



Old Main Street Tertiary Plan

Meghan White, Planner

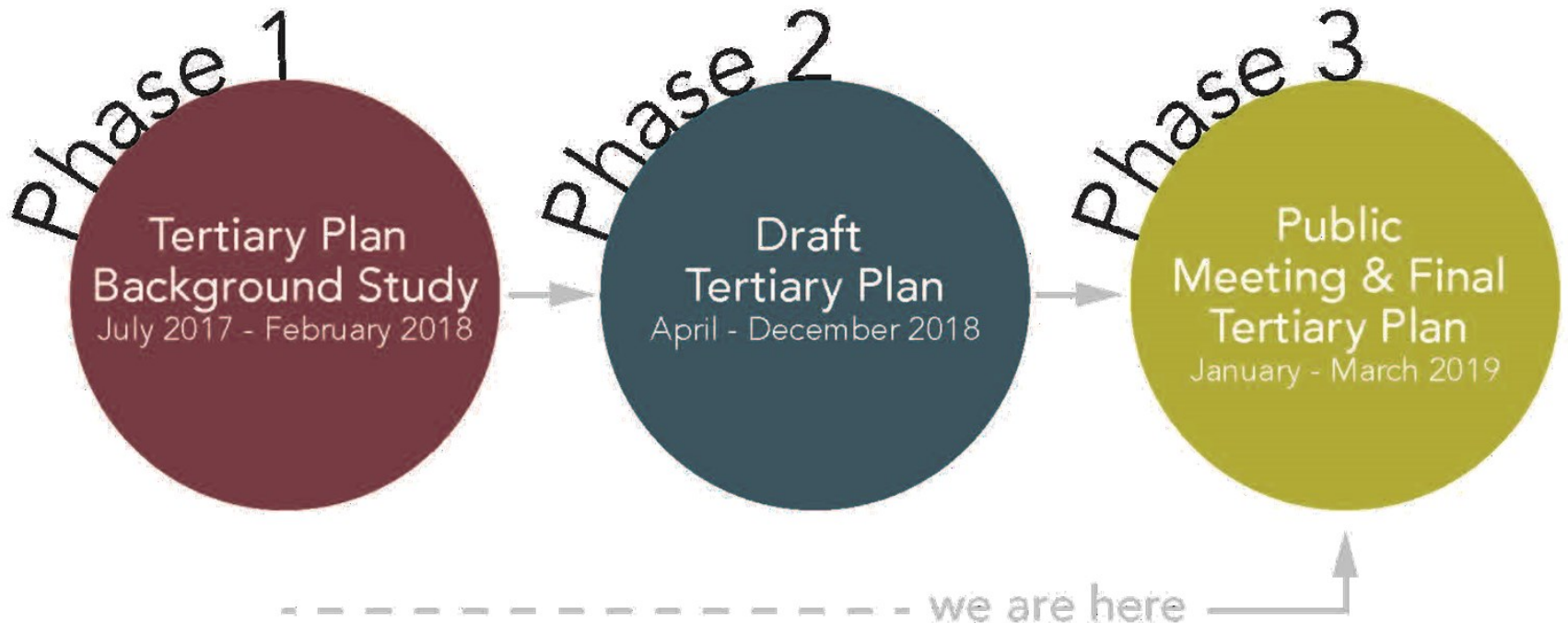
Blair Scorgie, SvN

February 4, 2019

Study Area and Context



Aerial Map - Old Main Street Study Area



Vision & Guiding Principles



Integrate Slope

Respect the Natural Heritage System and Existing Topography



Landscape Swale

Enhance Landscaping and Open Space Features



Gateway Treatment

Establish Pedestrian Connections and Gateway Features



Meandering Character

Enhance the Design of Old Main Street



Integrate Nature

Respect Prevailing Site Design Characteristics



Cottage-like Character

Respect Prevailing Building Design and Architectural Characteristics

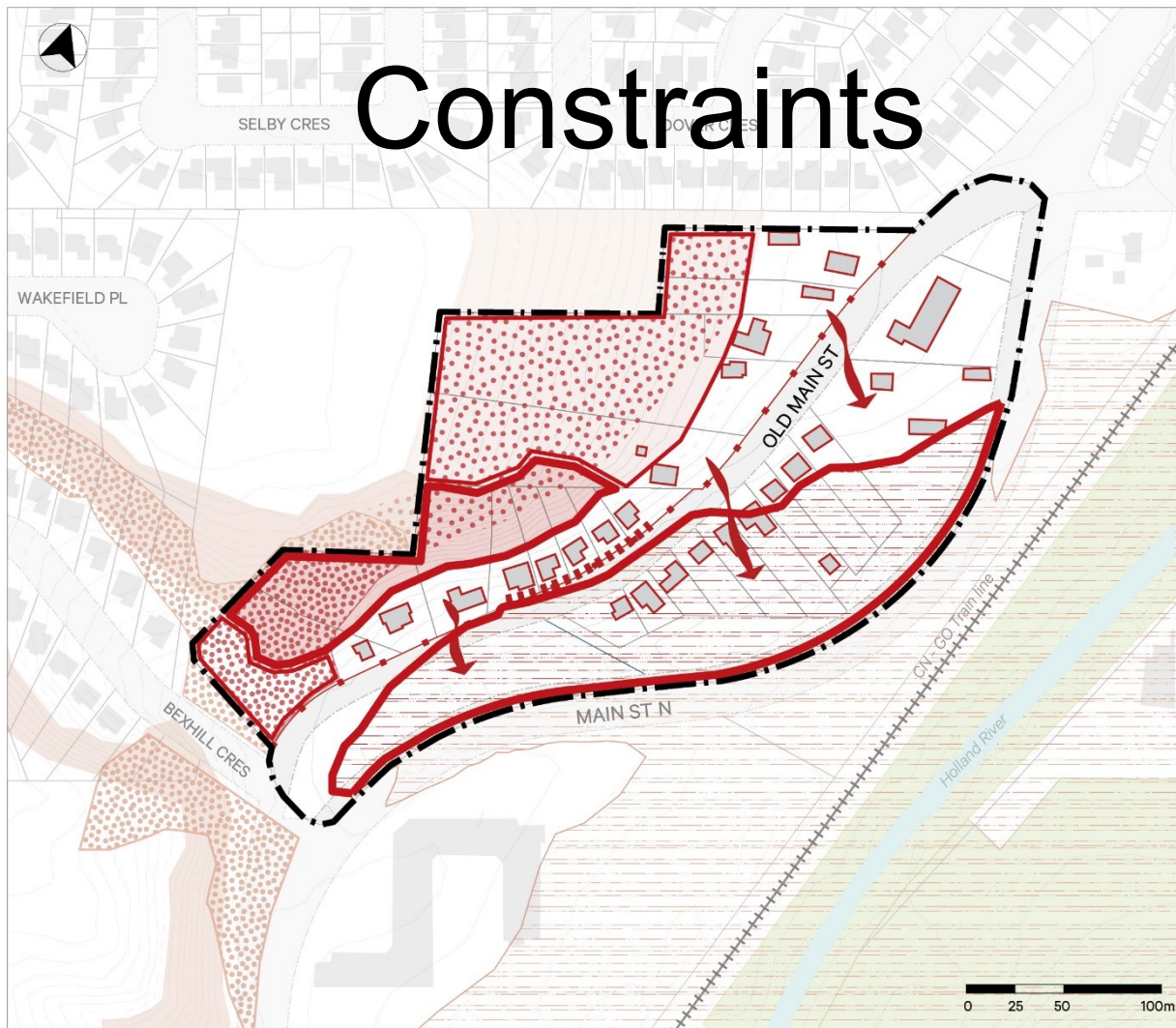
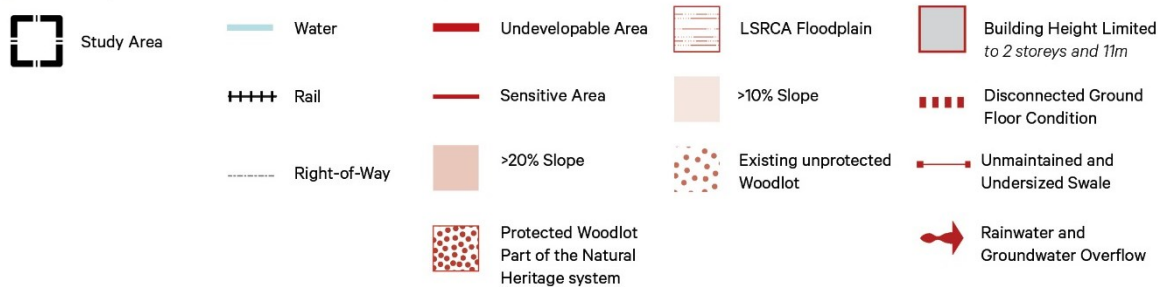
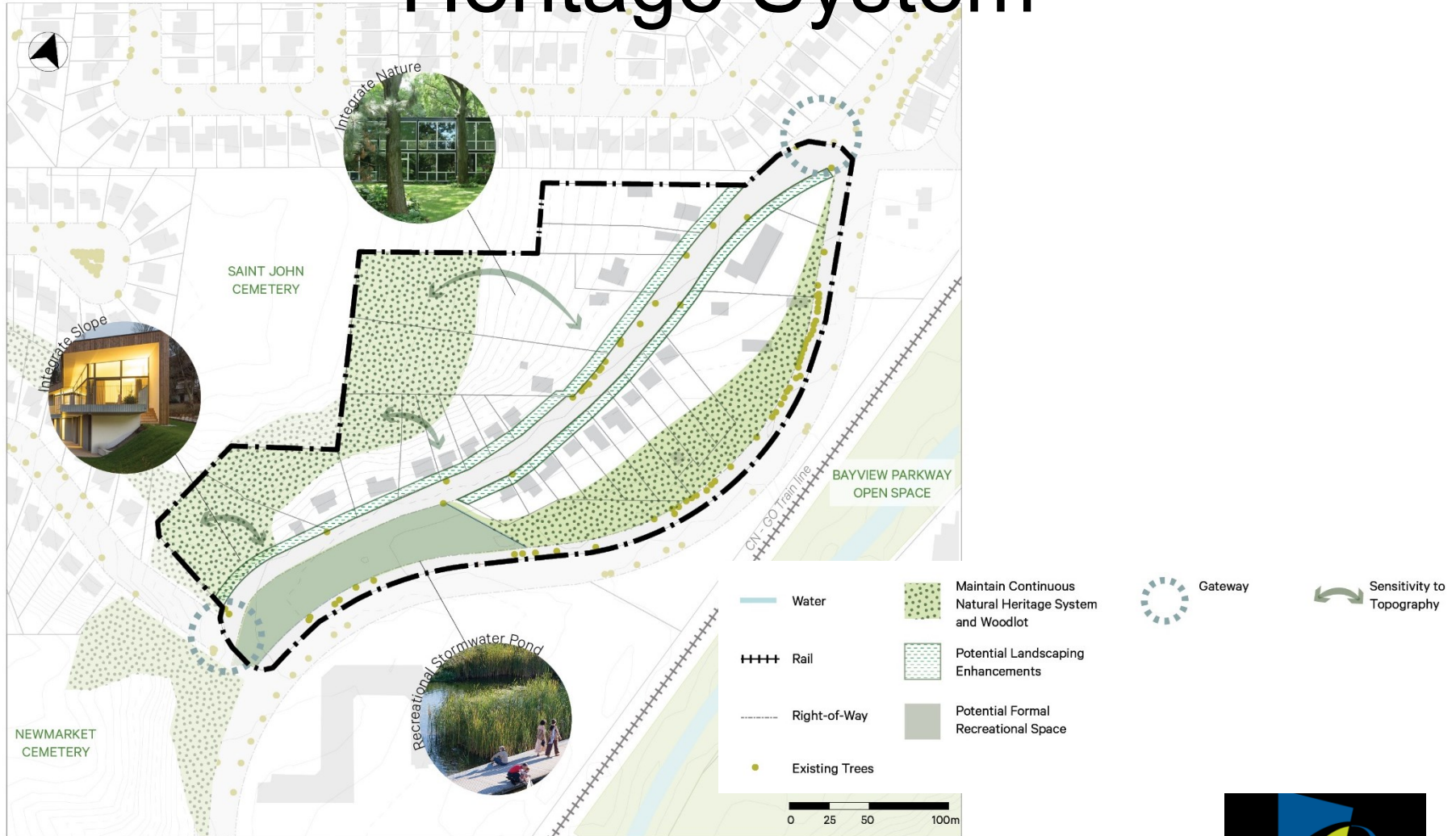


Figure 19: Key Constraints - Old Main Street Study Area



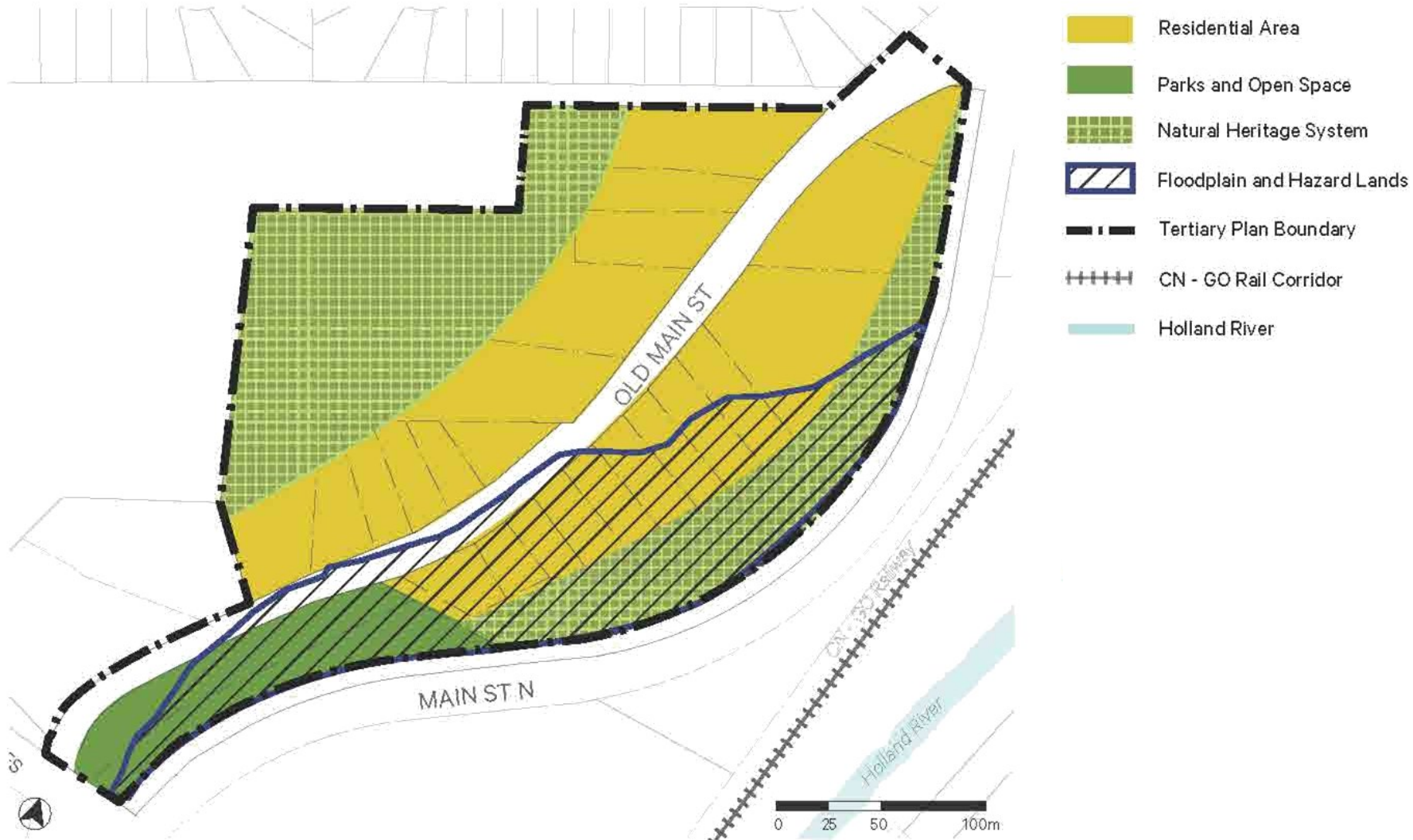
Parks, Open Space & Natural Heritage System



Site & Building Design and Architectural Character



Draft Land Use Schedule



Draft Policies

- Residential
 - Singles, Semis, Tri-plexes, & Four-plexes
 - Allowance for consideration of private roads
- Natural Heritage Features
 - Slope
 - Wooded area
- Design
 - Maintains the vision
 - Controls built form



Porous pavement in residential driveway

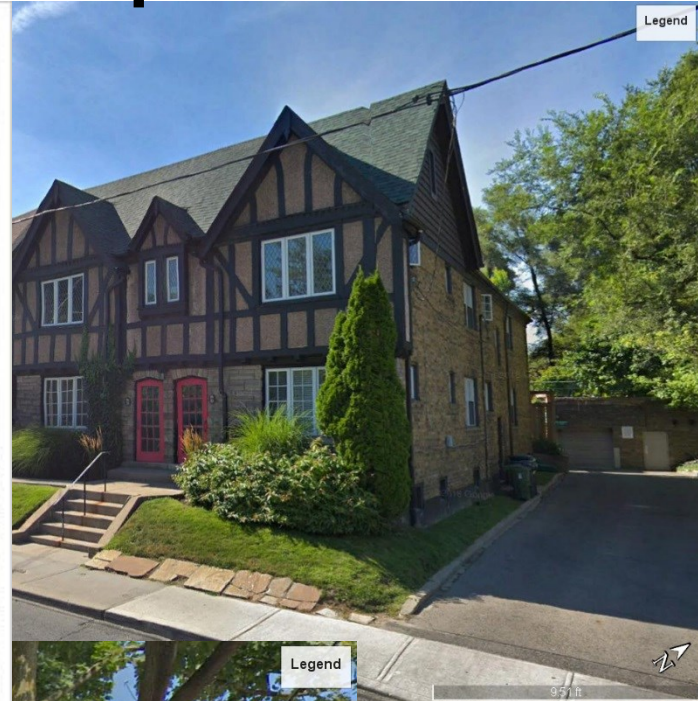


Landscape buffer

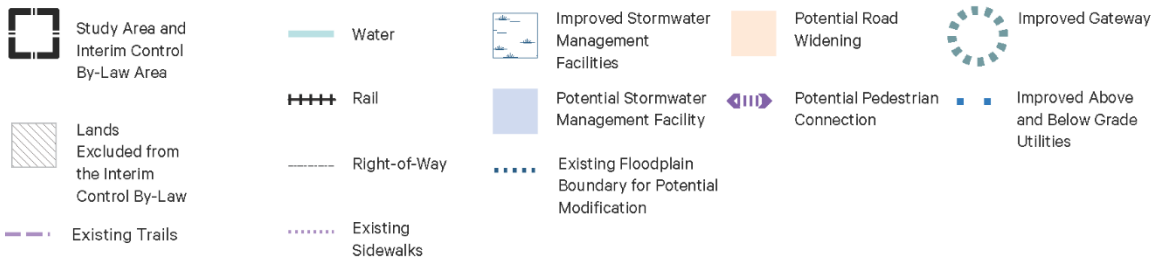
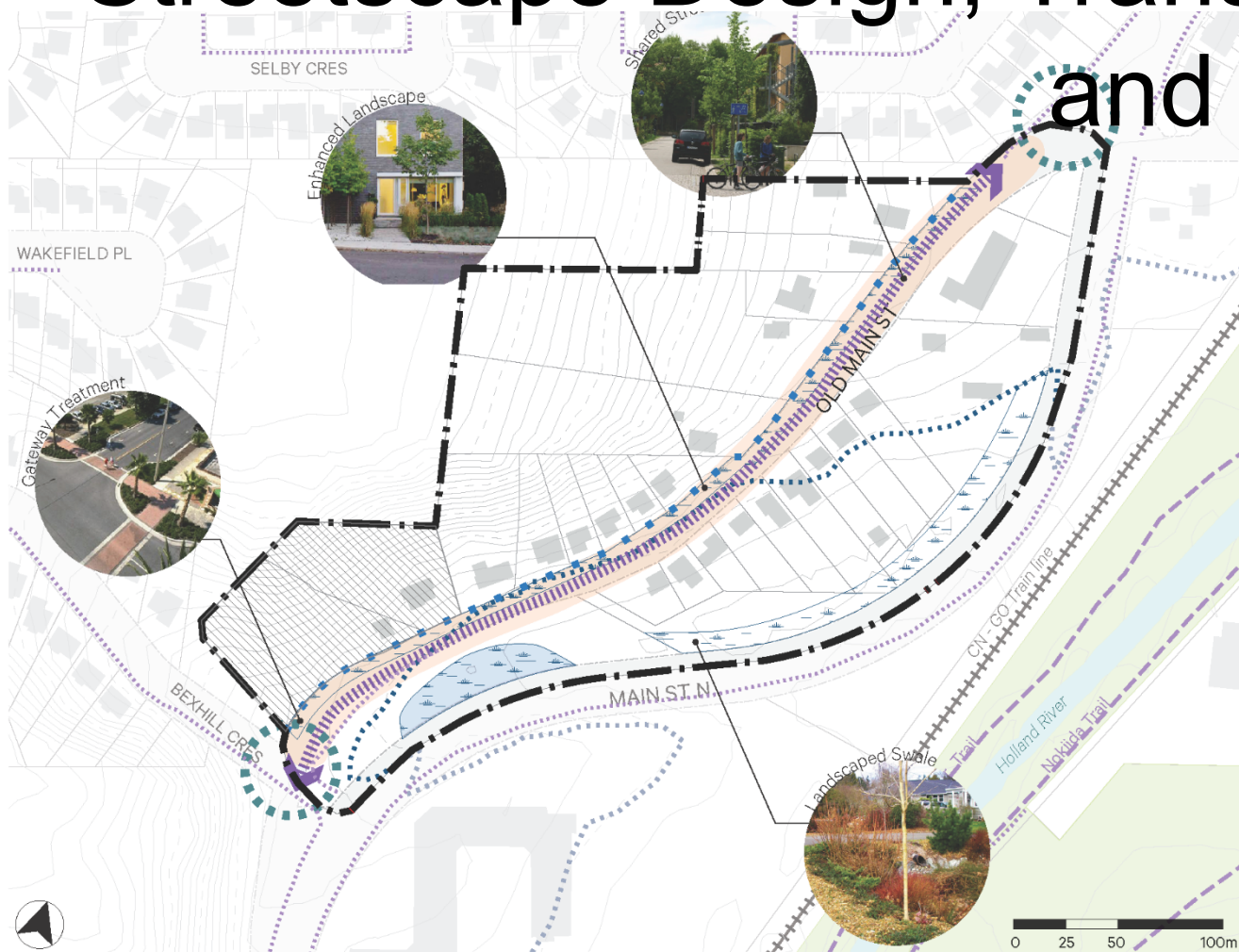
Possible Singles & Semis



Possible Tri- & Four-plexes



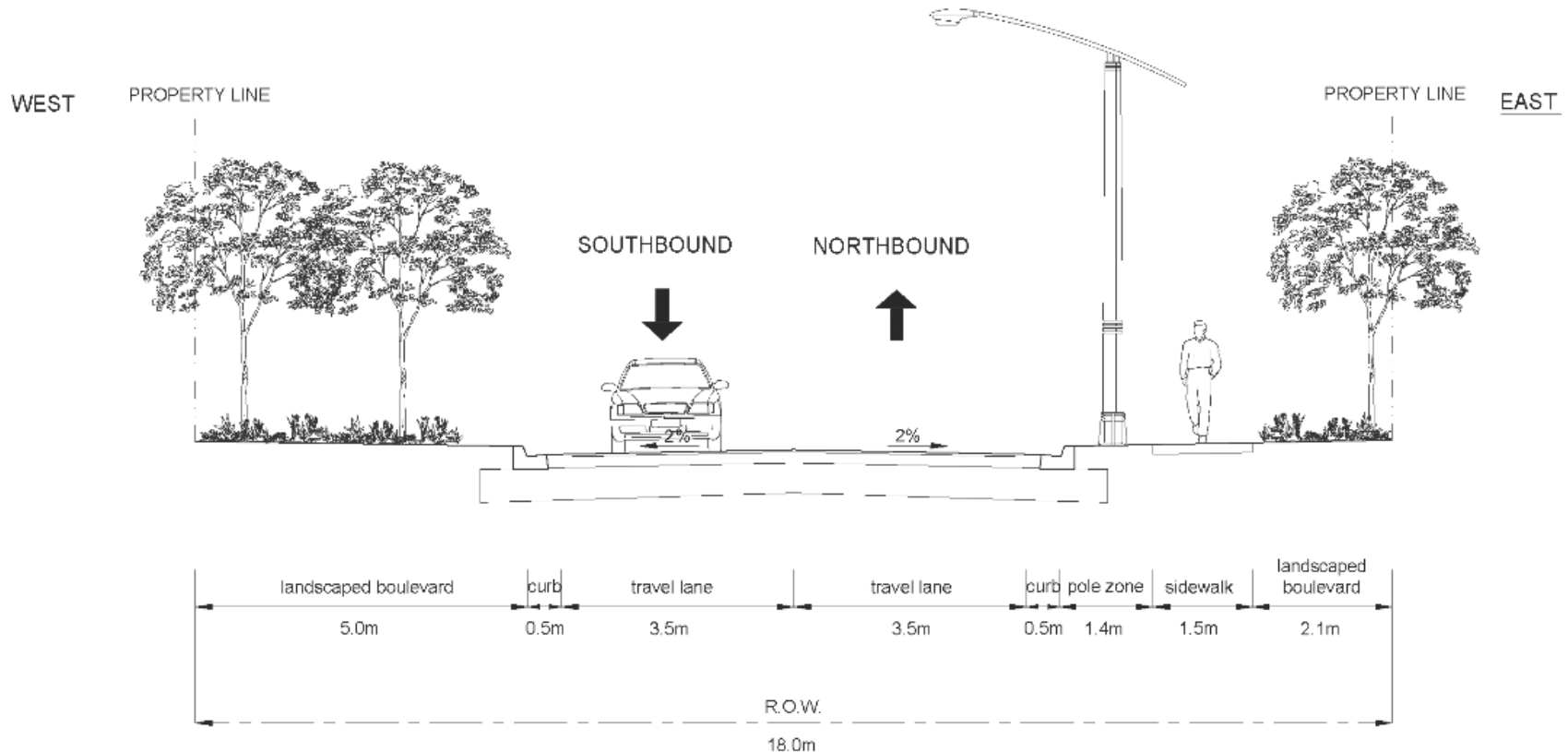
Streetscape Design, Transportation and Servicing



Preferred Streetscape Cross-Section

Landscaped Boulevard on West Side / Pole Zone, Sidewalk and
Landscaped Boulevard on East Side

(LOOKING NORTH)



Proposed Holding Provision

- Adding Holding (H) provision to existing zoning
- Additions, decks, pools, still permitted
- Holding lifted when:
 - Stormwater and Drainage Master Plan completed
 - Servicing allocation granted
 - Property consolidation considered

Next Steps

- Report back to Committee of the Whole
- Region Approval – exempted
- Appeal period



Thank you!