



DOWNTOWN GEORGETOWN PLANNING STUDY

Statutory Public Meeting

May 6, 2019

The Planning Partnership



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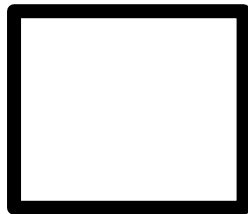
The Town's Public Engagement Charter



INFORM



CONSULT



COLLABORATE



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Notice of Statutory Public Meeting

- May 11 and May 25 in Georgetown Independent/Free Press;
- Written notice to properties in Downtown Area and within 120 metres of Downtown Area;
- Written notice to Project Notification List;
- Town's website



NOTICE OF STATUTORY PUBLIC MEETING
Downtown Georgetown Secondary
Plan/Urban Design Guidelines

Date: Monday, May 6, 2019

Time/Location:

Open House at 5 p.m. - Lower Atrium, Town Hall

Public Meeting at 6:15 p.m. in Council Chambers, Town Hall

The Town of Halton Hills is in the latter stage of Destination Downtown, a study to develop a vision and new planning framework for Downtown Georgetown. A proposed Secondary Plan and Urban Design Guidelines for the area have been prepared, the purpose and effect of which is to guide development including land use, building height, urban design, mobility and public spaces in Downtown Georgetown for the next 20 years.

General Committee for the Town of Halton Hills will conduct a Public Meeting to examine and discuss the proposed Secondary Plan (Official Plan Amendment) and Urban Design Guidelines. The Public Meeting will be preceded by an Open House with Town staff and the consultant, with a drop-in format for the public to review the proposed

Secondary Plan mapping and Urban Design Guidelines, and have an opportunity to have any questions answered. The proposed Secondary Plan and Urban Design Guidelines apply to the Downtown Georgetown Area as shown on the map provided. If you wish to be notified of the decision of the Town of Halton Hills in respect to the Proposed Secondary Plan (Official Plan Amendment), you must make a written request to the Town of Halton Hills – PLANNING & SUSTAINABILITY DEPARTMENT at 1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2.

Notes:

1. If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Halton Hills to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Halton Hills before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.
2. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Halton Hills before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
3. Any written comment/objection submitted to the Town of Halton Hills regarding the Proposed Official Plan Amendment may be made public as part of the process.

The Proposed Secondary Plan (Official Plan Amendment) will

be available on April 16, for public review and comment, at the Planning & Sustainability Department, Town of Halton Hills, 1 Halton Hills Drive, Halton Hills, ON, L7G 5G2, and on the Town website at destinationdowntown.ca. Those interested can also contact Steve Burke at 905-873-2601, ext. 2254. A copy of the related Staff Report will be available on Friday, May 3, 2019, on the Town's website at haltonhills.ca/calendars.



For more information about this matter, including information about appeal rights, contact Steve Burke at 905-873-2601, ext. 2254.



OVERVIEW OF STUDY, PROCESS & MILESTONES



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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



PUBLIC ENGAGEMENT:

1

**Downtown
Visioning Session**
February 20, 2018

2

Design Summit
April 4, 2018

3

Workshop
May 24, 2018



TAC Meetings



**Roving
Information
Station Interviews**



**Group
Discussions on
the preliminary
preferred
alternative**



**Steering
Committee
Meetings**



On-line Surveys



Public Workshops



**Group
Discussions on
Vision**



**Council
Meetings**
(Feb.18, Apr. 18,
June 18)



**One-on-One
Interviews**



**Group
Discussions on
Principles**



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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.

GUIDING 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.

GUIDING 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.



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PRELIMINARY PREFERRED ALTERNATIVE: PROCESS



Alternative 1



Alternative 2



Alternative 3



Alternative 4

Inputs for Evaluation

Public Workshop

Online survey (228
respondents)

Project Team's
Evaluation

Town staff

Technical and
Steering Committees

Preliminary Preferred Downtown Planning Alternative








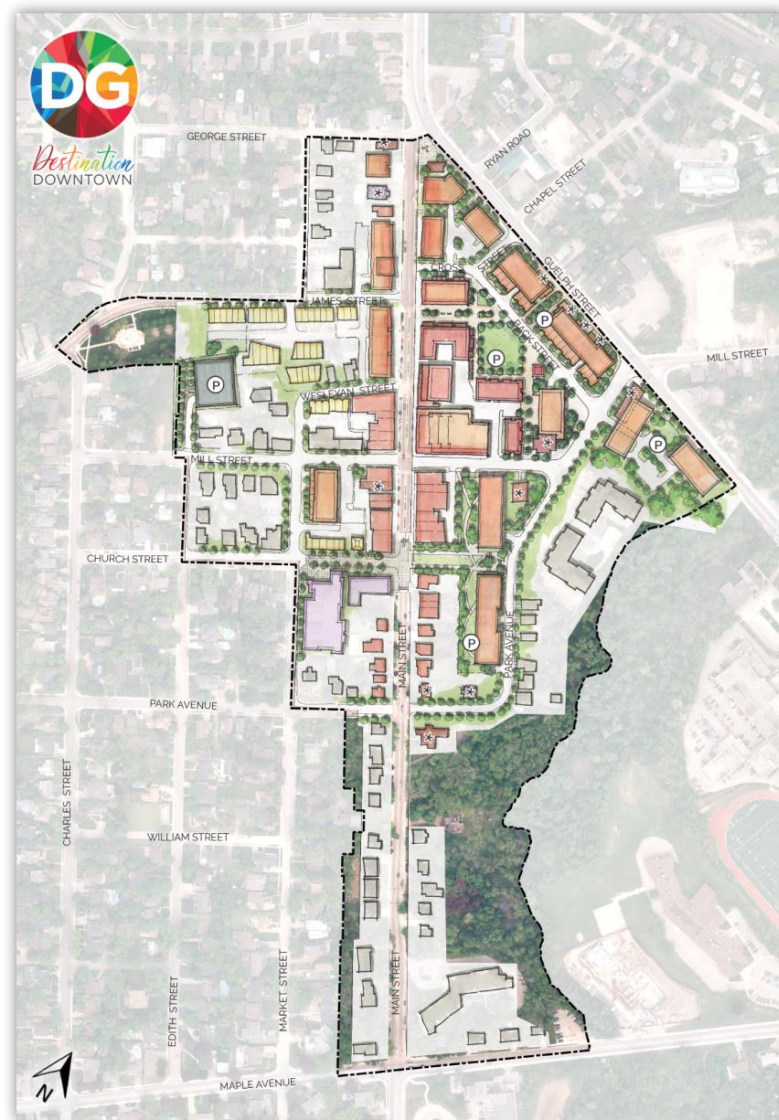
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SECONDARY PLAN

APPENDIX I DOWNTOWN GEORGETOWN DEMONSTRATION PLAN

-  Residential / Mixed Use
-  Institutional
-  Parking
-  Heritage Significance
-  Downtown Georgetown



DOCUMENTS THAT SUPPORT THE SECONDARY PLAN

1. Heritage Conservation Strategy
2. Mobility/Parking Study
3. Functional Servicing Report
4. Scoped Natural Heritage Assessment
5. Sustainability
6. Fiscal/Market Impact
7. Design Guidelines










Documents are completed in draft and some remain under review by Town and other public agencies

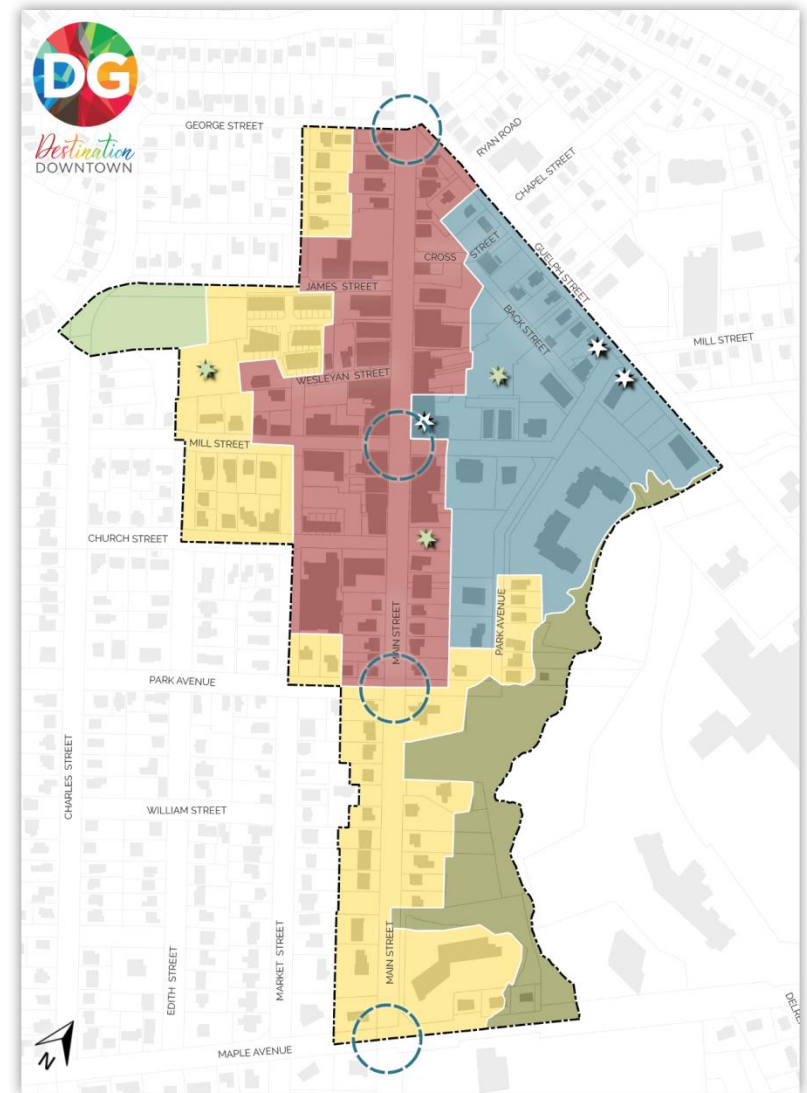
SECONDARY PLAN – Growth Management

Today	2031	2041
32,500 m2 of non-residential GFA		40,000 m2 of non-residential GFA
650 population-related employment opportunities		800 population-related employment opportunities
445 dwelling units		1,630 dwelling units
1,350 residents in an array of house forms	2,795 residents in an array of house forms	4,000 residents in an array of house forms

SECONDARY PLAN

SCHEDULE B DOWNTOWN GEORGETOWN LAND USE PLAN

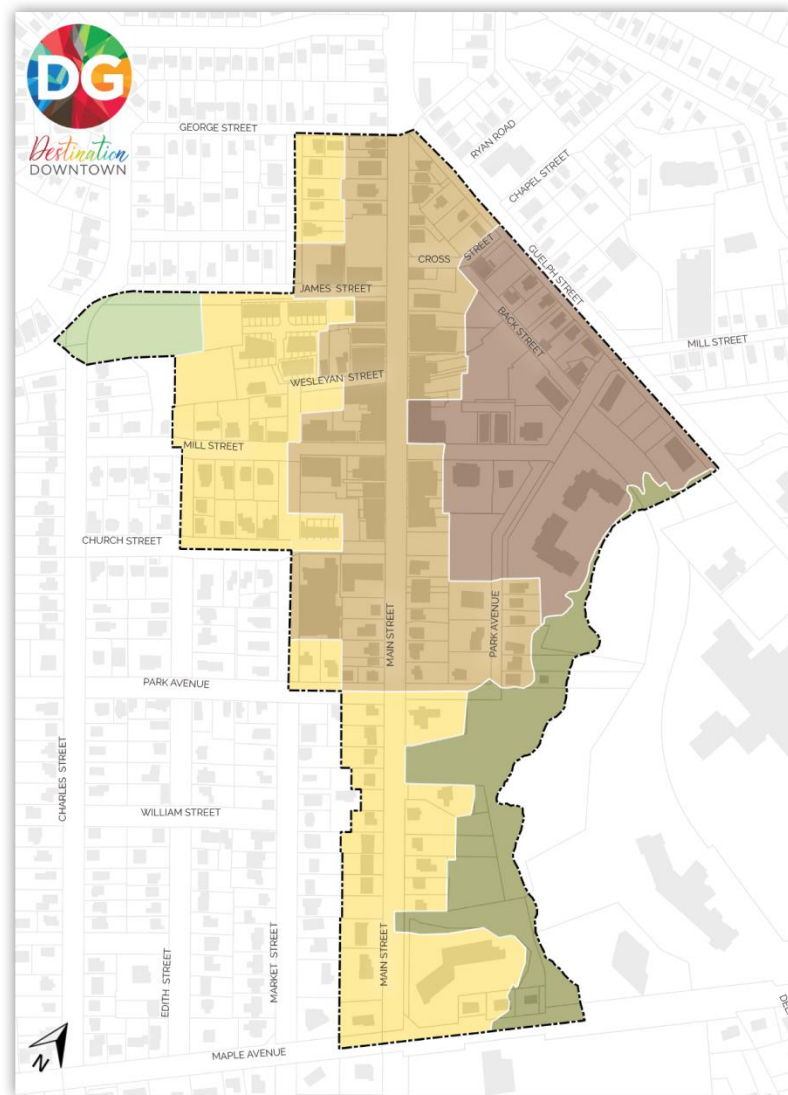
-  **Historic Main Street Area**
promotes the economic vitality of the historic Main Street
-  **Downtown Regeneration Area**
becomes the focus of higher density residential uses
-  **Downtown Neighbourhood Area**
protects existing mature neighbourhoods
-  **Greenlands Area**
promotes the protection of the natural environment
-  **Major Parks and Open Space Area**
reinforces the role of the existing park
-  **Gateways**
key entrances to the Downtown
-  **Landmarks**
sites that warrant special treatment due to their location & visibility
-  **Potential Parks**
identifies key locations for new parks
-  **Downtown Georgetown**



SECONDARY PLAN













SCHEDULE C DOWNTOWN GEORGETOWN BUILT FORM

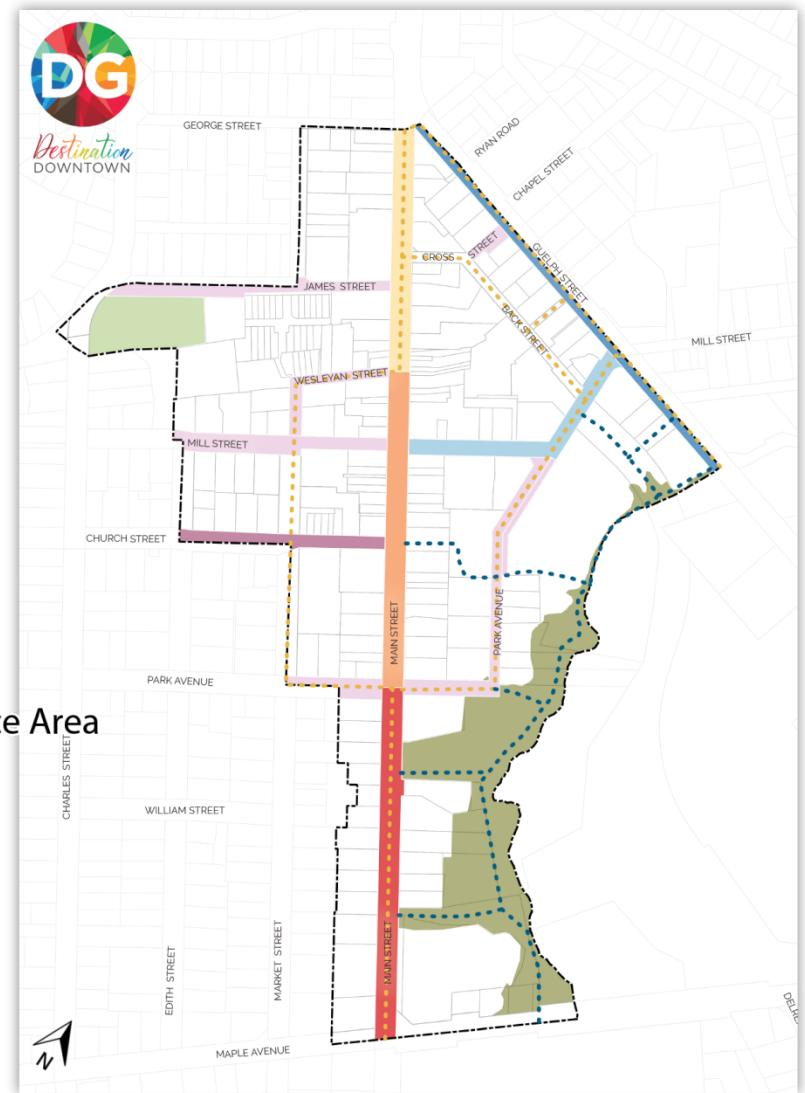
-  Low-Rise Buildings (1 - 3 storeys)
-  Mid-Rise I Buildings (3 - 6 storeys)
-  Mid-Rise II Buildings (6 - 12 storeys)
-  Major Parks and Open Space Area
-  Greenlands Area
-  Downtown Georgetown



SECONDARY PLAN

SCHEDULE D DOWNTOWN GEORGETOWN ACTIVE TRANSPORTATION PLAN

- | | | | |
|----------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------|---------------------------------|
|  | Main Street - South |  | Guelph Street |
|  | Main Street - Central |  | Bike Routes |
|  | Main Street - North |  | Trails |
|  | Local Streets |  | Major Parks and Open Space Area |
|  | Church Street |  | Greenlands Area |
|  | Mill Street |  | Downtown Georgetown |



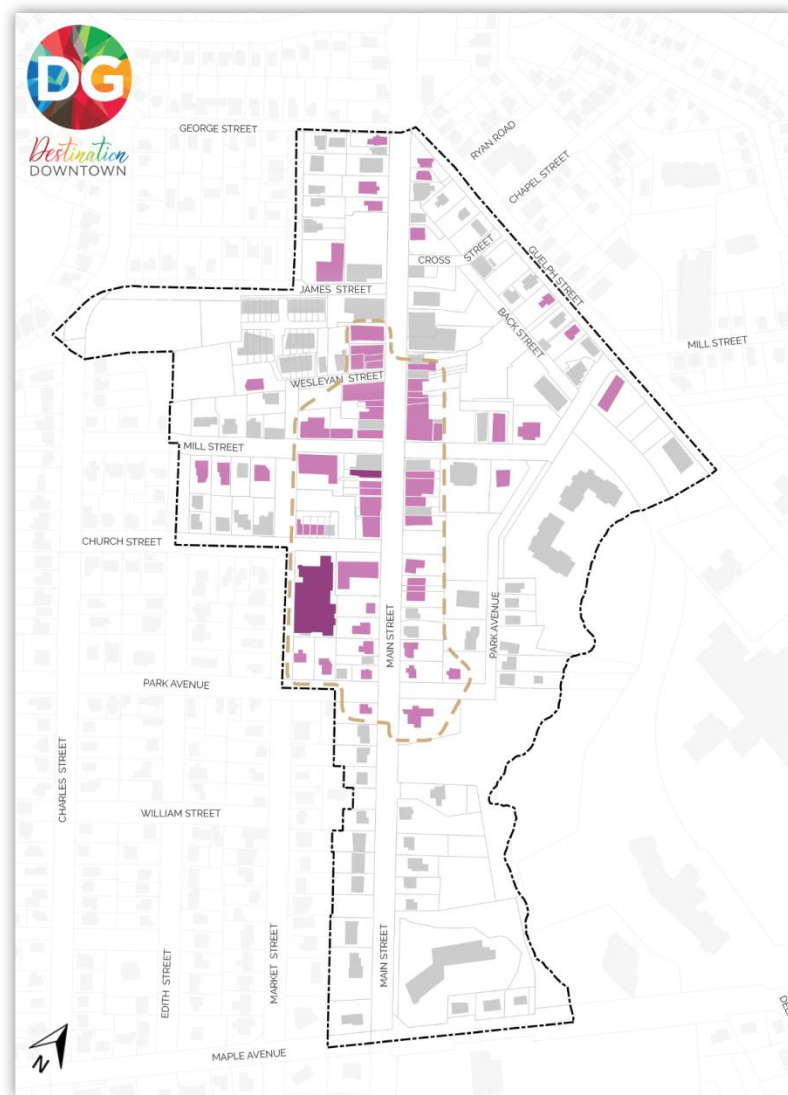
SECONDARY PLAN

APPENDIX III DOWNTOWN GEORGETOWN CULTURAL HERITAGE

- Designated Heritage Property
- Listed Heritage Property
- Potential Heritage Conservation District
- Downtown Georgetown

Guidelines to address:

- Compatible Development;
- the Historic Heart;
- the Heritage Character Area.



DESIGN GUIDELINES- Park Hierarchy and Guidelines

Urban Square



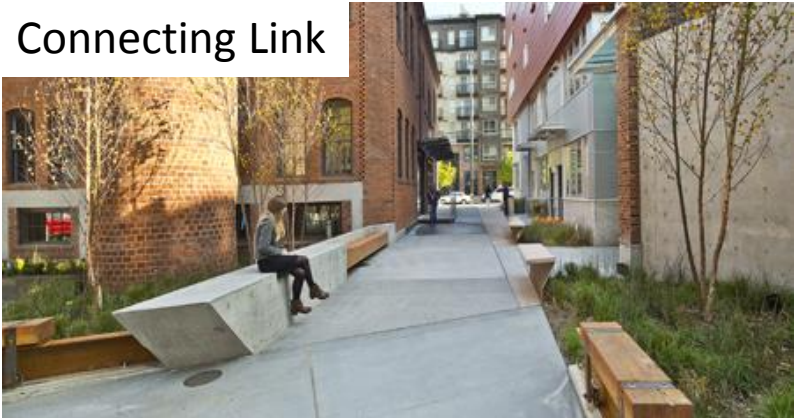
Pocket Park



Sliver Park



Connecting Link



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DESIGN GUIDELINES - Buildings

Low-Rise Buildings



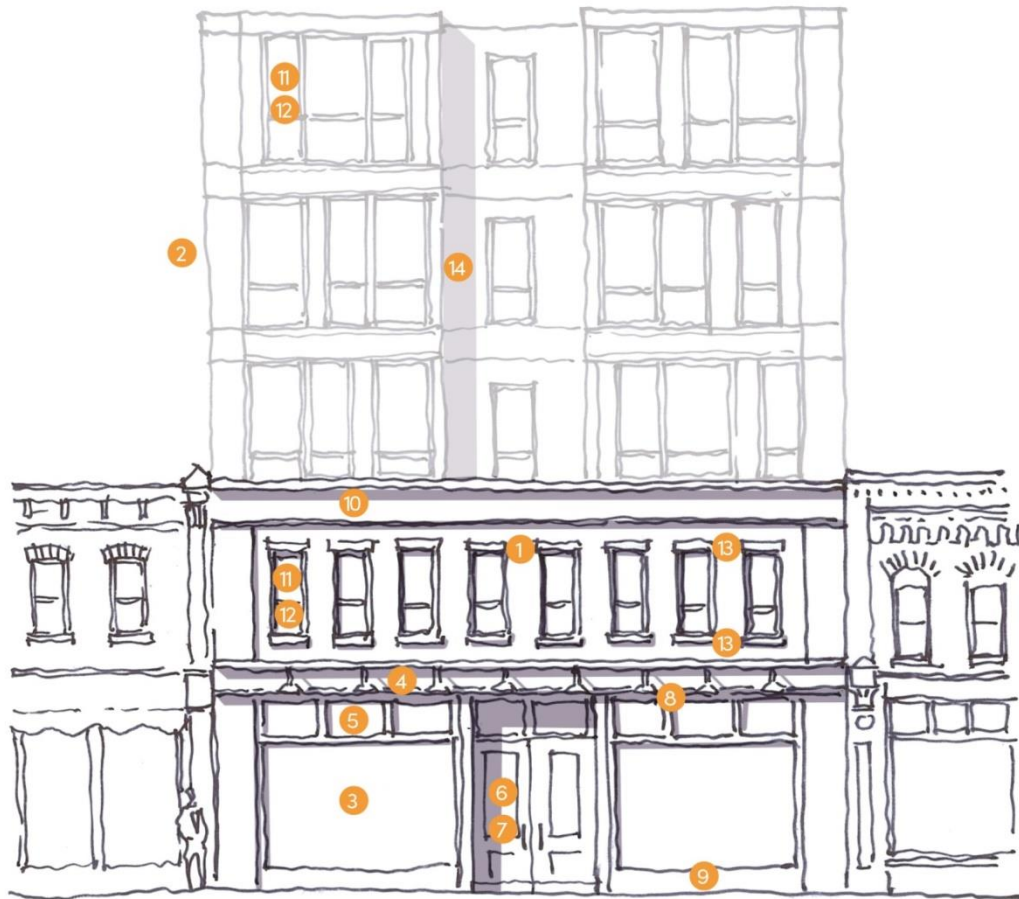
Mid-Rise I Buildings



Mid-Rise II Buildings



DESIGN GUIDELINES



adjacent
heritage building

new
construction

adjacent
heritage building

- 1 two storey podium building
- 2 upper storeys set back
- 3 ground floor 75% transparent
- 4 sign band or datum line distinguishes ground floor
- 5 transom windows at ground level
- 6 narrow, vertical proportion entry doors
- 7 recessed retail entry doors
- 8 projecting (e.g. gooseneck style) lighting
- 9 window treatment within 0.5m of grade
- 10 prominent cornice at second storey
- 11 vertical proportion to upper storey windows
- 12 upper storey windows divided
- 13 prominent lintels and sills on second storey windows
- 14 vertical division to upper storey facade through datum lines, change in plane, and/or materials



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DESIGN GUIDELINES - Other Key Design Elements

Parking



Parking



Signage



Lighting



Next Steps

Recommendation Report to Planning, Public Works and Transportation Committee – June 25 (tentative date);

Recommendation Report to Council/Council Adoption of Secondary Plan – July 8 (tentative date).

Comment deadline of May 24, 2019

Documents are on the Town webpage destinationdowntown.ca

Contact: Steve Burke, Manager of Special Projects and Research
T: 905-873-2601 ext: 2254 or sburke@haltonhills.ca