

VISION GEORGETOWN BACKGROUND STUDIES AND DRAFT SECONDARY PLAN

Public Open House

April 17, 2018



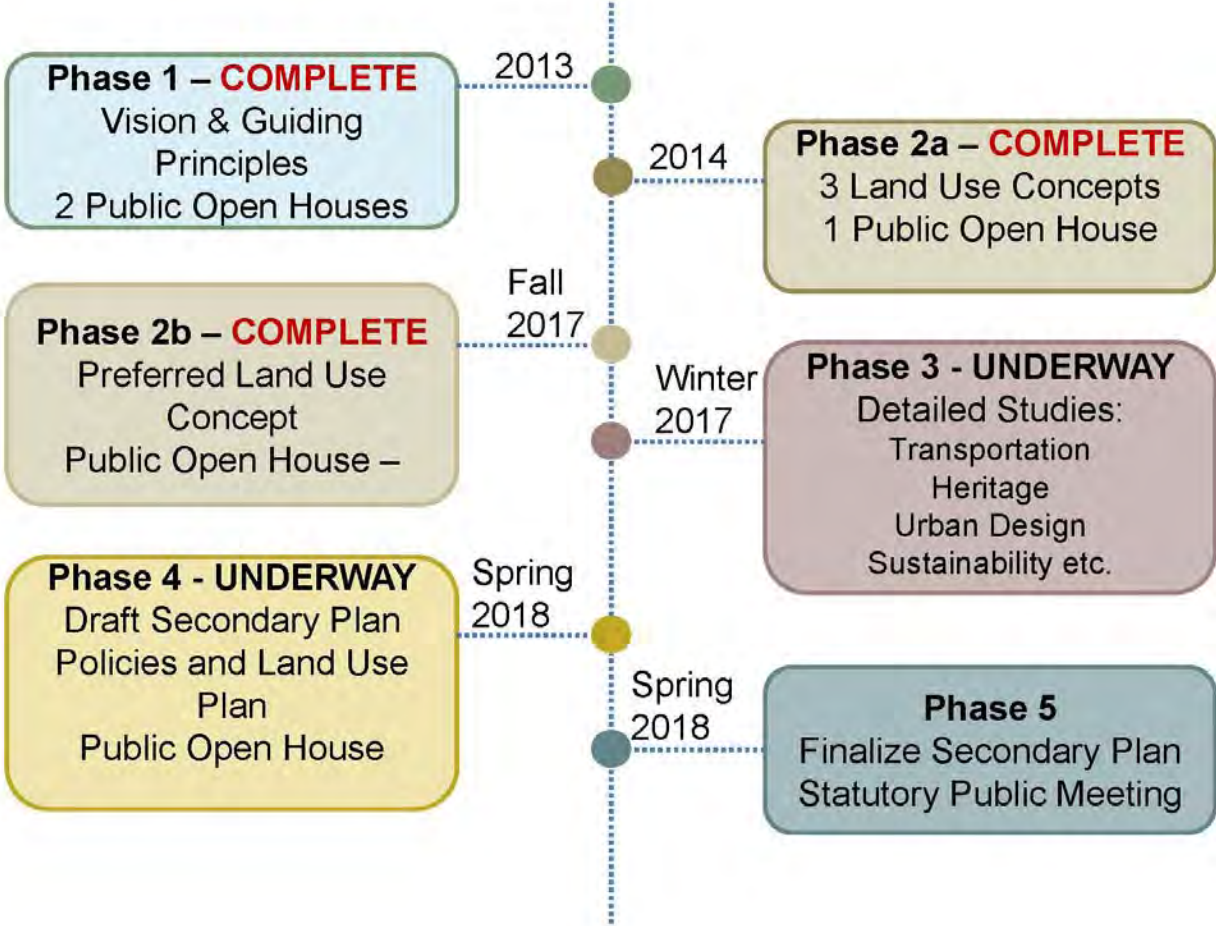
Presentation Overview



- Review of Project Status
- Review of Engagement
- Draft Secondary Plan
- Draft Sustainable Design Guidelines
- Next Steps



Project Status

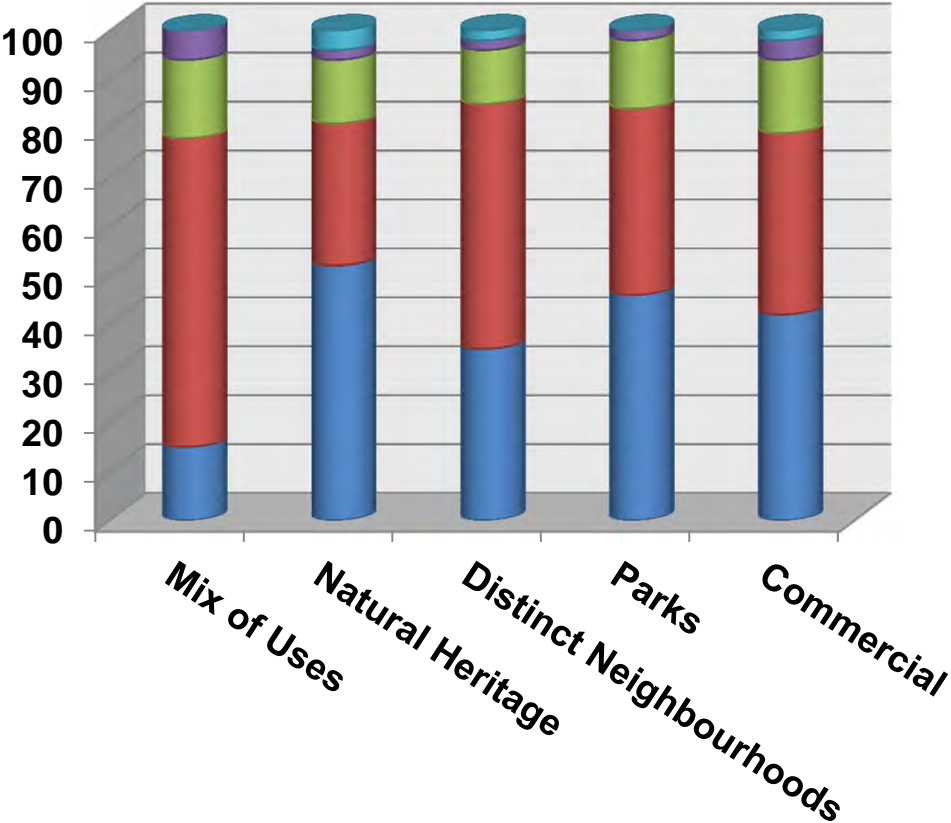


Documentation


1. **Subwatershed Study Finalized May 2017**
2. **Secondary Plan (Draft Completed)**
3. **Sustainable Urban Design Guidelines (First Draft Completed)**
4. **Transportation Assessment (First Draft Completed)**
5. **Stormwater Management (Preliminary Location and Sizing Identified)**
6. **Subwatershed Study Addendum SW (Preliminary Corridor Widths Identified)**
7. **Cultural Heritage (First Draft Completed)**
8. **Energy Conservation Strategy (First Draft Completed)**
9. **Functional Servicing Strategy (First Draft Expected soon)**
10. **Financial Impact Assessment (Waiting for Capital Cost Info)**
11. **Phasing Strategy (Dependent upon work above)**
12. **Agricultural Impact Assessment (Completed 2017)**
13. **Parkland Review (Completed 2016)**




Public Reaction to Land Use Concept



- I don't Know
- Off the Mark
- Could be Better
- Good
- Great



112



520

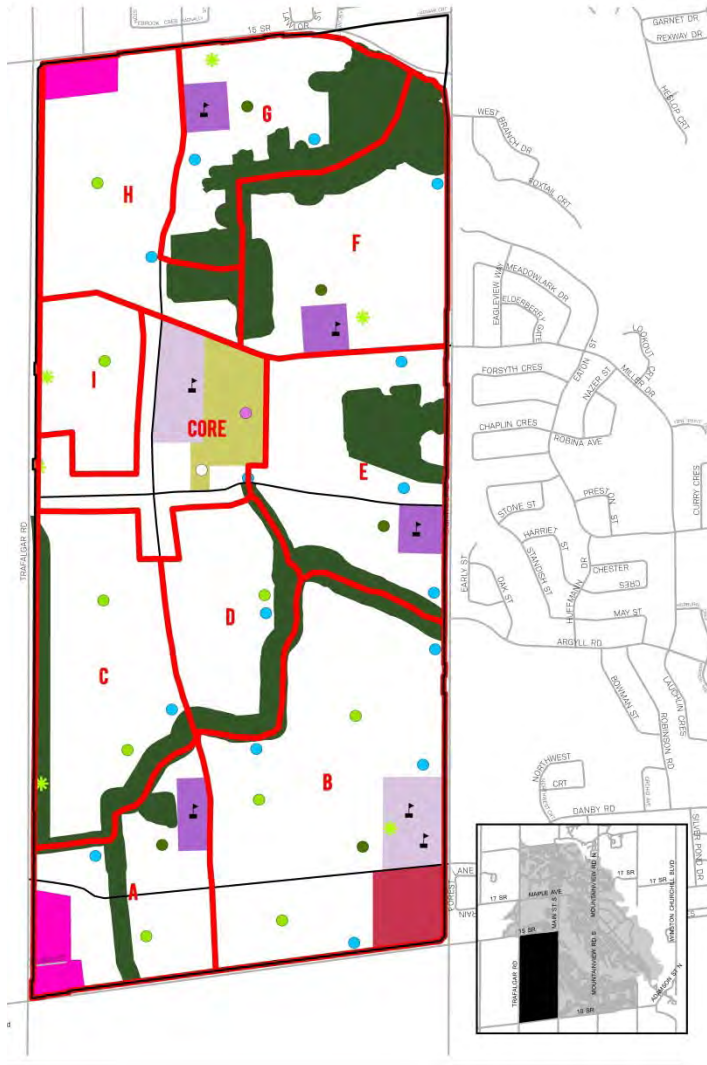
Percentage of *Good/Great* responses ranged from 77 to 85 percent



91% Supported Community Core



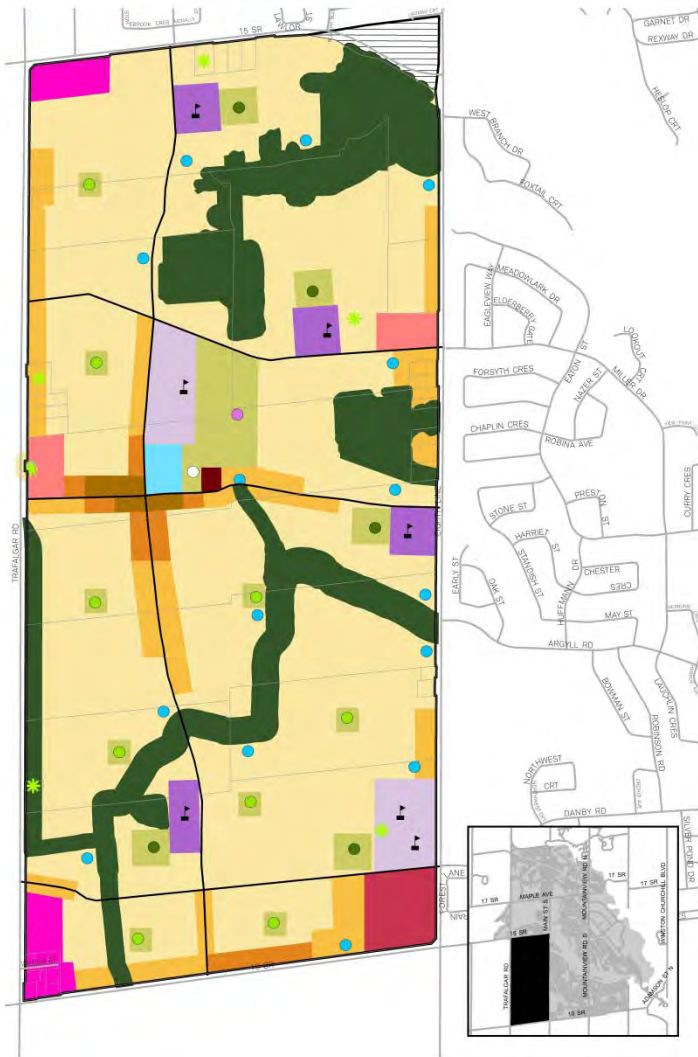
Draft Secondary Plan: Community Structure



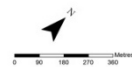
- Mixed Use Gateway
- Major Commercial Area
- Major Institutional Area
- School
- Park
- Cemetery
- GreenlandsNHS
- Neighbourhood Boundary
- Vision Georgetown Boundary
- Proposed Roads
- Stormwater Management Pond
- Town Square Park
- Community Park
- Neighbourhood Park
- Parkette
- School
- Cultural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



Draft Secondary Plan: Land Use Plan



- | | | | |
|---|---|---|----------------------------|
|  | Low Density Residential Area |  | Major Commercial Area |
|  | Medium Density Residential Area |  | Core Commercial Area |
|  | High Density Residential Area |  | Local Commercial Area |
|  | High Density Residential/Mixed Use Area |  | Major Institutional Area |
|  | Mixed Use Gateway |  | School |
|  | Library/Community Centre |  | Proposed Roads |
|  | Park |  | Stormwater Management Pond |
|  | Cemetery |  | Town Square Park |
|  | Greenlands/NHS |  | Community Park |
|  | Special Study Area |  | Neighbourhood Park |
|  | Vision Georgetown Boundary |  | Parkette |
| | |  | School |
| | |  | Cultural Heritage Resource |



Draft Secondary Plan: Land Use Plan



Changes Since the Last Public Workshop

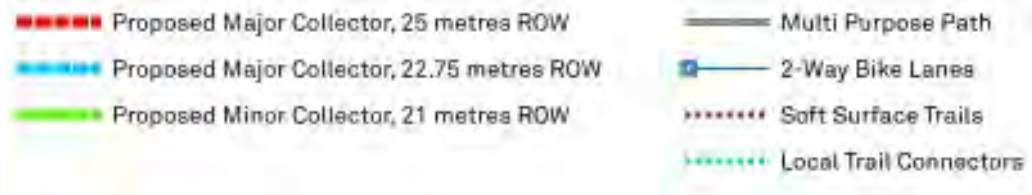
- Addition of a the combined elementary school/secondary school
- Relocated one elementary school
- Included locations of storm water management ponds and heritage resources
- Shifted the north south road to the west slightly to accommodate storm water management pond in the Core



Draft Secondary Plan: Active Transportation

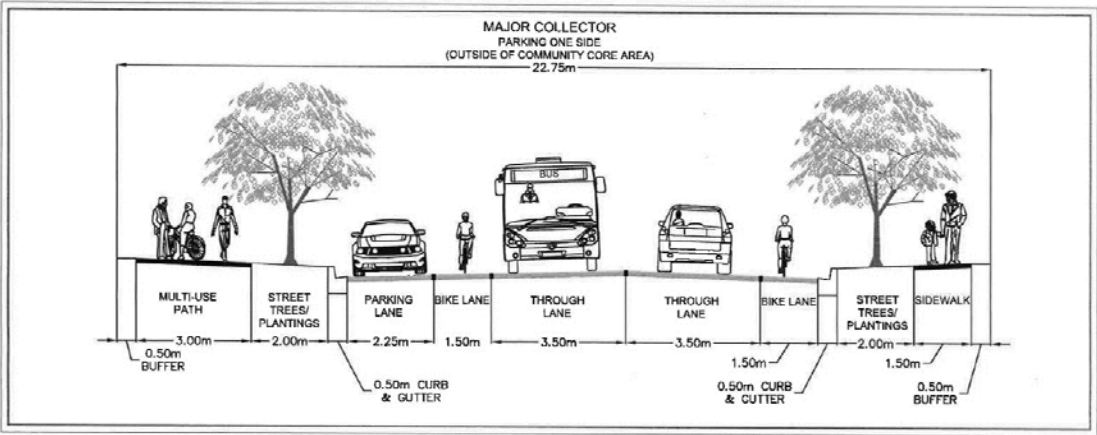


- Continuous trail system connecting NHS, Community Core, community facilities, other nodes
- Complete streets
- Modified grid pattern on local roads
- Small block length (200-250 m)
- Street A and C – multi purpose path (outside of Core)

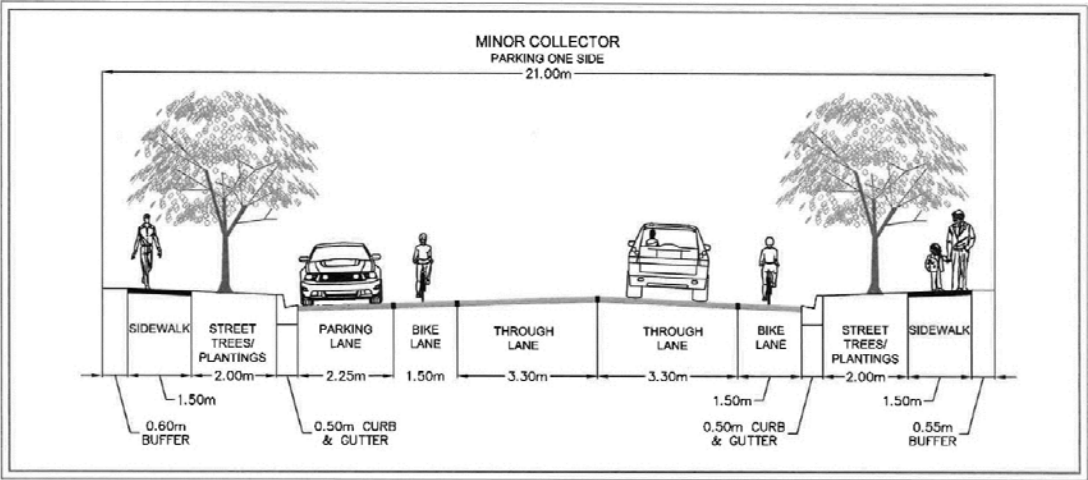


Draft Secondary Plan: Transportation

**Street A &
Street C**
(Outside of Core)



**Street B &
Street D**

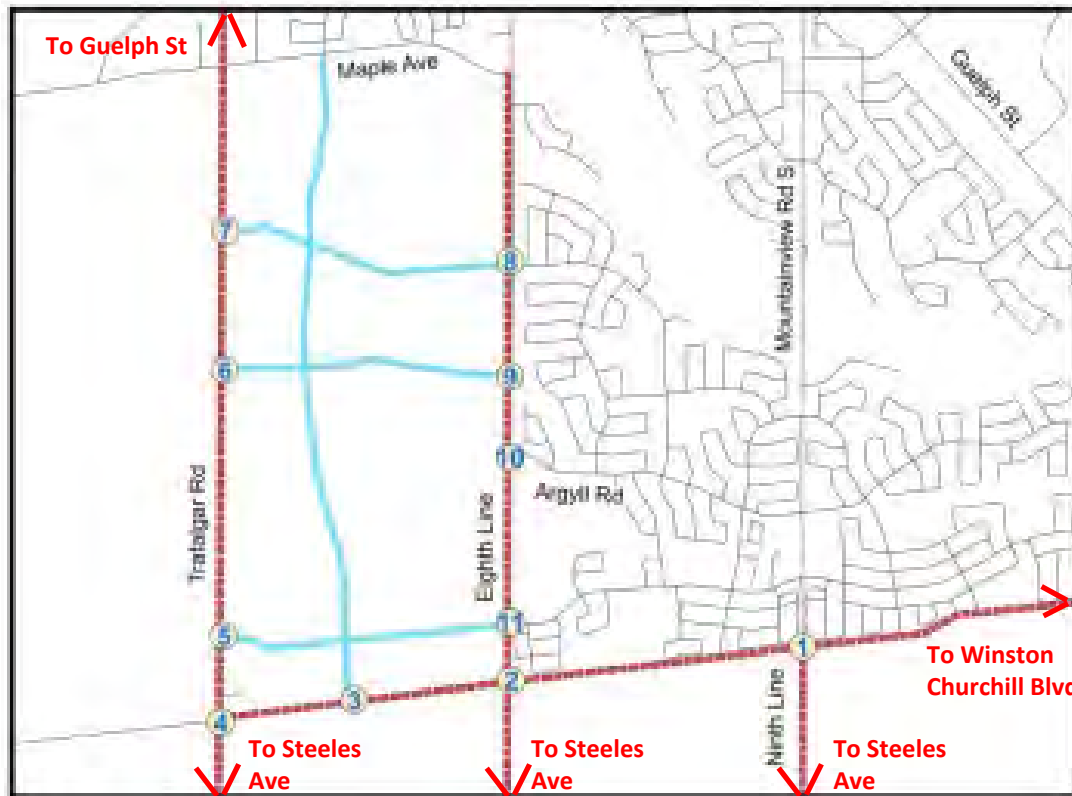


Draft Secondary Plan: Transportation

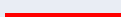
Local Road



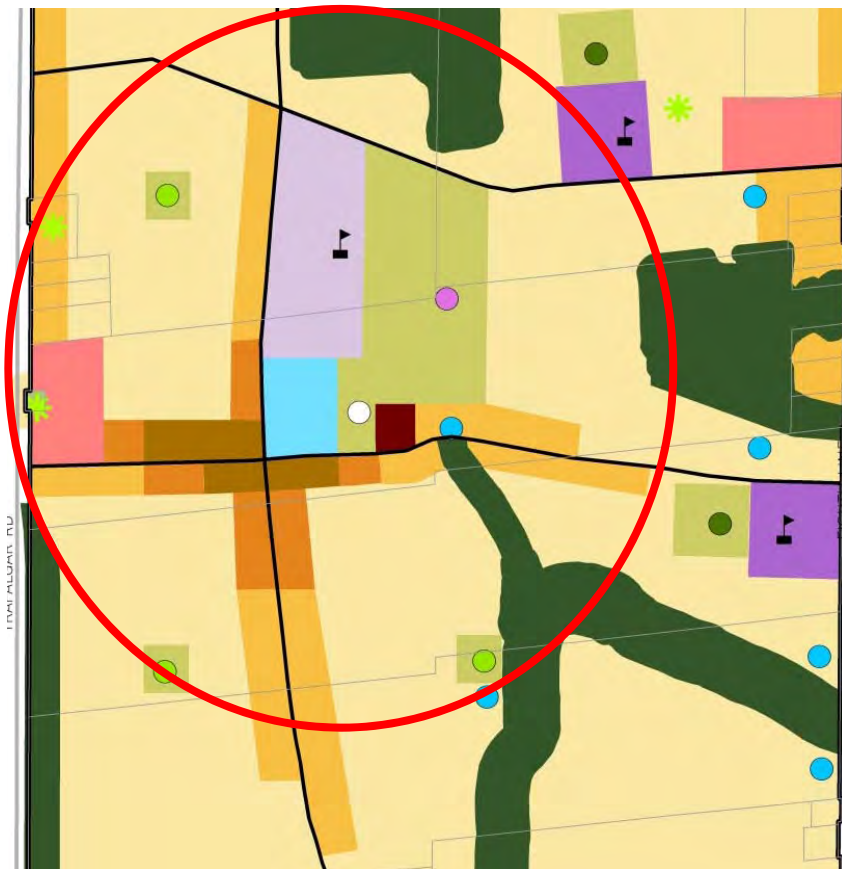
Draft Secondary Plan: Draft Transportation Assessment – Key Improvements



LEGEND

1	Right Turn Lane - Westbound
2	Right Turn Lane - Westbound
3	Traffic signal and may require a Two Way Left Turn Lane
4	Left Turn Lane - Westbound
5,6,7	Stop Sign but may require Traffic signals and Two Way Left Turn Lane
8	Traffic Signal
9	Stop Sign
10	Traffic signal
11	Traffic signal
	Planned Improvements – Widen from 2 to 4 Lanes

Draft Secondary Plan: Community Core



- Primary Gathering Place
- High Quality Design
- Pedestrian Oriented
- Wide sidewalks
- Functions and amenities attract surrounding pedestrians
- Block Plan and Phasing recognize Core will take some time to build out and promotes shared amenities and co-location



Draft Secondary Plan: Community Core – Block Plan

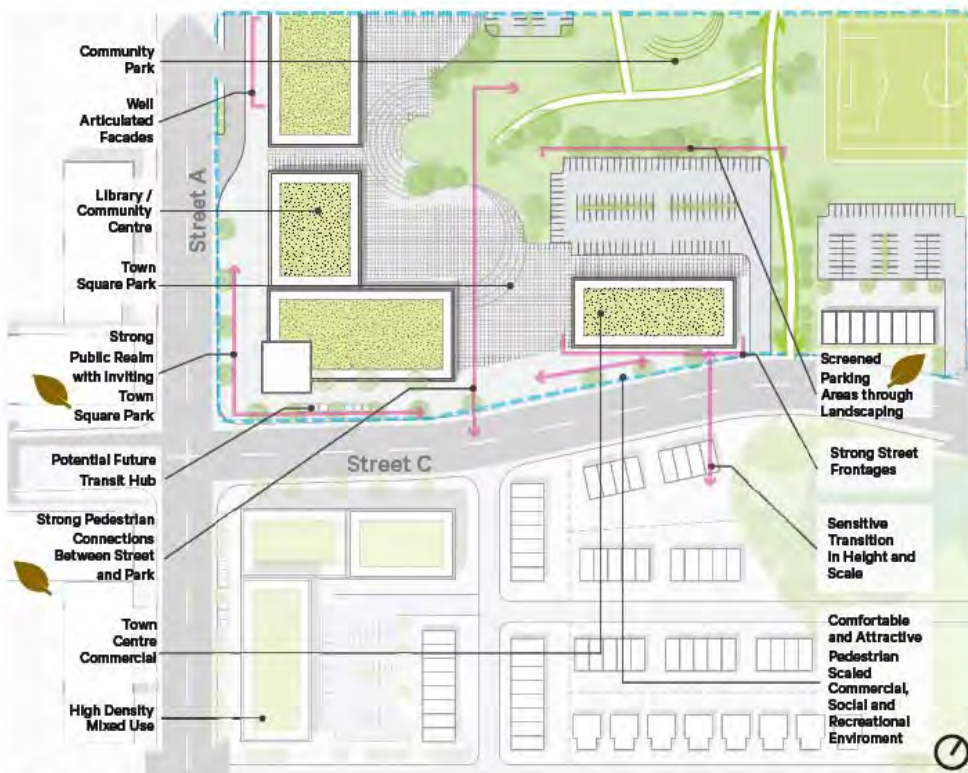


Figure 9: Town centre plan diagram.



Draft Secondary Plan: Community Core – Town Square

Land Use	Density/Height
Town Square Commercial	30-100 u/nh 4 Storeys



Draft Secondary Plan-Residential in Core

Land Use	Density/Height
High Density	75-150 u/nh 6 Storeys
High Density Mixed Use	75-150 u/nh 6 Storeys
Medium Density	30-100 u/nh 4 Storeys



Draft Secondary Plan: Residential Outside of Core

Land Use	Density/Height
Low Density Allows Townhouses (Max 20%)	Min 24 u/nh Max 30 u/nh 30 u/nh Towns 3 Storeys
Medium Density	30-100 u/nh 4 Storeys
High Density	75-150 u/nh 6 Storeys
Mixed Use Gateway	30-100 u/nh 4 Storeys

- Identical homes can't be located adjacent to each other and max 3 of same home in a block of 10
- Encourage a variety of housing designs (façade, materials, colours, rooflines etc.)
- Mixed Use Gateways would permit medium density with commercial on the ground floor should Ashgrove homes and Stewarttown School no longer be located on those sites



Draft Secondary Plan: Parks and Schools

Land Use	#	Size (Approx)	Location
Community Park	1	8 ha	Community Core Adj to Secondary School
Neighbourhood Parks	5	1.6 ha	Beside Elementary Schools and JK-12 Schools
Parkettes	9	0.7 ha	Centrally located in neighbourhoods
Town Square	1	1 ha	Community Core
Secondary School	1	6 ha	Community Core
Secondary/Elementary School	1	6 ha	Street D (Danby) and Eighth Line
Elementary School (new)	4	2.4 ha	Distributed throughout the Community



Draft Secondary Plan: Major Commercial

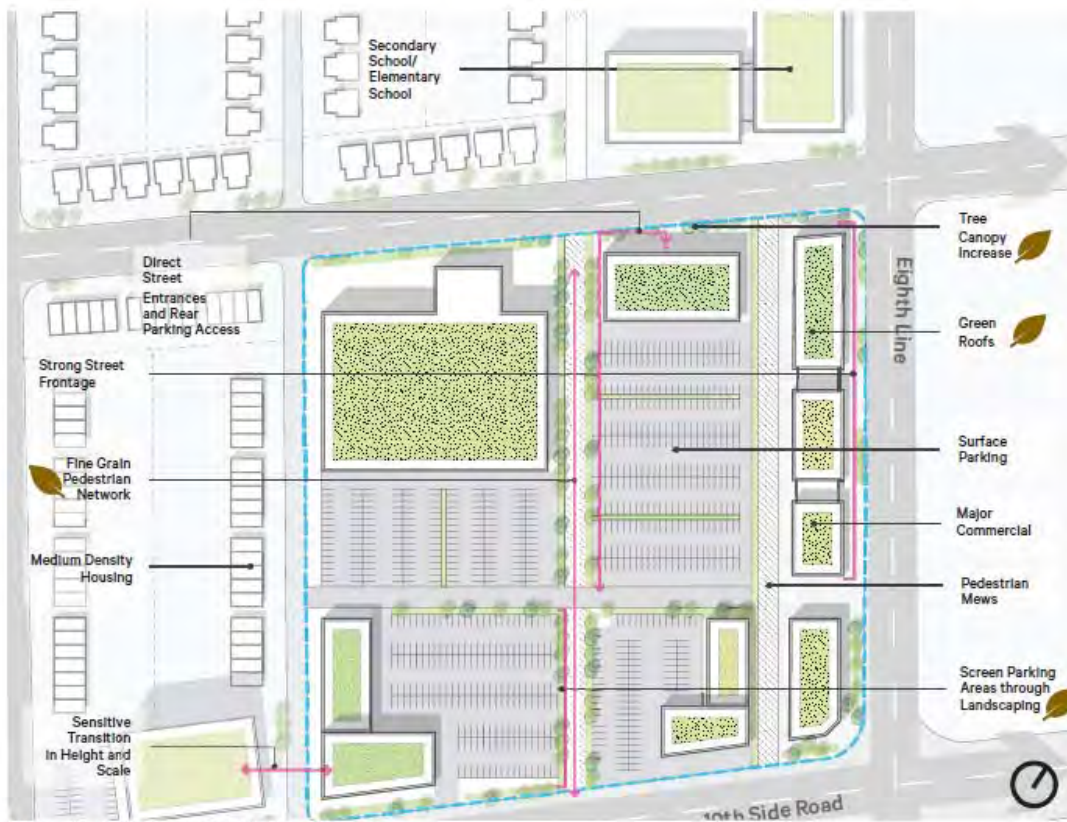


Figure 12: Major commercial plan diagram.

- 1 Major Commercial Block - 6 ha at 10 Side Road and Eighth Line
- Accommodate a large grocery store
- Easily accessible (walking, cycling, transit and auto)
- Planned delineated areas for pedestrians and focal points to be a public gathering area.
- Provides direction but requires a detailed plan before development
- Permits residential 3-6 Storeys



Draft Secondary Plan: Local Commercial

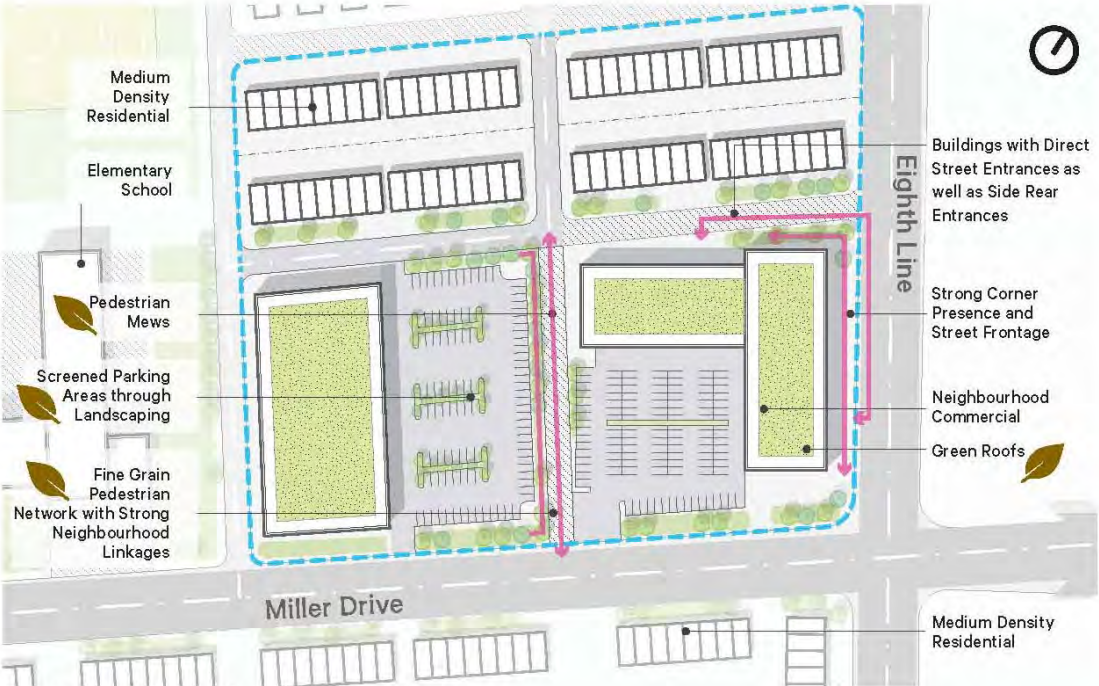


Figure 11: Neighbourhood commercial plan diagram.

- 2 Local Commercial Blocks @ 2.4 ha
- Street C and Trafalgar (in Core) Street B and Eighth Line
- Strong street presence, well delineated walkways
- Pedestrian oriented focal points to be a public gathering area.

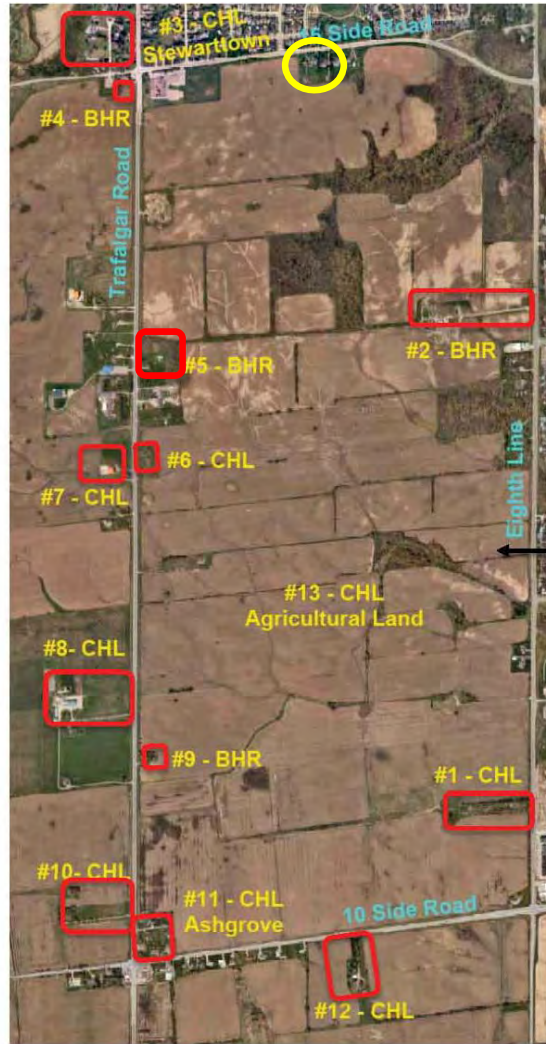


Affordable Housing

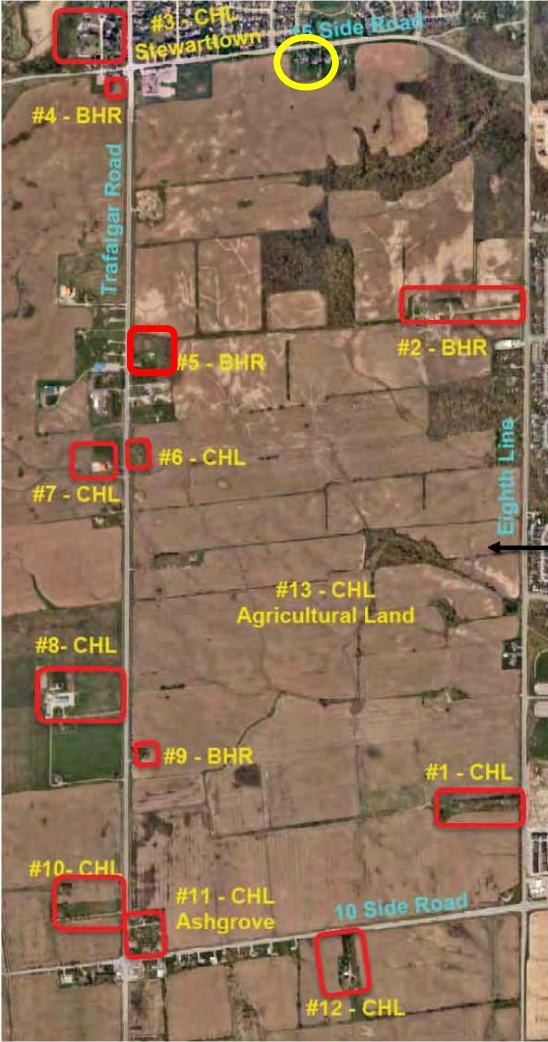
- Requires a minimum of 30% of new housing units be affordable
- Provision of a mix of housing types, lot sizes and tenures for all household types (families, older adults, young people and residents with special needs)
- Work with the Region and the development community to consider incentives to provide affordable housing
- Plan permits secondary suites
- Other options include considering implementing inclusionary zoning and exploring innovative and alternative housing types to facilitate provision of affordable housing



Heritage



Heritage Recommendations



- #1,2,5 and 6 are on the Town’s Heritage Register
- #9 should be evaluated for the Town’s Heritage Register
- Require Heritage Impact Report for Resources on the Town’s Heritage Register
- If determined worthy of conservation, the normal conservation principles will apply. This will firstly seek retention in situ. Other options for conservation will then be considered if this is not possible.



Sustainable Urban Design

1.0 Introduction

- 1.1 Purpose of the Guidelines
- 1.2 The Study Area
- 1.3 Background
- 1.4 Document Structure

2.0 Vision And Guiding Principles

- 2.1 Vision Statement
- 2.2 Guiding Principles

3.0 Sustainability Guidelines

- 3.1 Overview
- 3.2 Green Development Standards
- 3.3 Sustainability and Resilience
- 3.4 Key Sustainability Focus Areas

4.0 General Public Realm Design Guidelines

- 4.1 Public Parks
- 4.2 Street Networks

5.0 General Private Realm Design Guidelines

- 5.1 Site Design
- 5.2 Building Design

6.0 Low Density Residential Design Guidelines

- 6.1 Street and Laneway Single Detached Dwellings
- 6.2 Street and Laneway Semi-Detached Dwellings

7.0 Medium Density Residential And Mixed Use Design Guidelines

- 7.1 Street and Laneway Townhouses
- 7.2 Back-to-Back Townhouses
- 7.3 Street and Laneway Stacked Townhouses
- 7.4 Low-Rise Apartment and Mixed Use Buildings

8.0 High Density Residential And Mixed Use Design Guidelines

- 8.1 Mid-Rise Apartment and Mixed Use Buildings

9.0 Core Commercial Design Guidelines

- 9.1 Main Street Commercial Buildings

10.0 Local and Major Commercial Design Guidelines

- 10.1 Small and Large-Format Commercial Buildings

11.0 Institutional Design Guidelines

- 11.1 Elementary and Secondary Schools
- 11.2 Library and Community Centre



Sustainable Development and Urban Design

- **Energy efficiency** - micro district energy in Core, maximize passive solar gain, electric charging stations.
- **Habitat protection** – native species, bird strike deterrent strategies.
- **Water conservation** – rainwater harvesting, grey water reuse, permeable pavers, rain gardens, swales.
- **Local food production** – community gardens, location for farmers market.



Sustainable Urban Design: Public Realm (Parks, NHS, Trails and Roads)

Town Square

- Highest level of landscape and design
- Commercial on edges for an active vibrant pedestrian shopping experience
- Active and passive uses including patios, cafes, pergolas, event and gathering spaces, fountains etc.



Trails

- Continuous trail network connecting parks, NHS, Community Core, Schools, community facilities and commercial areas.
- Materials and locations sensitive to surrounding environmental features
- Multiple access points to bicycle lanes, sidewalks, parking areas and potential future transit stops.



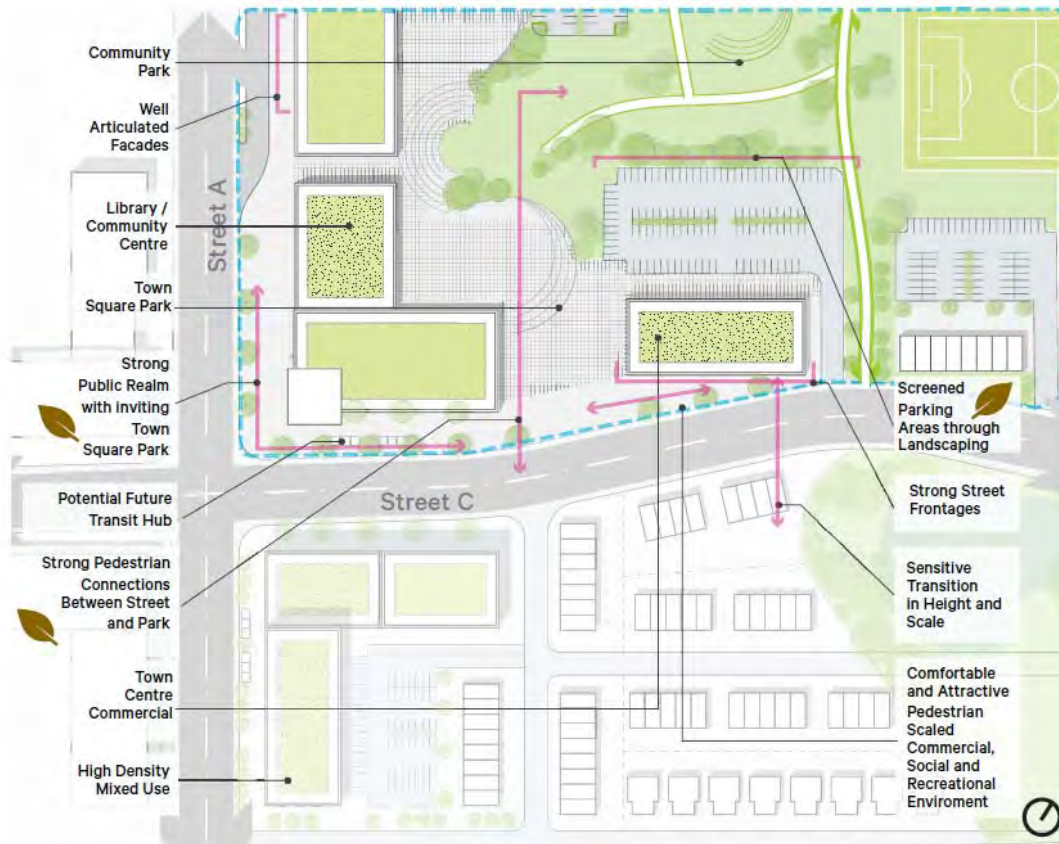
Sustainable Urban Design

Private Realm (Apply to all Development)

- Diversity in lot size and variety
- Addresses landscaping and pedestrian circulation on private property
- Pedestrian movement given priority in designing parking facilities
- Building entrances designed as focal points, with canopies to provide shade and weather protection
- Addresses windows, roofs, materials to create buildings or areas with a unique identity



Sustainable Urban Design: Core Commercial



- Core Commercial highest standard of architectural design and use high quality durable materials such as brick and stone
- Incorporate prominent display windows and windows to occupy 70% of ground floor
- Outdoor patios are encouraged on private property
- Combination of on street parking and shared parking with adjacent facilities (i.e. Library, Community Centre, Community Park)



Sustainable Urban Design: Commercial



- High standard of design, highest priority given to street and open space facades
- Distinct visual identity respecting the character and style of the neighbourhoods
- Glazing (windows) to occupy 60% of the first storey
- Encourage patios on private property



Sustainable Urban Design: Institutional (Schools, Library/Community Centre)

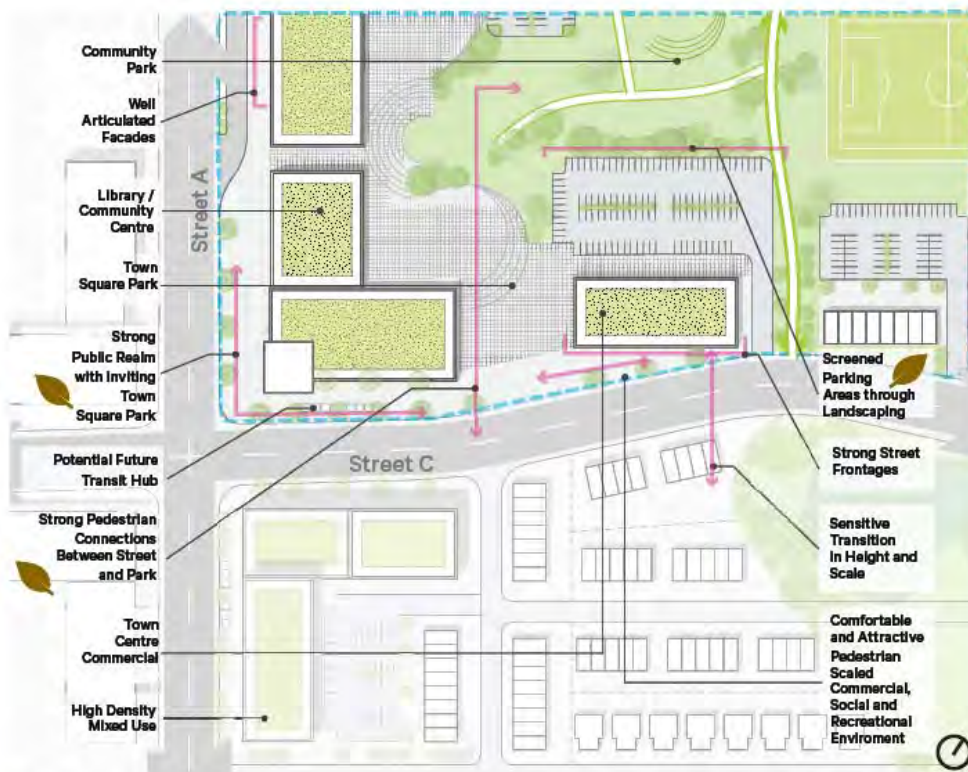


Figure 9: Town centre plan diagram.

- Buildings should have a distinct visual identity respecting the character and style of the neighbourhood
- Secondary School design in the Community Core should reflecting relationship with Library/ Community Centre and urban character
- Community uses in Core to share parking
- Neighbourhood parks and schools to share facilities and parking



Next Steps

May 7, 2018

Statutory Public Meeting at Council

May 18, 2018

All comments on Draft Secondary Plan received

June 26, 2018

Report responding to all comments and recommending Council Adoption of the Draft Secondary Plan

July 9, 2018

Recommendation Report ratified at Council

Secondary Plan to the Region of Halton for Approval



Stations

1. Land Use Plan
2. Community Structure
3. Urban Design
4. Community Core
5. Transportation, Trails and Parks

