

# Development expected to occur between 2021-2031

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sideroads, and Trafalgar Road and Eighth Line. The area is planned for roughly 19,000 new residents and 1,700 jobs, but will also include many community and natural spaces as well.

Construction and development is expected to occur between 2021 and 2031.

Now that the draft preferred land use plan has been released, residents will have the opportunity to offer further input and comments before staff and council finalizes the secondary plan later this year.

The plan calls for a high-density, urban-feeling "community core", with a planned community park, town square and three additional smaller neighbourhood parks.

In addition, initial plans are also calling for a high school, library and community centre, offering space for both youth and senior programs.

As Georgetown slowly moves toward a more robust public transit system, the draft outlines the potential for a number of routes and a "transit hub."

This part of the new development will have a mix of housing options, but planners are aiming for the core to feature more high-density (apartments, condos) and medium density (townhouses) housing options with more single de-

*"Looking at it again, we didn't want to overplan for retail. When we do that, we end up driving communities with these large areas in them left undeveloped. So, we wanted to make sure we had it right. Looking at it again, we took it down a bit and we're now around 400,000-square-feet. That may still be too high but we wanted to make sure we provided the opportunity in three separate locations for commercial use,"*

Nick McDonald,  
President Meridian Planning Consultants

tached homes in the rest of the neighbourhood.

In total for the whole 1,000-acre area, planners have allotted for 3,478 single and semi-detached dwellings (52 per cent of total), 1,950 townhouses (30 per cent) and 1,207 apartment units (18 per cent).

In addition, the plan is calling for apartment and condo complexes no taller than six storeys.

"In terms how this is different from Georgetown South, it is quite different.

The province requires higher densities, which means that the extensions of housing in new development areas that can be sin-

gle-detached dwellings is getting smaller and smaller all the time, because of the density requirements that the province sets out," said President of Meridian Planning Consultants Nick McDonald, who presented the draft plan at the meeting.

Meridian Planning Consultants was contracted by the town to oversee the planning process.

"We've come up with plan that we think, obviously, reflects what the province is looking for, but also what we think works in the Georgetown context as

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