

VISION GEORGETOWN SECONDARY PLAN



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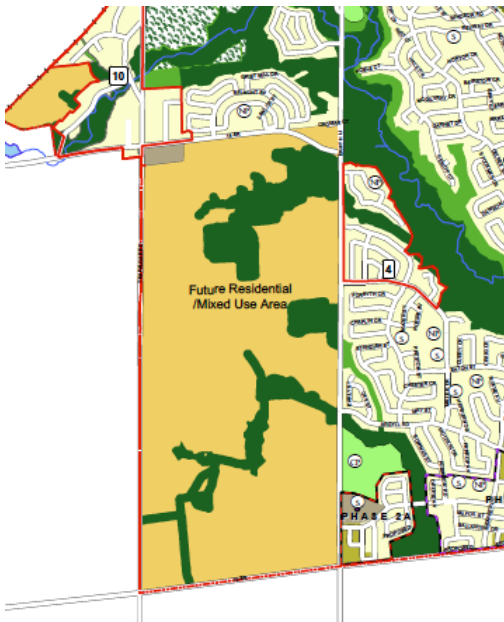
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PART 1 - THE PREAMBLE

(THIS SECTION IS NOT PART OF THE
SECONDARY PLAN)

The Vision Georgetown Secondary Plan area is a 1,000 acre (405 hectare) concession block, bounded by 15 Side Road, Trafalgar Road, 10 Side Road, and Eighth Line/Main Street, as shown on the map below.



VISION GEORGETOWN LANDS ADDED TO URBAN AREA IN 2009

The Province of Ontario, the Region of Halton and the Town of Halton Hills completed a considerable amount of work in the mid and late 2000's to support the inclusion of the Vision Georgetown lands within the Georgetown urban area.

The process started with the release of 'Places to Grow' in 2006, which is a plan for where and how growth will take place in the Greater Golden Horseshoe. Through this plan, an additional 130,000 people and 50,000 jobs were allocated to the Region of Halton between 2021 and 2031.

Following the release of 'Places to Grow', the Region undertook a detailed planning exercise with the local municipalities ('Sustainable Halton') to determine where and how the population/employment targets would be distributed within the Region. This work resulted in Regional Official Plan Amendment (ROPA) 38, which allocated population growth of approximately 20,000 people to the Town of Halton Hills to be accommodated on new urban land in the form of Greenfield development. ROPA 38 also identified the Vision Georgetown lands as the major location of the new urban Greenfield land for residential purposes as well.

To implement the preferred Sustainable Halton Growth Option as set out in ROPA No. 38, OPA 10 identified 'Designated Greenfield Areas' in Section D6.1 and on Schedule A3, including a 'Future Residential/Mixed Use' designation adjacent to the existing Georgetown Urban Area. The specific location of these new urban designations is further described in Section D6.3.2:

The Future Residential/Mixed Use Area designation applies to three areas that have been added to the Georgetown Urban Area, as shown on Schedule A3 to this Plan:

1. Southwest Georgetown, bounded by Trafalgar Road, Fifteen Side Road, Eighth Line (Main Street) and Tenth Side Road;
2. Southeast Georgetown, bounded by Tenth Line, Tenth Side Road, and the Hamlet of Norval; and,
3. An expansion to the Stewarttown community, bounded by the existing Stewarttown community, the CN railway line, and the Black Creek within the Protected Countryside Area of the Greenbelt Plan.

The area described as being "bounded by Trafalgar Road, Fifteen Side Road, Eighth Line (Main Street) and Tenth Side Road" represents a 1,000-acre (405 hectare) concession block that has since been

identified by the Town of Halton Hills as the study area for the Vision Georgetown project. In this regard, Section D6.3.3 b) of the Official Plan requires that a Secondary Plan be prepared prior to the approval of any development within this designation.

In terms of the amount of growth expected, the majority of the new Greenfield population (approximately 18,000 people) will be within the Vision Georgetown lands along with 1,700 jobs population related jobs in the educational, retail and service sectors that are typically found in residential areas. It is also expected that this growth will occur in the 2021 to 2031 time period.

In addition, a desired housing mix was also established at the outset for the Vision Georgetown lands as set out below:

- 62% - low density housing (single and semi-detached dwellings);
- 21% - medium-density housing (townhouses and walk-up apartments); and
- 17% - high-density housing (5-6 storey apartment buildings)

ROPA 38 also established a Regional Natural Heritage system across the Region and in the case of the Vision Georgetown lands, about 77 hectares was identified. While the policies in the Regional Official Plan in Section 116.1 do permit refinements of the extent of the Regional Natural Heritage System through processes like the Vision Georgetown Secondary Plan, the pre-identification of the Regional Natural Heritage System on the lands before the Secondary Plan process was initiated was also a significant factor to consider.

WORK PLAN THAT LED TO PREPARATION OF SECONDARY PLAN

The process leading to the preparation of this Secondary plan was named '*Vision Georgetown: Leading today, shaping tomorrow*', which was intended to express

that the new community will be different from what has previously been developed in Halton Hills.

According to Council's vision, as shaped through the Town's earlier Strategic Planning Process, the new community must:

- Be walkable;
- Be cycle-friendly;
- Be less auto dependent;
- Have more people gathering places;
- Have different styles of parks; and
- Have more compact urban design

The Vision Georgetown Secondary Plan is the product of a multi-phase work program that began in 2013. The following were the key phases of the planning initiative:

- Phase One: Project Initiation;
- Phase Two: Background Research and Community Visioning;
- Phase Three: Detailed Planning Study;
- Phase Four: Land Use Plan development;
- Phase Five: Secondary Plan Development

The secondary planning process was integrated with a subwatershed planning process, which reviewed and made recommendations on the following:

- Watershed characteristics (environmental and land use);
- Natural processes including;
 - Hydrology, hydraulics, and hydrogeology;
 - Fluvial geomorphology;
 - Terrestrial environment (vegetation and wildlife);
 - Aquatic environment (fisheries);
 - Water quality; and
 - Riparian systems

The product of the above work was a refined Natural Heritage System that reflects and protects through buffers and enhancement areas the natural heritage features on the ground.

A number of other studies involving multiple disciplines (transportation, servicing, cultural heritage, retail planning, energy planning and financial impact) were also completed, with the list of studies identified in Appendix 1 to this Secondary Plan.

DEVELOPING THE SECONDARY PLAN

The Town retained a consulting team in mid-2013 to initiate the process of developing this Secondary Plan. A number of disciplines were included on the team to ensure that all of the planning and technical requirements were considered and ultimately met in the development of an appropriate Secondary Plan.

Some of the key factors considered in making decisions on the location all land uses in the Secondary Plan included the following:

- The community will have a minimum density that is 50% higher than currently in Georgetown as a whole;
- A higher percentage of medium and high density housing is required on the Vision Georgetown lands to meet Provincial and regional density requirements than has been provided in other newer urban areas of Georgetown;
- The need for new retail uses to serve the new population;
- The need for new parks, schools and other community facilities; and,
- Trafalgar Road, 10th Side Road, the Eighth Line and the 15th Side Road will all be upgraded and will look very different than they do today as a consequence of the development of the Vision Georgetown lands.

Following a review of the background materials in late 2013 and early 2014 and the holding of several public consultation events, a draft Vision and Guiding Principles for the Vision Georgetown lands were established.

In this regard, the draft vision statement was: To Be the New Community of Choice. The vision then goes on to say the following *“The Vision Georgetown Community is an inspiring new community; distinctive in the way it looks and functions, fostering healthy lifestyles, neighbourliness, economic prosperity and local pride. It is a resilient, sustainable, complete, and compact community, with a thriving natural heritage system. It feels like a small town and is physically connected to the broader Community of Georgetown and the Town of Halton Hills. It honours the rich heritage of the Town, emphasizes people, and provides choices for day-to-day living. Overall, the Vision Georgetown Community is an exceptional, forward-thinking, and innovative model for new community development.”*

A series of 14 Guiding Principles were also established at that time and they further articulated how the established vision should be implemented in the planning process through the ultimate development of the new urban area. These 14 guiding principles are below.

1. To design a community that is connected internally and integrated with the rest of Georgetown, and other surrounding communities, through a network of roads, paths and trails.
2. To provide wide range of residential, commercial, and institutional uses, in a manner that reduces the need for an automobile to meet the daily needs of life.
3. To protect existing topographical and natural heritage features and areas, and their associated ecological functions, and identify a linked natural heritage and open space

- system.
4. To create distinct neighbourhoods that feature community focal points and bring people and activities together.
 5. To provide a range and mix of housing that is available to all ages, abilities, incomes and household sizes.
 6. To provide adequate retail and service commercial development in a timely manner through various commercial areas, which are designed for people and pedestrians.
 7. To encourage a high standard of design that reflects existing small town character, creates a sense of place, and contributes to civic pride.
 8. To ensure convenient access to a range of types and sizes of parks and public spaces, which provide opportunities for recreation, neighbourliness, community events, and cultural activities.
 9. To provide a range of accessible community facilities in a timely manner and to co-locate these facilities where possible.
 10. To establish a transportation system that safely and efficiently accommodates different forms of travel (including automobiles, walking, and cycling) and plans for future public transit.
 11. To provide opportunities for local economic development in a manner that fosters competitiveness and a prosperous business environment.
 12. To ensure new infrastructure is developed in a manner that minimizes social and environmental impacts, and considers long-term maintenance, operational, and financial requirements.
 13. To apply sustainable development practices and encourage innovation, in order to maximize resource and energy conservation.

14. To conserve key cultural and built heritage resources as a vital link to our rich history.

Following the Council endorsement of the Vision and the Guiding Principles in February 2014, three land use concepts were established and consultations with the public were held at the time to solicit comments. A summary of the comments received in those consultation sessions was completed in June 2014.

BUILDING BLOCKS

A discussion of the building blocks that led to the development of this Secondary Plan is below.

NATURAL HERITAGE SYSTEM

As a consequence of the need to ensure that the boundaries of the Regional Natural Heritage System, which included lands subject to flooding particularly in the southwest corner of the Vision Georgetown lands was appropriately studied, the focus of the work between the middle of 2014 and the middle of 2017 was on the establishment of those development limits.

The product of this extensive technical exercise was the Southwest Georgetown Subwatershed Study that was completed in May 2017.

With the Subwatershed Study completed, the Town then turned to the main task at hand, which was the development of a Land Use Plan that would implement the Vision and Guiding Principles established at the outset of the process and establish in a more concrete way how the community will be designed and what it will look like. This also involved the consideration of the extensive comments that were received in 2014 on the three concept plans.

The extent of the Regional Natural Heritage System that was developed by the Subwatershed Study on the Vision Georgetown lands is both an opportunity and a constraint.

While development is not permitted within the Regional Natural Heritage System, other activities are permitted with the primary activity being passive recreation.

As a consequence, the opportunity existed as part of the development of the Land Use Plan to plan for a continuous system of trails and connections through the Vision Georgetown lands to provide for the connectivity that was articulated in Guiding Principles 1, 3, 8 and 10.

ROAD NETWORK

The next factor considered was the road network.

In this regard, initial transportation assessments determined that a key requirement of the future development of the Vision Georgetown lands should involve one continuous north-south collector road that would provide for north-south travel through the Vision Georgetown lands and which would be primary route for transit when it is introduced.

In addition, and given the rectangular shape of the Vision Georgetown lands, it was also determined that there be three east-west collector roads extending between the Eighth Line and Trafalgar Road to provide that east-west connectivity.

Establishing these four key collector roads as the spines of the new community also implements Guiding Principles 1, 4, 8, 10 and 12.

COMMUNITY CORE

Given the desire expressed throughout the public consultation process for there to be a community core area that would serve as a focal point for the community, the potential clearly existed to establish such a core area at the intersection of the central east-west road with the main north-south road. With the above in mind, the core area is proposed to be located at the intersection of Streets A and C.

The uses proposed in the core area include a high school, a community centre/library, a Town Square, a town centre commercial area which would be the site of a mixed-use buildings with residential units on top and high-density residential buildings with provision for retail and other non-residential uses on the ground floor.

The core area is also located 250 metres to the east of the intersection of Trafalgar Road and Street C where a local commercial centre is proposed. It is anticipated that this neighbourhood commercial centre would be the site of a number of retail uses, including potentially a food store and a drug store and similar types of uses.

MAJOR COMMERCIAL AREA

Once the Regional Natural Heritage System, the collector road network and the community core area with its associated uses was established, the next element of the plan that had to be determined was the location of the one major commercial area which would be the site of a larger food store and related retail uses.

Given that Guiding Principle 6 requires that retail needs be established in a timely manner in the new urban area, locating this major commercial area in an area anticipated to be within an early phase of the development was considered crucial.

In addition, it was determined that such a major commercial area had to be located on an arterial road to provide the basis for its success and that it should be located in a manner that could easily benefit the existing community of South Georgetown. As a consequence of the above, the major commercial area was located in the southeast corner of the Vision Georgetown lands at the intersection of the Eighth Line and the 10th Side Road.

LOCAL COMMERCIAL AREA

In addition to the local commercial area on Trafalgar Road and within the community core, a second local commercial area was

located at the intersection of the Eighth Line and the extension of Miller Drive to provide opportunities for retail and other service uses in this part of the Vision Georgetown lands.

DISTRIBUTION OF RESIDENTIAL USES

With the above elements in place, the next task involved distributing the residential development types throughout the Vision Georgetown area. In this regard, the following categories were established:

- Low density residential area - single and semi-detached dwellings
- Medium density 1 residential area - street townhouses accessed either by a street or rear lane
- Medium density 2 residential area - back to back townhouses and walk-up apartments
- High density mixed use - 5 to 6 storey apartment buildings with ground floor retail
- High density residential area - 5 to 6 storey apartment buildings with no retail

In order to support the new core area, high-density mixed-use areas are included on both sides of the east-west collector in the core area. Additional high-density areas are located to the north and south along the north-south collector as well. Two other high-density residential areas are located on the 10th Sideroad to ensure that they were provided and made available in earlier phases of development.

Medium density 2 areas are predominantly located along Trafalgar Road, the 10th Side Road and the Eighth Line, all of which are arterial roads. Medium density 1 areas were primarily located in the interior of the Vision Georgetown lands and are primarily located on the north-south collector and the central east-west collector.

SCHOOLS AND PARKLAND

Once a determination of where the medium and high-density development would be ideally located, the next step in the process was the identification of where the five required elementary schools should be located along with an associated neighbourhood or local park.

In this regard, they were distributed throughout the Vision Georgetown lands in a manner to enable students to walk to school. In addition, the elementary schools were all located on collector roads to provide ease of access for school busses and motor vehicles as well.

Other parkland was distributed through the Vision Georgetown lands to access to parkland within a 500 metre distance of residential areas. In this regard, three types of parks are proposed.

One Community Park that has an area of approximately 8.0 hectares is proposed in the vicinity of the community core. It is anticipated that this Community Park will contain sports fields and other amenities that would be used by all of the new residents.

Five Neighbourhood Parks are also proposed. Each of these parks are proposed to be located adjacent to proposed elementary schools to maximize efficiencies and encourage the sharing of amenities. A number of Parkettes are also proposed and they are located in key locations within residential neighbourhoods.

STORMWATER MANAGEMENT

Once the general arrangement of lands uses was determined, potential stormwater management facility locations were identified. These are required to ensure that all stormwater that is generated from development on the site is treated from both a quality and quantity perspective on the Vision Georgetown lands. In this regard, it is estimated that about 30 hectares of land may be required for stormwater management.

PART 2 - SECONDARY PLAN

The Town of Halton Hills Official Plan is amended, by adding a new Section H6 into the Official Plan as per below:

H6 VISION GEORGETOWN SECONDARY PLAN

H6.1 VISION STATEMENT

The Vision Georgetown community is an inspiring new urban community; distinctive in the way it looks and functions, fostering healthy lifestyles, neighbourliness, economic prosperity, and local pride. It is a resilient, sustainable, complete, and compact community, with a thriving natural heritage system. It feels like a small Town and is physically connected to the broader community of Georgetown and the Town of Halton Hills. It honours the rich heritage of the Town, emphasizes people, and provides choices for day-to-day living. Overall, the Vision Georgetown community is an exceptional, forward thinking, and innovative model for new community development.

H6.2 GUIDING PRINCIPLES

1. To design a community that is connected internally and integrated with the rest of Georgetown, and other surrounding communities, through a network of roads, paths and trails.
2. To provide wide range of residential, commercial, and institutional uses, in a manner that reduces the need for an automobile to meet the daily needs of life.
3. To protect existing topographical and natural heritage features and areas, and their associated ecological functions, and identify a linked natural heritage and open space system.
4. To create distinct neighbourhoods that feature community focal points and bring people and activities together.
5. To provide a range and mix of housing that is available to all ages, abilities, incomes and household sizes.
6. To provide adequate retail and service commercial development in a timely manner through various commercial areas, which are designed for people and pedestrians.
7. To encourage a high standard of design that reflects existing small town character, creates a sense of place, and contributes to civic pride.
8. To ensure convenient access to a range of types and sizes of parks and public spaces, which provide opportunities for recreation, neighbourliness, community events, and cultural activities.
9. To provide a range of accessible community facilities in a timely manner and to co-locate these facilities where possible.
10. To establish a transportation system that safely and efficiently accommodates different forms of travel (including automobiles, walking, and cycling) and plans for future public transit.
11. To provide opportunities for local economic development in a manner that fosters competitiveness and a prosperous business environment.
12. To ensure new infrastructure is developed in a manner that minimizes social and environmental impacts, and considers long-term maintenance, operational, and financial requirements.
13. To apply sustainable development practices and encourage innovation,

in order to maximize resource and energy conservation.

14. To conserve key cultural and built heritage resources as a vital link to our rich history.

H6.3 EXCELLENCE IN COMMUNITY LIVING

It is the intent of this Plan to support excellence in community living based on the application of the following principles that result in:

- a) A **well balanced community** in terms of an appropriate mix and distribution of residential densities and complementary uses;
- b) The promotion of **excellence in civic design** in both the public and private realm;
- c) An **interconnected system of open spaces**, including recreational areas and natural features and areas;
- d) A **range of recreational and community facilities** that facilitate shared use where practical;
- e) **The integration of new roads with existing roads** adjacent to the Vision Georgetown Secondary Plan area;
- f) An **attractive built form** of appropriate building heights, massing, setbacks, streetscapes, gateways and architectural treatments;
- g) **Efficient transportation links** that provide for all modes of travel through and in and out of the Vision Georgetown Secondary Plan area and which are planned with a strong pedestrian orientation;
- h) **Sustainable Community and Neighbourhood design** including LEED where practical; and,
- i) **Practical and cost effective innovations** to support the development of a sustainable community that encourages where

possible, the application of low impact development, alternative energy sources and energy conservation, water conservation, approximate targets for an urban forest canopy and, the restoration, linkage and enhancement of natural features where appropriate.

H6.4 COMMUNITY STRUCTURE

On the basis of the natural and fixed elements that exist on the landscape, the main elements of the community structure are shown on **Schedule H6-1** and are described below:

- a) **Natural Heritage System** - this area is the site of a number of natural heritage features, watercourse corridors, enhancement areas and buffer areas that will be protected and enhanced over the long term. Much of the Natural Heritage System is expected to come into public ownership as development occurs and it will be the site of a number of passive recreational uses and most notably, a trail system that will link all elements of the Vision Georgetown together.
- b) **Collector Road System** - The road system is made up one continuous north-south arterial road that would provide for north-south travel through the Vision Georgetown lands and which would be primary route for transit when it is introduced. Three east-west collector roads extending between the Eighth Line and Trafalgar Road are also proposed to provide for east-west connectivity and to Georgetown South via extensions to Danby Road and Miller Drive. These collector roads are intended to provide for the movement of motor vehicles, pedestrians and alternative forms of transportation in both a north-south and east-west direction. These collector roads are to be planned as complete streets.

- c) **Community Core area** - This area is to be planned as the main concentration of urban activities where a fully integrated array of institutional, retail and service, recreational, cultural and supportive uses are provided. A local commercial area fronting on Trafalgar Road is also included within the community core to meet the needs of the new residents and those travelling on Trafalgar Road. Included within the community core is a secondary school, Community Park and library that will be integrated with each other.
- d) **Major commercial area** - The major commercial area will be where higher order commercial uses are established to support both the existing Georgetown South community and new residents on the Vision Georgetown lands. Located to the north of the major commercial area is a combined secondary school/elementary school. These uses will also complement the existing Gellert Centre located on the east side of the Eighth Line.
- e) **Local commercial area on the Eighth Line** - This local commercial area, located at the intersection of Street B (Miller Drive extension) and the Eighth Line will be where locally serving retail and service uses are located. Adjacent to the local commercial area is a planned elementary school and neighbourhood park that combines to form a focal point in the new community.
- f) **Elementary schools** - in addition to the one elementary school that will be combined with the secondary school on the Eighth Line, there are four other elementary schools located in central locations throughout the Vision Georgetown lands.

On the basis of the above arrangement of land uses, a number of distinct

neighbourhoods are created, with each being the site of parks and some with schools and connected with other neighbourhoods by collector and local roads, the proposed trail system, dedicated bike lanes and multi-use pathways. The system of proposed trails dedicated bike lanes and multi-use pathways are shown on **Schedule H5-3**.

In order to support population growth on the Vision Georgetown lands, the conveyance of lands for community facilities shall keep pace with growth in the Secondary Plan area to the maximum extent possible and practical, to avoid or minimize a reduction in service standards for such facilities, including the conveyance of lands by landowners in advance of draft plan approval.

In addition to the above, and to the maximum extent possible and practical, the conveyance of lands for, and the construction of, other public infrastructure shall keep pace with the growth in the Secondary Plan area so that the impacts of such growth can be appropriately managed, both fiscally and physically.

To support the objectives above, overall development within the Secondary Plan area **shall be phased** in accordance with **Section H6.17** of this Plan.

H6.5 AMOUNT OF PLANNED GROWTH

- a) It is the intent of this Secondary Plan to accommodate approximately 17,800 residents and up to 1,700 jobs on the Vision Georgetown lands by 2031, and to establish the basis for the development of additional residential uses and jobs after 2031 as the area continues to evolve and mature into a dynamic urban area.
- b) The planned density for the Vision Georgetown lands is approximately 60 residents and jobs per hectare, with the calculation being net of

the lands within the Natural Heritage System.

- c) Housing targets by dwelling unit type for the Vision Georgetown lands are below:

Unit Type	Number	% Of Total
Low Density	TBD	TBD
Medium Density	TBD	TBD
High Density	TBD	TBD
	TBD	

H6.6 IMPLICATIONS OF PLANNED DENSITY ON BUILT FORM

The target number of people and jobs to be planned for will have a significant impact on built form, resulting in a mix of singles, semi-detached, townhouses and apartments.

In order to achieve this planned density, this Secondary Plan provides for and anticipates that:

- The proportion of dwelling units made up of single detached dwellings will be less than in other recent developments in Halton Hills - and this has the effect of providing more housing units on less land;
- Lot sizes, particularly for single and semidetached dwellings will generally be smaller than in other areas of the Town.
- Most new buildings will generally be located closer to the street to maximize the use of land and provide for a more pedestrian oriented environment.
- Rear laneways will be required in strategic locations on the arterial and major collector roads to provide access that minimizes conflicts and provides for a more pedestrian oriented environment;
- The proportion of land devoted to surface parking may potentially be reduced in areas where a mix of

uses is proposed and shared parking is possible, such as in the community core area which has the effect of providing additional land for new dwelling units and other uses;

- There also will be more of a reliance placed on **on-street parking** in key strategic locations, such as the community core area; and,
- There will be a greater likelihood that commercial and residential uses **will be integrated** to provide more dwelling units and the more efficient use of land.

H6.7 SUSTAINABLE DEVELOPMENT

H6.7.1 INTRODUCTION

- It is the intent of the Town to continuously require that development and redevelopment be carried out in a manner that furthers the goals and objectives of this Plan, and particularly those that deal with sustainable development and healthy communities.
- In addition to the above, the Town will also consider developing and implementing a range of appropriate mechanisms and tools to promote and facilitate new development and redevelopment that addresses the sustainability objectives and policies of this Plan.
- One of these mechanisms and tools are the Town's Green Development Standards, and it is the intent of this Plan that new development within the Secondary Plan area goes beyond the minimum standards established by the Town's Green Development Standards.

H6.7.2 OBJECTIVES

It is the objective of the Town to:

- Encourage land use and development patterns that support

- the health and well-being of the people of Halton Hills and contribute to a higher quality of life;
- b) Promote the development of complete, sustainable and healthy communities that create and improve physical and social environments and expand community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential, including:
 - i) Providing choices and opportunities for all residents of all ages, by providing a diverse range of housing types, transportation modes, employment options, and recreation or leisure activities; and
 - ii) Efficiently managing the natural and social resources of the community to achieve the optimal benefits for all residents of all ages;
 - c) Recognize that the built environment plays a critical role in shaping the physical, psychological and social health of individuals and the communities they live within;
 - d) Recognize that a number of factors, such as land use patterns, transportation networks, public spaces and natural systems can all promote increased physical activity, psychological well-being and healthier lifestyles for residents;
 - e) Ensure the development of healthy and sustainable communities with an emphasis on the importance of design and green infrastructure;
 - f) Recognize that healthy communities attract investment and labour, particularly for those working at home, in small spaces and in a collaborative setting;

- g) Adapt to and mitigate the impacts of climate change through the creation of resilient communities;
- h) Ensure that development and land use patterns consider the impacts of climate change;
- i) Promote improved accessibility for persons with disabilities and the elderly;
- j) Coordinate with other service providers, municipalities, government agencies, non-profit, and private partners to deliver, and where appropriate, to lead, healthy communities initiatives; and
- k) Coordinate and appropriately deliver where possible social and community services to meet the needs of the population, including co-location or clustering of facilities in strategic locations to facilitate maximum access by residents and visitors.

H6.7.3 VISION GEORGETOWN SUSTAINABLE DESIGN GUIDELINES

A INTRODUCTION

The Vision Georgetown Sustainable Urban Design Guidelines prepared in support of this Secondary Plan provide a suite of proactive and forward thinking design considerations for the planning and development of the Vision Georgetown lands.

The sections below include a number of objectives that are to be considered as this Secondary Plan is implemented.

B NATURAL HERITAGE PROTECTION

Appreciation for natural areas contributes to the quality of life that Georgetown residents enjoy. Future growth and development should be planned and constructed in such a way as to preserve important Natural Heritage System features, while also providing access to educational and recreation activities through a network of parks, trails, and public spaces. On the basis of the above, it is the objective of this Plan that:

- a) Community members of all ages are provided access and opportunities to connect with and enjoy the natural environment;
- b) Streets and roads be planned to reduce impacts on the natural landscape, and be designed to accommodate transit, cyclists and pedestrians as well as vehicles;
- c) Streets and parking areas be designed to encourage infiltration into the ground with permeable paving where possible;
- d) The location and orientation of buildings frame and address parks and open space, and where possible, provide new opportunities for access and visual connections to the landscape as part of everyday life in Georgetown;
- e) Pedestrian and multi-use trails provide access to and through parks and natural heritage systems, and community services to help encourage active transportation as a viable means of both recreation and transportation;
- f) Community initiatives, which educate and celebrate the importance of the natural environment are supported; and
- g) Community awareness about climate change is promoted, and local action to help preserve the environment is supported.

C ENERGY EFFICIENCY AND PRODUCTION

Throughout the Secondary Plan area, new developments should incorporate both active and passive strategies to reduce demand and increase energy efficiency to minimize the impact on the conventional energy distribution network, while also promoting the use of alternative clean and renewable energy sources. On the basis of the above, it is the objective of this Plan that:

- a) New development in the Community Core area be planned to be connected to a cogeneration plant

(also known as CHP - Combined Heat & Power);

- b) Programs and partnerships to leverage municipal investment and demonstrate excellence in energy efficient design be promoted;
- c) Passive strategies in building design and construction be employed to reduce total energy consumption and peak energy use;
- d) Renewable energy technologies be integrated into the building façade, roof and site design, while not detracting from the public realm;
- e) Renewable energy production be showcased as prominent design elements to promote their use;
- f) Alternative heating and cooling systems, such as a cogeneration plant be encouraged in the Community Core and that consideration be given in new construction for the inclusion of infrastructure that will support the development of a cogeneration plant;
- g) New buildings should integrate active renewable energy production facilities onsite to help offset conventional demand;
- h) New buildings attain a level of sustainability with particular attention to achieving energy use reduction credits through the Halton Hills Green Development Standards and Leadership in Energy and Environmental Design (LEED);
- i) Reflective or light-coloured roofs be incorporated for medium and high density residential, commercial, industrial and institutional buildings where green roofs are not feasible, to reduce the urban heat island effect and energy expenditure for climate control;
- j) Alternative or renewable energy sources such as solar panels be incorporated within building design and encouraged;

- k) Lighting for pedestrian and multi-use trails should, where feasible, implement solar panels to reduce energy demand from non-renewable sources;
- l) Other methods for improving energy efficiency and air quality such as earth source energy, passive solar design, building orientation, ventilation, increased insulation, photovoltaic panels, green roofs, cool roofs, and high quality windows be considered;
- m) Net zero or net zero ready buildings be strongly encouraged; and
- n) Energy efficient lighting fixtures and appliances are encouraged.

D HABITAT PROTECTION

New neighbourhoods will not be the exclusive domain of human beings, with the habitat being shared with many animals, insects and bird species. Bees, butterflies and birds are especially important as pollinators but are particularly vulnerable to changes in their habitat and migratory routes. On the basis of the above, it is the objective of this Plan that:

- a) Community gardens and public parks prioritize low-maintenance, drought resistant species;
- b) Bio-diversity be encouraged through the selection of native, non-invasive species of plant life;
- c) In order to ensure adequate nectar and pollen supply throughout the year, consideration be given to a range of flowering species which blossom successively throughout the spring, summer and fall seasons;
- d) Large expanses of glazed areas employ bird strike deterrent strategies;
- e) Building systems be set up to automatically turn off major lighting after hours or close blinds once the sun has set to reduce energy use and minimize

interference with the flight patterns of migratory birds.

E WASTEWATER AND STORMWATER MANAGEMENT

Throughout the community, development should be designed to conserve water use and to manage storm water on-site through Low Impact Development techniques such as bioswales, rainwater harvesting systems, infiltration trenches, and stormwater management ponds. On the basis of the above, it is the objective of this Plan that:

- a) New buildings be designed where possible to collect rainwater for irrigation on site, and reduce excess stormwater runoff, which carries pollutants into natural waterways and groundwater recharge areas;
- b) Stormwater management features be strategically located to take advantage of the existing topography and drainage patterns;
- c) Stormwater management features be developed as naturalized ponds, and incorporate native planting to help support pollinator species, and enhance biodiversity;
- d) Rainwater harvesting systems, such as rain barrels and other simple cisterns, be installed to capture rainwater, which can be used for landscape irrigation, thereby reducing unnecessary use of potable water;
- e) All buildings be designed for efficient water use using conventional methods, such as ultra-low flow fixtures and dual flush toilets and more innovative water saving measures like waterless urinals, and grey-water recycling systems;
- f) The re-use of relatively clean domestic waste water, or “grey water”, often from laundry machines, sinks, showers, baths and other appliances be encouraged to help avoid excessive strain on the potable water supply;

- g) All new development be 'grey water ready';
- h) Landscaped areas be located to optimize water infiltration potential;
- i) Landscaping of public and private facilities highlight drought tolerant native and non-invasive species that require minimal irrigation;
- j) Surface parking areas minimize the use of impervious surface materials, such as through the incorporation of impermeable pavers;
- k) Impermeable hard surfaced areas (i.e. driveways and parking areas) be reduced and opportunities for ground water infiltration be incorporated; and
- l) Rain gardens, complete with native plant species and soil media, be encouraged to detain, infiltrate and filter runoff discharge from roof leaders, or integrated into surface parking areas where feasible.

F LOCAL FOOD PRODUCTION

Throughout the community, opportunities should be sought to highlight local food production, urban agriculture and community gardens. On the basis of the above, it is the objective of this Plan that:

- a) Open spaces and roof tops that receive good sunlight be designed to incorporate urban agriculture and community gardens where appropriate;
- b) Space be allocated in the community for the retail sale of locally grown food;
- c) Programs and spaces for community gardening be provided as part of new development;
- d) The selection of native, low maintenance and drought resistant plants be prioritized to minimize the spread of invasive species; and
- e) Local agricultural products be promoted to help ensure that they

remain productive components of the local economy.

G MATERIAL SELECTION AND SOLID WASTE MANAGEMENT

New development and construction should incorporate sustainable materials and promote waste diversion strategies in order to minimize environmental impacts and reduce the amount of waste heading to conventional landfill sites. On the basis of the above, it is the objective of this Plan that:

- a) Light coloured materials be utilized for large hardscape areas such as surface parking lots, driveways, pedestrian walkways and urban plazas;
- b) The use of salvaged or re-purposed construction materials for new buildings and public spaces be encouraged wherever feasible;
- c) Construction materials containing post-consumer waste or recovered materials be incorporated;
- d) Building materials be selected based on their durability, energy efficiency, lifecycle cost, and environmental impact; and
- e) Waste Reduction Plans be prepared for use during the construction process.

H GREEN ROOFS

Green roofs or vegetated roofs serve to absorb rainwater and reduce stormwater runoff, provide additional insulation to the building envelope, create habitat for wildlife and pollinators, and help mitigate against the urban heat island effect. The construction of new mid and high rise facilities and institutional buildings in the community present an opportunity to expand the extent of surface area that absorbs rainwater through green roofs. On the basis of the above, it is the objective of this Plan that:

- a) Green roofs be encouraged throughout the community, as appropriate;

- b) All mid and high rise buildings, as well as community facilities, be encouraged to include a green roof which achieves at least 80% coverage of the total open roof space not occupied by mechanical equipment or amenity areas;
- c) Where green roofs are accessible, use of these spaces for local food production be encouraged; and
- d) Where green roofs are not easily accessible, the use of native, low maintenance plant species be encouraged.

I INNOVATION AND FUTURE TECHNOLOGIES

Part of planning for sustainability today means preparing for the seamless integration of the technologies and systems of tomorrow. Everyday renewable energy technologies become smaller, more affordable and more efficient. On the basis of the above, it is the objective of this Plan that:

- a) Where possible, the consideration for the integration of future technologies and infrastructure be part of community planning and design;
- b) Charging stations, which supply electricity for electric vehicles, be encouraged in new developments and parking lots and be incorporated into the design of high density development and mixed use buildings, as well as small and large-format commercial buildings and institutional buildings; and,
- c) All ground oriented developments be required to install a 240v electrical connection in all garages to facilitate the installation of car chargers at a later date and that all Part 3 and Part 9 buildings be required to provide EV charging within associated parking areas in keeping with current Ontario Building Code regulations.

H6.8 DESIGNING STREETS FOR ACTIVE TRANSPORTATION

One of the keys to the success of the Vision Georgetown Secondary Plan will be the ease by which residents and others travel through the community and to adjoining areas. On the basis of the above, it is the objective of this Plan that:

- a) A comprehensive and integrated continuous trail network be established, in order to contribute to the establishment of walkable, bicycle friendly and active neighbourhoods;
- b) Trails be utilized to create connections and linkages between parks, the Natural Heritage System, the community core, community facilities, and other activity nodes throughout Vision Georgetown;
- c) New trails provide seamless connections to Georgetown's existing active transportation network;
- d) Street and block configurations provide street exposure for natural features, and strengthen their presence as focal features;
- e) Streets be designed to reflect complete street design principles, in order to balance the competing needs of pedestrians, cyclists, transit users and motorists;
- f) Streets be designed and laid out based on a modified grid pattern, which responds to topographical features, natural open spaces, built heritage, and existing development patterns;
- g) Street patterns provide continuous, safe and comfortable avenues of public movement and promote connections to neighbourhood focal points;
- h) Street patterns incorporate significant views and vistas, where feasible;

- i) Block lengths should generally range between 200 and 250 metres and in special circumstances, where blocks lengths exceed 250 metres, a through-block pedestrian walkway be provided;
- j) Collector Roads have an urban character, and be designed with equal consideration given to the needs, safety and comfort of pedestrians, cyclists, transit users and motorists;
- k) Dedicated bicycle lanes, with a minimum width of 1.5 metres, be provided on either side of Major Collector Roads and on one side of Minor Collector Roads;
- l) Multi-use paths, with a minimum width of 3 metres, be provided on one side of Major Collector Roads outside of the Community Core;
- m) Local Roads be designed with equal consideration given to the needs, safety and comfort of pedestrians and motorists, and reflect an intimate, pedestrian-scaled neighbourhood setting;
- n) Window Roads be considered adjacent to Arterial Roads, in order to promote neighbourhood visibility and provide a street-oriented built form presence, while eliminating the need for rear lotting; and,
- o) Laneways be considered in strategic locations adjacent to Arterial and Collector Roads, in order to provide a street-oriented built form presence with a continuous rhythm of building frontages and front yard landscaping, while eliminating the need for front yard driveways.

H6.9 BUILT FORM AND THE PRIVATE REALM

All development applications shall be supported by urban design guidelines. Proponents shall have regard to the 'Vision Georgetown Sustainable Urban Design Guidelines' dated April 2018 and every

effort should be made to ensure compliance with those guidelines.

In addition to the above, it is the objective of this Plan that:

- a) Sites be planned and designed in keeping with Accessibility for Ontarians with Disabilities Standards (2005) and Crime Prevention Through Environmental Design Principles;
- b) Subdivision-scale development seek current LEED Neighbourhood Development Certification, achieving efficiencies in the following categories: Smart Location and Linkage, Neighbourhood Pattern and Design, Green Infrastructure and Buildings, and Innovation and Design Process;
- c) Site-scale development seek current LEED Building Design and Construction Certification, achieving efficiencies in the following categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation and Design Process;
- d) Site-scale development seek current LEED Homes Certification, achieving efficiencies in the following categories: Location and Transportation, Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation;
- e) The primary facade of all buildings in Vision Georgetown relate directly to the street and be sited generally parallel to it, creating a well-balanced, human-scale street and building relationship, which encouraged pedestrian activity;
- f) Where building elevations are visible from adjacent streets and open spaces, a variety of massing be achieved through alternative

- facade treatments, roof line, emphasis, building projections, materials, colours and certain architectural styles;
- g) A variety of roof types and forms should be provided, and be selected on a case-by-case basis, in order to ensure consistency with the architectural style of the buildings; and
 - h) All buildings be designed to individually and collectively contribute to the character of the surrounding neighbourhood or district.

H6.10 COMMUNITY CORE

H6.10.1 LONG TERM VISION

- a) The Community Core shown on **Schedule H6-1** is envisioned as an important character area that functions as the primary gathering place in Vision Georgetown, and allow for various amenity and programming opportunities aimed at providing purpose and interest throughout the day and evening. Land use policies applying to the land use designations in the Community Core shown on **Schedule H6-2** are contained in **Section H6.11** of this Plan.
- b) Place making is critical to the long-term success of the Community Core, which shall strive to achieve a setting that reflects high quality design, where people can live, work, shop, learn and play.
- c) Streets within the Community Core will be planned as complete streets to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists. In particular, the streets will be pedestrian oriented, and accessible for people of all ages and abilities. They will be framed by animated building edges including wide sidewalks, weather protection, lighting and wayfinding. A network

- of public and semi-private open spaces and pathways will be created to complement the Natural Heritage System and increase accessibility to outdoor open space, local public parks, and the Community Park.
- d) The viability of the retail, service and recreation amenities and facilities in the Community Core depends on the density of the population base within the immediate area. On this basis, a mix of uses that attracts a diversity of people throughout the day and evening, including seniors, students, shoppers, recreation and library facility users, cyclists and other residents shall be planned for.
- e) It is the intent of this Plan that the right conditions are created in the Community Core that reward the short trip over the long trip. The variety of functions and amenities within the Community Core is intended to attract pedestrians from the surrounding neighbourhoods as an alternative to residents using their cars to go elsewhere for some of their day-to-day recreation, leisure and shopping requirements.
- f) It is recognized that it will take some time for the Community Core to fully develop. It is also recognized that the market for certain housing types (most notably apartment dwelling units) and the mass of people required to support retail and service uses in the Community Core will also take some time to develop. As a consequence of the above, innovative development approaches and phasing options will be considered when considering the approval of Block Plans and implementing Plans of Subdivision.
- g) Notwithstanding the above, it is the intent of the Town to ensure that the density anticipated by this Secondary Plan in the Community

Core area is planned for and implemented.

plant in the Community Core.

H6.10.2 REQUIREMENT FOR BLOCK PLAN

- a) Prior to the consideration of individual applications within the Community Core, a Block Plan for the Community Core area shall be prepared first to guide development applications. The limits of the Block Plan area shall be developed in consultation with the Town. The Block Plan shall be prepared to the satisfaction of Council and contain the following:
 - i) A detailed overall land use plan, identifying the location of all of the proposed uses and in particular the location of higher density residential uses;
 - ii) A detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements;
 - iii) A plan showing the location of any future public lands that may be dedicated to the Town as part of the approval process;
 - iv) The proposed built-form of the development including type, height, and architectural treatments;
 - v) The location of appropriate access points onto the abutting road and trail network;
 - vi) The location of pedestrian, bicycle, vehicular and service circulation and access and parking areas in the context of the overall parking management strategy; and,
 - vii) A proposed strategy for establishing a cogeneration

- b) A key element of the Block Plan required above will involve demonstrating how various land uses can share amenities such as open space and other facilities such as parking and loading areas. In this regard, the co-location of uses within buildings and on individual properties is strongly encouraged. In addition, barriers between public uses, particularly between parks and schools should be eliminated wherever possible.

H6.10.3 COMMUNITY HUBS

- a) The Town supports and encourages lands, buildings and structures to be utilized to their fullest potential for the provision of programs and services, provided or subsidized, by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs or cultural services. When and where available these uses are encouraged to co-locate within the Community Core as a Community Hub.
- b) Community Hubs may offer school-community partnerships, respond to local service or recreational needs, provide more efficient and sustainable services, provide improved access to services and provide a positive social return on the investment to the community.

H6.10.4 COMMUNITY USES IN THE COMMUNITY CORE

A secondary school and a community centre/library are planned in the Community Core. It is the objective of this Plan that:

- a) The secondary school, the community centre/library and the neighbouring Town Square and Community Park be the subject of an integrated planning process that is undertaken in conjunction with the Block Plan required by Section

- H6.10.2 or through a public sector led process that ensures that all uses relate to each other, share space and land wherever possible and be designed in a manner where all uses complement each other;
- b) The secondary school and community centre/library incorporate the highest standard in architectural and sustainable design, with equal priority given to all visible building facades;
 - c) The secondary school and community centre/library embody a distinct visual identity, while respecting the character of the Community Core and surrounding neighbourhoods through the complementary use of architectural styles;
 - d) The library and community centre animate the two Collector Roads they front on, as well as the adjacent Town Square Park and Community Park, with active interior uses such as pools, gymnasiums, atriums, and cafeterias, where appropriate; and
 - e) The secondary school and community centre/library promote safety and ease of access through well-defined entrances and windows facing the public streets and primary walkways.

H6.11 LAND USE DESIGNATIONS IN THE COMMUNITY CORE

H6.11.1 OVERVIEW

- a) **Schedule H6-2** identifies the land use designations that apply in the Community Core. The land use designations are listed below:
 - i) Core Commercial Area;
 - ii) High Density Residential Mixed Use Area;
 - iii) Local Commercial Area;
 - iv) High Density Residential Mixed Use Area;

- v) Medium Density Residential Area; and
- vi) Major Institutional Area.
- b) In instances where the policies and designations contained in **Section H6.11** vary with the policies within **Part D** of this Plan, the more specific and detailed policies of this Section shall prevail, provided the overall intent of the Official Plan is maintained.
- c) A Community Park is also planned in the Community Core and policies on the Community Park are contained in Section H6.16.4 of this Plan.
- d) A Town Square Park is also planned in the Community Core and policies on the Town Square Park are contained in Sections H6.11.9 and H6.16.7 of this Plan.

H6.11.2 CORE COMMERCIAL AREA

A GOAL

It is the intent of this Plan that the **Core Commercial Area** designation be planned to accommodate low to mid-rise building forms and accommodate non-residential uses in the first storey.

B PERMITTED USES

- a) Main permitted uses are limited to:
 - i) 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;
 - ii) Multiple dwellings;
 - iii) Block townhouse dwellings; and,
 - iv) Low-rise apartment dwellings
- b) Permitted complementary uses are set out below:

- i) Home occupations subject to Section D1.3.1.4 of this Plan; and,
- ii) Accessory apartments subject to Section D1.3.1.6 of this Plan.

C DENSITY AND HEIGHT

The density range shall be 30 to 100 units per net residential hectare and the maximum building height shall not exceed four storeys.

D SPECIAL DEVELOPMENT POLICIES

- a) Residential uses shall not be permitted on the ground floor within 12 metres of the edge of the Collector Road with this floor area being reserved for permitted non-residential uses.
- b) The development of activities that spill out into the street and other public spaces is strongly encouraged.
- c) Some reliance will be placed on on-street parking to meet parking demand for permitted non-residential uses, as set out in the required Block Plan.

H6.11.3 HIGH DENSITY RESIDENTIAL MIXED USE AREA

A GOAL

It is the intent of this Plan that the **High Density Residential Mixed Use Area** designation be planned to accommodate a range of housing types with permissions for non-residential uses in the Community Core Area.

B PERMITTED USES

- a) Main permitted uses are apartment dwellings and long term care homes and retirement homes.
- b) Permitted complementary uses are set out below:
 - i) Home occupations subject to Section D1.3.1.4 of this Plan; and,

- ii) 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.

C DENSITY AND HEIGHT

The density range shall be 75 to 150 units per net residential hectare and the maximum building height shall not exceed six storeys. The minimum building height shall be four storeys.

D SPECIAL DEVELOPMENT POLICIES

- a) The first storey shall be designed to accommodate permitted non-residential uses over the long term. In this regard, glazing should occupy a minimum of 60% of the first storey façade and first storey heights should be designed to accommodate a range of non-residential uses.
- b) If non-residential uses are proposed, some reliance will be placed on on-street parking to meet parking demand for permitted non-residential uses, as set out in the required Block Plan.
- c) Buildings should incorporate a high standard in architectural and sustainable design, with highest priority given to street and open space facing facades, and secondary priority given to all other visible building facades.
- d) Buildings should be designed to establish distinct base, middle and upper portions in order to visually break up their vertical massing. The base of the building should reinforce a human scale environment at street level.
- e) The middle portion of the building should contain the large mass of the building and should reflect the architectural character of the community.

- f) The upper portions of the building should be emphasized through articulations of the exterior wall plate, accent materials or roofline to draw the eye skyward.

H6.11.4 LOCAL COMMERCIAL AREA

A GOAL

It is the intent of this Plan that the **Local Commercial Area** designation be the site of retail and personal service uses that is designed to be transit supportive and pedestrian oriented.

B PERMITTED USES

Permitted uses are set out below:

- a) Commercial fitness centres;
- b) Child care centres;
- c) Medical offices;
- d) Private and commercial schools;
- e) Supermarkets and specialty food stores;
- f) Restaurants; and,
- g) Retail and service commercial uses.

C SPECIAL DEVELOPMENT POLICIES

- a) Local Commercial sites should have an approximately area of 2.5 hectares.
- b) The planned built form characteristics for this designation encourage the development of a wide variety of building forms that are generally low to mid rise in height. In this regard, the maximum height shall be three storeys.
- c) A smaller scale of commercial use is anticipated with emphasis on good building/street relationships. On this basis, below is the design and built form criteria that shall be applied in **Local Commercial** areas:
 - i) Buildings should be located on or close to the street line to reinforce a strong street edge.

- i) Front yard parking shall not be encouraged and larger parking areas shall be set back an appropriate distance from the street edge to ensure that the majority of the street edge is the site of building.

- ii) A strong street edge landscape treatment should be provided to contribute to the streetscape.

- iii) Well-delineated pedestrian walkways should be provided between the street and main entrances.

- d) The development of pedestrian oriented focal points that are walkable from nearby areas is required to be a key component of development in the **Local Commercial Area** designation. These spaces are intended to provide an internal focal point for the area and function as a public gathering area serving the immediate neighbourhood and visitors to the area. These spaces should be easily accessible and visible to the public, contain seating amenities, hard landscaping, and natural elements, and provide passive recreation uses, possible public or private programmed activities, and a display of public art. Adjacent commercial uses are encouraged to be integrated with and front upon these spaces.

H6.11.5 HIGH DENSITY RESIDENTIAL AREA (IN COMMUNITY CORE)

A GOAL

It is the intent of this Plan that the **High Density Residential Area** designation be planned to accommodate a range of housing types on Collector Roads in the Community Core.

B PERMITTED USES

- a) Main permitted uses are apartment dwellings and long term care homes and retirement homes.

- b) Permitted complementary uses are set out below:

- i) Home occupations subject to Section D1.3.1.4 of this Plan.

C DENSITY AND HEIGHT

The density range shall be 75 to 150 units per net residential hectare and the maximum building height shall not exceed six storeys. The minimum building height shall be three storeys.

D SPECIAL DEVELOPMENT POLICIES

- a) Buildings should incorporate a moderate to high standard in architectural and sustainable design, with highest priority given to street and open space facing facades, and secondary priority given to all other visible building facades.
- b) Buildings should be designed to establish distinct base, middle and upper portions in order to visually break up their vertical massing. The base of the building should reinforce a human scale environment at street level. The middle portion of the building should contain the large mass of the building and should reflect the architectural character of the community. The upper portion of the building should be emphasized through articulations of the exterior wall plate, accent materials or roofline to draw the eye skyward.

H6.11.6 MEDIUM DENSITY RESIDENTIAL (IN COMMUNITY CORE)

A GOAL

It is the intent of this Plan that the **Medium Density Residential Area** designation be planned to accommodate a range of medium housing types in the Community Core.

B PERMITTED USES

- a) Main permitted uses are multiple, street townhouse, block townhouse and low-rise apartment dwellings

and long term care homes and retirement homes.

- b) Permitted complementary uses are set out below:

- i) Home occupations subject to Section D1.3.1.4 of this Plan; and
- ii) Accessory apartments subject to Section D1.3.1.6 of this Plan.

C DENSITY AND HEIGHT

The density range shall be 30 to 100 units per net residential hectare and the maximum building height shall not exceed four storeys.

D SPECIAL DEVELOPMENT POLICIES

- a) All medium density development in the Community Core shall be accessed by Local Roads or private or public lanes to minimize access onto the Major Collector road and support the development of complete streets.
- b) Buildings fronting on the Major and Collector Road in the Community Core shall have its main facade facing the Major Collector Road and be located close to the street and designed to frame the street.

H6.11.7 LIBRARY/COMMUNITY CENTRE AREA

A GOAL

It is the intent of this Plan that the **Library/Community Centre Area** designation in the Community Core be the site of a community library and community centre.

B PERMITTED USES

- a) Permitted uses in the **Library/Community Centre Area** designation are limited to community centres and libraries and other complementary and supportive uses.
- b) Minor changes to the location of the planned library/community centre are permitted, provided it continues

to be functionally connected with the planned Community Park and Secondary School.

H6.11.8 MAJOR INSTITUTIONAL AREA

A GOAL

It is the intent of this Plan that the **Major Institutional Area** designation in the Community Core be the site of a Secondary School.

B PERMITTED USES

- a) Permitted uses in the **Major Institutional Area** designation are limited to Secondary Schools.
- b) Notwithstanding Section F8.1.1 of this Plan, both medium and high-density uses are permitted if the Secondary School site within the Community Core is not required.
- c) If the Secondary School is not required, an amendment to the Block Plan required by Section H5.10.2 would be required.
- d) Minor changes to the location of the planned Secondary School are permitted, provided it continues to be functionally connected with the planned Community Park and the community centre/library.

H6.11.9 TOWN SQUARE PARK

- a) The Town Square Park will be of the highest landscape and urban design. It should make a significant contribution to the character and identity of the community.
- b) The Town Square Park should be framed by the Community Centre and Library, as well as the Core Commercial and Mixed Use buildings, with active frontages to promote direct views and access.
- c) Storefronts should be located close to the edges of Town Square Park to create an active and vibrant pedestrian shopping environment, but should be sufficiently setback to preserve opportunities for the placement of small outdoor cafés

patios and commercial display spaces.

- d) The Town Square Park should establish and frame prominent views and vistas, and should establish direct pedestrian connections, functioning as a prominent gateway feature within the Community Core.
- e) The Town Square Park should incorporate special paving treatments, seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, banners, trees, accent / decorative planting, hard landscaping, shade structures and public art, where appropriate.

The Town Square Park should incorporate an appropriate range and variety of active and passive recreational uses. Such features may include patios, cafes, pergolas, event and gathering spaces, performing areas, fountains, water features and skating rinks.

H6.12 LAND USE DESIGNATIONS OUTSIDE OF THE COMMUNITY CORE

H6.12.1 OVERVIEW

- a) **Schedule H6-2** provides the detailed land use designation for lands outside of the Community Core. The land use designations are listed below:
 - i) Low Density Residential Area;
 - ii) Medium Density Residential Area;
 - iii) Mixed Use Area (Gateway);
 - iv) High Density Residential Area;
 - v) Major Commercial Area;
 - vi) Local Commercial Area;
 - vii) Major Institutional Area;
 - viii) Natural Heritage System; and

- ix) Special Study Area
- b) In instances where the policies and designations contained in **Section H6.12** vary with the policies within **Part D** of this Plan, the more specific and detailed policies of this Section shall prevail, provided the overall intent of the Official Plan is maintained.

H6.12.2 LOW DENSITY RESIDENTIAL AREA

A GOAL

It is the intent of this Plan that the **Low Density Residential Area** designation be planned to accommodate a range of housing types on a network of local roads that are designed for both the motor vehicle, cyclists and pedestrians.

B PERMITTED USES

- a) Main permitted uses are limited to single detached, semi-detached and duplex dwellings.
- b) In addition, street townhouse dwellings and block townhouse dwellings are also permitted, provided the total number of such units does not exceed 20% of the total number of units in a Plan of Subdivision.
- c) Permitted complementary uses are set out below:
 - i) Home occupations subject to Section D1.3.1.4 of this Plan;
 - i) Bed and breakfast establishments in single detached dwellings subject to Section D1.3.1.5 of this Plan;
 - ii) Accessory apartments subject to Section D1.3.1.6 of this Plan;
 - iii) Garden suites subject to Section D1.3.1.7 of this Plan; and,
 - iv) Special needs housing subject to Section D1.3.1.8 of this Plan.

C DENSITY AND HEIGHT

- a) The minimum permitted density shall be 24 units per net residential hectare and the maximum permitted density shall be 30 units per net residential hectare.
- b) Notwithstanding the above, the minimum and maximum density permitted for street townhouse dwellings and block townhouse dwellings are 30 to 45 units per net residential hectare.
- c) The maximum building height shall not exceed three storeys.

D SPECIAL DEVELOPMENT POLICIES

- a) Dwellings should incorporate a moderate standard in architectural and sustainable design, with highest priority given to street and open space facing facades, and secondary priority given to all other visible building facades.
- b) Each dwelling should have a unique identity, while respecting and responding to the surrounding context.
- c) Each dwelling should have appropriate facade detailing, materials and colours consistent with its architectural style.
- d) Identical building elevations should not be located side by side or directly opposite from one another. Such elevations should be separated by a minimum of 2 single detached dwellings.
- e) Identical building elevations should not appear more than 3 times within a cluster of 10 dwelling units.
- f) Variety of architectural expression is encouraged through the use of alternative façade treatments, rooflines, building projections, materials, colours and architectural styles.

H6.12.3 MEDIUM DENSITY RESIDENTIAL (OUTSIDE COMMUNITY CORE)

A GOAL

It is the intent of this Plan that the **Medium Density Residential Area** designation be planned to accommodate a range of medium housing types primarily adjacent to or near Arterial and Collector Roads.

B PERMITTED USES

- a) Main permitted uses are multiple, street townhouse, block townhouse and low-rise apartment dwellings and long term care homes and retirement homes.
- b) Permitted complementary uses are set out below:
 - i) Home occupations subject to Section D1.3.1.4 of this Plan; and
 - ii) Accessory apartments subject to Section D1.3.1.6 of this Plan.

C DENSITY AND HEIGHT

The density range shall be 30 to 100 units per net residential hectare and the maximum building height shall not exceed four storeys.

D SPECIAL DEVELOPMENT POLICIES

- a) Buildings fronting on Major and Minor Collector Roads shall have its main facade facing the Major Collector Road and be located close to the street and designed to frame the street.
- b) Individual accesses to medium density development from Major and Minor Collector roads are not permitted.

H6.12.4 MIXED USE GATEWAY

A GOAL

It is the intent of this Plan that the **Mixed Use Gateway Area** designation be planned to accommodate a range of medium density housing types and a limited amount of non-residential uses at the intersections of Trafalgar Road and the 10th Sideroad and

Trafalgar Road and the 15 Sideroad, which are both considered to be gateways into the Vision Georgetown Secondary Plan area on Trafalgar Road.

B PERMITTED USES

- a) Main permitted uses are limited to:
 - i) Multiple dwellings;
 - ii) Street townhouse dwellings;
 - iii) Block townhouse dwellings;
 - iv) Low-rise apartment dwellings; and
 - v) Long-term care homes and retirement homes.
- b) The Stewarttown Public School is recognized as a permitted use.
- c) Permitted complementary uses are set out below:
 - i) Home occupations subject to Section D1.3.1.4 of this Plan;
 - ii) Accessory apartments subject to Section D1.3.1.6 of this Plan; and,
 - iii) Limited non-residential uses including child care centres, retail uses, personal service uses, office uses and restaurants provided the total floor area planned for these uses does not exceed 20% of the total amount of residential floor area within each area that is designated Medium Density Residential Area (Special).

C DENSITY AND HEIGHT

The density range shall be 30 to 100 units per net residential hectare and the maximum building height shall not exceed four storeys.

D SPECIAL DEVELOPMENT POLICIES

- a) Prior to any development occurring on the lands within the **Mixed Use Gateway Area** designation, a Block Plan shall be prepared to the

satisfaction of Council. The Block Plan shall include:

- i) A detailed overall land use plan, identifying the location of all of the proposed uses;
 - ii) A detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements;
 - iii) A plan showing the location of any future public lands that may be dedicated to the Town as part of the approval process;
 - iv) The means by which the non-residential uses are to be accessed by abutting Arterial Roads;
 - v) The proposed built-form of the development including type, height, and architectural treatments;
 - vi) The location of appropriate access points onto the abutting road network; and,
 - vii) The location of pedestrian, bicycle, vehicular and service circulation and access and parking areas in the context of the overall parking management strategy.
- b) The development of a range of medium density housing types (street townhouse, block townhouse and back to back townhouses) is encouraged.
 - c) Given the prominent location of this land use designation, special consideration will be given to establishing gateway features at the intersection of the two arterial roads.

H6.12.5 HIGH DENSITY RESIDENTIAL AREA

A GOAL

It is the intent of this Plan that the **High Density Residential Area** designation be planned to accommodate a range of housing types on Arterial Roads in the Secondary Plan area.

B PERMITTED USES

- a) Main permitted uses are apartment dwellings, ~~and~~ long term care homes and retirement homes.
- b) Permitted complementary uses are set out below:
 - i) Home occupations subject to Section D1.3.1.4 of this Plan.

C DENSITY AND HEIGHT

The density range shall be 75 to 150 units per net residential hectare and the maximum building height shall not exceed six storeys. The minimum building height shall be three storeys.

D SPECIAL DEVELOPMENT POLICIES

- a) Buildings should incorporate a moderate to high standard in architectural and sustainable design, with highest priority given to street and open space facing facades, and secondary priority given to all other visible building facades.
- b) Buildings should be designed to establish distinct base, middle and upper portions in order to visually break up their vertical massing.
- c) The base of the building should reinforce a human scale environment at street level.
- d) The middle portion of the building should contain the large mass of the building and should reflect the architectural character of the community.
- e) The upper portion of the building should be emphasized through articulations of the exterior wall

plate, accent materials or roofline to draw the eye skyward.

H6.12.6 MAJOR COMMERCIAL AREA

A GOALS

- a) To establish the **Major Commercial area** designation as a major activity area in the Secondary Plan Area.
- b) To provide a focus for the development of major retail uses in the Secondary Plan Area.
- c) To provide for the establishment of a focal point that is easily accessed by pedestrians, bicycles and transit; and,
- d) To provide for a diverse range of retail and service uses to serve the Town and the Region.

B PERMITTED USES

Permitted uses are limited to:

- a) Retail and service commercial uses;
- b) Supermarkets and specialty food stores;
- c) Department stores;
- d) Medical offices;
- e) Hotels and convention centres;
- f) Places of entertainment;
- g) Child care centres;
- h) Private and commercial schools;
- i) Commercial fitness centres;
- j) Private recreational uses, such as banquet halls and private clubs;
- k) Restaurants;
- l) Adult specialty stores;
- m) Complementary multiple and apartment dwellings including long-term care facilities and retirement homes; and,
- n) Home occupations in accordance with Section D1.3.1.4 of this Plan.

C SPECIAL DEVELOPMENT POLICIES

Prior to any development occurring on the lands within the **Major Commercial Area** designation, a Comprehensive Development Plan shall be prepared to the satisfaction of Council. The Comprehensive Development Plan shall consider all matters listed in Section D2.5.2.3.3 of this Plan and the other matters listed in this Section.

The following policies are intended to guide proposals for new development or redevelopment in the **Major Commercial** designation.

- a) Major Commercial sites should have an approximately area of 6.0 hectares.
- b) It is the intent of this Plan that the lands within the **Major Commercial** designation are the focus of major retail uses and over the longer term, higher density residential uses in a mixed-use setting.
- c) Development shall be planned to be pedestrian, bicycle and transit friendly from the outset with a pattern of streets and blocks that encourages pedestrian circulation even where the “streets” in large developments may initially be privately owned and maintained. In particular, development shall be oriented to the street and designed to promote a vital and safe street life and to support the early provision of transit.
- d) The maximum gross leasable floor area permitted for all retail uses combined in the **Major Commercial Area** designation is 20,000 square metres.
- e) The establishment of a higher-order supermarket serving a large trade area is a key component of the land use plan for the area.
- f) As this area develops, it is the intent of this Plan that a pedestrian oriented environment that is integrated with surrounding lands and in particular with the planned

Elementary/Secondary School to the north, medium and high density residential uses to the west and community uses on the east side of the Eighth Line is established.

- g) The development of pedestrian oriented focal points that are walkable from nearby areas is required to be a key component of development in the **Major Commercial Area** designation. These spaces are intended to provide an internal focal point for the area and function as a public gathering area serving the immediate neighbourhood and visitors to the area. These spaces should be easily accessible and visible to the public, contain seating amenities, hard landscaping, and natural elements, and provide passive recreation uses, possible public or private programmed activities, and a display of public art. Adjacent commercial uses are encouraged to be integrated with and front upon these spaces.
- h) The minimum height of any new residential building shall be 3 storeys and the maximum height shall be 6 storeys. The minimum height for non-residential buildings shall be two storeys.
- i) Buildings should be located on or close to the street line and massed at intersections to establish a strong street edge.
- j) It is the long-term intent of this Plan that the majority of the parking spaces in the **Major Commercial Area** designation be included within structured parking garages or underground. In this regard, the Comprehensive Development Plan required by subsection e) shall establish a long term parking strategy for the area which takes into account the phasing of development.

H6.12.7 LOCAL COMMERCIAL AREA

A GOAL

It is the intent of this Plan that the **Local Commercial Area** designation be the site of small - scale retail and personal service uses that are designed to be transit supportive and pedestrian oriented.

B PERMITTED USES

Permitted uses are set out below:

- a) Commercial fitness centres;
- b) Child care centres;
- c) Medical offices;
- d) Private and commercial schools;
- e) Supermarkets and specialty food stores;
- f) Restaurants; and,
- g) Retail and service commercial uses.

C SPECIAL DEVELOPMENT POLICIES

- a) Local Commercial sites should have an approximately area of 2.5 hectares.
- b) The planned built form characteristics for this designation encourage the development of a wide variety of building forms that are generally low to mid rise in height. In this regard, the maximum height shall be three storeys.
- c) A smaller scale of commercial use is anticipated with emphasis on good building/street relationships. On this basis, below is the design and built form criteria that shall be applied in **Local Commercial** areas:
 - i) Buildings should be located on or close to the street line to reinforce a strong street edge.
 - ii) Front yard parking shall not be encouraged and larger parking areas shall be set back an appropriate distance from the street edge to ensure that the

- majority of the street edge is the site of building.
- iii) A strong street edge landscape treatment should be provided to contribute to the streetscape.
- iv) Well-delineated pedestrian walkways should be provided between the street and main entrances.
- d) The development of pedestrian oriented focal points that are walkable from nearby areas is required to be a key component of development in the **Local Commercial Area** designation. These spaces are intended to provide an internal focal point for the area and function as a public gathering area serving the immediate neighbourhood and visitors to the area. These spaces should be easily accessible and visible to the public, contain seating amenities, hard landscaping, and natural elements, and provide passive recreation uses, possible public or private programmed activities, and a display of public art. Adjacent commercial uses are encouraged to be integrated with and front upon these spaces.

H6.12.8 MAJOR INSTITUTIONAL AREA

A GOAL

It is the intent of this Plan that the **Major Institutional Area** designation be the site of a Secondary School that may be combined with an elementary school.

B PERMITTED USES

- a) Permitted uses in the **Major Institutional Area** designation are limited to Secondary Schools that may be combined with an elementary school.
- b) Notwithstanding Section F8.1.1 of this Plan, both medium and high-density uses are permitted if the Elementary/Secondary School site is not required.

- c) If the Secondary School is not required, a Comprehensive Development Plan prepared in accordance with Section G3.3 of this Plan would be required before development applications are considered.
- d) If the planned elementary school is retained, but the planned Secondary School is not, a Comprehensive Development Plan prepared in accordance with Section G3.3 of this Plan would be required to determine the appropriate location of the elementary school, Neighbourhood Park and residential uses.

H6.12.7 NATURAL HERITAGE SYSTEM

A GOAL

It is the intent of this Plan that the **Natural Heritage System** be protected and enhanced over time, while providing opportunities for passive recreation and nature appreciation.

B PERMITTED USES

Permitted uses in the **Natural Heritage System** are limited to conservation uses and passive recreation, which includes trails. Lands that are within the Natural Heritage System are encouraged to be dedicated to the Town or another public authority as appropriate.

C ENHANCEMENT AND RESTORATION

It is the intent of this Plan that the Natural Heritage Systems will, where possible, be enhanced both in the short and long terms through the development approvals process in accordance with the subwatershed study. Such enhancements may include but not necessarily be limited to:

- a) Increase in biological and habitat diversity;
- b) Enhancement of ecological system function;

- c) Enhancement of wildlife habitat;
- d) Enhancement of natural succession;
- e) Creation of new wetlands or woodlands;
- f) Enhancement of riparian corridors;
- g) Enhancement of groundwater recharge or discharge areas; and,
- h) Establishment or enhancement of linkages between significant natural heritage features or and areas.

D INTERFACE WITH THE NATURAL HERITAGE SYSTEM

A key component of the plan is the provision of appropriate visual and physical connections to the Natural Heritage System.

On the basis of the above, it is a target of this Secondary Plan that a minimum of 25% of all developable lands that abut the Natural Heritage System be developed with a single-loaded road, a public park, a stormwater management facility or other similar use.

Should it be demonstrated that 25% frontage by public land is not achievable due to such matters as serviceability, topography or valley configuration, and then the target may be revisited during the Block Plan process.

H6.12.8 SPECIAL STUDY AREA

A Location

The Special Study Area identified on **Schedule H6-2** applies to lands at the northwest corner of the Eighth Line and the 15 Sideroad.

B OBJECTIVES

It is the objective of this designation to:

- a) Ensure that all land use and servicing options are carefully considered prior to development occurring;
- b) Ensure that development does not occur until a comprehensive review

of land use and servicing options, urban design and environmental constraints is undertaken; and,

- c) Ensure that all new development is integrated with and enhances existing development in the Georgetown Community.

C NEED FOR COMPREHENSIVE PLANNING

The lands are the site of a treed slope that slopes to the south. As a consequence, the location of the slope will have impacts on the siting of new roads/accesses and development areas. Consideration will also need to be given to how the lands will be accessed by the 15 Sideroad or the Eighth Line or both.

On the basis of the above, it is the intent of this Plan to require the preparation of a Comprehensive Development Plan for all lands within this Special Policy Area in accordance with Section G3.3 of this Plan, before a determination of which uses are appropriate and how they are to be sited and serviced is required.

On this basis, development shall not be permitted on the subject lands until a Comprehensive Development Plan (CDP) applying to all the lands is prepared to the satisfaction of Council. The CDP shall deal with such issues as:

- a) The proposed form of servicing;
- b) The protection and enhancement of any natural heritage features and related ecological functions;
- c) The nature, location and density of all uses and the manner in which they are integrated on the subject lands and with existing development;
- d) The nature, extent and timing of any required road improvements and the overall road pattern for the subject lands; and,
- e) The urban design standards that are to apply.

The CDP shall form the basis of an Official Plan Amendment that will place the lands in appropriate land use designations in accordance with this Plan.

H6.13 SUBWATERSHED STUDY

H6.13.1 PURPOSE

Town Council endorsed the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017 in June 2017. The purpose of the Vision Georgetown Subwatershed Study was *"to develop a subwatershed plan that allows sustainable development while ensuring maximum benefits to the natural and human environments on a watershed basis. The subwatershed areas in this study include the headwaters of Sixteen Mile Creek and a headwater tributary of Silver Creek (part of the Silver Creek Watershed)."*

H6.13.2 EXTENT OF NATURAL HERITAGE SYSTEM (NHS)

- a) A review and assessment of the Vision Georgetown lands was undertaken as part of the Subwatershed Study. The steps followed in developing the Natural Heritage System (NHS) on the Vision Georgetown lands included the identification of natural heritage features within and adjacent to the Vision Georgetown lands, screening for core areas and opportunities for enhancing the NHS, and the identification of ecological linkages and buffers. This process includes the refinement of the NHS to produce an area specific NHS, based on a detailed study, that is consistent with provincial and municipal environmental policies, including the Regional Official Plan.
- b) In addition to a number of minor changes, two changes to the spatial extent of the NHS are proposed as set out below:
 - i) The first change affects lands that are the site of a black locust woodland. The

Subwatershed Study concludes that 2.47 hectares of the black locust woodland can be removed, while still meeting the Regional policy requirement that any removal will have no negative impact on the remaining Block D woodland. The Subwatershed Study clearly outlines how this approach complies with applicable Regional Official Plan policies and the appropriate course of action, as it relates to the entire Natural Heritage System in Vision Georgetown.

- ii) The second change affects an Enhancement Area in the vicinity of Blocks C to D. The Natural Heritage System includes a large Enhancement Area, and the Subwatershed Study identifies Enhancement Areas in different locations that again consider a system-based approach. The assessment provided in the Subwatershed Study has provided the detail necessary to identify the principles and framework applied in Vision Georgetown that meet the Region's objectives and is consistent with Regional guidelines and policies.

H6.13.2 BUFFERS

The buffers that have been included within the NHS have been based on a variable buffer approach. This approach takes into consideration the sensitivity of the natural heritage features and functions to be protected, buffer function, impact from the proposed adjacent land uses, as well as, enhancement and mitigation opportunities.

In accordance with this approach, the buffers within the NHS as shown on **Schedule H6-2**, range between 15 and 25 metres. Passive trails will be planned to be located within the buffer areas where possible and be designed to minimize impacts on the NHS, while allowing residents to access the NHS in a sustainable manner.

More information on how final buffers are to be defined through the development application review process is found in **Appendix A**.

H6.13.3 ENVIRONMENTAL IMPLEMENTATION REPORTS (EIR)

A Purpose

- a) The purpose of an EIR is to clearly demonstrate how specific development applications (such as a Draft Plan) will incorporate and follow the management strategy recommendations contained within Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017.
- b) The proponent will be required to demonstrate, through the preparation of an EIR, that the issues of stormwater management, infiltration, Natural Heritage System delineation and stream corridors have been addressed through the Draft Plan of Subdivision process, for the entire sub-catchment area.
- c) During the preparation of the EIR, the boundaries of the Natural Heritage System as illustrated in Figure 7.3.1 of the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017 are considered final, subject to minimal refinements on surveying the edges of features and locating buffers.
- d) Additional refinements related to the proposed Block D woodland management and enhancement plan where the limits of black locust removal and the areas of

reforestation will require confirmation in consultation with the agencies.

- e) The EIR reporting is to reflect the management requirements for the Natural Heritage System as outlined in Section 7.4.2 and illustrated in Figure 7.3.1 of the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017.

B EIR Study Boundaries

- a) Figure 4.6.1 of the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017 shows how the Secondary Plan has been broken into separate sub-catchment areas for the purposes of EIR preparation.
- b) The study area for an EIR will include not only the detailed assessment of the lands subject to application, but also an evaluation of how the lands subject to the application function within the subwatershed context.
- c) Where a portion of the Natural Heritage System is located within the sub-catchment area, it will be important to demonstrate that any required EIR's were completed on the basis of logical ecological boundaries or tributary areas.

C EIR Requirements

The EIR will examine issues not detailed in the Subwatershed Study including:

- a) Watercourse relocations and modifications, as well as associated aquatic habitat assessment;
- b) Stormwater quantity and quality control requirements;
- c) Specific location and detailed design for Enhancement Area and Replication Wetlands;
- d) Specific buffer width requirements;
- e) Multi-landowner facility design and locations;

- f) Operations and Maintenance Plans;
- g) Discrete monitoring requirements;
- h) Adherence to the Final Halton Source Protection Plan Policies;
- i) Facility cost sharing; and
- j) Conceptual fisheries compensation plans where necessary.

D Need for Technical Studies

EIRs may also require a number of technical studies, the need for which will have been identified in the Subwatershed Study. Although individual studies are listed below, it is possible that they will be combined given the interrelationship of these issues. Studies may include:

- a) Aquatic habitat where watercourse relocations and modifications are proposed;
- b) Studies to demonstrate that stream protection meets subwatershed objectives;
- c) Impacts associated with transportation, servicing and utility corridors;
- d) Water balance assessment of recharge (quantity and quality) within the WHPA-Q1/Q2, ICA (chloride), and baseflow contributing areas;
- e) Additional monitoring of groundwater levels along the upper reaches of Tributary A to further refine hydrogeological linkages with the watercourse;
- f) Additional flow monitoring of all three tributaries for one year (four seasons) to further verify and/or calibrate the model parameters.
- g) Functional SWM plan and outline approach and location of facilities to meet management strategy requirements;
- h) Natural Channel Design where watercourse relocations and modifications are proposed;

- i) Additional flow monitoring on Tributary A to confirm hydrologic model parameters;
- j) Additional soils investigations to refine valley wall setbacks on Tributary B and a portion of Tributary A, reaches AM-2 and AM-3; and
- k) Additional water quality analysis with LID application to ensure that TP reduction targets are met.
- l) The floodplain delineation for this study started at the Eighth Line crossing. Additional analysis has been requested by each Conservation Authority to carry out a flood hazard risk analysis downstream of Eighth Line to ensure that proposed future development with the recommended SWM approach does not increase flood risk downstream of Eighth Line. This can be carried out as part of the Master Drainage and SWM plan or as part of the EIR process (as long as the EIR is carried out to include the entire tributary).
- m) Additional servicing details for the proposed future development, either in the EIR or Master Drainage and SWM Plan needs to consider and coordinate with the proposed upgrades on Trafalgar Road.

H6.13.4 MONITORING

- a) According to the Subwatershed Planning Report prepared by the Province in 1993: *"A subwatershed plan cannot be considered complete until its monitoring program is established. Monitoring programs should be designed to assess environmental changes in the subwatershed, to evaluate compliance with the plans, goals and objectives, and to provide information which will assist custodians of the plan to implement it and update it. The monitoring program should be presented as part of the*

subwatershed implementation plan.”

- b) On the basis of the above, monitoring in accordance with Section 7.5 of the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017 will be required.

H6.14 ROAD NETWORK

H6.14.1 COLLECTOR ROAD NETWORK

- a) Streets A and C are considered to be Major Collector roads and will have a minimum right-of-way width of 22.75 metres, which is increased to 25 metres in the Community Core.
- b) Streets B and D are considered to be Minor Collector roads and will have a minimum right-of-way width of 21 metres.
- c) Major and Minor Collector Roads are shown on **Schedule H6-3**.

H6.14.2 DESIGN OF COLLECTOR ROADS

- a) While the Major and Minor Collector Roads are designed to allow for the ease of motor vehicle traffic throughout Secondary Plan area, regard must be had in their design to the other public interest objectives established by this Plan, which require that higher density development be established along Collector Roads in a pedestrian oriented and transit supportive environment to enable the development of complete streets.
- b) In this regard, Collector Roads must be designed in a manner that provides for other modes of non-motorized travel and the pedestrian. In addition, priority shall be given to ensuring that public transit facilities, such as stops, shelters and dedicated lanes are all part of the overall design of the Collector Road over the long term.

- c) Within the Community Core, it is the intent of this Plan that a pedestrian oriented public realm be established in this area to promote safe and walkable and a vibrant urban environment. Traffic calming measures may be utilized in this area and alternatives for motor vehicle traffic in terms of connecting roads through parallel roads shall be considered.
- d) All Collector Roads in the Secondary Plan area shall be designed in a manner that ensures that no more than approximately 60% of the planned right-of-way is devoted to the automobile.
- e) In this regard, a minimum of approximately 40% of the planned right-of-way shall be devoted to pedestrian and non-motorized modes of travel and landscaping.

H6.14.3 STREET A

- a) Street A is planned as the central character avenue for the Vision Georgetown Secondary Plan Area. It is planned to serve a vital function within the community by providing a critical link between neighbourhoods, open space amenities and community facilities. As the main internal transit corridor, it is essential in facilitating public transit, cycling, pedestrian and vehicular connections throughout the community.
- b) As a character avenue, Street A shall be distinguished by streetscape treatments corresponding to the land uses and built form types found along its edges. As such, street character will vary according to neighbourhood context, with opportunities to define areas through upgraded streetscape treatments.
- c) The southern portion of Street A, between the Community Core and 10 Sideroad, will have higher vehicular traffic volumes. As a

- result, direct access for individual driveways is discouraged and laneway access is preferred.
- d) Within the Community Core area, direct access for individual uses will not be permitted to support an urban streetscape treatment that responds to a greater level of pedestrian traffic associated with adjacent higher density residential, street related retail and service functions, public transit facilities and open space amenities.
 - e) The northern portion of Street A is intended to have lower traffic volumes, which will enable a mix of dwellings with direct access to Street A and dwellings that front on intersecting Local Roads.

H6.14.4 LOCAL ROADS

- a) Local Roads will have a minimum right-of-way width of 16 metres.
- b) Components of the active transportation network as per **Section H6.15** of this Plan will be planned on Local Roads.

H6.14.5 TREE CANOPY

- a) Collector Roads and Local Roads shall be planned to be the site of a tree canopy that will provide shade and enhance and establish a vibrant urban environment. In this regard, a Tree Canopy Plan shall be prepared for each of these roads and the trees shall be planted as soon as feasible to ensure that a canopy is established in the shorter term.
- b) Each of the local roads shall also be the site of street trees that are planted in a manner that provides for the establishment a vibrant and healthy tree canopy. In order to maximize the amount of tree planting, the co-location of utilities is encouraged.

H6.14.6 SIDEWALKS

- a) All Collectors Roads shall have sidewalks on both sides.

- b) Given anticipated densities and the built form, all Local Roads shall generally have a sidewalk on one side in all cases. Exceptions may be considered in circumstances where the density is lower.

H6.14.6 ROUNDABOUTS

- a) Roundabouts shall be designed to incorporate pedestrian crossovers on each approach. Additionally roundabouts shall include bicycle bypasses on approaches with bike lanes.
- b) Where the Town has identified the need for single or multi-use roundabouts, the Town may require the conveyance of additional lands for right-of-way purposes. Such additional right-of-way requirements shall be determined at the time of the design of the road facilities and will become part of the total required right-of-way.

H5.15 ACTIVE TRANSPORTATION

Schedule H5-3 establishes the proposed active transportation network in Vision Georgetown. In this regard, it includes the following components:

- a) Multi-use pathways;
- b) Bike-lanes within road right-of-ways; and
- c) Trails.

H6.16 PARKLAND

H6.16.1 AMOUNT OF PARKLAND

- a) The Town shall require five percent of the gross residential land area within a Draft Plan of Subdivision in the Low Density Residential Area designation to be dedicated to the Town as parkland.
- b) The Town shall also require the dedication of 1.0 hectare of land per 300 dwelling units for development within all other designations where residential uses

are permitted, except the Major Commercial Area designation.

- c) Two percent of the land within Major and Local Commercial Areas shall be dedicated as parkland. If residential development is later proposed within the Major Commercial Area designation, the provisions of the Town's Parkland Dedication By-law will apply.
- d) In lieu of the above requirements, Council may require cash-in-lieu of parkland instead, as deemed appropriate.
- e) Lands designated as Natural Heritage System or required for stormwater management facilities shall not be accepted as part of the required parkland dedication.
- f) To the extent possible, stormwater facilities will be incorporated into the adjacent parkland and designed in a manner to enhance the aesthetic appeal of the overall development.
- g) Prior to development occurring on any part of the Vision Georgetown lands, a Master Parks Agreement shall be required. The purpose of the Master Parks Agreement is to facilitate Town acquisition of an optimal type and distribution of parkland throughout the entire Secondary Plan regardless of the size and location of the individual subdivision plans located therein. Rather than taking separate smaller pieces of parkland from each of the development interests, a Master Parks Agreement will allow the Town to acquire park parcels that provide for a range of park types, sizes and functions that will meet the needs of the new community. The agreement will enable the Town to acquire more parkland from some developers than would be required under the Planning Act and less from others in a quest to achieve a suitable distribution of the Community Park, Town Square

Park, Neighbourhood Parks and Parkettes.

H6.16.2 TYPES OF PARKLAND

The following types of parkland are identified on **Schedule H6-2**:

- a) A Community Park, which has an approximate area of 8.0 hectares;
- b) Five Neighbourhood Parks, which have been co-located with elementary schools and have approximate areas of 1.6 hectares;
- c) A number of Parkettes, which have approximate areas of 0.70 hectares each; and,
- d) A Town Square Park located in the Community Core that has an approximate area of 1.0 hectare.

H6.16.3 GENERAL PARKLAND SITING CRITERIA

All public parkland shall:

- a) Have as much street frontage as possible and be open to view on as many sides as possible to maximize visibility from adjacent streets and promote safety;
- b) Maximize public safety through park block size, visibility, configuration and location of park fixtures and facilities;
- c) Have direct and safe pedestrian access from adjacent residential areas or adjacent environmental areas where appropriate;
- d) Be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access, parking and buffers to active recreational facilities;
- e) Incorporate natural heritage features wherever possible into the design of the parkland;

- f) Be integrated into the fabric of the adjacent neighbourhood by promoting open space or walkway linkages to adjacent facilities, neighbourhoods and natural features;
- g) Incorporate natural and built shade features;
- h) Incorporate appropriate lighting, seating, level pathways, walkways and entrances where appropriate to assist in creating a more accessible and inclusive environment; and,
- i) Be connected, wherever possible, to trail systems, cycling routes, walkways, natural heritage corridors, utility corridors and drainage systems.

H6.16.4 COMMUNITY PARK

- a) The Community Park should incorporate recreational programming elements that target visitors from throughout Georgetown and the Town of Halton Hills, in addition to the neighbourhood residents.
- b) The design of the Community Park and the adjacent planned Secondary School should be coordinated in order to capitalize on opportunities for shared facilities and amenities, such as parking
- c) The Community Park should incorporate seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, trees, accent / decorative planting, hard and soft landscaping, shade structures, public art and sports fields, where appropriate.
- d) The Community Park should incorporate on-site surface parking facilities. Such facilities should be accessed via Streets B and/or C, and should incorporate wayfinding signage and decorative / ornamental plantings adjacent to driveway entrances. Surface parking areas should incorporate permeable surface paving materials,

landscaped medians with tree plantings, and designated pedestrian walkways.

H6.16.5 NEIGHBOURHOOD PARK

- a) Neighbourhood Parks should be situated in the centre of Neighbourhoods, should front onto Local or Collector Roads, and should be accessible within a 500 metre walking distance of most residents.
- b) Neighbourhood Parks should be framed by public streets (or other public uses such as schools and/or the NHS) on at least three sides.
- c) Neighbourhood Parks should incorporate recreational programming elements that target neighbourhood residents.
- d) Where Neighbourhood Parks are located adjacent to school sites, the design of both entities should be coordinated in order to capitalize on opportunities for shared facilities and amenities, such as parking.
- e) Neighbourhood Parks should incorporate seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, trees, accent / decorative planting, hard and soft landscaping, shade structures, public art and sports fields, where appropriate.

H6.16.6 PARKETTES

- a) Parkettes should be situated centrally within individual neighbourhoods, and should be accessible within walking distance of most residents.
- b) Parkettes should be framed by public streets (or other public uses such as schools and/or the NHS) on at least two sides.
- c) Parkettes should incorporate recreational programming elements that target neighbourhood residents.

- d) Parkettes should incorporate seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, trees, accent / decorative planting, hard and soft landscaping, shade structures and public art, where appropriate.

H6.16.7 TOWN SQUARE PARK

- a) Policies on the Town Square Park are contained in Section H6.11.8 of this Plan.

H6.17 PHASING

H6.17.1 GENERAL

The phasing of development in the Vision Georgetown Secondary Plan area shall occur in a manner that:

- a) Provides for the early development of a range of housing types with a particular focus on medium and high density residential development;
- b) Supports the early development of retail and other non-retail and service uses needed to support the new residents;
- c) Supports the conveyance of lands within the Natural Heritage System into public ownership;
- d) Supports the early development of the Community Park, which should be dedicated to the Town before _____ of development lands are released for development;
- e) Supports the early construction of Street A to provide for continuous north-south travel through Vision Georgetown before no more than 50% of the development lands are released for development;
- f) Supports the necessary improvements to Trafalgar Road, Eighth Line, 10th Sideroad and 15th Sideroad as required;

- g) Incorporates the lands needed for schools to support the new residents of the community; and,
- h) Allows for the completion of distinct components of the Vision Georgetown Secondary Plan area so that the length of construction in any given area is kept to a minimum where possible.

H6.17.2 BLOCK PLANS

Block Plans in accordance with **Section G3.2** of this Plan are required and their boundaries will generally follow EIR Study boundaries as set out in **Section H6.13.4** of this Plan.

H6.18 EXISTING LAND USES AND SMALL LAND HOLDINGS

- a) Existing dwellings or buildings located on lands designated for development in accordance with this Secondary Plan shall continue to have direct access to Trafalgar Road, Eighth Line and the 10th and 15th Sideroads until such time as access from an alternative road becomes available or the property is redeveloped.
- b) Existing land uses are allowed to continue and expansion to those existing uses, such as additions, decks and accessory buildings are also permitted.
- c) Development proposals for very small holdings will be evaluated with reference to their land use designations on **Schedule H6-2** but in most cases, not until Subdivision Plans for larger, adjacent landholdings are submitted for approval.
- d) Provision shall be made in abutting plans of subdivision to ensure compatibility of new development with existing residential holdings and, where feasible, to provide for their ultimate redevelopment in accordance with this Plan.

H6.19 LOCATION OF ELEMENTARY SCHOOLS

- a) The policies contained within Section F8.1.1 of this Plan apply.
- b) Notwithstanding Section F8.1.1 of this Plan, both low and medium density uses are permitted if a school site within the Vision Georgetown Secondary Plan is not required.
- c) Minor changes to the location of proposed schools are permitted to satisfy locational and other requirements without the need to amend this Plan.
- d) Draft Plans of Subdivision shall include designated school sites as appropriate with a shape, size and frontage satisfactory to the relevant School Board.
- e) Landowners will be required to submit at the Draft Plan of Subdivision stage an alternative lotting plan to facilitate development should the site not be used for school purposes.

H6.20 ENERGY CONSERVATION

The Town will promote development on the Vision Georgetown lands that utilizes its best efforts to achieve carbon neutrality for buildings and infrastructure to reduce its greenhouse gas emissions and increase its climate resiliency. This will be accomplished through a range of strategies as set out below:

- a) All new buildings will be required to demonstrate the potential for improved energy efficiency strategies through approaches related to factors such as building design, efficient technologies and behavioural change initiatives.
- b) The Town in consultation with stakeholders will explore the potential for the introduction of a cogeneration plant in the Community Core.

- c) Where a cogeneration plant under development or has been developed, the Town shall require new buildings in the area served by the system to utilize the system. Where projects proceed prior to construction of the system but after such a system has been deemed to be viable and construction plans are underway, development plans shall be required to demonstrate that the project can link into the system
- d) The potential to use waste heat from sources such as retail and institutional uses, sewers, and wastewater will be explored through the development process as appropriate.
- e) Renewable energy generation and use will be maximized as much as possible. Renewable heat sources include solar, thermal and geo-exchange. Renewable energy generation can include biomass or biogas, combined heat and power, wind, active solar, and geothermal.
- f) All development will include a solar design strategy and all applications will identify buildings constructed to be solar ready. In addition, developers/builders will be required to provide Net Zero Ready and Net Zero Energy options for purchasers.

H6.21 CULTURAL HERITAGE

H6.21.1 BUILT HERITAGE RESOURCES

- a) There are three built heritage resources within the Secondary Plan area.
- b) **Site BHR-2** is located at 10686 Eighth Line and was constructed around 1880. This 2-storey dichromatic brick house sits on a rubble stone foundation. It has a hip roof with centre gable on the east (front) side and a boxed cornice with decorated frieze and brackets. Stone sills and arched yellow brick voussoirs accent the window openings with 2/2 double hung

sashes. The front (east) elevation has a double leafed door with a distinctive arched transom and bay window. The associated farm outbuildings that included a large gambrel barn and mature trees along the farm lane have been removed. BHR-2 is included on the Town of Halton Hills Register as a listed property.

- c) **Site BHR-5** is located at 10677 Trafalgar Road. This vernacular, 1-storey, red brick structure is set on a rubble stone foundation and has a side gable roof with returned eaves and a chimney on north roof ridge. Window openings have stone sills (ground floor), wood lug sills upper floor, radiating brick voussoirs, and 2/2 sashes (ground floor). The front door opening has been altered. There is a rear 1 storey modern wing. BHR-5 is included on the Town of Halton Hills Register as a listed property.
- d) **Site BHR-9** is located at 10229 Trafalgar Road. This vernacular 2 storey structure was built in the late 19th or early 20th century. It sits on a stone foundation, is clad in modern siding and has an asphalt shingled, cross gable roof. A 1-storey veranda is located in the “L” on the front elevation. Typical window openings are 2 x 2 sashes (ground floor) and 5 x 2 sashes (upper floor) and there is a 1-storey bay window on front ground floor.
- e) New development in the vicinity of BHR-2, BHR-5 and BHR-9 should be managed in such a way that its impact is sympathetic with the value of the resources and that it minimizes or avoids an adverse affect to cultural heritage resources.
- f) When the nature of the development is such that adverse impacts are unavoidable it may be necessary to implement management or conservation strategies that alleviate the

deleterious effects to cultural heritage resources. The principal heritage philosophy for the protection of cultural heritage resources is retention in situ and the preservation of the material integrity to the maximum extent possible, consistent with public safety.

- g) On the basis of the above, a Cultural Heritage Impact Statement in accordance with Section F5.1.2 of this Plan shall be required before development occurs.

H6.21.2 CULTURAL HERITAGE

- a) There is one cultural heritage landscape within the Secondary Plan area.
- b) **Site CHL-1** is located at 10114 Eighth Line and was formerly the site of the Reed Farmhouse, which has been demolished and removed from the Town of Halton Hills Heritage Register. However, a tree-lined farm lane, a windbreak north of lane, and other mature trees remain as attributes of the farm complex remain in the landscape marking the location of the Reed Farm in the environment.
- c) On the basis of the above, a Cultural Heritage Impact Statement in accordance with Section F5.1.2 of this Plan shall be required before development occurs, to determine how these components of the landscape can be incorporated into future development.

H6.21.3 MOUNT PLEASANT WESLEYAN METHODIST CEMETERY

- a) In 1833, land was donated for a cemetery and a schoolhouse or Methodist meeting house, or both. A chapel was built in 1844, closed in 1858 and moved to Lot 16, Concession 8 where it was reopened as the Stewarttown Wesleyan Church in the following year. In the mid-20th century, the Ashgrove Women’s Institute removed the

neglected cemetery markers on the east side and placed them in a concrete pad. The site is mainly a green space with a few isolated mature trees and shrubs. The cemetery is included on the Town of Halton Hills Register as a listed property.

- b) All cemeteries of cultural heritage significance shall be designated under Part IV or V of the Ontario Heritage Act, including vegetation and landscape of historic, aesthetic and contextual values to ensure effective protection and preservation.
- a) The Town shall restore and maintain all Town-owned heritage cemeteries and encourage owners of private heritage cemeteries to maintain and improve their properties.
- b) Standards and design guidelines for heritage cemetery preservation shall be developed including the design of appropriate fencing, signage and commemorative plaquing.
- c) The heritage integrity of cemeteries shall be given careful consideration at all times. Impacts and encroachments shall be assessed and mitigated and relocation of human remains shall be avoided.
- d) Archaeological and Heritage Impact Assessments, prepared by qualified heritage conservation professionals, shall be required for land use planning activities and development proposals on lands adjacent to cemeteries.
- e) Appropriate mitigation measures may include permanent “no disturbance” buffer zones, appropriate fencing and/or alternative development approaches, as well as temporary protection measures during construction and other activities, as part of the approval conditions to ameliorate any potential adverse impacts that may be caused.

H6.23 ACCESSIBILITY

- a) Accessibility shall be improved for persons with disabilities and seniors by removing or preventing land use barriers that restrict full participation in society.
- b) In reviewing applications under the Planning and Condominium Acts, the Town will have regard for accessibility to all facilities, services and matters to which these Acts apply and will identify, prevent, and/or remove land use barriers which may restrict full participation in society for persons with disabilities and seniors.

H6.24 AFFORDABLE HOUSING

The Town supports the provision of housing which is affordable and attainable to low and moderate-income households.

Affordable housing, including both rental and ownership, is important to providing housing opportunities for current and future residents. Supporting opportunities and incentives for affordable and attainable housing will improve market accessibility for current and future residents. On the basis of the above, it is the objective of this Plan that:

- a) A minimum of 30% of new housing units be affordable;
- b) Affordable housing units will include a mix and range of types, lot sizes, unit sizes functions and tenures to provide opportunity for all household types, including larger families, older adults, students and residents with special needs;
- c) The Town shall encourage the provision of affordable and attainable housing through:
 - i) Working with the Region of Halton and the development community to consider progressive financial incentives to encourage and

- support the development of affordable housing;
- ii) Supporting secondary suites;
- iii) Considering innovative and alternative residential and community design standards that facilitate affordable housing; and,
- iv) Encouraging the development of purpose built rental housing with a full mix and range of unit sizes.

H6.25 IMPLEMENTATION

H6.25.1 AGREEMENTS WITH THE TOWN

The successful implementation of this Secondary Plan requires working with the landowners and agencies and the entering into of the following agreements with Council:

- a) A Master Parks Agreement in accordance with Section H6.16.1 g) of this Plan; and,
- b) An agreement that implements an infrastructure staging plan and financial plan for the Secondary Plan Area that establishes the basis for the phasing of development, and the funding of new infrastructure.

H6.25.2 LANDOWNER AGREEMENTS

In order to ensure that the cost of new development will not have an adverse impact on the financial capability of the Town, development in the Vision Georgetown Secondary Plan Area shall only proceed when:

- a) Benefitting landowners within the Secondary Plan Area that benefit from the extension of municipal water and sewer services from the south have entered into an agreement or agreements or have made other satisfactory arrangements with the Town for the provision of funds or the provision of services or both and have

entered into an agreement with the Region with respect to the provision of sewer and water infrastructure.

- b) In order to implement sub-sections b) above, the Town may include conditions of Draft Plan Approval that may require the benefitting landowners to enter into agreements with other benefitting landowners with respect to the provision of servicing. If a benefitting landowner chooses not to enter into such agreements, no development shall be permitted until it has been demonstrated that the benefitting landowner has entered into required agreements with other affected landowners with respect to the provision of services and other infrastructure

H6.25.3 DEVELOPMENT CHARGES

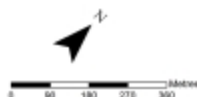
Prior to any development occurring and in addition to the other requirements set out above, it is a policy of this Plan that the Town has in full force and effect, and not subject to appeal, a Development Charges By-law enacted under the Development Charges Act, 1997 or any successor legislation identifying and imposing charges applicable to the lands in the Secondary Plan Area.



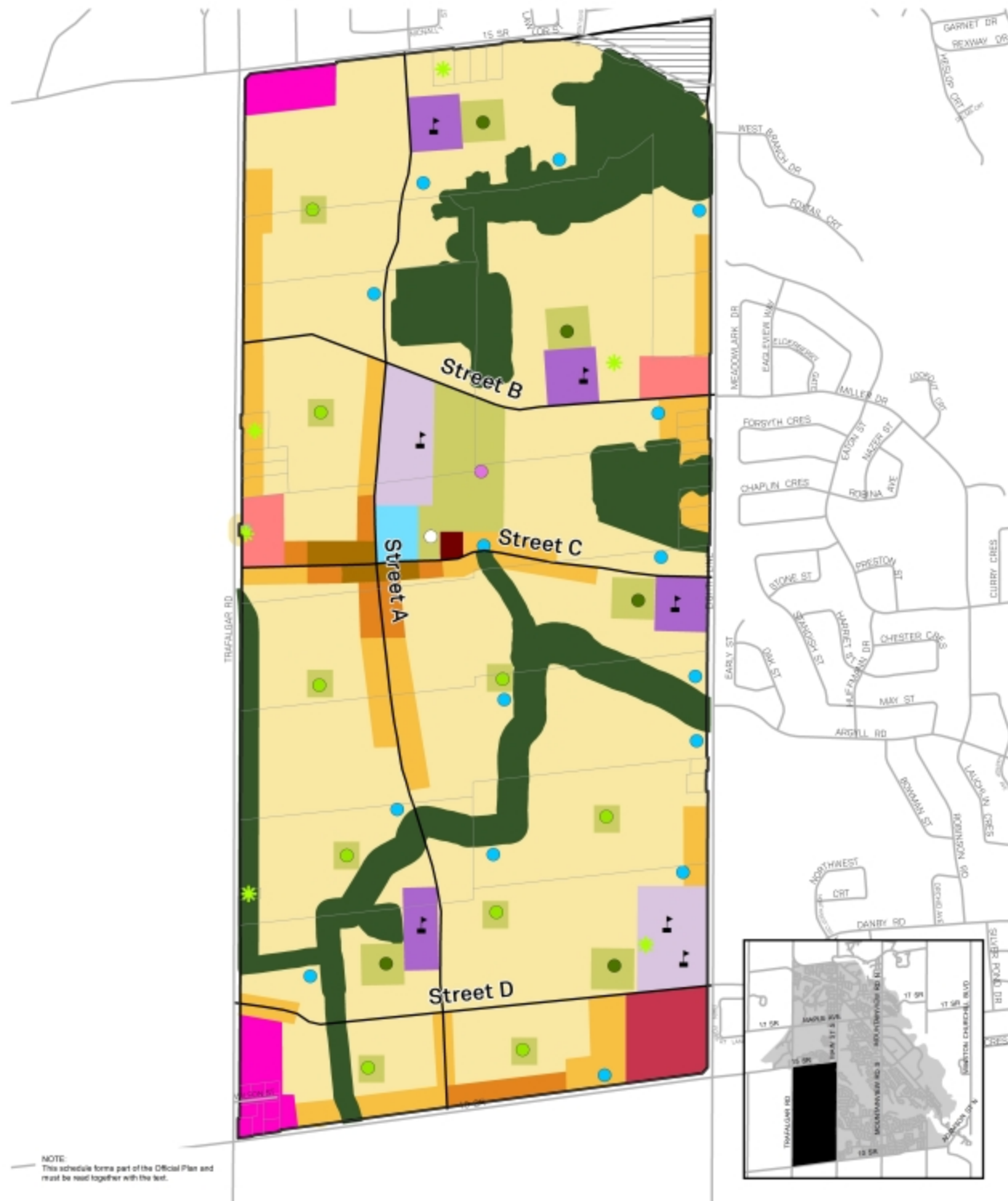
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TOWN OF HALTON HILLS OFFICIAL PLAN

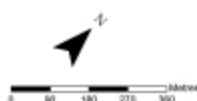


**SCHEDULE H6-1
VISION GEORGETOWN
COMMUNITY STRUCTURE**

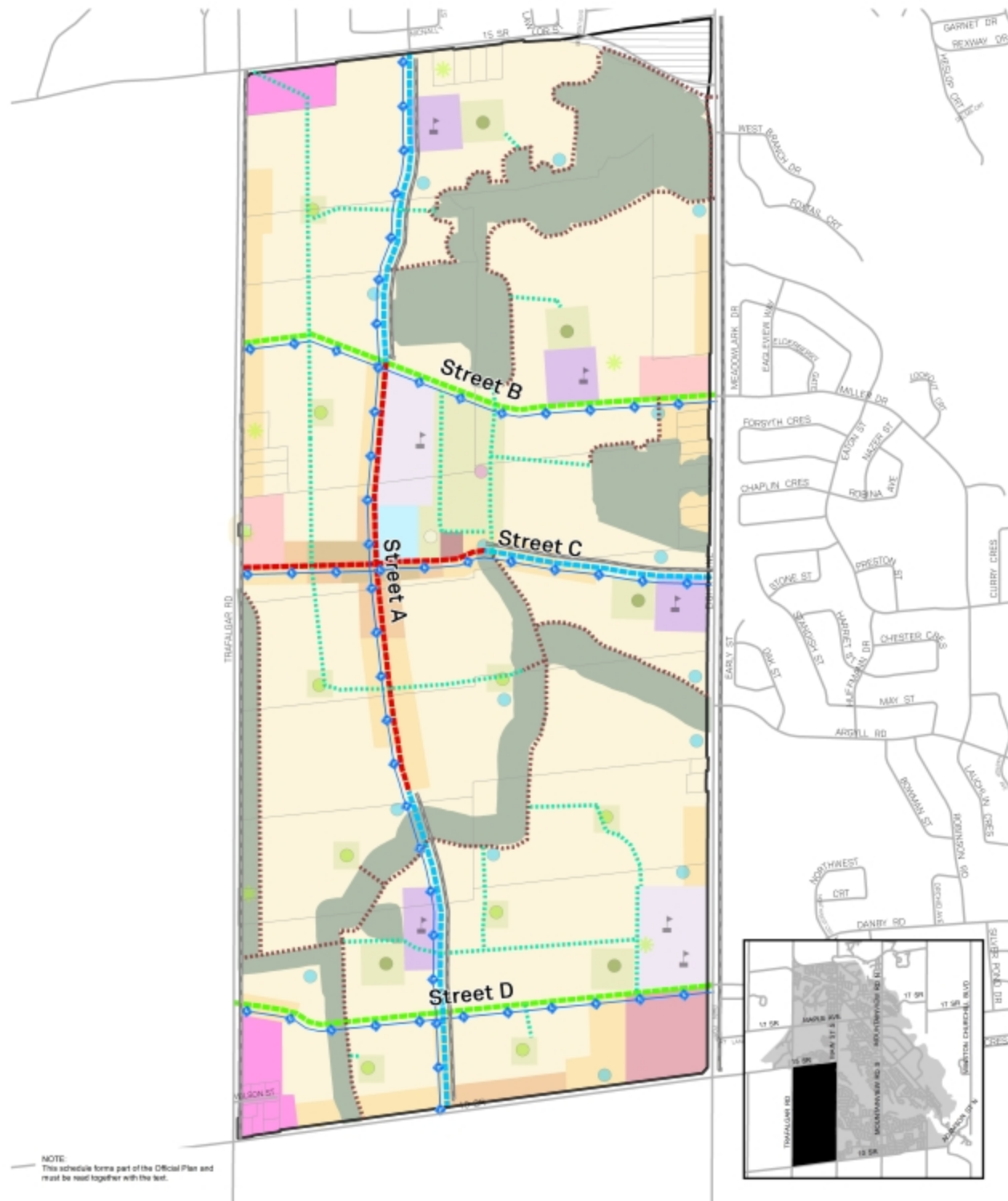


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|---|--------------------------|----------------------------|----------------------------|
| Low Density Residential Area | Major Commercial Area | Library/Community Centre | Proposed Roads |
| Medium Density Residential Area | Core Commercial Area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

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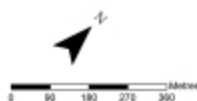
SCHEDULE H6-2
VISION GEORGETOWN
LAND USE PLAN



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TOWN OF HALTON HILLS OFFICIAL PLAN



SCHEDULE H6-3
VISION GEORGETOWN COMPLETE
TRANSPORTATION NETWORK