



COMPREHENSIVE DEVELOPMENT- GEORGETOWN
urban design guidelines // 12.19.2016



- 1. HEAVILY PLANTED BOULEVARD WITH SIGNAGE, VARIETY OF PAVING MATERIALS, AND STREET TREES
- 2. ADEQUATE SETBACKS PROVIDED AT THE REAR OF THE SITE FOR THE DEVELOPMENT OF A FUTURE PARK



Figure 1- Landscape Plan

VISION AND URBAN DESIGN GUIDELINES

The subject site is a consolidation of the former Memorial Arena site and seven (7) adjacent properties. The arena site has been vacant for approximately one year while the seven properties are currently occupied by single family homes. The vision of this comprehensive development is to provide greater housing options for residents through the infill of a vacant site in a way that respects and responds to the character of the context.

The comprehensive development will achieve this vision by:

- **Offering residents multiple housing options on one site.**

The project will be developed in three phases. Phases one and two will provide luxury condominium units, while phase three is currently proposed to provide independent senior living and memory care units. (However, timing and market conditions may favor a third condominium building)

- **Increasing the density of an infill site while providing adequate space to develop a future park**

The development will be comprised of three residential buildings adjacent to land reserved for the re-establishment of a shared community park.

- **Enhancing the existing character of the neighborhood**

The development will provide high quality design that is contemporary yet compatible with the Town's cultural and natural heritage. Built forms will respond to the context through the use of complementary materials and building massings will respect the scale and proportions of the neighborhood through the use of stepbacks and appropriate building heights. The site will ensure safety and promote pedestrian circulation by the use of generously sized walkways and different paving materials to differentiate from driving surfaces. These pedestrian routes will be linked to major pedestrian entry points at Mill Street.

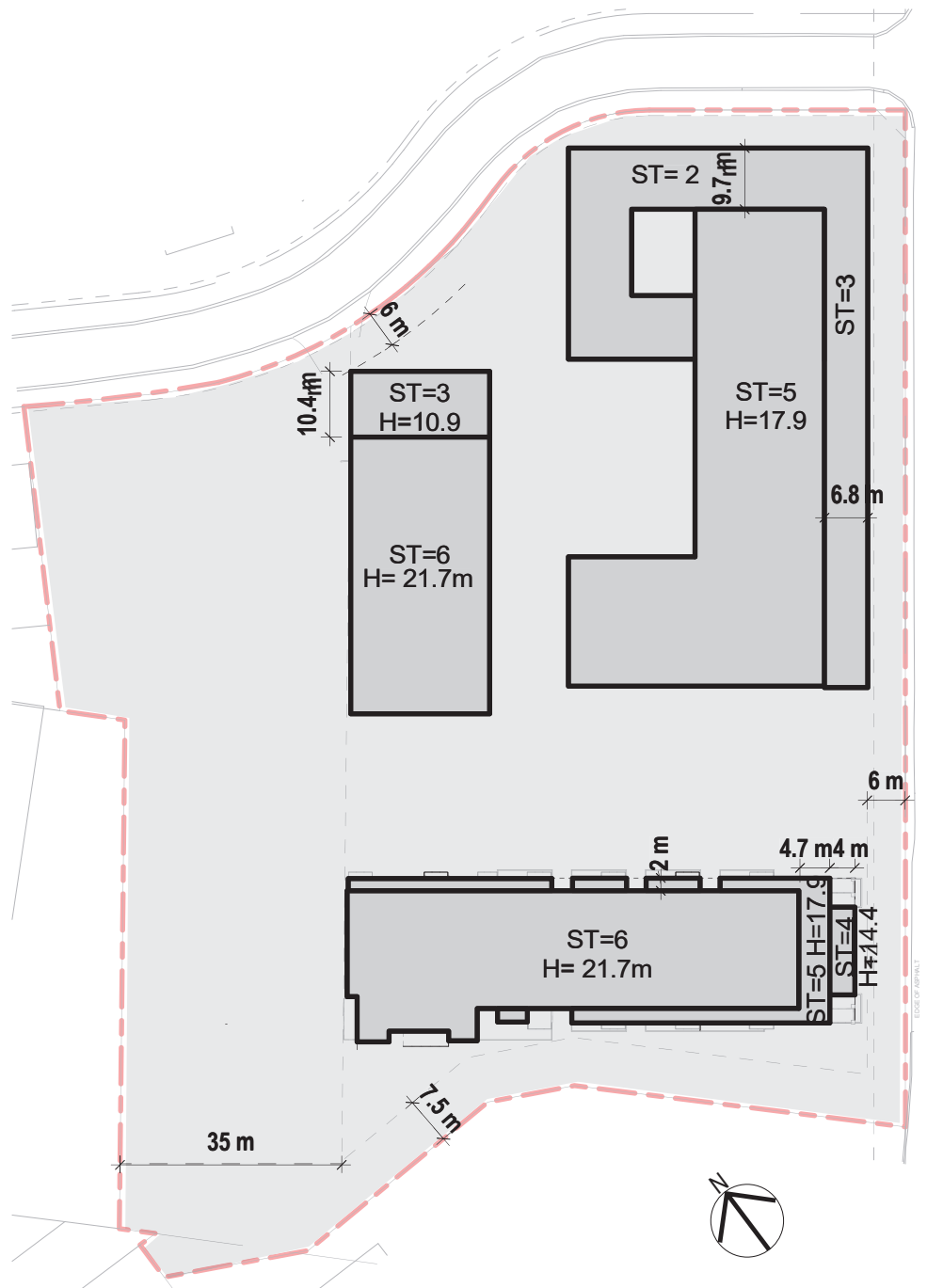


Figure 2- Maximum height and minimum setback schedule

DESIGN RESPONSE TO CITY DOCUMENTS

TOWN OF HALTON HILLS OFFICIAL PLAN

The proposed development of the consolidated site requires an amendment to the Town of Halton Hills Official Plan to permit 6-storey buildings and a Zoning-By-Law Amendment to address the height, density and building massing. In addition, Site Plan approval will be needed for each phase.

The subject site was part of an Amendment to the Official Plan for the Town of Halton Hills. The amendment marked the site as “Special Policy Area 1” (SPA1) within the Georgetown GO Station Secondary Plan. This Official Plan Amendment includes policies for new development and redevelopment within this SPA1.

The comprehensive development addresses the following new development and redevelopment policies for SPA1:

(i) "New buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings."

The development is thoughtfully integrated into the surrounding environment. The building massings provide height transitions through

various ‘stepbacks’. (See Fig. 2) These proposed height transitions focus the main bulk of the buildings at the center of the site.

(ii) "Any new building will not compromise the ability to redevelop any adjacent property."

The redevelopment of the consolidated land at the former Memorial Arena site is proposed in three phases. The Phase I building is to serve as a catalyst for developing the remainder of the site along the Mill Street corridor.

(iii) "A high standard of urban design is applied and any new building shall generally conform to the policies set out in Section F.2 (Urban Design) of the Town of Halton Hills Official Plan."

The Urban Design Policies set out in Section F.2 (Urban Design) of the Town of Halton Hills Official Plan are divided into the Public and Private Realms. The Streetscape and the Roads are the two main components of the Public Realm. The development complies with the policies for the Streetscape and Roads by:

(See Fig. 1- Landscape Plan)

- Establishing a gateway feature at the entrance to the development through the use of signage, paving materials, and planting
- Incorporating a heavily planted boulevard running through the site complete with site lighting, landscaped median, and signage
- Providing a variety of paving materials to signify entrances, etc.

The development complies with the policies for the Private Realm by:

- Designing a safe pedestrian environment with direct street access
- Complementing existing buildings while also accommodating diverse architectural styles, building materials, etc.
- Providing a well articulated entrance featuring a canopy and large fenestrations to street
- Positioning loading area at the rear of the

- site away from the public street
- Incorporating appropriate landscaping at driveway entrances, particularly the main entrance to the site
- Utilizing landscaping to separate the development and the associated parking areas

Parking on site will primarily be in the underground parking structure which is accessed at the rear of the site. The underground parking will be fully covered and not visible at grade. The entrances to the parking will be screened appropriately to provide a buffer to residents and neighbors. The position of the parking entrances at the rear of the site is ideal to remove it from being viewed from Mill Street.

(vi) "Any unenclosed loading or garbage areas shall be appropriately screened through the use of landscaping or fencing."

Any garbage storage outside of the trash room will be stored in an enclosed area properly screened from the public and residents. The positioning of the loading and garbage storage at the rear of the site behind the building allows these areas to be naturally hidden from Mill Street and the surrounding neighborhood.

(vii) "New buildings are required to be set back an appropriate distance from the side and rear lot lines to provide sufficient space for the planning of a new local park adjacent to Dayfoot Drive and at the rear of Special Policy Area 1."

The development complies to the required setbacks from the side and rear lot lines for SPA-1, as referenced above. This allows for the planning of a re-established local park at Dayfoot Drive. (See hatched area in Figure 1.)

(viii) "A new public or private road shall be provided through Special Policy Area 1 to allow access to any new buildings."

A new road is planned to access the new development. This road will be developed as a boulevard with a planted median, lighting and signage. A new gateway will be developed at the intersection of this new road and Mill Street.