

## Wellesley Township Recreation Park Land Fact Sheet

- The Parkland is located at the corner of Queens Bush Road and Hutchison Road near the Village of Wellesley Settlement Area.
- The land is located in the center of the Township east to west but at the southern end of the Township. It is accessible from 2 Regional roads and has access to water and wastewater services which aid in development.
- The Parkland was purchased after the 2014 Township of Wellesley Community Parks, Recreation and Culture Strategic Master Plan was completed.
- The purchase of this land follows the direction of the Township of Wellesley Community Parks, Recreation and Culture Strategic Master Plan which recommends the Township:

Strive to maintain a minimum service level of 3.0 hectares of active parkland for every 1,000 residents in developing areas to ensure that sufficient parkland supplies are adequate to serve the Township’s growth areas. (p.69)

Actively pursue the acquisition of new parkland to address the existing shortfall of the active parkland (i.e., 6.6 hectares), with a priority placed on active parkland to serve the Village of Wellesley and surrounding areas. (p.69)

- At the time of the Community Parks, Recreation and Culture Strategic Master Plan the service level of parkland was 2.4 hectares per 1,000 people. (p. 66). The recommendations in the Master Plan were based on the available lands and facilities owned by the Township at the time.
- When the land became available, Council decided that purchasing land in excess of the Master Plan recommendation would provide future opportunities. They believed that the purchase price was reasonable and provided an excellent opportunity in that the property could be serviced with water and wastewater.
- Monthly Electricity Costs per Arena in 2017

	St. Clements	Wellesley
Highest	\$10,368.10	\$8,868.04
Lowest	\$1,213.21	\$1,387.49
Average	\$6,894.81	\$4,875.55

- The Township owns all of the active parkland and facilities within the Township. There is an agreement with Wellesley North Easthope Agricultural Society which allow the use of the Wellesley village parklands for the annual fall fair free of charge.
- There is currently no plan in place to construct a new facility or decommission any current facilities. This Parkland Master Plan is the first step in determining what if any facilities would be provided on this land. It is anticipated that any proposed new facility that is currently

available in the Township would replace current facilities as the current facility reaches the end of its useable life cycle. Council would evaluate all proposals and make a decision based on all input.

- If facilities in any existing park are decommissioned as a result of new facilities in this Township Park, some parkland and amenities would be maintained at the current locations.
- The approximate costs associated with renovating the current arenas to provide new lobby and dressing room space is \$2 million dollars per arena. Additionally the cooling plants and arena floors are old and will need to be upgraded in the foreseeable future.
- The lands are currently outside of the settlement area boundary and Countryside Line and are within the Prime Agricultural designation. As a municipality the Township can have municipal facilities (parks, fire halls, community centres, arenas, etc.) outside of the settlement area. Residential development for seniors housing does not comply with the current planning policies and regulations in effect on these lands.

The rationalization process is intended to ultimately add additional lands for development to the Township Urban Area (the village of Wellesley). As part of this process the following criteria were applied when considering areas for new development:

- significant development potential exists,
- it is a logical or reasonable adjustment to the settlement boundary,
- gaps or holes in existing settlement boundaries can be filled,
- land use compatibility can be achieved,
- servicing is available, especially in the Township Urban Area,
- appropriate for both the short and long term,
- satisfies a long term employment need, and
- in the Township Urban Area are directed to an area planned for significant growth.

Including these lands within the settlement area through the rationalization process does not meet many of the criteria.

There are industrial zoned lands to the south and west which raises issues of compatibility.

These lands are outside of the current Countryside Line and have not been contemplated for residential development.

If these lands are developed for residential/senior housing then other lands within the Township cannot be designated for development as there is a limited amount of land available through the rationalization process.

There are other lands within the Countryside line that have better connectivity to the existing village for walking, ease of access to other facilities.