

Vision Georgetown Open House – April 17, 2018

Highlights Report

Meeting overview

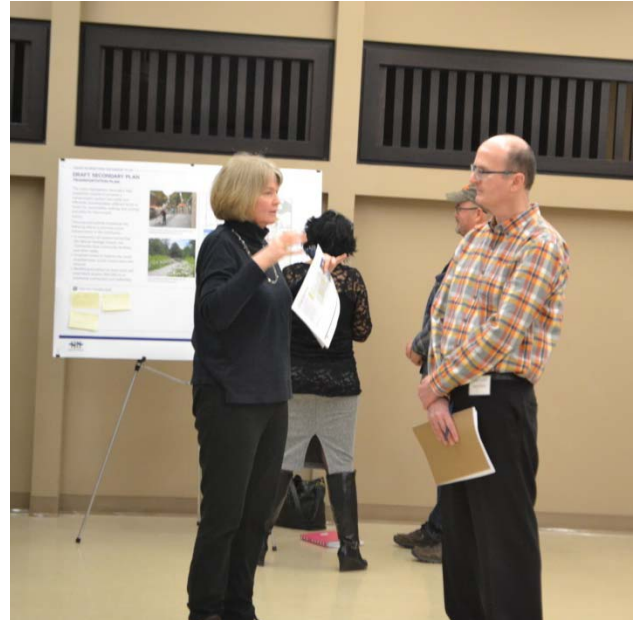
On April 17, 2018 at 6:30 p.m. the Town of Halton Hills hosted the final Public Open House for the Vision Georgetown Secondary Plan. The purpose of this open house was to provide an overview of the draft secondary plan policies and some of the technical background studies including the urban design guidelines, heritage resources and transportation plan. Over 59 people attended and participated in the meeting.

The first part of the meeting was a drop-in format with display panels providing information on the Secondary Plan policies including permitted land uses, the urban design guidelines for high density/mixed use areas, major/local commercial areas and major institutional/school and community centre areas, the community structure and the transportation plan (see Appendix A). Participants had the opportunity to review the information on the panels, write their comments and post them on the appropriate display panels.

The second part of the open house included a half-hour presentation by the consultant team. The presentation provided a summary of what had changed from the Secondary Plan alternatives presented at the previous open house held in September, 2017. In addition, the presentation included an overview of the draft Secondary Plan policies and the draft urban design guidelines. After the presentation, participants again had the opportunity to visit the display panels, provide their feedback and ask questions of the project team. Town Staff and representatives from the consultant team were available to answer questions at each display board. The meeting was adjourned at 9:00 p.m.

Event Promotion

Notification of the public meeting was provided through a variety of avenues as follows:



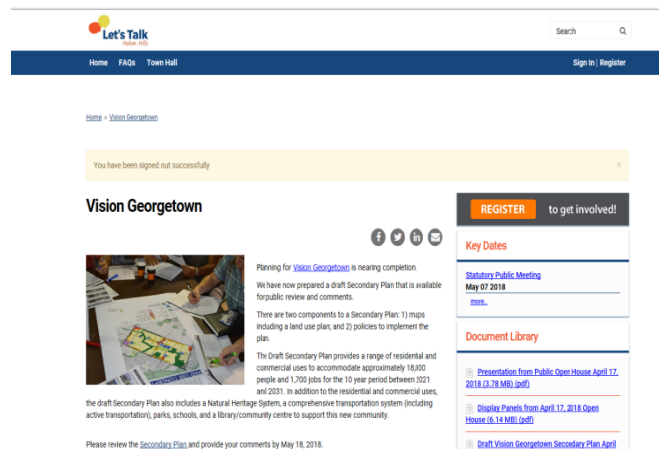
The open house was held at the Hillsvie Active Living Centre in Georgetown

- Two large billboard signs are located on the subject lands, one on Trafalgar Road and the other on Eighth Line.
- Approximately 450 property owners within 120 metres of the Vision Georgetown lands were mailed the notice of the public workshop.
- Notification was emailed to 625 people that have subscribed to the project email notification list.
- Two newspaper ads advertised the event.
- The main Town of Halton Hills web page advertised the public workshop.
- Details of the Open House were distributed through the Town’s Twitter and Facebook accounts.



Online Engagement

After the public open house, the display panels were shared online on the Town’s Let’s Talk Halton Hills platform to encourage other stakeholders interested in the project to review the draft Secondary Plan and provide their feedback. Approximately eight comments were received via the Let’s Talk Halton Hills platform. Additionally, an email was sent to the Project’s email list encouraging those stakeholders that registered to be kept informed to provide their feedback using a link to the Let’s talk Halton Hills page. A summary of all feedback received on the draft Secondary Plan during the open house and on the Let’s Talk Halton Hills page is provided below. An asterisk (*) is used to illustrate comments mentioned more than once.



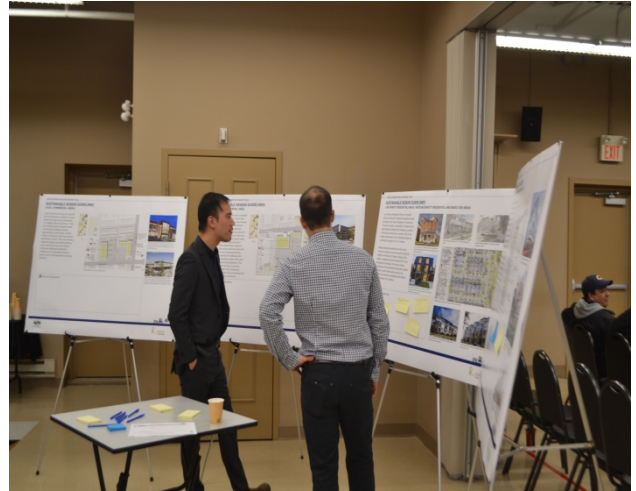
Feedback was also provided through The Town’s Let’s Talk Halton Hills engagement platform.

Summary of what we heard

Community Structure:

The following comments were received regarding Community Structure:

- Concerned with the location of the proposed joint Catholic elementary/high school on Eighth Line. The school should be planned inside the community for the safety of the kids.
- Recommendation to consider combined offices/daycare areas from which people could telecommute near their kids in an office/daycare setting.
- The area should include another hospital
- The Community Core should be away from the main corridor to decrease traffic distractions, increase the community feel and increase traffic flow efficiency.
- Would like more protected green space to ensure that green space and farm land is continued to be protected in the Town.
- Some aspects that add value to the secondary plan include: planning for future transit in the streetscape, an additional high school, the major and local commercial areas (areas for entertainment and mixed use areas), the variety of walkable spaces and the trail connections. The trail connections should provide access to Hungry Hollow trails.



Participants provided their comments on the display boards providing information on the Draft Secondary Plan Policies, draft design guideline, community core, and transportation plan,

Major Institutional Areas, Schools, Library and Community Centre:

Participants provided the following comments regarding the Sustainable Design Guidelines for the Major Institutional Areas, Schools, Library and Community Centre:

- The community centres, splash pads and playgrounds identified in the Plan are really good ideas for this community.
- There should be sufficient parking available in the commercial areas
- Concerned that there might not be a need for another library since the Downtown Georgetown Library is not too far from the area.

Core Commercial Area:

The following comment was received regarding the Sustainable Design Guidelines for the Core Commercial Area:

- The adjacent buildings to the core square should also incorporate best practices in design with quality materials to ensure safety and longevity.

Transportation Plan:

The following comments were received regarding the Sustainable Design Guidelines for Core Commercial Area:

- A buffer of green space should be kept along roadways to accommodate future growth in surrounding and existing areas.
- Traffic lights are needed to access Trafalgar Road. The future four lane road will be dangerous particularly with vehicles speeding and all the heavy trucks.
- The primary traffic corridor should be separated from the community core. Having a primary corridor near the community traffic area would increase safety and traffic flow concerns.
- The plan should look at ways to mitigate traffic volume, speed and ensure pedestrian safety at the intersection of Eighth Line and Miller. A round-about should be built for that intersection in order to improved traffic flow in all directions and reduce traffic speed. It is proven to be safer, more efficient and to improve the flow of traffic.
- Eighth Line is not equipped to accommodate the increase in traffic that construction and Major Commercial expansion will cause. If there are plans to widen Eighth line they should be expedited and additional street lights and signage should be added for safety.

High Density Residential and Mixed Use Areas

Participants provided the following comments and questions regarding the Sustainable Design Guidelines for High Density Residential and Mixed Use Areas:

- Would like geothermal heating/cooling incorporated in all dwellings.
- The style of architecture should be in keeping with the feel of an old historical town like Georgetown. Quaint, warm and inviting with a cozy feel would be better suited in this area.

Major Commercial Area:

The following comments were provided regarding the Sustainable Design Guidelines for the Major Commercial Area:

- Would like to know the total number of houses by type (semi-detached, townhomes and detached homes) proposed to be built in this community.
- The community should be built using the best quality building material, including natural materials, to ensure longevity. Attention should be given to detail on all facades.
- Zoning should allow maximum space used for residential use and low density homes should be zoned to include possible secondary units (i.e., Basement apartments)
- Suggestion to plan for additional places for entertainment, such as coffee shops, a movie theatre, and more restaurants*.

Land Use Plan and Permitted Uses:

The following comments were provided regarding the Sustainable Design Guidelines for the Major Commercial Area:

- This community should provide affordable housing opportunities and a mix of housing options, including purpose built rentals*. Provincial Regulations for Inclusionary Zoning now allows municipalities to force developers to include affordable housing units in residential developments. Inclusionary Zoning should be implemented in the community to increase affordable housing options in the Town.
- The Plan does a good job at balancing the small-town feel that existing residents of Georgetown value, while incorporating some additional amenities (community centre, library, new town square, and more retail) that are needed to engage the growing number of children and young adults in the area*.

Local Commercial Areas:

Participants provided the following comments regarding the Sustainable Design Guidelines for the Local Commercial Area:

- In general, participants liked the core model*.
- The plan should consider the health/wellness needs of nature connections and access to natural space.
- Areas should be designed specifically for live/work balance.
- There should be greater focus on natural space and less focus on low rise residential.

Other Comments:

- The Plan continues to include our property in the NHS. This should be addressed as per previously submitted concerns sent to Town
- Many rural homes adjacent to Vision Georgetown are without affordable, reliable internet. The Town should urge the telecommunication companies that will serve Vision Georgetown to also provide affordable and reliable internet to the neighbouring rural

residents. This would help mitigate the rural areas on the fringe getting all the negative consequences of development(traffic, pollution, noise, disturbances, debris on road, etc.) but none of the benefits (internet, water, gas, etc.).

- Vision Georgetown needs to be expedited to ensure that job opportunities, schools, community centres and other amenities are provided in the Town*. The Municipality will benefit from the development revenue and residents will benefit from having a variety of amenities closer to home like our neighbours in Oakville and Milton. Change should be embraced. Resisting inevitable change will simply leave us in a position of not being prepared.
- There is nothing new in this plan and there is still no allowances made for a dog park. With all these extra people coming in, in the future, there should be a dog park in the area.
- Concerned with the changes that may be forced by the Southwest Georgetown Landowners Group which may alter the proposed Secondary Plan.

What Happens with the Feedback?

Staff will consider the feedback received at the April 17, 2018 meeting and during the online consultation period on Let's Talk Halton Hills to refine the proposed secondary plan policies and prepare a final recommended Secondary Plan. The Secondary Plan will be brought forward to the Planning, Public Works and Transportation Committee Meeting and Council in early-July. If adopted by Council, the Secondary Plan will be forwarded to the Region of Halton for review and approval.

VISION GEORGETOWN SECONDARY PLAN

**DRAFT SECONDARY PLAN
TRANSPORTATION PLAN**

The Vision Georgetown Secondary Plan establishes policies to promote a transportation system that safely and efficiently accommodates different forms of travel (i.e., automobiles, walking, and cycling) and plans for future public transit.

The proposed policies emphasize the following efforts to promote active transportation in the community:

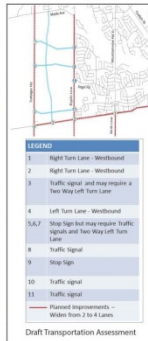
- A continuous trail system connecting the Natural Heritage System, the Community Core, community facilities, and other nodes
- Complete streets to balance the needs of pedestrians, cyclist, transit users and motorist
- Modified grid pattern on local roads and small block lengths (200-250 m) to emphasize connections and walkability



Provide bicycle parking in close proximity to the buildings they are intended to serve.



Type of trails provided will depend on the sensitivity of surrounding areas.



Place Your Thoughts Here!

DRAFT

HYTINER HALTON HILLS SPECIAL PLAN

VISION GEORGETOWN COMPLETE TRANSPORTATION NETWORK

Draft Transportation Network



VISION GEORGETOWN SECONDARY PLAN

**SUSTAINABLE DESIGN GUIDELINES
CORE COMMERCIAL AREA**

The Core Commercial Area is situated along the north side of Street C, near the intersection of Street A, in the core of the Vision Georgetown community. It may include small-format main street-style commercial and mixed use buildings including child care centres, retail uses, personal service uses, office uses and restaurants with residential uses on upper storeys. They should line the street edge with heights ranging between 3 to 4 storeys.



Ground floor commercial uses should incorporate prominent display windows adjacent to building entrances.



Buildings within the Core Commercial Area should establish a positive interface with the adjacent Town Square Park.



Sample design guidelines for the Core Commercial Area.

Place Your Thoughts Here!



VISION GEORGETOWN SECONDARY PLAN

SUSTAINABLE DESIGN GUIDELINES
LOW DENSITY RESIDENTIAL AREAS / MEDIUM DENSITY RESIDENTIAL AND MIXED USE AREAS

Low Density Residential Areas are situated within the interior of residential neighbourhoods throughout the Vision Georgetown Community. They may include a combination of detached and semi-detached single family dwellings, as well as Townhouses comprising a maximum 20% of low density development, with landscaped setbacks and heights ranging from 1 to 3 storeys.



Each semi-detached dwelling should have appropriate facade detailing, materials and colours consistent with its architectural style.

Medium Density Residential and Mixed Use Areas are situated at key intersections along the lengths of Arterial and Collector Roads, at the edges of neighbourhoods throughout the Vision Georgetown community. They may include a combination of conventional townhouses, stacked and back-to-back townhouses, and low-rise apartment and mixed use buildings with heights ranging between 2 to 4 storeys.



Both halves of semi-detached dwellings should be compatible in terms of design expression. They may be symmetrical or asymmetrical.



Sample design guidelines for Low Density Residential Areas.



Sample design guidelines for Medium Density Residential Areas.



Sample design guidelines for back-to-back townhouses.



Soft landscaping is encouraged for all areas where driveways are not required.



Townhouse block sizes may range from 3 to 8 adjacent horizontal units.

Place Your Thoughts Here!



VISION GEORGETOWN SECONDARY PLAN

SUSTAINABLE DESIGN GUIDELINES
MAJOR COMMERCIAL AREA

The Major Commercial Area is situated at the southeast corner of the Vision Georgetown community. It may include small and large-format commercial buildings including supermarkets, retail stores, medical offices, places of entertainment, restaurants, child care and fitness centres, apartments, long-term care facilities and retirement homes. They should frame adjacent streets and surface parking areas with active uses and multiple entrances, dedicated pedestrian walkways and landscaped medians, green roofs, and landscaped screening elements. The Major Commercial Area is planned to accommodate future residential development within and surrounding the Vision Georgetown community.



Demonstration Plan - Major Commercial Area.



Glazing should occupy a minimum of 60% of the first storey facade.



Small-format commercial buildings should incorporate individual unit entrances which are directly accessible from adjacent streets or pedestrian walkways.



Sample design guidelines for the Major Commercial Area.

Place Your Thoughts Here!



VISION GEORGETOWN SECONDARY PLAN

**SUSTAINABLE DESIGN GUIDELINES
LOCAL COMMERCIAL AREAS**

Local Commercial Areas are situated at the intersection of Eighth Line and Street B, as well as the intersection of Trafalgar Road and Street A. They may include small and large-format commercial buildings including supermarkets, retail stores, medical offices, restaurants, child care centres and fitness centres. They should frame adjacent streets and surface parking areas with active uses and multiple entrances, dedicated pedestrian walkways and landscaped medians, green roofs, and landscaped screening elements.



Large-format commercial buildings should embody a distinct visual identity, while respecting the character of the neighbourhood through the complementary use of architectural styles.



Large-format commercial buildings should be broken down into an appearance of multiple smaller buildings, through the use of vertical and horizontal articulation elements, recesses, projections and changes in material.

Place Your Thoughts Here!

