

GEORGETOWN'S HEART: PAST, PRESENT, FUTURE

Consultant's BIA study identifying future potential

Excerpted from the Phase Two preliminary report on downtown Georgetown by Walker, Wright, Young Associates Ltd. of Toronto.

Unlike Acton, Georgetown downtown has lost its predominant retailing role to the outlying shopping centres and strip centres, and thereby has also lost a major component which would support the area as a mixed-use focal point.

Downtown Georgetown is not now a major central place, and yet in the context of the overall Georgetown urban area there is perceived to be a substantive need for a community focus that the unique character of downtown Georgetown is well-suited to fill.

On the other hand, the typical retail commercial strip that dominates the new outlying development has not, and probably cannot hope to achieve any identifiable community image to replace the loss of the traditional downtown for the people of this urban area.

At the same time, Halton Hills as a recently-established municipality is even more deficient in community identity than the urban area of Georgetown.

Downtown Georgetown, as a result of its historic quality, compact form, central location within the municipality, and established services and amenities, has the elements of location for the creation of a civic identity not only for the Georgetown community, but also for the Town of Halton Hills, if it can be properly done.

Downtown Georgetown cannot hope to regain its earlier role as the retail centre of Georgetown and its rural surroundings, since currently over three-quarters of the retail space in the urban area is located outside of the traditional downtown, a trend that is not likely to be reversed.

THE CONCEPT
The overall concept for downtown Georgetown features:

When members of the town's planning board meet Oct. 27 in a public meeting, they will discuss the concluding comments of a \$66,000 study on the Acton and Georgetown downtown cores. Conducted by Walker, Wright, Young Associates, the six-month study has already made some "realistic" observations about the future of both Business Improvement Areas (BIAs), observations which indicate that downtown Acton and downtown Georgetown must pursue different goals if they are to service as business centres.

- a) creation of a functional central role for the downtown area through the location of the new Town Hall on a downtown site;
- b) maintenance and reinforcement of the existing commercial shopping street;
- c) location of higher density uses adjacent to the core area;
- d) maintenance of the integrity of existing well defined, stable residential areas; and
- e) creation of a Special Development Area for a possible downtown revitalization project to include a new municipal building, a food store and parking.

CORE RETAIL COMMERCIAL

- a) The Area designated for Core Retail Commercial uses has historically, and at present still forms the centre of downtown Georgetown. This area is concentrated at the intersection of Main and Mill Streets. The existing pattern of land uses in this designation shall be maintained and reinforced to ensure that a viable pedestrian shopping district in an historical main street setting is maintained and improved.
- b) The Core Retail Commercial designation shall be developed in accordance with the following policies:
 - permitted uses shall be in accordance with the existing C2 zoning for this area. Residential uses shall be permitted above commercial uses located at grade level;
 - improvements to this area in the form of infill develop-

ment, up-grading and rehabilitation shall be encouraged and should be consistent with the character of existing development and the street-oriented nature of the shopping area;

- streetscape improvements to Main and Mill Streets, as articulated in the Design (B.I.A. Plan) Component should be undertaken with a view to enhancing the unity and historic quality of the existing building and street-scapes.

COMMERCIAL-RESIDENTIAL

- a) The areas designated for Commercial-Residential Use are located to the immediate west and north of the Retail Commercial Core area. Development and redevelopment for commercial and residential uses which complement and support the Retail Commercial Core shall be encouraged in this area.
- b) The Commercial Residential designation shall be developed in accordance with the following policies:
 - permitted uses shall include commercial-retail and office uses, and medium density residential uses;
 - commercial office uses shall be permitted in new development or in the conversion of existing premises;
 - the conversion of, or addition to existing residential dwellings may be permitted;
 - retail uses may be permitted in those areas where they improve or reinforce the street-oriented shopping

character of the downtown;

- commercial warehousing and auto-service outlets are considered incompatible with this area and shall be encouraged to relocate;
- adequate on-site parking shall be provided for new development, and for new converted uses;
- landscape and site development criteria for private development shall apply to development applications in the area.

RESIDENTIAL-OFFICE

- a) This area is situated on the east and west side of Main Street between Church and Park Street and consists of a mixture of single family and dwelling units or professional offices located in buildings converted from single family use.
- This area shall remain essentially in its present form retaining the residential street atmosphere.
- b) The Residential-Office classification shall be developed in accordance with the following policies:
 - permitted uses shall include street-oriented residential, residential units in buildings converted from single family use and offices in house-form buildings.
 - new retail commercial uses or highway commercial uses shall not be permitted within this area.
 - adequate on-site parking in conformity with recognized standards for the type of development proposed shall be required.

HIGH DENSITY RESIDENTIAL

- a) This area is located on both sides of Park Street, west of Main Street, south of the Core Retail Commercial designation on Mill Street and including the existing apartment building site.
- Because of its proximity to the Core Retail Commercial area, this area shall be developed with higher density residential uses.
- b) The High Density Residential designation shall be developed in accordance with the following policy:
 - permitted residential uses shall include townhousing, apartments and other forms of multiple residential units.

Continued on page 3

AT LANGCRAFT

WE BEAT THE BUSHES to bring you these values



20% off ALL WOODEN PLAQUES

20% off MINITRIX ENGINES & CARS

20% off NEEDLEPOINT CANVASES

20% off AMORE YARN

20% off ALL HUCK TOWELLING

20% off ELEGANCE LAMP FRAMES



DOWNTOWN GEORGETOWN

OPEN: Thursday and Friday till 9 p.m.

VISA and Mastercharge Welcomed!

STRIKE IT RICH
At Barber's Jewellers



FALL INVENTORY

Sale
25% OFF
Everything in the Store

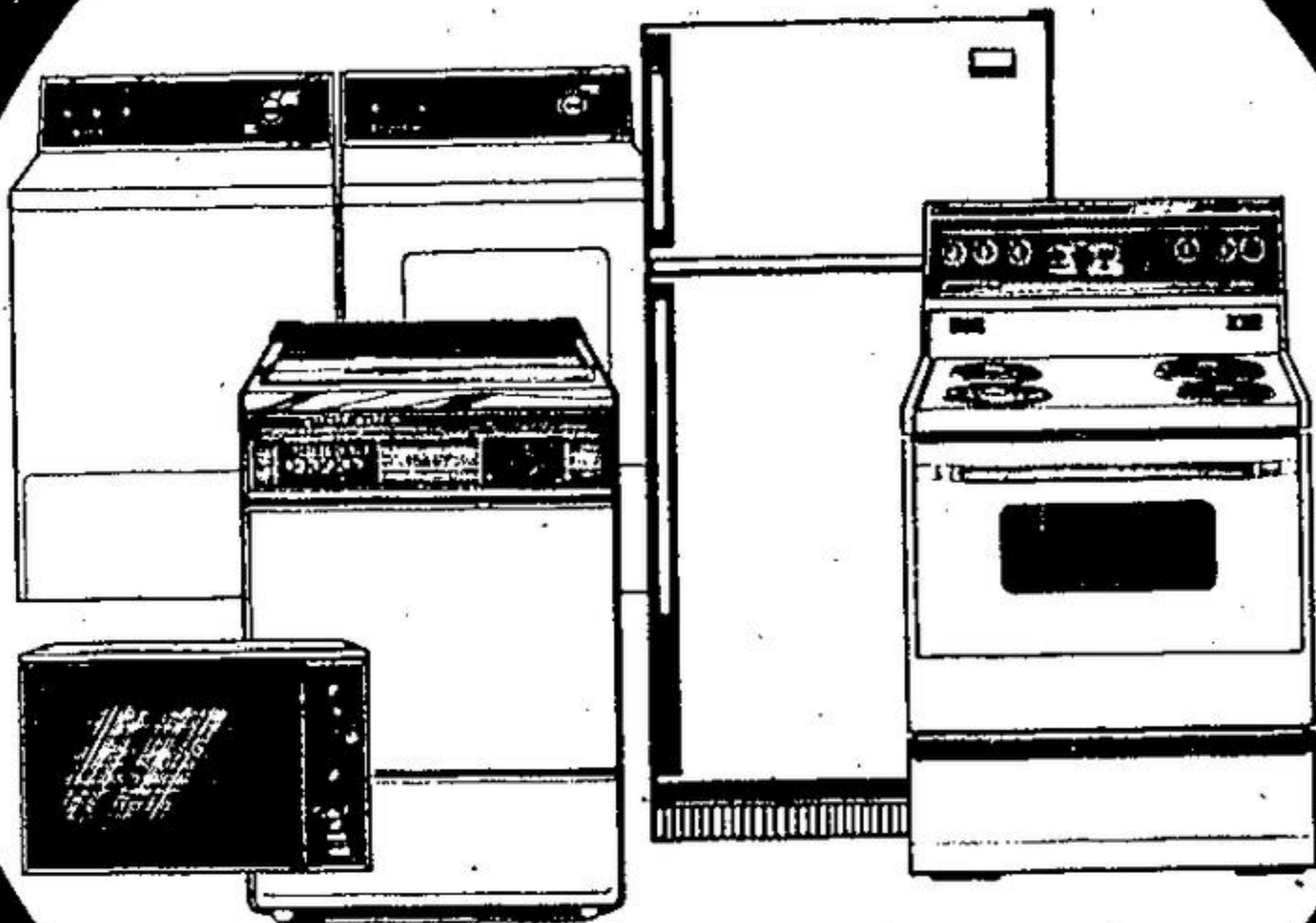
BARBER'S GIFTS and JEWELLERY

OPEN: Thursday & Friday till 9:00 p.m.

Downtown Georgetown

877-3482

SPEED QUEEN HOME APPLIANCES



FACTORY AUTHORIZED

REBATE

Right now and for a limited time, Speed Queen has authorized a special factory rebate on selected Speed Queen appliances — ranges, refrigerators, micro wave ovens, dishwashers and automatic laundry. See your participating Speed Queen dealer for complete details. But hurry, the offer expires soon.



DOWNTOWN GEORGETOWN 877-2551

OPEN: Thursday & Friday till 9:00 p.m.