



VISION AND GUIDING PRINCIPLES

DRAFT – February 2014



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Introduction

As a result of background work and several public consultation events completed to-date as part of Phase 1 and 2 of the Vision Georgetown Secondary Planning process, a number of existing documents have been reviewed and significant public input has been collected. This information establishes the basis for the development of a long-term Vision and a series of Guiding Principles for the Vision Georgetown project. As a result of our detailed review, we have prepared a draft Vision and a series of Guiding Principles for consideration and discussion.

On the basis of the above, this report is divided into the following four parts:

- **Review of Relevant Town Planning Documents**
 - Town of Halton Hills Official Plan, as amended by OPA 10
 - Other Relevant Planning Documents
 - Council's Vision

- **Review of Key Findings from Community Consultation**
 - Online Survey Results
 - Workshop and Consultation Kit Discussions
 - "Wouldn't it Be Great if ..."
 - Thematic Conversations: Community Structure
 - Thematic Conversations: Mobility
 - Thematic Conversations: Built Form
 - Thematic Conversations: Conservation
 - Additional Workshop Activities
 - Group Response Exercise
 - Favourite Places in Halton Hills and Georgetown

- **Summary and Discussion of Key Themes and Ideas**

- **Draft Vision and Principles for Discussion Purposes**

1.0 Review of Vision and Principles from relevant Town planning documents

1.1 Town of Halton Hills Official Plan, as amended by OPA #10

The following Sections from the 2008 Town of Halton Hills Official Plan (as amended by OPA #10) have been reviewed and are provided below:

- i. Section A1: Town of Halton Hills Community Vision;
- ii. Section D6.3.1: Future Residential/Mixed-use Area Objectives; and
- iii. Section F3: Design Principles for New Communities.

Key elements of these Sections, as they relate to the basis for a Vision and Principles for Vision Georgetown, are highlighted in yellow.

A1 The Community Vision

The primary purpose of the Official Plan is to provide the basis for managing growth that will support and emphasize the Town's unique character, diversity, civic identity, rural lifestyle, natural heritage and cultural heritage and to do so in a way that has the greatest positive impact on the quality of life in Halton Hills. The Official Plan is one of a series of municipal policies, guidelines and regulations that will direct the actions of the Town and shape growth and development. The Official Plan establishes a vision for the future land use structure of the Town and, as a result, is intended to serve as the basis for managing change until 2031, which is the planning horizon established by this Plan.

The Town of Halton Hills is comprised of several settlement areas of varying size, and a substantial rural area, with a distinctive and enviable identity that comes from the beauty and tranquillity of the rural setting, rolling hills, rivers and valleys. It is a place where residents enjoy safe family living, scenic beauty and active community life. The community recognizes the unique attributes that set it apart from other places and is passionate about preserving the small town character and rural feeling while accommodating a moderate scale of growth to 2031 that is in keeping with the Town's urban and rural character, as articulated in the Town Strategic Plan (2007). The preservation and enhancement of these features while keeping pace with the diverse needs of the community is at the forefront of the Town's Vision for its future.

The Town and its citizens view its long-term future to be more self-reliant and supports managed growth that preserves the unique features of the community, uses land wisely, elevates the quality of the built environment and provides diverse economic opportunities. The aim is to provide choices for employment, housing, shopping and services. The intent is to diversify and create a more vibrant local economy through collaborative partnerships with existing businesses and through proactive efforts to attract new industries and services.

The Town and its residents view community services as being fundamental to maintaining and enhancing the quality of life for all age groups. The citizens provide vitality to the community by their committed volunteerism. Halton Hills enjoys a thriving arts community, local theatre and cultural events, which provides a balance with the abundance of passive and active recreational and leisure pursuits. The Town and its citizens recognize the need for new and enhanced community services and physical infrastructure to support the existing and changing population.

The Town has a number of **significant environmental and topographical features** that contribute to the **'sense of place'** felt by many of the Town's residents. These features include the Credit River Valley system, the Niagara Escarpment, the Bruce Trail and the vast forest tracts, smaller woodland areas and wetland areas that support diverse wildlife communities. The protection of these attributes is a key underlying principle in this Official Plan and for this reason, this Official Plan establishes an **'environment-first' philosophy** in the Town. The environment-first philosophy is a land use planning approach that is to be considered in making all planning decisions whereby the importance of maintaining, restoring and where possible, enhancing or improving natural heritage features and ecological functions is recognized and promoted as a Town priority to be considered in conjunction with other interests in accordance with Provincial policy and legislation.

As with the Region of Halton Official Plan, the Niagara Escarpment Plan and the Greenbelt Plan, this Official Plan recognizes and enshrines the concept of **landform permanence** and the need to permanently protect certain landforms in keeping with the principles of land stewardship or where appropriate through public ownership. These include the **Niagara Escarpment, environmentally sensitive areas, wetlands, areas of natural and scientific interest, and streams and valley systems** which are to be maintained in their current form and extent with no or as little displacement or encroachment as possible. Other lands to be preserved in large measure, so that they will always form part of the Town's landscape, include **farms, countryside, forested areas and other open space areas**.

The **agricultural areas** of the Town are considered to be an important component of what makes up the **character of the community**. These areas must be protected for future agricultural use so that they can continue to serve an **important role in the local economy**. The fragmentation of agricultural areas and the introduction of incompatible uses in these areas is strongly discouraged by the Official Plan.

The **rural landscape** provides a vital natural function as a source of oxygen, clean water and food and is considered an asset to the community. This Official Plan establishes the **long-term role and function of farming and natural areas** within the Town. It is the intent of the Town to only permit development that is compatible with the character, role and function of these areas. It is also the intent of this Plan to permit the continued functioning of natural systems, maintain the **rural pattern** of large land holdings and a landscape dominated by **open fields and forests**. The protection of the rural landscape is an important element of the permanent community structure.

The Town also recognizes that mineral aggregate extraction is a rural based activity and an important component of the local economy. Mineral aggregate extraction must be undertaken in a manner that minimizes social and environmental impacts. In keeping with the 'environment-first' philosophy, this Plan requires that where a mineral aggregate extraction operation impacts the Greenlands system, the application will result in a net environmental gain to the features or functions of the Greenlands system through a combination of compensation and enhancements that are initiated prior to and/or during extraction, and the proposed progressive and final rehabilitation of the site to uses that benefit the community.

The Town has **three primary urban areas** and a number of **rural settlement areas** of varying size. This Official Plan directs the majority of new residential and employment growth to the urban areas, where lands are available for development on full municipal services.

In keeping with the Places to Grow Act (2005), municipal official plans must be brought into conformity with the Growth Plan for the Greater Golden Horseshoe within three years of the final approval of that Plan (June 16, 2009). Between 2006 and 2009, the Region of Halton completed a multi-year work program, entitled Sustainable Halton, to achieve Growth Plan conformity, as well as conformity with the Greenbelt Plan and 2005 Provincial Policy Statement. This planning exercise culminated in the selection of a Preferred Growth Option in June 2009, and the adoption of Regional Official Plan Amendment No. 38 in December 2009, implementing the Preferred Growth Option, as well as a number of other policy changes arising from the multi-faceted work program.

The Preferred Growth Option in the context of Halton Hills consisted of 20,000 population growth, 370 hectares of residential/mixed use area contiguous to the Georgetown Urban Area, and 340 hectares of employment land contiguous to the 401/407 Employment Corridor to the 2031 planning horizon. In addition, a minimum intensification requirement of 5,100 units between 2015 and 2031 within the built-up areas of Acton and Georgetown was established. Through a series of amendments to the Halton Hills Official Plan, the Town has worked to achieve conformity with the Provincial Growth Plan and the Regional Official Plan, as amended by Amendment No. 38.

Encouraging additional **economic development** in the Town is also a key goal of this Official Plan. The establishment of a **positive business environment** that provides **jobs and prosperity** to Town residents is a key component of this Plan. On this basis, the Official Plan promotes the development of the newly emerging 401-407 Employment Corridor Area for prestige industrial uses and encourages general industrial uses within employment areas located in Acton and Georgetown. This Plan also encourages, through a flexible policy regime, opportunities for additional development in the urban areas, particularly in a Community Node designation that is focused at the intersection of Guelph Street and Mountainview Road in Georgetown and the Acton and Georgetown Downtown Areas.

The new Official Plan assumes that the **high quality of life** now enjoyed by the Town's residents can be maintained and enhanced if the Town's **distinct urban and rural character** is maintained and enhanced. However, change is inevitable and it must be managed in an efficient and orderly manner to **maximize the benefits of new development** and **minimize the impacts**. It is therefore the intent of this Plan to provide Council with the tools to consider and mitigate the impacts of change on the qualities that make the Town a **desirable place to live**.

D6.3.1 Future Residential/Mixed-use Area Objectives

It is the objective of this Plan to:

- Accommodate **moderate** population and population-related employment **growth** to the 2031 planning horizon, as specified in Section A1A of this Plan;
- Ensure that the **new development area is integrated** into the fabric of the existing community of Georgetown;
- Ensure that the new development area is developed as a **complete community**, with **compact pedestrian-friendly neighbourhoods**, a **mix of housing types**, **community facilities**, **commercial centres**, and **open spaces**;
- Ensure a **high standard of urban design**; and,
- Adhere to the **community design principles** for new communities contained in Section F3 of this Plan.

F3 – Design for New Communities

The following community design principles apply to development in greenfield areas:

- Residential development shall include a **combination of housing types**, with a **range of densities** that implement the housing objectives and policies of this Plan;
- High density housing shall be located on arterial and collector roads to ultimately facilitate the establishment of **public transit** and a **pedestrian oriented environment**;



- New development areas shall be **integrated** with existing built-up areas;
- New subdivision streets should align in a **grid pattern** to create appropriately sized development blocks and to promote **traffic permeability** and **street connectivity**;
- The development of reverse-frontage residential lots shall be minimized through techniques such as window streets and where reverse frontage lots are provided, shall incorporate a substantial **landscape buffer** to improve the **visual amenity** of such areas;
- Open space and parkland areas shall integrate with adjacent development areas and provide a range of **active and passive recreational opportunities**;
- New buildings shall be designed and oriented to the street and to street corners to encourage a **pedestrian-oriented streetscape**;
- Where appropriate, **employment lands shall be buffered** from residential development by a variety of measures such as roads, landscaping, natural heritage areas, and parkland and community facilities;
- Non-residential uses shall address the policies in section F2.2.2;
- Above ground utilities shall be located to **minimize visual and environmental impacts**; and,
- Collector roads shall be provided approximately mid-block between arterial roads to promote **traffic connectivity**, and ultimately the establishment of **public transit**, when feasible.

1.2 Other Relevant Planning Documents

In addition to the Town of Halton Hills Official Plan, there are a number of additional Town Plans and Strategy Documents that set out additional Vision Statements and Guiding Principles, which are relevant to the Vision Georgetown Secondary Planning process. The following documents have been reviewed, and their respective Vision and Principles are presented in the table below:

- Town of Halton Hills Strategic Plan (2007);
- Town of Halton Hills Community Sustainability Strategy (2013);
- Town of Halton Hills Brand Guide (2013);
- Town of Halton Hills Cultural Master Plan (2013);
- Town of Halton Hills Cycling Master Plan (2010);
- Town of Halton Hills Recreation and Parks Strategic Action Plan (2007); and
- Town of Halton Hills Economic Development Strategy (2012).

Again, key elements of the excerpts, as they relate to the basis for a Vision and Principles for Vision Georgetown, are highlighted in yellow.



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	Town Strategic Plan	Integrated Community Sustainability Strategy	Halton Hills Cultural Master Plan	Economic Development Strategy	Recreation and Parks Strategic Action Plan	Cycling Master Plan	Halton Hills Brand Guide
Vision	Halton Hills is a vibrant and distinctive small Town in the Greater Golden Horseshoe characterized by its spectacular countryside, natural heritage system and cultural heritage ; enriched by its unique blend of urban and rural interconnected communities and neighborhoods ; and supported by its prosperous employment areas	In 2060, the urban and rural communities of Halton Hills balance economic prosperity with deep commitment to the natural environment , while retaining viable local agriculture and small-town feel and being socially equitable, culturally vibrant and strongly connected .	The Vision ... relates to the Town's Cultural Vibrancy Pillar of Sustainability. This pillar envisions Halton Hills as a culturally vibrant community where culture is integrated with our economic, social and environmental lives and offers the opportunity for individual fulfillment through access to sports, recreation, arts, culture and heritage.	To help produce a healthy, vibrant community in Halton Hills.	To enhance the quality of life for residents of Halton Hills.	The Town of Halton Hills is a cycling supportive community that embraces the " complete streets " concept and encourages both utilitarian and recreational travel . Residents are encouraged to leave their cars at home and commute to work, school and other destinations by active modes , while visitors come to enjoy the healthy lifestyle and attractions throughout the cycling network .	BRAND: Halton Hills – Small Town Living at its Best VISION: Enrich the lives of everyone in the community today and tomorrow. MISSION: Preserve, protect and enhance our small town way.
Guiding Principles	<p>Foster a Healthy Community</p> <p>Preserve, Protect and Enhance Our Environment</p> <p>Foster a Prosperous Economy</p> <p>Preserve, Protect and Promote Our Distinctive History</p> <p>Preserve, Protect and Enhance Our Countryside</p> <p>Protect and Enhance Our Agriculture</p> <p>Achieve Sustainable Growth</p> <p>Provide Sustainable Infrastructure & Services</p> <p>Provide Responsive, Effective Municipal Government</p>	<p>Cultural Vibrancy: A culturally vibrant community where culture is integrated with our economic, social and environmental lives and offers the opportunity for individual fulfillment through access to sports, recreation, arts and heritage.</p> <p>Economic Prosperity: A community where economic prosperity is based on green, diversified and resilient economy and the strengthening of the existing industrial base.</p> <p>Environmental Health: A community where integrated, thriving natural systems are valued, actively protected, and enhanced for long-term health and enjoyment.</p> <p>Social wellbeing: A healthy and safe community based on an ethic of caring and social equity.</p>	<p>Economy: To understand the economic value of culture and leverage culture to enhance our economic wellbeing</p> <p>Community Engagement: To maintain and enhance the culture and cultural resources that we value as a key part of our community for future generations</p> <p>Physical Character: To build upon the foundation of cultural uniqueness in our community and enhance the cultural infrastructure by featuring arts, culture and heritage in the physical design and/or form of Halton Hills (Use our cultural vision as a key ingredient that drives physical development and urban planning in Halton Hills)</p> <p>Community Identity: To maintain our small town quality of life and enhance the cultural networks that provide opportunities for community socialization and welcome residents into a neighbourly environment.</p> <p>Environment: To protect our environmental resources by featuring them as a key part of our cultural identity and incorporating our natural heritage into cultural development. Ashgrove is identified as a "Heritage Themed Interpretive Feature" related to Agricultural Heritage</p> <p>Greenfield Development: public</p>	<p>Establish a competitive development environment in Halton Hills</p> <p>Build upon the strong base of existing businesses in Halton Hills</p> <p>Establish an entrepreneurial climate in Halton Hills</p> <p>Establish Halton Hills as a competitive location for new business investment</p> <p>Create a vital agri-business community in Halton Hills</p> <p>Create a healthy, vibrant, connected community</p> <p>Develop the tourism infrastructure in Halton Hills</p>	<p>Healthy, safe and sustainable communities</p> <p>Active living Diversity within our community</p> <p>Equal access to service, facilities and programs</p> <p>Volunteerism</p> <p>Environmental preservation</p>	<p>Ensure that the cycling system in Halton Hills allows residents to "leave their cars at home" for trips within the Town, emphasizing active transportation for trips to schools, shops, errands and recreational facilities</p> <p>Enhance the cycling experience by not only providing "space to cycle" but giving information and direction for cyclists, motorists and all other parties to ensure cycling in Halton Hills is always an enjoyable experience; and Provide a system of safe, reliable, convenient, well maintained bicycle paths and facilities equipped to meet the needs of cyclists of all ages and skill levels.</p>	<p>VALUES: Connected, Committed, Respectful, Resourceful</p> <p>PROMISE: The Small Town Way.</p> <p>BENEFIT: Quality of Life.</p> <p>POSITIONING: Living at its Best.</p> <p>A combination of Urban and Rural; and Town and Country;</p> <p>Affordable and accessible;</p> <p>Authentic Character – "not built up";</p> <p>Is Friendly and Safe;</p> <p>Has a robust offering of Culture, Heritage, Nature, Recreation</p>

Town Strategic Plan	Integrated Community Sustainability Strategy	Halton Hills Cultural Master Plan	Economic Development Strategy	Recreation and Parks Strategic Action Plan	Cycling Master Plan	Halton Hills Brand Guide
		<i>art trail, design guidelines to support local heritage traditions, gateway features, etc.</i>				

1.3 Council's Vision

Finally, it should also be noted that as part of the Town’s Strategic Plan process in 2007, members of Council articulated its own Vision for the Vision Georgetown Study Area, as summarized below (key elements are highlighted in yellow):

To create a new community that is significantly different than has been developed in Halton Hills to date. The neighbourhoods need to be people friendly, community oriented and cleaner, greener and more sustainable.

The new community must:

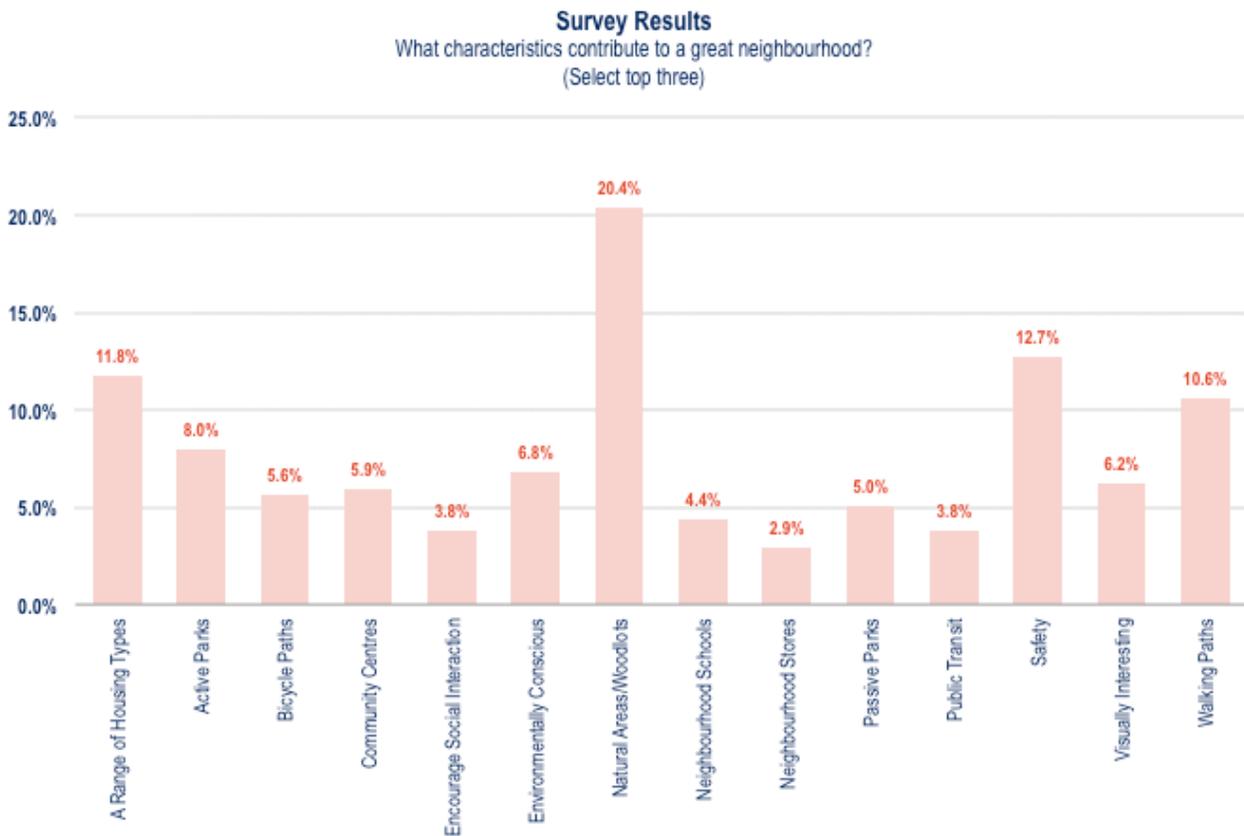
- *Be walkable;*
- *Be cycle-friendly;*
- *Be less auto dependent;*
- *Have more people gathering places;*
- *Have different styles of parks; and*
- *Have more compact urban design.*



2.0 Review of Key Findings from Community Consultation

2.1 Online Survey Results

From June 2013 to December 2013, members of the public had the opportunity to complete an on-line survey at the Vision Georgetown project website. Respondents were asked to select their top three choices from a list of characteristics that contribute to a great neighbourhood. In total, 122 people participated in the survey, and the results are shown in the following table:



According to the results, the top three characteristics that contribute to a great neighbourhood include:

- *Natural Areas/Woods;*
- *Safety; and*
- *A range of Housing Types.*

2.2 Workshop and Consultation Kit Discussions

On Saturday November 2nd, 2013, a Community Visioning Workshop was held at the Gellert Community Centre, where interested residents and stakeholders were invited in order to provide their input into the development of a Vision and Guiding Principles for the Vision Georgetown project. Nearly 70 participants, in addition to Town staff and Councillors, attended the workshop. A number of interactive consultation tools and activities were used in order to gather public input, including a number of small group discussions at individual workshop tables.¹

In order to reach out to additional residents and stakeholders, members of the Vision Georgetown Project Steering Committee were also asked to hold individual community consultation discussions with members of the community (i.e., neighbours, coworkers, community groups, etc.) using a 'Consultation Kit' that provided tools for discussion and focused on the same questions presented to participants at the Community Visioning Workshop.

The following is a summary of input provided by participants of the November 2nd workshop and additional discussions held using the Vision Georgetown Consultation Kits. The summary focuses on of the common themes and ideas that were heard in response to the discussion topics.

"Wouldn't it Be Great if the New Community...."

Participants were asked to complete the following sentence:

"Wouldn't it be great if the new community...."

The following list summarizes some of the common themes/ideas that emerged when participants completed the sentence:

- *Contributes to a high-quality of life*
- *Is integrated with surrounding communities/areas*
- *Preserves natural heritage and landscape features*
- *Has a well-connected trail system*
- *Is safe and accessible*
- *Provides a mix of housing types for various ages/incomes*
- *Is environmentally sustainable and resource efficient*
- *Is walkable and provides opportunities for cycling*
- *Is a destination/place to visit with a unique identity*
- *Has a small town feel*
- *Has innovative and high quality urban design and architecture*
- *Includes a variety of parks, green spaces, and gardens*
- *Supports downtown Georgetown and the local economy*
- *Is not a typical suburban community*
- *Provides social, recreation, and cultural opportunities for all ages*
- *Has adequate community facilities*
- *Provides social gathering places*

¹ A Community Visioning Workshop Summary report has been prepared by Town staff, which provides additional details regarding the Workshop events, activities, participants, and findings, and is available on the Town's Vision Georgetown project website.

- *Preserves/promotes its agricultural history*

Thematic Conversation: Community Structure

Participants were asked to have a thematic conversation, focusing on 'Community Structure'. Specifically, they were asked to respond to the following question:

“What are your ideas and aspirations for an overall ‘community structure’ for the Vision Georgetown study area?”

The following list summarizes some of the common ideas or elements of 'community structure' that were identified by participants in response to the question:

- *Centralized public, recreational, and multi-use facilities (Community Hubs)*
- *Centralized shopping centre*
- *Mix of housing types and local shopping areas throughout the community*
- *Connected system of trails and pathways*
- *Open Spaces throughout the community*
- *A variety of parks and public gathering spaces*
- *Main Street/pedestrian friendly corridors*
- *Modified grid pattern*
- *Preserve natural heritage features, functions, and topography*
- *Main/Central square and focal point for the community*
- *Neighbourhood focal points*
- *Community gardens and farmers markets*
- *Walkable community*
- *Adequate community services and commercial areas*
- *Integrated with/connected to the rest of Georgetown*

Thematic Conversation: Mobility

Participants were asked to have a thematic conversation, focusing on 'Mobility'. Specifically, they were asked to respond to the following question:

“How should various transportation networks (roads, trails, transit) be planned?”

The following list summarizes some of the common ideas about 'mobility' that were identified by participants in response to the question:

- *Connected system of trails and pathways, including multi-use trails and wide sidewalks*
- *Traffic calming measures (such as roundabouts)*
- *Accessible/barrier free buildings*
- *Separated lanes for pedestrians and cycling to ensure safety*
- *Modified grid pattern that respects topography*
- *Minimum number of major roads/throughways going through community*
- *Plan for future public transit*
- *Design complete streets*

- *Encourage alternative modes of travel*
- *Provide infrastructure for electric cars (charging stations)*

Thematic Conversation: Built Form

Participants were asked to have a thematic conversation, focusing on 'Built Form'. Specifically, they were asked to respond to the following question:

Describe the characteristics of 'built form' that you would like to see in the new community.

The following list summarizes some of the common ideas about 'built form' that were identified by participants in response to the question:

- *Mix of housing types for all incomes and ages, including seniors, throughout the community*
- *Higher density housing should be limited to (Note: various height limits were identified ranging from 3 to 8 storeys)*
- *A mix of architectural styles and building materials*
- *Architectural styles should be attractive and interesting*
- *Should reflect small town character*
- *Adequate amount and range of commercial/retail*
- *Rear laneways*
- *Preserve built heritage and local landscape*
- *Live/work options*
- *Higher density should be located near transit and amenities*
- *Pedestrian friendly and accessible*
- *Integrate built form with natural setting*
- *Sustainable/green buildings*

Thematic Conversation: Conservation

Participants were asked to have a thematic conversation, focusing on 'Conservation'. Specifically, they were asked to respond to the following question:

When we think about the use of resources (such as energy, water, and materials) what are your ideas about ensuring that the new community is as efficient as possible?

The following list summarizes some of the common ideas about 'conservation' and resource efficiency that were identified by participants in response to the question:

- *More intensive use of land*
- *Promote alternative modes of travel*
- *Municipal buildings, facilities, and infrastructure to implement green building technologies and best practices*
- *Green building technologies and best practices (such as LEED) should be implemented or required by developers*
- *District energy system*
- *Green/renewable energy*



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- *Community gardens and urban agriculture*
- *Promote locally grown food through farmer's markets*
- *Low Impact Development*
- *Plan for climate change*
- *Enhance natural heritage features*
- *Make this community a showcase*
- *Any resource efficiency measures should be cost effective*

Additional Workshop Activities

In addition to the key questions and themes for discussion identified and reviewed above, participants were also asked to:

- Develop a set of 3-5 principles that should guide the planning and creation of the Vision Georgetown Community; and
- Create a Vision Georgetown 'elevator speech' (a short – 20 second - summary that quickly and simply describes the community).

The results of these additional workshop activities are included in Part E - Appendix 1 of this Memorandum. It is noted that the participant responses are very much already reflected in the above summary of the workshop exercises.

2.3 Audience Response Exercise

As part of the November 2, 2013 Community Visioning Workshop, participants were also surveyed using ‘audience response ware’ (or ‘clickers’). Participants were presented a series of multiple-choice questions and asked to individually vote on a preferred response using the hand held ‘clicker’. Results for each of the questions were tabulated almost immediately and displayed on a screen so that our project team received instant feedback and members of the public were able to see where their opinion stood in comparison to other participants. Key findings from this Group Response exercise are summarized below, while the complete set of results is provided in Appendix 2 of this memorandum.

Key Findings

- a) When asked to identify the importance of the following in the development of a Vision and Guiding Principles for the planning and design of the Vision Georgetown study area, more than 80% of participants felt the following statements were either **very important** or **somewhat important**:
 - *Creating streets that are safe, comfortable and convenient for pedestrians;*
 - *Creating a number of community gathering places and opportunities for neighbourliness;*
 - *Ensuring that there are as many connections as possible between uses, neighbourhoods, environmental areas and parks;*
 - *Ensuring that we place as much emphasis on creating walking trails, cycling paths and sidewalks instead of focusing mostly on the car;*
 - *Ensuring that a wide range of housing is developed for all ages and incomes;*
 - *Encouraging energy efficient buildings and the conservation of resources (such as water); and*
 - *Ensuring that there is a wide range (size and type) of parks, open spaces, community facilities etc. within walking distance to as many residents as possible.*
- b) With respect to the following additional statements, there were a greater number of varying opinions among participants in terms of their importance in the development of a Vision and Guiding Principles. In each case, around 25% of participants indicated that the following statements were **not important**:
 - *Creating a cultural focal point in the community (such as a “cultural commons”) and incorporating artwork into public buildings and spaces;*
 - *Incorporating urban agriculture (such as community gardens) in public parks and open spaces; and*
 - *Ensuring that we plan for transit.*
- c) Finally, participants were asked to indicate their preferences with respect to the community structure of the subject lands. Overall, there was no clear consensus among participants in response to the following:
 - *Regarding the distribution of higher density residential (townhouses or apartments) in the new community:*
 - a. *More than 50% of participants would prefer to see townhouses or apartments dispersed throughout the community;*
 - b. *Nearly 25% of participants would prefer that townhouses or apartments are located only along major streets; and*

- c. *Only a small number (less than 10%) of participants indicated that townhouses or apartments should be concentrated in one location.*
- *Regarding the distribution of retail space in the new community:*
 - d. *More than 30% of participants would prefer to see retail space concentrated in one central location;*
 - e. *Almost 25% would prefer to have several shopping areas located along major streets; and*
 - f. *Almost 40% would prefer that retail areas are dispersed to they are able to walk to as many different types of stores as possible.*
- *When asked whether or not participants agreed with the idea of creating a 'Main Street' where residential uses are mixed with other types of uses (i.e., food stores, restaurants, personal service, offices, retail), in a pedestrian-friendly environment, the following responses were provided:*
 - g. *Nearly 50% of participants strongly agreed;*
 - h. *Slightly more than 25% somewhat agreed; and*
 - i. *Slightly less than 25% did not agree.*

2.4 Favourite Places in Halton Hills and Georgetown

Finally, as part of a Community Visioning Workshop (discussed above), participants were also asked to identify some of their favourite places within 1) the Town of Halton Hills; and 2) the existing Georgetown community. The following lists identify some of the specific locations identified:

Favourite Places in Halton Hills:

- *Glen Williams*
- *Cedarvale Park*
- *Willow Park Ecology Centre*
- *Terra Cotta*
- *Silver Creek Conservation Area*
- *Prospect Park (Acton)*
- *Dominion Seed House Garden*
- *Blue Springs Golf Course*

Favourite Places in Georgetown:

- *Hungry Hollow trail*
- *Downtown Georgetown*
- *Georgetown Library and Cultural Centre.*
- *Gellert Community Centre*
- *Georgetown Fairgrounds*
- *Georgetown Market Place*
- *Shopping plazas located in Georgetown South*
- *Go Station*
- *Mountainview Senior Centre*
- *Georgetown Hospital and the Civic Centre*

3.0 Summary and Discussion of Key Themes and Ideas

Based on the information and input summarized in Part A and B of this memorandum, a list of key themes and ideas that emerge as a result of the review is provided below. These key words and themes are intended to summarize the collective (and sometimes competing) aspirations of the community:

Key Themes/Ideas

Accessible

Encourages active and alternative modes of travel

Supports an active community life

Affordable

Supports local agriculture and food production

Fosters the arts community, provides for a theatre, facilitates local events

Encourages attractive and interesting architecture

Has a central square

Has a centralized community areas/community hubs

Provides adequate commercial and shopping areas

Encourages neighbourliness and fosters a sense of community

Provides adequate community services and facilities

Features compact urban form

Complete community

Includes complete streets

Ensures that roads, trails, paths, neighbourhoods, etc. are connected and integrated

Protects and incorporates cultural heritage resources

Culturally vibrant

Cycling-friendly/safe

Desirable place to live

Becomes a destination/place to visit

Different community, not a typical suburban community

Distinctive identity, sense of place, unique character

Fosters diversity

Supports economic prosperity

Supports family living

Respects and supports the surrounding countryside and farming community

Includes focal points at the community and neighbourhood level

Fosters a friendly, neighbourly environment

Encourages green buildings and sustainable living

Is based on grid pattern or modified grid pattern

Healthy community

Maintains a high quality of life

Encourages a high quality/standard of design and built form

Integrates new development with surrounding areas

Less auto-dependent

Implements low impact development

Features a Main Street

Promotes managed/sustainable growth

Minimizes visual and environmental impacts

Encourages a mix of architectural styles

Includes a mix of housing for all ages and incomes

Protects and enhances natural heritage features

Features parks, trails, open spaces, green space, gardens

Pedestrian friendly, pedestrian oriented

Plans for climate change

Plans for public transit

Fosters a positive business environment

Includes public art

Provides for a range of densities

Integrates rear laneways

Provides for recreational and leisure opportunities - active and passive

Uses resource efficiently

Reflects a rural lifestyle, setting, and landscape

Promotes safety

Protects and enhances scenic beauty

Self-reliant

Reflects and fosters small town character

Supports neighbourliness by providing gathering and meeting places

Socially equitable

Encourages sustainable/energy efficient buildings

Protects topographical features rolling hills, rivers, valleys

Promotes traffic calming

Facilitates traffic flow and permeability

Features urban agriculture and community gardens

Walkable

Based on further review of the key themes and ideas listed above, we have identified the following four key components that we believe should form the basis for the Vision and Guiding Principles for the Vision Georgetown Secondary Plan:

1. ***There are a number of elements/characteristics of the subject lands, and more broadly of the Town, that need to be preserved and enhanced. These elements include:***
 - *A high quality of life;*
 - *The rural countryside and local agricultural community;*
 - *Cultural heritage resources;*
 - *A unique, small town character;*
 - *Natural heritage and topographical features; and*
 - *Scenic beauty.*

2. ***There are ways in which the new urban community needs to be different than how other communities have previously been developed in Halton Hills. For example:***
 - *Land and other resources should be used more efficiently;*
 - *The transportation system should accommodate alternative and active modes of travel, and not focus solely on the automobile;*
 - *There should be a greater mix of uses that are well connected and integrated; and*
 - *Sustainable approaches to development and green building technologies should be encouraged.*

3. ***There are some essential elements of a complete community that need to be met and provided for, such as:***
 - *A natural heritage and open space system;*
 - *A range of housing available for all ages, incomes, needs, and stages of life;*
 - *An appropriate amount and range of commercial and shopping areas;*
 - *An appropriate amount and range of community services and facilities;*
 - *A wide variety of parks, public spaces, and cultural opportunities; and*
 - *Meeting places and opportunities for neighbourliness.*

4. ***There are some desirable elements of healthy communities that should be provided for, including:***
 - *A distinct community identity and sense of place;*
 - *Attractive built environment and interesting architecture;*
 - *Economic prosperity and a healthy business environment;*
 - *Access to environmental areas and open spaces; and*
 - *A friendly, neighbourly environment.*

4.0 Draft Vision and Guiding Principles for Discussion Purposes

4.1 Basis for the Vision

The Vision Georgetown Secondary Plan establishes a forward thinking and contemporary framework for the development of the subject lands as a unique new urban community, which will serve as a model for community development elsewhere. Its primary purpose is to provide the basis for managing growth and change, in order to accommodate an increase of approximately 20,000 people and 1,700 jobs by 2031, enhance an already high quality of life within Halton Hills, inspire civic pride, and create a highly desirable and attractive place to live, work, and visit.

At the forefront of the Town's Vision for the Secondary Plan Area is the need to reflect and support the Town's rich history, as well as the unique charm and identity of Halton Hills today, which is defined by scenic rural and agricultural settings, small town character, significant environmental and landscape features (such as hills, trees, and valleys), and cultural heritage resources. Preservation and enhancement of these distinct characteristics is of significant importance for the future of the Vision Georgetown Secondary Plan.

While the Town's Vision embraces both the past and the present, it also considers and plans for the future. It aims for innovation to provide for a new urban community that is distinct from other communities in Halton Hills today. In this regard, land and other natural resources will be used more efficiently by providing a range of land uses and housing types (including townhouses and apartments), and by applying principles of sustainable design and encouraging green building practices.

Individuals will also be able to move around differently within the new urban community. In order to promote a less car-dependent way of life, and to encourage walking, cycling and future public transit, the subject lands will be planned as a compact community that focuses on pedestrians and people. The community will enjoy a linked system of trails, which will make it easier to get to and from neighbourhoods, shopping areas, services, community facilities, environmental areas, and parks.

Overall, the intent of the Vision Georgetown Secondary Plan is to encourage the development of a complete community, which provides residents and visitors with choices for working, living, shopping, recreation, socializing, and culture. It will also promote a healthy community that is highly esteemed by other municipalities, where residents of all ages and incomes can lead healthy lifestyles, where businesses prosper, and where the natural environment thrives.

4.2 Draft Vision Statement

Taking into consideration the basis described above, a draft Vision Statement has been prepared, which is intended to provide the reader with a description of what the new urban community will look like and represent, based on the direction and implementation of the Vision Georgetown Secondary Plan.

The following is the draft Vision Statement:

To be the New Community of Choice

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.

4.3 Draft Guiding Principles

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 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.

APPENDIX 1

Workshop and Consultation Kit Discussions - Complete Responses by Question

“Wouldn’t it be great if the new community...”

- Meets the needs of all sectors of the community and is an integrated community.
- Makes Georgetown a better place to live.
- Is as friendly and environmentally sustainable as possible (Is a model for other communities).
- Is designed to be flexible to take into account new trends.
- Incorporates accessibility into homes and street design.
- Has a small town feel/character.
- Is walkable with access to trails connected throughout the community and connects to existing trails.
- Includes some live/work units.
- Helps to support better GO Transit Service.
- Attracts others in Georgetown to visit.
- Includes innovative design for multi-unit construction and fits into the existing community.
- Has a street design that is connected and slows down traffic.
- Includes different types of parks and greenspaces throughout the community (gathering places, splash parks, multi-use park, off leash area for dogs).
- Considers nature, maintains woodlots and older trees (looks treed from the air).
- Helps benefit the existing Georgetown Downtown area.
- Is family friendly, youth friendly (YMCA, community centre).
- Has sufficient parking.
- Has access to social supports.
- Is affordable and has different housing forms for everyone throughout their entire life.
- Is truly different than standard subdivision development.
- Became the ‘go-to’ neighbourhood for people to enjoy Georgetown’s connection to our diverse and thriving natural setting.
- “Keeps the hills in Halton Hills”.
- Local trades were hired to do the construction.
- Nice to be able to walk to pub and shopping.
- We like the farmland.
- Had a traditional style so it doesn’t look brand new.
- Was a unique village with an identity eg. Bloor Village, Beaches.
- Lots of variety in the architecture.
- Pathways throughout so people can go for walks and bike lanes.
- Grow gradually rather than suddenly so that “community” can grow gradually and be created.
- Served a variety of incomes, ages and states. Need a mix so we all get to know each other.
- Had identifiable neighbourhoods in it, eg. through road patterns, landscaping, architecture, centre core.
- Had a special brand that makes it appealing, eg. The most sustainable/energy efficient community in Ontario.
- Utilities underground.
- Continue the trail system so a circuit is created through all of Georgetown/Norval/Stewart town.
- Had a special focus for seniors.
- Bike paths/cycling lanes.
- Became an international showpiece for the integration of natural ecosystem functions (such as the retention, recycling and purification of storm water) into the fabric of urban development.
- Became a leader in the efficient use of resources.
- Is prepared for climate change.
- Had a community meeting place.
- Had community gardens.
- Had a second library.
- Has a second recreation centre for all ages.
- Is a place for people to stay and live.
- Is not totally car dependent.
- Is not a bedroom community.
- Has a network of bike trails that is inter-regional so people can go from one community to another.
- Has epic meeting places.
- Is the most sustainable community in Canada.
- Has rose gardens in the parks.
- Is a romantic community.
- Keep the landscape and woodlots, natural spaces.
- Had a recreation centre.
- We can walk to basic services/retail.
- Had wide sidewalks.
- Had a safe area for little kids to ride their bikes.
- Had lots of green space.
- Had a small town charm and sense of community.
- Mix of housing types.
- No cookie cutter look.
- Had lost of flat roofs and terraces on top of buildings.
- Had lots of parkland and walking trails.
- Had extension of Hungry Hollow trails.
- Community like non other – something new.
- Mix of housing types.
- Mature trees have been saved.
- Existing farmhouse have been saved.
- Beer store.
- Has public transit.

What are your ideas and aspirations for an overall 'community structure' for the Vision Georgetown study area?

- Design streets with cross walks with lights overhead, and lower speed limits to be walking and cycling friendly.
- Design major streets for traffic.
- Provide different types of gathering places (squares, playgrounds, neighbourhood parks).
- Centralized stores and restaurants within walking distance and connect pathways.
- Centralize recreation areas.
- Concentrate higher density near the centre of the neighbourhood so more people have access to the services provided.
- Have paths that can be used by sustainable modes of transportations such as long board, bikes, scooters.
- Paths that go to destinations such as stores, churches etc.
- Provide a centre square which is connected to a library, senior centre, community centre, youth space and public indoor gallery.
- Provide a mix of housing types to keep home prices down.
- Provide coffee shops and small stores to walk to along major corridors.
- Protect trees and nature.
- Build a community that goes with the flow of the land and preserves as much of the green/ natural area.
- Main Square that acts as a focal point that attracts the community to gather around it.
- Build a more intense community to save as much natural forest as possible.
- Integrate linear parks with green spaces.
- Provide focal points for developments.
- Well laid out (avoid cul de sac's).
- Schools centred in the community or multi-use facility such as a school/library partnerships.
- Open spaces spread out.
- Plan for aging population (walkability and resting areas).
- Provide a mixture of shopping area and housing.
- Ensure community services are provided (doctors).
- Modified grid pattern to preserve natural topography and enhanced within development.
- Build large multi-purpose sidewalks with good lightning.
- Put height restriction on buildings- no more than 6 storeys.
- Make the square very accessible.
- Build more accessible homes for all ages and the aging population.
- Engage local youth and local artists.
- Locate high-density buildings throughout the community.
- Build wider sidewalks/ bike paths.
- Plan roads to control traffic speed including roundabouts.
- Keep small town.
- Preserve trees and hills.
- Would rather a small community and hub than a main street.
- Small community hub with high density and good pedestrian walkways.
- Community gathering places (gyms, community gardens, shopping areas, theatre, youth centres, basketball, etc.).
- In community hubs locate commercial on the first floor and residential on 2nd and 3rd floors.
- Strong neighborhoods with focal points and central gardens and parks.
- Integrated all types of houses to integrate all ages.
- Have day to day services within walking distance (commercial stores, doctor offices, businesses).
- Place higher density development along environmental areas to maximize enjoyment of these areas.
- Have focal points in neighbourhoods (like European neighbourhood style).
- Include community gardens.
- Rear lanes may increase vandalism.
- Wide sidewalks for 2 people, strollers, scooters, service dogs (wide enough for plows).
- Less requirement per lot for greenspace so wider sidewalks can be provided.
- Design for seniors in mind.
- Disperse community services throughout the neighbourhood including parks that people can walk to
- Co-location of public facilities (Queen Elizabeth Park in Oakville).
- Provide flexible community spaces (gazebos, checkers, place for a wedding).
- Pedestrian friendly with more trails and connections throughout the neighbourhood.
- Maintain natural contours of the area.
- Provide a central community park/gathering place and provide animated spaces that are transitional throughout the seasons of the year.
- Ensure that roads are not designed to be speedways (meander roads and provide roundabouts).
- No rear lots backing on roadways.
- Provide live work options.
- Dispersed community gathering space- interconnected parks and pathway.
- Build a Celebration space that is flexible
- Keep as much of the natural landscape as possible - keep the hills.
- Keep the main street to maintain a small town feel.
- Create main square like Goderich as a focal point.
- Control traffic but allow people to walk and bike.
- Respect current topography and landscape.
- Community Centre (gym, pool, basketball court) to complement the Gellert.
- Provide places for seniors and ensure accessibility.
- Needs a main street to keep retail dollars in the Town.
- Disperse the high density throughout the community.

- Dispersed shopping areas and different types of housing.
- Support rear lanes but still need sufficient front and backyards.
- Like townhouses fronting common open space to promote eyes on the park, sense of ownership.
- Provide gathering places such as pubs, restaurants, main street, shops, market, plaza.
- Maintain a farmers market to get local produce/ice cream.
- Learn from mistakes in South Georgetown and integrate to older community.
- Provide for all stages of life while still attracting young families.
- Build community centres, schools libraries, and police station.
- Concern that the tax base may not be adequate for multi-generation households.
- Avoid large rental areas. Need pride of ownership.
- Keep small town feeling.
- Fully integrated with the rest of Georgetown.
- Safe for children and cyclist.
- Connected and attractive to everyone.
- Build public building such as community centres, hospitals, arenas and skating rinks.
- Be based upon the findings of the subwatershed study.
- Respect, and preserve to the largest extent possible, the existing topography, ecosystem function, significant natural features and their inter-connections.
- Provide access to natural areas of different sizes and types within walking distance to the largest number of residents possible, however, significant natural areas (as identified in the subwatershed study) should be left undisturbed to the greatest possible extent.
- Anticipate the demands of a changing climate to minimize impacts.
- Provide adequate commercial areas for local residents without making the new community a 'shopping destination' for others in the area.
- Wide sidewalks with ample seating and shade.
- Separated bike lanes on the roadways.
- Separated bus lanes in the roadways.
- Cafes on the sidewalks.
- Mixed use- commercial and residential.
- A cultural focal point is very important.
- Public art is important.
- Main street is very important – each area needs its own heart.
- Walk to various types of shops.
- Green spaces should be integrated into the development and design of the community so that the sensitive areas are left alone.
- Wider sidewalks, speed bumps.
- Main Street with mix of residential and commercial with specialty shops.
- We need a movie theatre – even like Alliston theatre.
- Add a branch to the library.
- Schools that kids can walk to.
- Walking to facilities and parks.
- No strip malls or big box corridors.
- Like the idea of a little village being created with a village centre.
- Like market atmosphere.
- Create a “new” village post office with other services where everyone goes to get their mail – meet eg. Cheltenham General Store.
- Community facilities (retail, schools, library branch, parks, etc.) should be built within the new neighbourhood.
- Cluster community facilities together, eg., school auditorium with recreational facilities to share costs and make them better.
- Like downtown Georgetown/Village.
- Town Square concepts, mixed-use, “shallow at the centre”.
- Ensure that there are green buffers.
- Smaller schools are best! They are more expensive – and they are worth it – kids should be able to walk to schools – maybe combine catholic and public schools and community facilities.
- We need a movie theatre, let's put it here.

How should various transportation networks (roads, trails, transit) be planned?

- Provide trails behind subdivisions.
- Establish car free zones (e.g. Sundays) and provide bike paths to the centre or hub of the neighbourhood.
- Locate drive thrus in the perimeters of the neighbourhoods and not in residential areas.
- Not have through streets.
- Accessible buildings.
- Totally barrier free for scooters, bikes, strollers;
- Modified grid (grid type but angled streets to fit natural areas and style of land).
- Encourage the type of mobility that does not impact the existing Georgetown south.
- Provide transit for youth.
- Provide a small median between the road and cycling/walking path.
- Provide multi-use path so runners, walkers and cyclists can use it.
- Prefer a grid pattern system but respect the topography.
- Does there need to be the connection to the three major roads?
- Plan for the number of people that do not have a car.
- Plan so traffic is not restricted.
- Expand Activan program and work with an Internal community transit service (e.g. Niagara Falls multi-use transit).
- Good road system.
- Bike friendly major roads and well- lit bike paths.
- Think about truck routes.
- Transit system not needed.
- Street pattern should be based on a modified grid system to provide easier access.
- Buses are important for seniors.
- Plan for transit but it is not needed yet.
- Lit trails and pathways planned so people can walk to parks, facilities and stores.
- Provide landscaped centre medians.
- Reduce the number of high speed travel roads and separate community from heavy traffic.
- Include roundabouts and have less straight aways as traffic will travel fast.
- Need to revisit train services (all day services in Milton and Georgetown).
- Integrate overall transportation plan (Metrolinx) with local services.
- Build complete streets with multi-purpose sidewalks.
- Include roundabouts.
- Link new paths to existing paths and ensure pathways connect through the entire community.
- Have underpasses for trails to provide safe crossings.
- Multi use trails to encourage multiple ways to get into a place.
- have street lights for bikers and separate bike lanes from street.
- Plan for transit and proper stopping areas for school buses.
- Trail surfaces should be pervious.
- Roads should connect thru.
- Encourage roundabouts.
- Separate bike lanes and separation of trails for different uses.
- Plan for transit.
- Planning for transit is a good idea and put density close to transit.
- Create more space for cyclist and pedestrians and connect to existing pathways.
- Grid pattern more efficient.
- Follow land pattern and leave the trees.
- Need a good path and trail system and integrate trails with Hungry Hollow.
- Need transit to deal with growth.
- Need to integrate this are with Hungry Hollow trail system.
- Dedicated LRT system to connect entire town and connect to Milton.
- Need to plan for transit
- Focus on separate bike trails and provide options for all modes of travel across all streets.
- Design streets to slow down traffic and maintain old trees.
- Provide for space for large trees to grow
- Plan for transit.
- Needs four way stops and roundabouts.
- Need parkways and limit residential on these routes.
- Better Go transit.
- Connect people to employment areas.
- Transit is long overdue, think about bus stops and implementation.
- Connect trail system and bike lanes.
- Non-motorized modes of transportation (walking, cycling, etc.) should be facilitated and supported as much as possible through infrastructure such as dedicated bike lanes, paths, trails, etc. They should also be considered as an integral means of arriving at commercial and community destinations so that the landscape is not dominated by parking lots.
- Infrastructure to support electric vehicles, such as charging stations, should be considered in community design (note, however, that electric vehicles are not a panacea since electric power generation also contributes to greenhouse gas emissions). This has already been done at some Town facilities such as the Edith Street parking lot and the new Mold Masters four-pad arena and should be expanded if warranted by the unfolding market and new information regarding electric vehicles.
- Mass (public) transit is more efficient from an energy consumption perspective (i.e., it minimizes per capita, per kilometre greenhouse gas emissions) and transportation networks should consider future public transit opportunities.
- However, public transit is unlikely to be available when the community is first constructed, if ever. TEAC notes that a

population of 19,000 is anticipated with only 1,700 jobs. This means that thousands of commuters will be leaving and returning to the community on a daily basis. If the capacity of the road network is established assuming mass transit by bus, it will be drastically undersized if the traffic is instead dominated by private vehicles. This issue will require careful consideration to avoid traffic congestion and the associated noise and air quality impacts.

- Ensuring that pedestrian routes such as pathways are highly visible and family-friendly will help to encourage their use and limit the safety concerns associated with high traffic areas.
- There is also some concern that a grid pattern for the transportation network may be more likely to obliterate the natural context and topography.
- Transportation infrastructure must also anticipate the demands of a changing climate and minimize impacts.
- Ensure through traffic bypasses the new neighbourhood.
- Don't widen 8th Line too much because the traffic could ruin old Georgetown.
- We need public transportation for the whole Town of Halton Hills and in this neighbourhood will need a rapid bus from here to Go Statin and also to 401.
- Plan for electric charging stations.
- Compressed natural gas?
- Variety in street patterns.
- Don't integrate cycling, walking, etc. on major road for safety.
- Paved shoulders on major roads for cyclists.
- I am surprised we don't already have public transit. Let's stop talking about it and get the transit like Guelph and Milton.
- We like roundabouts.
- Roads a good idea.
- We need woonerfs – like in Holland.
- Bike paths – beside sidewalks for rollerblading, skateboarders, etc. like Sunnyside, Lakeshore, etc.
- Four lanes only on Trafalgar, Main, 10th, 15th, others smaller.
- Roads or other way of ensuring through traffic does not go through the middle of the community.
- Grid pattern good.
- Design infrastructure for transit should be there.
- Trails connecting community.
- Paths as well connecting neighbourhoods.
- Less road more trails.
- Planning for transit 100% important.
- Roads should have separated uses for bikers.

Describe the characteristics of 'built form' that you would like to see in the new community

- Provide all types of housing with higher density in the core of the community.
- Roads connecting at the core and the density is reduced as you leave the core.
- Maximum height up to 4-storeys and provide some store front with residential above.
- Maintain small town character.
- Address seniors-need for accessible homes.
- A variety of house types- single story and more affordable homes.
- Architecturally pleasant and more variety of inside and outside styles.
- Low to mid-rise (less than 6-storeys).
- Build linked bungalows for seniors and/or a seniors multi-storey building (do not always have to build vertical can build horizontal).
- Integrate different land uses (live/work; mixed use).
- Mixture of homes in some areas including condominiums.
- Maximum height up to 5 to 6-storeys at most.
- Build facilities for seniors and all incomes.
- Various styles of homes, different textures, lots of windows.
- Consider that the farm land on Trafalgar will make the area very windy.
- More studies necessary to see what shops are needed in the community.
- Small communities with high density in each hub for seniors, low income and young families.
- Mix commercial and business sections.
- Locate a mix of density and housing types in each hub.
- Combine old and new styles with different materials, stonework etc.
- Build charming, romantic houses with outdoor space.
- Build homes with lanes in the back.
- Maximum height of 6 storeys.
- Preserve all churches and keep the local landscape.
- Like the existing townhouses downtown and Spark Street in Ottawa for commercial development.
- Encourage walkability and build places for socializing.
- All types of homes including affordable homes.
- Mixed use buildings where you can live and work.
- Front porches to encourage a small town feel
- Accessible community for seniors, for people with disabilities and for youth.
- Add higher density near amenities.
- Have a mix of housing type.
- Visually interesting architecture and provide live work options.
- Consistent design keeping with the small town feel.
- Planning for transit is a good idea and put density close to transit.
- Create more space for cyclist and pedestrians and connect to existing pathways.
- Grid pattern more efficient.
- Follow land pattern and leave the trees.
- Need wide variety of housing types and architectural styles to make it visually interesting.
- Affordable senior housing and other places to downsize within Georgetown such as bungalows and low rise condos.
- Mixed housing types.
- Ensure that higher density areas have high quality finishes and landscaping.
- Mix of housing types spread through the community.
- Houses for seniors and young families.
- Cultural and heritage focal point.
- Live/work in retail and small shops.
- All types of housing - low rise (4 storeys max);
- Build high density housing well integrated into the community so that residents can access public amenities.
- Preserve natural heritage.
- Live/work in retail and small shops.
- Address parking for townhouses.
- Make architecturally interesting.
- In order to preserve as many natural areas as possible, multi-residential buildings will be required to reduce the overall built footprint of the community, but these should have ready access to parks and natural areas in walkable, close proximity.
- It will also be important to ensure these buildings blend with the surroundings architecturally. Stark high rise buildings rising suddenly 'out of nowhere' will create an eyesore and do not suit the countryside landscape of Halton Hills. Features such as naturalistic landscaping and green roofs can help to integrate even large buildings into the natural setting. Additionally, strategic tree planting may be put to good use in naturalizing the setting, as well as mitigating climate change and energy use effects.
- Once again the potential impacts of a changing climate must be anticipated and mitigated.
- Like the wide paths with down facing lighting as on Main St. S.
- Want mix of housing types.
- Not higher than 7-8 storeys.
- Some affordable.
- Remember Village concept.
- Private condo developments can be negative because there are no sidewalks, eg. Eden Oak development on Main St.
- More bungalows needed.
- 3-4 story apartments okay.
- Need mix – not too many of same style on a bunch.
- Varying styles.
- 3-5 maximum height – storeys.
- Town, semi, lots of different.
- Shops and above.
- No big box stores.

When we think about the use of resources (such as energy, water, and materials) what are your ideas about ensuring that the new community is as efficient as possible?

- Incorporate higher density.
- Plan for different kinds of transportation.
- Houses must have “triple glazing”, returns for everything (thermal), a district energy system at the town square and be water efficient.
- Make Green Energy a requirement.
- Follow best practices such as homes oriented for solar energy, geothermal, community gardens, and green roofs.
- Community gardens partnering with schools.
- Net zero/ district energy system.
- Low impact development.
- Plan for an efficient community but lower priority.
- Energy conservation and other environmental conservation strategies must be affordable.
- Meet LEED standards.
- Decentralized power grid.
- Solar lights for all street lightning, parks and walkways, vehicle charging systems throughout neighbourhoods.
- Municipal facilities to store grey water to be used to water flowers and gardens.
- Community gardens should be located in each neighbourhood hub.
- Better technology and techniques such as green roofs, panels and more insulation.
- Urban agriculture practices.
- Ensure a safe community where people can walk and cycle, which will conserve a lot of resources.
- Community gardens near schools and seniors
- Plant native trees, provide bike racks and solar panels on buildings.
- Pervious surface driveways and limit asphalt and concrete.
- Encourage a rain water collection program
- Create a climate change adaptability program Orient buildings to take advantage of sun in winter and minimize it summer.
- Look at partnerships that can work on renewable energy projects.
- Ensure sustainable design and build community facilities as LEED and geothermal.
- Enhance natural forest and ensure that there is a net environmental gain.
- Encourage urban agriculture.
- Ensure traffic flows.
- Public buildings should be energy and water efficient.
- Encourage Energy Star houses.
- Energy saving strategies need to be cost effective for construction and maintenance.
- Urban agriculture is a good idea but need to consider maintenance.
- Locally grown food is more important than community gardens- farmer’s markets.
- Look at any practical energy and water saving solutions.
- Position homes to take advantage of sunlight.
- Grey water re-use and green roofs.
- Keep natural habitat for animals.
- Preserve old woodlots.
- Connect natural areas.
- Community gardens are good- add character.
- Build energy star home.
- Consider other efficient technologies.
- Implement the Town’s ‘Green Development Evaluation Checklist’ and ‘Green Building Standards’ will result in the following benefits:
 - Improved energy conservation which lowers utility costs, improves human comfort and reduces the need for long term infrastructure expansion to deal with increasing energy demands
 - Improved water quality and conservation through efficient water fixtures, and drought resistant plantings which lower utility costs and reduce the need for long term infrastructure expansion
 - Improved air quality through reduced greenhouse gas emissions and reduced heat island effects which improve human health and comfort as well as provide environmental benefits
 - Improved biodiversity and health of the natural environment through improved stormwater controls, increases in native species and reductions in invasive species
 - Improved human health by encouraging more active transportation
 - Improved waste management which reduces the impact on landfill sites
- Mechanisms to ensure that resource efficiency measures built to the standard are not eliminated in the future should also be considered. A common example could include preventing the future paving over of yards to provide additional parking, which could adversely affect storm water management features.
- Finally, another opportunity may be available to make this community a showcase for the rest of the Town to follow. Public displays highlighting the unique resource efficiency features of the community, perhaps located at or near a district heating or similar facility, could be used to inspire and educate other Town residents to undertake retrofitting projects in older areas of town.
- Use district energy – look at other communities around the world.
- Put sewers/pipes under roadways so that heat dissipates and melts the snow on the roads.

- *Need to conserve natural landscapes, keep the hills, woods and streams.*
- *Community gardens would be interesting.*
- *More regulations drive up cost (eg. Addition to building code). So be careful about making it energy efficient but unaffordable.*
- *Conservation is good.*
- *Green space.*
- *Repurpose existing heritage buildings*
- *Solar panels on roofs okay.*
- *Bio-swales on boulevard.*
- *District energy where feasible.*
- *Community gardens in conjunction with schools.*
- *Tree guards that look like butterflies (see Manhattan).*
- *Build LEED buildings – geothermal.*
- *Incorporating community gardens is a must.*
- *Sustainable community design.*
 - *Bringing the environment into the community*
 - *LIDS design*
 - *Climate change in planning*
 - *Proper infiltration of ground water*
 - *Solar energy*

List 3 to 5 Principles that should guide the planning and creation of the Vision Georgetown Community

- *Include town square(s) in all hubs to encourage walkability.*
- *Efficient.*
- *Includes mixed use.*
- *Connections from the existing community.*
- *Be respectful of existing homes.*
- *Accept topography and keep and enhance natural landscape when possible.*
- *Build the community to encourage people to stay, live, work and play (complete community)*
- *Maintain small town character.*
- *Develop the community for all age groups and incomes.*
- *Encourages social interaction.*
- *Connected and walkable to encourage active living.*
- *Maintain beautiful pastoral views.*
- *Make it different and stand out.*
- *Community centres with something for all ages.*
- *Built different home types.*
- *Use physical resources such as land, water and air selectively and sparingly. This allows for preservation in some cases and helps to ensure that resources remain available for future generations. It also reduces human impacts on climate.*
- *Use renewable energy sources such as hydroelectricity, solar power and wind power to the greatest extent possible. Encourage water and energy conservation and efficiency measures to limit the use of non-renewable energy sources such as fossil fuels. This helps to ensure that resources remain available for future generations and reduce human impacts on climate.*
- *Monitor environmental quality such as water, air and biodiversity. This allows us to celebrate achievements, minimize permanent degradation, restore damaged habitats and adapt to climate change.*
- *Communicate our progress toward these Goals. This will help to inspire individuals and groups to help in achieving our Vision over time.*
- *Healthy and complete community.*
- *A people-based place.*
- *Cultural vibrancy that creates a sense of place and belonging.*
- *Canadian heritage design in the built form.*
- *A community that is built to last like in Europe – where it won't be demolished in 50 years and then rebuilt.*

“Elevator Speech” to Describe the Vision Georgetown Community

- *“Georgetown is a welcoming community that people truly desire to spend a life time in.”*
- *“Small town, affordable, accessible neighborhood feel.”*
- *“A community I want to live in, the go to place for all ages and stages to work, live or play.”*
- *“Age friendly, cultural, integrated community with a small town feel; a financial self-sufficient, integrated, age friendly community addressing the needs of all citizens while maintaining a small town feel.”*
- *“While promoting a sense of community that is included as a part of Georgetown and by building a Town Square that is integrated, welcoming, accessible and placed for the whole community.”*
- *“Integrated, connected neighborhoods keeping the small town feeling preserving hills and wood lands while focusing on environment and energy efficiencies. A community built for all ages and incomes that is flexible to accommodate change and new trends for this development.”*
- *“Safe, relax, maintain uniqueness.”*
- *“Georgetown is accessible to all, friendly, includes nature in the community structure, honours the town’s existing history and allows small, local business to prosper. A place where people want to live and work.”*
-
- *“This new community will be the most sustainable community in Canada. It will have something for everybody that meets lifecycle needs from cradle to grave.”*
- *“Peaceful, serene, beautiful, small town feel, no grid lock, and friendly.”*
- *“A safe community for everyone to get around from kids to seniors.”*
- *“A dispersed but walkable community that is designed with the existing landscape in mind and focuses on the natural features that already exist.”*
- *“Integrated, small town feel with a variety of housing.”*
- *“We love this town and choose to live here because our vision is for a complete community, with unique character, drawing on our strengths integrated with the rest of the town.”*
- *“Here’s a Star Wars-themed summary suitable for 20 seconds in an elevator with George Lucas. Simply put, TEAC wants to see a new urban area that is a whole lot less Coruscant. And a whole lot more Naboo.”*
- *“The Vision Georgetown area will be designed like a wheel with spokes or radials that branch out to the other portions of Georgetown and Halton Hills → connected but with a central hub that is self sustaining with an identity that promotes sustainability.”*

APPENDIX 2

Audience Response Exercise - Complete Results by Question

Audience Response Exercise - Complete Results by Question

1.) Q.1 This year, the Maple Leafs: (multiple choice)

Are Stanley Cup bound
Will make the playoffs
Will just miss the playoffs
Will finish last
Who are the Maple Leafs?

	Responses	
	(percent)	(count)
Are Stanley Cup bound	14.29%	12
Will make the playoffs	40.48%	34
Will just miss the playoffs	23.81%	20
Will finish last	9.52%	8
Who are the Maple Leafs?	11.90%	10
Totals	100%	84

2.) Q.2 I first heard about Vision Georgetown from: (multiple choice)

Newspaper
Website
Social media (i.e. Twitter)
Direct mail notice
Road sign
None of the above

	Responses	
	(percent)	(count)
Newspaper	22.62%	19
Website	8.33%	7
Social media (i.e. Twitter)	1.19%	1
Direct mail notice	19.05%	16
Road sign	16.67%	14
None of the above	32.14%	27
Totals	100%	84

3.) Q.3 I have lived in Halton Hills: (multiple choice)

0-5 years
6-15 years
16-30 years
31 plus years
I don't live in Halton Hills

	Responses	
	(percent)	(count)
0-5 years	10.84%	9
6-15 years	25.30%	21
16-30 years	24.10%	20
31 plus years	30.12%	25
I don't live in Halton Hills	9.64%	8
Totals	100%	83

4.) Q. 4 My age is: (multiple choice)

Under 18 years old
18-25 years old
26-35 years old
36-45 years old
46-55 years old
56-65 years old
66-75 years old
76 plus years old

	Responses	
	(percent)	(count)
Under 18 years old	0%	0
18-25 years old	1.20%	1
26-35 years old	3.61%	3
36-45 years old	20.48%	17
46-55 years old	30.12%	25
56-65 years old	25.30%	21
66-75 years old	18.07%	15
76 plus years old	1.20%	1
Totals	100%	83

Audience Response Exercise - Complete Results by Question

5.) Creating streets that are safe, comfortable, and convenient for pedestrians: (multiple choice)

	Responses	
	(percent)	(count)
Very important.	68.35%	54
Somewhat important.	25.32%	20
Not important.	1.27%	1
No opinion/Need more information.	5.06%	4
Totals	100%	79

6.) Creating a number of community gathering places and opportunities for social interaction: (multiple choice)

	Responses	
	(percent)	(count)
Very important.	50.63%	40
Somewhat important.	39.24%	31
Not important.	6.33%	5
No opinion/Need more information.	3.80%	3
Totals	100%	79

7.) Creating a cultural focal point in the community (such as a “Cultural Commons”) and incorporating artwork into public buildings and spaces: (multiple choice)

	Responses	
	(percent)	(count)
Very important.	21.95%	18
Somewhat important.	42.68%	35
Not important.	28.05%	23
No opinion/Need more information.	7.32%	6
Totals	100%	82

8.) Ensuring that there are as many connections as possible between uses, neighborhoods, environmental areas and parks: (multiple choice)

	Responses	
	(percent)	(count)
Very important.	48.10%	38
Somewhat important.	37.97%	30
Not important.	8.86%	7
No opinion/Need more information.	5.06%	4
Totals	100%	79

Audience Response Exercise - Complete Results by Question

9.) Ensuring that we place as much emphasis on creating walking trails, cycling paths and sidewalks, instead of just focusing mostly on the car: (multiple choice)

	Responses	
	(percent)	(count)
Very important.	63.75%	51
Somewhat important.	31.25%	25
Not important.	3.75%	3
No opinion/Need more information.	1.25%	1
Totals	100%	80

10.) Incorporating urban agriculture (such as community gardens) in public parks and open spaces: (multiple choice)

	Responses	
	(percent)	(count)
Very important.	39.24%	31
Somewhat important.	31.65%	25
Not important.	24.05%	19
No opinion/Need more information.	5.06%	4
Totals	100%	79

11.) Ensuring that a wide range of housing is developed for all ages and incomes: (multiple choice)

	Responses	
	(percent)	(count)
Very important.	63.29%	50
Somewhat important.	20.25%	16
Not important.	8.86%	7
No opinion/Need more information.	7.59%	6
Totals	100%	79

12.) Ensure that we plan for transit: (multiple choice)

	Responses	
	(percent)	(count)
Very important.	39.51%	32
Somewhat important.	16.05%	13
Not important.	30.86%	25
No opinion/Need more information.	13.58%	11
Totals	100%	81

Audience Response Exercise - Complete Results by Question

13.) Encouraging energy efficient buildings and the conservation of resources (such as water): (multiple choice)

	Responses	
	(percent)	(count)
Very important.	65.43%	53
Somewhat important.	25.93%	21
Not important.	6.17%	5
No opinion/Need more information.	2.47%	2
Totals	100%	81

14.) Q.6 To what extent do you agree with the following statement: "I would like there to be a 'Main Street' in the new community, where residential uses are mixed with other types of uses (such as food stores, restaurants, personal services, offices, and retail) in a pedestrian-friendly environment." (multiple choice)

	Responses	
	(percent)	(count)
Strongly agree.	45.78%	38
Somewhat agree.	30.12%	25
Do not agree.	19.28%	16
No opinion/Need more information.	4.82%	4
Totals	100%	83

15.) Q.7 We need to plan for about 7,500 dwelling units in total. 2,500 of these will be townhouses or apartments. I would like to see these townhouses and apartments: (multiple choice)

	Responses	
	(percent)	(count)
Concentrated in one key location.	9.88%	8
Located only along major streets.	25.93%	21
Dispersed throughout the community.	58.02%	47
No opinion/Need more information.	6.17%	5
Totals	100%	81

16.) Q.8 Imagine you lived in this new community. How would you prefer to access retail areas? (multiple choice)

	Responses	
	(percent)	(count)
Travel to one central location to do most of my shopping.	32.93%	27
Choose from several shopping areas located along major streets.	24.39%	20
Walk to as many different types of stores as possible.	39.02%	32
No opinion/Need more information	3.66%	3
Totals	100%	82

Audience Response Exercise - Complete Results by Question

17.) Q.9 Imagine you lived in this new community. How important is it to you that there are many parks, open spaces and community facilities of different sizes and types within walking distance to the largest number of residents possible? (multiple choice)

	Responses	
	(percent)	(count)
Very important.	61.73%	50
Somewhat important.	30.86%	25
Not important.	6.17%	5
No opinion/Need more information.	1.23%	1
Totals	100%	81

18.) Q.10 Integrating the new community with the existing community is an important consideration. Which of the following options would be most effective in making the new community feel most connected to the surrounding areas of Georgetown: (multiple choice)

	Responses	
	(percent)	(count)
Ensuring that new roads match up with existing and planned roads (i.e., Miller, Argyll, and Danby).	28.40%	23
Ensuring that new trails connect with existing and planned trails.	11.11%	9
Locating new retail uses that would be used by residents of the surrounding community.	16.05%	13
Establishing 'community hubs' (schools, public facilities, and gathering spaces) that will benefit both existing and new residents.	35.80%	29
None of the above.	2.47%	2
No opinion/Need more information.	6.17%	5
Totals	100%	81