

What We Heard

Downtown Georgetown Planning Study

The Planning Partnership

April 4, 2018





Destination
DOWNTOWN

01 DESIGN SUMMIT

The Downtown Georgetown Planning Study will guide growth and development in the downtown over the next 20 years, to continue its evolution as a culturally and economically vibrant destination for residents, workers, and visitors.

Through development of the Plan, a clear vision for Downtown Georgetown will be developed as well as updated policies related to land uses, building heights, density and urban design. The study will consider the historic character, natural areas, housing, business and public spaces that make Downtown Georgetown great today, and how they can be enhanced in the future.

Meaningful and interactive public and stakeholder engagement and participation will form the foundation of the Downtown Georgetown Planning Study.

The Design Summit (second community workshop) took place on April 4, 2018 at the Mold-Masters SportsPlex Park (221 Guelph Street). The workshop included two identical design sessions, one from 3:00-5:30 pm and the other from 6:30-9:00 pm.

During each of the design sessions, participants joined a member of the Project Team to prepare an Alternative (concept) for the study area using a specific design program. The Alternatives were all developed with the Vision Statement and Design Principles developed at Workshop 1 in mind.

The Design Summit resulted in the development of 8 different Alternatives for the study area.

This report summarizes what we heard during the Design Summit on April 4, 2018.

Participants included members of the public, Steering Committee and Technical Advisory Committee.



Steering Committee

The Steering Committee is tasked with providing input and raising the interests of the groups they represent. The Committee includes representatives from:

- Town Council
- Downtown Business Improvement Area
- Halton Hills Chamber of Commerce
- Halton Hills Heritage Committee
- Halton Hills Cultural Roundtable
- Halton Hills Library
- Halton Hills Hydro
- Sustainability Implementation Committee
- Active Transportation Committee
- Downtown Residents
- Downtown Business/Land Owners



Technical Advisory Committee

The Technical Advisory Committee provides technical review and analysis and includes representatives with technical expertise in:

- Planning
- Heritage Planning
- Economic Development
- Engineering
- Transportation
- Parks and Open Space
- Conservation
- Utilities/Hydro



Design Sessions




27 Participants at Session 1

47 Participants at Session 2

02 ALTERNATIVES

During the design sessions, participants joined one of four table groups each lead by a member of the Project Team. Four (4) Alternatives were developed in both the afternoon session and evening session. Each Alternative was developed with variables in Built Form, Public Realm, Heritage, and Mobility/Access to ensure distinct alternatives for evaluation.

Downtown Planning Alternatives

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
VARIABLE				
# of Units	450	450	650	800
Type of Built Form	Townhouses	Townhouses & Mid-rise	Mid-rise	All forms
Building Height	3	3-6	8	3-10+
Public Realm / Parks	Existing park	One central urban park	Urban square with each development	Parks and urban squares
Heritage	Conserved	Integrated	Integrated	Conserved
Main Street ROW	Shared 'ROW' Vehicles and	Dedicated Lanes	Remove Street Parking	Shared 'ROW' Vehicles and

Draft Vision Statement

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

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

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

Draft Guiding Principles

1



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

2



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

3



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

4



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

5



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

6



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

7



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

02 ALTERNATIVES

The following is a record of the drawings prepared by the public at the Design Summit in accordance with set variables provided. The Project Team will prepare one version of each alternative that combines the features from each session. The four alternatives will be posted for public comment as a contribution to their evaluation.

Alternative 1 - Afternoon

# of Units	• 145-150 units
Type of Built Form	• Townhouses along Back Street / Park Avenue with some along Main Street • Infill opportunities on Main Street and on current surface parking • Compensate reduction of parking with structured parking at key locations
Building Height	• 3 Storeys
Public Realm / Parks	• Extend Remembrance Park with green roof on top of new structured parking on existing parking east of park • New trail to connect Remembrance Park to Main Street through adjacent properties
Heritage	• Conserved
Main Street ROW	• No Change



Alternative 1 - Evening

# of Units	• 200-290 units
Type of Built Form	• Townhouses in Back Street area, and on parking lots
Building Height	• 2-3 storeys
Public Realm / Parks	• Only Remembrance Park
Heritage	• Conserved
Main Street ROW	• No Change



Alternative 2 - Afternoon

# of Units	<ul style="list-style-type: none"> • 800 units
Type of Built Form	<ul style="list-style-type: none"> • Townhouses and midrise buildings • Left some surface parking spaces • Heritage buildings can be integrated with small condominiums in the back
Building Height	<ul style="list-style-type: none"> • 3-6 Storeys with heights increasing when downhill
Public Realm / Parks	<ul style="list-style-type: none"> • New central park east of library/cultural centre with retail/commercial spaces facing the park with transit stop • Back Street • Bike parking zones and electric vehicle charging station at key locations
Heritage	<ul style="list-style-type: none"> • Integrated within base of new mid-rise buildings but standing proud
Main Street ROW	<ul style="list-style-type: none"> • No Change • Bikes should pass through the outskirts of Downtown Georgetown or local streets • Bike routes should be parallel to Main Street

Alternative 2 - Evening

# of Units	<ul style="list-style-type: none"> • 350-450 units
Type of Built Form	<ul style="list-style-type: none"> • Townhouses along Main Street • Mid-rise buildings located mostly along Back Street and Guelph Street • Parking loss compensated with new structured parking (above / below grade) • Open Main Street to create frontage onto new park • Wrap new retail/commercial uses around park
Building Height	<ul style="list-style-type: none"> • 3-6 Storeys with greatest building heights along Back Street, Guelph Street and downslope along Park Avenue
Public Realm / Parks	<ul style="list-style-type: none"> • Central park (existing parking lot)
Heritage	<ul style="list-style-type: none"> • Integrated within base of new mid-rise buildings
Main Street ROW	<ul style="list-style-type: none"> • No Change • Cycling route along Park Avenue, bypassing Main Street which is spatially limited



02 ALTERNATIVES

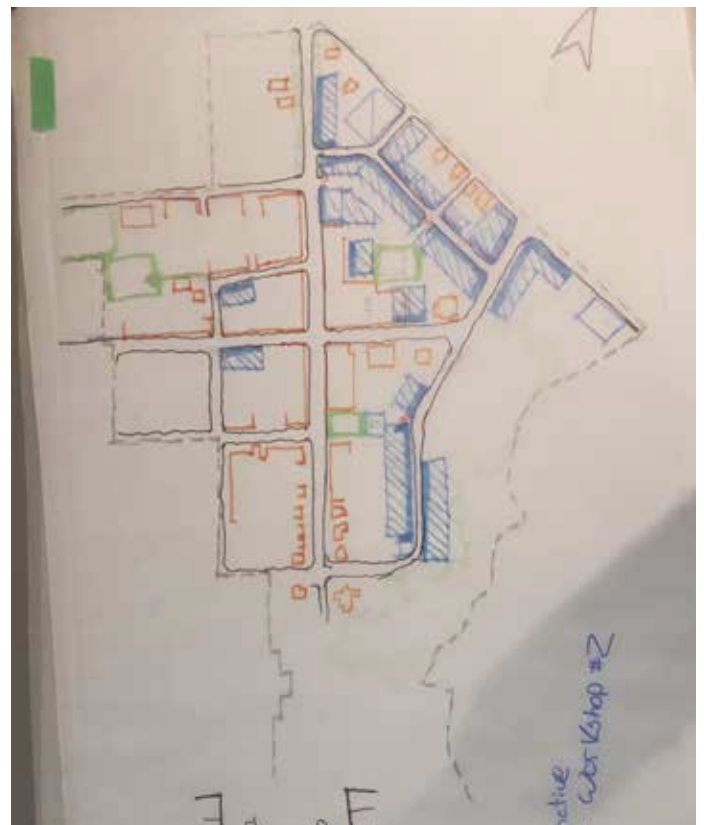
Alternative 3 - Afternoon

# of Units	<ul style="list-style-type: none"> • 540-700 units
Type of Built Form	<ul style="list-style-type: none"> • Midrise buildings • Opportunity to use mid-rise buildings to the north as gateway elements • Identified buildings west side of Main Street where new development would be set back to create wider pedestrian space
Building Height	<ul style="list-style-type: none"> • 6-8 storeys stepping up from Main Street • 2-3 storeys along Guelph Street and rise up towards Back Street
Public Realm / Parks	<ul style="list-style-type: none"> • Parking lot at Church Street & Main Street to be transformed into a park for Farmers Market • Formalize walk between buildings on east side of Main Street allowing for pedestrian linkages into new park • New park (existing surface parking lot) • Cycling along local streets
Heritage	<ul style="list-style-type: none"> • Integrated within base of new mid-rise buildings
Main Street ROW	<ul style="list-style-type: none"> • Removal of on-street parking enabling wider sidewalk for street trees and patio seating • Potential asymmetrical arrangement with patio seating on one side and on-street parking on the other



Alternative 3 - Evening

# of Units	<ul style="list-style-type: none"> • 500 units
Type of Built Form	<ul style="list-style-type: none"> • Most of development focused along Back Street and Park Avenue • Legion site to be redeveloped • Priority to create an urban hub along Back Street with some access from Main Street and new street/lane configuration • Parking structure on vacant site along Park Avenue with elevator access to Main Street
Building Height	<ul style="list-style-type: none"> • 3-6 storeys with increasing heights along Back Street
Public Realm / Parks	<ul style="list-style-type: none"> • Expanded Remembrance Park with increased connectivity to Main Street • New park in large parking lot • Portion of Main Street between George Street and Mill Street to be revitalized with trees and street furniture • Portion of Main Street between Maple Avenue and Church Street to have flexible edge with bike lane on both sides
Heritage	<ul style="list-style-type: none"> • Integrated within base of new mid-rise buildings
Main Street ROW	<ul style="list-style-type: none"> • Median taken out to increase size of sidewalks and have patio space



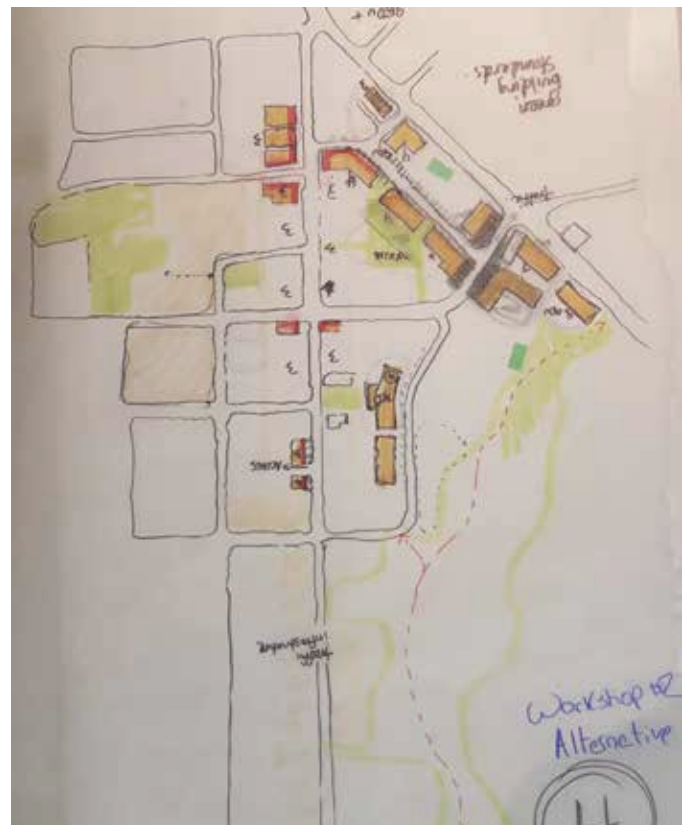
Alternative 4 - Afternoon

# of Units	<ul style="list-style-type: none"> 900+ units
Type of Built Form	<ul style="list-style-type: none"> New townhouses around Remembrance Park and on parking lots Midrise mixed-use buildings along Back Street with residential fronting Back Street and at-grade retail/commercial fronting Guelph Street Diverse housing typologies (e.g. at grade townhouses as podium) Parking loss replaced with structured parking (above/below grade)
Building Height	<ul style="list-style-type: none"> 3-10+ storeys with increasing heights along Guelph Street and downslope Variation in building heights to create interest Height transition towards Main Street and stable neighbourhoods
Public Realm / Parks	<ul style="list-style-type: none"> New park in large parking lot Opportunities for connecting Remembrance Park to new park through Wesleyan St Pedestrian corridors along side streets
Heritage	<ul style="list-style-type: none"> Integrated with base of new buildings
Main Street ROW	<ul style="list-style-type: none"> No Change



Alternative 4 - Evening

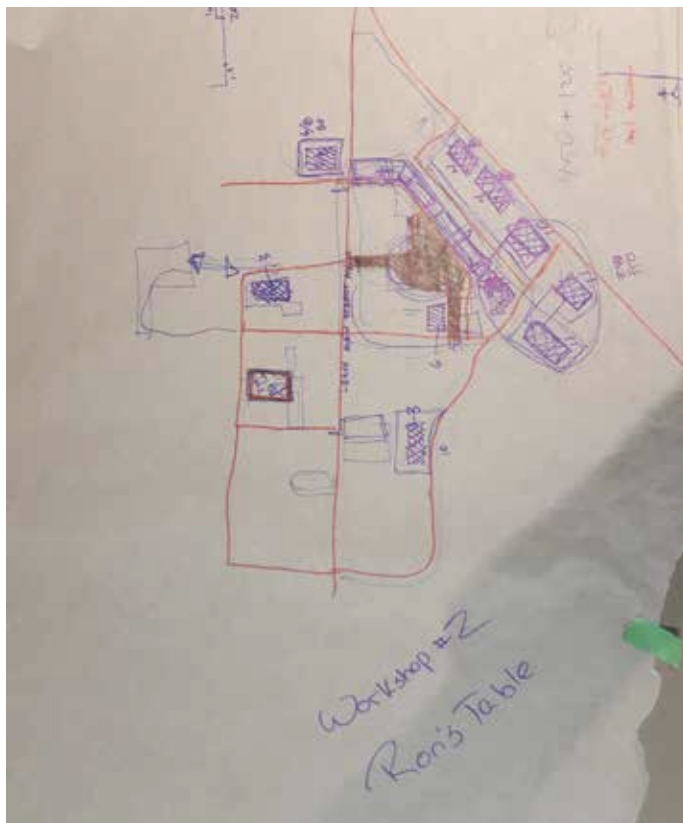
# of Units	<ul style="list-style-type: none"> 850-1000 units
Type of Built Form	<ul style="list-style-type: none"> Taller buildings at Mill Street/Main Street intersection serving as major gateway with right-of-way expanded to compensate increased traffic and create green gateway Protected low-rise residential buildings
Building Height	<ul style="list-style-type: none"> 3-12 storeys with heights highest downslope (12), midrise on Guelph Street (6-8), and transitioning lower 3 storey building heights along Main Street
Public Realm / Parks	<ul style="list-style-type: none"> Expanded Remembrance Park onto adjacent surface parking Established trail system within Greenlands Pocket parks across downtown and larger park in large parking lot
Heritage	<ul style="list-style-type: none"> Conserved
Main Street ROW	<ul style="list-style-type: none"> No Change



02 ALTERNATIVES

Alternative 5 - Evening

# of Units	<ul style="list-style-type: none"> • 600 units
Type of Built Form	<ul style="list-style-type: none"> • Midrise buildings throughout northeast of downtown • Townhouses east of Remembrance Park and along Park Avenue • Existing Bell building to become gateway building • Redevelop Legion building into 3 storey aboveground structured parking
Building Height	<ul style="list-style-type: none"> • 6-11 storeys for development along Back St • 4 storey mixed-use buildings framing new urban square • 3 storeys for other development
Public Realm / Parks	<ul style="list-style-type: none"> • Large parking lot to become a multi-functional urban square that is accessible from both Main Street and Mill St • Connect parking east of Remembrance Park to Main Street
Heritage	<ul style="list-style-type: none"> • Integrated within base of new mid-rise buildings
Main Street ROW	<ul style="list-style-type: none"> • No Change



Process





Survey: Downtown Public Space



Visual Preference Survey Streets / Streetscapes

DG Downtown Georgetown Planning Study
Downtown Visioning Workshop #1

DG Downtown Georgetown Planning Study
Downtown Visioning Workshop #1



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03 VISUAL PREFERENCE SURVEY

A Visual Preference Survey, featuring precedent photos organized into three different categories: Downtown Buildings, Downtown Public Space, and Streets/Streetscaping, was posted on the Town’s website to gather input on what elements and quality of space was preferred for the study area. Participants evaluated precedent pictures by selecting thumbs up or down. As of April 4, 2018, 108 people participated in the survey. The following is a tally of the responses.

Downtown Buildings

Residential



1 49% 51%



2 66% 34%



3 44% 56%



4 54% 46%



5 71% 29%

Mixed-Use: Low



1 80% 20%



2 83% 17%



3 72% 28%



4 76% 24%



5 91% 9%

Mixed-Use: High



1 50% 50%



2 25% 75%



3 56% 44%



4 35% 65%



5 51% 49%

Most Popular ‘Downtown Buildings’ Photos



03 VISUAL PREFERENCE SURVEY

Streets / Streetscaping

Streets



1 44% 56%



2 68% 32%



3 79% 21%



4 67% 33%



5 46% 54%

Pedestrian Realm



1 85% 15%



2 73% 27%



3 75% 25%



4 61% 39%



5 83% 17%

Street Elements



1 83% 17%



2 50% 50%



3 40% 60%



4 62% 38%



5 40% 60%

Most Popular 'Streets/Streetscaping' Photos



Downtown Public Space

Passive Use



1 71% 29%



2 57% 43%



3 87% 13%



4 59% 41%



5 57% 43%

Flexible Space



1 21% 79%



2 54% 46%



3 73% 27%



4 34% 66%



5 70% 30%

Courtyard Space



1 50% 50%



2 43% 57%



3 64% 36%



4 47% 53%



5 31% 69%

Most Popular 'Downtown Public Space' Photos





Gordon Alcott
HALL



Destination
DOWNTOWN

04 DESIGN SUMMIT PRESENTATION

DOWNTOWN GEORGETOWN PLANNING STUDY



The Design Summit – Workshop #2

Wednesday, April 4, 2018

The Planning Partnership

1

OVERVIEW OF STUDY, PROCESS & MILESTONES

We are here





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2

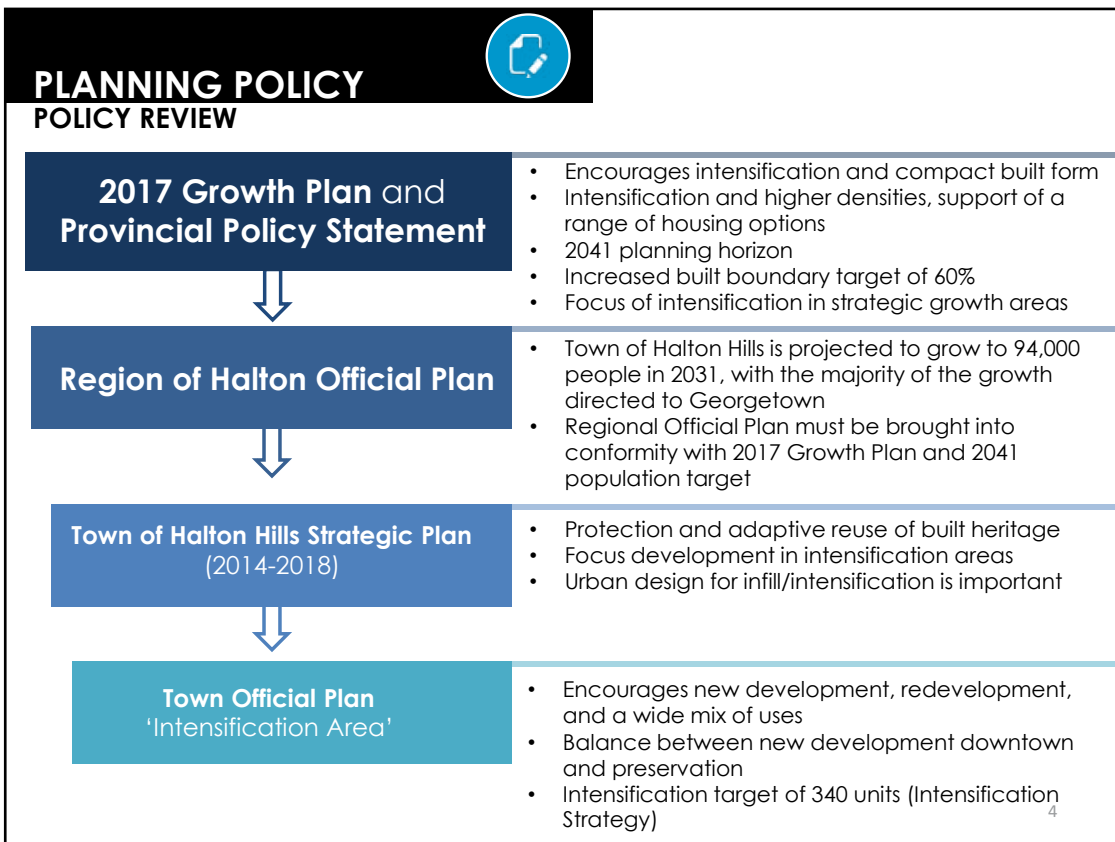
PURPOSE OF THE STUDY

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

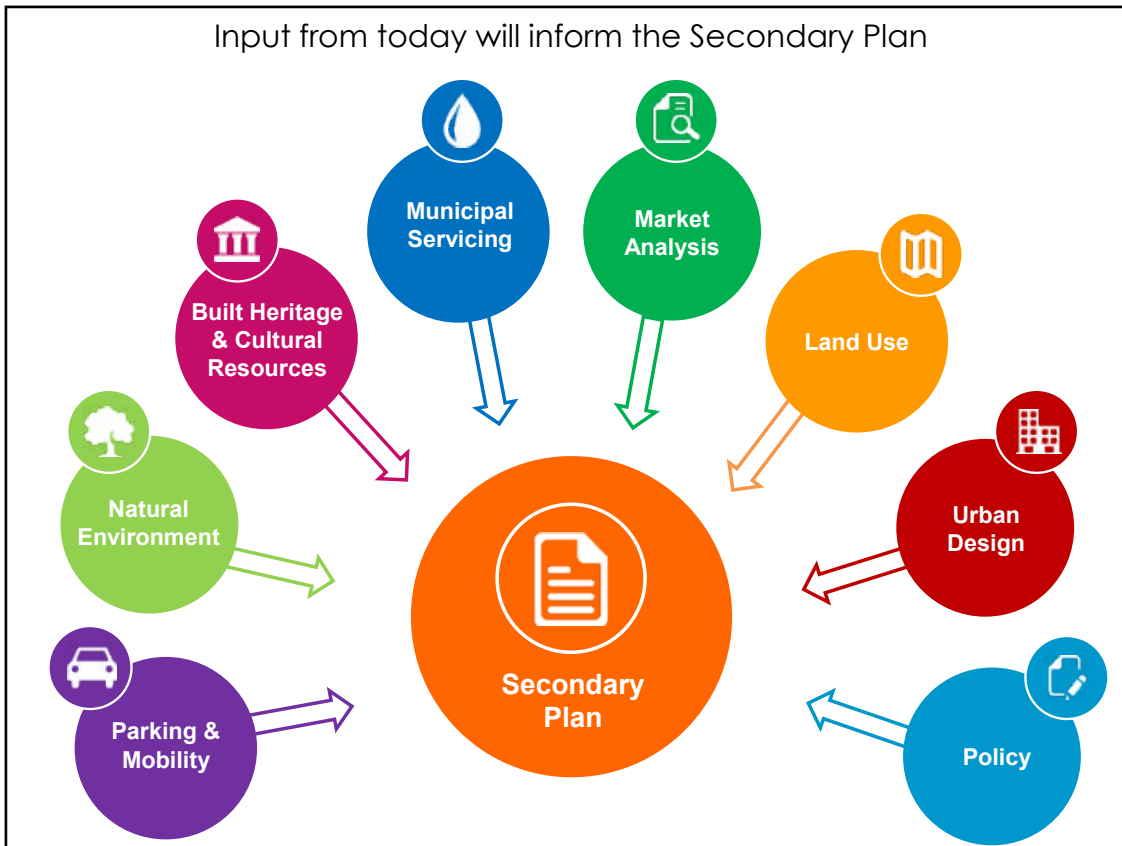


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3



Input from today will inform the Secondary Plan



OPPORTUNITIES TO GET INVOLVED

- | | | |
|---|--|---|
|  Downtown Visioning Workshop
February 20 |  One-on-one interviews |  Web site |
|  Kick-off Presentation |  Roving destination downtown discussions |  Downtown Design Summit
(April 2018) |
|  Visual Preference Survey |  Interactive displays at consultation events |  Downtown Open House
(June 2018) |
|  Table Group Discussions |  Social media |  Wrap up presentation |
| | |  Displays of work in progress |

 @_HaltonHills @dtowngtown

 @TownOfHaltonHills

 tarab@haltonhills.ca

 haltonhills.ca/destinationdowntown

PUBLIC ENGAGEMENT SO FAR: VISIONING SESSION

1

Downtown Visioning Session

February 20, 2018



Technical Advisory Committee Meeting



Roving Information Station Interviews



Steering Committee Meeting



Visual Preference Survey



Public Workshop



Group Discussions on the Draft Vision Statement



One-on-One Interviews



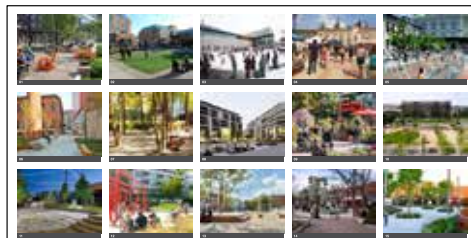
Group Discussions on the Draft Design Principles

7



VISIONING SESSION: VISUAL PREFERENCE SURVEY RESULTS

Downtown Public Space



Visual Preference Survey: Downtown Public Space

Downtown Georgetown Planning Study
Downtown Visioning Workshop #1



17
DOTS



13
DOTS



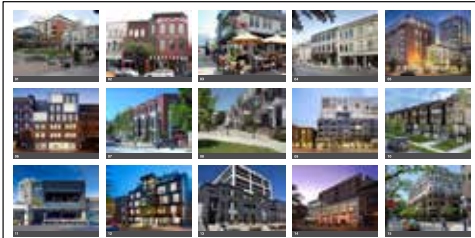
13
DOTS

8



VISIONING SESSION: VISUAL PREFERENCE SURVEY RESULTS

Downtown Buildings



Visual Preference Survey: Downtown Buildings



21
DOTS



20
DOTS

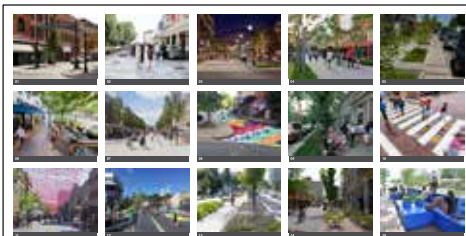


13
DOTS



VISIONING SESSION: VISUAL PREFERENCE SURVEY RESULTS

Streets / Streetscaping



Visual Preference Survey: Streets / Streetscaping



22
DOTS



15
DOTS



15
DOTS



ONLINE SURVEY: VISUAL PREFERENCE

Downtown Public Space



87%



75%



72%

Results from April 3, 2018

11



ONLINE SURVEY: VISUAL PREFERENCE

Downtown Buildings



94%



82%



79%

Results from April 3, 2018

12



ONLINE SURVEY: VISUAL PREFERENCE

Streets / Streetscaping



83%



83%



81%

Results from April 3, 2018

13

WHAT WE'VE HEARD SO FAR

What's important to you:

- Sense of community and events (farmer's market)
- Cultural amenities
- Small town feel
- Variety of restaurants, shops, and local businesses
- Walkability and attractive streetscaping
- Historic charm and heritage features/buildings
- Natural features

What could make Downtown Georgetown even better:

- More restaurants and patios
- Cycling infrastructure
- Heritage preservation
- More public, gathering spaces community events (live music)
- More specialty shops (hardware store, bakery)
- Additional transit and parking options



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STEERING COMMITTEE & TECHNICAL ADVISORY COMMITTEE - WHAT WE'VE HEARD

1. Ensure **study materials are available online**
2. Ensure that **setbacks to overhead utility wires** are considered when reviewing redevelopment opportunities
3. Clarify **parking available** downtown
4. Consider "**low impact development**"
5. Need to **understand why intensification is required**
6. Intensification must be **balanced** so as not to adversely impact the community
7. Main Street needs to **continue to evolve** - Downtown is the heart of Georgetown
8. Support advancing the Study to incorporate **three consultation events** before June 2018
9. Support **multi-faceted public engagement strategy** and a **Preferred Planning Alternative** to Council by June

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INPUT ON THE DRAFT VISION STATEMENT

Natural Features

- "Environmental **enhancement**"
- "Have lots of **greenery and trees**"

Streetscape

- "**Active transportation** and **complete streets**"
- "Support **all modes of transportation**"
- "Focus on **pedestrians, not cars**"

Built Form

- "**Live, work, play**"
- "**mix of residential types**"
- "Preserve the **existing scale**"

Community

- "Protect and enhance **small town feel**"
- "**Sense of community**"
- "Community **amenities**"

Heritage

- "Maintain the **historic character**"

Open Space

- "**Parkettes**"
- "**Vibrant meeting place**"
- "new **public square**"

Businesses

- "**Diverse**"
- "**Stores for every day life**"
- "**Independent businesses**"

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INPUT ON THE DRAFT DESIGN PRINCIPLES



Buildings

"**Buildings** reflect **existing scale**"

"Maintain **heritage character**"



Public Space

"**Outdoors cafes and seating**"

"A new **town square**"

"Promote **sense of place**"



Streets

"**Complete streets**" "Walkable"

"Enhance the **streetscape**"



Heritage & Culture

"**Retain heritage buildings**"

"Community amenities"



Use

"**Mixed-use buildings**"

"More **restaurants**" "**Grocery store**"

"Create a **balance of uses**"



Natural Features

"**Connections to trail system**"

"Have more **trees and plantings**"

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DRAFT VISION STATEMENT & DESIGN PRINCIPLES

The **Draft Vision Statement** and **Design Principles** were generated through discussions with the Steering Committee, the Technical Advisory Committee and the Public during the Visioning Session on February 20, 2018.

Participants were asked for key words and phrases that should be captured, the input received was consolidated into the Draft Vision Statement and Design Principles (subject to Council endorsement).



18

DRAFT VISION STATEMENT

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

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



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



DRAFT DESIGN PRINCIPLES

-  1 Ensure new development celebrates and protects the existing **built heritage character** of the downtown.
-  2 Establish a variety of beautiful **public gathering spaces** to support cultural events, festivals and community life throughout the year.
-  3 Create **vibrant, safe and comfortable pedestrian-oriented streets** that enhance mobility for pedestrians, cyclists and drivers and support existing and future transit.
-  4 Promote a **mix of uses** in a variety of **building forms**, including a range of housing types and opportunities for retail, commercial and community uses.

DRAFT DESIGN PRINCIPLES

- 5**  Protect and enhance **natural features** while broadening opportunities for public access, enjoyment, education and stewardship.
- 6**  Demonstrate **high-quality design** in new development and incorporate best practices that respect and complement the character of Downtown Georgetown and its adjacent neighbourhoods.
- 7**  Incorporate **sustainable development and construction** practices to maximize resource conservation.

21

WHAT'S HAPPENING IN OTHER SMALL - MID SIZED TOWNS?



HOUSING INTENSIFICATION



URBAN OPEN SPACE



STREETSCAPING

22

Lakeshore Road West, Oakville



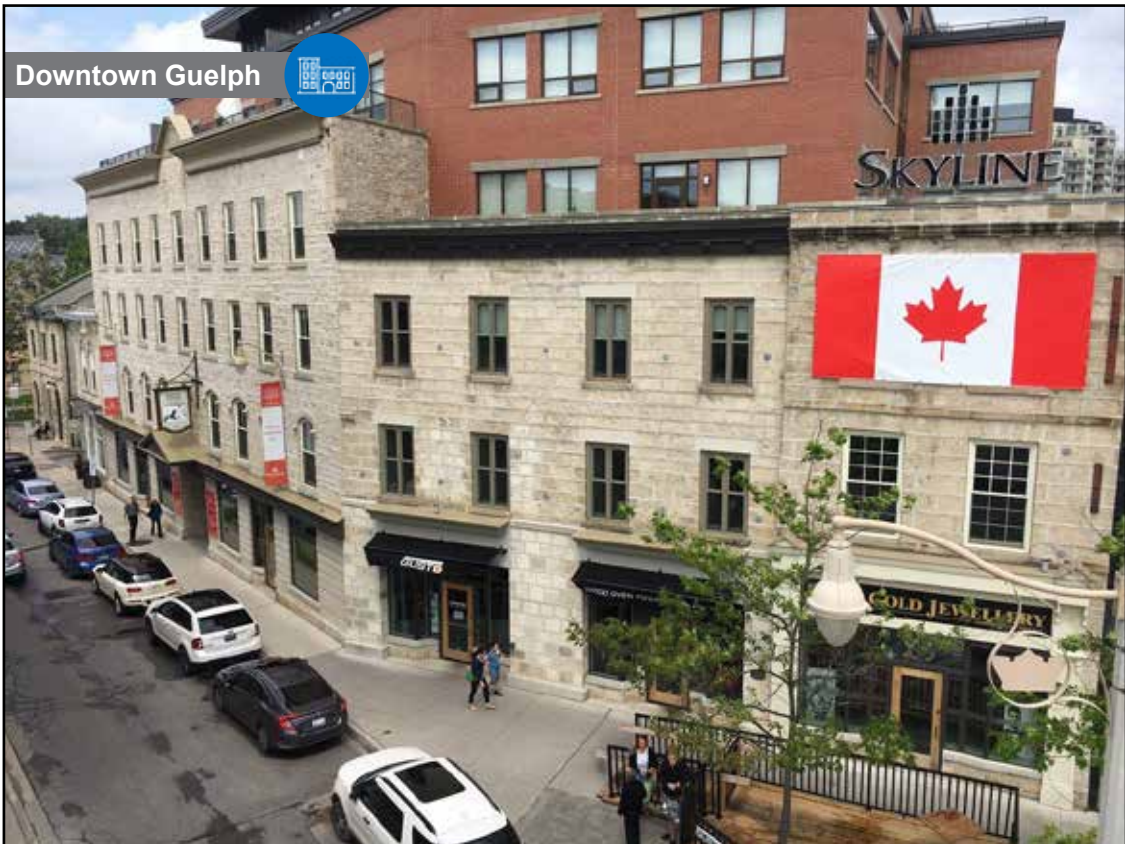
Port Credit, Mississauga



Port Credit, Mississauga



Downtown Guelph



Market Square, Guelph



Market Square, Guelph

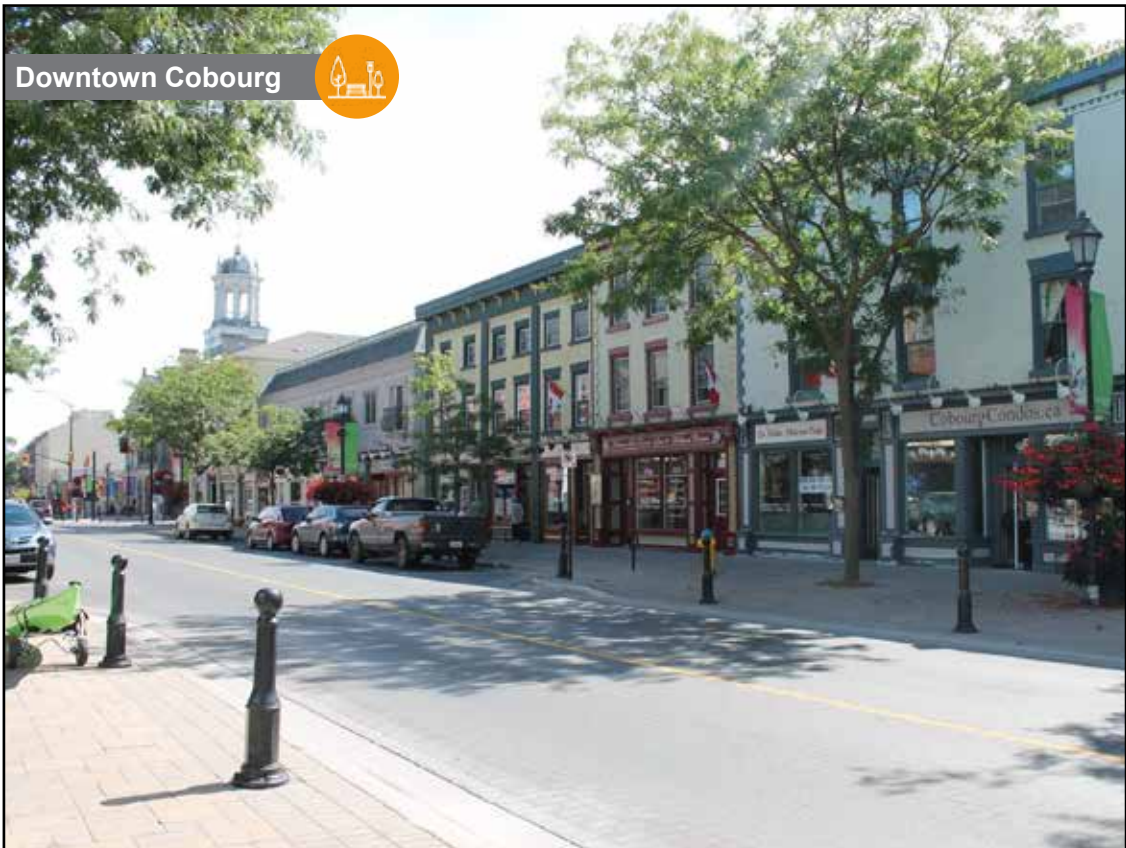


Town Square, Oakville

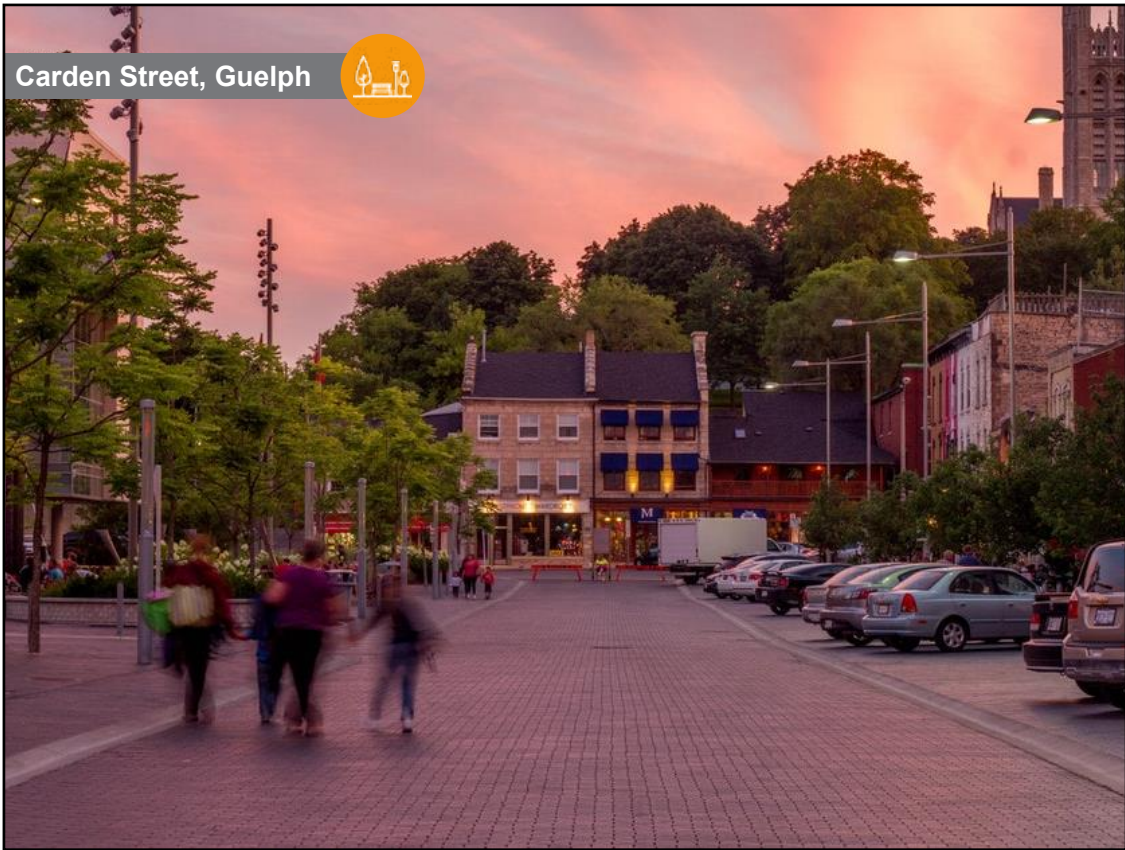


Riverwalk Commons, Newmarket

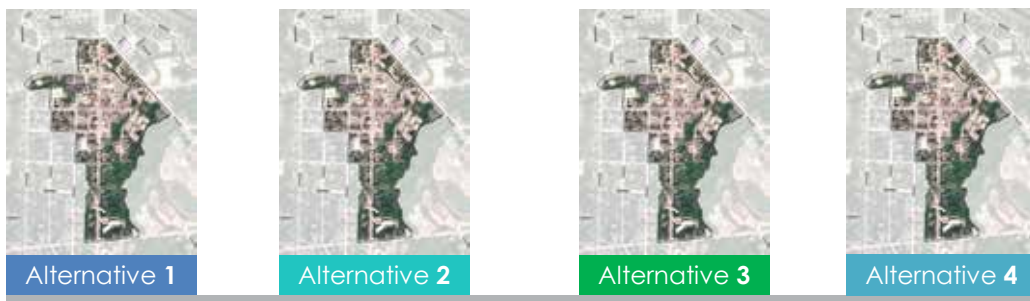




Carden Street, Guelph



DOWNTOWN PLANNING ALTERNATIVES



Many Inputs for Evaluation



Preliminary Preferred
Downtown Planning
Alternative

DOWNTOWN PLANNING ALTERNATIVES: ALTERNATIVE 1



McGibbon:
125 units

Units	450
Built Form	Townhouses
Built Height	3
Public Realm / Parks	Existing park
Heritage	Conserved
Main Street ROW	Shared 'ROW' Vehicles and bicycles share existing lanes

35

DOWNTOWN PLANNING ALTERNATIVES: ALTERNATIVE 2



McGibbon:
125 units

Units	450
Built Form	Townhouses & Mid-rise
Built Height	3-6
Public Realm / Parks	One central urban park
Heritage	Integrated
Main Street ROW	Dedicated Lanes 1 lane for vehicles; 1 lane for bikes and transit

36

DOWNTOWN PLANNING ALTERNATIVES: ALTERNATIVE 3



McGibbon:
125 units

Units	650
Built Form	Mid-rise
Built Height	8
Public Realm / Parks	Urban squares with each development
Heritage	Integrated
Main Street ROW	Remove Street Parking Create enhanced bike lanes

37

DOWNTOWN PLANNING ALTERNATIVES: ALTERNATIVE 4







McGibbon:
125 units

Units	800
Built Form	All forms
Built Height	3-10+
Public Realm / Parks	Parks and urban squares
Heritage	Conserved
Main Street ROW	Shared 'ROW' Vehicles and bicycles share existing lanes

38

DOWNTOWN PLANNING ALTERNATIVES

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
				
Units	450	450	650	800
Built Form	Townhouses	Townhouses & Mid-rise	Mid-rise	All forms
Built Height	3	3-6	8	3-10+
Public Realm / Parks	Existing park	One central urban park	Urban square with each development	Parks and urban squares
Heritage	Conserved	Integrated	Integrated	Conserved
Main Street ROW	Shared 'ROW' Vehicles and bicycles share existing lanes	Dedicated Lanes 1 lane for vehicles; 1 lane for bikes and transit	Remove Street Parking Create enhanced bike lanes	Shared 'ROW' Vehicles and bicycles share existing lanes

DOWNTOWN PLANNING ALTERNATIVES




The four Downtown Planning Alternatives have been outlined for **discussion purposes** and are not discrete 'choices'.


Aspects of each and additional parameters (based on public/technical input) **will be considered** for the **Preferred Planning Alternative**.

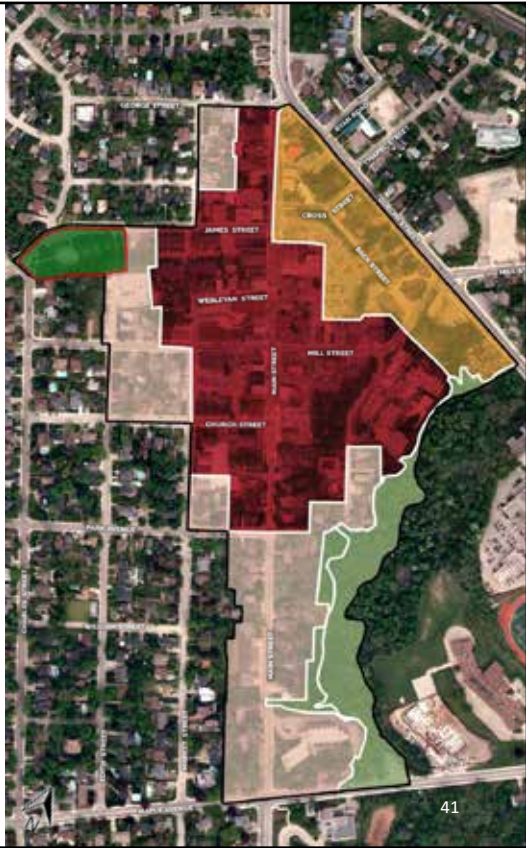
PLANNING POLICY

OFFICIAL PLAN – LAND USE



- Downtown Core Sub-Area
- Downtown Complimentary Sub-Area
- Downtown Redevelopment Sub-Area
- Downtown Boundary
- Open Space (Remembrance Park)
- Greenlands





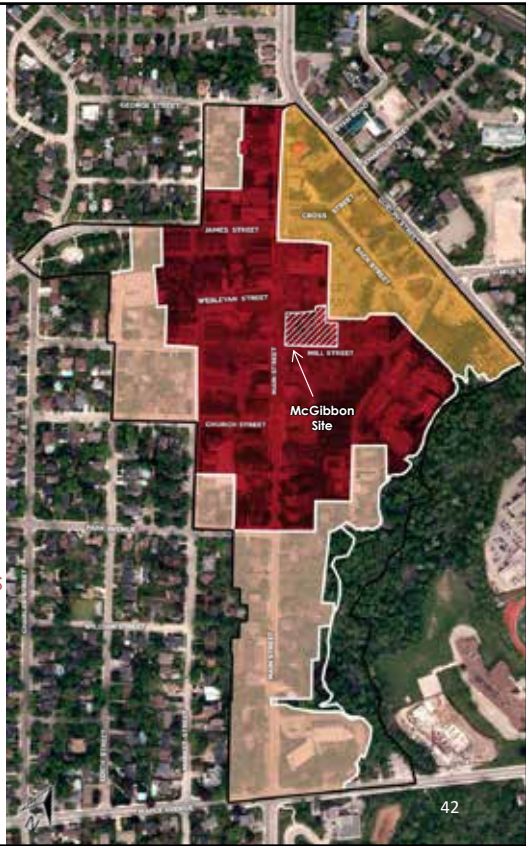
PLANNING POLICY

OFFICIAL PLAN – PERMITTED HEIGHTS




- Downtown Core Sub-Area**
 Max Height along Main St: 4 Storeys
 Max Residential Building Height: 8 Storeys
 Max Density: 100 units/ha
 OPA to permit 10 storeys on McGibbon site
- Downtown Complimentary Sub-Area**
 Max Residential Building Height: 3 Storeys
 Max Density: 30 units/ha
- Downtown Redevelopment Sub-Area**
 Height for High Density Residential: 4-8 Storeys
 Density: 75-150 units/ha for apartments
 Min Density: 21-50 units/ha for townhouses
- Downtown Boundary





PLANNING POLICY

OFFICIAL PLAN – PERMITTED HEIGHTS




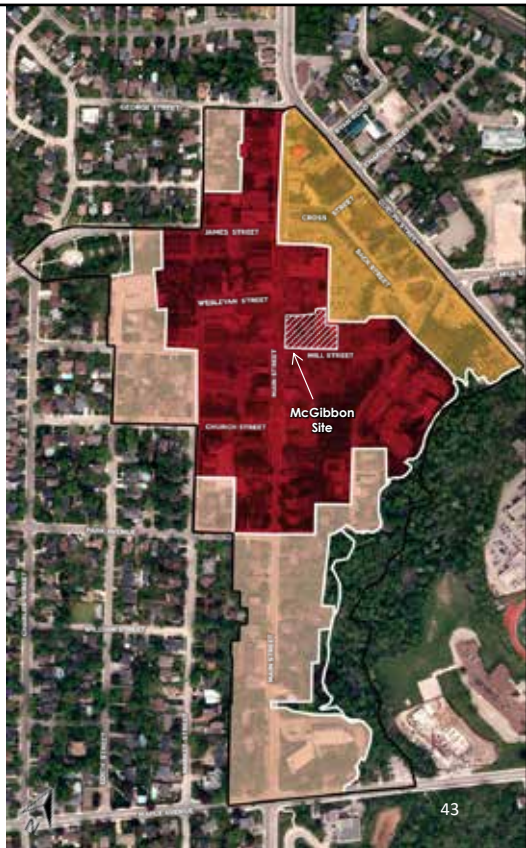
Downtown Redevelopment Sub-Area

Maximum height of buildings subject to Comprehensive Development Plan, which should consider:

- Nature and appropriateness of proposed uses;
- Location of buildings/structures;
- Location of landscaping;
- Location of parking;
- Topography; and,
- Heritage buildings conservation.


(Town OP, D2.5.1.6.5)






URBAN DESIGN

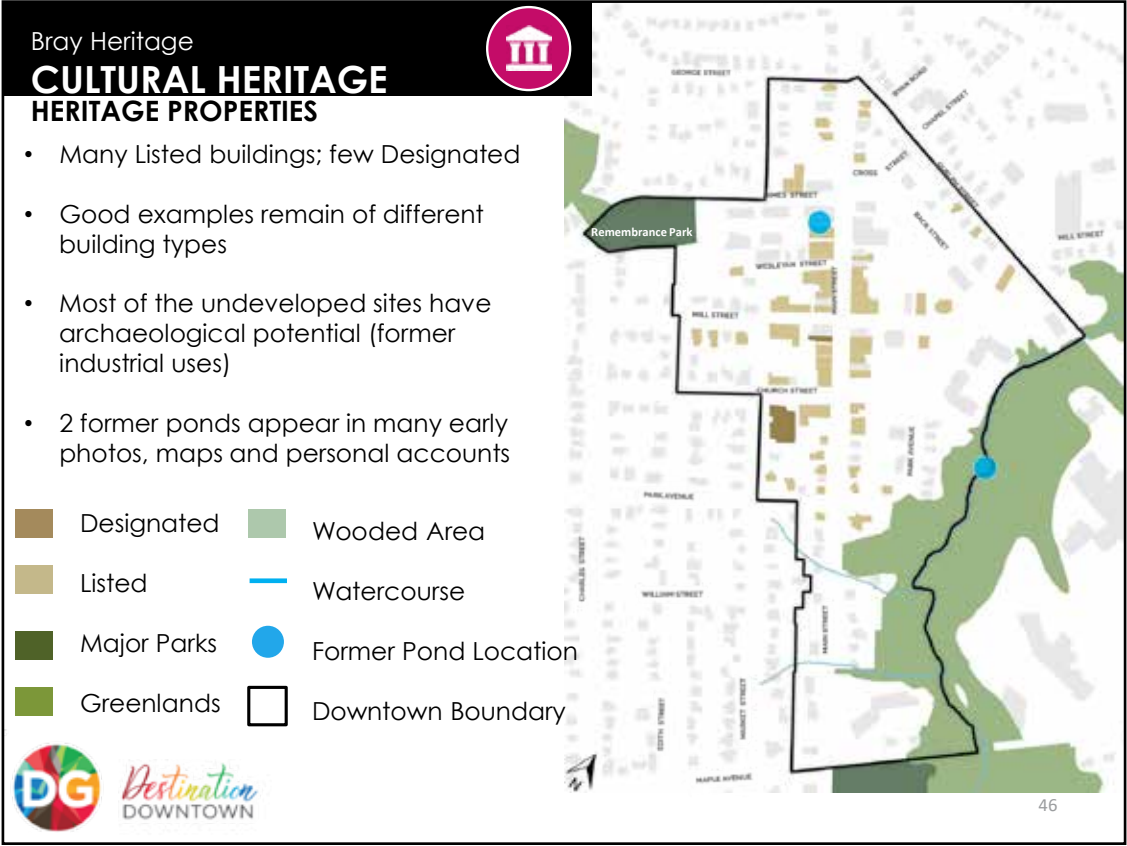
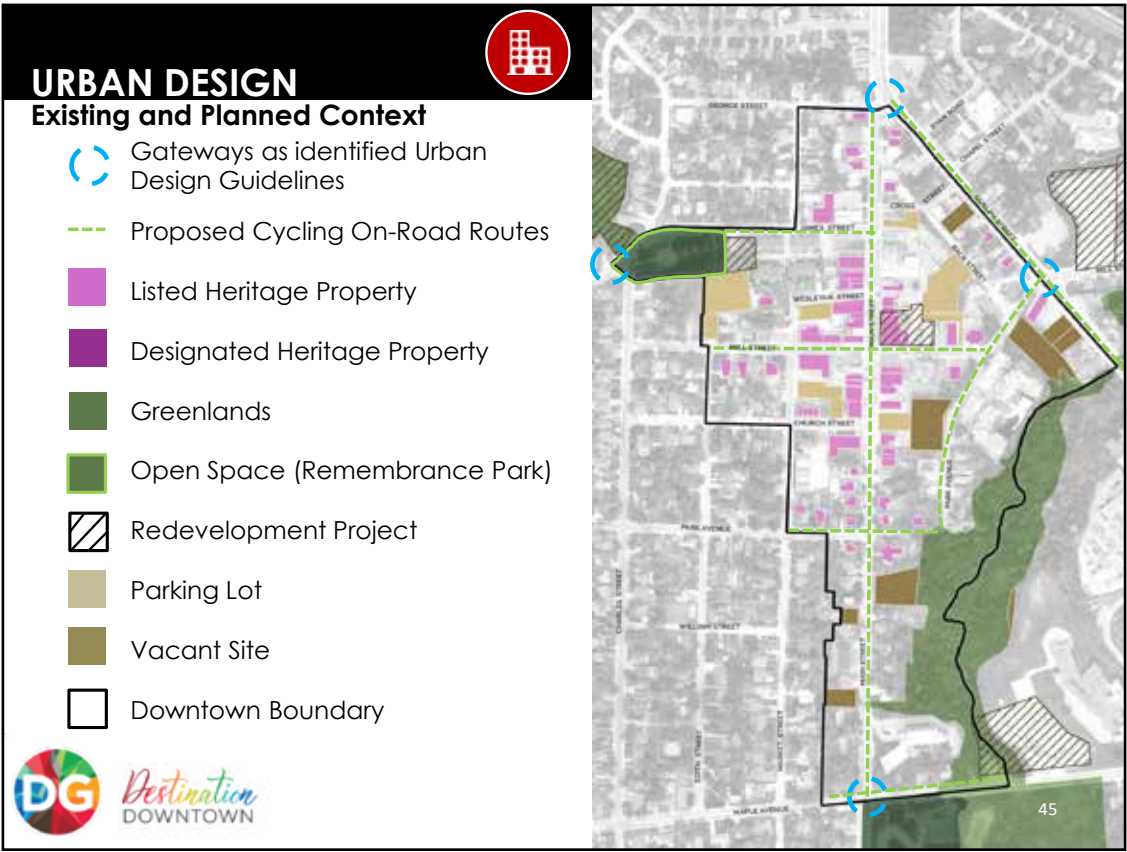
Key Character Defining Elements



- Historic Main Street
- Greenlands
- Open Space (Remembrance Park)
- Civic/Community Use Cluster
- Enhanced Streetscape
- Grid Street Pattern
- Heritage Landmarks
- Downtown Boundary







NEXT STEPS

We are here



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Join one of the design teams led by a designer from The Planning Partnership to develop an alternative for Downtown Georgetown.



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Destination
DOWNTOWN