

DRAFT SECONDARY PLAN COMMUNITY STRUCTURE

The main building blocks of the community include:

- The Natural Heritage System
- The Collector Road Network
- The Community Core as the main gathering place, with a library/ community centre, community park, commercial, high school, and town square
- Neighbourhoods with local parkland
- A Major Commercial Area and two Local Commercial Areas.

Sensitive environmental areas will be preserved, and human- scaled gathering places for social interaction will punctuate stable and welcoming neighbourhoods alongside a variety of parks, community centres and community oriented retail and services.



Provide a core gathering place for the community.



Public parks should be provided in central locations, and should be visible and accessible to residents.

Place Your Thoughts Here!



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|--------------------------|----------------|----------------------------|----------------------------|
| Mixed Use Gateway | Park | Neighbourhood Boundary | Stormwater Management Pond |
| Major Commercial Area | Cemetery | Vision Georgetown Boundary | Town Square Park |
| Major Institutional Area | Greenlands/NHS | Proposed Roads | Community Park |
| School | | | Neighbourhood Park |
| | | | Parkette |
| | | | School |
| | | | Cultural Heritage Resource |

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HH TOWN OF HALTON HILLS OFFICIAL PLAN



SCHEDULE H6-1
**VISION GEORGETOWN
COMMUNITY STRUCTURE**

Draft Community Structure

DRAFT SECONDARY PLAN LAND USE PLAN AND PERMITTED USES

Designation	Density (units/net ha) and Height	Main Permitted Uses
In the Community Core		
Core Commercial Area	30-100 u/nh	<ul style="list-style-type: none"> Non-residential uses including child care centres, retail uses, personal service uses, office uses and restaurants in the first storey of any building located adjacent to a Major Collector Road
	4 Storeys	<ul style="list-style-type: none"> Multiple dwellings Block townhouse dwellings Low-rise apartment dwellings
High Density Residential and High Density Residential Mixed Use Area	75-100 u/nh	<ul style="list-style-type: none"> Apartment dwellings Long term care homes and retirement homes
	6 Storeys	<ul style="list-style-type: none"> Mixed-use – Non-residential uses permitted on the first storey
Local Commercial Area	n/a	<ul style="list-style-type: none"> Commercial fitness centres Child care centres Medical offices Private and commercial schools Supermarkets and specialty food stores Restaurants Retail and service commercial uses
Medium Density Residential Area	30-100 u/nh	<ul style="list-style-type: none"> Street townhouses, block townhouses and low-rise apartment dwellings
	4 Storeys	<ul style="list-style-type: none"> Long term care homes and retirement homes
Library/Community Centre	n/a	<ul style="list-style-type: none"> Community centres and libraries
Major Institutional Area	n/a	<ul style="list-style-type: none"> Secondary Schools
Town Square Park	n/a	<ul style="list-style-type: none"> Urban Park Features may include patios, cafes, pergolas, event and gathering spaces, performing areas, fountains, water features and skating rinks

Designation	Density (units/net ha) and Height	Main Permitted Uses
Outside of the Community Core		
Low Density Residential	Min 24- max 30 u/nh	<ul style="list-style-type: none"> Single detached, semi-detached and duplex dwellings
	Min 30- 45 max u/nh (townhouses)	<ul style="list-style-type: none"> Street townhouse dwellings Block townhouse dwellings
Medium Density Residential	30-100 u/nh	<ul style="list-style-type: none"> Multiple dwellings Street townhouse dwellings Block townhouse dwellings Low-rise apartment dwellings Long-term care homes and retirement homes
	4 Storeys	
Mixed Use Gateway	30-100 u/nh	<ul style="list-style-type: none"> Multiple dwellings Street townhouse dwellings Block townhouse dwellings Low-rise apartment dwellings Long-term care homes and retirement homes Non-residential uses permitted on the first storey The Stewarttown Public School
	4 Storeys	
High Density Residential Area	75-100 u/nh	<ul style="list-style-type: none"> Apartment dwellings and long term care homes and retirement homes.
Major Commercial Area	3-6 Storeys (residential)	<ul style="list-style-type: none"> Retail and service commercial uses Supermarkets and specialty food stores Department stores Medical offices Hotels and convention centres Places of entertainment Complementary multiple and apartment dwellings including long-term care facilities and retirement homes
Local Commercial Area	2 Storeys	<ul style="list-style-type: none"> Commercial fitness centres Child care centres Medical offices Private and commercial schools Supermarkets and specialty food stores Restaurants Retail and service commercial uses
Major Institutional Area	n/a	<ul style="list-style-type: none"> Secondary Schools that may be combined with an elementary school



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TOWN OF HALTON HILLS OFFICIAL PLAN

SCHEDULE HG-2
VISION GEORGETOWN
LAND USE PLAN

Draft Land Use Plan

Place Your Thoughts Here!

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:

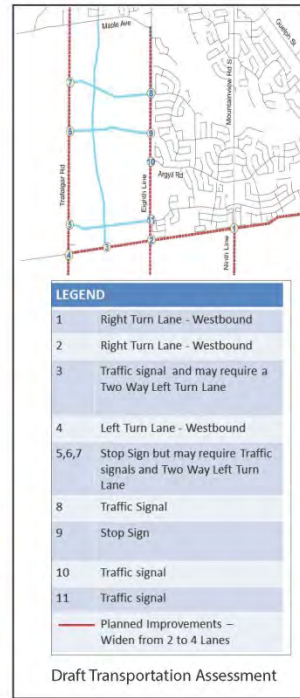
- A continuous trail system connecting the Natural Heritage System, the Community Core, community facilities, and other nodes
- Complete streets to balance the needs of pedestrians, cyclist, transit users and motorist
- Modified grid pattern on local roads and small block lengths (200-250 m) to emphasize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



- Proposed Major Collector, 25 metres ROW
- Proposed Major Collector, 22.75 metres ROW
- Proposed Minor Collector, 21 metres ROW
- Multi-Purpose Path
- 2-Way Bike Lanes
- Soft Surface Trails
- Local Trail Connections

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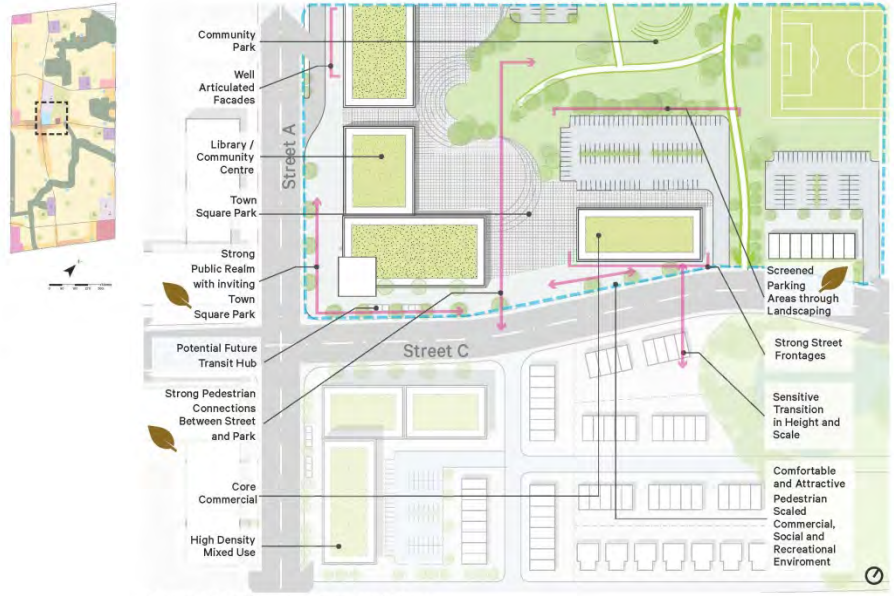
Draft Transportation Network

Place Your Thoughts Here!

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.



Demonstration Plan - Core Commercial Area.



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!](#)

SUSTAINABLE DESIGN GUIDELINES

MAJOR INSTITUTIONAL AREAS, SCHOOLS, LIBRARY AND COMMUNITY CENTRE

Major Institutional Uses and Schools are situated along the length of Collector Roads, and are distributed throughout the Vision Georgetown community. A combined Library and Community Centre is situated at the intersection of Streets A and C. All Institutional Uses are to incorporate the highest standard in architectural and sustainable design, and will seek opportunities to co-locate and share facilities and amenities with complementary uses, including Neighbourhood Parks.



Demonstration Plan - Major Institutional Area.

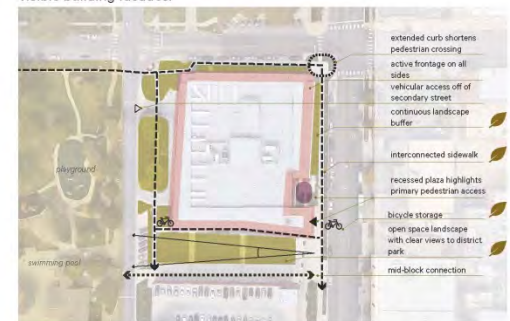


Schools should incorporate prominent features into their design which help to reinforce their landmark status.



The library and community centre should incorporate the highest standard in architectural and sustainable design, with equal priority given to all visible building facades.

 Place Your Thoughts Here!

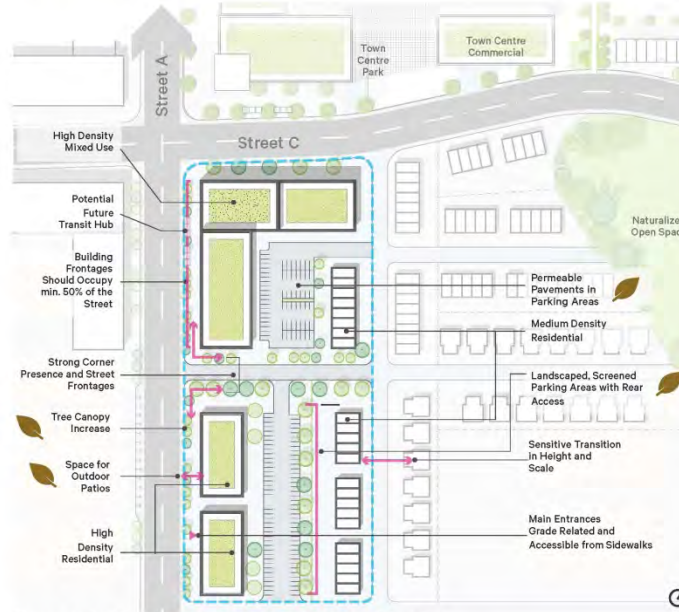


Sample design guidelines for Major Institutional Areas and Schools.

SUSTAINABLE DESIGN GUIDELINES

HIGH DENSITY RESIDENTIAL AND MIXED USE AREAS

High Density Residential and Mixed Use Areas are situated along either side of Streets A and C in the core of the Vision Georgetown community. High Density Residential Areas are also situated along the north side of 10th Side Road, near the intersection of Street A, in the southern-most portion of the Vision Georgetown community. They may include apartment dwellings, long-term care homes, and retirement homes. Where mixed use is permitted, they may also include retail uses, office uses and restaurants on the first storey. They should line the street edge with heights ranging between 4 to 6 storeys.



Demonstration Plan - High Density Residential and Mixed Use Area.



Mid-rise buildings should transition in height and massing, through the use of setbacks and recesses.



Outdoor patios should be encouraged on private properties where appropriate retail uses, including restaurants, are provided.



Sample design guidelines for High Density Residential and Mixed Use Areas.

Place Your Thoughts Here!

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.



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

Place Your Thoughts Here!



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.

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!](#)