



Plan 
Keswick

KESWICK SECONDARY PLAN REVIEW



What We Heard Report #2

Online Survey #1: Vision and Guiding Principles
Public Workshop #2: Design Options & Principles



 **The Planning
Partnership**
in association with
urbanMetrics
BA Group
PLAN B Natural Heritage
Plan-it Geographical

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1.0 INTRODUCTION

Phase 1 Wrap-Up & Concept Development

The purpose of this report is to provide an overview of Online Survey #1, which concluded the Phase 1 consultation activities for the Keswick Secondary Plan Review, and Workshop #2: Design Options and Principles.

The release of Online Survey #1 followed up on Workshop #1: Visioning and Background Report Review to provide an additional opportunity for community members to contribute to establishing a vision and guiding principles for Keswick's continued development. Based on the feedback received, a Draft Vision and Guiding Principles were prepared and presented at Workshop #2, where participants also had the opportunity to work with members of the project team to design draft concepts for key undeveloped lands in Keswick.

The input outlined in this report will support and contribute to the next phase of work, including the drafting of an updated secondary plan, and helps to articulate the aspirations of residents with respect to the future of their community.



*Precedent images
used during
Workshop #2*

2.0 PHASE 1 CONSULTATION WRAP-UP: ONLINE SURVEY #1

As a follow-up to Workshop #1, the project team released Online Survey #1 to generate additional input on a vision and guiding principles for the Keswick Secondary Plan. Online Survey #1 was available through a link on the Town's project webpage from December 11, 2019 to January 8, 2020. The survey consisted of five questions and there were a total of 101 responses received; 74 via social media and 27 via the project webpage.

Online Survey #1 was promoted as follows:

- Economic Development and Tourism December eNews;
- Email notification sent to Interested Parties and Community Partners on record, all Town Committee members, Mayor and Council, and KSPR Steering Committee members;
- Notice posted in the Georgina Advocate on December 12, 19 and 26, 2019 and January 2, 2020;
- Notice posted to the dedicated project webpage;
- Promoted on Facebook through 9 posts during the duration of the survey; and,
- Promoted on Twitter through 9 posts during the duration of the survey.

The input received through Online Survey #1 is summarized on the following pages.

Question 1

A vision statement is a word picture describing the long-term goals for Keswick. The vision statement for the Keswick Secondary Plan will set the foundation for the development of new land-use policy and help guide future decision making within the community. Tell us how much you agree or disagree with the keywords or phrases for Keswick's vision statement.

Strongly Agree/Agree

Vibrant community where you can live, work and play	89%
Protect natural features	86%
Improved transportation links for transit, pedestrians and cyclists	83%
Sustainable and resilient community	83%
Beautiful streets and public gathering spaces	82%
High-quality public access to the water's edge	80%
<hr/>	
Meets employment, shopping and entertainment needs	69%
Higher density, mixed use development in appropriate locations	62%
Provides more rental and affordable housing options	60%

Question 2

Please rank the following keywords or phrases from the previous question in order of preference. (1 being most preferred and 9 being least preferred).

- most preferred
- Combined ranking ↓
- Vibrant community where you can live, work and play
 - Meets employment, shopping and entertainment needs
 - Protect natural features
 - High-quality public access to the water's edge
 - Beautiful streets and public gathering spaces
 - Improved transportation links for transit, pedestrians and cyclists
 - Provides more rental and affordable housing options
 - Sustainable and resilient community
 - least preferred
 - Higher density, mixed use development in appropriate locations

Question 3

Provide any additional words or phrases that should be captured in the vision statement for Keswick's Secondary Plan.

Lake, public waterfront, Georgina lakeside living Progressive
Employment options close to home, affordable for small business success Diverse, welcoming, equitable, respectful Community on the water enjoying its natural heritage together Faster progress, growth An inclusive, ethical community for today and tomorrow More housing choices, shopping and entertainment, complete community Protected forests, clean lake, sustainable, habitat protection Unique proximity to both city and lake Diversity of attractions, sustainable tourism Indigenous Community identity, town centre Community amenities, cycling infrastructure, parks Vibrant, thoughtful planning, consideration for all Family focused, focus on youth, building a better future Environmental respect, long term vision Cottage country, heritage, small town feel Accessible, safe, healthy

Question 4

Guiding principles reflect core values and provide key direction for many important aspects of the community by describing desired outcomes. Several guiding principles will be written and used to direct specific policies for various components of the Keswick Secondary Plan. Tell us how much you agree or disagree with the keywords or phrases for Keswick’s guiding principles.

	Strongly Agree/Agree
Preservation of the natural heritage system	84%
Complete, healthy, attractive, safe, and pedestrian-oriented community	82%
Efficient development in new neighbourhoods with coordinated transportation and municipal services	79%
Efficient and accessible transportation including roads, transit routes, pedestrian, cycling and snowmobile routes	79%
Competitive economic environment	78%
Diversity in the supply of residential buildings, unit sizes and tenures to accommodate residents in all stages of life	72%
<hr style="border-top: 1px dashed #ccc;"/>	
Promote intensification, infill and redevelopment within key areas with new development that is sensitively integrated with existing neighbourhoods and built-up areas	68%

Question 5

Provide any additional words or phrases that should be captured in the guiding principles for Keswick’s Secondary Plan.

Visionary, environmentally aware and sensitive Convenient, more retail and restaurants Diversity is valued and affirmed Affordability, affordable rental Connected community, technology and physical. Mixed use trails between communities Incorporate good planning principles Cycling mecca, green space, MURC Simple and peaceful living Accessible trail system, publicly accessible lakeside and river system trails/boardwalks Attract employers, business friendly, tourism Focus on creating public spaces on the water to provide waterfront community feeling Shop and live locally, develop a more centralized HEART of the town with a public gathering place Preservation of nature and beauty of Keswick, protect trees, lake, air quality Beautification and maintenance of lakefront, and older communities, desirable Accessibility for seniors A place for everyone, equity, inclusion, supportive Less subdivisions and more infrastructure

3.0 DRAFT VISION AND GUIDING PRINCIPLES

Based on the comments provided during Workshop #1 in October 2019, and the further input received through Online Survey #1, the project team developed a draft vision and guiding principles to help shape the development of an updated Keswick Secondary Plan. The vision and guiding principles reflect current planning practice and provincial objectives/requirements. The draft vision and guiding principles are outlined below, and will continue to be refined throughout the project process.

Draft Vision

Keswick will emerge as a **complete and vibrant community, balancing its small town charm** with new development that meets the community's **employment, shopping and entertainment needs**, and provides more rental and affordable **housing to support a diverse population**.

Higher density, mixed use development along The Queensway and Woodbine Avenue, coupled with enhanced streetscaping and public gathering spaces, will establish a stronger sense of community. A **network of complete streets** improve transit for a multi-modal transportation network, **encouraging more active transportation and transit use**.

Keswick will **strengthen its connection to the waterfront** by ensuring that the place of public access are focal points, and an interconnected network of natural areas will meet recreational needs and **protect sensitive natural features**.

Green buildings and climate change mitigation strategies will contribute to a **progressive, more resilient and sustainable Keswick**.

Draft Guiding Principles

1. To develop as a **complete, healthy, attractive, safe, inclusive, pedestrian-oriented and accessible community** for the present and future residents of Keswick;
2. To ensure a balance of greenfield development and intensification to meet the Town's growth targets and provide a **full mix and range of housing options**, including affordable and rental housing;
3. To promote and strengthen **community identity and cohesion** by supporting mixed use community nodes, a high quality public realm and stronger connections to the waterfront;
4. To ensure that new development contributes to building resiliency, reflects efficient land use patterns and **mitigates the impacts of climate change**;
5. To ensure that new development is integrated with existing land uses in a logical, orderly and efficient manner, and is coordinated with **planning for transportation and municipal services**;
6. To ensure the provision of an accessible, efficient, connected and multi-modal transportation network, that gives priority to the creation of **complete streets and the provision of active transportation and transit infrastructure**;
7. To ensure that Keswick develops in a manner that promotes a competitive and adaptable economic environment that protects for future employment generating activities, encourages investment and provides a **diversity of employment opportunities**; and,
8. To protect the **health and connectivity of the greenlands system**, including key natural heritage and hydrological features and their associated functions.

4.0 PUBLIC WORKSHOP #2

Public Workshop #2: Design Options and Principles, was held on Saturday January 18, 2020 from 9:30am to 12:30pm at the United Church in Keswick. There were approximately 25 participants. The workshop began with a brief presentation (see Appendix A) summarizing input received to date and the draft vision and guiding principles, followed by an introduction of the three focus areas that were the subject of the workshop activity. The focus areas were selected in coordination with Town staff based on their potential for new development (i.e. large parcels of undeveloped land which do not have approved plans for development).

Following the presentation, the project team set up four tables for the interactive workshop activity. Three tables were facilitated by designers who worked with participants to sketch out potential development concepts for the focus areas. A fourth table was set up for discussions around new urban design and architectural control guidelines for development throughout Keswick. The workshop participants were invited to circulate between the tables that were of interest.

Workshop #2 was promoted as follows:

- Email notification sent to Interested Parties and Community Partners on record, all Town Committee members, Mayor and Council, and KSPR Steering Committee members;
- Notice posted in the Georgina Advocate on January 2, 9 and 16, 2020;
- Notices posted throughout the Civic Centre, at the Georgina Ice Palace and Gym, Club 55/Stephen Leacock Theatre, and the Keswick Fire Hall;
- Notice posted to the dedicated project webpage;
- Promoted on Facebook through 4 posts between January 9 and 18, 2020;

- Promoted on Twitter through 4 posts between January 9 and 18, 2020;
- Promoted by the Mayor in the December 5, 2019 edition of the Georgina Advocate (Article: What is your vision for Keswick?)

The outcomes from the four tables are summarized as follows.

Discussions on Urban Design and Architectural Control Guidelines

The discussions at this table touched on a number of topics which ranged from property-specific issues to matters of Province-wide relevance. Generally, participants expressed a desire for enhanced sustainability and urban forest protection, and discussed the draft guiding principles, general Town policies and the Provincial requirements for second units as implemented through Bill 108.

Focus Area #1: Woodbine Avenue north of Ravenshoe Road to the proposed Multi Use Recreation Centre (MURC)

Overview

The discussion for Focus Area #1 began with an overview of the future context of the area, including adjacent approved developments, and the MURC and fire hall along Woodbine Avenue. Participants also discussed the lands east of Woodbine Avenue, however the project team explained that those lands are part of the approved Keswick Business Park and fall outside of the Keswick Secondary Plan boundaries.

Participants indicated a preference for higher density development in proximity to the future MURC and identified a need for seniors' housing. Participants also expressed concern with the approved future north-south road bisecting an existing woodlot and suggested a design



Concept Plan for Focus Area #1

approach that would facilitate safe animal movement across/ under the roadway. There was further discussion regarding the need for smaller scale retail, live/work, and light industrial uses along the Woodbine Avenue corridor.

Design Input

- Established a street network throughout the focus area creating blocks approximately 180 m x 80 m
- Introduced a multi-use path along the east side of the approved future north-south road, that would extend from Ravenshoe Road to the proposed off-road pathway at Glenwoods Avenue in the existing Secondary Plan
- Proposed an east-west multi-use path linking the MURC to the approved park to the west
- Provision of seniors' housing/residence adjacent to the MURC with support facilities and daycare located nearby
- Along Woodbine Avenue: mixed use developments with commercial/retail units at grade and residential units above
- Along Ravenshoe Road: light industrial uses with a generous landscaped buffer along north edge
- Adjacent to the Fire Hall: retail/commercial uses serving as a transition between the Hall and residential uses
- North of the MURC: "higher end" residential condominiums
- Elsewhere: higher-density built form (4-6 storeys) in proximity to Woodbine Avenue transitioning to 2 1/2- to 3-storey townhouses serviced by rear laneways; small community parks serve as a focus for residential enclaves

Focus Area #2: Woodbine Avenue between Church Street and Old Homestead Road

Overview

For this focus area, it was important to recognize that there was a draft plan of subdivision application in process, although the plan had not yet been approved. As a result, the discussion and concept development for this area strove to work with the broad direction of this application, to the extent feasible. This included continuing the proposed street network, which connects to the already approved development to the west. The concept development further builds on the proposed application by considering and illustrating different built forms and land uses than are currently contemplated.

Design Input

Parks & Open Space

- Should have a trail connection through the open space (stormwater management pond) and establish a destination
- Should have more parks distributed throughout the neighbourhood (more than the one park in the draft plan of subdivision application)
- Preserve/retain the environmental area to the west of the proposed park/stormwater management pond (SWM)
- Incorporate adult fitness into the parks system

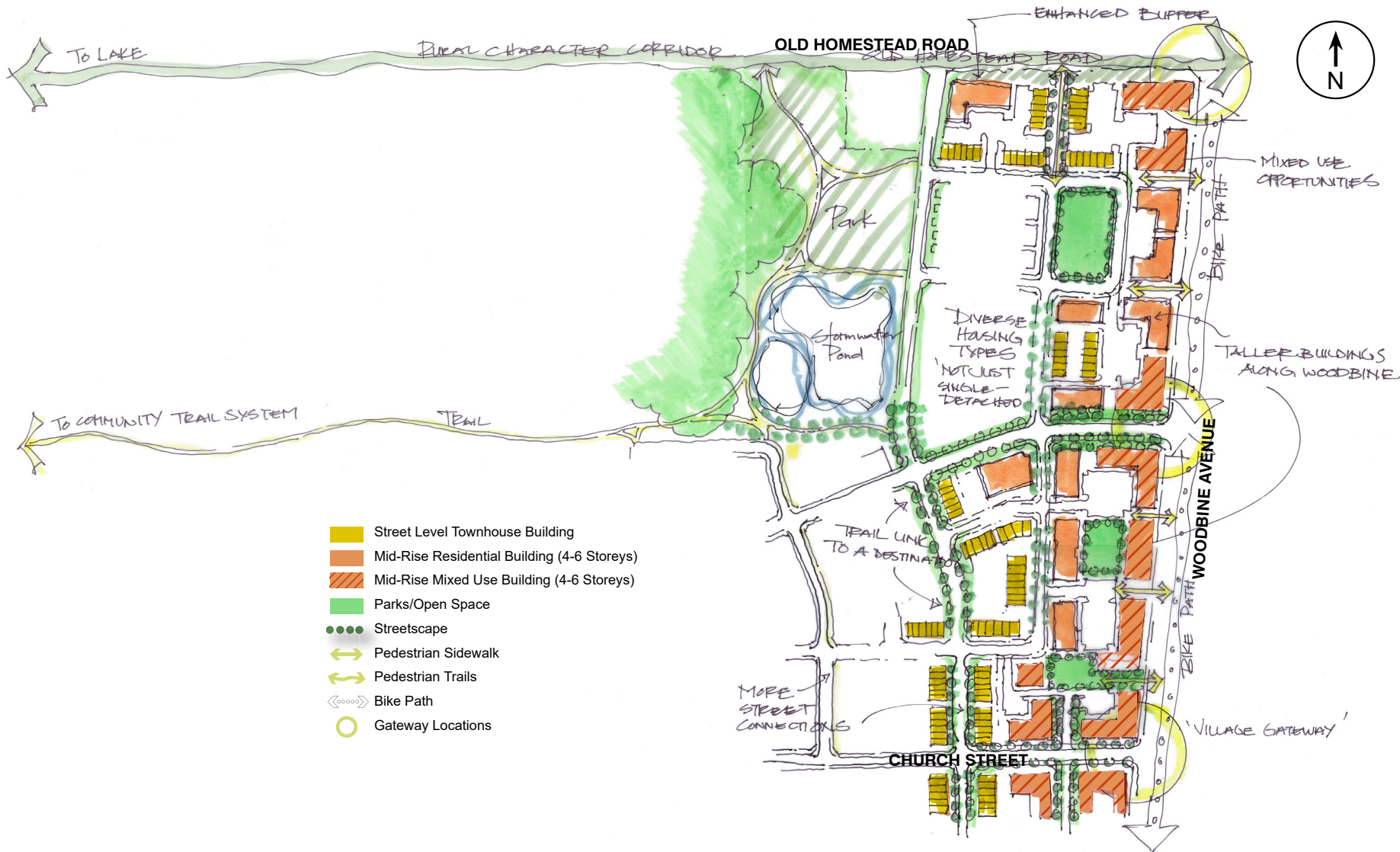
Streets

- Old Homestead Road should be treated as a special corridor and maintain a 'rural' character; if rear-lotted as shown on developer's plan, there needs to be an extra-wide, generous landscaped buffer provided
- More connections to Church Street and Woodbine Avenue; do not have to be roads, could be pedestrian connections

- There is an 8 metre easement through the 'green hatched' area north of Church Street that might accommodate a connection
- Should include a green/enhanced streetscape along the proposed collector road from Woodbine Avenue
- Will there be on-street parking along Church Street?

Land Uses & Built Form

- Should have a more mixed community
- Need more diverse housing types, not only single-detached houses as shown on the developer's plan (smaller units, walk-up apartments, stacked units, townhouses, etc.)
- Seniors housing is very important (refer to Tilsonburg); Ground-related, smaller units
- Preserve the area along Woodbine Avenue for future higher density development
- Parking located to the rear of buildings (along Woodbine Avenue)
- Focus higher densities and mixed-use opportunities along Woodbine Avenue (commercial at the bottom with apartments on top)
- Opportunity to create a destination/walkable services at Church/Woodbine node
- Tallest building should be 4-storeys; if taller than that, should be in strategic locations such as where transit is going to be
- Keep the Gem Theatre as it is the only one of its kind in the community; perhaps build up around it to create more of a destination



Concept Plan for Focus Area #2

Focus Area #3: The Queensway south of Glenwoods Avenue

Overview

The discussion for Focus Area #3 largely addressed the development of a higher density node at the intersection of The Queensway and Glenwoods Avenue. Participants suggested that adequate height and density needed to be permitted to facilitate viable development parcels - or risk a lack of development should density be set too low - and that the height and density would support local shopping, activate the node, and conserve open space elsewhere. Further, participants pointed out that the existing commercial uses and the natural heritage system provide buffers to established neighbourhoods, supporting additional height at this node.

Notwithstanding the above, participants stated that given the established character of this node and the residential uses around it, it is important to enforce architectural standards that promote a lakeside architectural character and human scale of development. There was also some concern that the initially proposed 14 storey buildings were too tall, and that 6 storeys would be more appropriate for Keswick. As a result, two concept plans were developed. There was also some concern about the amount of traffic that new development would generate and that solutions should be explored regarding existing traffic congestion at school drop-off and pick up times.

Note: Based on the conversations during the workshop and the input received from the public, the project team continued the concept plan drawings to fill out the remaining greenfield lands to the south, linking with The Queensway to the west and the draft plan approved community to the south. These expanded concept plans will be used in Online Survey #2 to gain additional input on the future development of the greenfield lands.

Design Input

- Reinforce the existing activity at this node: commercial, schools, medium density housing forms
- Create a pedestrian safe crossing across Glenwoods Avenue at the existing bus stop, including decorative paving, wide sidewalks, a bus bay, enhanced transit shelter, trees and landscaping
- Glenwoods Avenue east of The Queensway should be upgraded with enhanced streetscaping, wide sidewalks, and dedicated bike lanes - The Queensway should also be enhanced with the same features
- The potential for a sidewalk and more street trees should be explored for Glenwoods Avenue west of The Queensway, to enhance the walking connection to the lake
- The natural heritage system should include an active transportation trail with linkages to the bus stop node on Glenwoods Avenue and to The Queensway
- There is an opportunity to provide a trail and ecological connection to a hedgerow that parallels Glenwoods Avenue; this could create connections to other natural heritage corridors (watercourses)
- New development around the bus stop on Glenwoods Avenue should face the street and include shops on the ground floor
- Taller infill buildings between 6 and 14 storeys
- Likely above-ground structured parking is required - it should be located at the rear of the lots, away from Glenwoods Avenue and The Queensway, and screened from the street by active building frontages (e.g. commercial, townhomes, or apartments)



Concept Plan 1 for Focus Area #3



- Single/Semi-Detached Building
- Townhouse/Low Rise Apartment Building (2-3 Storeys)
- Mid-Rise Residential Building (4-6 Storeys)
- Parking
- Parks/Open Space
- Streetscapes
- Pedestrian Trails
- Pedestrian Sidewalk

Concept Plan 2 for Focus Area #3

APPENDIX A

WORKSHOP PRESENTATION

LAKE SIMCOE

Bayers Road

Henry Road North

The Greenway North

Old Homestead Road

Church Street

Monter Avenue

Woodbine Avenue

Uxbridge Boulevard

Glenwoods Avenue

Reveries Road

Plan Keswick GEORGINA

KESWICK Secondary Plan

Public Workshop #2
January 18, 2020

The Planning Partnership | urbanMetrics | BA Group |
Plan B Natural Heritage | Plan-it-Geographical

AGENDA

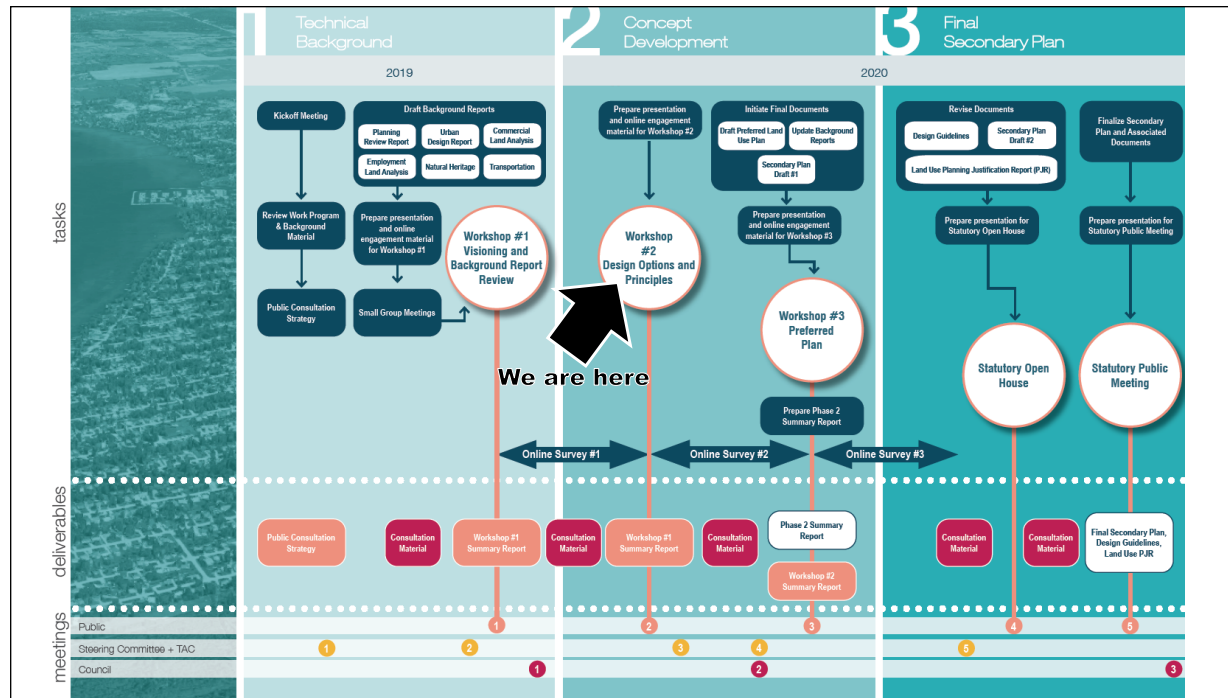
9:30 PRESENTATION

1. Where are we – work plan update
2. What we've heard so far
3. Envisioning future development – 3 areas of focus
4. Precedents
5. Update of urban and architectural guidelines

10:00 WORKSHOP ACTIVITY

11:15 RESULTS OF THE WORKSHOP PRESENTATION

11:45 WRAP UP AND NEXT STEPS



WHAT WE HEARD – Public Workshop #1

On October 30th we held the first Public Workshop to provide an overview of our background review, discuss issues and opportunities and generate input on a new vision for Keswick. **Public input is summarized below:**

Transportation

- Enhance amenities, infrastructure and safety for active transportation
- Accommodate evolving needs (e.g. online shopping deliveries, electric vehicle charging)
- Traffic calming and higher quality streetscaping/greening
- Enhance transit connections
- Improve pedestrian connectivity over the Maskinonge River

Commercial/Blueprint

- Provide greater range and choice for local shopping
- Encourage commercial uses on first floor
- Attractive/consistent street edge/facades
- Consider more mixed use development on Woodbine, south of Glenwoods
- Gateways along Woodbine
- More commercial along The Queensway with on-street parking
- Simcoe Ave as a higher density mixed use area or pedestrian mall

WHAT WE HEARD – Public Workshop #1 cont'd

Land Use

- Facilitate garden suites/accessory apartments
- Mixed use and mixed income opportunities
- Enhancing/beautifying green spaces, enhanced public access to Cooks Bay
- Focus growth/intensification in corridors and urban centres
- Develop as a stronger destination
- Policies to support green buildings and other sustainable development initiatives
- Increased rental housing options
- Stronger town centre structure with commercial and higher density residential
- More 4+ storey buildings
- Explore alternative parking strategies

Natural & Cultural Heritage

- Ensure that flooding risks are considered in new development
- Explore increased use of low impact development and rock gardens
- Consider coordinating with beach committees to be more tourist inviting, open up memberships
- Update tree policy, ensure an appropriate tree replacement requirements
- Consider development impacts on wildlife
- Attract more skilled builders to construct more green, net zero buildings
- Protect cultural heritage and prevent replacement with sprawl

WHAT WE HEARD – Public Workshop #1 cont'd

Urban Design

- Community gateway at Woodbine/Ravenshoe
- Extension of Simcoe Street commercial west to lake
- Uniform building front and pedestrian mall (even if only for weekends)
- More public skating/swimming
- Promote residential infill, facilitate secondary suites
- Encourage passive energy design
- Allow for innovative design solutions for intensification
- Facilitate development of parkettes and enhanced street furniture
- Support restaurant uses with patios

WHAT WE HEARD – Emailed Comments

Summary of emailed comments:

Opportunities

- Encourage more **rental buildings** within walking distance of commercial uses
- Opportunities for non-luxury 3+ storey condominiums
- Promote a town centre along Woodbine since too much low density housing along The Queensway
- Prioritize a complete community with local employment and shopping
- Support a traditional 'main street' to establish a heart for the community
- Preserve and enhance natural areas and trails

Challenges

- Existing cottage developments hinder access to the waterfront
- Disjointed commercial development, with no recognizable Town Centre
- No normal gradation of housing types which normally surrounds a Town Centre
- Limited non-residential development places a more significant burden on residential property taxes, impacting affordability

KEY MESSAGES

- Encourage **mixed use development**
- Need more **places to shop**
- Need more **housing options**, including rental units to meet life cycle needs
- Want a **stronger town centre/corridors** to create a focus for the community
- Better support and **facilities for walking and cycling**
- Integrated open space system, which **mitigates flood risks**

WHAT WE HEARD – Online Survey #1

Following the Public Workshop #1 in October, an online survey was launched to generate additional public input on a vision statement and guiding principles for the Keswick Secondary Plan.

101 Survey Responses

- 74 social media
- 27 website

WHAT WE HEARD – Online Survey #1 cont'd

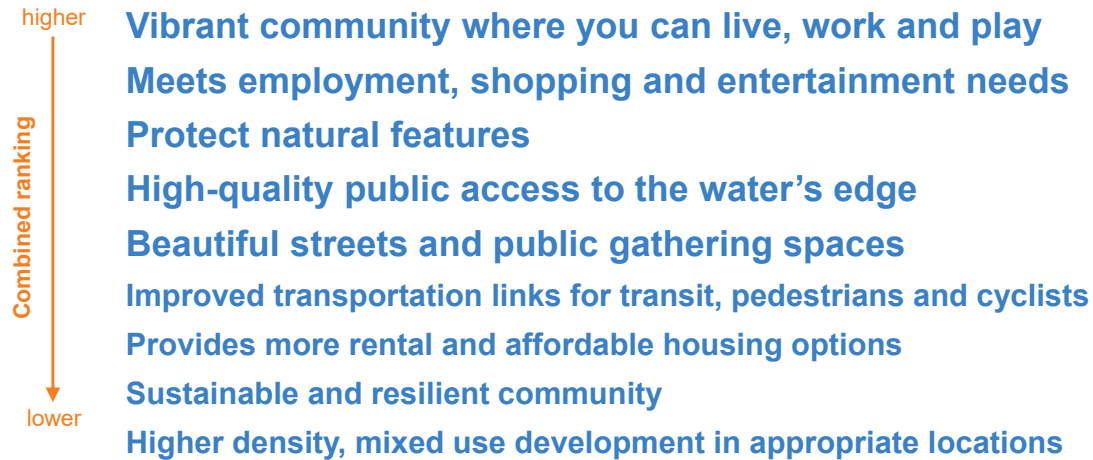
How much do you agree with these phrases for Keswick's vision statement?

	Strongly Agree/Agree
Vibrant community where you can live, work and play	89%
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High-quality public access to the water's edge	80%

Meets employment, shopping and entertainment needs	69%
Higher density, mixed use development in appropriate locations	62%
Provides more rental and affordable housing options	60%

WHAT WE HEARD – Online Survey #1 cont'd

Please rank these phrases in order of preference.



WHAT WE HEARD – Online Survey #1 cont'd

Provide any additional words or phrases that should be captured in the vision statement for Keswick's Secondary Plan.



WHAT WE HEARD – Online Survey #1 cont'd

Tell us how much you agree with these phrases for Keswick's guiding principles.

Strongly Agree/Agree

Preservation of the natural heritage system	84%
Complete, healthy, attractive, safe, and pedestrian-oriented community	82%
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Promote intensification, infill and redevelopment within key areas with new development that is sensitively integrated with existing neighbourhoods and built-up areas	68%

WHAT WE HEARD – Online Survey #1 cont'd

Q5: Provide any additional words or phrases that should be captured in the guiding principles for Keswick's Secondary Plan.



DRAFT VISION

Keswick will emerge as a **complete and vibrant community, balancing its small town charm** with new development that meets the community's **employment, shopping and entertainment needs**, and provides more rental and affordable **housing** to support a **diverse population**.

Higher density, mixed use development along The Queensway and Woodbine Avenue, coupled with enhanced streetscaping and public gathering spaces, will establish a stronger sense of community. A **network of complete streets** improve transit for a multi-modal transportation network, **encouraging more active transportation and transit use**.

Keswick will **strengthen its connection to the waterfront** by ensuring that the place of public access are focal points, and an interconnected network of natural areas will meet recreational needs and **protect sensitive natural features**.

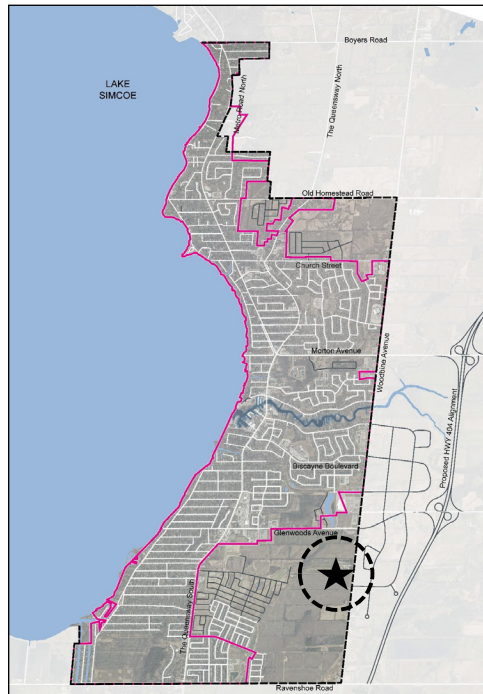
Green buildings and climate change mitigation strategies will contribute to a **progressive, more resilient and sustainable Keswick**.

EIGHT DRAFT PRINCIPLES

1. To develop as a **complete, healthy, attractive, safe, inclusive, pedestrian-oriented and accessible community** for the present and future residents of Keswick;
2. To ensure a balance of greenfield development and intensification to meet the Town's growth targets and provide a **full mix and range of housing options**, including affordable and rental housing;
3. To promote and strengthen **community identity and cohesion** by supporting mixed use community nodes, a high quality public realm and stronger connections to the waterfront;
4. To ensure that new development contributes to building resiliency, reflects efficient land use patterns and **mitigates the impacts of climate change**;

DRAFT PRINCIPLES cont'd

5. To ensure that new development is integrated with existing land uses in a logical, orderly and efficient manner, and is coordinated with **planning for transportation and municipal services**;
6. To ensure the provision of an accessible, efficient, connected and multi-modal transportation network, that gives priority to the creation of **complete streets and the provision of active transportation and transit infrastructure**;
7. To ensure that Keswick develops in a manner that promotes a competitive and adaptable economic environment that protects for future employment generating activities, encourages investment and provides a **diversity of employment opportunities**; and,
8. To protect the **health and connectivity of the greenlands system**, including key natural heritage and hydrological features and their associated functions.



Envisioning Future Development

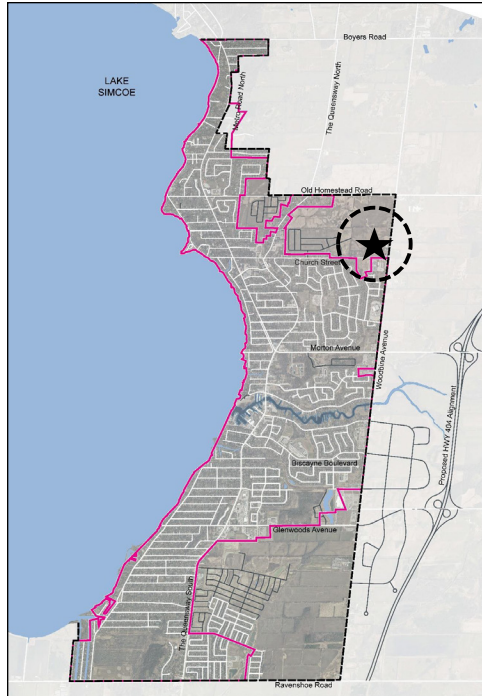
3 Areas of Focus

1. Woodbine south of Glenwoods Avenue where the new Multi Use Recreation Centre (MURC) is planned

Guidelines for concept development:

- Incorporate the MURC
- Support a mixed use corridor along Woodbine Ave.
- Explore how to integrate new uses and higher density residential to create a mixed use node
- Transition to the adjacent planned low rise residential development

- Area Boundary
- Built Boundary
- Existing Roads
- Proposed Roads



Envisioning Future Development

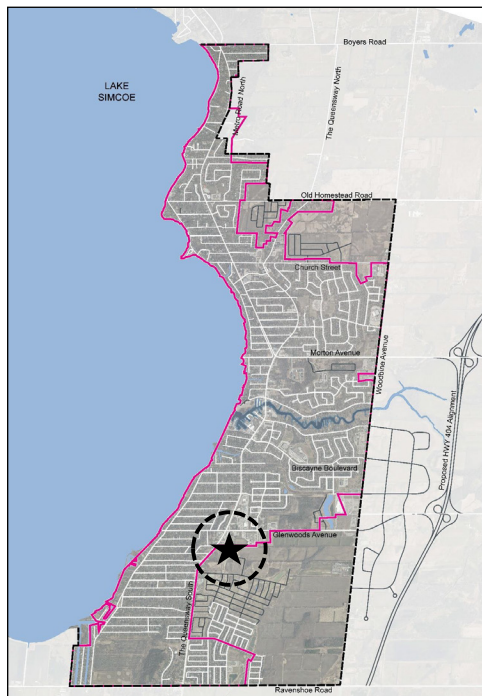
3 Areas of Focus

2. Woodbine north of Church Street

Guidelines for concept development:

- Incorporate a mix of housing types and heights
- Support a mixed use corridor along Woodbine Ave., including residential uses in mixed use buildings
- Create appropriate frontage along Church Street
- Transition to the adjacent existing and planned low rise residential development
- Consider highlighting views over farmland

- Area Boundary
- Built Boundary
- Existing Roads
- Proposed Roads



Envisioning Future Development

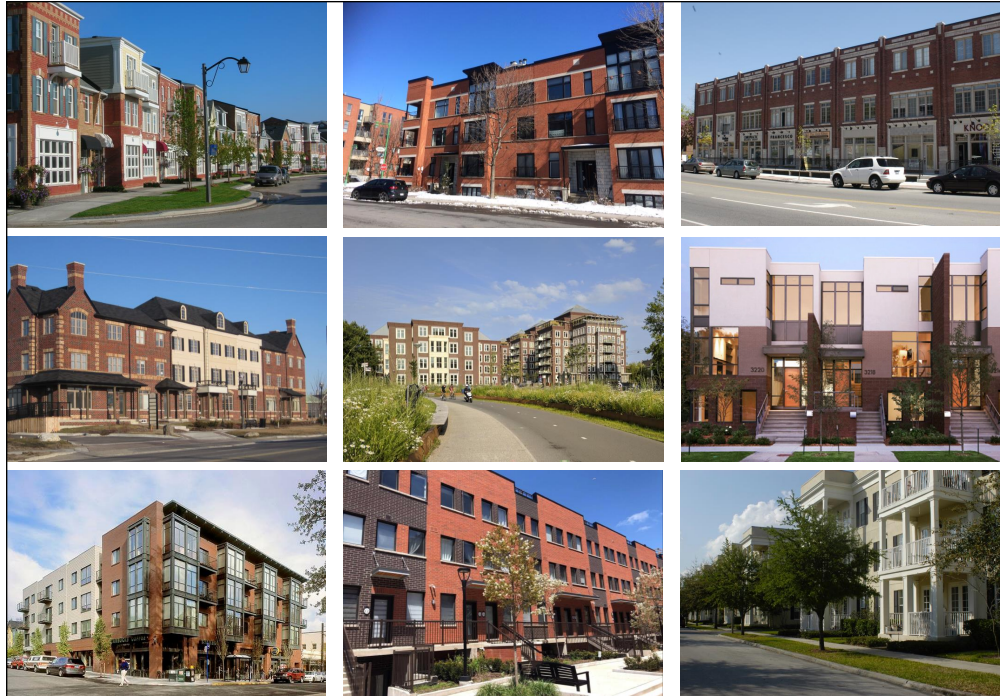
3 Areas of Focus

3. The Queensway south of Glenwoods

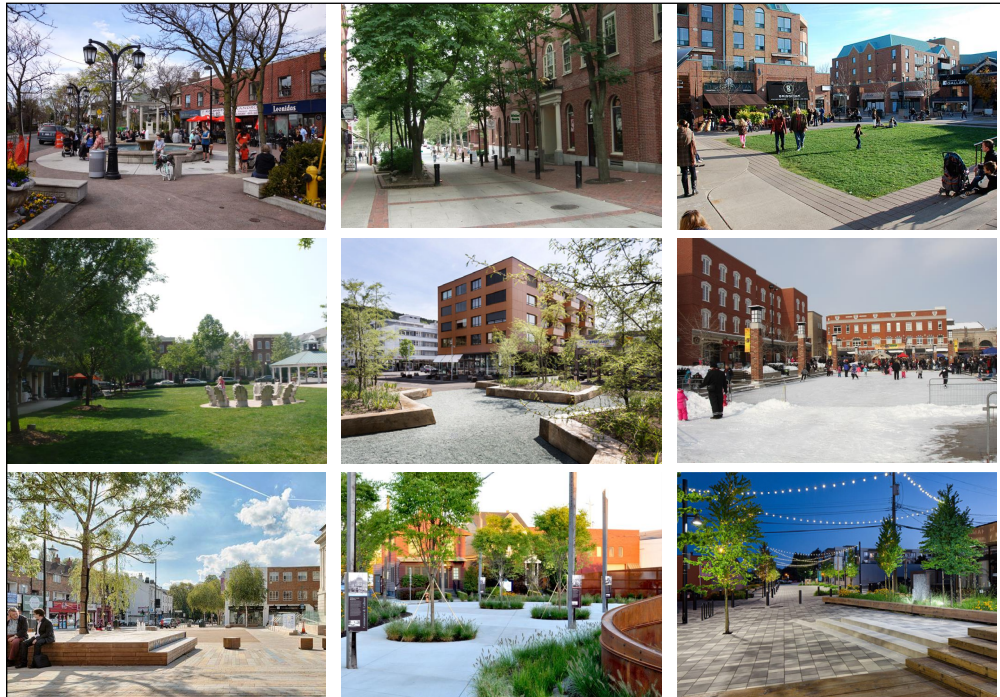
Guidelines for concept development:

- Re-examine the mixed use centre proposed in the existing Secondary Plan and consider revisions
- Ensure strong links to adjacent neighbourhoods
- Foster appropriate frontage along Glenwoods Avenue and The Queensway
- Promote a higher density, mixed use node as a focal point, supported by a high quality public realm

- Area Boundary
- Built Boundary
- Existing Roads
- Proposed Roads



Precedents:
Built Form



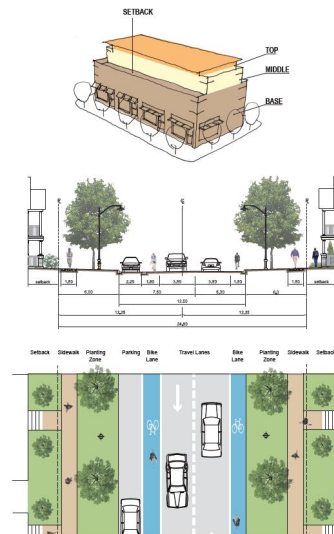
Precedents:
Urban Open
Space



Precedents:
Urban
Streets

UPDATE OF URBAN AND ARCHITECTURAL DESIGN GUIDELINES

- Urban structure/community character
- Design guidelines for the public realm
 - Streetscapes/roads/transit-supportive design
 - Parks, open spaces and stormwater management facilities
 - Gateways
 - Pedestrian and cycling path system
- Design guidelines for the private realm
 - Residential
 - Public/institutional
 - Commercial/mixed use
 - Green buildings
- Design guidelines for special character areas



WORKSHOP ACTIVITY

Tables have been set up to gather **input on each of the 3 focus areas**. Please join whichever table(s) you are interested in to work with members of the project team on **future development concepts**.

A 4th table has also been set up to gather input and discuss **ideas for urban and architectural design guidelines**.

Tables

1. Woodbine south of Glenwoods Avenue where the new Multi Use Recreation Centre (MURC) is planned
2. Woodbine north of Church Street
3. The Queensway south of Glenwoods
4. Urban and architectural design guidelines

