
Score Card Results

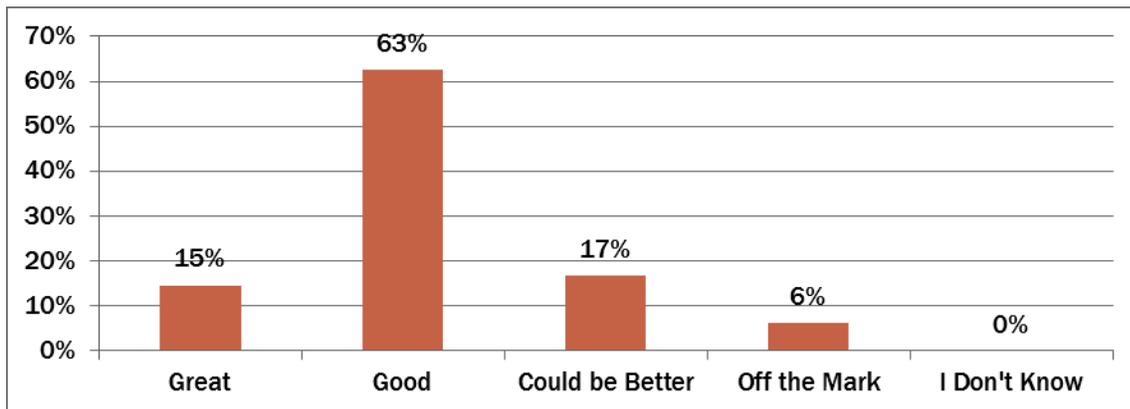
Vision
Georgetown
Draft Land
Use Concept

Results of Public Consultation
Open House Sept. 20, 2017
Online – Let's Talk Halton Hills



Q1. The land use concept is made up of many different land uses (residential, commercial, parks, schools, environmental areas etc.) A number of land uses are concentrated in the Community Core, where transit is planned for in the future. How well do you think that the draft Concept implements Guiding Principle 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?

Summary of Responses to Question 1 (48 Participants)



Suggested Improvements by Category

Walkability/Active Lifestyle

- Young families and seniors need a walkable community most, and therefore question the need to locate high school in the core
- Provide community centers including arenas, soccer and baseball facilities, senior center, pool etc to support an active lifestyle (2)
- No need to build another Community Centre so close to Gellert
- Look at how European cities are laid out as many people are able to walk or bike to various places, stores etc.
- More space should be allocated for parks and sportsfields
- Provide safe bike lanes

Urban Design

- Prefer a more modern and different design – seen in Demark, Holland and Sweden

- Retain the charm of existing areas and the entrance to this area should not take over that
- Would like space allocated for community art

Sustainability

- Provide hookups for increasing use of electric cars

Transportation

- Transit that services all of the Community, from Acton to Georgetown and also to the borders of adjacent municipalities (2)
- Preference would be to not have public transit (5)
- Ensure expansion of arterial roads for commuters leaving town for work (Trafalgar to Steele etc.) and Trafalgar Road needs to be top priority
- Plan cannot be based on transit alone as a number of people still rely on their automobile and therefore must plan for on street parking as well (2)
- Should not build a land use concept dependent on public transit and at the same time say a decision regarding public transit has not been made (misleading)
- This area should be linked to the GO Station
- Argyll should extend into Vision Georgetown even though it would need an expensive bridge. Argyll could function like Williams Parkway in Brampton with limited access to Trafalgar (2)
- Roads should be a combination of curvilinear and straight as was shown on the original Concept C, which was preferred by most people

Commercial

- Commercial should be expanded to include office space for professionals and non-retail commercial to provide more work/live opportunities. Plan should not only provide minimum wage jobs (4)
- Provide additional small commercial in more locations such as near the high school and by high and medium density
- Provide a slightly larger retail/commercial area which would permit a movie theatre or similar entertainment complex for teenagers (2)
- There should be no big commercial stores (prefer corner store concept). Big commercial stores are ok on Trafalgar blending with Trafalgar/ Dundas in Oakville
- Major commercial on the edge of Town will require many residents to drive to be able to access shopping

Housing

- Should have a greater focus on the needs of senior citizens (housing, senior centers etc.) (2)
- The plan should include less high density and more low density
- Be conscious of existing low density housing when adding high density
- Do not agree with future townhouses to be located on Eighth Line where Allison's market exists today
- Orient the medium density vertically beside the neighborhood commercial on Eighth Line to preserve the beautiful view near the large forest to the North
- 6 storeys is too high
- Opposed to high density residential apartments
- Set medium density back farther from arterial roads – especially near Gellert Centre
- The majority of high density is located on the outskirts of the plan by 10 Sideroad. This type of housing should be placed closer to the Town Centre or by commercial and institutional

Schools

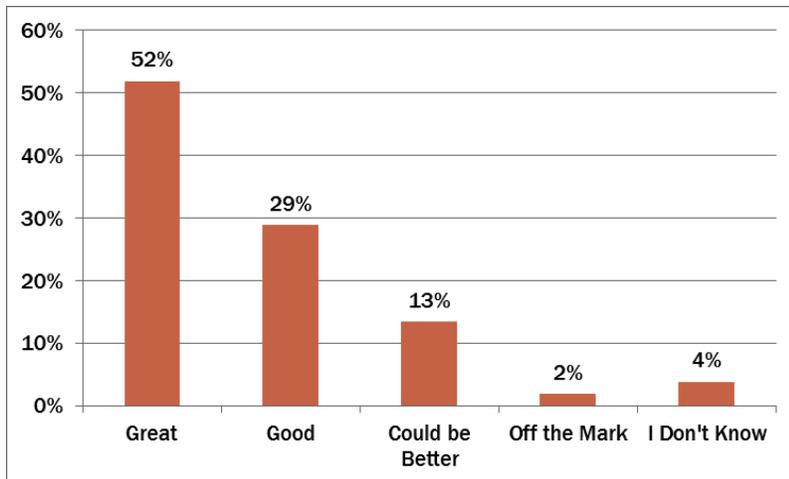
- High school should be located closer to a major road such as Trafalgar, which would allow an elementary school and residential to be located in the core
- The high school should be located near major transportation routes
- High school should not be located facing a major arterial road – locate it on a quieter side street with easy links for walking and cycling
- Too many schools on the same road. It will not be safe for children trying to cross this busy street
- Number of elementary schools seem excessive

Other Comments

- In principle the plan works but in reality the likelihood of it all being available at the same time is not feasible (transit, grocery store, schools etc) Keep farm land(2)
- Like the urban core feel, but concerned that residents will still need to drive to Milton for a movie theatre and book store
- Core area is too congested and parking will be a problem
- Seems to be a lack of creativity with this concept
- Not the concept most people liked in the first round of public input

Q2. The draft Concept protects 71 ha of environmental land and provides a network of trails, parks, schools and open space which provides a continuous route through the new community and beyond. How well do you think that the draft Concept implements Guiding Principle 3: To protect natural heritage features and areas, and identify a linked natural and open space system?

Summary of Responses to Question 2 (52 Participants)



Linked Natural Heritage System

Likes

- That the plan preserves natural heritage features and provides trails and parks through the community (3)
- 53% of land allocated to public use is great
- Continuous trail system is good, but should be developed early in the process (2)

Suggested Improvements

- Additional parks/stormwater management space located along the perimeters of the area
- Larger parks and active living areas
- More parks, trail, greenspace and community centers(2)
- Multi use trail along 10 Sideroad to match up with the existing trail from Eighth Line to 10 Sideroad and a trail along the east side of Trafalgar and 15 Sideroad
- More environmental land in the area of 15 Side Road, Eighth Line, Street B & Street A – to connect the schools and protect the integrity of that land

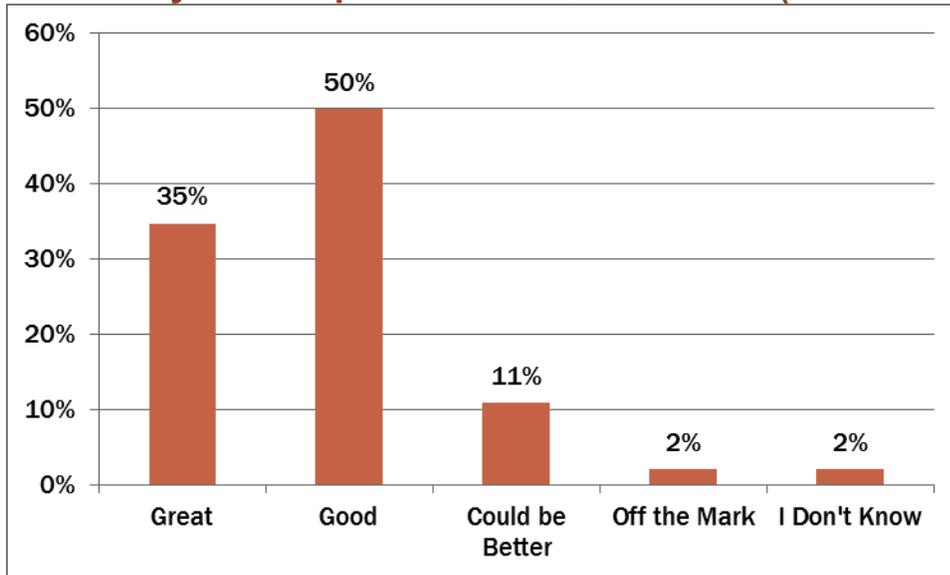
- Stormwater ponds placed in spaces near parkland to encourage nature to remain
- More land should be dedicated to parks and plaza space (5% of land is insufficient)
- Should not be locking the community center in a finite space without consideration of a future expansion (like at Gellert.) Consideration should be given now for space for a future pool, arena, parking, inside walking track or skate park
- Less housing and more farmland, greenspace and trails (2)

Other Comments

- Important to maintain the ‘small town feel’
- Ensure safe linkages with existing trails and trails yet to be completed and would like to see continuous improvement of existing roads and pathways (5)
- Concern that although lands are provided for schools it doesn’t mean the school boards will build as it took 13 years for public school to be built in south Georgetown
- Not asking anything real – the questions are rigged
- Fix what is necessary to put Argyll through

Q3. The draft Concept contains a Community Core Area which was designed to be a large community gathering place as well as a number of smaller neighbourhood focal points or gathering places. How well do you think that the draft Concept implements Guiding Principle 4: To create distinct neighbourhoods that feature community focal points and bring people and activities together?

Summary of Responses to Question 3 (46 Participants)



Focal Points

Likes

- Large park in the core, the provision for housing for young families and seniors and the commercial Town Centre and neighborhood commercial
- Smaller neighborhood cores/centers is a great idea and can use recreation as a tool to bring people together
- That urban design is a key word being used for Vision Georgetown
- Neighbourhood commercial, and uses in the core to make it a vibrant pedestrian/cycle friendly community

Improvements

- The core is a senior’s focal point but the plan needs to provide specific senior housing
- Like the community core, but would rather the area appear more small town and less like a University core by possibly re-locating the high school
- Would like to see bigger parks throughout the plan rather than a massive park near the core
- The proposed plan has one focal point for ten/twenty different neighborhoods. There should be small centres or focal points for each neighborhood
- Need a larger space for the community center. The space currently allocated won’t facilitate the size and scope of facilities required
- The community park needs to have a draw for people to come to the community park

- Should have a broad mix of uses including commercial, cultural and recreational with consideration for an indoor soccer park similar to the ones in Acton, Oakville, and Mississauga
- Would like to see a the core include places to meet community needs and bring people together such as a community skating rink, outdoor entertainment centre, parks, skate park, community shared use space, churches, and religious places
- Ensure neighborhood gathering places are planned to hold special events, farmers market, places and events for participation. This would allow some of the events that take place at the Georgetown Fairgrounds to be held in Vision Georgetown
- Create piazzas/squares however parking in these areas can be an issue
- Community core at a major intersection could cause a lot of traffic congestion. Core should be off to one side – not surrounding a major intersection
- Ensure that pedestrian traffic makes sense in the core
- Core needs to plan for parking and to attract professional/ entrepreneurial businesses
- Do not think distinct neighbourhoods are necessary in such a small area
- Need an additional Community Centre (beyond Gellert) to serve the new residents
- Don't need another Community Centre, just expand Gellert and provide a trail so people can get there

Other Comments

- The core could be a showcase for innovative energy use – solar, EV charging, community gardens
- Need to keep these communities connected or there will be a loss of a sense of identity and of what it means to live in Georgetown
- Create more opportunities around parks/schools for focal points
- Ensure that communities are not segregated
- High cost of living and limited local jobs force most people to work long hours and not have time for social interaction in their community
- No growth is better for our environment and community

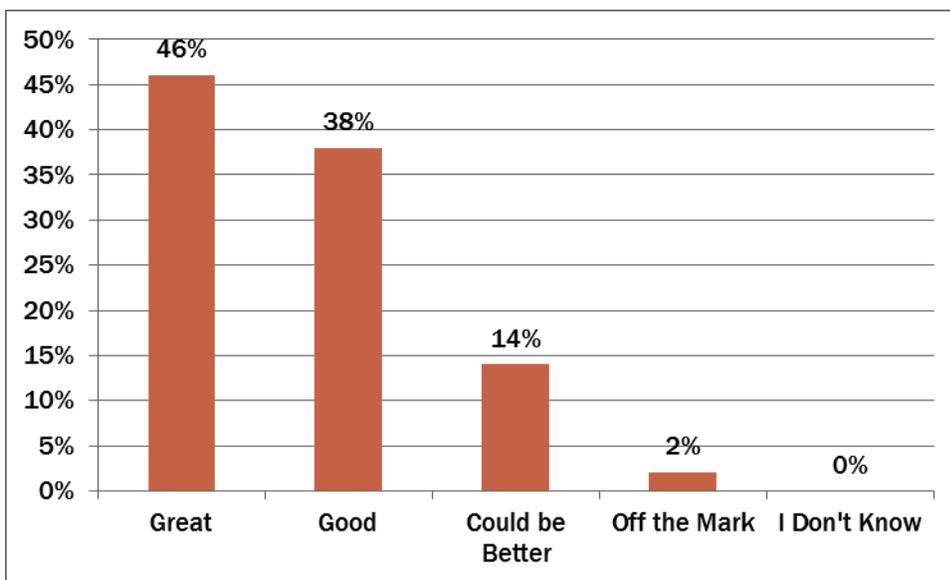
Q4. The draft Concept includes a large Community Park and Town Square Park in the Community Core, and a number of smaller local parks throughout Vision Georgetown. How well do you think the draft Concept implements Guiding Principle 8: To ensure people have access to a range of types and sizes of parks and public spaces, which provide opportunities for recreation, neighbourliness, community events, and cultural activities?

Parks and Public Spaces

Likes

- The team did a good job with parks
- Love the idea of a gathering place with a town square and town centre as long as it is accessible and connected to all neighbourhoods with walkable roads and parking for those who live on the outskirts.

Summary of Responses to Question Q4 (50 Participants)



Improvements

- Vision Georgetown should provide space for childcare centers and promote interaction between seniors and children
- Provide opportunities for non-retail employment in the core
- To maintain a really low density, and low impact on Eighth Line north of 10 Side Rd to downtown. Trafalgar Road should serve as hub of commercial activities as seen on Trafalgar South of Dundas in Oakville

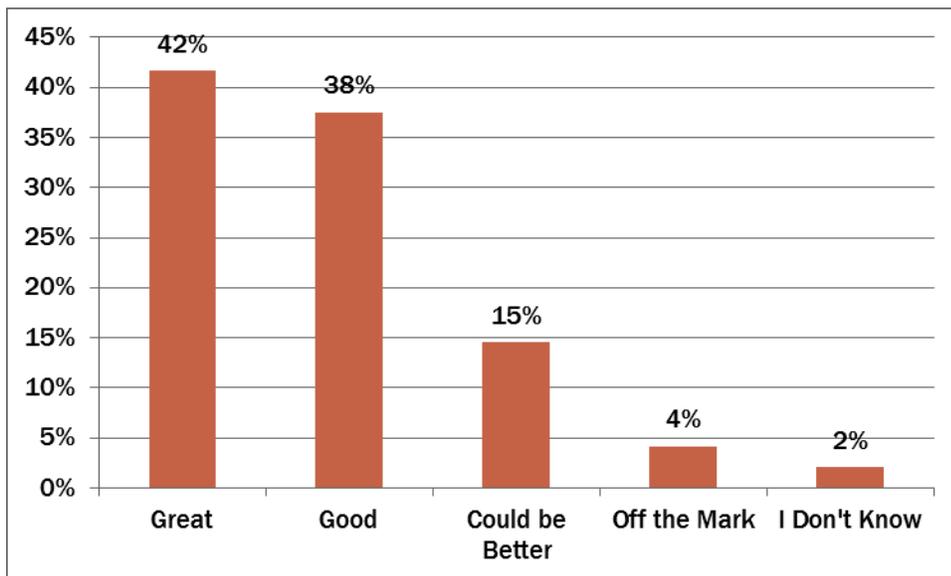
- Consider locating a larger park area behind the current Stewarttown School which would provide a buffer if the school was redeveloped to commercial
- The small parks are too small
- Would like to see trails, ice rinks and pools
- Spaces should be large enough for events to take some of the load off of the Georgetown Fairgrounds
- Concept doesn't show a range of parks but rather one massive park and a few little ones

Other Comments

- Natural trails should be provided through farmland
- There should be more parks with amenities for all ages like splash pads and also include a dog watching area
- The community park should not be located with the High School and similarly separate elementary schools from neighbourhood parks to ensure parks are accessible 24/7 and not just when students are not in school. School Boards should be accountable to provide open space for their students (2)
- Ensure enough space is provided for the Community Centre to accommodate potential future expansion
- Need to attract sustainable, high growth entrepreneurial businesses versus nail salons and pizza shops
- Ensure that all the smaller parks are really needed as we want people to come to the larger 'community gathering places' and be involved
- Ensure the Town square has a design and feel that draws people to the focal point
- Ensure the Core includes parking for those who come from outside the community
- Need more detail on how the parks are going to be used
- Parks should be designed to promote and encourage neighborhood interaction
- Continue to maintain the small town aesthetic
- Schools playgrounds should be available to the public after hours

Q5. Approximately 12 ha of land is required to accommodate the shopping needs of the new community. To accommodate this need, the draft Concept includes three larger commercial areas and some small commercial spaces within the Community Core. How well do you think that the draft Plan implements Guiding Principle 6: To provide commercial development in a timely manner through various commercial areas, which are designed for people and pedestrians?

Summary of Responses to Q5 (48 Participants)



Commercial Types and Locations

Likes

- Happy with where the planned commercial areas are located

Improvements

- Consider moving the major commercial area out of the core and moving it to the 8th Line edge close to Miller Drive to serve the rest of Georgetown South
- Add more smaller commercial areas to accommodate high school and high density. People want to be able to walk to services
- Street A seems to lack retail except for in the Core
- Add more commercial spaces, big box type stores along 10 Side Road or Eighth Line
- Need a critical mass of dense commercial space so there are a lot of reasons to visit the core
- Would like to see the major development along Eighth Line or Trafalgar. Don't want to see another 'downtown' to compete with existing Downtown Georgetown

- Should encourage local small town shops and farms, not cookie cutter shopping plazas
- Continue to support local businesses
- Not enough space is allocated for commercial uses
- Need to consider other commercial areas, not to affect small businesses
- Like the commercial size that is currently at Eighth Line at Miller. Anything larger will not be good
- Ensure commercial areas are connected by pathways
- Traffic and parking could be an issue – need to look at creative ideas to manage parking
- Not enough commercial is provided to support a movie theatre and entertainment area for teens
- Need another grocery store and gas station, also a convenience store, doctors office etc. so people don't have to travel to Guelph Street
- Commercial sprawl is a concern – would prefer more greenspace
- Major commercial at the edge of the community is far away from the development and not a plan 'for people and pedestrians'
- The amount of area dedicated to parking should take a back seat and be in the form of a central parking area away from the storefronts or parking lots should be located behind the buildings
- Needs to be a diverse commercial mix if the goal is to mix income levels in this area

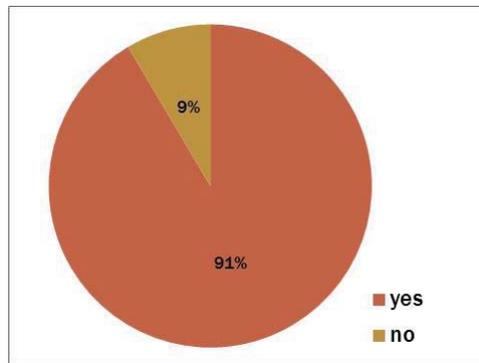
Other Comments

- Is there a way to specify the types of commercial? The community will need major stores like Loblaws etc. to support the housing
- Would like to see a mixture of boutique and larger retail outlets (ie Indigo/Chapters)
- The plan appears to address the guiding principle but not enough info to say 'great'
- The word 'timely' above is not something we control. Will commercial development want to build and has there been any consulting with that community?
- Will the core be dense enough for district energy opportunities?
- Provide commercial to support growth but do not provide too much commercial because market is evolving

- More professional or entrepreneur jobs are needed in town and not minimum wage jobs
- Are the commercial enterprises in Georgetown South viable or is there too much competition, given it is a small area

Q6a. We have heard from the public that there is a desire for a community focal point in Vision Georgetown. We have responded to this comment by providing a Community Core in the draft Land Use Concept. Do you feel it is important that Vision Georgetown have a Community Core?

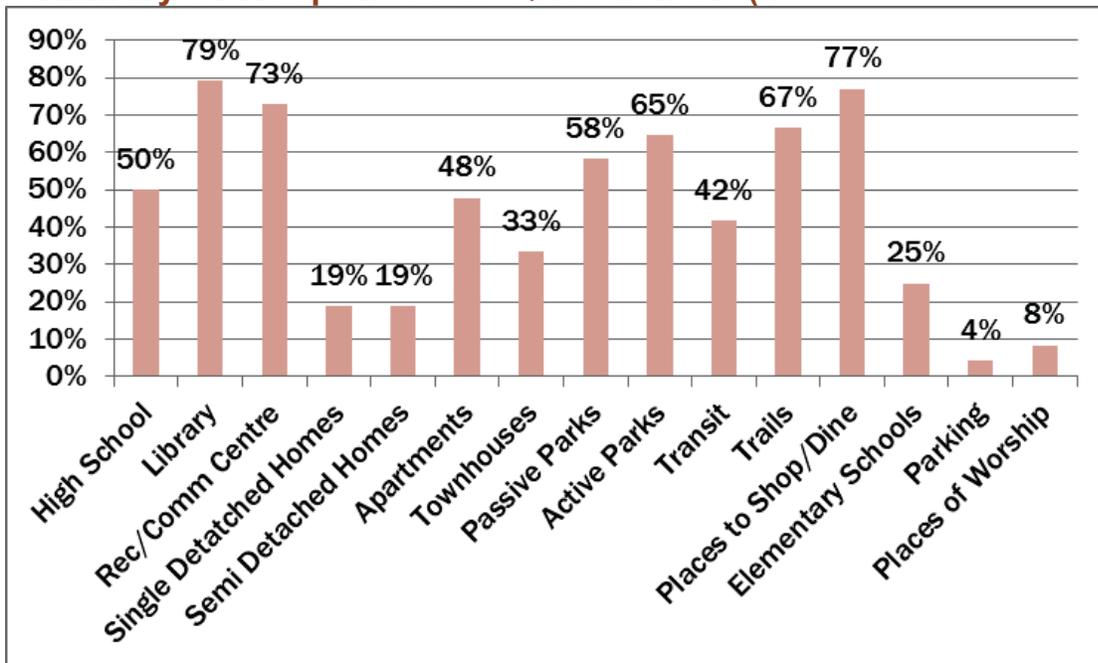
Summary of Responses to Question Q6a (47 Participants)



Community Core

Q6b. If yes, what uses do you feel should be located in the Community Core?

Summary of Responses to Question 6b (43)



Other Comments Regarding Uses in the Core

- office/other work space
- professional services, small business area
- no transit in community core at all
- senior centres
- Community Centre but with room for growth (eg growth Gellert)
- full service recreation center with a pool
- outdoor winter skating rink, pubs, movie theatre, dog park, farmer's market, splash pad