

DOWNTOWN GEORGETOWN PLANNING STUDY



Destination
DOWNTOWN

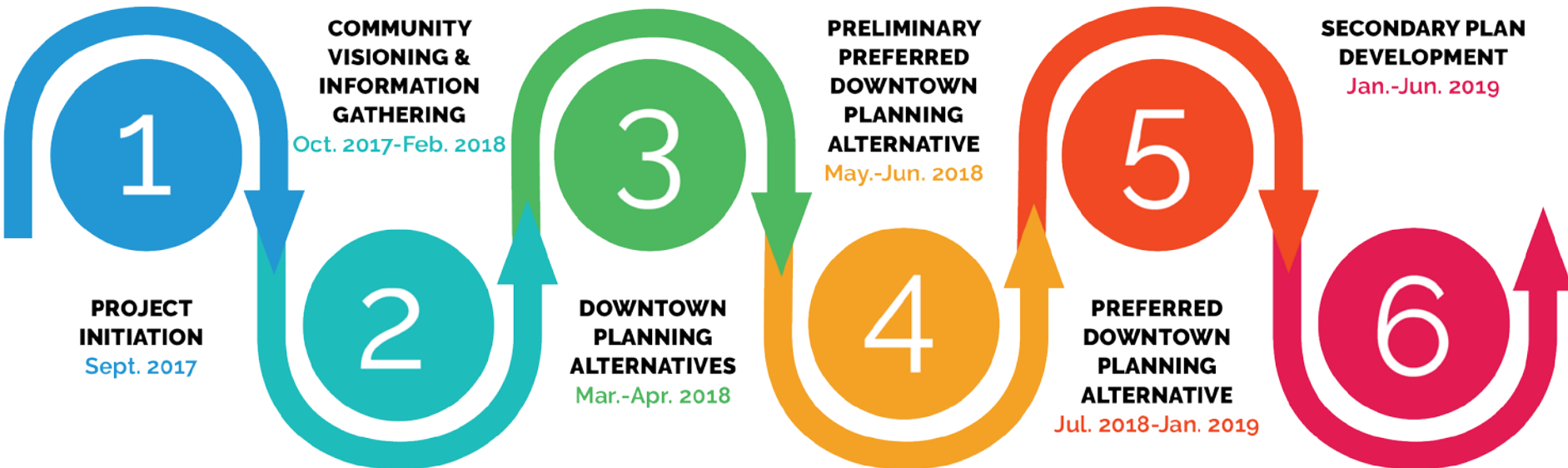
Community Workshop #3

Thursday, May 24, 2018

The Planning Partnership

OVERVIEW OF STUDY, PROCESS & MILESTONES

We are here



PURPOSE OF THE STUDY

- To develop a **clear vision and detailed planning framework** (land use and built form) for Downtown Georgetown – next 20-25 years (2041 planning horizon)
- To produce a **Secondary Plan** for Downtown Georgetown as a basis for evaluating the merits of future development applications, particularly intensification proposals, to ensure the heritage character and multi-faceted, mixed use function of the area is protected
- To comprehensively **evaluate the capacity of the area to accommodate intensification** of a magnitude and scale appropriate for the area

Input from today will inform the Secondary Plan



PUBLIC ENGAGEMENT SO FAR:

1

Downtown Visioning Session

February 20, 2018



Technical Advisory Committee Meeting



Steering Committee Meeting



Public Workshop



One-on-One Interviews

2

Design Summit

April 20, 2018



Roving Information Station Interviews



Visual Preference Surveys



Group Discussions on the Draft Vision Statement



Group Discussions on the Draft Design Principles

DRAFT VISION STATEMENT

Downtown Georgetown is a **vibrant destination** that serves the residents of Georgetown and Halton Hills and **draws visitors** from all corners of the Greater Golden Horseshoe Area.

Development will build on the **rich natural and cultural heritage** that makes Downtown Georgetown **unique** and so cherished by all who live there and visit.

Through **sustainable development** and **enhanced public realm** initiatives, Downtown Georgetown will continue to grow and offer an increasingly diverse range of places to **live, work, shop, be entertained**, and enjoy **community life** in a setting that artfully integrates old and new development into a picturesque landscape.



DRAFT DESIGN PRINCIPLES

1



Ensure new development celebrates and protects the existing **built heritage character** of the downtown.

2



Establish a variety of beautiful **public gathering spaces** to support cultural events, festivals and community life throughout the year.

3



Create **vibrant, safe and comfortable pedestrian-oriented streets** that enhance mobility for pedestrians, cyclists and drivers and support existing and future transit.

4



Promote a **mix of uses** in a variety of **building forms**, including a range of housing types and opportunities for retail, commercial and community uses.

DRAFT DESIGN PRINCIPLES

5



Protect and enhance **natural features** while broadening opportunities for public access, enjoyment, education and stewardship.

6



Demonstrate **high-quality design** in new development and incorporate best practices that respect and complement the character of Downtown Georgetown and its adjacent neighbourhoods.

7



Incorporate **sustainable development and construction** practices to maximize resource conservation.



DESIGN SUMMIT



DESIGN SUMMIT: WHAT HAPPENED?

- April 4, 2018 at the Mold-Masters SportsPlex Park
- Two design sessions: 3:00-5:30 pm & 6:30-9:00 pm
- Participants joined a member of the Project Team to prepare an Alternative (concept) for the study area using a specific design program
- The Alternatives were developed with the Vision Statement and Design Principles in mind.
- The Design Summit resulted in the development of 8 different Alternatives for the study area





DESIGN SUMMIT: DEVELOPMENT PROGRAMS

VARIABLE

Alternative 1



Alternative 2



Alternative 3



Alternative 4



of Units

450

450

650

800

Type of Built Form

Townhouses

Townhouses & Mid-rise

Mid-rise

All forms

Building Height

3

3-6

8

3-10+

Public Realm / Parks

Existing park

One central urban park

Urban square with each development

Parks and urban squares

Heritage

Conserved

Integrated

Integrated

Conserved

Main Street ROW

Shared 'ROW'
Vehicles and bicycles share existing lanes

Dedicated Lanes
1 lane for vehicles; 1 lane for bikes and transit



Remove Street Parking
Create enhanced bike lanes

Shared 'ROW'
Vehicles and bicycles share existing lanes



DESIGN SUMMIT: ALTERNATIVE 1



Alternative 1

Development Program		Design Summit	Refined Alternative
# of Units	450		
Type of Built Form	Townhouses		
Building Height	3		
Public Realm / Parks	Existing park		
Heritage	Conserved		
Main Street ROW	Shared 'ROW' Vehicles and bicycles share existing lanes		



DESIGN SUMMIT: ALTERNATIVE 2




Alternative 2

Development Program		Design Summit	Refined Alternative
# of Units	450		
Type of Built Form	Townhouses & Mid-rise		
Building Height	3-6		
Public Realm / Parks	One central urban park		
Heritage	Integrated		
Main Street ROW	Dedicated Lanes 1 lane for vehicles; 1 lane for bikes and transit		



DESIGN SUMMIT: ALTERNATIVE 3

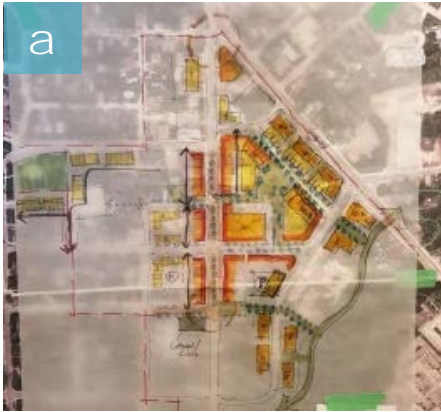
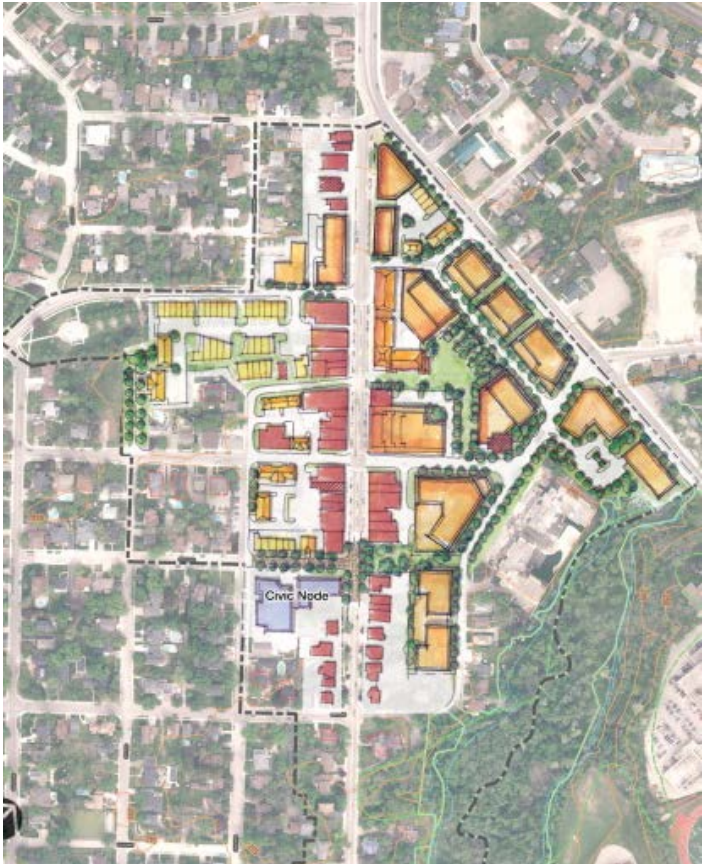
Alternative 3

Development Program		Design Summit	Refined Alternative
# of Units	650		
Type of Built Form	Mid-rise		
Building Height	8		
Public Realm / Parks	Urban square with each development		
Heritage	Integrated		
Main Street ROW	Remove Street Parking Create enhanced bike lanes		
			



DESIGN SUMMIT: ALTERNATIVE 4

Alternative 4

Development Program		Design Summit	Refined Alternative
# of Units	800		
Type of Built Form	All forms		
Building Height	3-10+		
Public Realm / Parks	Parks and urban squares		
Heritage	Conserved		
Main Street ROW	Shared 'ROW' Vehicles and bicycles share existing lanes		



EXPLORING THE ALTERNATIVES

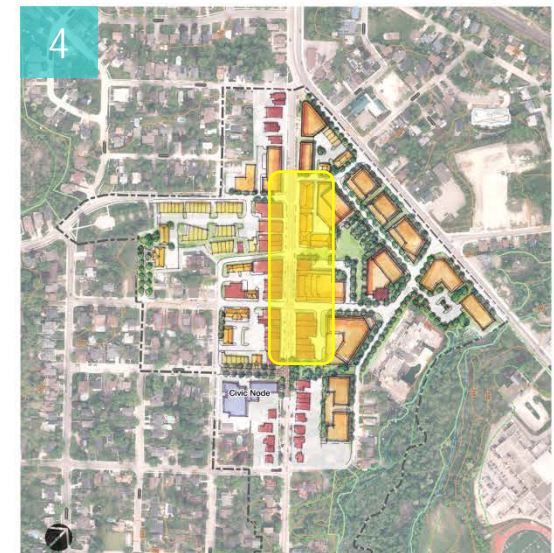
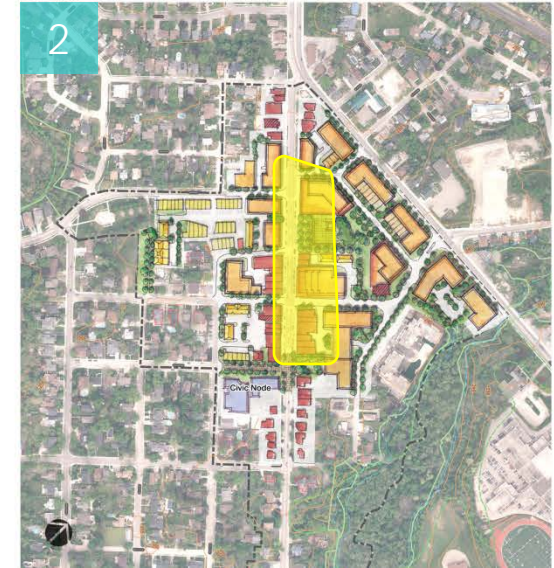


PRINCIPLE 1: Ensure new development celebrates and protects the existing built heritage character of the downtown

- a. Protect the heritage character of Main St, in particular the buildings in the block north of McGibbon on the east side of Main St

Rear additions to existing buildings on Main St

Conserve the massing of each building in the block north of McGibbon, east side of Main St (with stepback to new building behind) – no alternatives do this





PRINCIPLE 1: Ensure new development celebrates and protects the existing built heritage character of the downtown

b. Conserve key heritage buildings on Mill St

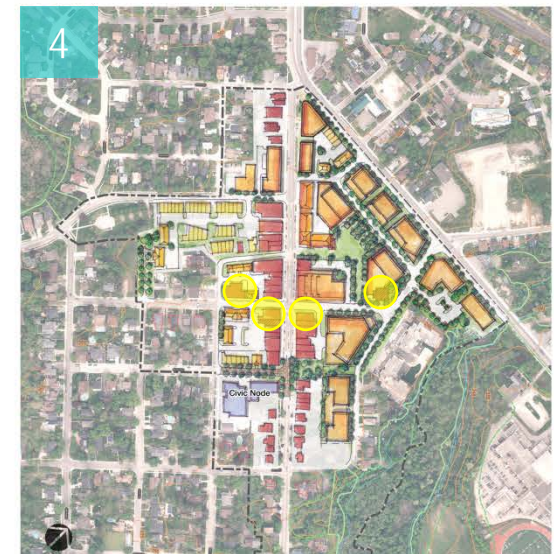
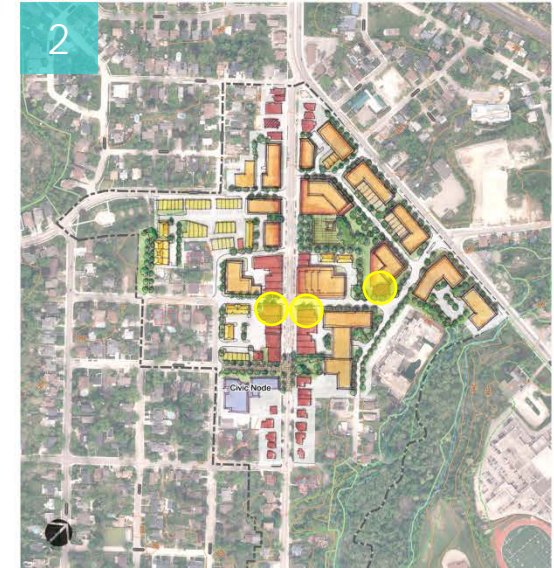
Conserve 70 Mill Street – Old Post Office as an anchor to the street

Conserve 120-134 Mill St
Replace 2 banks at the corner of Main St and Mill St with 2-3 storey buildings in keeping with Main Street character

Also consider:

Conserve 75 Mill Street (the 'Birches')

Conserve 72 Mill Street (old theatre)



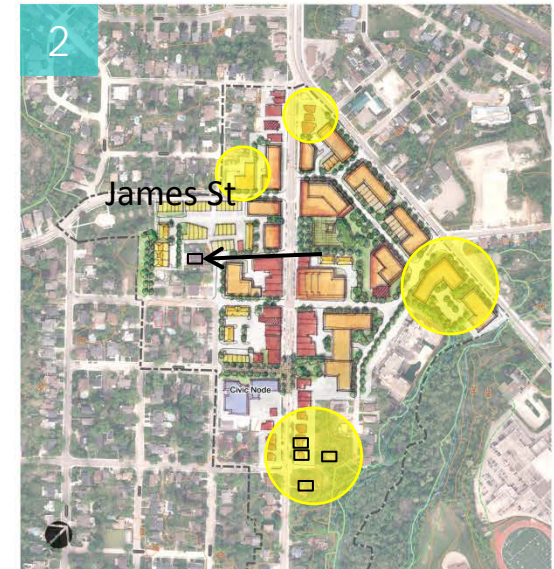
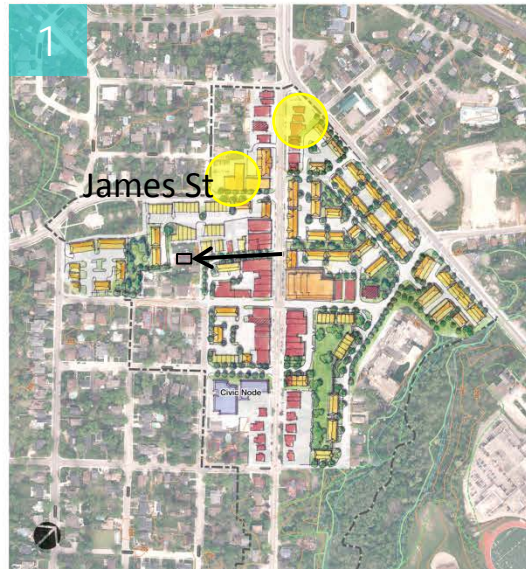


PRINCIPLE 1: Ensure new development celebrates and protects the existing built heritage character of the downtown

c. Conserve key buildings on Guelph St

Retain corner house at Main St and Guelph St and incorporate landscaped forecourt design

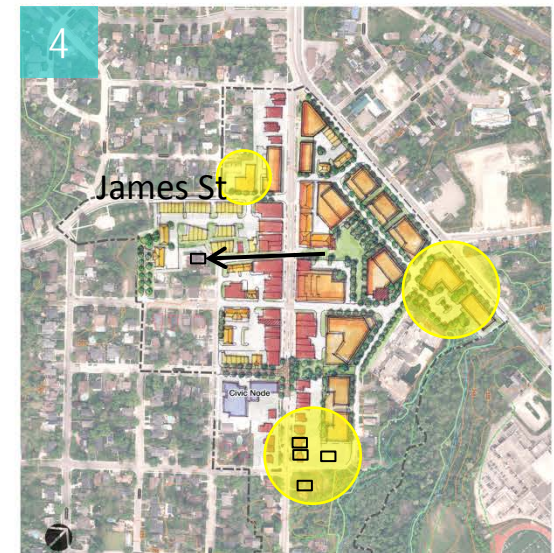
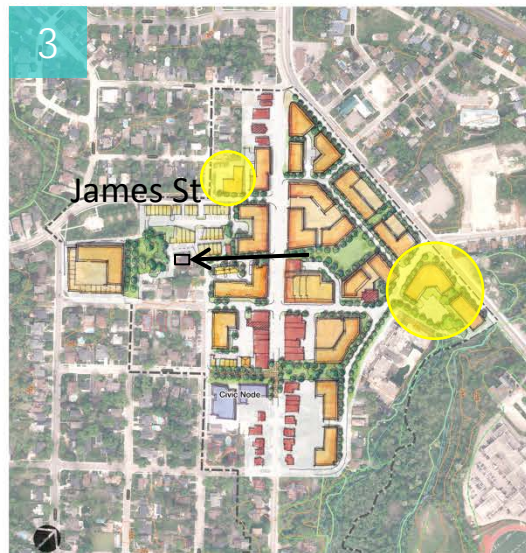
Incorporate the Carpet Barn on Guelph St as part of new development



d. Retain #8 James St

e. Maintain views along Wesleyan to the former chapel

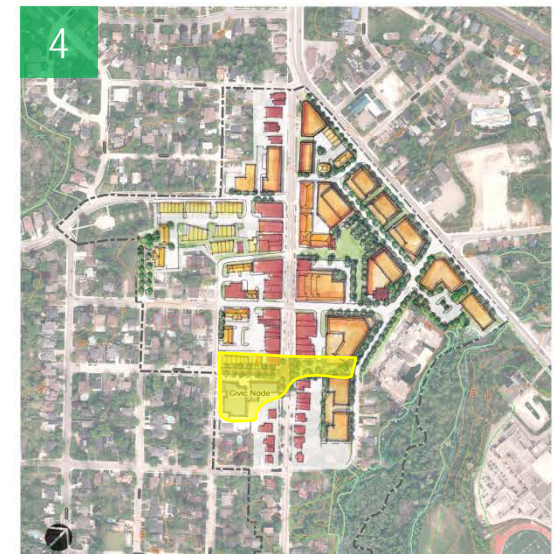
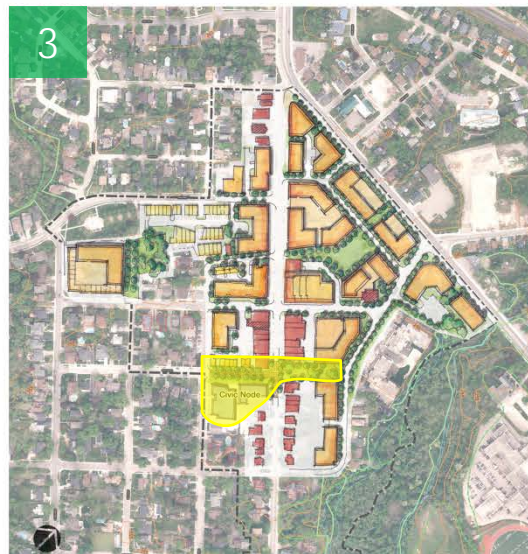
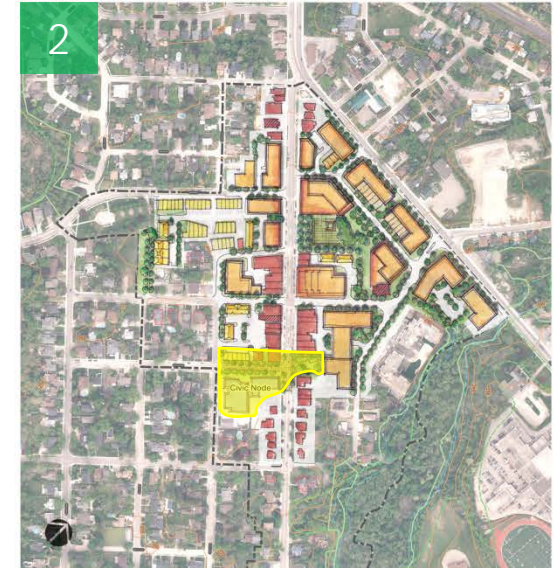
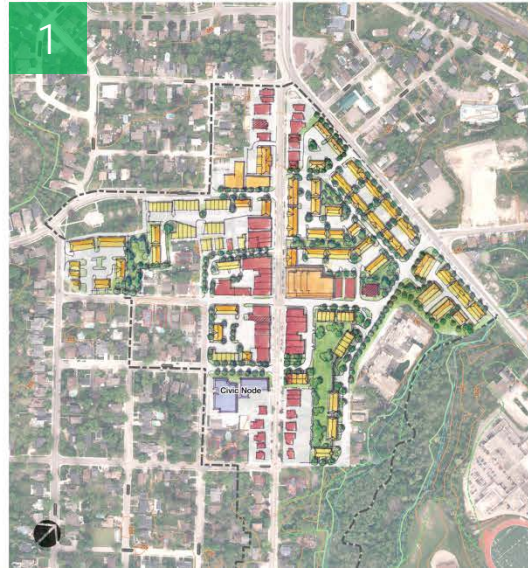
f. Conserve cluster of buildings on Park Ave at Mill St





PRINCIPLE 2: Establish a variety of beautiful public gathering spaces to support cultural events, festivals and community life throughout the year

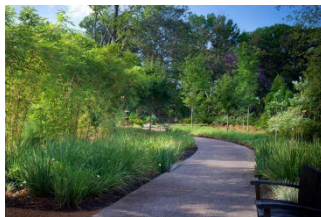
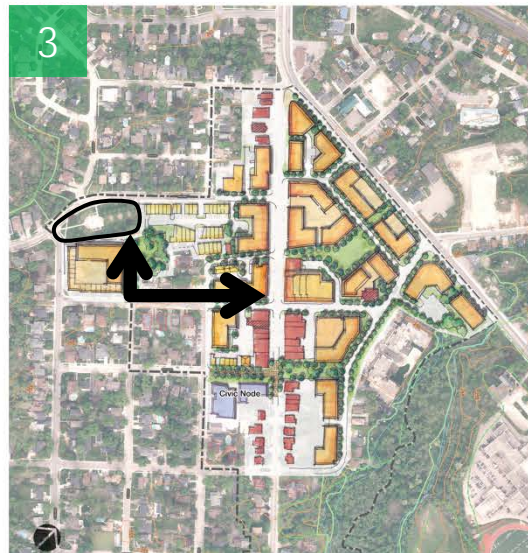
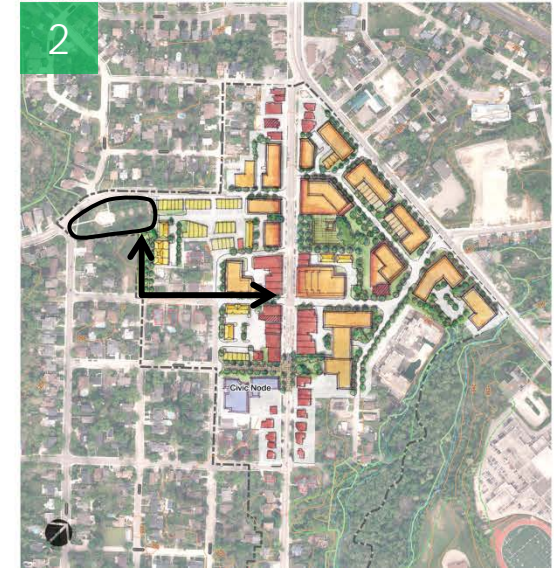
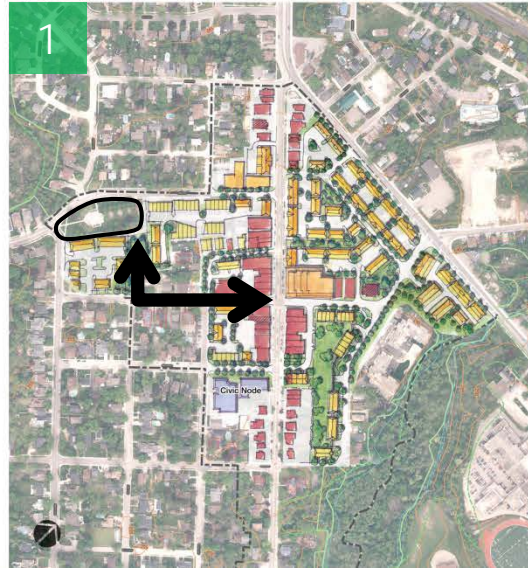
a. Provide an enhanced cultural and civic node





PRINCIPLE 2: Establish a variety of beautiful public gathering spaces to support cultural events, festivals and community life throughout the year

b. Improve the connection to Remembrance Park



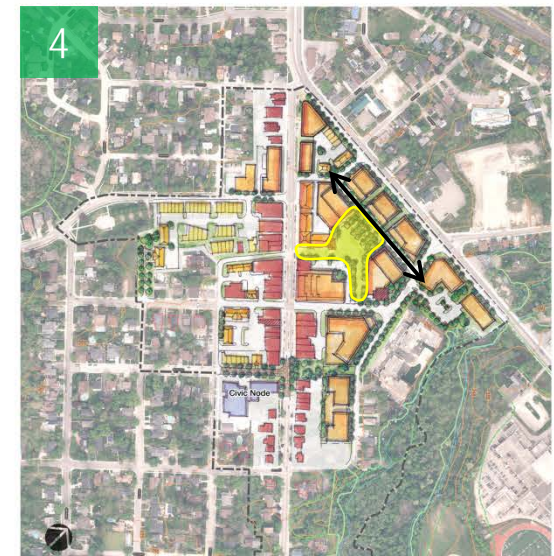
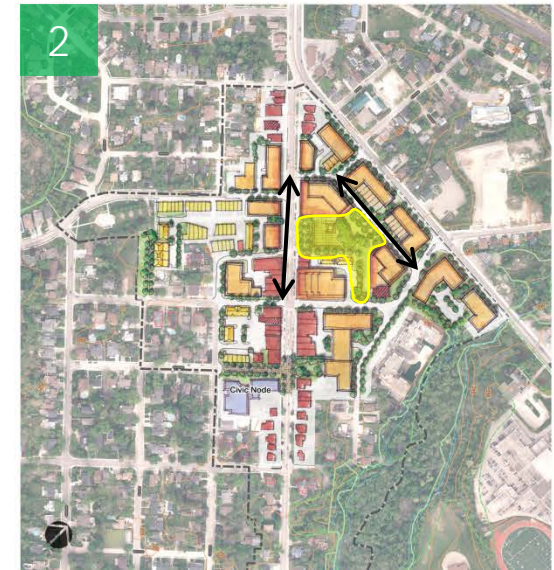


PRINCIPLE 2: Establish a variety of beautiful public gathering spaces to support cultural events, festivals and community life throughout the year

- c. Provide a range of publicly accessible parks and open spaces, including animated and prominent public space

New central public space has:

Frontage on Main St
Exposure on multiple streets
Active uses on all sides





PRINCIPLE 3: Create vibrant, safe and comfortable pedestrian-oriented streets that enhance mobility for pedestrians, cyclists and drivers and support existing and future transit

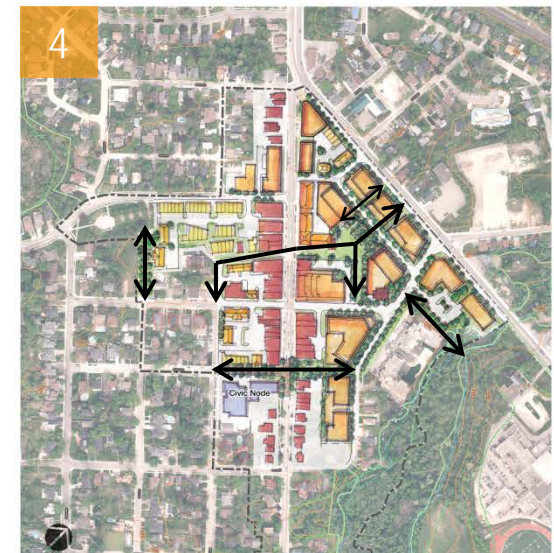
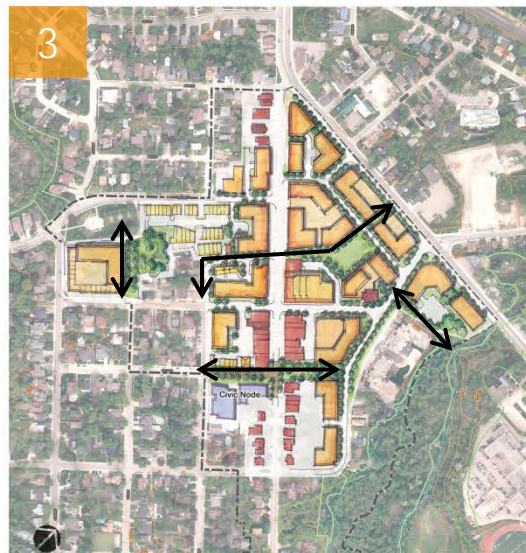
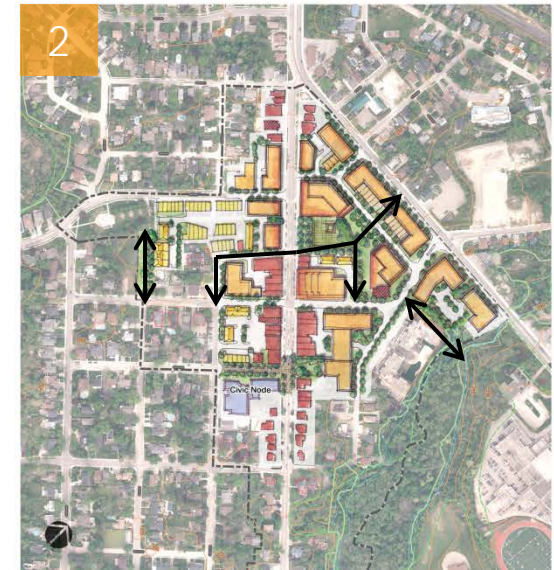
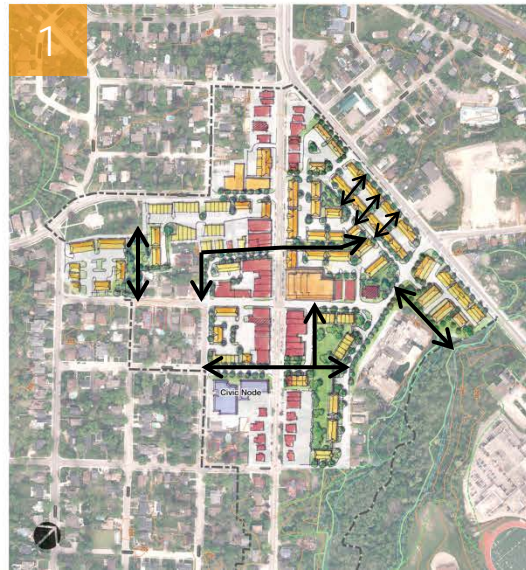
a. Provide more ways to walk to Downtown and to the GO Station

Fine grain network of walkways / landscaped areas

New lane/street behind Main St, between Church and Mill St

Direction from planning policy (provincial, regional, local):

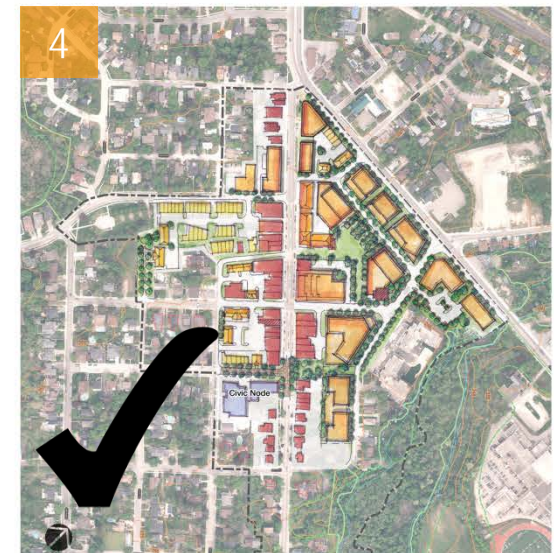
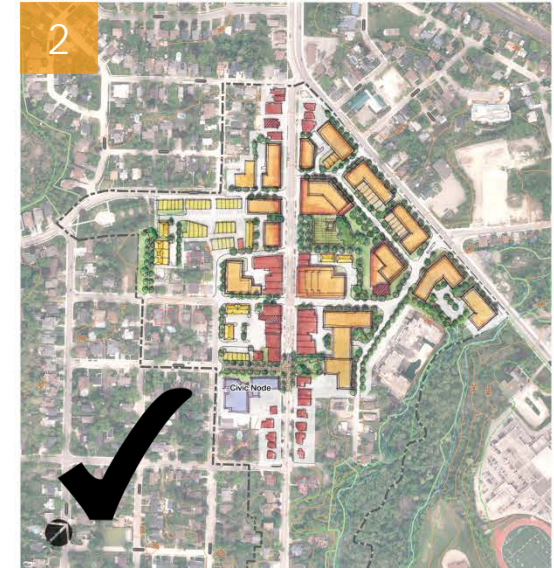
Promote healthy, active communities by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate community connectivity





PRINCIPLE 3: Create vibrant, safe and comfortable pedestrian-oriented streets that enhance mobility for pedestrians, cyclists and drivers and support existing and future transit

b. Support current and future transit and active transportation





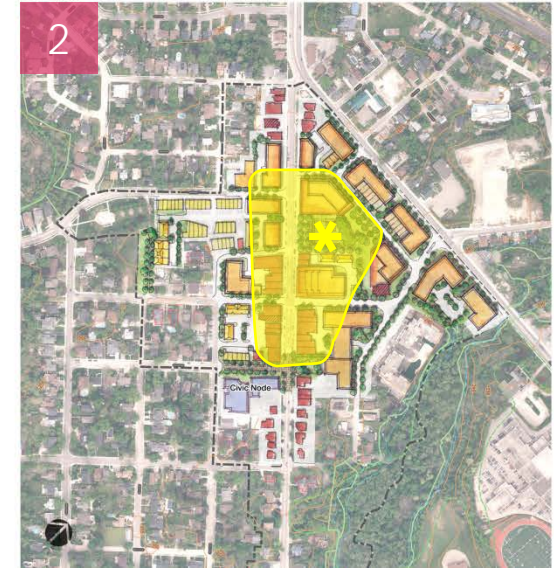
PRINCIPLE 4: Promote a mix of uses in a variety of building forms, including a range of housing types and opportunities for retail, commercial and community uses

a. Encourage investment while retaining the character and scale of Downtown

Vibrant retail

Space for programmed events / gathering space with exposure on Main St

Increase foot traffic





PRINCIPLE 4: Promote a mix of uses in a variety of building forms, including a range of housing types and opportunities for retail, commercial and community uses

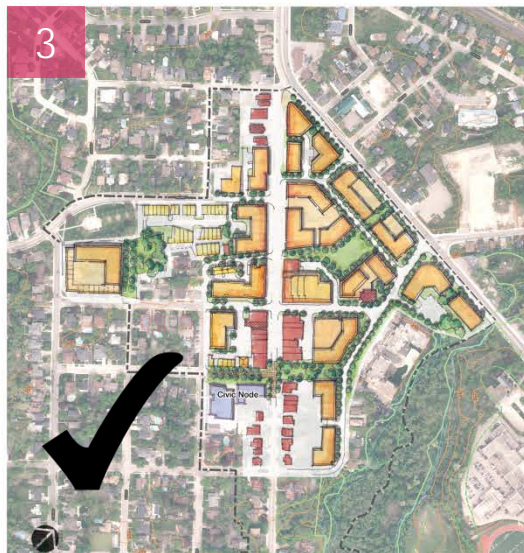
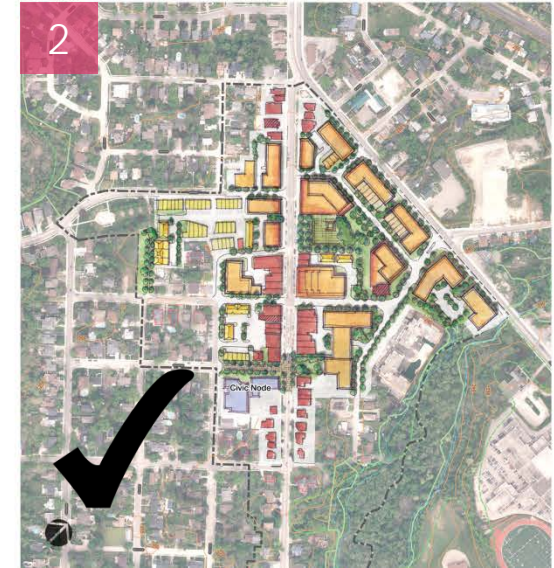
b. Provide opportunities for a diverse mix of housing to enhance absorption rates (purchases and rentals)

Considerations

Absorption of taller buildings and, competition with GO Station Area Plan

Assembling land to create larger parcels for re-development of higher density buildings

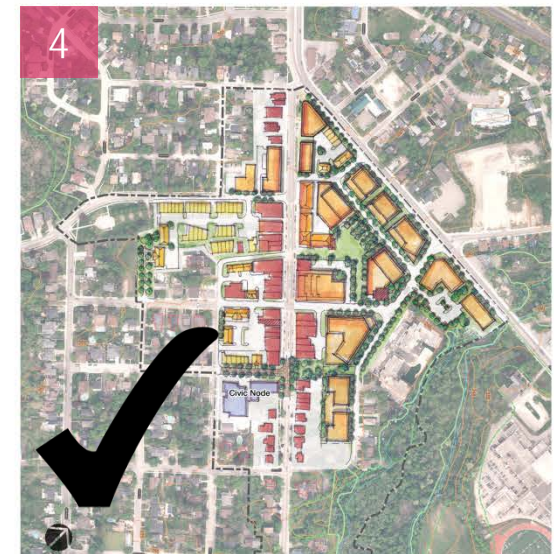
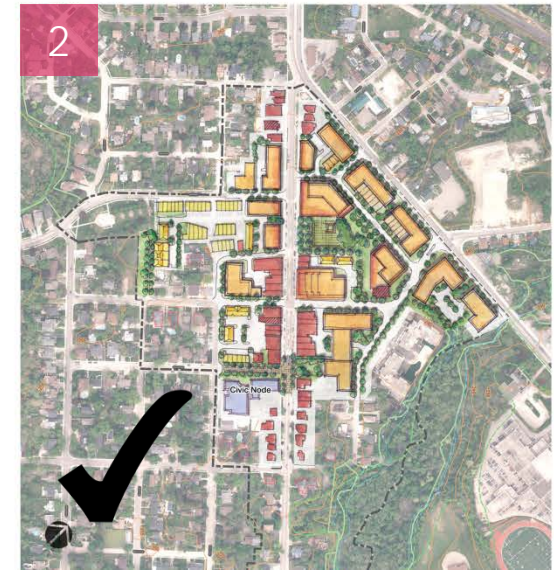
Significant development would only result in nominal increase in retail demand; this is primarily a destination retail market





PRINCIPLE 4: Promote a mix of uses in a variety of building forms, including a range of housing types and opportunities for retail, commercial and community uses

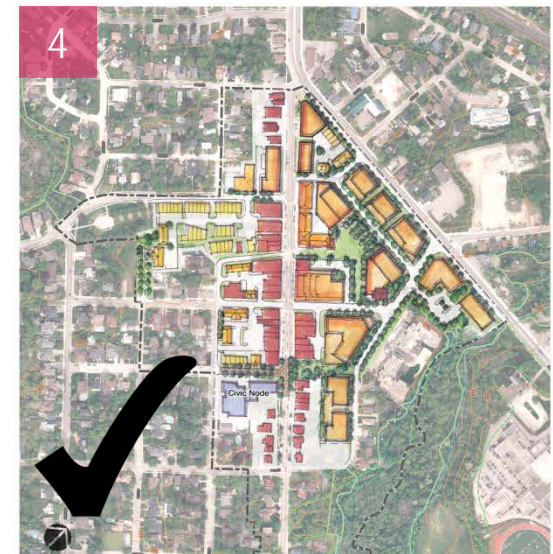
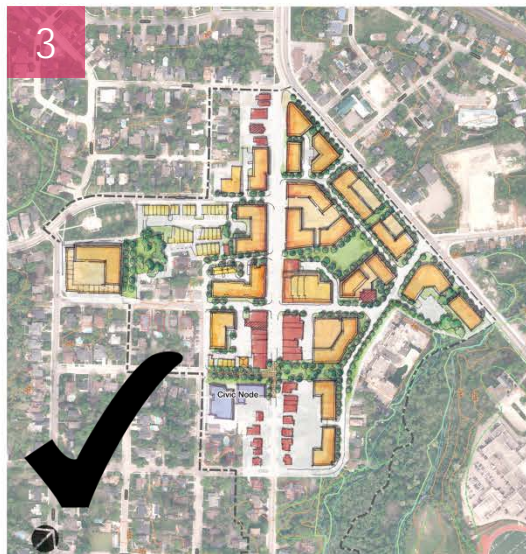
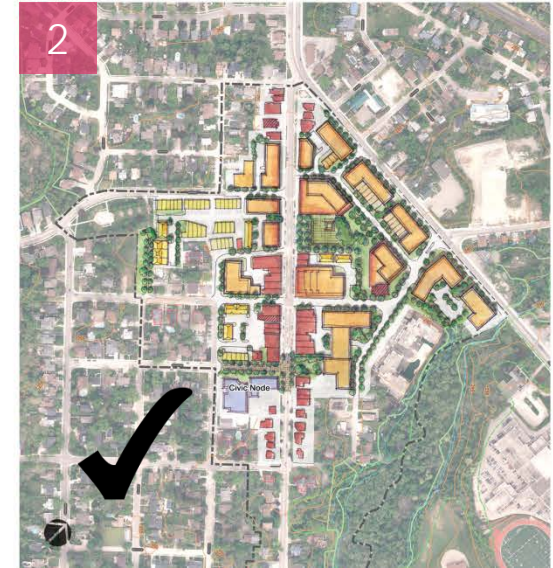
c. Support mixed use and compact growth





PRINCIPLE 4: Promote a mix of uses in a variety of building forms, including a range of housing types and opportunities for retail, commercial and community uses

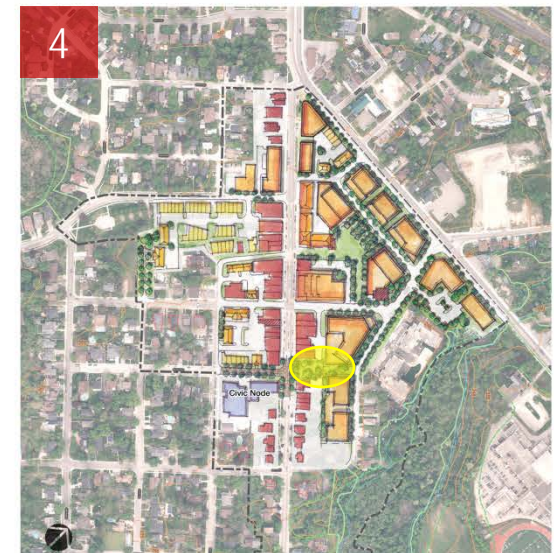
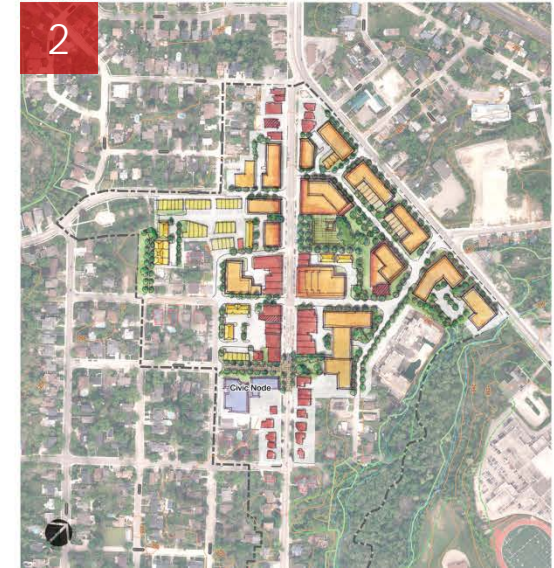
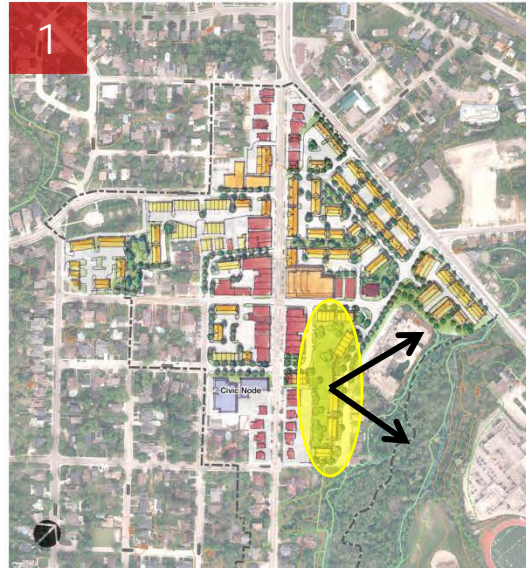
d. Promote employment opportunities





PRINCIPLE 5: Protect and enhance natural features while broadening opportunities for public access, enjoyment, education and stewardship

a. Promote the natural character and context of Downtown and enhance views to Silver Creek



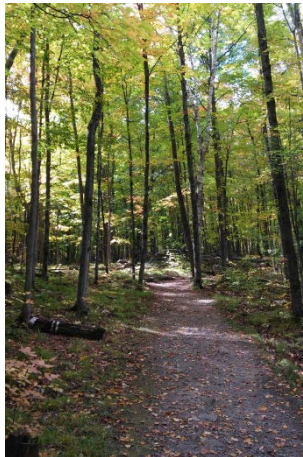
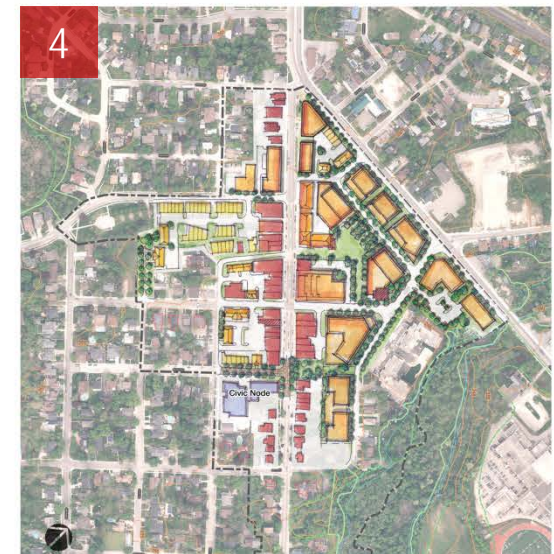
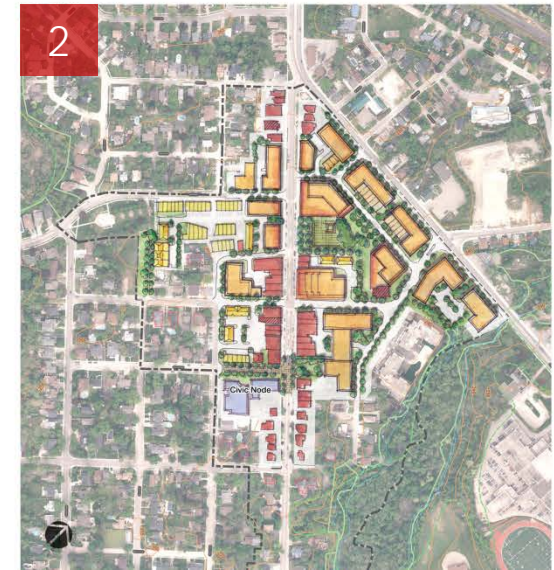
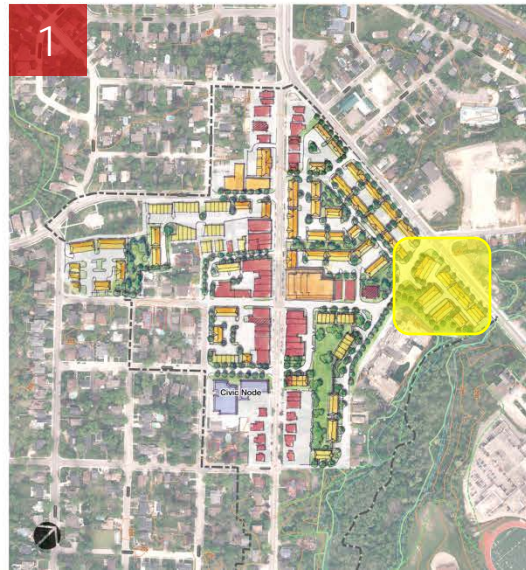


PRINCIPLE 5: Protect and enhance natural features while broadening opportunities for public access, enjoyment, education and stewardship

b. Provide opportunities to enhance/restore disturbed area of Silver Creek

Restoration of a Level 3 Area (Silver Creek SWS (CVC 2003))

Restoration of a disturbed portion of the valley and elimination of a source of contamination

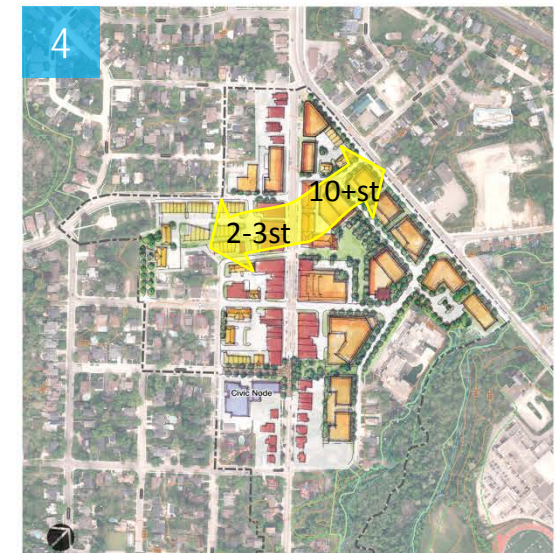
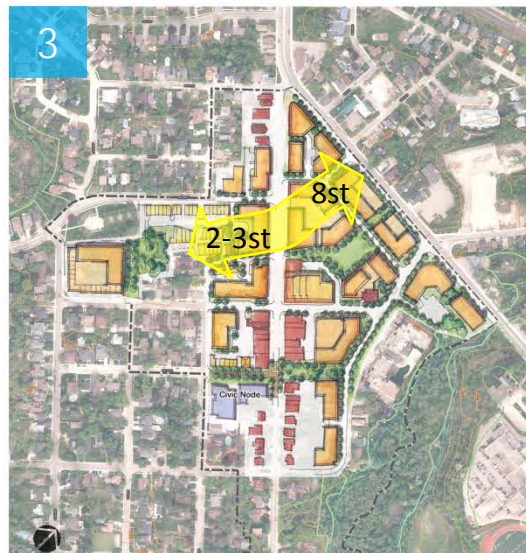
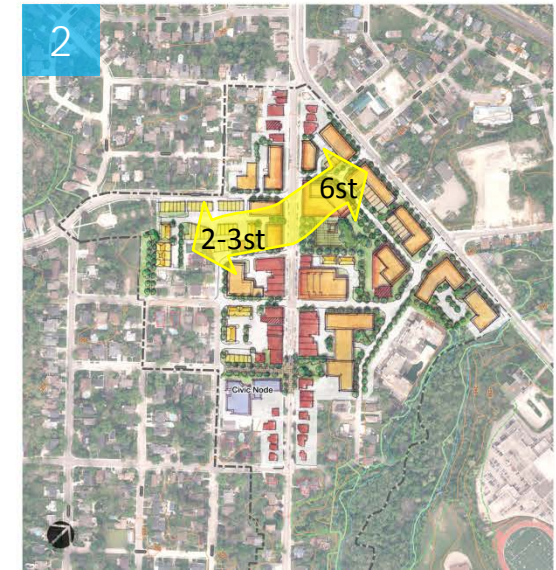




PRINCIPLE 6: Demonstrate high-quality design in new development and incorporate best practices that respect and complement the character of Downtown Georgetown and its adjacent neighbourhoods

a. Ensure a gradual transition of building height to adjacent residential neighbourhoods

Protect character and stability of adjacent neighbourhoods

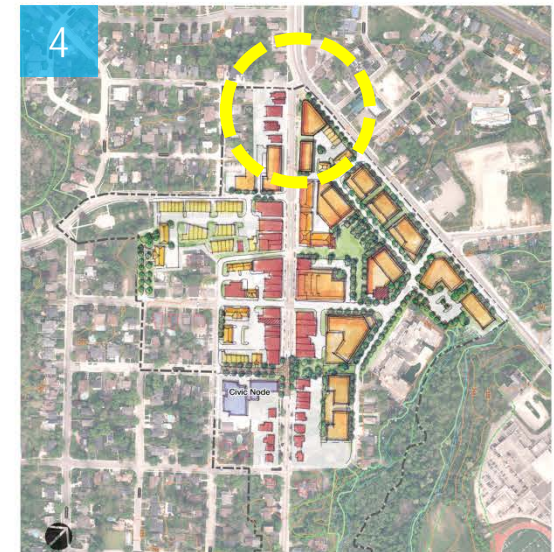
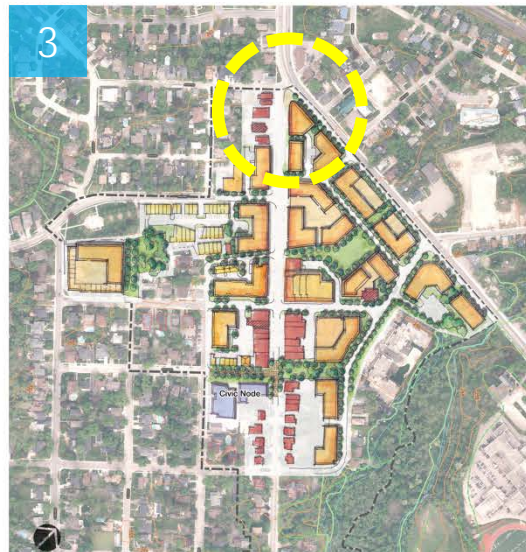
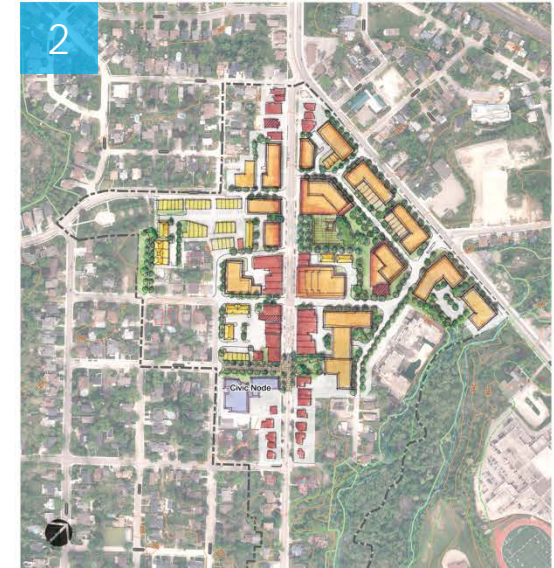




PRINCIPLE 6: Demonstrate high-quality design in new development and incorporate best practices that respect and complement the character of Downtown Georgetown and its adjacent neighbourhoods

b. Create landmarks/ gateways to Downtown

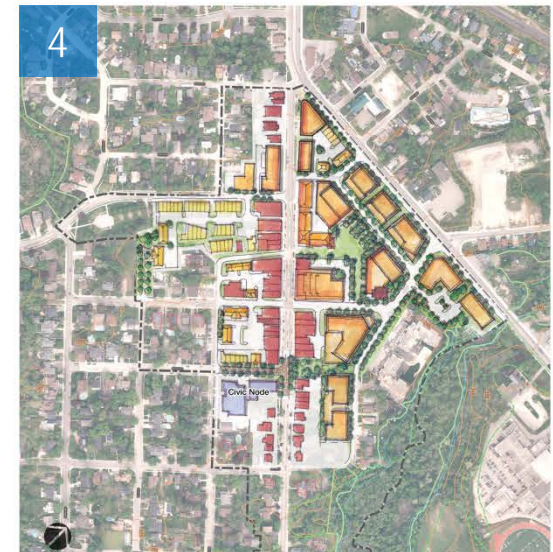
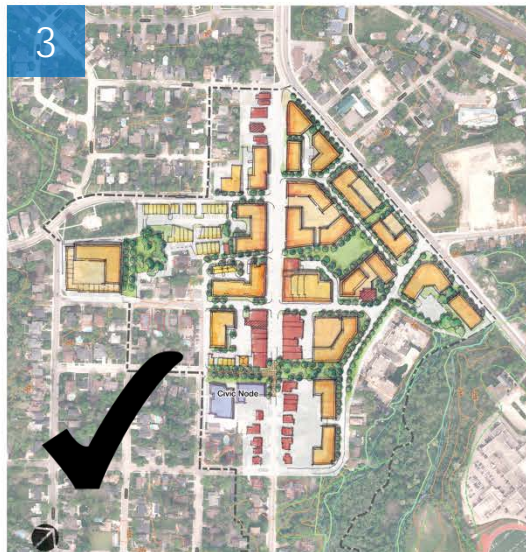
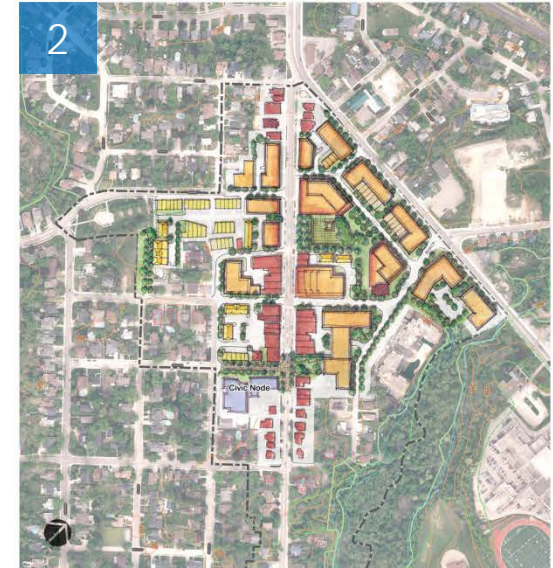
Prominent location on Guelph St
Taller building/special landscape treatment





PRINCIPLE 7: Incorporate sustainable development and construction practices to maximize resource conservation

- a. Increase pervious areas and green space to increase infiltration to Silver Creek from groundwater





TECHNICAL ANALYSIS



TECHNICAL ANALYSIS: SERVICING OPPORTUNITIES

Water (Regional)

- Provide greater system connectivity
- May include additional watermain or increased pipe sizes to accommodate intensification

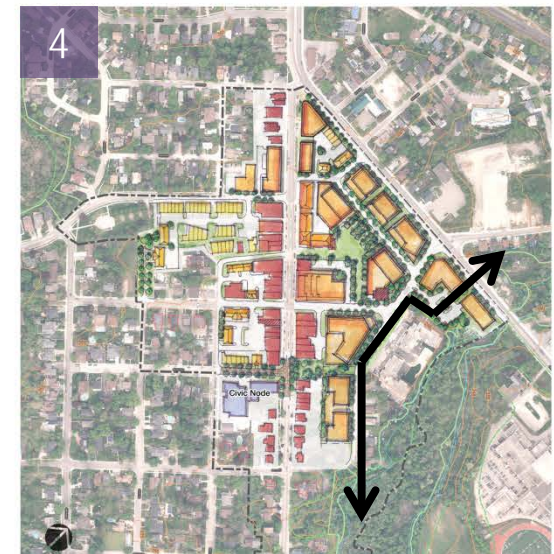
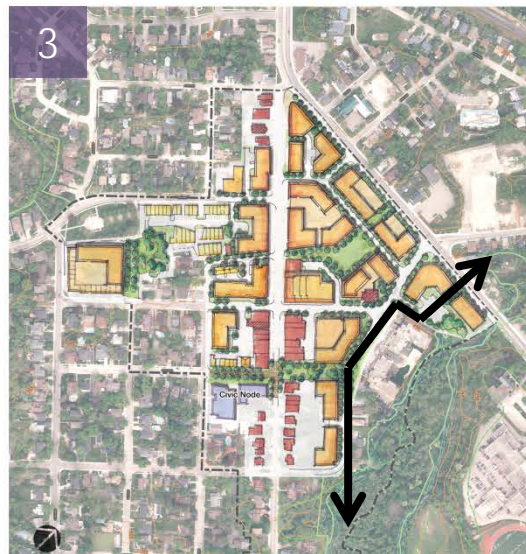
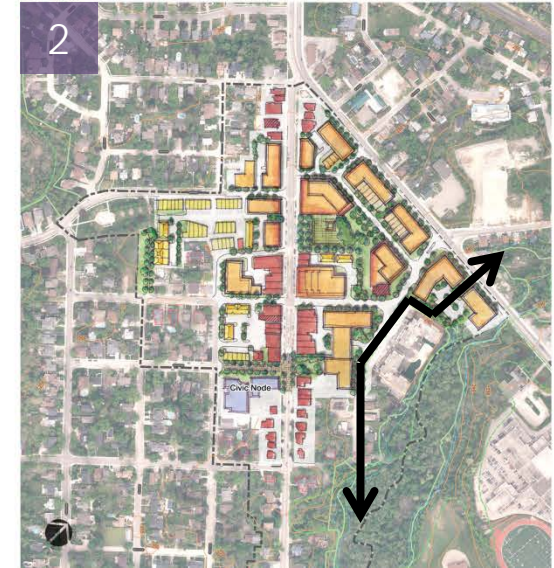
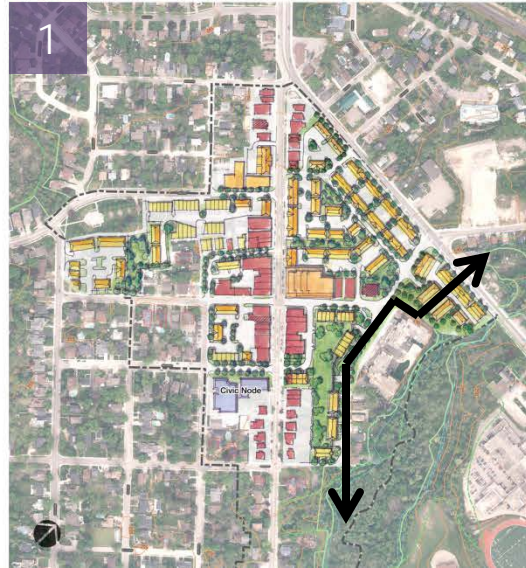
Sanitary (Regional)

- Major regional pipe along Park Ave and bisecting the 'Carpet Barn' site -> locate highest densities here

Stormwater (Town)

- May require some re-alignment to suit overall redevelopment
- Consider infiltration / filtration, parking lot / underground / roof top storage in planning and design

* All options have opportunities



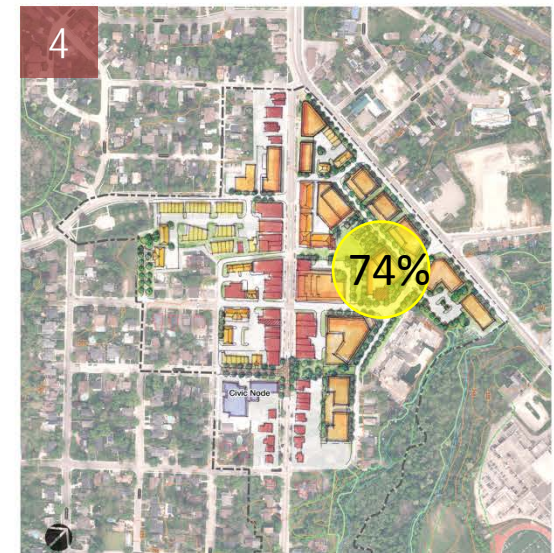
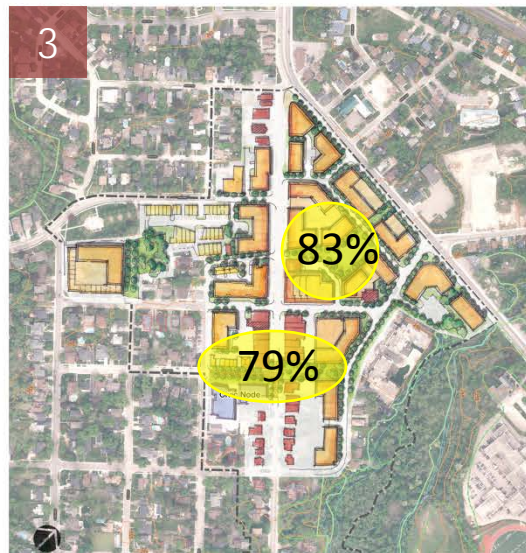
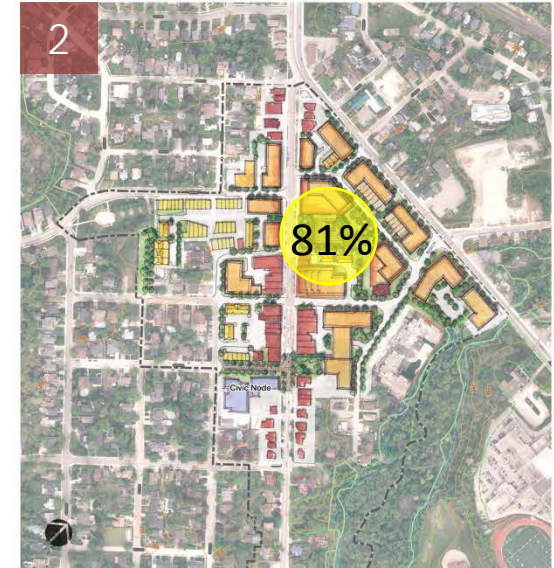
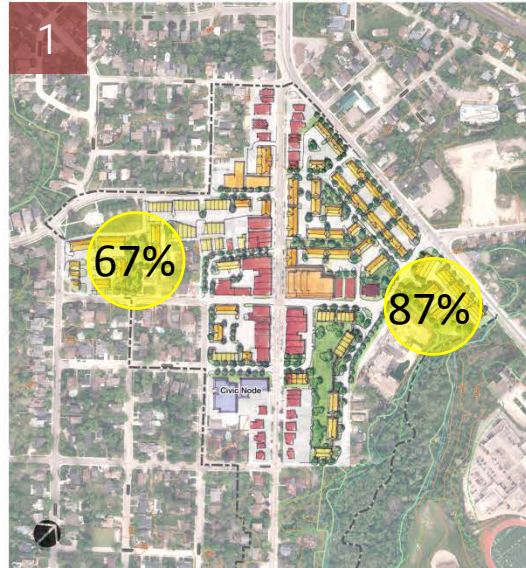


METROQUEST SURVEY



METROQUEST SURVEY: PUBLIC SPACE

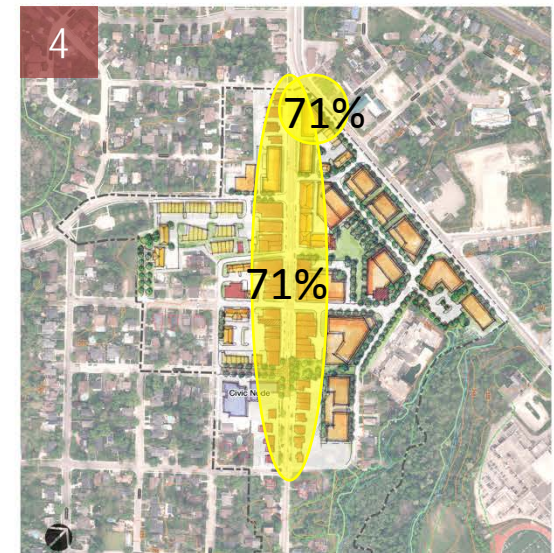
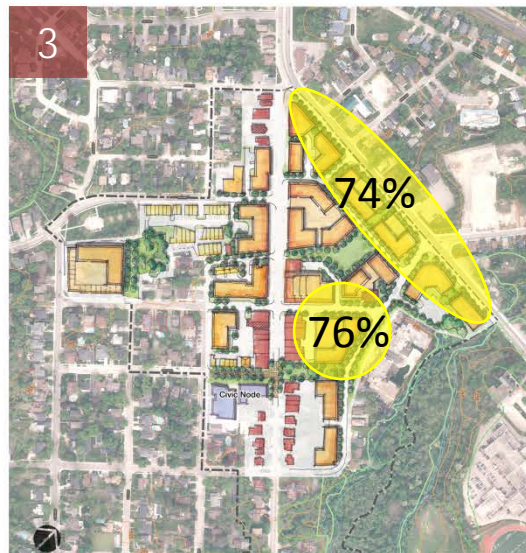
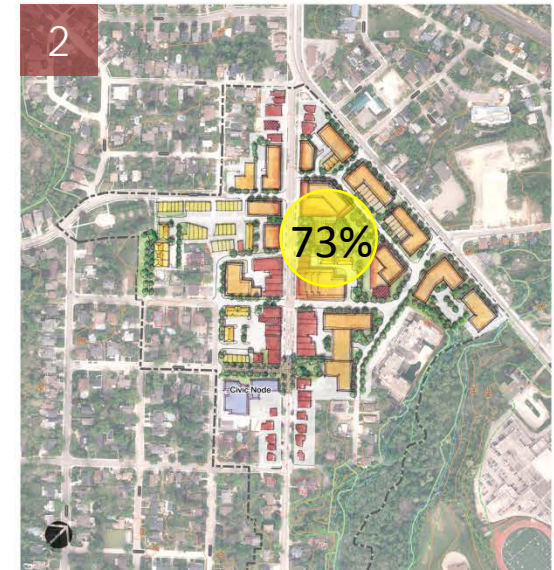
- Expand Remembrance Park over roof of new parking structure (#1)
- Access at end of Back St to greenlands (#1)
- Green space / urban square at foot of Church St with a pedestrian connection from Main St down to Park Avenue (#3)
- Create an urban square fronting onto Main St between James and Wesleyan St (parking underground) (#2)
- Public space in front of historic post office (#4)





METROQUEST SURVEY: BUILDINGS

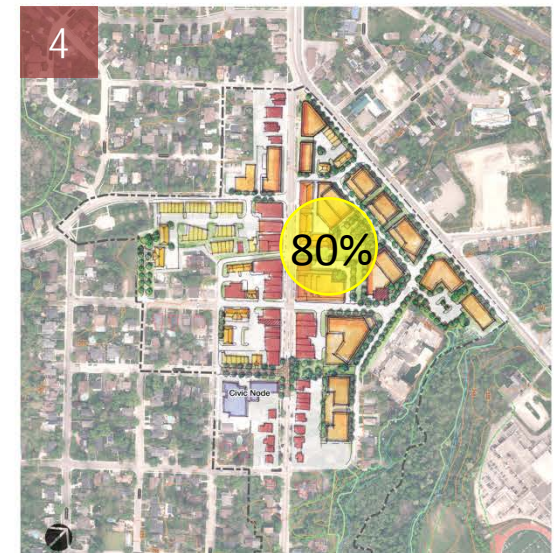
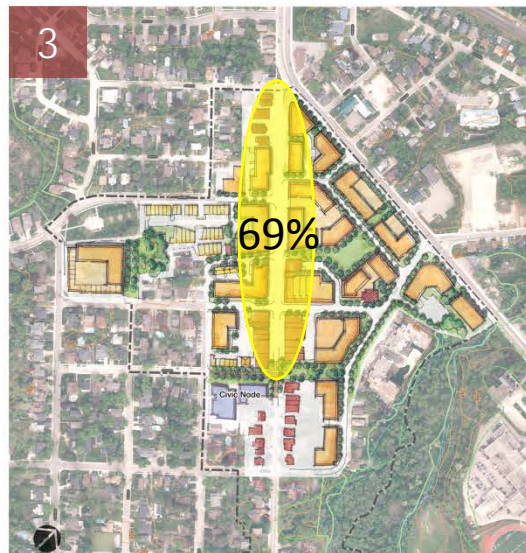
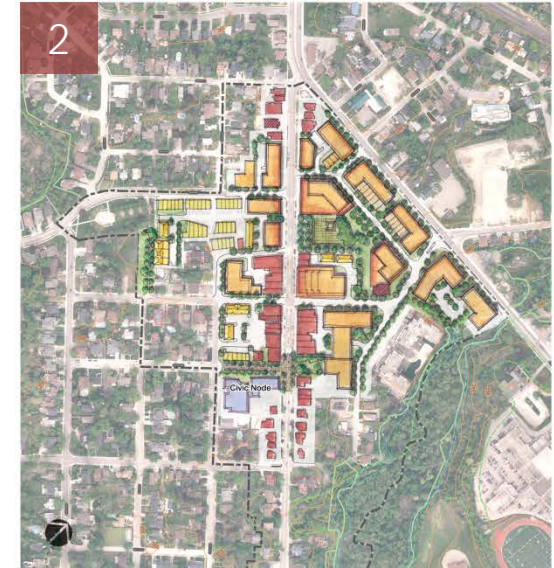
- Locate tallest buildings on Guelph St (#3)
- Open a portion of Main St to create a new urban square surrounded with new retail space and 3-6 storey buildings (#2)
- 3-6 storey buildings built into the slope behind the existing parking lot 0 maintain open new to greenlands (#3)
- Establish 3 storey height limit along Main St, steeping back to 8 storeys (#4)
- Landmark building at Main St / Guelph St (#4)





METROQUEST SURVEY: ACCESS

- Designate bike routes through Downtown on local streets parallel to Main St, Market St and Park St
- Provide some parking adjacent to park on west side of McGibbon (#4)
- Remove landscape centre median and on street parking on one side of Main St to create a wider sidewalk and space for outdoor patios (#3)





PREFERRED ALTERNATIVE

DOWNTOWN PLANNING ALTERNATIVES



Alternative 1



Alternative 2



Alternative 3



Alternative 4

Inputs for Evaluation



Online survey



Project Team's
Evaluation

Preliminary Preferred
Downtown Planning
Alternative



Destination
DOWNTOWN