

REPORT

REPORT TO: Chair and Members of the Community Affairs Committee
REPORT FROM: Tara Buonpensiero, Senior Planner - Policy
DATE: June 20, 2017
REPORT NO.: P&I-2017-0080
RE: Vision Georgetown Draft Preferred Land Use Concept

RECOMMENDATION:

THAT Report No. P&I-2017-0080, dated June 20, 2017, with respect to the Vision Georgetown Draft Preferred Land Use Concept, be received;

AND FURTHER THAT staff be authorized to initiate broad public engagement (including on-line engagement through a web portal) over the summer of 2017 and hold a public open house on the draft Preferred Land Use Concept in the fall of 2017 to obtain public comments;

AND FURTHER THAT staff report back on the results of the public open house and any recommended revisions to the draft Preferred Land Use Concept for Council consideration and endorsement which will conclude Phase II of the study, and form the basis for undertaking detailed planning studies in Phase III.

BACKGROUND:

In April of 2014, three land use concepts were prepared for Vision Georgetown and substantial stakeholder engagement was undertaken to obtain comments on the concepts. Report PDS-2015-0011 provided an overview of the stakeholder consultation undertaken to obtain comments on the three land use concepts.

Since that time, considerable effort has been spent by Town staff and the consultant team to consider the input from the stakeholder consultation to date, undertake environmental studies to delineate the natural heritage system, undertake further study on the major road network and commercial needs for Vision Georgetown and review best practices from other municipalities. Through report P&I-2017-0076, Council recently endorsed the Vision Georgetown Subwatershed Study, the recommendations of which have been incorporated into the draft Preferred Land Use Concept, which is the subject of this report.

The Vision Georgetown Study is to be undertaken in five phases as shown on Figure 1. We are currently in Phase 2 of the work plan. Following public consultation on the draft Concept and Council endorsement of any revisions to the draft Concept stemming from public engagement, we anticipate concluding Phase 2 in the fall of 2017. This endorsed Concept will form the basis

for preparing detailed land use studies on transportation, servicing, sustainable design etc. during Phase 3.

Figure 1: Vision Georgetown Work Plan - Key Deliverables by Phase



The purpose of this report is to:

- Provide a reminder of the Vision and Guiding Principles that were established early in the planning process for this study which are to be used to help guide the Vision Georgetown Secondary Plan process, including the development of the Preferred Land Use Concept;
- Provide a summary of the key themes heard from stakeholder consultation on the three land use concepts undertaken in 2014 and 2015; and,
- Present a draft Vision Georgetown Preferred Land Use Concept and to demonstrate how this Concept meets the Vision and Guiding Principles.
- Seek direction from Council to undertake broad community engagement over the summer utilizing a variety of tools including on-line engagement and to hold a public engagement session in the fall of 2017 to obtain public comments on the draft Preferred Land Use Concept.

COMMENTS:

A. The Vision Georgetown Vision and Guiding Principles

As part of Phase I of the Vision Georgetown process, a Vision and Guiding Principles were established with input from stakeholders and the project steering committee. The Vision and Guiding Principles were developed to form the basis for decision making throughout preparation of the Secondary Plan. Figure 2 provides a reminder of the Vision and Guiding Principles.

Figure 2: Vision Georgetown - Vision and Guiding Principles

To be the New Community of Choice	
<i>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.</i>	
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 a 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.

B. Components of a Secondary Plan

At the conclusion of the Vision Georgetown planning process, the final deliverable will be preparation of a Secondary Plan which includes two main components.

1. A Land Use Plan (map) which identifies the location of the natural heritage system, major roads, and various land uses (residential, commercial, parks, schools etc.). The Land Use Plan will be similar to the Preferred Land Use concept, however will be

prepared with greater precision and additional details such as the inclusion of storm water management ponds in appropriate locations.

2. Detailed policies that guide development and implement the planning objectives for the area and each of the land uses identified on the land use plan, and will address topics such as density, mix of housing, urban design, energy conservation and development phasing.

In developing a Secondary Plan, there are some planning objectives that must be considered early when developing the Land Use Plan, but then there are other, more detailed planning objectives that are addressed through the policies.

At this phase of the Vision Georgetown study, we have developed a draft Preferred Land Use Concept based on the elements of the Vision and Guiding Principles that are appropriate to consider at this stage of the process.

The remaining elements of the Vision and Guiding Principles that can't be implemented solely through the draft Preferred Land Use Concept will be considered when draft policies are developed.

C. Stakeholder Engagement on the Three Land Use Concepts from April 2014

Three land use concepts were prepared in April 2014. The intention of developing three land use concepts was to solicit stakeholder engagement on what people liked best and least about each of the concepts, to guide development of one preferred concept.

In total, we received input from 248 stakeholders/groups categorized as follows:

- 80 participants at the April 15, 2014 Public Workshop
- 140 youth participants (through the local high schools and the Mayor's Youth Action Committee)
- 20 senior participants (through Hillsvie Active Living – Georgetown)
- 8 individuals or groups submitted comments through completion of the consultation workbook

To help guide the discussion on the Concepts, input was solicited on six different elements of each plan as follows:

- | | |
|--------------------|------------------------|
| 1. Collector Roads | 4. Major Commercial |
| 2. Parks | 5. Activity Hubs |
| 3. Connectivity | 6. Location of Density |

Table 1 summarizes the key points provided through the stakeholder consultation on the April 2014 draft land use concepts.

Table 1: Summary of Public Input on the April 2014 Land Use Concepts by Element

Collector Roads
<ul style="list-style-type: none"> • Prefer primarily a grid road system • A curvilinear system may be appropriate in some areas to protect and provide views onto the natural heritage system.
Parks
<ul style="list-style-type: none"> • Like the Town Square Park and also like the provision of different sizes of parks providing a range of different programmed and non-programmed spaces • Should be flexible to accommodate current and future trends • Provide gathering spaces with shaded seating areas • Parks should be connected by trails
Connectivity
<ul style="list-style-type: none"> • Agreement that trails should be provided throughout the new community to allow people to travel through the entire community and link parks, Stormwater management ponds, schools, shopping and existing trails beyond Vision Georgetown such as the Hungry Hollow trail system. • In addition to off road trails, there should also be multi-use pathways like the trail along 8th Line and 10 Side Road
Major Commercial
<ul style="list-style-type: none"> • Major commercial should be located along major roads • Would like commercial located close to high school • Spread out commercial areas as much as possible to allow better access for future residents • Should be located to minimize impacts on the natural heritage system
Activity Hubs
<ul style="list-style-type: none"> • Like to have one large activity hub for community events and smaller neighbourhood hubs • Density should be located around the large activity hub so more people can enjoy it and walk to the amenities • Plan for multi-use or sharing of facilities such as the library and secondary school
Location of Density
<ul style="list-style-type: none"> • Activity hubs should have a mix of densities • Each neighbourhood should have a mix of homes • Schools should be located close to medium and high density residential so more people can walk • Avoid locating density along the outskirts of the community

D. The Vision Georgetown Draft Preferred Land Use Concept

Since the three land use concepts were prepared in April 2014, Town staff and the consultant team have been considering the input from the stakeholder and agency

consultation, undertaking environmental studies to delineate the natural heritage system, carrying out further study on the major road network and commercial needs for Vision Georgetown and reviewing best practices from other municipalities.

In preparing the draft Preferred Land Use Concept, the project team also considered the requirements from the Region of Halton Official Plan and the Town of Halton Hills Official Plan related to targets to be met in Vision Georgetown. These targets include:

- Planning for 55 to 60 people and jobs per hectare;
- Accommodating 18,600 people and providing for 1,700 jobs;
- Providing a housing mix of 62% low density, 21% medium density and 17% high density (Note: the draft Preferred Land Use Concept proposes a modification to 52% low density, 29% medium density and 19% high density);
- Accommodating 12 ha or approximately 30 acres of commercial (@ 40,000 sq ft of commercial at 30% coverage)

In considering all of the above, as well as the Vision and Guiding Principles, a draft Preferred Land Use Concept has been prepared and is attached to this report as Schedule A. The Concept includes the following components:

- 3,478 low density residential units (52.4%)
- 1,950 medium density residential units (29.4%)
- 1,207 high density residential units (18.2%)
- 1 existing cemetery
- 1 existing elementary school (Stewarttown)
- 5 new elementary schools
- 1 new high school
- 1 library/community centre
- 1 community park
- 1 town square park
- 11 neighbourhood parks/parkettes
- 1 Major Commercial Block
- 2 Neighbourhood Commercial Blocks
- 1 Town Centre Commercial Block
- 5 Mixed Use Commercial Areas

In addition to the above, the final Land Use Plan will show storm water management ponds in approximate locations which are expected to require approximately 24 ha of land. The exact number, area and location of the storm water management ponds will be determined through the servicing study to be completed in Phase 3 of the work plan. Also, the Concept only shows collector roads, however in calculating the amount of developable land in the study area, it has been estimated that approximately 85 ha of land will be required for collector and local roads combined.

The following sections of the Report provide an overview of the elements of the draft Preferred Land Use Concept and demonstrate how stakeholder comments have been considered and how the Guiding Principles for Vision Georgetown are being implemented.

Community Core

One of the distinguishing characteristics proposed in the draft Preferred Land Use Concept is the introduction of a large Community Core which is centrally located within the study area.

As shown on Figure 3, the following uses are located within approximately 500 m of the main intersection in the Community Core:

- Library/Community Centre
- High School
- Town Centre Commercial, Neighbourhood Commercial, and high density mixed use which provides an opportunity for commercial on the ground floor
- High, medium and low density residential areas
- Community Park, Town Square Park and Neighbourhood Parks
- Natural Heritage System.

Figure 3: The Components of the Community Core



The Community Core responds to public comments which indicated a desire for a central hub for community activity, surrounded by a mix of housing types and the integration of a number of uses to provide opportunities to share facilities.

The rationale for the Community Core land use components and locations is as follows:

- Provides a central focal point for new community
- Town square park provides a community gathering space
- Located at the intersection of two streets that are anticipated to be future transit corridors
- Town Centre Commercial (boutique/specialty retail/restaurants) in centre of the Community Core on Trafalgar Road
- Neighbourhood Commercial within walking distance (@250 m)
- Co-location of library with the community centre and possibly high school making sharing of facilities a possibility

- Concentration of public uses with differing operating times (school, library, community centre) to help make an alternative energy system feasible
- By anchoring the Core with public uses, the Town has more control of the timing of development
- Many different types of housing options in the Core and by having the density focused in this area more people can walk to amenities.
- Daytime customers from high school and library/community centre to help make the Town Centre Commercial succeed

The proposed Community Core directly advances 7 of the 14 Guiding Principles for Vision Georgetown as follows:

- 2. To provide a 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.**
- 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.**
- 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.**
- 13. To apply sustainable development practices and encourage innovation, in order to maximize resource and energy conservation.**

Natural Heritage

The Natural Heritage System as shown on the draft Preferred Land Use Concept is based on the results of the Southwest Georgetown Subwatershed Study. The proposed natural heritage system protects the natural heritage system features and functions, and identifies areas that could benefit from enhancement. The natural heritage system is integral in providing a linked system throughout the new community comprised of natural heritage features and open space, in accordance with the comments from the public through previous consultation and Guiding Principle #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.

Transportation

The proposed transportation system provides a linked system for both motorized and non-motorized travel.

The concept includes three continuous east west collector roads, two of which (Miller Drive, and Danby Road) extend from Georgetown South. There is also one continuous north south collector road which extends from 10 Side Road to 15 Side Road. These collector roads were located in a manner that minimizes impact on the natural heritage system. The major collector roads in Vision Georgetown will be designed as complete streets with a multi-use path, on street parking on one side of the road and lane widths designed to accommodate future public transit.

The concept was planned in a manner that provided both on street connectivity for transportation, but also off road connectivity through a linked system of parks, schools, the natural heritage system, linear parks etc. A conceptual trail network is shown on Schedule B to this report.

The proposed on and off road transportation system responds to comments from the public and advances Guiding Principle #1, #10 and #12 which are outlined 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.**
- 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.**
- 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.**

Commercial

The land use plan includes a hierarchy of four different types of commercial development as outlined on Table 2.

Table 2: Hierarchy of Commercial in Vision Georgetown

Commercial Type	Size	Location
Major Commercial	6 ha	South east corner of the study area
Neighbourhood Commercial	2 @ 2.5 ha	North west corner of Street B (the Miller Drive Extension) and Eighth Line North east corner of Street C and Trafalgar Road
Town Centre Commercial	0.6 ha	In the Community Core
Mixed Use		Ground floor of high density residential developments in the Community Core and also within the Mixed Use area

It is anticipated that the Major Commercial and Neighbourhood Commercial blocks will be the location of future grocery stores, restaurants, non-department store retail (i.e. drug stores, shoe stores, apparel, household goods etc.). The major commercial block would serve the study area and other parts of the community, whereas the neighbourhood commercial blocks would primarily serve the surrounding local neighbourhood.

The Town Centre Commercial and Commercial in mixed use buildings is envisioned as smaller scale boutique commercial and may include coffee shops, specialty food stores, ice cream shops, restaurants, dry cleaners, convenience stores etc.

The westerly Neighbourhood Commercial block is within walking distance (about 250 m) of the Community Core, which results in a range of shopping opportunities within walking distance to a high concentration of population from the future medium and high density residential development blocks and the high school.

When developing a land use plan, the objective is to propose commercial blocks in the general location that they should be developed to maximize the likelihood of their long term success by being accessible by both motorized and non-motorized traffic.

Urban design guidelines are still to be prepared in next phase of the Vision Georgetown Secondary Planning process which will ensure commercial areas are designed for people and pedestrians.

The commercial as proposed in the draft Preferred Land Use Concept helps implement Guiding Principles #2, #6 and #11 which are below:

- 2. To provide a 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.**
- 6. To provide adequate retail and service commercial development in a timely manner through various commercial areas, which are designed for people and pedestrians.**

11. To provide opportunities for local economic development in a manner that fosters competitiveness and a prosperous business environment.

Parks and Community Facilities

The area of parks shown on the draft Vision Georgetown land use plan is in accordance with the parkland that the developers are required to dedicate to the Town in accordance with the Planning Act and the Town's Official Plan. The hierarchy of parks proposed in Vision Georgetown are as shown on Table 3.

Table 3: Proposed Park Types and Sizes

Park Type	Size (area)
Community Park	6 ha
Town Square Park	1 ha
Neighbourhood Park	1.5 ha to 2.5 ha
Parkette	0.2 ha to 0.6 ha
Linear Park	varies

In addition to parkland, the need for a community centre and satellite library was identified through the background work undertaken to determine the parks and community facility needs in Vision Georgetown.

The parks and community facilities in Vision Georgetown have been located based on the following rationale:

- That schools and parks provide the focal point of distinct neighbourhoods
- That a continuous open space corridor be created to be made up of parkland, natural heritage features, storm water management ponds, school blocks and/or community uses
- That all residents in Vision Georgetown be within 500 metres of local parks and playgrounds
- That the Community Park be located adjacent to a secondary school site to provide the opportunity to share facilities
- That the community centre (youth/seniors/gym multi-purpose) be provided in combination with the required satellite library
- That neighbourhood parks be located adjacent to elementary schools again to share facilities

When developing a draft Preferred Land Use Concept, the objective is to distribute different sizes of parks throughout the new community, to maximize access and recreational opportunities to the future residents.

The location of the satellite library, community centre, community park and high school in the Community Core provides a community focal point for the new community. The co-locations of elementary schools with neighbourhood parks create local neighbourhood focal points.

Refer to Schedule C of this report which shows the proposed community and neighbourhood focal points. The design of these community and neighbourhood focal points will be considered in future phases of the study to ensure they are developed to create a sense of place and foster a sense of civic pride.

The proposed parkland and community facility distribution in the draft Preferred Land Use Concept responds to the comments provided by the public during consultation on the three land use concepts and also helps implement Guiding Principles #4, #7, #8 and #9 which are below:

- 4. To create distinct neighbourhoods that feature community focal points and bring people and activities together.**
- 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.**

Forms and Locations of Residential Development

The draft Preferred Land Use Concept proposes low, medium, and high density development throughout the new community as follows:

Low density - single detached dwellings and semi-detached dwellings

Medium density - street, block and stacked townhouses as well as back to back townhouses

High density - mid-rise apartments to a maximum of 6 storeys

Medium and high density development could also be mixed use, where commercial uses are located on the ground floor and residential is located on the 2nd and subsequent floors.

The majority of the medium and high density development is proposed to be concentrated around the Community Core. The rationale for this is as follows:

- Street A and C are proposed to be the future transit corridors and therefore the higher densities should be located there to maximize the feasibility of transit.
- The higher concentration of people in the Community Core maximizes the ability of these people to walk to numerous community amenities including the high school, community centre, library, community park, town square commercial, and neighbourhood commercial.

To a lesser extent, medium and high density residential development is located along Eighth Line, Trafalgar and 10 Side Road where appropriate.

The types and locations of residential density directly advances Guiding Principle #2 and #5 as follows:

- 2. To provide a range of residential, commercial and institutional uses, in a manner that reduces the need for an automobile to meet the daily needs of life.**
- 5. To provide a range and mix of housing that is available to all ages, abilities, incomes and household sizes.**

Guiding Principles to be Further Advanced in Phase III of the Vision Georgetown Planning Process

The majority of Guiding Principles for Vision Georgetown have been advanced to some degree through preparation of the draft Preferred Land Use Concept. Through more detailed work undertaken in Phase III of the planning process and through the development of the Secondary Plan policies, the Guiding Principles will be further advanced.

For example with respect to Guiding Principle #7 regarding encouraging a high standard of design, urban design guidelines will be prepared during Phase III of the study which will address this principle. Similarly, with respect to Guiding Principle #14 regarding conservation of built and cultural heritage, a background study identifying heritage resources in the area has been prepared, however recommendations on preservation would be addressed in the subsequent project phases and policies.

RELATIONSHIP TO STRATEGIC PLAN:

The Town of Halton Hills Strategic Plan sets out a broad vision for the community contained in nine strategic directions as follows:

- A. Foster a Healthy Community
- B. Preserve, Protect and Enhance Our Environment
- C. Foster a Prosperous Economy
- D. Preserve, Protect and Promote Our Distinctive History
- E. Preserve, Protect and Enhance Our Countryside
- F. Protect and Enhance Our Agriculture
- G. Achieve Sustainable Growth
- H. Provide Sustainable Infrastructure & Services
- I. Provide Responsive, Effective Municipal Government

The Vision and Guiding Principles for Vision Georgetown advance a number of the strategic directions in the Town’s Strategic Plan.

In addition, this report directly aligns with Priority #3 of Council’s 2014-2018 Strategic Action Plan, which is **Planning for Growth**. Specifically this project advances the objective of ‘preparing a Vision Georgetown Secondary Plan based on the approved Vision and Guiding Principles.’

FINANCIAL IMPACT:

There are no financial implications associated with this report.

COMMUNICATIONS IMPACT:

Broad-based community engagement is an integral component of the Terms of Reference for the Vision Georgetown project. Through the recommendations of this report, staff are seeking direction to hold a public open house to obtain comments on the draft Preferred Land Use Concept.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The relationship between this report and the Strategy is summarized below:

Do the report’s recommendations advance the Strategy’s implementation?

- Yes No N/A

Which pillar(s) of sustainability does this report support?

- Cultural Vibrancy Economic Prosperity N/A

Environmental Health

Social Well-being

The Vision and Guiding Principles that have been established for the Vision Georgetown Secondary Plan form the basis for preparation of the Secondary Plan. In planning towards this vision, we are implementing all 4 pillars of sustainability and multiple themes within each pillar.

Overall, the alignment of this report with the Community Sustainability Strategy is:

Excellent

Very Good

Good

Fair

N/A

CONSULTATION:

A. Vision Georgetown Technical Advisory Committee

The draft Land Use Concept was shared with the project Technical Advisory Committee at a meeting held on June 21, 2017. The Technical Advisory Committee is comprised of Town staff from Planning and Sustainability, Recreation and Parks, Fire Services, Corporate Services and Transportation and Public Works Departments, as well as staff representation from the following agencies:

Halton Region, Legislative and Planning Services

Credit Valley Conservation

Halton Region Conservation

Halton District School Board

Halton Catholic District School Board

B. Vision Georgetown Steering Committee

The draft Land Use Concept was shared with the project Steering Committee at a meeting held on June 21, 2017. The Steering Committee is comprised of the Mayor, Councillor Johnson (Chair), Councillor Somerville, Councillor Fogal and Councillor Inglis, Town staff as well as representatives from a number of Committees of Council, residents and representatives from the Landowners Group.

Comments from the Steering Committee and Technical Committee will be considered in conjunction with any comments we receive from the public at the fall public open house. Staff will report back to Council responding to comments received on the draft Preferred Land Use Concept.

CONCLUSION:

The purpose of this report is to present the draft Preferred Land Use Concept to Council and seek direction to hold a public open house in the fall to obtain comments on the proposed draft plan. To provide context on the draft Preferred Land Use Concept, this report:

- Provides a review of the Vision and Guiding Principles that were established early in the planning process for this study which are to be used to help guide the Vision Georgetown Secondary Plan process;
- Provides a summary of the key themes heard from stakeholder consultation on the three land use concepts undertaken in 2014 and 2015; and,
- Demonstrates how the draft Preferred Land Use Concept meets the Vision and Guiding Principles and addresses the stakeholder comments.

Respectfully submitted,

Tara Buonpensiero, MCIP, RPP
Senior Planner – Policy

Reviewed and Approved by,

Steve Burke, MCIP, RPP
Manager of Planning Policy

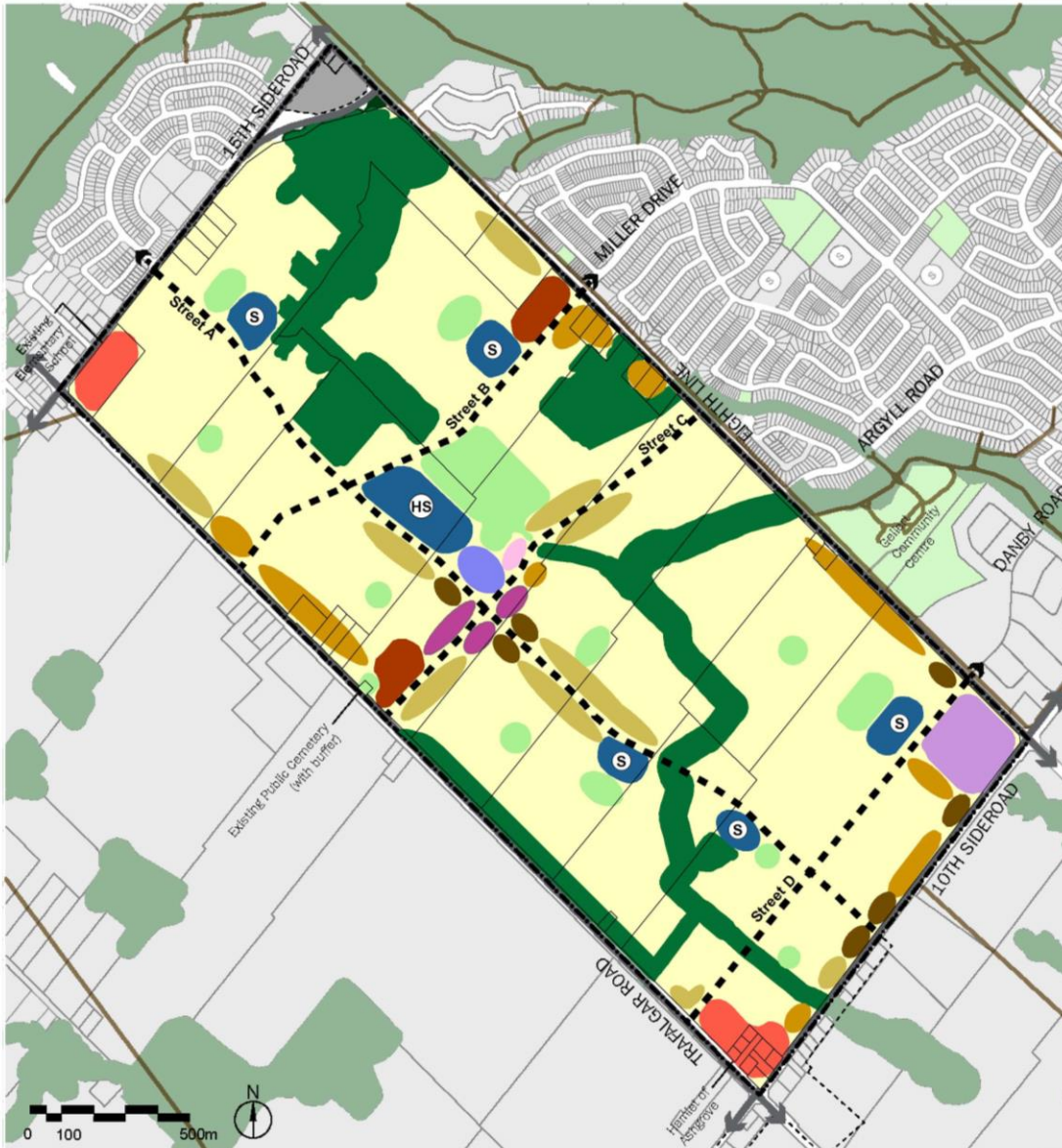
John Linhardt, MCIP, RPP
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Sustainability

Brent Marshall
Chief Administrative Officer

DRAFT

VISION GEORGETOWN SECONDARY PLAN Draft Preferred Land Use Concept

June 16, 2017



- | | | |
|--------------------------|------------------------------------|---------------------|
| --- Study Boundary | Low Density Residential Area | HS High School |
| Existing Roads | Medium Density I Residential Area | S Elementary School |
| Proposed Collector Roads | Medium Density II Residential Area | |
| Existing Private Lots | High Density Mixed Use | |
| Existing Trails | High Density Residential Area | |
| Natural Heritage System | Neighbourhood Commercial | |
| Public Parks | Mixed Use | |
| Schools | Town Centre Commercial | |
| Library/Community Centre | Major Commercial | |
| | Special Study Area | |

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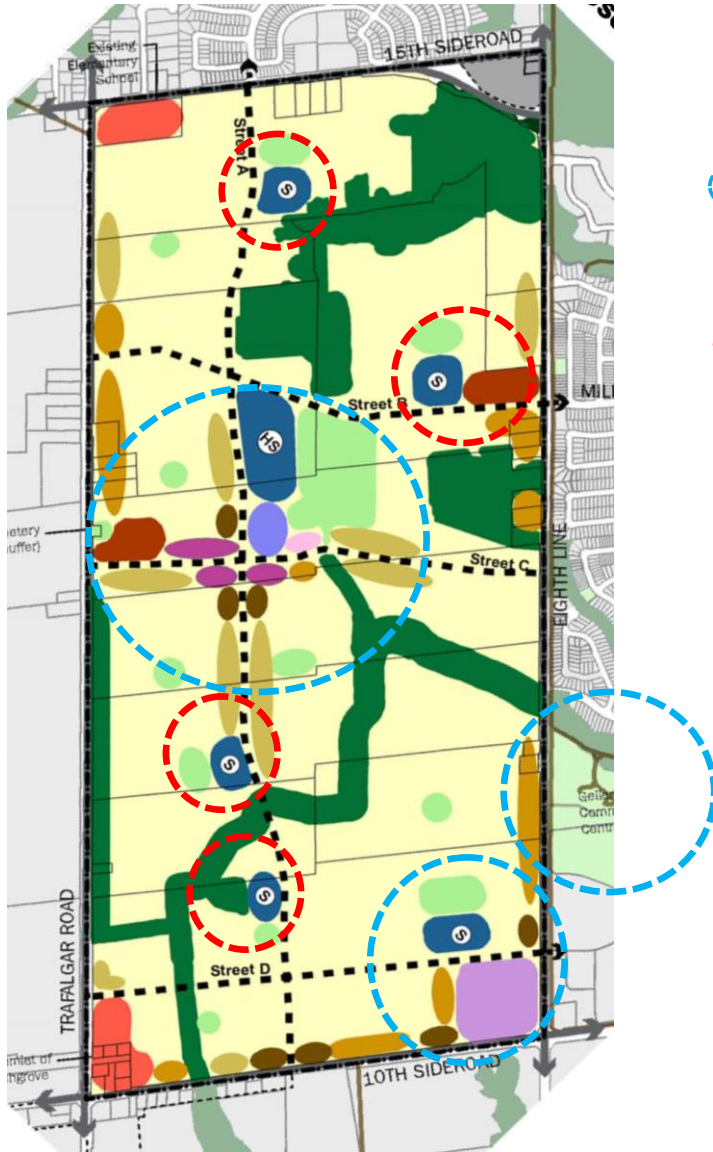
VISION GEORGETOWN SECONDARY PLAN
 Draft Preferred Land Use Concept

June 16, 2017



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|--------------------------------|------------------------------------|---------------------|
| --- Study Boundary | Low Density Residential Area | HS High School |
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| — Existing Trails | High Density Residential Area | |
| ~ Proposed Trail Linkages | Neighbourhood Commercial | |
| █ Natural Heritage System | Mixed Use | |
| █ Public Parks | Town Centre Commercial | |
| █ Schools | Major Commercial | |
| █ Library/Community Centre | Special Study Area | |

Schedule C to Report P&I-2017-0080
 Draft Preferred Land Use Concept
 Showing Focal Points



- Community and Neighbourhood focal points
- Community focal points –
 - Community Core
 - Gellert Community Centre
 - Major Commercial Area
- Neighbourhood focal points –
 - Elementary schools and neighbourhood parks
 - Neighbourhood Commercial
- Urban design will be an important consideration in developing focal points