



Key Factors for the Study Area

Based on the plans, policies, and background work undertaken by all levels of government, there are a number of factors that have already been established for the study area. These factors represent the basic requirements that the Town will have to incorporate into the planning process and the final plan.

- 1 About 19,000 people and 1,700 jobs have been allocated to the Study Area
- 2 The community will have a minimum density that is 50% higher than currently in Georgetown as a whole
- 3 We need to plan for more medium and higher density housing (as a percentage of the total new housing) than in other newer areas of Georgetown
- 4 About 650,000 sq. ft. of new retail space has to be accommodated to serve population growth from 2021 to 2031, most of which will be on the Vision Georgetown lands
- 5 Trafalgar Road, 10 Side Road, the 8th Line and the 15 Side Road will be upgraded and will look very different than they do today
- 6 There will be multiple connections between the 8th Line and Trafalgar Road to provide access into and out of the community
- 7 The community will be on full water (lake-based) and wastewater services
- 8 A Regional Natural Heritage System must be protected - the extent and delineation will be confirmed through the subwatershed planning process
- 9 A range of parkettes, neighbourhood parks, and community and town-wide parks are required to be provided for new residents
- 10 Schools, libraries, community centres, and other recreational facilities are also required to meet the needs of residents
- 11 All new development is required to be planned with transit in mind