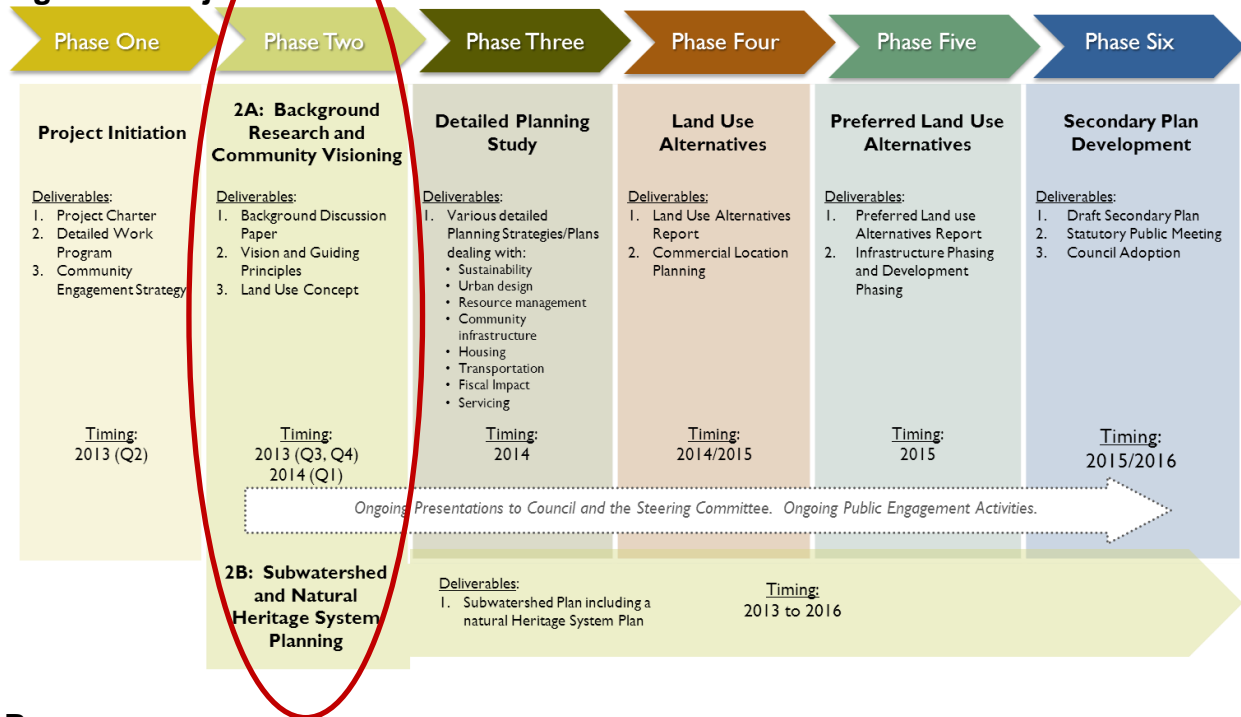
### **BACKGROUND:**

The Vision Georgetown project was initiated in April 2013, with the retention of a consultant team led by Meridian Planning Consultants. The project is being prepared in accordance with a six phase work program as outlined in the approved Terms of Reference and summarized on Figure 1.

In June 2013, planning staff prepared a report to Council (PDS-2013-0050), which summarized the results of Phase 1 of the Vision Georgetown project and included a summary of the Community Engagement Strategy, Project Charter and Detailed Work Program. Through the recommendations of that report, Council endorsed the Project Charter and the Community Engagement Strategy.

Since June 2013, planning staff and the project team have been working on Phase 2 of the Vision Georgetown project.

**Figure 1: Project Phases and Deliverables**



**Purpose**

The purpose of this report is to provide an update on the Vision Georgetown project, and specifically the deliverables completed to date from Phase 2 which includes:

- a summary of community engagement initiatives;
- an overview of the first two community engagement events;
- a Background Discussion Paper prepared by Meridian Planning Consultants and existing conditions reports prepared by a number of the project sub-consultants;
- a Subwatershed Study status update including a draft Characterization Report and preliminary Natural Heritage System mapping; and,
- draft Vision and Guiding Principles.

**COMMENTS:**

**A. Community Engagement**

As is evidenced by the comprehensive Community Engagement Strategy that has been prepared for the Vision Georgetown project, community engagement is a very important consideration in this project. A number of initiatives have been undertaken to meaningfully engage Halton Hills residents and stakeholders in the Vision Georgetown process. The initiatives are described below.

#### A1. Project Webpage/Survey

The project webpage (visiongeorgetown.ca) was originally launched in June 2013. Since that time, there have been regular updates to the webpage with new documents, staff reports, and information from the community engagement sessions. There is also a section on the webpage where people can sign up to be added to the project notification list (discussed in the next section).

As of the end of January 2014, there have been 5,950 visitors to the webpages. A survey was also posted on the website asking people to rank the characteristics that they feel contribute to a great neighbourhood. There were 100 respondents and the top 4 answers were:

1. Natural Areas and Woodlots (19.2%)
2. A Range of Housing Types (11.2%)
3. Safety (10.9%)
4. Walking Paths (10.0%)

#### A2. Project Notification List

As of the end of January 2014 there are 216 contacts on the project notification list. Contacts on the notification list receive regular project updates through email, are advised when reports are proceeding to Council and are notified of upcoming community engagement events.

#### A3. Media Releases

Since the launch of the Vision Georgetown project, there have been three media releases issued for the project as follows:

Media Release #1 - Project Launch

Media Release #2 – Notice of First Community Information Session

Media Release #3 – Notice of the Community Visioning Session

These media releases resulted in two articles in the Independent and Free Press. The first article advised the public of the September 16<sup>th</sup>, 2013 Community Information Session. The second article reported on the September 16<sup>th</sup>, 2013 meeting, highlighting that there was good attendance at the meeting and providing a summary of the key information that was presented that evening.

#### A4. Newsletter

The first edition of the Vision Georgetown newsletter was finalized in September 2013. Copies of the newsletter were distributed at the Civic Centre, Gellert Community Centre, Mold-Masters SportsPlex, Georgetown Seniors Centre and the Halton Hills

Chamber of Commerce. A copy of the newsletter is attached to this report as Schedule A.

The second edition of the newsletter will be distributed in early March 2014.

A5. Community Events

Town Planning staff attended both the Georgetown Fall Fair and the Georgetown Farmers Market in the fall of 2013 to help raise community awareness of the Vision Georgetown project.

A6. Signage

Signage is another tool being used to raise awareness of the Vision Georgetown project. A sign has been placed on the west side of 8<sup>th</sup> Line between Miller Drive and Argyll Road. This sign was installed in September 2013 and will remain there until the Vision Georgetown project is completed. The bottom of the sign is regularly updated to advertise upcoming public events. A second identical sign is to be located on Trafalgar Road, north of 10 Side Road.

The marquee signs at Mold-Masters SportsPlex and Gellert Community Centre have also been used to advertise the September 16<sup>th</sup> and November 2<sup>nd</sup> community events. Photographs of both the 8<sup>th</sup> Line and one example of the marquee sign have been included as Schedule B to this report.

A7. Social Media

Since June 2013, the Town's Facebook and Twitter accounts were used to distribute information on upcoming meetings and to make the public aware of the Vision Georgetown website, online survey and project newsletters.

A8. Newspaper Notices

To advertise the September and November community engagement events, newspaper notices were placed in the Independent and Free Press in August and October.

A9. Direct Mail Outs

Notice of both the September 16<sup>th</sup> and November 2<sup>nd</sup> community engagement events were mailed directly to property owners within 120 metres of the study area. This included direct mailing of notification to approximately 390 property owners.

A10. Project Steering Committee

A Steering Committee has been established for the Vision Georgetown project. The committee is chaired by Councillor Johnson, and members include Mayor Bonnette,



local and Regional Council representation, as well as representation from relevant Committees of Council, Halton Hills Hydro, the Chamber of Commerce and the Georgetown Business Improvement Area, landowners, and two residents.

The role of the Steering Committee is to provide updates to the groups the members represent, as well as to provide input into the Vision Georgetown project on behalf of the groups they represent.

There have been two meetings of the Steering Committee during Phase II of the project. The first meeting was to obtain input on the proposed format and questions to be asked at the Visioning Workshop, and the second was to obtain feedback on the draft Vision and Guiding Principles.

#### A11. Consultation Kits

Consultation Kits are another tool being used to obtain public input. The primary purpose of the Consultation Kit is to outreach to community groups through 'consultation in a box'.

Members of the Vision Georgetown Steering Committee were encouraged to use these kits to obtain input from the various groups that they are representing on the Committee. For example, the representative from the Town's Environmental Advisory Committee (TEAC) would be encouraged to arrange a session with TEAC to obtain their input at key milestones of the project. The kit could also be used by any member of the general public that may be interested in assembling a group and providing input.

The following information is included within the kit:

- An introduction and overview of the Vision Georgetown project
- A facilitators guide to help lead the participants through the consultation kit
- A workbook to be filled out during the consultation session and returned to the Town

To date five Consultation Kits have been submitted providing input into the vision and guiding principles for the Vision Georgetown project.

These kits have been created in a manner that allows them to be updated and used at key points in the Vision Georgetown planning process. The next version of the Consultation Kit will be seeking input on draft land use concepts for the subject lands.

#### A12. Success of Community Engagement to Date

An important element of the Vision Georgetown Community Engagement Strategy is to monitor and report on the success of the community engagement initiatives that have been undertaken to date. As was summarized in the sections above, the two public events held to date were well attended, the website has had a significant number of hits

and there are a significant number of people who have joined the notification list for the Vision Georgetown project.

The Town has implemented a number of community engagement initiatives for the Vision Georgetown project that have not been used on other land use planning projects undertaken in the Town to date. Some of these initiatives include project signage, online surveys, social media and consultation kits (the details of which are described above). Based on the community interest in the project to this point, it is recommended that the Town continue using the community engagement methods that have been used up until this point.

Once land use concepts have been developed, staff will undertake additional community outreach with local youth (through high schools and the Mayor's Youth Action Committee) and seniors (through the seniors centre).

## **B. Community Engagement Events**

### **B1. Community Information Session**

The first Vision Georgetown community information session was held in the evening of September 16, 2013 in the Theatre at the Cultural Centre. The purpose of this first session was to introduce the project and provide background information on the planning process to date, which resulted in the designation of the subject lands as a Future Residential/Mixed Use Area.

Approximately 140 people attended the community information session. The meeting started with a presentation of background materials and project parameters given by the project consultant and Town planning staff, followed by a brief question and answer period. During the last segment of the meeting, the project facilitator, Glenn Pothier of GLPi, led a rapid response exercise asking people to respond to a number of questions from their seats. At the conclusion of the meeting, attendees were encouraged to attend the next public session to provide input into the vision and guiding principles for the Vision Georgetown project. Notes from the Community Information Session have been attached to this report as Schedule C.

### **B2. Vision and Guiding Principles Workshop**

Following the Community Information Session, a half day public workshop was held to obtain stakeholders input into the vision and guiding principles for the Vision Georgetown project. This session was held at the Gellert Community Centre on Saturday November 2, 2013 in the afternoon.

Approximately 70 people attended the Community Visioning Session. The meeting started with a presentation by Town staff and the project consultant on the background of the project to provide a refresher for those that attended the previous session and some context for those that were new participants in the project.

Following the presentation, the project facilitator (Glenn Pothier of GLPi), led the public through a group response exercise which allowed participants to answer multiple choice questions on a variety of themes as follows:

**Theme #1:** Community Structure

**Theme #2:** Mobility

**Theme #3:** Built Form

**Theme #4:** Conservation

To respond to the multiple choice questions, Data on the Spot (DOTS) technology was used. Each participant was provided with a hand held remote control device that allowed them to select an answer to the multiple choice question provided. Once all of the answers to a question are entered, the results are instantaneously provided on the screen.

Following the group response exercise, attendees were encouraged to participate in small group discussions at tables of approximately 8 people. Facilitators were at each table to encourage discussion on a number of questions within the four themes identified above, and the responses were recorded in workbooks. The [Visioning Workshop Summary](#) has been provided under separate cover, however Figure 2 below visually demonstrates the key themes that we heard through the Visioning Workshop.

**Figure 2: Word Cloud Demonstrating Key Themes from the Community Visioning Workshop**



### B3. Summary of Input Received through Community Engagement Initiatives

Consultation completed to date has focused on obtaining input on key elements to be included as part of the Vision and Guiding Principles for the Vision Georgetown project. As is demonstrated through the results of the Public Workshop, there is quite a range of ideas and views on what members of the public would like achieved through the Vision Georgetown project. Described below are the themes that were consistently heard throughout stakeholder consultation.

### **Theme #1: Community Structure**

- Preserve natural areas and work with existing topography
- Integrate the new community with the rest of Halton Hills
- Building neighbourhood focal points would help create a sense of community

### **Theme #2: Mobility**

- Need to avoid gridlock
- Ensure safe movement for people of all ages
- Don't just plan for the automobile
- Mixed opinions with respect to planning for transit

### **Theme #3: Built Form**

- Provide a variety of housing types spread throughout the community
- Limit height of new buildings (from 4-8 storeys)
- Provide housing for all ages and incomes
- Add to the small town feel

### **Theme #4: Conservation**

- Follow best practices
- Encourage Leadership in Energy and Environmental Design (LEED) designation (solar panels, green roofs etc.)
- Encourage community gardens

## **C. Background Analysis and Existing Conditions**

One of the main tasks included in Phase 2 of the project is background research and information gathering. The project is now nearing completion of Phase 2, and in addition to the Phase 2 work completed to date, a substantial amount of background work for the detailed component studies to be completed in Phase 3 has also been undertaken.

This information has been compiled into a Background Discussion Paper to which a set of existing conditions reports have been appended. The Background Discussion Paper is provided under separate cover.

### **C1. Background Discussion Paper**

The Background Discussion Paper is a resource that summarizes all relevant background information including plans, policies, guidelines, strategies and any other

pertinent documents from various levels of government that must be considered as the Secondary Plan is being prepared.

Some examples of the relevant background information include applicable Regional and local policies pertaining to:

- population, housing and employment targets
- natural heritage
- land use patterns
- development density
- transportation network
- development phasing
- stormwater management
- environmental impact assessments
- air quality
- servicing
- community infrastructure

The Background Discussion Paper provides a summary of each of the policy areas and provides a brief overview of implications of the policies on the Vision Georgetown project.

## C2. Existing Condition Reports

Sub-consultants have prepared a number of existing condition reports which are appended to the Background Discussion Paper on the following topics:

- a) Agricultural Impact
- b) Archaeological Resources
- c) Parks and Facilities
- d) Heritage Resources
- e) Transportation
- f) Infrastructure

A brief summary of each of the existing condition reports is provided below:

### a) Agricultural Impact (Phase I)

The Region of Halton has prepared guidelines for the preparation of Agricultural Impact Assessments, the purpose of which is to protect agricultural land and to minimize adverse impacts on agriculture, both in the immediate vicinity of the development, and on the broader community

As part of the Vision Georgetown project, a Phase I Agricultural Impact Report has been prepared which characterizes the agricultural lands within the study area and applies the Provincial Minimum Distance Separation Requirements within 1 km of the study area.

The report summarizes the soil resources and climate in the area including annual precipitation, freeze risk and crop heat levels, and identifies two relatively small areas of artificial (or tile) drainage in the study area.

The study also applies the Minimum Distance Separation (MDS) 1 formula, which is a land use planning tool that recommends setback distances for non-farm development from farm operations based on maximum capacity of the barn for livestock, type of manure system, and type of land use. The objective of MDS is to prevent land use conflicts and minimize nuisance complaints from odour.

The results of the MDS review determined that there are four farms within 1 km of the study area, and preliminary analysis indicates that three may affect the subject lands. A map of the results of the MDS application can be seen on Schedule D to this report.

Stage II of the Agricultural Impact Assessment will refine potential impact areas and make recommendations on mitigation of impacts to agriculture.

#### b) Archaeological Resources

Through the results of the Stage 1 Archaeological Resources Assessment, the consultant concluded that over 90% of the study area has potential for the presence of significant precontact or Euro-Canadian archaeological resources.

Through a separate review undertaken by the landowner, a Stage 1-4 archaeological assessment and salvage excavations have already been completed for Lot 11 and the south half of Lot 12, Concession 8, which are the Mattamy lands at the southern boundary of the study area. A recommendation and associated documentation has been submitted to the Ontario Ministry of Tourism, Culture and Sport, to clear these lands of further archaeological concern. At the time of writing this report, there has been no response from the Ministry concurring with the recommendation.

Any future development within the study area (outside of the lands described as Lot 11 and south half of Lot 12, Concession 8), must be preceded by a Stage 2 archeological assessment. This further assessment is required prior to any land disturbing activities taking place.

#### c) Parks and Community Facilities

Monteith Brown prepared the Town's Recreation and Parks Strategic Action Plan in 2007, and has been retained as part of the Vision Georgetown project consultant team to assess the recreation and parks requirements for the new development. They have prepared a preliminary assessment of the recreation and parks needs as a result of the population increase of 20,000 associated with development of the Georgetown expansion lands.

The preliminary assessment supports the need for a gymnasium, youth and seniors' space and an enlarged fitness centre at the Gellert Community Centre and also projects the need for two new ice pads between 2021 and 2031 contingent upon usage rates remaining consistent.

With respect to outdoor facilities, based on a preliminary assessment, the additional population could generate the requirement for:

- 15.5 unlit equivalent soccer fields
- 10 unlit equivalent ball diamonds
- 5 tennis courts
- 4 half basketball courts
- 1 splash pad
- 13 playground sets

The Official Plan includes parkland targets of 1.2 hectares of local parkland per 1,000 residents and 2.5 hectares of non-local parkland per 1,000 residents. Based on these targets, 24 hectares of local parkland and 50 hectares of non-local parkland are required to serve the 20,000 residents forecasted for the Georgetown expansion lands.

In summary, the preliminary assessment supports the expansion of the Gellert Community Centre and further analysis will need to be undertaken to determine how best to meet the sports field needs of the future residents of this community. In addition, it is important that land banking or land securement opportunities be considered to ensure the Town can respond to future arena and/or Local/Non-Local Parkland needs.

Recreation and parks requirements for the new community will be further reviewed during preparation of land use concepts, and during preparation of the Community Infrastructure Plan, where the relationship between these facilities and other community facilities will be explored.

#### d) Heritage Resources

As a result of a heritage resource survey, the consultant (Unterman McPhail Associates) identified 8 cultural heritage landscapes and 5 built heritage resources within and adjacent to the study area as summarized on Schedule E to this report and shown on the map attached to this report as Schedule F.

This report is an existing conditions report and therefore only identifies existing heritage resources. A subsequent report will be prepared which will include recommendations on conservation of heritage resources as appropriate.

e) Transportation

Hatch Mott MacDonald has been retained as part of the project consultant team to complete the transportation analysis for the Vision Georgetown project. The transportation background report provides a summary of the planning context and recognizes there may be implications from Provincial and Inter-Regional initiatives including the Metrolinx “The Big Move” Regional Transportation Plan, the GTA West Planning and Environmental Assessment Study and the Halton-Peel Boundary Area Transportation Study, as well as policies and Transportation Master Plans that are in effect at both the Regional and local municipal level.

The Town of Halton Hills Transportation Master Plan included some initial findings that relate to the study area including a review of the existing transportation conditions, travel characteristics and identified the existing and planned area transportation system. Highlights of this information were included in this background document.

Stage II of the transportation study will conduct a detailed transportation review within the study area including transportation modelling. The transportation consultants will work in collaboration with the rest of the project team to structure the main road network and associated policies for the subject lands and identify any implications of this new development on the surrounding areas.

f) Infrastructure (Water and Wastewater)

The Municipal Infrastructure Group was retained as part of the project consultant team to carry out a Functional Servicing Report for the future development area. At this time a review has been prepared which summarizes background information relevant to the study area. The Sustainable Halton Water and Wastewater Master Plan (AECOM, 2011) provides for the servicing of the Southwest Georgetown development through lake-based water and wastewater systems.

**D. Subwatershed Study Update**

An integral component of the Vision Georgetown Integrated Planning Project is the completion of a Subwatershed Study. The result of this study will be a Subwatershed Plan that allows for sustainable development, while protecting natural heritage features and ecological functions, involving detailed work to confirm the geographic extent of a Natural Heritage System, and the preparation of appropriate land use policies within the Secondary Plan.

Within the study area, there are a number of catchment areas that form part of the larger individual subwatersheds that drain to the south, outletting to Sixteen Mile Creek or to Silver Creek to the east. The management strategy presents the approach to manage resource use that will protect, rehabilitate, and enhance the environment within the subwatershed, and meet the goals and objectives set for the Subwatershed Study.



Four distinct phases of activities will be required for the final Subwatershed Plan:

1. Characterization
2. Impact Assessment
3. Implementation Plan
4. Monitoring

D1. Subwatershed Characterization

The first phase involves the collection of detailed information from the perspectives of hydrology, hazards (flood, erosion), geomorphology, hydrogeology, water quality, aquatic ecology, and terrestrial ecology, in order to obtain a comprehensive characterization of the subwatershed(s). The Subwatershed Team started the collection of field data in April 2013. In total, a minimum of four seasons of continuous data collection is required to complete the characterization. The Subwatershed Characterization Report is expected to be finalized in the next several months.

D2. Development of a Natural Heritage System

A key deliverable at this stage of the Vision Georgetown project is the delineation of a preliminary Natural Heritage System (NHS), to be used as a key 'building block' for the preparation of a Land Use Concept in the latter part of Phase 2. This NHS is subject to revision based upon the results of the continuing data analysis and input from key agency stakeholders.

The NHS will be developed through a multi-disciplinary approach taking into account biotic and abiotic components through a functional assessment. The process should be understood as an iterative one in which the preliminary NHS forms a building block for the Land Use Concept, which is the basis for impact assessment, and refinement of the NHS, which in turn informs the preferred Land Use Alternative and final Secondary Plan.

A Subwatershed Technical Advisory (TAC) Meeting was held on December 11, 2013 and a follow-up meeting of Agencies on January 23, 2014. Participants in the TAC are the lead technical team (AECOM), Town Infrastructure Services and Planning staff, outside agencies such as the Credit Valley and Halton Conservation Authorities and Regional Municipality of Halton, and environmental consultants retained by the Southwest Georgetown Landowners Group (SWGLOG). The intent of the TAC meetings are to review the collection of field data, clarify questions from the Agencies and strategize for the formation of an area map (Constraints Map) for the proposed Natural Heritage System.

Schedule G provides a Preliminary 'Key Features, Initial Enhancement and Functional Areas' Map for the area of study. As noted above, this Map is still preliminary and is

subject to further revision once additional data becomes available and is vetted through the outside Agencies.

The Subwatershed Team will be working with the team working on the Secondary Plan to ensure that the land use plans are developed in a manner that meets the Subwatershed goals and objectives.

## **E. Vision and Guiding Principles**

A significant amount of information has been collected as a result of background work and input received through community consultation undertaken as part of Phases I and II of the Vision Georgetown project. A number of Town documents were reviewed during preparation of the Vision and Guiding Principles, some of which include the Official Plan, Integrated Sustainability Strategy, and the Cultural Master Plan. Based on all of the information collected to date, four key component areas have been established to form the basis for the draft Vision and Guiding Principles as follows:

1. There are a number of elements/characteristics of the subject lands, and more broadly of the Town, that need to be preserved and enhanced. These elements include:
  - A high quality of life;
  - The rural countryside and local agricultural community;
  - Cultural heritage resources;
  - A unique, small town character;
  - Natural heritage and topographical features; and
  - Scenic beauty.
2. There are ways in which the new urban community needs to be different than how other communities have previously been developed in Halton Hills. For example:
  - Land and other resources should be used more efficiently;
  - The transportation system should accommodate alternative and active modes of travel, and not focus solely on the automobile;
  - There should be a greater mix of uses that are well connected and integrated; and
  - Sustainable approaches to development and green building technologies should be encouraged.
3. There are some essential elements of a complete community that need to be met and provided for, such as:
  - A natural heritage and open space system;

- A range of housing available for all ages, incomes, needs, and stages of life;
  - An appropriate amount and range of commercial and shopping areas;
  - An appropriate amount and range of community services and facilities;
  - A wide variety of parks, public spaces, and cultural opportunities; and
  - Meeting places and opportunities for neighbourliness.
4. There are some desirable elements of healthy communities that should be provided for, including:
- A distinct community identity and sense of place;
  - Attractive built environment and interesting architecture;
  - Economic prosperity and a healthy business environment;
  - Access to environmental areas and open spaces; and
  - A friendly, neighbourly environment.

Based upon the above themes derived from public input and key Town documents, the draft Vision and Guiding Principles are as follows:

#### **Draft 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.***

#### **Draft 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.
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.
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.

Through the recommendations of this report, we are seeking Council's endorsement of the Vision and Guiding Principles as the basis for preparation of a Secondary Plan. Ultimately the Vision and Guiding Principles will be included within the Secondary Plan prepared as a result of the Vision Georgetown project.

A complete summary of all of the information compiled has been summarized into a memorandum prepared by Meridian Planning, titled Vision Georgetown Draft Vision and Guiding Principles, attached to this report as Schedule I.

## **RELATIONSHIP TO STRATEGIC PLAN:**

The Strategic Plan sets out a broad vision for the community contained in nine strategic directions. The Vision Georgetown project relates extensively to the following Strategic Directions:

- Foster a Healthy Community
- Preserve, Protect and Enhance our Environment
- Foster a Prosperous Economy
- Preserve, Protect and Promote Our Distinctive History
- Achieve Sustainable Growth
- Provide Sustainable Infrastructure & Services
- Provide Responsive, Effective Municipal Government

In October 2011, through Report PDS-2011-0078, Council endorsed a Strategic Action Plan, containing a 'Top Ten' list of priorities to focus on for the 2010-2014 Council term. The sixth priority on the list was entitled Future Residential Area Planning, and included the following components:

- Prepare a Secondary Plan for the Georgetown Future Residential/Mixed Use Area;
- Proactively promote opportunities for private sector participation in front-ending emerging growth related infrastructure requirements, recognizing that there will still be municipal costs;
- Explore the adoption of 'Sustainable Development Guidelines' for development of new growth areas, intensification and redevelopment, for the various forms of development (e.g. subdivisions, site plans, buildings);
- New growth needs to provide enough revenue to prevent a tax increase due to new service requirements;
- Investigate strategies to protect built heritage resources through the comprehensive planning of new development areas.

## **FINANCIAL IMPACT:**

There are no direct financial impacts associated with this report.

## **COMMUNICATIONS IMPACT:**

Broad-based community engagement is an integral component of the Terms of Reference for the Vision Georgetown project. A summary of the community engagement initiatives undertaken to date was provided in a previous section of this report.

## **SUSTAINABILITY IMPLICATIONS:**

Sustainable planning is an integral part of the Vision Georgetown project and is reflected in a number of the component studies being prepared in Phase III of the project. These studies include an Energy Management and Conservation Strategy, a Water Conservation Strategy, an Air Quality Assessment in keeping with Regional guidelines, and Sustainable Neighbourhood Development Guidelines.

Town staff are also monitoring studies currently being prepared including the Mayor's Community Energy Plan and the Green Development Standards Study. As these documents progress, recommendations and implications from these studies will be considered as we move forward with the Vision Georgetown project.

Sustainability implications will continue to be monitored throughout the subsequent phases of the planning process for the Vision Georgetown project.

## **CONSULTATION:**

Consultation on the Background Discussion Report and Existing Conditions Reports was undertaken with the project Technical Advisory Committee which is comprised of Town staff from the Planning, Development and Sustainability, Recreation and Parks, Fire Services, Finance and Infrastructure Services departments, as well as staff representation from the following agencies:

Halton Region, Legislative and Planning Services

Credit Valley Conservation

Halton Region Conservation

Halton District School Board

Halton Catholic District School Board

## **CONCLUSION:**

The purpose of this report is to provide an update on the status of the Vision Georgetown project, including a summary of the Phase II deliverables which include:

- a summary of community engagement initiatives;
- an overview of the first two community engagement events;
- a Background Discussion Paper prepared by Meridian Planning Consultants and existing conditions reports prepared by a number of the project sub-consultants;
- a Subwatershed Study status update including a draft Characterization Report and preliminary Natural Heritage System mapping; and,
- draft Vision and Guiding Principles.

This report seeks Council's endorsement of the draft Vision and Guiding Principles as the basis for the preparation of a Secondary Plan for the Southwest Georgetown lands, beginning with preparation of a preliminary Land Use Concept as the next step in the process.

Upon endorsement of the Vision and Guiding Principles, Town staff and the consultant team will continue to proceed with the Vision Georgetown project in accordance with the detailed Work Program and the Community Engagement Strategy.

Respectfully submitted,

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Tara Buonpensiero, MCIP, RPP  
Senior Planner - Policy

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Steve Burke, MCIP, RPP  
Manager of Planning Policy

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John Linhardt, MCIP, RPP  
Director of Planning  
Development and Sustainability

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David Smith  
Chief Administrative Officer



# vision GEORGETOWN

Leading today, shaping tomorrow.

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**What is happening right now?**

- We have prepared a Community Engagement Strategy and are about to launch a number of initiatives to "get the word out";
- Our environmental team has been working in the field for the past few months to collect important data on natural heritage features and conditions;
- We are also doing some detailed background work on existing conditions related to cultural heritage, archaeology, agriculture, transportation, facilities and servicing; and,
- Our background work is going to be presented at upcoming community events and as part of a background discussion paper.

The Town of Halton Hills has initiated a planning project for lands that are part of the Georgetown urban boundary expansion. The project has been called 'Vision Georgetown'. The purpose is to develop a Secondary Plan (which includes policies and a land use plan) for the study area. The Secondary Plan will provide a framework for accommodating future planned growth. This is the first of several newsletters that will be prepared throughout the Vision Georgetown project in order to provide information on project background, the planning process, alternatives, and details on how the community can get involved.

**What does Vision Georgetown mean?**

This is a significant initiative for the Town of Halton Hills. The planning project has been named 'Vision Georgetown: Leading today, shaping tomorrow.' The name demonstrates that:

- The expansion will be planned for full integration with the existing Georgetown community;
- The new community will be different from what has previously been developed in Halton Hills; and
- Interested members of the public will be engaged in the process in order to help shape the new growth area.

**GET INVOLVED!**

You are invited to attend an introductory Community Information Session, which will provide background and general information on the Vision Georgetown study. For more information, see page 2 of this newsletter or visit [www.visiongeorgetown.ca](http://www.visiongeorgetown.ca).

**What is the study area?**

The Secondary Plan that is prepared as a result of the Vision Georgetown project will apply to the subject lands shown on the accompanying map to the right. It is a 1,000 acre concession block, bounded by 15 Side Road, Trafalgar Road, 10 Side Road, and Eighth Line/Main Street.

**How will this area be different?**

Through the Town of Halton Hills Strategic Planning Process, members of Council have expressed a desire to create a new community that is significantly different than has previously been developed in Halton Hills. The new community must:

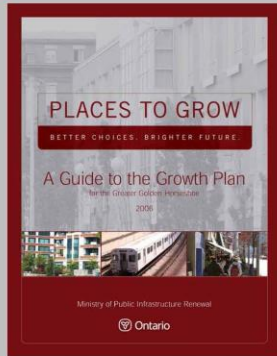
- Be walkable;
- Be cycle-friendly;
- Be less auto dependent;
- Have more people gathering places;
- Have different styles of parks; and
- Have more compact urban design.



For more information on Vision Georgetown please visit the Planning, Development and Sustainability Department, Town of Halton Hills, 1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2, or email us at [visiongeorgetown@haltonhills.ca](mailto:visiongeorgetown@haltonhills.ca). For online project updates, visit: [www.visiongeorgetown.ca](http://www.visiongeorgetown.ca)



## Why Grow?



In 2006, the Province of Ontario released 'Places to Grow', a plan for where and how growth will take place in the Greater Golden Horseshoe. Through this plan, an additional population of 130,000 people and 50,000 jobs has been allocated to Halton Region between 2021 and 2031.

Following the release of 'Places to Grow', the Region of Halton undertook a detailed planning exercise with the local municipalities ('Sustainable Halton') to determine where and how the population/employment targets would be distributed. This work resulted in Regional Official Plan Amendment (ROPA) 38, which allocated 20,000 people to Halton Hills by 2031, and an expansion to Georgetown.

To implement ROPA 38, the Town has adopted Official Plan Amendment (OPA) 10, which designates a Future Residential/Mixed Use Area adjacent to the Georgetown urban area. The Vision Georgetown study area is part of this Future Residential/Mixed Use Area and will play a key role in accommodating the Town's projected population growth to the year 2031.

## What is the process?

This study is being undertaken as an integrated planning project. The two main components of the integrated planning project are a Land Use Planning Study (Secondary Plan) and a Subwatershed Study, which deals with all aspects of the natural environment. This study will also fulfill Phases I and II of the Environmental Assessment process when planning for transportation and services. The following diagram has been prepared to summarize the key steps and timing.



## How can I participate?

Community engagement will be a big part of Vision Georgetown. Each of the phases above will involve a number of opportunities for you to get involved. Here is a snapshot of some *current opportunities*:

Join our Mailing List:	Sign up on our project webpage, <a href="http://www.visiongeorgetown.ca">www.visiongeorgetown.ca</a> and we will send you notices and alerts to keep you up-to-date and informed on the Vision Georgetown project.
Complete a Survey:	We will have surveys on the project webpage. Fill in the surveys and tell us what is important to you. The first survey is up and running and we would like to hear from you on the characteristics that you feel make up a great neighbourhood.
Attend an Upcoming Event:	<p><b>A Community Information Session</b> is being held to provide an opportunity for local residents, property owners, and other interested individuals to meet the Project Team, discuss the scope and goals of the study, and provide input into the identification of key issues.</p> <p><b>Date:</b> Monday September 16, 2013    <b>Time:</b> 6:30 p.m. (presentation 6:45 p.m.)  <b>Location:</b> Cultural Centre – Helson Gallery, 9 Church Street, Georgetown</p> <p>Following this event, a <b>Community Visioning Workshop</b> will be held to provide an opportunity for you to help shape the "Vision" and "guiding principles" for the new community.</p> <p><b>Date:</b> Saturday November 2, 2013    <b>Time:</b> 1:30 – 4:30 p.m.  <b>Location:</b> Geller Community Centre, 10241 Eighth Line</p> <p>For more information or to RSVP, please visit <a href="http://www.visiongeorgetown.ca">www.visiongeorgetown.ca</a></p> 

For more information on Vision Georgetown please visit the Planning, Development and Sustainability Department, Town of Halton Hills, 1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2, or email us at [visiongeorgetown@haltonhills.ca](mailto:visiongeorgetown@haltonhills.ca). For online project updates, visit: [www.visiongeorgetown.ca](http://www.visiongeorgetown.ca)





## Meeting Notes Community Information Session

Monday Sept. 16, 2013

6:30 pm

Cultural Centre - Theatre



Introduction provided by Glenn Pothier from GLPi. Glenn introduced the Mayor, members of Council and project team.

Councillor Johnson provided some introductory remarks as Chair of the Vision Georgetown Steering Committee.

A PowerPoint presentation on the Planning Context and an Overview of the Project components and timelines was delivered by Steve Burke, Manager of Planning Policy for the Town of Halton Hills and Nick McDonald of Meridian Planning Consultants.

Tara Buonpensiero, Senior Planner – Policy for the Town of Halton Hills provided an overview of the next steps, including the details of the next public event, a Visioning Session scheduled for Sat. Nov. 2, 2013 from 1:30pm to 4:30pm at the Gellert Recreation Centre.

### **Q & A Session:**

Glenn facilitated the question and answer period. A panel of Nick McDonald (Meridian), John Linhardt (Director of Planning Development and Sustainability) and Steve Burke (Manager of Planning Policy) responded to the questions. Details of the question and answer period are as follows:

#### **Question #1**

Appreciate the need for an increase in population in Halton Hills of 20,000 and appreciates that the increase in population is not 40,000, but why is all the growth in Georgetown? What about Acton?

#### **Response**

The urban areas in Halton Hills are Georgetown, Acton and along the 401 Corridor. The 401 Corridor is to accommodate primarily employment uses, and because Acton is surrounded by the Provincial Greenbelt Plan, there is no opportunity to expand the Acton boundary to accommodate any growth. Therefore the greenfield growth has to be accommodated in Georgetown. (Note: The existing built-up areas of Acton and Georgetown will also accommodate some growth through intensification.)

#### **Question #2**

How was the mix of density determined?

#### **Response**

The % of housing types was determined based on the density that the province requires which is 50 residents and jobs per hectare. The density would not be met if only single detached dwellings were built on the subject lands. The mix was determined based on an equation that considers the number of people per household and the size of the lots.

#### **Question #3**

By developing higher density, the property value is less and therefore there is less taxes paid on these properties.

#### **Response**

As part of the study, we will be working through the density. By integrating different housing types we do not concentrate one type of residential unit.



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**Question #4**

What is the status of the appeals to Regional Official Plan Amendment No. 38 (ROPA)?

**Response**

There were 41 appeals to ROPA No. 38. Through mediation the growth allocation and location of growth to Halton Hills has been confirmed for the most part. The only matters left to be addressed through an Ontario Municipal Board hearing pertaining to development of urban lands in Halton Hills is the phasing of development, the Regional Natural Heritage System and Transportation matters related to the GTA West Environmental Assessment. The hearing is scheduled to commence in October 2013 and anticipated to be completed by June of 2014.

**Question #5**

How do the 2041 numbers impact this project?

**Response**

The Province recently released Amendment No. 2 to the Growth Plan which allocates population and employment to upper tier and single tier municipalities to the year 2041. No work has been completed to determine how these new forecasted numbers will be allocated within Halton Region. The Vision Georgetown study is not impacted in any way by the release of the new numbers.

**Question #6**

Is there a by-law or a mechanism available to ensure this process proceeds through the election process, if there are changes to Council?

**Response**

There is no need for a by-law to ensure the Vision Georgetown project proceeds. This study is a 3 year study anticipated to be completed in 2016.

**Question #7**

Does the study consider woodlots and larger trees?

**Response**

The Region of Halton has identified a Regional Natural Heritage System which identified areas to be protected using a systems approach, which not only identified woodlands, wetlands and other environmental features, but also buffers to those areas and linkages between them. Through the environmental work being done through the Vision Georgetown Study, these areas will be looked at in more detail. The details of the environmental features will be discussed at future meetings.

**Question #8**

Will seniors housing be considered?

**Response**

Through the study we will be looking at a wide range of housing types including medium density, which is typically the type of housing geared to seniors.

**Question #9**

There are a large number of rural residential homes outside of the study area on well water. Will studies be done to ensure the new development does not harm the wells?

**Response**

Studies are done on the wells, but they are usually done later on in the planning process, at the detailed subdivision stage (i.e. as a condition of draft plan of subdivision approval the proponent would have to address any impacts on adjacent private wells).

**Question #10**

Traffic along Trafalgar Road is already busy. Will there be entrances to the new area off of Trafalgar Road?

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**Response**

Yes, it is fully expected that there will be mid-block entrances off of Trafalgar Road into the study area; however, locations have not been determined at this time.

**Question #11**

Why does development stop at 10 Side Road and not continue down to 5 Side Road to save money.

**Response**

Council wants to maintain a moderate pace of growth in the Town. The area selected is close to the existing urban area, and has a firm boundary of 10 Side Road. Other options were considered but this area was preferred.

**Question #12**

Focus of development is on cars and this new development could double the number of cars. Has anyone considered a rail system? The full day GO Train service was removed. We need all day train service before 2021.

**Response**

Noted

**Question #13**

Will development of this area be forward thinking including considering urban agriculture and siting to take advantage of solar opportunities etc.

**Response**

Yes

**Question #14**

Who is paying? The Province?

**Response**

The cost of the project is \$1 million. The cost is being front ended by the developers group and they may potentially be credited back the money through development charge credits.

**Question #15**

Is the whole development revenue neutral and therefore not result in a tax increase?

**Response**

Through the Sustainable Halton process, Hemson Consulting was retained to do a fiscal analysis and that study concluded that a 20,000 population increase as well as the allocated employment lands would have a positive fiscal benefit to the Town of Halton Hills. As part of the Vision Georgetown project, a more detailed fiscal assessment will be completed.

**Question #16**

Can the dates for the transportation improvements shown on the presentation be accelerated to deal with gridlock?

**Response**

The dates are based on the Region's Transportation Master Plan and are based on a forecast to 2031, and included the planned growth on the Vision Georgetown lands. They review the dates annually when completing their capital budget. Therefore, any changes to the timing of improvements would be up to Regional Council to decide.

**Question #17**

Are there special consultation opportunities for landowners that back onto the study area?

**Response**

Yes, Town staff and the project team would be happy to meet with you. You can also contact your

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.....  
Councillor.

**Question #18**

Wants to understand what woodlots are protected. Previously work was done on the number of trees and the diameter of trees in the area.

**Response**

The Region of Halton conducted a Significant Woodlands Study, the details of which were included in ROPA 38 where the Region of Halton identified a Regional Natural Heritage System. The Town is now looking at the environmental features within the study area to a more refined level of detail.

**Question #19**

Which side of the road will the 8<sup>th</sup> Line main sewer line be constructed on?

**Response**

That has not been determined at this time.

**Question #20**

Is the big pipe coming? If so when?

**Response**

Yes – development of this area will be on lake based services and the services will be in place to develop these lands starting in 2021.

**Question #21**

How are you going to put 20,000 new people in this area and reduce dependency on cars?

**Response**

The provision of new employment areas may assist in this goal, because it will enable people to live and work in the same area. Although the planning exercise will not look specifically at the provision of transit, it will be designed in a transit friendly way so that it will be easy to implement transit in the future.

**Question #22**

Is the Winston Churchill By-pass identified in the presentation directly tied to this project?

**Response**

No, it is not tied directly, but the road system must be looked at as a whole.

**PLENARY FEEDBACK SESSION:**

Glenn facilitated the plenary session, the details of which are as follows:

**Question #1 – What characteristics contribute to a great neighbourhood?**

Attendees were encouraged to answer this question on their comment form and submit it to Town staff.

**Question #2 – What communities are you aware of that have been well planned? What makes them so?**

**Responses**

- The Beaches – low density with a maximum of 4 storey apartments with rental units on top, compact, small businesses close by, apartments above businesses on the main street.
- Rockwood – the creek, greenery and the small town feel.
  
- Glen Williams – large lots, walk to shops, small town feel, safe, houses not right at the street.
- Santa Fe, New Mexico





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**2a) What makes up the 'small town feel'?**

**Responses**

- Not sterile;
- Diversity in types of homes;
- Space between homes;
- Different depths;
- Lots of trees;
- Public gardens;
- In Georgetown there are pockets of really great areas;
- Diversity in housing form, varying setbacks.

**Question #3 – What are the positive attributes of Georgetown today – what are the strengths on which we want to build.**

**Responses**

- Small enough to know people when you see them at the mall
- Small size and control over the size of the Town, in contrast to Milton
- The Glen (Glen Williams) – stays true to nature
- Neighbourhoods are structured to be neighbourhoods (example Munroe Circle – no through traffic). People can be neighbours without traffic flowing through
- Should limit the height of fences
- The country feel – keep out high rises and transit and keep forests and agricultural lands
- Independently owned small businesses, and hope that more will be in the new area
- Quick response from the Mayor and Council to public requests
- Maintain successful Georgetown downtown and farmers market to bring in local agriculture
- Be restrictive on where to put commercial – keep it in one part of the neighbourhood and not have commercial everywhere
- Quiet, low traffic residential neighbourhoods

**Question #4**

**In developing this community, what do we want to avoid?**

**Responses**

- Becoming a Milton or Brampton
- Building houses first and then soft infrastructure later
- To get rid of all existing trees – can we use existing trees to line streets?
- Flat urban sprawl – make it look full
- An area that is disconnected with the landscape. We should build using the natural contours of the land
- Altering intermittent streams
- High rise apartment buildings – Santa Fe has height restrictions which prevent high-rises
- Overcrowding in existing schools and recreation centres. We need a new high school in a timely fashion

- Low paying commercial/service jobs
- 



- 
- New community that doesn't provide things for the youth to do
  - Putting larger buildings on the ground later. Put them in first and design them to reflect Halton Hills.

**Question #5 – Complete this sentence: “I will know that this new community in Georgetown has been well designed if...”**

Attendees were encouraged to answer this question on their comment form and submit it to Town staff.

Comment forms are to be submitted to the Town by October 18, 2013.

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Notes prepared by:

**TOWN OF HALTON HILLS**

Tara Buonpensiero, MCIP, RPP

**MERIDIAN PLANNING CONSULTANTS**

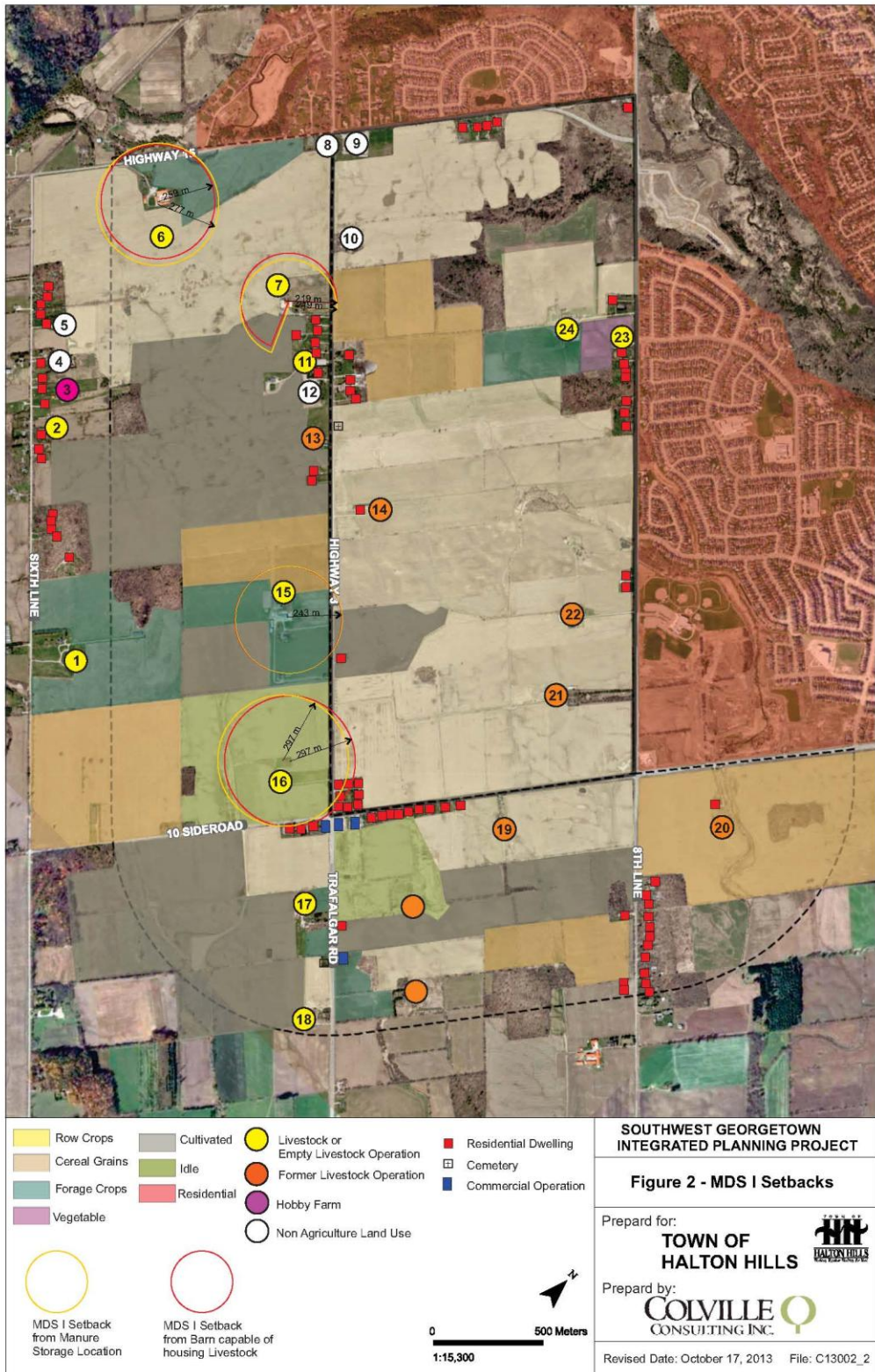
Nancy Reid, MES, MCIP, RPP

*Any errors or omissions in the above notes should be reported to the Author immediately*





Minimum Distance Separation 1 Setbacks

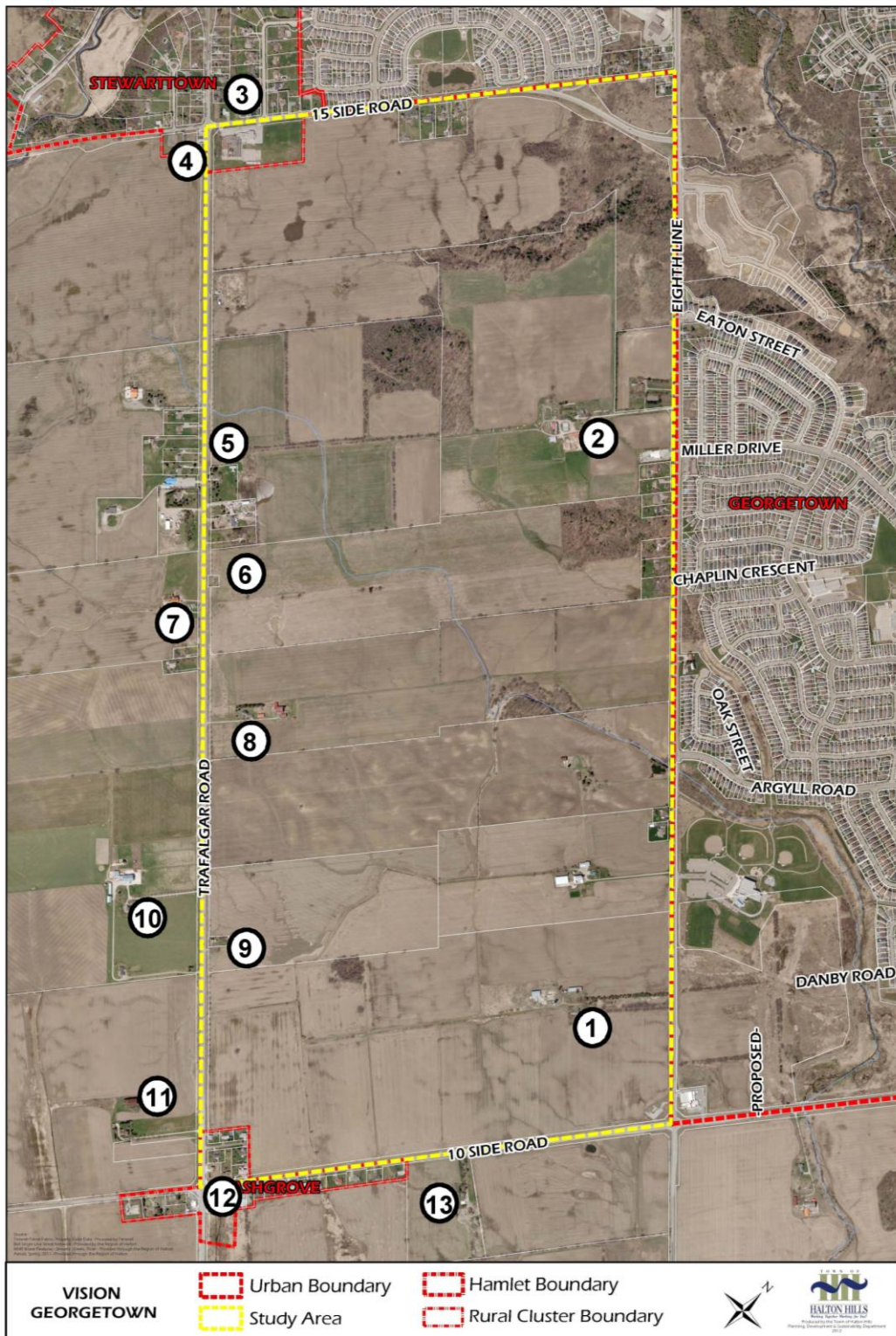


## Summary of Heritage Resources

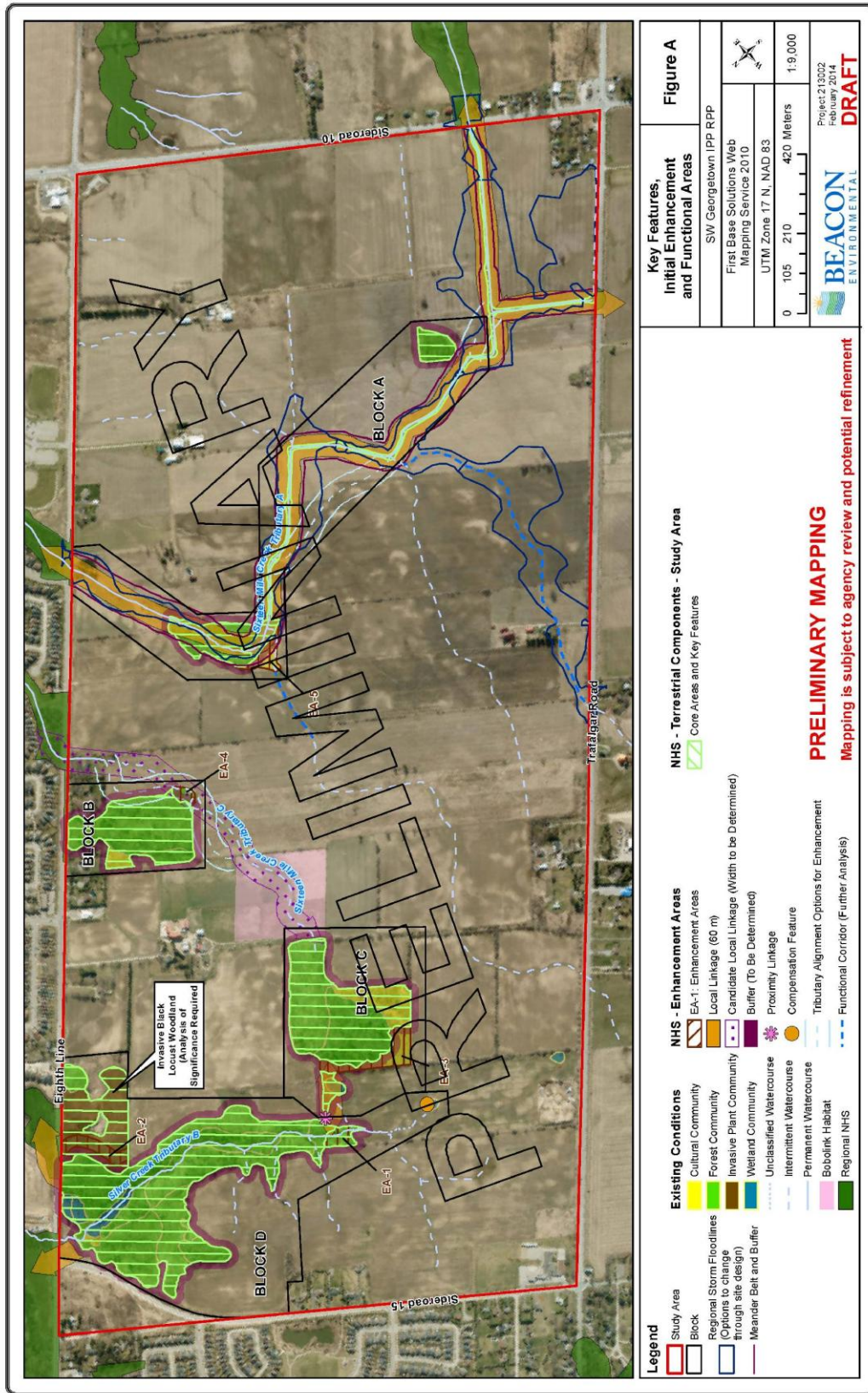
<b>ID No.</b>	<b>Resource Type</b>	<b>Within or Adjacent to Study Area</b>	<b>Description</b>	<b>On Town Heritage Register</b>
1	Cultural Heritage Landscape	Within	Reed Farmhouse and Complex (10013 Eighth Line) Farmhouse and tree lined farm lane.	Yes
2	Cultural Heritage Landscape	Within	Farm Complex (10686 Eighth Line) Farmhouse and tree lined drive	No
3	Cultural Heritage Landscape	Adjacent	Historical Settlement Stewarttown	No - However several individual buildings are included on Register
4	Built Heritage Resource	Adjacent	St. John's Anglican Church (10996 Trafalgar Road)	Yes
5	Built Heritage Resource	Within	Residence (10677 Trafalgar Road)	No
6	Cultural Heritage Landscape	Within	Mount Pleasant Wesleyan Methodist Cemetery (Lot 13 Con 8 (Trafalgar Road))	No
7	Cultural Heritage Landscape	Adjacent	Farm Complex (10552 Trafalgar Road) Farm house, barn and silo	No
8	Built Heritage Resource	Within	Residence (10445 Trafalgar Road)	No
9	Built Heritage Resource	Within	Residence (10229 Trafalgar Road)	No
10	Cultural Heritage Landscape	Adjacent	Farm Complex (10284 Trafalgar Road) Farm house, barn, tree lined lane and mature trees around the house	No
11	Cultural Heritage Landscape	Adjacent	Farm Complex (10054 Trafalgar Road) Farm house, barn, tree lined lane and mature trees around the house	No
12	Cultural Heritage Landscape	North east corner within the study area	Ashgrove (Trafalgar Road and 10 Side Road) Northeast corner of Ashgrove (area within study area) are modern residences	No properties with Study Area included on the Heritage Register
13	Built Heritage Resource	Adjacent	John Wilson Farm Residence (13552 10 Side Road)	Yes



Identification of Cultural Heritage Landscapes and Resources







<b>Key Features, Initial Enhancement and Functional Areas</b>		<b>Figure A</b>	
SW Georgetown IPP RPP			
First Base Solutions Web Mapping Service 2010			
UTM Zone 17 N, NAD 83			
0 105 210 420 Meters		1:9,000	
		Project 210002 Property Map <b>DRAFT</b>	

<b>Legend</b> <ul style="list-style-type: none"> <li> Study Area</li> <li> Block</li> <li> Regional Storm Floodlines</li> <li> Options to change through site design</li> <li> Meander Belt and Buffer</li> </ul>	<b>Existing Conditions</b> <ul style="list-style-type: none"> <li> Cultural Community</li> <li> Forest Community</li> <li> Invasive Plant Community</li> <li> Wetland Community</li> <li> Unclassified Watercourse</li> <li> Intermittent Watercourse</li> <li> Permanent Watercourse</li> <li> Bobolink Habitat</li> <li> Regional NHS</li> </ul>	<b>NHS - Enhancement Areas</b> <ul style="list-style-type: none"> <li> EA-1: Enhancement Areas</li> <li> Local Linkage (60 m)</li> <li> Candidate Local Linkage (Width to be Determined)</li> <li> Buffer (To Be Determined)</li> <li> Proximity Linkage</li> <li> Compensation Feature</li> <li> Tributary Alignment Options for Enhancement</li> <li> Functional Corridor (Further Analysis)</li> </ul>	<b>NHS - Terrestrial Components - Study Area</b> <ul style="list-style-type: none"> <li> Core Areas and Key Features</li> </ul>
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**PRELIMINARY MAPPING**  
Mapping is subject to agency review and potential refinement



# VISION AND GUIDING PRINCIPLES

DRAFT – February 2014





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## Introduction

As a result of background work and several public consultation events completed to-date as part of Phase 1 and 2 of the Vision Georgetown Secondary Planning process, a number of existing documents have been reviewed and significant public input has been collected. This information establishes the basis for the development of a long-term Vision and a series of Guiding Principles for the Vision Georgetown project. As a result of our detailed review, we have prepared a draft Vision and a series of Guiding Principles for consideration and discussion.

On the basis of the above, this report is divided into the following four parts:

- **Review of Relevant Town Planning Documents**
  - Town of Halton Hills Official Plan, as amended by OPA 10
  - Other Relevant Planning Documents
  - Council's Vision
- **Review of Key Findings from Community Consultation**
  - Online Survey Results
  - Workshop and Consultation Kit Discussions
    - "Wouldn't it Be Great if ..."
    - Thematic Conversations: Community Structure
    - Thematic Conversations: Mobility
    - Thematic Conversations: Built Form
    - Thematic Conversations: Conservation
    - Additional Workshop Activities
  - Group Response Exercise
  - Favourite Places in Halton Hills and Georgetown
- **Summary and Discussion of Key Themes and Ideas**
- **Draft Vision and Principles for Discussion Purposes**





## 1.0 Review of Vision and Principles from relevant Town planning documents

### 1.1 Town of Halton Hills Official Plan, as amended by OPA #10

The following Sections from the 2008 Town of Halton Hills Official Plan (as amended by OPA #10) have been reviewed and are provided below:

- i. Section A1: Town of Halton Hills Community Vision;
- ii. Section D6.3.1: Future Residential/Mixed-use Area Objectives; and
- iii. Section F3: Design Principles for New Communities.

Key elements of these Sections, as they relate to the basis for a Vision and Principles for Vision Georgetown, are highlighted in yellow.

#### A1 The Community Vision

The primary purpose of the Official Plan is to provide the basis for managing growth that will support and emphasize the **Town's unique character, diversity, civic identity, rural lifestyle, natural heritage and cultural heritage** and to do so in a way that has the greatest positive impact on the **quality of life** in Halton Hills. The Official Plan is one of a series of municipal policies, guidelines and regulations that will direct the actions of the Town and shape growth and development. The Official Plan establishes a vision for the future land use structure of the Town and, as a result, is intended to serve as the basis for managing change until 2031, which is the planning horizon established by this Plan.

The Town of Halton Hills is comprised of several settlement areas of varying size, and a substantial rural area, with a **distinctive and enviable identity** that comes from the beauty and tranquillity of the **rural setting, rolling hills, rivers and valleys**. It is a place where residents enjoy **safe family living, scenic beauty and active community life**. The community recognizes the unique attributes that set it apart from other places and is passionate about preserving the **small town character and rural feeling** while accommodating a moderate scale of growth to 2031 that is in keeping with the Town's urban and rural character, as articulated in the Town Strategic Plan (2007). The preservation and enhancement of these features while keeping pace with the diverse needs of the community is at the forefront of the Town's Vision for its future.

The Town and its citizens view its long-term future to be more **self-reliant** and supports **managed growth** that preserves the unique features of the community, **uses land wisely**, **elevates the quality of the built environment** and provides **diverse economic opportunities**. The aim is to provide **choices for employment, housing, shopping and services**. The intent is to **diversify and create a more vibrant local economy** through collaborative partnerships with existing businesses and through proactive efforts to attract new industries and services.

The Town and its residents view **community services** as being fundamental to maintaining and enhancing the **quality of life for all age groups**. The citizens provide vitality to the community by their committed volunteerism. Halton Hills enjoys a thriving arts community, **local theatre and cultural events**, which provides a balance with the abundance of **passive and active recreational and leisure pursuits**. The Town and its citizens recognize the need for new and enhanced community services and physical infrastructure to support the existing and changing population.





The Town has a number of significant environmental and topographical features that contribute to the sense of place felt by many of the Town's residents. These features include the Credit River Valley system, the Niagara Escarpment, the Bruce Trail and the vast forest tracts, smaller woodland areas and wetland areas that support diverse wildlife communities. The protection of these attributes is a key underlying principle in this Official Plan and for this reason, this Official Plan establishes an environment-first philosophy in the Town. The environment-first philosophy is a land use planning approach that is to be considered in making all planning decisions whereby the importance of maintaining, restoring and where possible, enhancing or improving natural heritage features and ecological functions is recognized and promoted as a Town priority to be considered in conjunction with other interests in accordance with Provincial policy and legislation.

As with the Region of Halton Official Plan, the Niagara Escarpment Plan and the Greenbelt Plan, this Official Plan recognizes and enshrines the concept of landform permanence and the need to permanently protect certain landforms in keeping with the principles of land stewardship or where appropriate through public ownership. These include the Niagara Escarpment, environmentally sensitive areas, wetlands, areas of natural and scientific interest, and streams and valley systems which are to be maintained in their current form and extent with no or as little displacement or encroachment as possible. Other lands to be preserved in large measure, so that they will always form part of the Town's landscape, include farms, countryside, forested areas and other open space areas.

The agricultural areas of the Town are considered to be an important component of what makes up the character of the community. These areas must be protected for future agricultural use so that they can continue to serve an important role in the local economy. The fragmentation of agricultural areas and the introduction of incompatible uses in these areas is strongly discouraged by the Official Plan.

The rural landscape provides a vital natural function as a source of oxygen, clean water and food and is considered an asset to the community. This Official Plan establishes the long-term role and function of farming and natural areas within the Town. It is the intent of the Town to only permit development that is compatible with the character, role and function of these areas. It is also the intent of this Plan to permit the continued functioning of natural systems, maintain the rural pattern of large land holdings and a landscape dominated by open fields and forests. The protection of the rural landscape is an important element of the permanent community structure.

The Town also recognizes that mineral aggregate extraction is a rural based activity and an important component of the local economy. Mineral aggregate extraction must be undertaken in a manner that minimizes social and environmental impacts. In keeping with the 'environment-first' philosophy, this Plan requires that where a mineral aggregate extraction operation impacts the Greenlands system, the application will result in a net environmental gain to the features or functions of the Greenlands system through a combination of compensation and enhancements that are initiated prior to and/or during extraction, and the proposed progressive and final rehabilitation of the site to uses that benefit the community.

The Town has three primary urban areas and a number of rural settlement areas of varying size. This Official Plan directs the majority of new residential and employment growth to the urban areas, where lands are available for development on full municipal services.

In keeping with the Places to Grow Act (2005), municipal official plans must be brought into conformity with the Growth Plan for the Greater Golden Horseshoe within three years of the final approval of that Plan (June 16, 2009). Between 2006 and 2009, the Region of Halton completed a multi-year work program, entitled Sustainable Halton, to achieve Growth Plan conformity, as well as conformity with the Greenbelt Plan and 2005 Provincial Policy Statement. This planning exercise culminated in the selection of a Preferred Growth Option in June 2009, and the adoption of Regional Official Plan Amendment No. 38 in December 2009, implementing the Preferred Growth Option, as well as a number of other policy changes arising from the multi-faceted work program.



The Preferred Growth Option in the context of Halton Hills consisted of 20,000 population growth, 370 hectares of residential/mixed use area contiguous to the Georgetown Urban Area, and 340 hectares of employment land contiguous to the 401/407 Employment Corridor to the 2031 planning horizon. In addition, a minimum intensification requirement of 5,100 units between 2015 and 2031 within the built-up areas of Acton and Georgetown was established. Through a series of amendments to the Halton Hills Official Plan, the Town has worked to achieve conformity with the Provincial Growth Plan and the Regional Official Plan, as amended by Amendment No. 38.

Encouraging additional economic development in the Town is also a key goal of this Official Plan. The establishment of a positive business environment that provides jobs and prosperity to Town residents is a key component of this Plan. On this basis, the Official Plan promotes the development of the newly emerging 401-407 Employment Corridor Area for prestige industrial uses and encourages general industrial uses within employment areas located in Acton and Georgetown. This Plan also encourages, through a flexible policy regime, opportunities for additional development in the urban areas, particularly in a Community Node designation that is focused at the intersection of Guelph Street and Mountainview Road in Georgetown and the Acton and Georgetown Downtown Areas.

The new Official Plan assumes that the high quality of life now enjoyed by the Town's residents can be maintained and enhanced if the Town's distinct urban and rural character is maintained and enhanced. However, change is inevitable and it must be managed in an efficient and orderly manner to maximize the benefits of new development and minimize the impacts. It is therefore the intent of this Plan to provide Council with the tools to consider and mitigate the impacts of change on the qualities that make the Town a desirable place to live.

#### D6.3.1 Future Residential/Mixed-use Area Objectives

It is the objective of this Plan to:

- Accommodate moderate population and population-related employment growth to the 2031 planning horizon, as specified in Section A1A of this Plan;
- Ensure that the new development area is integrated into the fabric of the existing community of Georgetown;
- Ensure that the new development area is developed as a complete community, with compact pedestrian-friendly neighbourhoods, a mix of housing types, community facilities, commercial centres, and open spaces;
- Ensure a high standard of urban design; and,
- Adhere to the community design principles for new communities contained in Section F3 of this Plan.

#### F3 – Design for New Communities

The following community design principles apply to development in greenfield areas:

- Residential development shall include a combination of housing types, with a range of densities that implement the housing objectives and policies of this Plan;
- High density housing shall be located on arterial and collector roads to ultimately facilitate the establishment of public transit and a pedestrian oriented environment;



- New development areas shall be **integrated** with existing built-up areas;
- New subdivision streets should align in a **grid pattern** to create appropriately sized development blocks and to promote **traffic permeability** and **street connectivity**;
- The development of reverse-frontage residential lots shall be minimized through techniques such as window streets and where reverse frontage lots are provided, shall incorporate a substantial **landscape buffer** to improve the **visual amenity** of such areas;
- Open space and parkland areas shall integrate with adjacent development areas and provide a range of **active and passive recreational opportunities**;
- New buildings shall be designed and oriented to the street and to street corners to encourage a **pedestrian-oriented streetscape**;
- Where appropriate, **employment lands shall be buffered** from residential development by a variety of measures such as roads, landscaping, natural heritage areas, and parkland and community facilities;
- Non-residential uses shall address the policies in section F2.2.2;
- Above ground utilities shall be located to **minimize visual and environmental impacts**; and,
- Collector roads shall be provided approximately mid-block between arterial roads to promote **traffic connectivity**, and ultimately the establishment of **public transit**, when feasible.

## 1.2 Other Relevant Planning Documents

In addition to the Town of Halton Hills Official Plan, there are a number of additional Town Plans and Strategy Documents that set out additional Vision Statements and Guiding Principles, which are relevant to the Vision Georgetown Secondary Planning process. The following documents have been reviewed, and their respective Vision and Principles are presented in the table below:

- Town of Halton Hills Strategic Plan (2007);
- Town of Halton Hills Community Sustainability Strategy (2013);
- Town of Halton Hills Brand Guide (2013);
- Town of Halton Hills Cultural Master Plan (2013);
- Town of Halton Hills Cycling Master Plan (2010);
- Town of Halton Hills Recreation and Parks Strategic Action Plan (2007); and
- Town of Halton Hills Economic Development Strategy (2012).

Again, key elements of the excerpts, as they relate to the basis for a Vision and Principles for Vision Georgetown, are highlighted in yellow.





	Town Strategic Plan	Integrated Community Sustainability Strategy	Halton Hills Cultural Master Plan	Economic Development Strategy	Recreation and Parks Strategic Action Plan	Cycling Master Plan	Halton Hills Brand Guide
Vision	Halton Hills is a vibrant and distinctive small Town in the Greater Golden Horseshoe characterized by its spectacular countryside, natural heritage system and cultural heritage, enriched by its unique blend of urban and rural interconnected communities and neighborhoods, and supported by its prosperous employment areas	In 2060, the urban and rural communities of Halton Hills balance economic prosperity with deep commitment to the natural environment, while retaining viable local agriculture and small town feel and being socially equitable, culturally vibrant and strongly connected.	The Vision ... relates to the Town's Cultural Vibrancy Pillar of Sustainability. This pillar envisions Halton Hills as culturally vibrant community where culture is integrated with our economic, social and environmental lives and offers the opportunity for individual fulfillment through access to sports, recreation, arts, culture, and heritage.	To help produce a healthy, vibrant community in Halton Hills.	To enhance the quality of life for residents of Halton Hills.	The Town of Halton Hills is a cycling supportive community that embraces the "complete streets" concept and encourages both utilitarian and recreational travel. Residents are encouraged to leave their cars at home and commute to work, school and other destinations by active modes, while visitors come to enjoy the healthy lifestyle and attractions throughout the cycling network.	BRAND: Halton Hills – Small Town Living at its Best VISION: Enrich the lives of everyone in the community today and tomorrow. MISSION: Preserve, protect and enhance our small town way.
Guiding Principles	<p>Foster a Healthy Community</p> <p>Preserve, Protect and Enhance Our Environment</p> <p>Foster a Prosperous Economy</p> <p>Preserve, Protect and Promote Our Distinctive History</p> <p>Preserve, Protect and Enhance Our Countryside</p> <p>Protect and Enhance Our Agriculture</p> <p>Achieve Sustainable Growth</p> <p>Provide Sustainable Infrastructure &amp; Services</p> <p>Provide Responsive, Effective Municipal Government</p>	<p><b>Cultural Vibrancy:</b> A culturally vibrant community where culture is integrated with our economic, social and environmental lives and offers the opportunity for individual fulfillment through access to sports, recreation, arts and heritage.</p> <p><b>Economic Prosperity:</b> A community where economic prosperity is based on green, diversified and resilient economy and the strengthening of the existing industrial base.</p> <p><b>Environmental Health:</b> A community where integrated, thriving natural systems are valued, actively protected, and enhanced for long-term health and enjoyment.</p> <p><b>Social wellbeing:</b> A healthy and safe community based on an ethic of caring and social equity.</p>	<p><b>Economy:</b> To understand the economic value of culture and leverage culture to enhance our economic wellbeing</p> <p><b>Community Engagement:</b> To maintain and enhance the culture and cultural resources that we value as a key part of our community for future generations</p> <p><b>Physical Character:</b> To build upon the foundation of cultural uniqueness in our community and enhance the cultural infrastructure by featuring arts, culture and heritage in the physical design and/or form of Halton Hills (Use our cultural vision as a key ingredient that drives physical development and urban planning in Halton Hills)</p> <p><b>Community Identity:</b> To maintain our small town quality of life and enhance the cultural networks that provide opportunities for community socialization and welcome residents into a neighbourly environment</p> <p><b>Environment:</b> To protect our environmental resources by featuring them as a key part of our cultural identity and incorporating our natural heritage into cultural development.</p> <p>Ashgrove is identified as a "Heritage Themed Interpretive Feature" related to Agricultural Heritage</p> <p><b>Greenfield Development:</b> public</p>	<p>Establish a competitive development environment in Halton Hills</p> <p>Build upon the strong base of existing businesses in Halton Hills</p> <p>Establish an entrepreneurial climate in Halton Hills</p> <p>Establish Halton Hills as a competitive location for new business investment</p> <p>Create a vital agri-business community in Halton Hills</p> <p>Create a healthy, vibrant, connected community</p> <p>Develop the tourism infrastructure in Halton Hills</p>	<p>Healthy, safe and sustainable communities</p> <p>Active living</p> <p>Diversity within our community</p> <p>Equal access to service, facilities and programs</p> <p>Volunteerism</p> <p>Environmental preservation</p>	<p>Ensure that the cycling system in Halton Hills allows residents to "leave their cars at home" for trips within the Town, emphasizing active transportation for trips to schools, shops, errands and recreational facilities</p> <p>Enhance the cycling experience by not only providing "space to cycle" but giving information and direction for cyclists, motorists and all other parties to ensure cycling in Halton Hills is always an enjoyable experience; and</p> <p>Provide a system of safe, reliable, convenient, well maintained bicycle paths and facilities equipped to meet the needs of cyclists of all ages and skill levels.</p>	<p>VALUES: Connected, Committed, Respectful, Resourceful</p> <p>PROMISE: The Small Town Way</p> <p>BENEFIT: Quality of Life</p> <p>POSITIONING: Living at its Best</p> <p>A combination of Urban and Rural, and Town and Country</p> <p>Affordable and accessible</p> <p>Authentic Character – "not built up"</p> <p>Is Friendly and Safe</p> <p>Has a robust offering of Culture, Heritage, Nature, Recreation</p>



Town Strategic Plan	Integrated Community Sustainability Strategy	Halton Hills Cultural Master Plan	Economic Development Strategy	Recreation and Parks Strategic Action Plan	Cycling Master Plan	Halton Hills Brand Guide
		art trail design guidelines to support local heritage traditions, gateway features, etc.				

### 1.3 Council's Vision

Finally, it should also be noted that as part of the Town's Strategic Plan process in 2007, members of Council articulated its own Vision for the Vision Georgetown Study Area, as summarized below (key elements are highlighted in yellow):

*To create a new community that is significantly different than has been developed in Halton Hills to date. The neighbourhoods need to be people friendly, community oriented and cleaner, greener and more sustainable.*

*The new community must:*

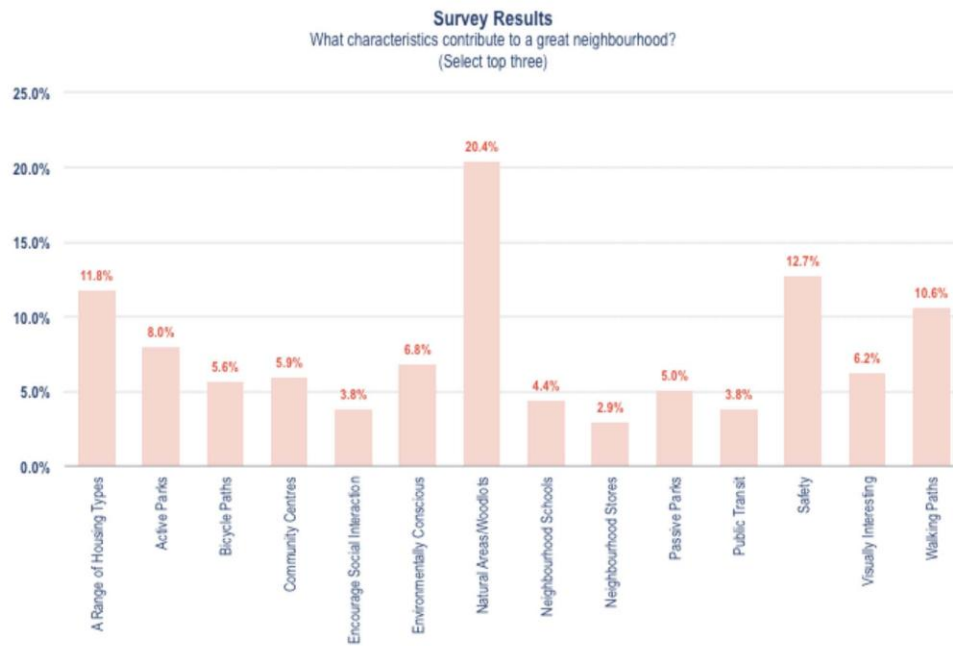
- *Be walkable;*
- *Be cycle-friendly;*
- *Be less auto dependent;*
- *Have more people gathering places;*
- *Have different styles of parks; and*
- *Have more compact urban design.*



## 2.0 Review of Key Findings from Community Consultation

### 2.1 Online Survey Results

From June 2013 to December 2013, members of the public had the opportunity to complete an on-line survey at the Vision Georgetown project website. Respondents were asked to select their top three choices from a list of characteristics that contribute to a great neighbourhood. In total, 122 people participated in the survey, and the results are shown in the following table:



According to the results, the top three characteristics that contribute to a great neighbourhood include:

- *Natural Areas/Woods;*
- *Safety; and*
- *A range of Housing Types.*



## 2.2 Workshop and Consultation Kit Discussions

On Saturday November 2<sup>nd</sup>, 2013, a Community Visioning Workshop was held at the Gellert Community Centre, where interested residents and stakeholders were invited in order to provide their input into the development of a Vision and Guiding Principles for the Vision Georgetown project. Nearly 70 participants, in addition to Town staff and Councillors, attended the workshop. A number of interactive consultation tools and activities were used in order to gather public input, including a number of small group discussions at individual workshop tables.<sup>1</sup>

In order to reach out to additional residents and stakeholders, members of the Vision Georgetown Project Steering Committee were also asked to hold individual community consultation discussions with members of the community (i.e., neighbours, coworkers, community groups, etc.) using a 'Consultation Kit' that provided tools for discussion and focused on the same questions presented to participants at the Community Visioning Workshop.

The following is a summary of input provided by participants of the November 2<sup>nd</sup> workshop and additional discussions held using the Vision Georgetown Consultation Kits. The summary focuses on of the common themes and ideas that were heard in response to the discussion topics.

### **"Wouldn't it Be Great if the New Community...."**

Participants were asked to complete the following sentence:

#### ***"Wouldn't it be great if the new community...."***

The following list summarizes some of the common themes/ideas that emerged when participants completed the sentence:

- *Contributes to a high-quality of life*
- *Is integrated with surrounding communities/areas*
- *Preserves natural heritage and landscape features*
- *Has a well-connected trail system*
- *Is safe and accessible*
- *Provides a mix of housing types for various ages/incomes*
- *Is environmentally sustainable and resource efficient*
- *Is walkable and provides opportunities for cycling*
- *Is a destination/place to visit with a unique identity*
- *Has a small town feel*
- *Has innovative and high quality urban design and architecture*
- *Includes a variety of parks, green spaces, and gardens*
- *Supports downtown Georgetown and the local economy*
- *Is not a typical suburban community*
- *Provides social, recreation, and cultural opportunities for all ages*
- *Has adequate community facilities*
- *Provides social gathering places*

<sup>1</sup> A Community Visioning Workshop Summary report has been prepared by Town staff, which provides additional details regarding the Workshop events, activities, participants, and findings, and is available on the Town's Vision Georgetown project website.





- *Preserves/promotes its agricultural history*

#### Thematic Conversation: Community Structure

Participants were asked to have a thematic conversation, focusing on 'Community Structure'. Specifically, they were asked to respond to the following question:

***“What are your ideas and aspirations for an overall ‘community structure’ for the Vision Georgetown study area?”***

The following list summarizes some of the common ideas or elements of 'community structure' that were identified by participants in response to the question:

- *Centralized public, recreational, and multi-use facilities (Community Hubs)*
- *Centralized shopping centre*
- *Mix of housing types and local shopping areas throughout the community*
- *Connected system of trails and pathways*
- *Open Spaces throughout the community*
- *A variety of parks and public gathering spaces*
- *Main Street/pedestrian friendly corridors*
- *Modified grid pattern*
- *Preserve natural heritage features, functions, and topography*
- *Main/Central square and focal point for the community*
- *Neighbourhood focal points*
- *Community gardens and farmers markets*
- *Walkable community*
- *Adequate community services and commercial areas*
- *Integrated with/connected to the rest of Georgetown*

#### Thematic Conversation: Mobility

Participants were asked to have a thematic conversation, focusing on 'Mobility'. Specifically, they were asked to respond to the following question:

***“How should various transportation networks (roads, trails, transit) be planned?”***

The following list summarizes some of the common ideas about 'mobility' that were identified by participants in response to the question:

- *Connected system of trails and pathways, including multi-use trails and wide sidewalks*
- *Traffic calming measures (such as roundabouts)*
- *Accessible/barrier free buildings*
- *Separated lanes for pedestrians and cycling to ensure safety*
- *Modified grid pattern that respects topography*
- *Minimum number of major roads/throughways going through community*
- *Plan for future public transit*
- *Design complete streets*





- *Encourage alternative modes of travel*
- *Provide infrastructure for electric cars (charging stations)*

#### Thematic Conversation: Built Form

Participants were asked to have a thematic conversation, focusing on 'Built Form'. Specifically, they were asked to respond to the following question:

***Describe the characteristics of 'built form' that you would like to see in the new community.***

The following list summarizes some of the common ideas about 'built form' that were identified by participants in response to the question:

- *Mix of housing types for all incomes and ages, including seniors, throughout the community*
- *Higher density housing should be limited to (Note: various height limits were identified ranging from 3 to 8 storeys)*
- *A mix of architectural styles and building materials*
- *Architectural styles should be attractive and interesting*
- *Should reflect small town character*
- *Adequate amount and range of commercial/retail*
- *Rear laneways*
- *Preserve built heritage and local landscape*
- *Live/work options*
- *Higher density should be located near transit and amenities*
- *Pedestrian friendly and accessible*
- *Integrate built form with natural setting*
- *Sustainable/green buildings*

#### Thematic Conversation: Conservation

Participants were asked to have a thematic conversation, focusing on 'Conservation'. Specifically, they were asked to respond to the following question:

***When we think about the use of resources (such as energy, water, and materials) what are your ideas about ensuring that the new community is as efficient as possible?***

The following list summarizes some of the common ideas about 'conservation' and resource efficiency that were identified by participants in response to the question:

- *More intensive use of land*
- *Promote alternative modes of travel*
- *Municipal buildings, facilities, and infrastructure to implement green building technologies and best practices*
- *Green building technologies and best practices (such as LEED) should be implemented or required by developers*
- *District energy system*
- *Green/renewable energy*



- *Community gardens and urban agriculture*
- *Promote locally grown food through farmer's markets*
- *Low Impact Development*
- *Plan for climate change*
- *Enhance natural heritage features*
- *Make this community a showcase*
- *Any resource efficiency measures should be cost effective*

#### Additional Workshop Activities

In addition to the key questions and themes for discussion identified and reviewed above, participants were also asked to:

- Develop a set of 3-5 principles that should guide the planning and creation of the Vision Georgetown Community; and
- Create a Vision Georgetown 'elevator speech' (a short – 20 second - summary that quickly and simply describes the community).

The results of these additional workshop activities are included in Part E - Appendix 1 of this Memorandum. It is noted that the participant responses are very much already reflected in the above summary of the workshop exercises.



## 2.3 Audience Response Exercise

As part of the November 2, 2013 Community Visioning Workshop, participants were also surveyed using 'audience response ware' (or 'clickers'). Participants were presented a series of multiple-choice questions and asked to individually vote on a preferred response using the hand held 'clicker'. Results for each of the questions were tabulated almost immediately and displayed on a screen so that our project team received instant feedback and members of the public were able to see where their opinion stood in comparison to other participants. Key findings from this Group Response exercise are summarized below, while the complete set of results is provided in Appendix 2 of this memorandum.

### Key Findings

- a) When asked to identify the importance of the following in the development of a Vision and Guiding Principles for the planning and design of the Vision Georgetown study area, more than 80% of participants felt the following statements were either **very important** or **somewhat important**:
  - *Creating streets that are safe, comfortable and convenient for pedestrians;*
  - *Creating a number of community gathering places and opportunities for neighbourliness;*
  - *Ensuring that there are as many connections as possible between uses, neighbourhoods, environmental areas and parks;*
  - *Ensuring that we place as much emphasis on creating walking trails, cycling paths and sidewalks instead of focusing mostly on the car;*
  - *Ensuring that a wide range of housing is developed for all ages and incomes;*
  - *Encouraging energy efficient buildings and the conservation of resources (such as water); and*
  - *Ensuring that there is a wide range (size and type) of parks, open spaces, community facilities etc. within walking distance to as many residents as possible.*
- b) With respect to the following additional statements, there were a greater number of varying opinions among participants in terms of their importance in the development of a Vision and Guiding Principles. In each case, around 25% of participants indicated that the following statements were **not important**:
  - *Creating a cultural focal point in the community (such as a "cultural commons") and incorporating artwork into public buildings and spaces;*
  - *Incorporating urban agriculture (such as community gardens) in public parks and open spaces; and*
  - *Ensuring that we plan for transit.*
- c) Finally, participants were asked to indicate their preferences with respect to the community structure of the subject lands. Overall, there was no clear consensus among participants in response to the following:
  - *Regarding the distribution of higher density residential (townhouses or apartments) in the new community:*
    - a. *More than 50% of participants would prefer to see townhouses or apartments dispersed throughout the community;*
    - b. *Nearly 25% of participants would prefer that townhouses or apartments are located only along major streets; and*



- c. Only a small number (less than 10%) of participants indicated that townhouses or apartments should be concentrated in one location.
- Regarding the distribution of retail space in the new community:
  - d. More than 30% of participants would prefer to see retail space concentrated in one central location;
  - e. Almost 25% would prefer to have several shopping areas located along major streets; and
  - f. Almost 40% would prefer that retail areas are dispersed to they are able to walk to as many different types of stores as possible.
- When asked whether or not participants agreed with the idea of creating a 'Main Street' where residential uses are mixed with other types of uses (i.e., food stores, restaurants, personal service, offices, retail), in a pedestrian-friendly environment, the following responses were provided:
  - g. Nearly 50% of participants strongly agreed;
  - h. Slightly more than 25% somewhat agreed; and
  - i. Slightly less than 25% did not agree.

## 2.4 Favourite Places in Halton Hills and Georgetown

Finally, as part of a Community Visioning Workshop (discussed above), participants were also asked to identify some of their favourite places within 1) the Town of Halton Hills; and 2) the existing Georgetown community. The following lists identify some of the specific locations identified:

### Favourite Places in Halton Hills:

- Glen Williams
- Cedarvale Park
- Willow Park Ecology Centre
- Terra Cotta
- Silver Creek Conservation Area
- Prospect Park (Acton)
- Dominion Seed House Garden
- Blue Springs Golf Course

### Favourite Places in Georgetown:

- Hungry Hollow trail
- Downtown Georgetown
- Georgetown Library and Cultural Centre.
- Gellert Community Centre
- Georgetown Fairgrounds
- Georgetown Market Place
- Shopping plazas located in Georgetown South
- Go Station
- Mountainview Senior Centre
- Georgetown Hospital and the Civic Centre





### 3.0 Summary and Discussion of Key Themes and Ideas

Based on the information and input summarized in Part A and B of this memorandum, a list of key themes and ideas that emerge as a result of the review is provided below. These key words and themes are intended to summarize the collective (and sometimes competing) aspirations of the community:

#### Key Themes/Ideas

<i>Accessible</i>	<i>Encourages a high quality/standard of design and built form</i>
<i>Encourages active and alternative modes of travel</i>	<i>Integrates new development with surrounding areas</i>
<i>Supports an active community life</i>	<i>Less auto-dependent</i>
<i>Affordable</i>	<i>Implements low impact development</i>
<i>Supports local agriculture and food production</i>	<i>Features a Main Street</i>
<i>Fosters the arts community, provides for a theatre, facilitates local events</i>	<i>Promotes managed/sustainable growth</i>
<i>Encourages attractive and interesting architecture</i>	<i>Minimizes visual and environmental impacts</i>
<i>Has a central square</i>	<i>Encourages a mix of architectural styles</i>
<i>Has a centralized community areas/community hubs</i>	<i>Includes a mix of housing for all ages and incomes</i>
<i>Provides adequate commercial and shopping areas</i>	<i>Protects and enhances natural heritage features</i>
<i>Encourages neighbourliness and fosters a sense of community</i>	<i>Features parks, trails, open spaces, green space, gardens</i>
<i>Provides adequate community services and facilities</i>	<i>Pedestrian friendly, pedestrian oriented</i>
<i>Features compact urban form</i>	<i>Plans for climate change</i>
<i>Complete community</i>	<i>Plans for public transit</i>
<i>Includes complete streets</i>	<i>Fosters a positive business environment</i>
<i>Ensures that roads, trails, paths, neighbourhoods, etc. are connected and integrated</i>	<i>Includes public art</i>
<i>Protects and incorporates cultural heritage resources</i>	<i>Provides for a range of densities</i>
<i>Culturally vibrant</i>	<i>Integrates rear laneways</i>
<i>Cycling-friendly/safe</i>	<i>Provides for recreational and leisure opportunities - active and passive</i>
<i>Desirable place to live</i>	<i>Uses resource efficiently</i>
<i>Becomes a destination/place to visit</i>	<i>Reflects a rural lifestyle, setting, and landscape</i>
<i>Different community, not a typical suburban community</i>	<i>Promotes safety</i>
<i>Distinctive identity, sense of place, unique character</i>	<i>Protects and enhances scenic beauty</i>
<i>Fosters diversity</i>	<i>Self-reliant</i>
<i>Supports economic prosperity</i>	<i>Reflects and fosters small town character</i>
<i>Supports family living</i>	<i>Supports neighbourliness by providing gathering and meeting places</i>
<i>Respects and supports the surrounding countryside and farming community</i>	<i>Socially equitable</i>
<i>Includes focal points at the community and neighbourhood level</i>	<i>Encourages sustainable/energy efficient buildings</i>
<i>Fosters a friendly, neighbourly environment</i>	<i>Protects topographical features rolling hills, rivers, valleys</i>
<i>Encourages green buildings and sustainable living</i>	<i>Promotes traffic calming</i>
<i>Is based on grid pattern or modified grid pattern</i>	<i>Facilitates traffic flow and permeability</i>
<i>Healthy community</i>	<i>Features urban agriculture and community gardens</i>
<i>Maintains a high quality of life</i>	<i>Walkable</i>



Based on further review of the key themes and ideas listed above, we have identified the following four key components that we believe should form the basis for the Vision and Guiding Principles for the Vision Georgetown Secondary Plan:

1. *There are a number of elements/characteristics of the subject lands, and more broadly of the Town, that need to be preserved and enhanced. These elements include:*
  - *A high quality of life;*
  - *The rural countryside and local agricultural community;*
  - *Cultural heritage resources;*
  - *A unique, small town character;*
  - *Natural heritage and topographical features; and*
  - *Scenic beauty.*
2. *There are ways in which the new urban community needs to be different than how other communities have previously been developed in Halton Hills. For example:*
  - *Land and other resources should be used more efficiently;*
  - *The transportation system should accommodate alternative and active modes of travel, and not focus solely on the automobile;*
  - *There should be a greater mix of uses that are well connected and integrated; and*
  - *Sustainable approaches to development and green building technologies should be encouraged.*
3. *There are some essential elements of a complete community that need to be met and provided for, such as:*
  - *A natural heritage and open space system;*
  - *A range of housing available for all ages, incomes, needs, and stages of life;*
  - *An appropriate amount and range of commercial and shopping areas;*
  - *An appropriate amount and range of community services and facilities;*
  - *A wide variety of parks, public spaces, and cultural opportunities; and*
  - *Meeting places and opportunities for neighbourliness.*
4. *There are some desirable elements of healthy communities that should be provided for, including:*
  - *A distinct community identity and sense of place;*
  - *Attractive built environment and interesting architecture;*
  - *Economic prosperity and a healthy business environment;*
  - *Access to environmental areas and open spaces; and*
  - *A friendly, neighbourly environment.*



## 4.0 Draft Vision and Guiding Principles for Discussion Purposes

### 4.1 Basis for the Vision

The Vision Georgetown Secondary Plan establishes a forward thinking and contemporary framework for the development of the subject lands as a unique new urban community, which will serve as a model for community development elsewhere. Its primary purpose is to provide the basis for managing growth and change, in order to accommodate an increase of approximately 20,000 people and 1,700 jobs by 2031, enhance an already high quality of life within Halton Hills, inspire civic pride, and create a highly desirable and attractive place to live, work, and visit.

At the forefront of the Town's Vision for the Secondary Plan Area is the need to reflect and support the Town's rich history, as well as the unique charm and identity of Halton Hills today, which is defined by scenic rural and agricultural settings, small town character, significant environmental and landscape features (such as hills, trees, and valleys), and cultural heritage resources. Preservation and enhancement of these distinct characteristics is of significant importance for the future of the Vision Georgetown Secondary Plan.

While the Town's Vision embraces both the past and the present, it also considers and plans for the future. It aims for innovation to provide for a new urban community that is distinct from other communities in Halton Hills today. In this regard, land and other natural resources will be used more efficiently by providing a range of land uses and housing types (including townhouses and apartments), and by applying principles of sustainable design and encouraging green building practices.

Individuals will also be able to move around differently within the new urban community. In order to promote a less car-dependent way of life, and to encourage walking, cycling and future public transit, the subject lands will be planned as a compact community that focuses on pedestrians and people. The community will enjoy a linked system of trails, which will make it easier to get to and from neighbourhoods, shopping areas, services, community facilities, environmental areas, and parks.

Overall, the intent of the Vision Georgetown Secondary Plan is to encourage the development of a complete community, which provides residents and visitors with choices for working, living, shopping, recreation, socializing, and culture. It will also promote a healthy community that is highly esteemed by other municipalities, where residents of all ages and incomes can lead healthy lifestyles, where businesses prosper, and where the natural environment thrives.

### 4.2 Draft Vision Statement

Taking into consideration the basis described above, a draft Vision Statement has been prepared, which is intended to provide the reader with a description of what the new urban community will look like and represent, based on the direction and implementation of the Vision Georgetown Secondary Plan.





The following is the draft Vision Statement:

### *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.*

#### 4.3 Draft 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.
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.
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.



## APPENDIX 1

### Workshop and Consultation Kit Discussions - Complete Responses by Question



**“Wouldn't it be great if the new community...”**

- Meets the needs of all sectors of the community and is an integrated community.
- Makes Georgetown a better place to live.
- Is as friendly and environmentally sustainable as possible (Is a model for other communities).
- Is designed to be flexible to take into account new trends.
- Incorporates accessibility into homes and street design.
- Has a small town feel/character.
- Is walkable with access to trails connected throughout the community and connects to existing trails.
- Includes some live/work units.
- Helps to support better GO Transit Service.
- Attracts others in Georgetown to visit.
- Includes innovative design for multi-unit construction and fits into the existing community.
- Has a street design that is connected and slows down traffic.
- Includes different types of parks and greenspaces throughout the community (gathering places, splash parks, multi-use park, off leash area for dogs).
- Considers nature, maintains woodlots and older trees (looks treed from the air).
- Helps benefit the existing Georgetown Downtown area.
- Is family friendly, youth friendly (YMCA, community centre).
- Has sufficient parking.
- Has access to social supports.
- Is affordable and has different housing forms for everyone throughout their entire life.
- Is truly different than standard subdivision development.
- Became the 'go-to' neighbourhood for people to enjoy Georgetown's connection to our diverse and thriving natural setting.
- "Keeps the hills in Halton Hills".
- Local trades were hired to do the construction.
- Nice to be able to walk to pub and shopping.
- We like the farmland.
- Had a traditional style so it doesn't look brand new.
- Was a unique village with an identity eg. Bloor Village, Beaches.
- Lots of variety in the architecture.
- Pathways throughout so people can go for walks and bike lanes.
- Grow gradually rather than suddenly so that "community" can grow gradually and be created.
- Served a variety of incomes, ages and states. Need a mix so we all get to know each other.
- Had identifiable neighbourhoods in it, eg. through road patterns, landscaping, architecture, centre core.
- Had a special brand that makes it appealing, eg. The most sustainable/energy efficient community in Ontario.
- Utilities underground.
- Continue the trail system so a circuit is created through all of Georgetown/Norval/Stewart town.
- Had a special focus for seniors.
- Bike paths/cycling lanes.
- Became an international showpiece for the integration of natural ecosystem functions (such as the retention, recycling and purification of storm water) into the fabric of urban development.
- Became a leader in the efficient use of resources.
- Is prepared for climate change.
- Had a community meeting place.
- Had community gardens.
- Had a second library.
- Has a second recreation centre for all ages.
- Is a place for people to stay and live.
- Is not totally car dependent.
- Is not a bedroom community.
- Has a network of bike trails that is inter-regional so people can go from one community to another.
- Has epic meeting places.
- Is the most sustainable community in Canada.
- Has rose gardens in the parks.
- Is a romantic community.
- Keep the landscape and woodlots, natural spaces.
- Had a recreation centre.
- We can walk to basic services/retail.
- Had wide sidewalks.
- Had a safe area for little kids to ride their bikes.
- Had lots of green space.
- Had a small town charm and sense of community.
- Mix of housing types.
- No cookie cutter look.
- Had lost of flat roofs and terraces on top of buildings.
- Had lots of parkland and walking trails.
- Had extension of Hungry Hollow trails.
- Community like non other – something new.
- Mix of housing types.
- Mature trees have been saved.
- Existing farmhouse have been saved.
- Beer store.
- Has public transit.





### What are your ideas and aspirations for an overall 'community structure' for the Vision Georgetown study area?

- *Design streets with cross walks with lights overhead, and lower speed limits to be walking and cycling friendly.*
- *Design major streets for traffic.*
- *Provide different types of gathering places (squares, playgrounds, neighbourhood parks).*
- *Centralized stores and restaurants within walking distance and connect pathways.*
- *Centralize recreation areas.*
- *Concentrate higher density near the centre of the neighbourhood so more people have access to the services provided.*
- *Have paths that can be used by sustainable modes of transportations such as long board, bikes, scooters.*
- *Paths that go to destinations such as stores, churches etc.*
- *Provide a centre square which is connected to a library, senior centre, community centre, youth space and public indoor gallery.*
- *Provide a mix of housing types to keep home prices down.*
- *Provide coffee shops and small stores to walk to along major corridors.*
- *Protect trees and nature.*
- *Build a community that goes with the flow of the land and preserves as much of the green/ natural area.*
- *Main Square that acts as a focal point that attracts the community to gather around it.*
- *Build a more intense community to save as much natural forest as possible.*
- *Integrate linear parks with green spaces.*
- *Provide focal points for developments.*
- *Well laid out (avoid cul de sac's).*
- *Schools centred in the community or multi-use facility such as a school/library partnerships.*
- *Open spaces spread out.*
- *Plan for aging population (walkability and resting areas).*
- *Provide a mixture of shopping area and housing.*
- *Ensure community services are provided (doctors).*
- *Modified grid pattern to preserve natural topography and enhanced within development.*
- *Build large multi-purpose sidewalks with good lightning.*
- *Put height restriction on buildings- no more than 6 storeys.*
- *Make the square very accessible.*
- *Build more accessible homes for all ages and the aging population.*
- *Engage local youth and local artists.*
- *Locate high-density buildings throughout the community.*
- *Build wider sidewalks/ bike paths.*
- *Plan roads to control traffic speed including roundabouts.*
- *Keep small town.*
- *Preserve trees and hills.*
- *Would rather a small community and hub than a main street.*
- *Small community hub with high density and good pedestrian walkways.*
- *Community gathering places (gyms, community gardens, shopping areas, theatre, youth centres, basketball, etc.).*
- *In community hubs locate commercial on the first floor and residential on 2nd and 3rd floors.*
- *Strong neighborhoods with focal points and central gardens and parks.*
- *Integrated all types of houses to integrate all ages.*
- *Have day to day services within walking distance (commercial stores, doctor offices, businesses).*
- *Place higher density development along environmental areas to maximize enjoyment of these areas.*
- *Have focal points in neighbourhoods (like European neighbourhood style).*
- *Include community gardens.*
- *Rear lanes may increase vandalism.*
- *Wide sidewalks for 2 people, strollers, scooters, service dogs (wide enough for plows).*
- *Less requirement per lot for greenspace so wider sidewalks can be provided.*
- *Design for seniors in mind.*
- *Disperse community services throughout the neighbourhood including parks that people can walk to*
- *Co-location of public facilities (Queen Elizabeth Park in Oakville).*
- *Provide flexible community spaces (gazebos, checkers, place for a wedding).*
- *Pedestrian friendly with more trails and connections throughout the neighbourhood.*
- *Maintain natural contours of the area.*
- *Provide a central community park/gathering place and provide animated spaces that are transitional throughout the seasons of the year.*
- *Ensure that roads are not designed to be speedways (meander roads and provide roundabouts).*
- *No rear lots backing on roadways.*
- *Provide live work options.*
- *Dispersed community gathering space- interconnected parks and pathway.*
- *Build a Celebration space that is flexible*
- *Keep as much of the natural landscape as possible - keep the hills.*
- *Keep the main street to maintain a small town feel.*
- *Create main square like Goderich as a focal point.*
- *Control traffic but allow people to walk and bike.*
- *Respect current topography and landscape.*
- *Community Centre (gym, pool, basketball court) to complement the Gellert.*
- *Provide places for seniors and ensure accessibility.*
- *Needs a main street to keep retail dollars in the Town.*
- *Disperse the high density throughout the community.*



- Dispersed shopping areas and different types of housing.
- Support rear lanes but still need sufficient front and backyards.
- Like townhouses fronting common open space to promote eyes on the park, sense of ownership.
- Provide gathering places such as pubs, restaurants, main street, shops, market, plaza.
- Maintain a farmers market to get local produce/ice cream.
- Learn from mistakes in South Georgetown and integrate to older community.
- Provide for all stages of life while still attracting young families.
- Build community centres, schools libraries, and police station.
- Concern that the tax base may not be adequate for multi-generation households.
- Avoid large rental areas. Need pride of ownership.
- Keep small town feeling.
- Fully integrated with the rest of Georgetown.
- Safe for children and cyclist.
- Connected and attractive to everyone.
- Build public building such as community centres, hospitals, arenas and skating rinks.
- Be based upon the findings of the subwatershed study.
- Respect, and preserve to the largest extent possible, the existing topography, ecosystem function, significant natural features and their inter-connections.
- Provide access to natural areas of different sizes and types within walking distance to the largest number of residents possible, however, significant natural areas (as identified in the subwatershed study) should be left undisturbed to the greatest possible extent.
- Anticipate the demands of a changing climate to minimize impacts.
- Provide adequate commercial areas for local residents without making the new community a 'shopping destination' for others in the area.
- Wide sidewalks with ample seating and shade.
- Separated bike lanes on the roadways.
- Separated bus lanes in the roadways.
- Cafes on the sidewalks.
- Mixed use- commercial and residential.
- A cultural focal point is very important.
- Public are is important.
- Main street is very important – each area needs its own heart.
- Walk to various types of shops.
- Green spaces should be integrated into the development and design of the community so that the sensitive areas are left alone.
- Wider sidewalks, speed bumps.
- Main Street with mix of residential and commercial with specialty shops.
- We need a movie theatre – even like Alliston theatre.
- Add a branch to the library.
- Schools that kids can walk to.
- Walking to facilities and parks.
- No strip malls or big box corridors.
- Like the idea of a little village being created with a village centre.
- Like market atmosphere.
- Create a "new" village post office with other services where everyone goes to get their mail – meet eg. Cheltenham General Store.
- Community facilities (retail, schools, library branch, parks, etc.) should be built within the new neighbourhood.
- Cluster community facilities together, eg., school auditorium with recreational facilities to share costs and make them better.
- Like downtown Georgetown/Village.
- Town Square concepts, mixed-use, "shallow at the centre".
- Ensure that there are green buffers.
- Smaller schools are best! They are more expensive – and they are worth it – kids should be able to walk to schools – maybe combine catholic and public schools and community facilities.
- We need a movie theatre, let's put it here.





### How should various transportation networks (roads, trails, transit) be planned?

- Provide trails behind subdivisions.
- Establish car free zones ( e.g. Sundays) and provide bike paths to the centre or hub of the neighbourhood.
- Locate drive thrus in the perimeters of the neighbourhoods and not in residential areas.
- Not have through streets.
- Accessible buildings.
- Totally barrier free for scooters, bikes, strollers;
- Modified grid (grid type but angled streets to fit natural areas and style of land).
- Encourage the type of mobility that does not impact the existing Georgetown south.
- Provide transit for youth.
- Provide a small median between the road and cycling/walking path.
- Provide multi-use path so runners, walkers and cyclists can use it.
- Prefer a grid pattern system but respect the topography.
- Does there need to be the connection to the three major roads?
- Plan for the number of people that do not have a car.
- Plan so traffic is not restricted.
- Expand Activan program and work with an Internal community transit service (e.g. Niagara Falls multi-use transit).
- Good road system.
- Bike friendly major roads and well- lit bike paths.
- Think about truck routes.
- Transit system not needed.
- Street pattern should be based on a modified grid system to provide easier access.
- Buses are important for seniors.
- Plan for transit but it is not needed yet.
- Lit trails and pathways planned so people can walk to parks, facilities and stores.
- Provide landscaped centre medians.
- Reduce the number of high speed travel roads and separate community from heavy traffic.
- Include roundabouts and have less straight aways as traffic will travel fast.
- Need to revisit train services (all day services in Milton and Georgetown).
- Integrate overall transportation plan (Metrolinx) with local services.
- Build complete streets with multi-purpose sidewalks.
- Include roundabouts.
- Link new paths to existing paths and ensure pathways connect through the entire community.
- Have underpasses for trails to provide safe crossings.
- Multi use trails to encourage multiple ways to get into a place.
- have street lights for bikers and separate bike lanes from street.
- Plan for transit and proper stopping areas for school buses.
- Trail surfaces should be pervious.
- Roads should connect thru.
- Encourage roundabouts.
- Separate bike lanes and separation of trails for different uses.
- Plan for transit.
- Planning for transit is a good idea and put density close to transit.
- Create more space for cyclist and pedestrians and connect to existing pathways.
- Grid pattern more efficient.
- Follow land pattern and leave the trees.
- Need a good path and trail system and integrate trails with Hungry Hollow.
- Need transit to deal with growth.
- Need to integrate this are with Hungry Hollow trail system.
- Dedicated LRT system to connect entire town and connect to Milton.
- Need to plan for transit
- Focus on separate bike trails and provide options for all modes of travel across all streets.
- Design streets to slow down traffic and maintain old trees.
- Provide for space for large trees to grow
- Plan for transit.
- Needs four way stops and roundabouts.
- Need parkways and limit residential on these routes.
- Better Go transit.
- Connect people to employment areas.
- Transit is long overdue, think about bus stops and implementation.
- Connect trail system and bike lanes.
- Non-motorized modes of transportation (walking, cycling, etc.) should be facilitated and supported as much as possible through infrastructure such as dedicated bike lanes, paths, trails, etc. They should also be considered as an integral means of arriving at commercial and community destinations so that the landscape is not dominated by parking lots.
- Infrastructure to support electric vehicles, such as charging stations, should be considered in community design (note, however, that electric vehicles are not a panacea since electric power generation also contributes to greenhouse gas emissions). This has already been done at some Town facilities such as the Edith Street parking lot and the new Mold Masters four-pad arena and should be expanded if warranted by the unfolding market and new information regarding electric vehicles.
- Mass (public) transit is more efficient from an energy consumption perspective (i.e., it minimizes per capita, per kilometre greenhouse gas emissions) and transportation networks should consider future public transit opportunities.
- However, public transit is unlikely to be available when the community is first constructed, if ever. TEAC notes that a



population of 19,000 is anticipated with only 1,700 jobs. This means that thousands of commuters will be leaving and returning to the community on a daily basis. If the capacity of the road network is established assuming mass transit by bus, it will be drastically undersized if the traffic is instead dominated by private vehicles. This issue will require careful consideration to avoid traffic congestion and the associated noise and air quality impacts.

- Ensuring that pedestrian routes such as pathways are highly visible and family-friendly will help to encourage their use and limit the safety concerns associated with high traffic areas.
- There is also some concern that a grid pattern for the transportation network may be more likely to obliterate the natural context and topography.
- Transportation infrastructure must also anticipate the demands of a changing climate and minimize impacts.
- Ensure through traffic bypasses the new neighbourhood.
- Don't widen 8th Line too much because the traffic could ruin old Georgetown.
- We need public transportation for the whole Town of Halton Hills and in this neighbourhood will need a rapid bus from here to Go Statin and also to 401.
- Plan for electric charging stations.
- Compressed natural gas?
- Variety in street patterns.
- Don't integrate cycling, walking, etc. on major road for safety.
- Paved shoulders on major roads for cyclists.
- I am surprised we don't already have public transit. Let's stop talking about it and get the transit like Guelph and Milton.
- We like roundabouts.
- Roads a good idea.
- We need woonerfs – like in Holland.
- Bike paths – beside sidewalks for rollerblading, skateboarders, etc. like Sunnyside, Lakeshore, etc.
- Four lanes only on Trafalgar, Main, 10th, 15th, others smaller.
- Roads or other way of ensuring through traffic does not go through the middle of the community.
- Grid pattern good.
- Design infrastructure for transit should be there.
- Trails connecting community.
- Paths as well connecting neighbourhoods.
- Less road more trails.
- Planning for transit 100% important.
- Roads should have separated uses for bikers.



### Describe the characteristics of 'built form' that you would like to see in the new community

- Provide all types of housing with higher density in the core of the community.
- Roads connecting at the core and the density is reduced as you leave the core.
- Maximum height up to 4-storeys and provide some store front with residential above.
- Maintain small town character.
- Address seniors-need for accessible homes.
- A variety of house types- single story and more affordable homes.
- Architecturally pleasant and more variety of inside and outside styles.
- Low to mid-rise (less than 6-storeys).
- Build linked bungalows for seniors and/or a seniors multi-storey building (do not always have to build vertical can build horizontal).
- Integrate different land uses (live/work; mixed use).
- Mixture of homes in some areas including condominiums.
- Maximum height up to 5 to 6-storeys at most.
- Build facilities for seniors and all incomes.
- Various styles of homes, different textures, lots of windows.
- Consider that the farm land on Trafalgar will make the area very windy.
- More studies necessary to see what shops are needed in the community.
- Small communities with high density in each hub for seniors, low income and young families.
- Mix commercial and business sections.
- Locate a mix of density and housing types in each hub.
- Combine old and new styles with different materials, stonework etc.
- Build charming, romantic houses with outdoor space.
- Build homes with lanes in the back.
- Maximum height of 6 storeys.
- Preserve all churches and keep the local landscape.
- Like the existing townhouses downtown and Spark Street in Ottawa for commercial development.
- Encourage walkability and build places for socializing.
- All types of homes including affordable homes.
- Mixed use buildings where you can live and work.
- Front porches to encourage a small town feel
- Accessible community for seniors, for people with disabilities and for youth.
- Add higher density near amenities.
- Have a mix of housing type.
- Visually interesting architecture and provide live work options.
- Consistent design keeping with the small town feel.
- Planning for transit is a good idea and put density close to transit.
- Create more space for cyclist and pedestrians and connect to existing pathways.
- Grid pattern more efficient.
- Follow land pattern and leave the trees.
- Need wide variety of housing types and architectural styles to make it visually interesting.
- Affordable senior housing and other places to downsize within Georgetown such as bungalows and low rise condos.
- Mixed housing types.
- Ensure that higher density areas have high quality finishes and landscaping.
- Mix of housing types spread through the community.
- Houses for seniors and young families.
- Cultural and heritage focal point.
- Live/work in retail and small shops.
- All types of housing - low rise (4 storeys max);
- Build high density housing well integrated into the community so that residents can access public amenities.
- Preserve natural heritage.
- Live/work in retail and small shops.
- Address parking for townhouses.
- Make architecturally interesting.
- In order to preserve as many natural areas as possible, multi-residential buildings will be required to reduce the overall built footprint of the community, but these should have ready access to parks and natural areas in walkable, close proximity.
- It will also be important to ensure these buildings blend with the surroundings architecturally. Stark high rise buildings rising suddenly 'out of nowhere' will create an eyesore and do not suit the countryside landscape of Halton Hills. Features such as naturalistic landscaping and green roofs can help to integrate even large buildings into the natural setting. Additionally, strategic tree planting may be put to good use in naturalizing the setting, as well as mitigating climate change and energy use effects.
- Once again the potential impacts of a changing climate must be anticipated and mitigated.
- Like the wide paths with down facing lighting as on Main St. S.
- Want mix of housing types.
- Not higher than 7-8 storeys.
- Some affordable.
- Remember Village concept.
- Private condo developments can be negative because there are no sidewalks, eg. Eden Oak development on Main St.
- More bungalows needed.
- 3-4 story apartments okay.
- Need mix – not too many of same style on a bunch.
- Varying styles.
- 3-5 maximum height – storeys.
- Town, semi, lots of different.
- Shops and ..... above.
- No big box stores.





**When we think about the use of resources (such as energy, water, and materials) what are your ideas about ensuring that the new community is as efficient as possible?**

- Incorporate higher density.
- Plan for different kinds of transportation.
- Houses must have "triple glazing", returns for everything (thermal), a district energy system at the town square and be water efficient.
- Make Green Energy a requirement.
- Follow best practices such as homes oriented for solar energy, geothermal, community gardens, and green roofs.
- Community gardens partnering with schools.
- Net zero/ district energy system.
- Low impact development.
- Plan for an efficient community but lower priority.
- Energy conservation and other environmental conservation strategies must be affordable.
- Meet LEED standards.
- Decentralized power grid.
- Solar lights for all street lighting, parks and walkways, vehicle charging systems throughout neighbourhoods.
- Municipal facilities to store grey water to be used to water flowers and gardens.
- Community gardens should be located in each neighbourhood hub.
- Better technology and techniques such as green roofs, panels and more insulation.
- Urban agriculture practices.
- Ensure a safe community where people can walk and cycle, which will conserve a lot of resources.
- Community gardens near schools and seniors
- Plant native trees, provide bike racks and solar panels on buildings.
- Pervious surface driveways and limit asphalt and concrete.
- Encourage a rain water collection program
- Create a climate change adaptability program Orient buildings to take advantage of sun in winter and minimize it summer.
- Look at partnerships that can work on renewable energy projects.
- Ensure sustainable design and build community facilities as LEED and geothermal.
- Enhance natural forest and ensure that there is a net environmental gain.
- Encourage urban agriculture.
- Ensure traffic flows.
- Public buildings should be energy and water efficient.
- Encourage Energy Star houses.
- Energy saving strategies need to be cost effective for construction and maintenance.
- Urban agriculture is a good idea but need to consider maintenance.
- Locally grown food is more important than community gardens- farmer's markets.
- Look at any practical energy and water saving solutions.
- Position homes to take advantage of sunlight.
- Grey water re-use and green roofs.
- Keep natural habitat for animals.
- Preserve old woodlots.
- Connect natural areas.
- Community gardens are good- add character.
- Build energy star home.
- Consider other efficient technologies.
- Implement the Town's 'Green Development Evaluation Checklist' and 'Green Building Standards' will result in the following benefits:
  - Improved energy conservation which lowers utility costs, improves human comfort and reduces the need for long term infrastructure expansion to deal with increasing energy demands
  - Improved water quality and conservation through efficient water fixtures, and drought resistant plantings which lower utility costs and reduce the need for long term infrastructure expansion
    - Improved air quality through reduced greenhouse gas emissions and reduced heat island effects which improve human health and comfort as well as provide environmental benefits
    - Improved biodiversity and health of the natural environment through improved stormwater controls, increases in native species and reductions in invasive species
    - Improved human health by encouraging more active transportation
    - Improved waste management which reduces the impact on landfill sites
- Mechanisms to ensure that resource efficiency measures built to the standard are not eliminated in the future should also be considered. A common example could include preventing the future paving over of yards to provide additional parking, which could adversely affect storm water management features.
- Finally, another opportunity may be available to make this community a showcase for the rest of the Town to follow. Public displays highlighting the unique resource efficiency features of the community, perhaps located at or near a district heating or similar facility, could be used to inspire and educate other Town residents to undertake retrofitting projects in older areas of town.
- Use district energy – look at other communities around the world.
- Put sewers/pipes under roadways so that heat dissipates and melts the snow on the roads.



- *Need to conserve natural landscapes, keep the hills, woods and streams.*
- *Community gardens would be interesting.*
- *More regulations drive up cost (eg. Addition to building code). So be careful about making it energy efficient but unaffordable.*
- *Conservation is good.*
- *Green space.*
- *Repurpose existing heritage buildings*
- *Solar panels on roofs okay.*
- *Bio-swales on boulevard.*
- *District energy where feasible.*
- *Community gardens in conjunction with schools.*
- *Tree guards that look like butterflies (see Manhattan).*
- *Build LEED buildings – geothermal.*
- *Incorporating community gardens is a must.*
- *Sustainable community design.*
  - *Bringing the environment into the community*
    - *LIDS design*
    - *Climate change in planning*
    - *Proper infiltration of ground water*
    - *Solar energy*





### List 3 to 5 Principles that should guide the planning and creation of the Vision Georgetown Community

- *Include town square(s) in all hubs to encourage walkability.*
- *Efficient.*
- *Includes mixed use.*
- *Connections from the existing community.*
- *Be respectful of existing homes.*
- *Accept topography and keep and enhance natural landscape when possible.*
- *Build the community to encourage people to stay, live, work and play (complete community)*
- *Maintain small town character.*
- *Develop the community for all age groups and incomes.*
- *Encourages social interaction.*
- *Connected and walkable to encourage active living.*
- *Maintain beautiful pastoral views.*
- *Make it different and stand out.*
- *Community centres with something for all ages.*
- *Built different home types.*
- *Use physical resources such as land, water and air selectively and sparingly. This allows for preservation in some cases and helps to ensure that resources remain available for future generations. It also reduces human impacts on climate.*
- *Use renewable energy sources such as hydroelectricity, solar power and wind power to the greatest extent possible. Encourage water and energy conservation and efficiency measures to limit the use of non-renewable energy sources such as fossil fuels. This helps to ensure that resources remain available for future generations and reduce human impacts on climate.*
- *Monitor environmental quality such as water, air and biodiversity. This allows us to celebrate achievements, minimize permanent degradation, restore damaged habitats and adapt to climate change.*
- *Communicate our progress toward these Goals. This will help to inspire individuals and groups to help in achieving our Vision over time.*
- *Healthy and complete community.*
- *A people-based place.*
- *Cultural vibrancy that creates a sense of place and belonging.*
- *Canadian heritage design in the built form.*
- *A community that is built to last like in Europe – where it won't be demolished in 50 years and then rebuilt.*



### “Elevator Speech” to Describe the Vision Georgetown Community

- *“Georgetown is a welcoming community that people truly desire to spend a life time in.”*
- *“Small town, affordable, accessible neighborhood feel.”*
- *“A community I want to live in, the go to place for all ages and stages to work, live or play.”*
- *“Age friendly, cultural, integrated community with a small town feel; a financial self-sufficient, integrated, age friendly community addressing the needs of all citizens while maintaining a small town feel.”*
- *“While promoting a sense of community that is included as a part of Georgetown and by building a Town Square that is integrated, welcoming, accessible and placed for the whole community.”*
- *“Integrated, connected neighborhoods keeping the small town feeling preserving hills and wood lands while focusing on environment and energy efficiencies. A community built for all ages and incomes that is flexible to accommodate change and new trends for this development.”*
- *“Safe, relax, maintain uniqueness.”*
- *“Georgetown is accessible to all, friendly, includes nature in the community structure, honours the town’s existing history and allows small, local business to prosper. A place where people want to live and work.”*
- 
- *“This new community will be the most sustainable community in Canada. It will have something for everybody that meets lifecycle needs from cradle to grave.”*
- *“Peaceful, serene, beautiful, small town feel, no grid lock, and friendly.”*
- *“A safe community for everyone to get around from kids to seniors.”*
- *“A dispersed but walkable community that is designed with the existing landscape in mind and focuses on the natural features that already exist.”*
- *“Integrated, small town feel with a variety of housing.”*
- *“We love this town and choose to live here because our vision is for a complete community, with unique character, drawing on our strengths integrated with the rest of the town.”*
- *“Here’s a Star Wars-themed summary suitable for 20 seconds in an elevator with George Lucas. Simply put, TEAC wants to see a new urban area that is a whole lot less Coruscant. And a whole lot more Naboo.”*
- *“The Vision Georgetown area will be designed like a wheel with spokes or radials that branch out to the other portions of Georgetown and Halton Hills → connected but with a central hub that is self sustaining with an identity that promotes sustainability.”*



## APPENDIX 2

### Audience Response Exercise - Complete Results by Question



**Audience Response Exercise - Complete Results by Question**

**1.) Q.1 This year, the Maple Leafs: (multiple choice)**

	Responses	
	(percent)	(count)
Are Stanley Cup bound	14.29%	12
Will make the playoffs	40.48%	34
Will just miss the playoffs	23.81%	20
Will finish last	9.52%	8
Who are the Maple Leafs?	11.90%	10
<b>Totals</b>	<b>100%</b>	<b>84</b>

**2.) Q.2 I first heard about Vision Georgetown from: (multiple choice)**

	Responses	
	(percent)	(count)
Newspaper	22.62%	19
Website	8.33%	7
Social media (i.e. Twitter)	1.19%	1
Direct mail notice	19.05%	16
Road sign	16.67%	14
None of the above	32.14%	27
<b>Totals</b>	<b>100%</b>	<b>84</b>

**3.) Q.3 I have lived in Halton Hills: (multiple choice)**

	Responses	
	(percent)	(count)
0-5 years	10.84%	9
6-15 years	25.30%	21
16-30 years	24.10%	20
31 plus years	30.12%	25
I don't live in Halton Hills	9.64%	8
<b>Totals</b>	<b>100%</b>	<b>83</b>

**4.) Q. 4 My age is: (multiple choice)**

	Responses	
	(percent)	(count)
Under 18 years old	0%	0
18-25 years old	1.20%	1
26-35 years old	3.61%	3
36-45 years old	20.48%	17
46-55 years old	30.12%	25
56-65 years old	25.30%	21
66-75 years old	18.07%	15
76 plus years old	1.20%	1
<b>Totals</b>	<b>100%</b>	<b>83</b>



**Audience Response Exercise - Complete Results by Question**

**5.) Creating streets that are safe, comfortable, and convenient for pedestrians: (multiple choice)**

	Responses	
	(percent)	(count)
Very important.	68.35%	54
Somewhat important.	25.32%	20
Not important.	1.27%	1
No opinion/Need more information.	5.06%	4
<b>Totals</b>	<b>100%</b>	<b>79</b>

**6.) Creating a number of community gathering places and opportunities for social interaction: (multiple choice)**

	Responses	
	(percent)	(count)
Very important.	50.63%	40
Somewhat important.	39.24%	31
Not important.	6.33%	5
No opinion/Need more information.	3.80%	3
<b>Totals</b>	<b>100%</b>	<b>79</b>

**7.) Creating a cultural focal point in the community (such as a “Cultural Commons”) and incorporating artwork into public buildings and spaces: (multiple choice)**

	Responses	
	(percent)	(count)
Very important.	21.95%	18
Somewhat important.	42.68%	35
Not important.	28.05%	23
No opinion/Need more information.	7.32%	6
<b>Totals</b>	<b>100%</b>	<b>82</b>

**8.) Ensuring that there are as many connections as possible between uses, neighborhoods, environmental areas and parks: (multiple choice)**

	Responses	
	(percent)	(count)
Very important.	48.10%	38
Somewhat important.	37.97%	30
Not important.	8.86%	7
No opinion/Need more information.	5.06%	4
<b>Totals</b>	<b>100%</b>	<b>79</b>





**Audience Response Exercise - Complete Results by Question**

**9.) Ensuring that we place as much emphasis on creating walking trails, cycling paths and sidewalks, instead of just focusing mostly on the car: (multiple choice)**

	Responses	
	(percent)	(count)
Very important.	63.75%	51
Somewhat important.	31.25%	25
Not important.	3.75%	3
No opinion/Need more information.	1.25%	1
<b>Totals</b>	<b>100%</b>	<b>80</b>

**10.) Incorporating urban agriculture (such as community gardens) in public parks and open spaces: (multiple choice)**

	Responses	
	(percent)	(count)
Very important.	39.24%	31
Somewhat important.	31.65%	25
Not important.	24.05%	19
No opinion/Need more information.	5.06%	4
<b>Totals</b>	<b>100%</b>	<b>79</b>

**11.) Ensuring that a wide range of housing is developed for all ages and incomes: (multiple choice)**

	Responses	
	(percent)	(count)
Very important.	63.29%	50
Somewhat important.	20.25%	16
Not important.	8.86%	7
No opinion/Need more information.	7.59%	6
<b>Totals</b>	<b>100%</b>	<b>79</b>

**12.) Ensure that we plan for transit: (multiple choice)**

	Responses	
	(percent)	(count)
Very important.	39.51%	32
Somewhat important.	16.05%	13
Not important.	30.86%	25
No opinion/Need more information.	13.58%	11
<b>Totals</b>	<b>100%</b>	<b>81</b>



**Audience Response Exercise - Complete Results by Question**

**13.) Encouraging energy efficient buildings and the conservation of resources (such as water): (multiple choice)**

	Responses	
	(percent)	(count)
Very important.	65.43%	53
Somewhat important.	25.93%	21
Not important.	6.17%	5
No opinion/Need more information.	2.47%	2
<b>Totals</b>	<b>100%</b>	<b>81</b>

**14.) Q.6 To what extent do you agree with the following statement: "I would like there to be a 'Main Street' in the new community, where residential uses are mixed with other types of uses (such as food stores, restaurants, personal services, offices, and retail) in a pedestrian-friendly environment." (multiple choice)**

	Responses	
	(percent)	(count)
Strongly agree.	45.78%	38
Somewhat agree.	30.12%	25
Do not agree.	19.28%	16
No opinion/Need more information.	4.82%	4
<b>Totals</b>	<b>100%</b>	<b>83</b>

**15.) Q.7 We need to plan for about 7,500 dwelling units in total. 2,500 of these will be townhouses or apartments. I would like to see these townhouses and apartments: (multiple choice)**

	Responses	
	(percent)	(count)
Concentrated in one key location.	9.88%	8
Located only along major streets.	25.93%	21
Dispersed throughout the community.	58.02%	47
No opinion/Need more information.	6.17%	5
<b>Totals</b>	<b>100%</b>	<b>81</b>

**16.) Q.8 Imagine you lived in this new community. How would you prefer to access retail areas? (multiple choice)**

	Responses	
	(percent)	(count)
Travel to one central location to do most of my shopping.	32.93%	27
Choose from several shopping areas located along major streets.	24.39%	20
Walk to as many different types of stores as possible.	39.02%	32
No opinion/Need more information	3.66%	3
<b>Totals</b>	<b>100%</b>	<b>82</b>



**Audience Response Exercise - Complete Results by Question**

17.) Q.9 Imagine you lived in this new community. How important is it to you that there are many parks, open spaces and community facilities of different sizes and types within walking distance to the largest number of residents possible? (multiple choice)

	Responses	
	(percent)	(count)
Very important.	61.73%	50
Somewhat important.	30.86%	25
Not important.	6.17%	5
No opinion/Need more information.	1.23%	1
<b>Totals</b>	<b>100%</b>	<b>81</b>

18.) Q.10 Integrating the new community with the existing community is an important consideration. Which of the following options would be most effective in making the new community feel most connected to the surrounding areas of Georgetown: (multiple choice)

	Responses	
	(percent)	(count)
Ensuring that new roads match up with existing and planned roads (i.e., Miller, Argyll, and Danby).	28.40%	23
Ensuring that new trails connect with existing and planned trails.	11.11%	9
Locating new retail uses that would be used by residents of the surrounding community.	16.05%	13
Establishing 'community hubs' (schools, public facilities, and gathering spaces) that will benefit both existing and new residents.	35.80%	29
None of the above.	2.47%	2
No opinion/Need more information.	6.17%	5
<b>Totals</b>	<b>100%</b>	<b>81</b>