

What We Heard

Downtown Georgetown
Planning Study

The Planning Partnership

Consultation Event #3
May 24, 2018





Residential / Mixed-Use
Retail / Commercial
Industrial

Alterna

Scale 1:1000 / May 24th



Destination
DOWNTOWN

01 WORKSHOP

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 Preliminary Preferred Alternative Workshop (third community workshop) took place on May 24, 2018 at Georgetown District High School between 6:30-8:30 pm.

During the workshop, participants were introduced to the project, the four alternatives and the Preliminary Preferred Alternative through a presentation. The participants were then asked to discuss and provide feedback on specific areas of the Preliminary Preferred Alternative.

The feedback received through the workshop will be used to refine the Preliminary Preferred Alternative and bring forward a plan that is most representative of the community and Town's capacity.

This report summarizes what we heard during the third workshop on May 24, 2018.

The workshop included meetings with the Steering Committee, Technical Advisory Committee and the public.



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



Workshop

29 Residents

20 Staff, Council and Consultants

02 DOWNTOWN PLANNING ALTERNATIVES

During the workshop, the Project Team reviewed the four alternatives through an in-depth analysis that looked at the seven (7) Draft Guiding Principles and assessed how well each alternative responded to the principles. The results of the online survey (227 respondents) were also presented. This analysis provided the basis for the Preliminary Preferred Alternative.

Downtown Planning Alternatives

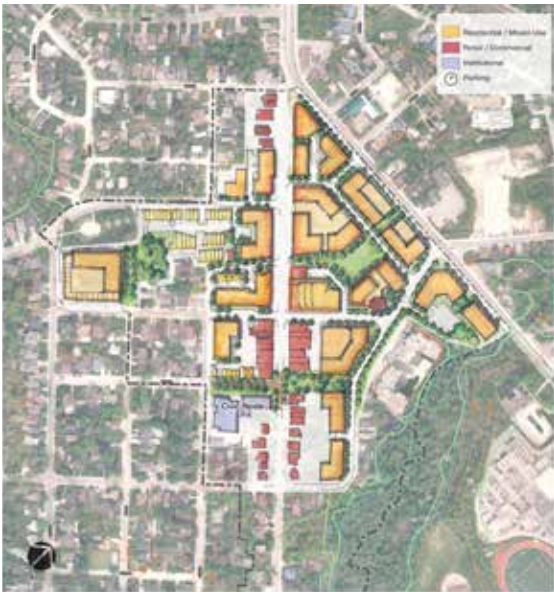
ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3



ALTERNATIVE 4



03 P PRELIMINARY PREFERRED ALTERNATIVE

The Preliminary Preferred Alternative was presented to the Technical Advisory Committee, Steering Committee and to the public. In all three sessions, the Project Team described the Preliminary Preferred Alternative through the lenses of mobility, public realm, and built form. The preliminary demonstration plan incorporates components of the four alternatives, as well as new ideas that emerged through the evaluation and input on the four alternatives.

Preliminary Preferred Alternative



03 P PRELIMINARY PREFERRED ALTERNATIVE

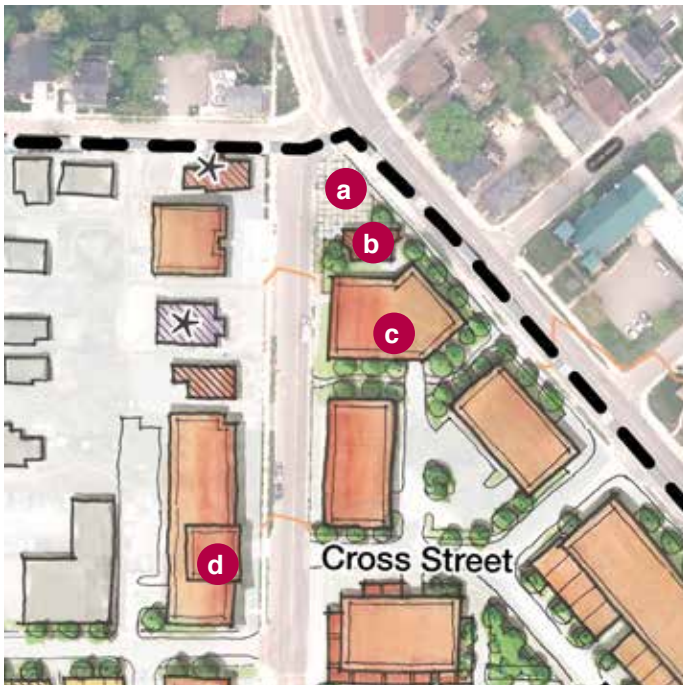
The following are the key themes of comments from the Technical Advisory Committee and the Steering Committee.

Technical Advisory Committee & Steering Committee

1. Need for flexibility in the design of Main St - for example, opportunity for pilot projects to test out ideas
2. Cyclists need to be accommodated on local streets (with no significant topography) and Main St
3. Parking should be distributed across Downtown
4. Careful consideration of maximum building height
5. Careful consideration of design of new town square - current layout appears to have appropriate dimensions and exposure to sun
6. Careful consideration for properly framing the Preliminary Preferred Alternative as a demonstration plan that will be further refined and will provide the basis for the secondary plan
7. Careful consideration for specific land consolidations and other land arrangements with private properties as it might trigger expectations and complications

In the evening, people joined one of eight table groups to share their input on six focus areas. The following is a record of comments received from all table groups.

Focus Area 1: Landmark/Gateway



c. New 4-storey Building

- Agree with the height
- Good height
- What about parking?
- 4 storey max
-

d. New Building with Taller Element

- Could be taller
- 4-storey height is okay
- The taller element should be prominent without necessarily adding another storey
- Perfect for grocery store
- Good redevelopment site
- Removing Bell building is a good idea
- Extend retail spaces for building facing Bell building on other side of James St

a. Landscaped Forecourt / Opportunity for Public Art

- I like the concept
- Consider traffic volume
- Could use an art piece but not for sitting. The area is not restful, too busy
- Possible flat iron site
- Lovely idea but traffic hazard
- No right turns - reroute traffic; issues with trucks
- I like idea of corner public space
- Consider secondary route to Downtown

b. Conserve 2 Guelph Street Heritage Building

- What's the heritage status?
- How would you access it?
- Conserve key buildings as long as it makes sense; Otherwise conserve idea
- Good location for food/retail store behind church heritage building

03 P RELIMINARY PREFERRED ALTERNATIVE

Focus Area 2: Remembrance Park Walkway



- Support walkway
- Concerned about net loss of a lot of parking
- Keep parking and move walkway on vacant lot next door
- Would be no parking on west side of Main St

d. Walkway Entrance on Mill Street

no comments

a. Access from Existing / Future Laneway

- Access is a problem
- Could add a direct path from the park to Wesleyan St

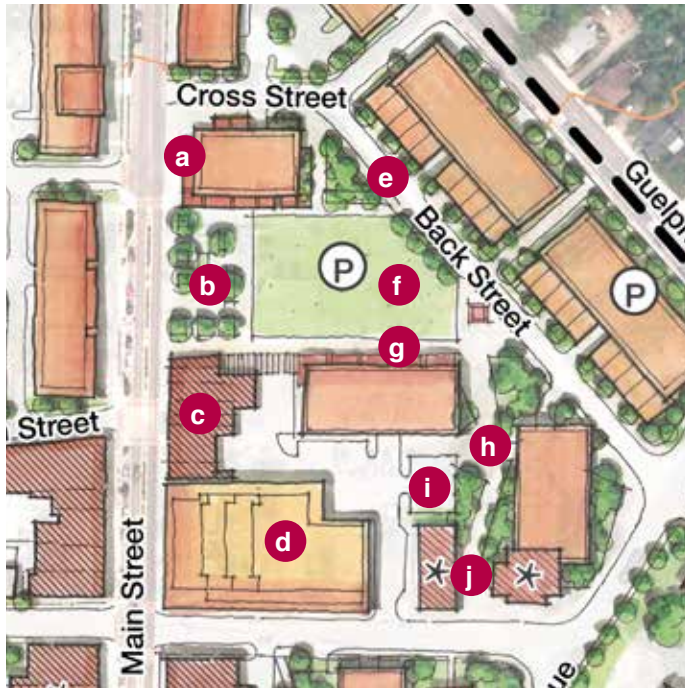
b. New Townhouses

- Like this
- Not too many townhouses in one space
- Like townhouses
- Townhouses a good idea
- Concerned about re-designation to townhouses (expropriation of land)
- Potential for redeveloping the parcels of land on Mill St between Edith and Market St
- There could be townhouses located west of walkway

c. New Public Walkway

- Losing parking okay as soon as it is replaced
- Make sure the parking that is replaced is accessible
- Small amount of parking should be kept
- Like walkway; should extend to James St
- Move open space/linkage west and retain surface parking

Focus Area 3: Downtown Square



a. Retail in Ground Floor

- 4-storey max
- Good idea

b. Urban Square on Main Street - extent of frontage to be determined

- What about loss of retail?
- Support civic square
- Consider red brick for Main St

c. Preserve 49-67 Main Street South

no comments

d. McGibbon Development

no comments

e. Parking Underground

no comments

f. The Lawn / Public Art

- Good concept
- Consider extending market in square
- Consider shade
- Water feature
- Drinking fountain
- Public washroom
- Like town square
- Access to parking?
- Potential traffic conflict with pedestrians and cars
- Make it a larger space
- Eliminate as much of Back St to open up space

g. Restaurants / Patios / Shops face Square

- 6-storey max
- Good idea

h. Pedestrian Walkway

no comments

i. Short Term Surface Parking / Deliveries

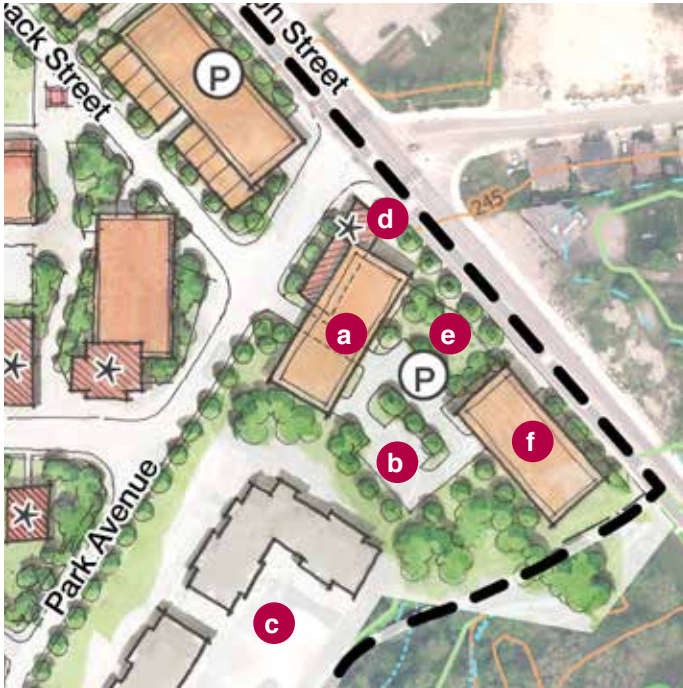
no comments

j. Preserve Former Theatre (72 Mill Street) and Post Office

- Commemorate idea

03 P RELIMINARY PREFERRED ALTERNATIVE

Focus Area 4: The 'Carpet Barn'



a. New 6-8 Storey Building with access and views through ground floor

- Retail at ground floor
- Support idea
- No issues with redevelopment of this area

b. Parking (Underground and Surface)

no comments

c. Existing 10-storey Buildings

no comments

d. Former H.T. Arnold Glove Factory (26 Guelph Street)

- Consider train noise
- Consider walkability and bikeability to GO Train outside of study area
- Agree with height located along Guelph St
- Should stagger the height
- Concerns about traffic on Guelph St

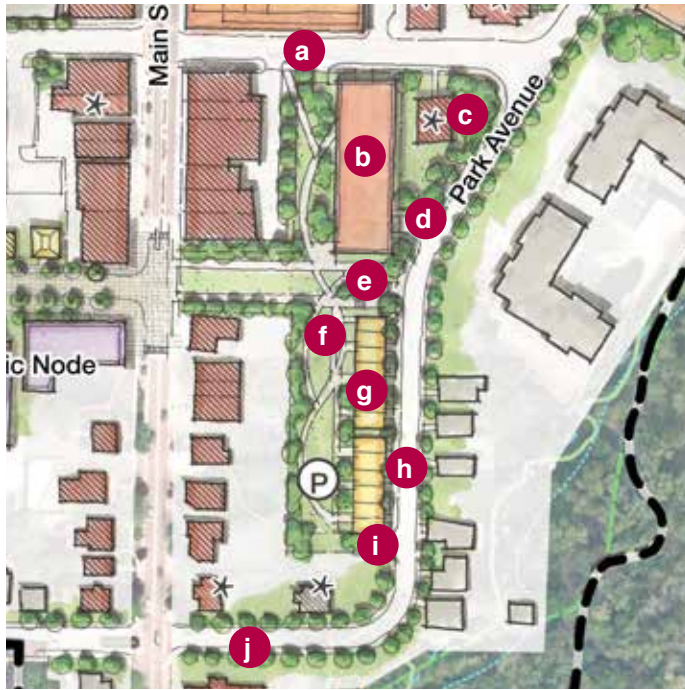
e. Courtyard / Park Space

- Have a trail welcoming pedestrians from Guelph St
- High school students use path here [across NHS] to get to school as it is a safer route

f. New 8-10 Storey Building

- Okay with height
- Okay with 8-10 storeys
- What about 8 storeys? Good location for height
- What about increased traffic?
- Support 10 storeys
- Good idea to redevelop
- Higher building is okay at this location

Focus Area 5: Linear Park



a. Parking Entrance

- Good idea
- Consider apartments in that location

b. 6-8 storey Residential / Units access Linear Park

- Good height
- Keep services in downtown (ie medical dental)
- Retail on ground floor
- Stagger built form

c. The Birches (75 Mill Street)

no comments

d. Parking Entrance

no comments

e. Grand Stairs to Park Avenue

- Great concept
- Nice stairs
- Like the stairs

f. Pathways / Seating Areas

- Good idea
- Good concept for [underground] parking
- Concerned about practicality of grading changes and safety

g. Townhouses / Units access Linear Park

- Apartments?
- Mixed-use

h. Park Avenue / Bike Path / Route

- Road is unsafe
- Dangerous road should only be one-way street

i. Parking Entrance

- Good location

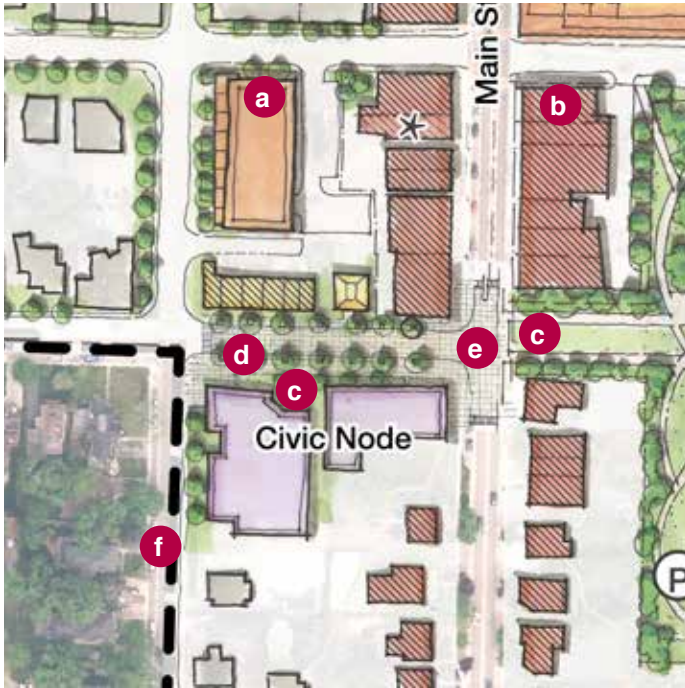
j. Heritage Buildings - Berwick Hall (139 Main Street South, Willowbank House (35 Park Avenue) and 129 & 133 Main Street South)

no comments

- Provide opportunity for grocery store

03 P RELIMINARY PREFERRED ALTERNATIVE

Focus Area 6: Civic Node



f. Market Street Bike Path / Route

- Like bike path through Town to connect to adjacent paths

a. New 2-3 Storey Residential Building

- Needs underground parking
- Could have parkette and garden
- Should preserve Legion Building

b. New 2-3 Storey Mixed-Use Buildings

no comments

c. Public Park / Public Art

- Like public space
- Good idea
- Is the Church maintained?

d. Enhanced Streetscape

- Pedestrian only or one-way street
- Service parking for seniors and families
- Like trees
- Good idea
- Support this idea - more inviting

e. Decorative Roadway Paving

- Brick not necessary
- Good idea
- Good idea but try to minimize traffic

Process



Alternative 1: 'The Mews'



1a: Buildings
Townhouses along Guelph Street and Park Avenue (#5, #7)

53% 47%



1b: Buildings
Townhouses on existing parking lots; replace parking in new parking structures (#3, #8, #9)

33% 67%



1c: Buildings
Expand the Downtown Boundary to include properties on Charles Street for townhouses (#11)

55% 45%



1d: Public Space
Extend Remembrance Park over the roof of a new underground parking structure (#9)

65% 35%



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04 ALTERNATIVES SURVEY

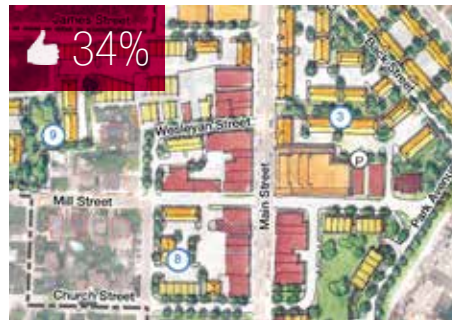
A survey to gather input on the four alternatives was posted on the Town's website. Participants evaluated buildings, public space and transportation proposed for each alternative by selecting thumbs up or down. As of May 27, 2018, 227 people participated in the survey. The following is a tally of the responses.

Alternative 1 'The Mews'



1a: Buildings

Townhouses along Guelph Street and Park Avenue (#5, #7)



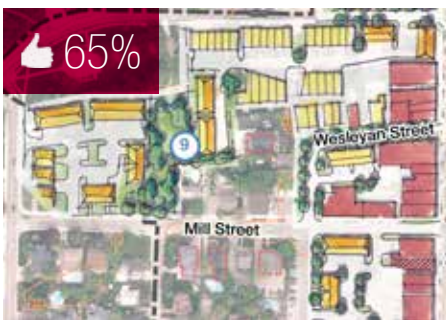
1b: Buildings

Townhouses on existing parking lots; replace parking in new parking structures (#3, #8, #9)



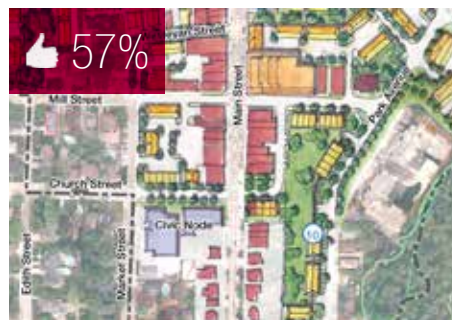
1c: Buildings

Expand the Downtown Boundary to include properties on Charles Street for townhouses (#11)



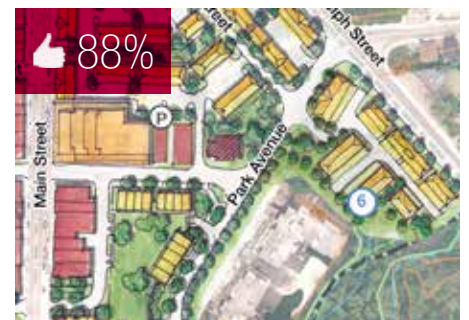
1d: Public Space

Extend Remembrance Park over the roof of a new underground parking structure (#9)



1e: Public Space

Replace existing small parking lot and redevelop properties with townhouses and parking structure with park on top (#10)



1f: Public Space

Access at the end of Back Street to the greenlands (#6)



1g: Transportation

Accommodate a bike lane within a lane shared with vehicles on Main Street (#1)

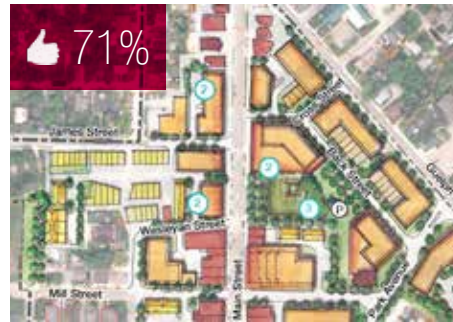
04 ALTERNATIVES SURVEY

Alternative 2 'The Town Square'



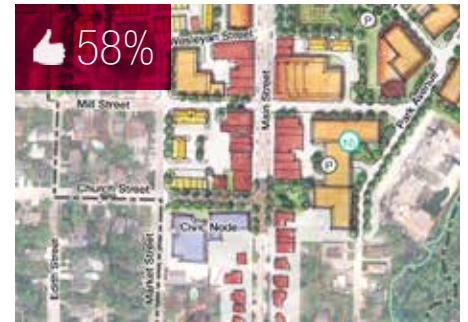
2a: Buildings

6 storey buildings between Back Street and Guelph Street (#5)



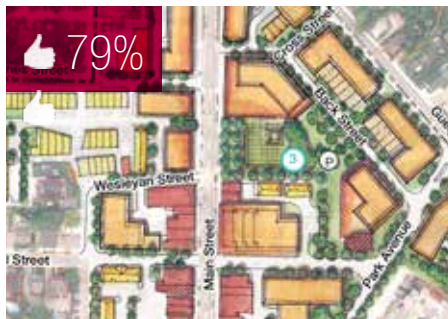
2b: Buildings

Open a portion of Main Street to create a new urban square (#3) surrounded with new retail space and 3 to 6 storey buildings (#2)



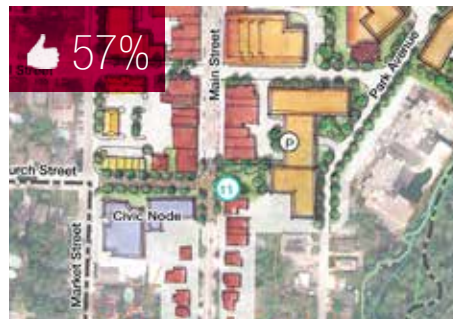
2c: Buildings

A 3 to 6 storey building built into the slope behind the existing parking lot to create a landmark to terminate the vista along Church Street (#10)



2d: Public Space

Create an urban square fronting onto Main Street between James Street and Wesleyan Street (parking will be underground) (#3)



2e: Public Space

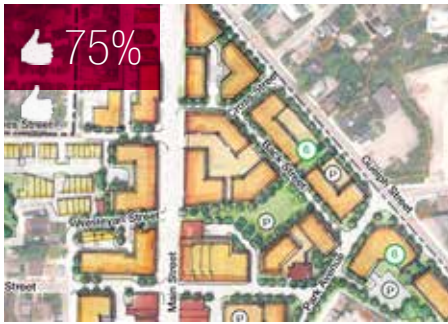
Replace parking north of the Cultural Centre and Library with a new public space (#11)



2f: Transportation

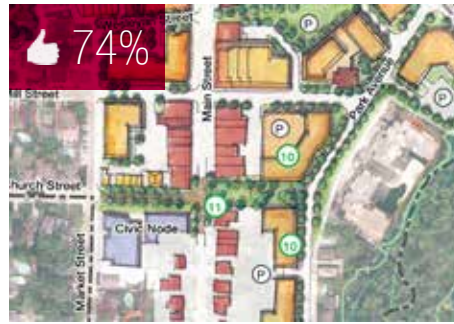
Designate bike routes through the Downtown on local roads parallel to Main Street (i.e. Market Street and Park Avenue)

Alternative 3 'The Village Green'



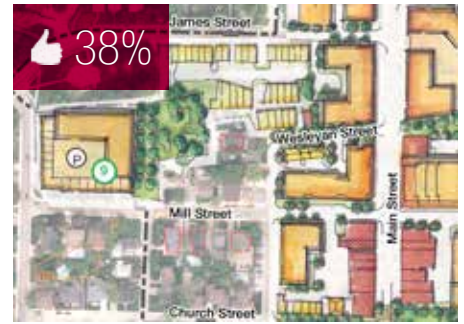
3a: Buildings

Locate the tallest buildings along Guelph Street (#6)



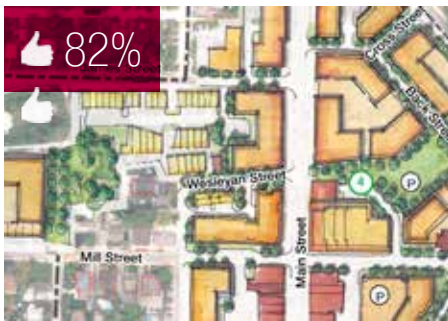
3b: Buildings

3 to 6 storey buildings built into the slope behind the existing parking lot (#10); maintain an open view to the greenlands (#11)



3c: Buildings

Expand the Downtown boundary to redevelop the properties east of Remembrance Park with a 6 storey building to frame the park and townhouses with Mill and Charles Street addresses (#9)



3d: Open Space

Create a pedestrian walkway and green space between Main Street and Back Street (#4)



3e: Open Space

Green space/urban square at foot of Church Street with a pedestrian connection from Main Street down to Park Avenue (#11)

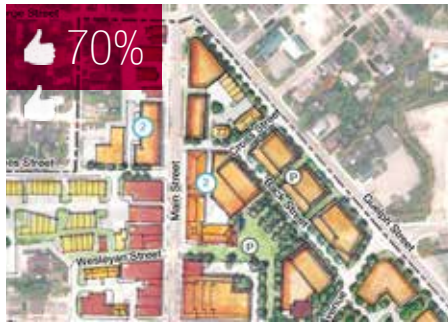


3f: Transportation

Remove the landscaped centre median and the on-street parking on one side of Main Street to create a wider sidewalk and space for outdoor patios

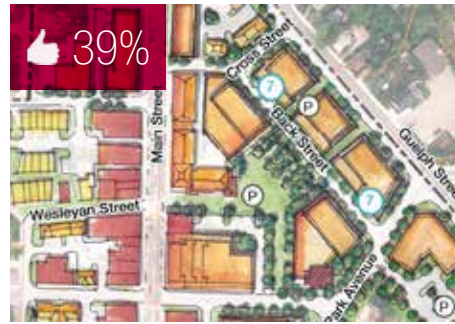
04 ALTERNATIVES SURVEY

Alternative 4 'The Commons'



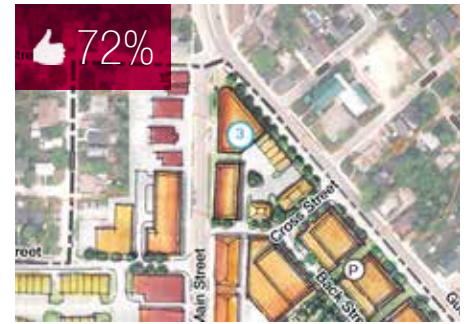
4a: Buildings

Establish a 3 storey height limit along Main Street, stepping back to 8 storeys (#2)



4b: Buildings

Line both sides of back Street with townhouses; 10+ storey buildings face Guelph Street (#7)



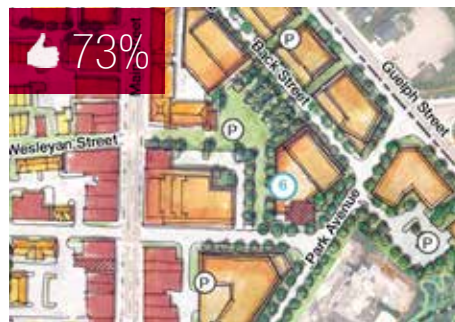
4c: Buildings

Landmark building at Main Street and Guelph Street (#3)



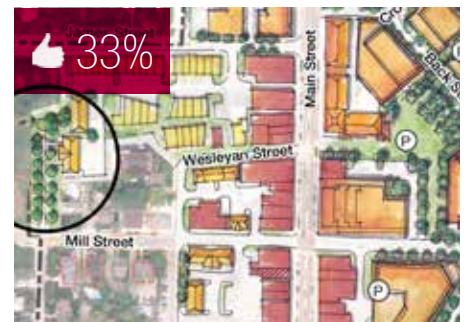
4d: Public Space

Create a park on top of a new underground parking structure lined with retail uses (#4)



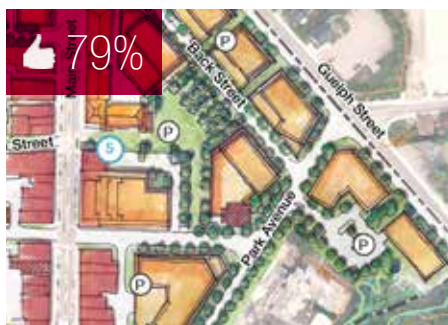
4e: Public Space

Create a small public space in front of the historic post office (#6)



4f: Transportation

Create a public road along the east side of Remembrance Park



4g: Transportation

Provide some parking adjacent to the park, on the west side of the McGibbon (#5)




FET DAY
May 30th
P2-P5



Destination
DOWNTOWN

05 WORKSHOP PRESENTATION



DOWNTOWN GEORGETOWN PLANNING STUDY

Technical Advisory Committee Meeting
Steering Committee Meeting
Community Workshop #3
Thursday, May 24, 2018
The Planning Partnership

1

OVERVIEW OF STUDY, PROCESS & MILESTONES

We are here
↓



1 PROJECT INITIATION
Sept. 2017

2 COMMUNITY VISIONING & INFORMATION GATHERING
Oct. 2017-Feb. 2018

3 DOWNTOWN PLANNING ALTERNATIVES
Mar.-Apr. 2018

4 PRELIMINARY PREFERRED DOWNTOWN PLANNING ALTERNATIVE
May-Jun. 2018

5 PREFERRED DOWNTOWN PLANNING ALTERNATIVE
Jul. 2018-Jan. 2019

6 SECONDARY PLAN DEVELOPMENT
Jan.-Jun. 2019



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



Destination
DOWNTOWN

3

Input from today will inform the Secondary Plan



PUBLIC ENGAGEMENT SO FAR:

1

Downtown Visioning Session

February 20, 2018

2

Design Summit

April 4, 2018



Technical Advisory Committee Meeting



Roving Information Station Interviews



Steering Committee Meeting



On-line Surveys



Public Workshop



Group Discussions on the Draft Vision Statement



One-on-One Interviews



Group Discussions on the Draft Guiding Principles

5

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.

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DRAFT GUIDING PRINCIPLES

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

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DESIGN SUMMIT: WHAT HAPPENED?

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






DESIGN SUMMIT: DEVELOPMENT PROGRAMS

	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 bicycles share existing lanes	Dedicated Lanes 1 lane for vehicles; 1 lane for bikes and transit	Remove Street Parking Create enhanced bike lanes	Shared 'ROW' Vehicles and bicycles share existing lanes






DESIGN SUMMIT: ALTERNATIVE 1

Alternative 1			
Development Program		Design Summit	Refined Alternative
# of Units	450		
Type of Built Form	Townhouses		
Building Height	3		
Public Realm / Parks	Existing park		
Heritage	Conserved		
Main Street ROW	Shared 'ROW' Vehicles and bicycles share existing lanes		

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DESIGN SUMMIT: ALTERNATIVE 2

Alternative 2			
Development Program		Design Summit	Refined Alternative
# of Units	450		
Type of Built Form	Townhouses & Mid-rise		
Building Height	3-6		
Public Realm / Parks	One central urban park		
Heritage	Integrated		
Main Street ROW	Dedicated Lanes 1 lane for vehicles; 1 lane for bikes and transit		

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DESIGN SUMMIT: ALTERNATIVE 3

Alternative 3				
Development Program		Design Summit	Refined Alternative	
# of Units	650			
Type of Built Form	Mid-rise			
Building Height	8			
Public Realm / Parks	Urban square with each development			
Heritage	Integrated			
Main Street ROW	Remove Street Parking Create enhanced bike lanes			

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DESIGN SUMMIT: ALTERNATIVE 4

Alternative 4				
Development Program		Design Summit	Refined Alternative	
# of Units	800			
Type of Built Form	All forms			
Building Height	3-10+			
Public Realm / Parks	Parks and urban squares			
Heritage	Conserved			
Main Street ROW	Shared 'ROW' Vehicles and bicycles share existing lanes			

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EXPLORING THE ALTERNATIVES



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

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

Rear additions to existing buildings on Main St

Consider designation of Main Street between James and Church Street as a Heritage Conservation District

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





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

b. Conserve key heritage buildings on Mill St

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

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

Also consider:

Conserving 75 Mill Street (the 'Birches')

Conserving 72 Mill Street (old theatre)



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

c. Conserve key buildings on Guelph St

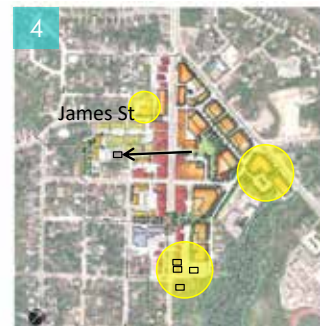
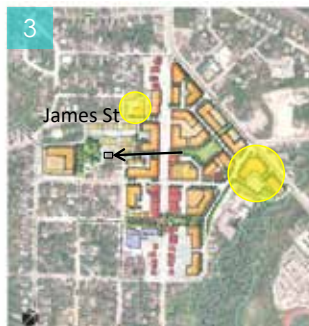
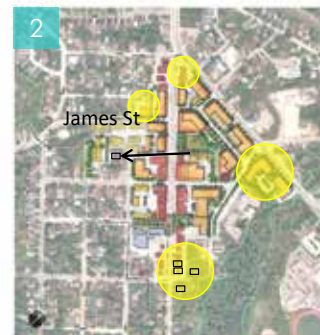
Retain corner house at Main St and Guelph St and incorporate landscaped forecourt design

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

d. Retain #8 James St

e. Maintain views along Wesleyan to the former chapel

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



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

a. Provide an enhanced cultural and civic node

Enhance the Library and Cultural Centre



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

b. Improve the connection to Remembrance Park



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

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

New central public space has:

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



21



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

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

Fine grain network of walkways / landscaped areas

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

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

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



22



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

b. Support current and future transit and active transportation

Alternative 4 has the highest number of units and multiple access routes



23



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

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

Encourage vibrant retail

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

Design routes, destinations, attractions to increase foot traffic



24



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

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

Considerations:

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

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

Developer interest in building taller buildings

Competition with increased density of development planned in the GO Station Area



25



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

c. Support mixed use and compact growth

Alternative 4 incorporates highest density development and greatest variety of housing



26



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

d. Promote employment opportunities

Alternatives 3 and 4 have the most mid-rise buildings that support larger retail space – more jobs



27



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

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

Open up views to valley

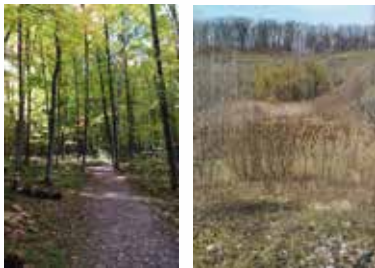


28



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

b. Provide opportunities to enhance/restore Silver Creek



29



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

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

Protect character and stability of adjacent neighbourhoods



30



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

b. Create landmarks/gateways to Downtown

Prominent location on Guelph St

Taller building/special landscape treatment



31



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

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



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TECHNICAL ANALYSIS



TECHNICAL ANALYSIS: SERVICING OPPORTUNITIES

Water (Regional)

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

Sanitary (Regional)

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

Stormwater (Town)

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

* All options have opportunities





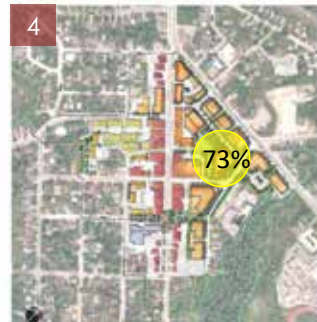
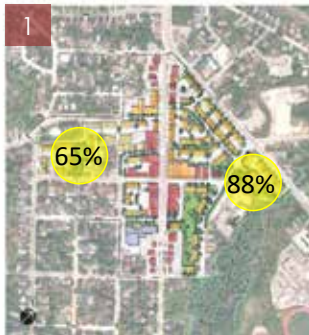
METROQUEST SURVEY

223 respondents as of
May 23, 2018



METROQUEST SURVEY: PUBLIC SPACE

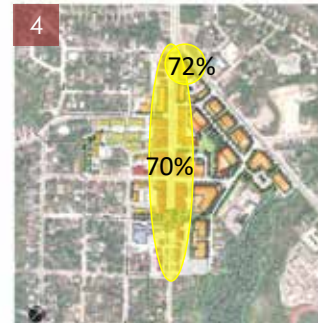
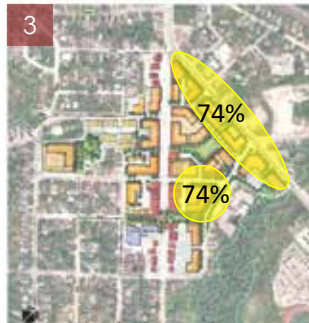
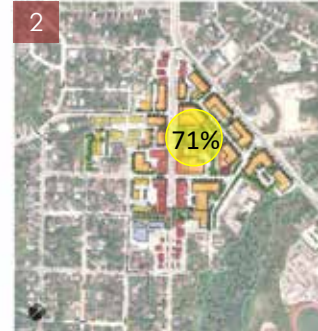
- Expand Remembrance Park over roof of new parking structure (#1)
- Access at end of Back St to greenlands (#1)
- Create an urban square fronting onto Main St between James and Wesleyan St (parking underground) (#2)
- Green space / urban square at foot of Church St with a pedestrian connection from Main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





METROQUEST SURVEY: BUILDINGS

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



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METROQUEST SURVEY: ACCESS

- Designate bike routes through Downtown on local streets parallel to Main St, Market St and Park St (67%)
- Remove landscape centre median and on street parking on one side of Main St to create a wider sidewalk and space for outdoor patios (#3)
- Provide some parking adjacent to park on west side of McGibbon (#4)



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PRELIMINARY PREFERRED ALTERNATIVE



PRELIMINARY PREFERRED ALTERNATIVE



Alternative 1



Alternative 2



Alternative 3



Alternative 4

Inputs for Evaluation



Online survey



Project Team's
Evaluation

Preliminary Preferred
Downtown Planning
Alternative



PRELIMINARY PREFERRED ALTERNATIVE :



MOBILITY:
roads, parking, bike routes,
pedestrian connections

PUBLIC REALM:
parks, squares,
streetscapes, public art

BUILDINGS:
commercial, mixed-use,
residential



PRELIMINARY PREFERRED ALTERNATIVE

MOBILITY: **Parking**



1 Underground / Surface



2 Underground / Surface



3 On street





PRELIMINARY PREFERRED ALTERNATIVE

MOBILITY: Active Transportation



Designated bike routes through Downtown on local roads parallel to Main Street (i.e. Market Street and Park Avenue)



Pedestrian connections to and from public spaces



PRELIMINARY PREFERRED ALTERNATIVE

MOBILITY: Walkability

Green Street



Downtown Heritage Loop





PRELIMINARY PREFERRED ALTERNATIVE

PUBLIC REALM: **Main Street Streetscape**



45



PRELIMINARY PREFERRED ALTERNATIVE

PUBLIC REALM: **Public Space**



1 Downtown Square – extent of frontage on Main Street to be determined



2 Civic Square / Linear Park



3 Park Link



PRELIMINARY PREFERRED ALTERNATIVE

BUILT FORM: Heritage Buildings



Key listed heritage buildings and groups of buildings to be considered for preservation and integration with development, to 'Tell Stories'.



PRELIMINARY PREFERRED ALTERNATIVE

BUILT FORM: New Buildings



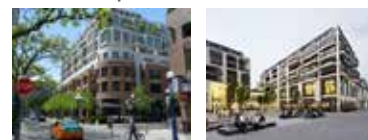
1 Townhouses / Commercial Mixed-Use



2 Low-rise Mixed-Use Apartments



3 Mid-rise Apartments



4 Mid-rise Apartments

2-4 storeys

4-6 storeys

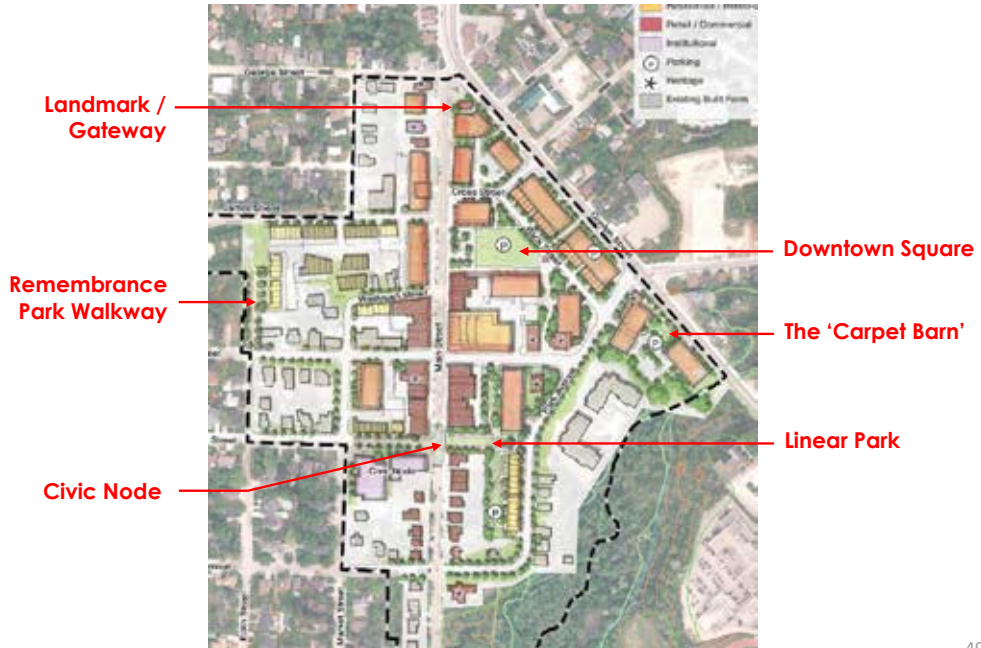
6-8 storeys

8-10 storeys



PRELIMINARY PREFERRED ALTERNATIVE

Give us your thoughts of these Key Elements:

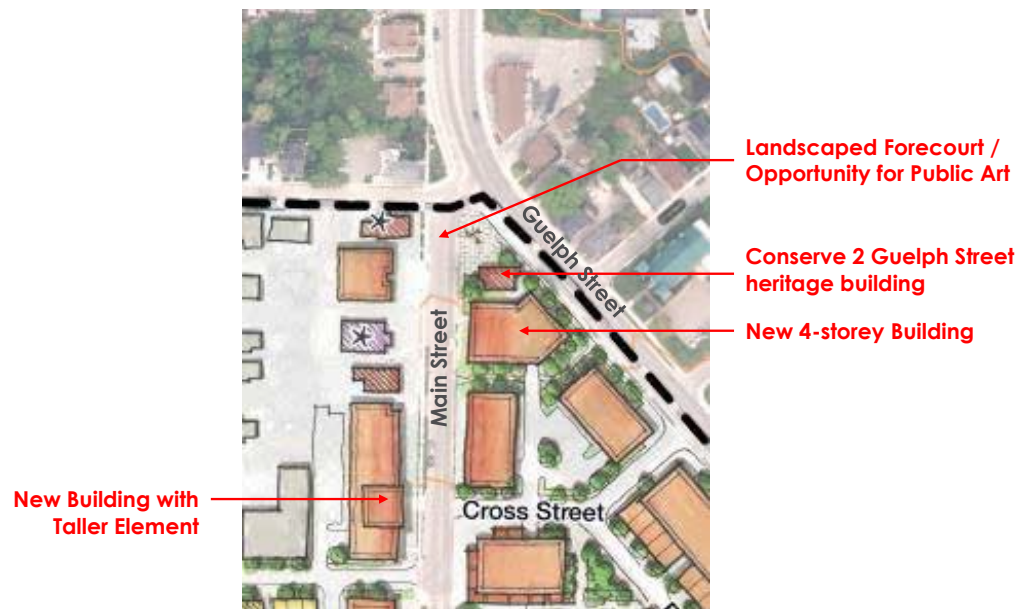


49



PRELIMINARY PREFERRED ALTERNATIVE

Landmark / Gateway:



* Heritage Buildings

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PRELIMINARY PREFERRED ALTERNATIVE
Remembrance Park Walkway:

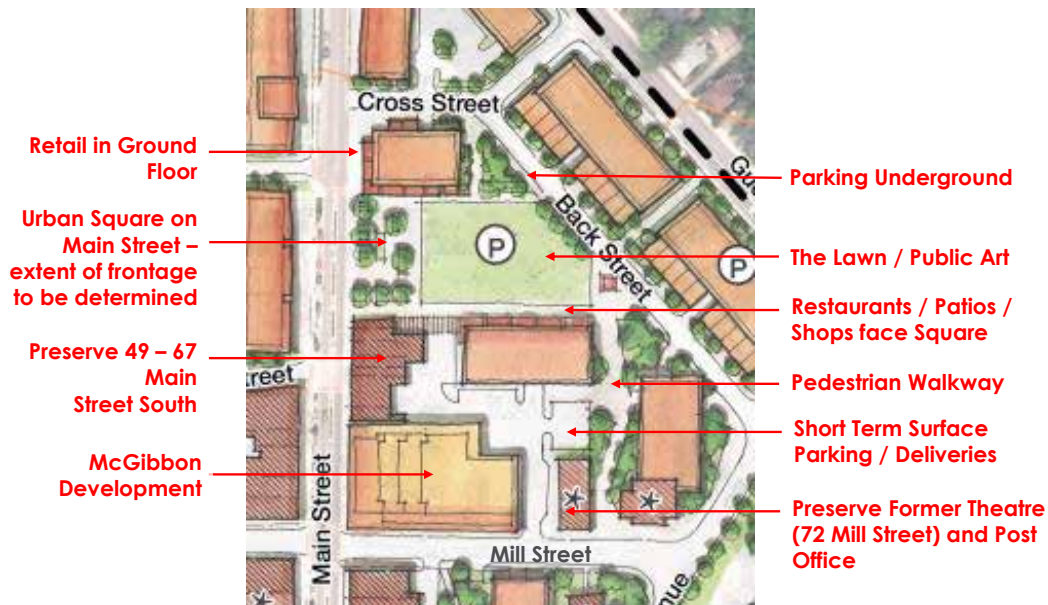


- Access from Existing / Future Laneway
- New Townhouses (structure parking?)
- New Public Walkway
- Walkway Entrance on Mill Street

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PRELIMINARY PREFERRED ALTERNATIVE
Downtown Square:

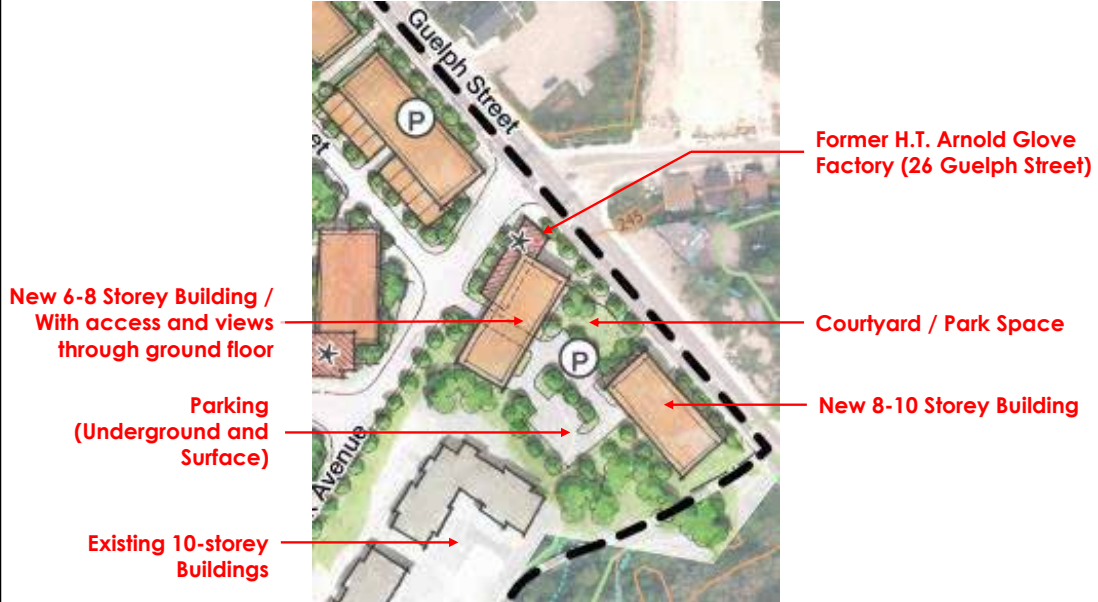


- Retail in Ground Floor
- Urban Square on Main Street – extent of frontage to be determined
- Preserve 49 – 67 Main Street South
- McGibbon Development
- Parking Underground
- The Lawn / Public Art
- Restaurants / Patios / Shops face Square
- Pedestrian Walkway
- Short Term Surface Parking / Deliveries
- Preserve Former Theatre (72 Mill Street) and Post Office

52



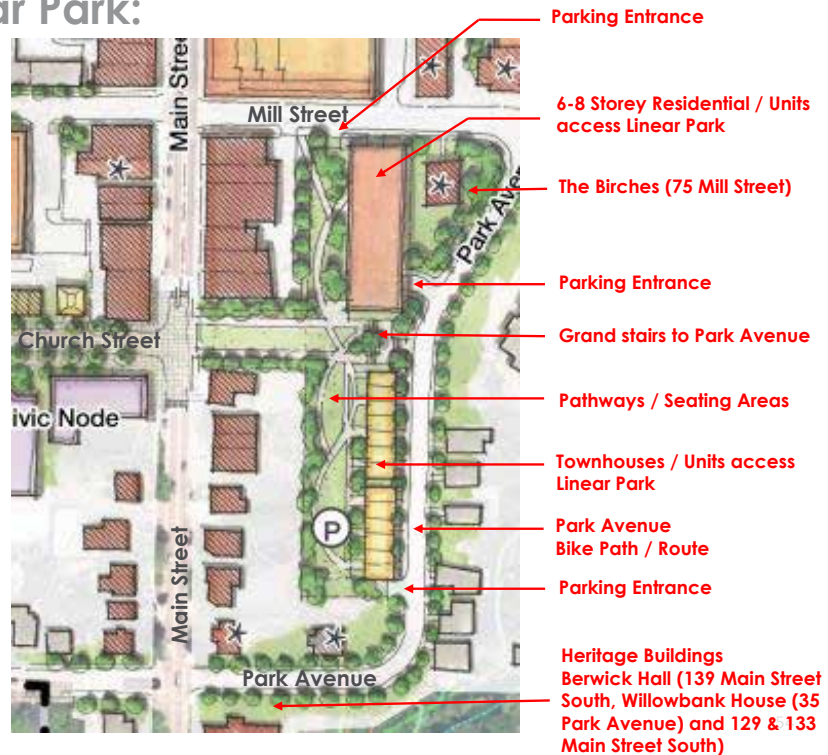
PRELIMINARY PREFERRED ALTERNATIVE
The 'Carpet Barn':



53



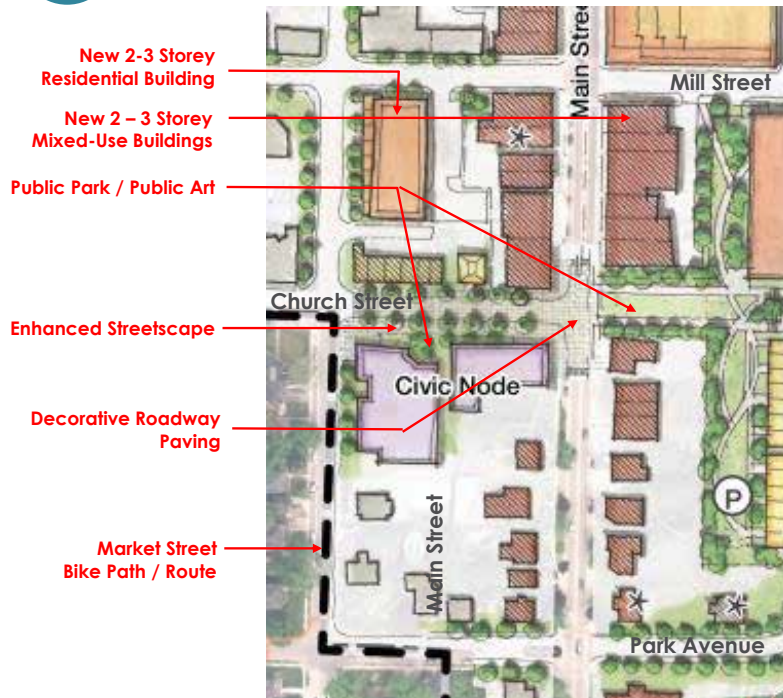
PRELIMINARY PREFERRED ALTERNATIVE
Linear Park:





PRELIMINARY PREFERRED ALTERNATIVE

Civic Node:



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Next Steps

- Provide Council Update on results of today's meetings and Preliminary Preferred Alternative
- Prepare Final Preferred Alternative
- Prepare specific supporting studies/key directions for:
 - Heritage Conservation Strategy
 - Scoped Natural Heritage System Assessment
 - Scoped Fiscal Impact Assessment
 - Water, Sanitary Servicing and Stormwater Management Plan
 - Mobility
 - Parking
 - Sustainability
 - Urban Design
- Prepare Draft Secondary Plan, Zoning By-law (if necessary) and implementation strategy

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OVERVIEW OF STUDY, PROCESS & MILESTONES





PRELIMINARY PREFERRED ALTERNATIVE

BUILT FORM: Heritage Buildings



Key listed heritage buildings and groups of buildings to be considered for preservation and integration with development, to 'Tell Stories'.



PRELIMINARY PREFERRED ALTERNATIVE

BUILT FORM: New Buildings



1 Townhouses / Commercial Mixed-Use



2 Low-rise Mixed-Use Apartments



3 Mid-rise Apartments



4 Mid-rise Apartments



2-4 storeys

4-6 storeys

6-8 storeys

8-10 storeys



PRELIMINARY PREFERRED ALTERNATIVE

PUBLIC REALM: Main Street Streetscape



45



PRELIMINARY PREFERRED ALTERNATIVE

PUBLIC REALM: Public Space



1 Downtown Square – extent of frontage on Main Street to be determined



2 Civic Square / Linear Park



3 Park Link





Destination
DOWNTOWN