



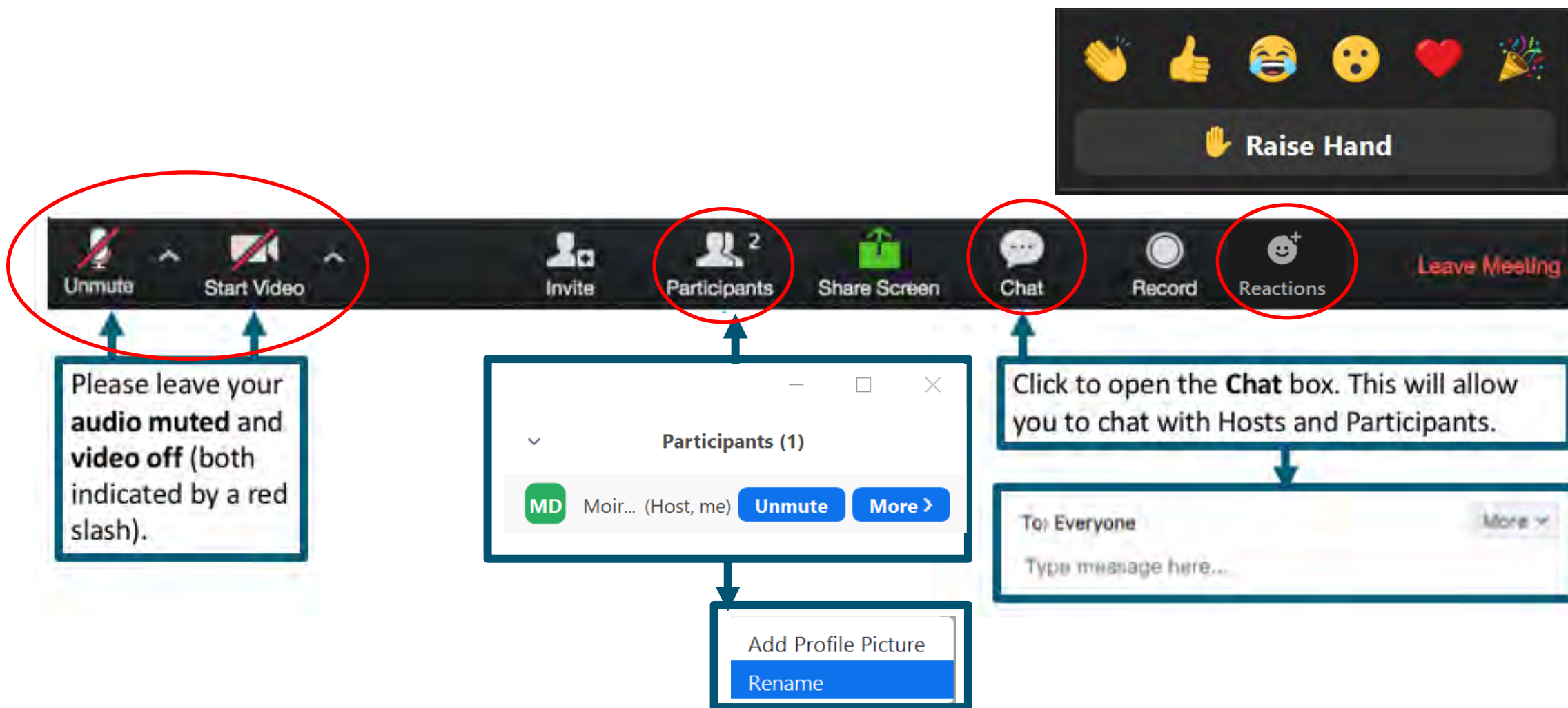
Proposal for Zoning By-law Amendment and Draft Plan of Subdivision

Gerber Road, Wellesley Settlement

Neighbourhood Meeting



1. How to Participate: Zoom
2. Key Process Stages
3. Role of Participants in the Process
4. Project Team Introduction
5. Subject Property Introduction
6. Draft Plan of Subdivision
7. Subdivision Stats
8. Parks, Trails, Open Space, and Linkages
9. Wellesley Context Map
10. Next Steps
11. Questions & Discussion

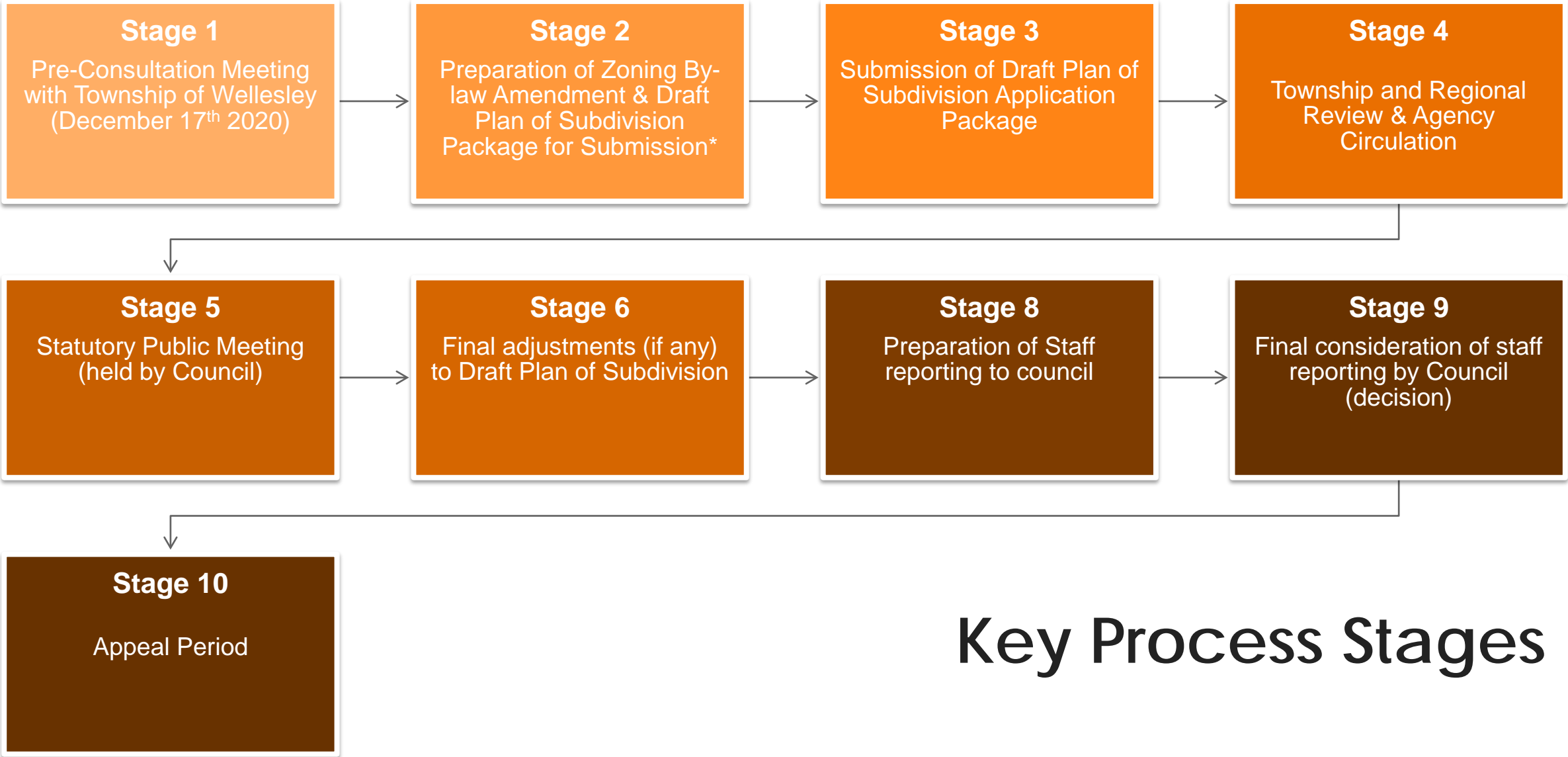


How to Participate: Zoom



* This neighbourhood consultation is occurring early to allow it to inform the Plan of Subdivision and Zoning Design. This is happening at the same time as the undertaking of 8 additional supportive studies

WE ARE HERE*



Key Process Stages



| Participant | Role |
|--|---|
| Landowner | to envision the extension of Wellesley Community/Applicant |
| Consulting Team | to study and assess the lands and produce a viable planning concept and planning proposal |
| Township & Regional Planning Staff | to manage the development process and provide professional planning advice to council |
| Neighbors, community residents, and community stakeholders | to actively participate in the process by providing comments, questions, and requests for consideration |
| Agencies (i.e. school board, fire department) | to provide technical input and requests to meet service delivery needs |
| Township and Regional Council | Final approval and decision maker |

Role of Participants in Process



PLANNER

Greg Romanick, MBA, MCIP, RPP

40 Years Experience



PLANNER (ENGAGEMENT LEAD)

Moira Davidson, BES, *Candidate MCIP, RPP*

4 Years Experience



John Vleeming
Civil Engineer



Brian Keep
Surveyor



Grant Whitehead
Hydrogeologic



Jeff Dietz
Geotechnical



Dave Williams
Stormwater
Management +
Chloride Impact
Assessment



Dan Eusebi
Species at Risk
Screening



Deborah Hunt-Kansal
Noise Assessment



Arthur Figura
Archaeological

Jeff Jaskolka
Designer









Introduction

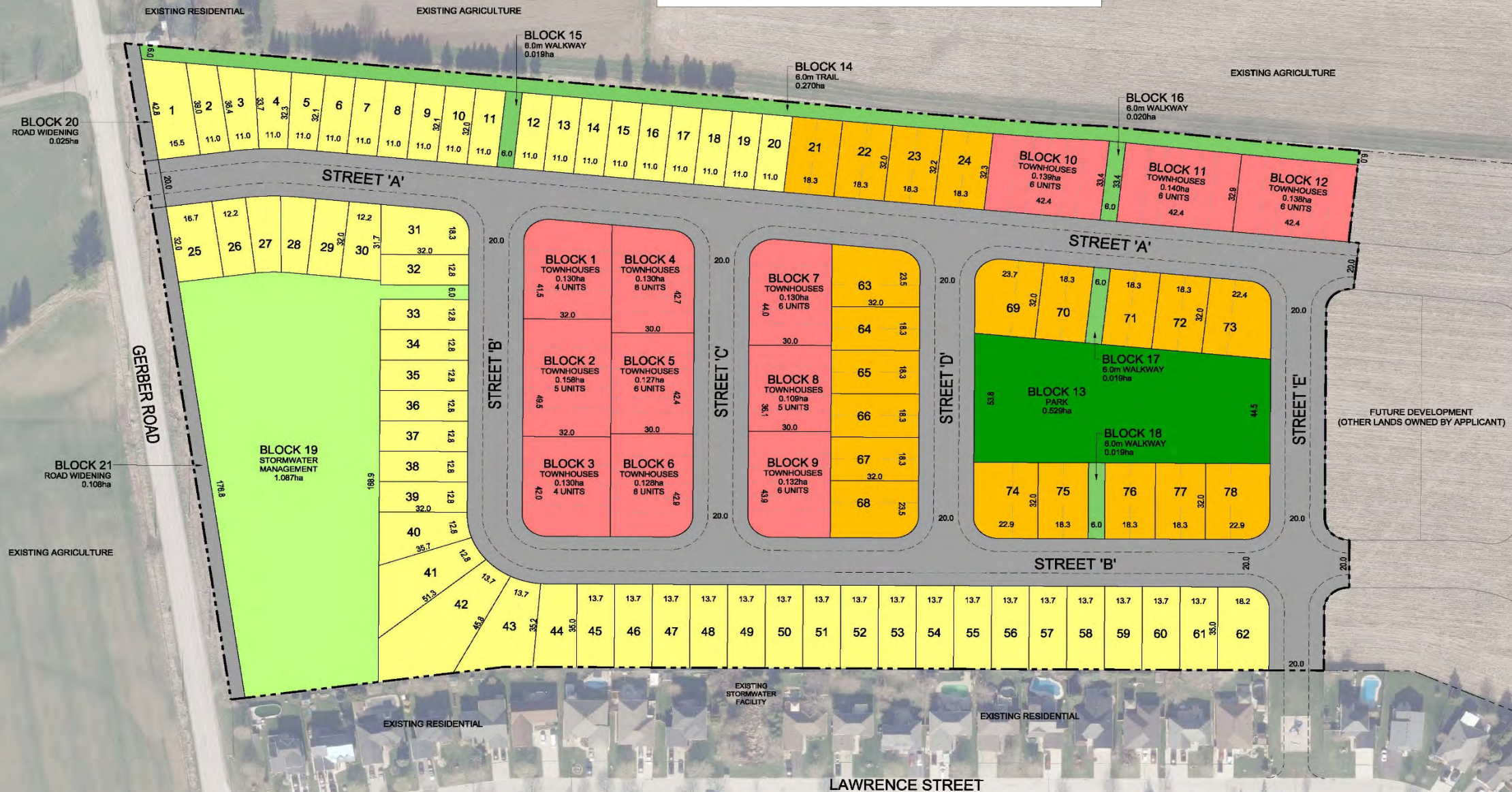
- Lands brought into Urban Area as part of rationalization of land process
- Lands currently zoned Agricultural - proposed Residential Zoning
- Approximately 10.416 hectares (25.7 acres) in size
- A range of proposed housing types:
 - single detached
 - semi-detached
 - townhouse





LEGEND

| | | | |
|---|-----------------|---|-----------------------|
|  | SINGLE DETACHED |  | 6.0m TRAIL / WALKWAY |
|  | SEMI DETACHED |  | STORMWATER MANAGEMENT |
|  | TOWNHOUSE |  | ROAD / ROAD WIDENING |
|  | PARK | | |





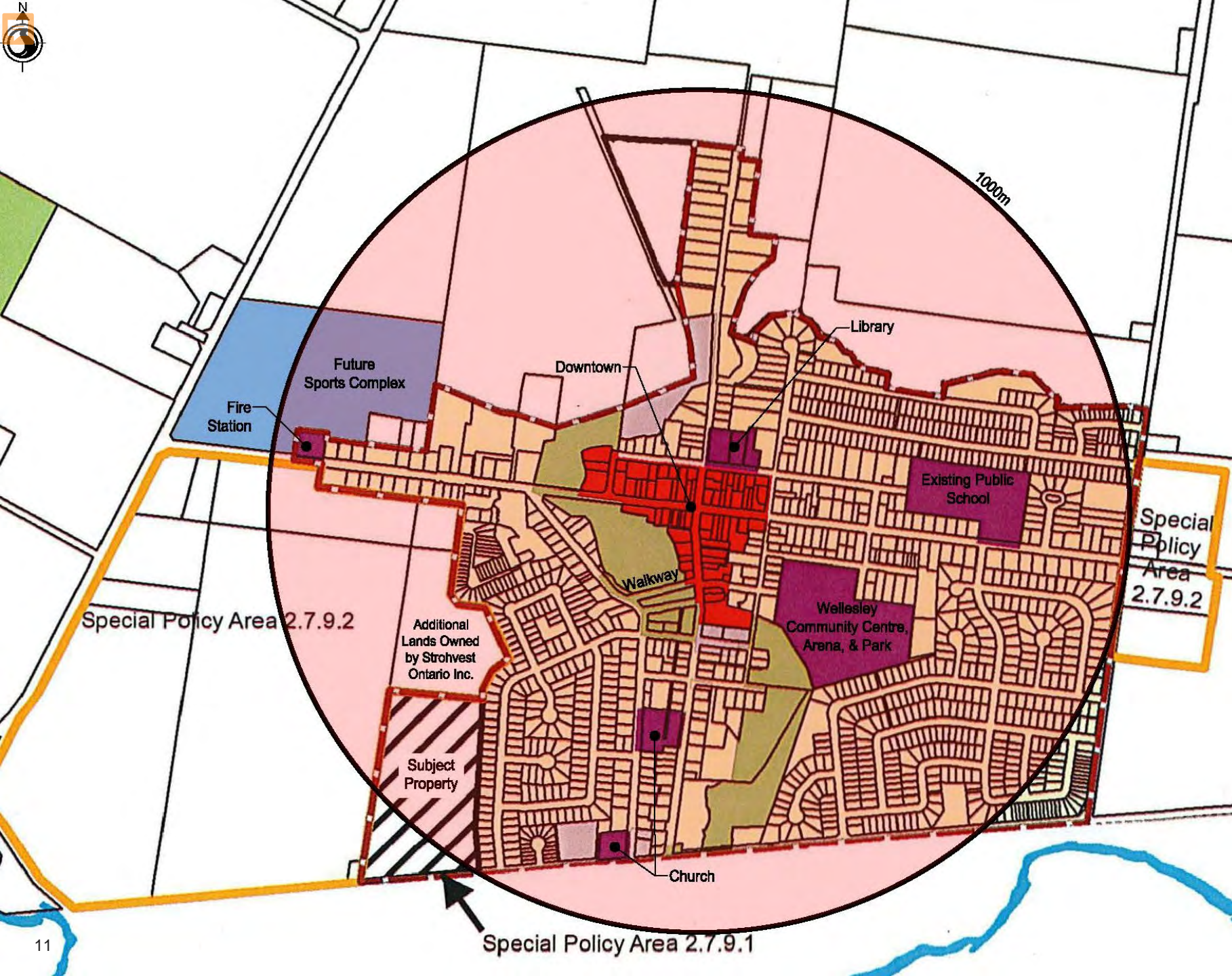
| Unit Type | Number of Units | % of Unit Types | Persons per Unit (PPU) | Total Persons per Units |
|------------------|-----------------|-----------------|------------------------|-------------------------|
| Single Detached | 58 | 35.4% | 3.3 | 191.4 |
| Semi-Detached | 40 | 24.4% | 3.3 | 132 |
| Townhouse | 66 | 40.2% | 2.48 | 163.68 |
| Apartment | 0 | 0.0% | 1.83 | 0 |
| Multiple Units | 0 | 0.0% | 2.11 | 0 |
| Unspecified Unit | 0 | 0.0% | 3.05 | 0 |
| Total | 164 | 100.0% | | 487.08 |

| | |
|-----------------------------|--------|
| Total Persons/ha | 487.08 |
| Total Subdivision Area (ha) | 10.186 |
| Total Persons/Jobs per ha | 47.82 |

Subdivision Stats

1. Regional Official Plan Policy 2.E.6 and Township Official Plan Policy 2.5.3.3.a: requires development primarily serving a residential function in Township Designated Greenfield Areas to meet or exceed a minimum density of 45 residents and jobs combined per hectare.
2. Regional Official Plan Policy 3.A.5 and Township Official Plan Policy 4.2.2.a: for proposed residential developments over 2 ha, a minimum of 30 per cent of new residential units are to be planned in forms other than single-detached and semi-detached units, such as town homes and multi-unit residential buildings.

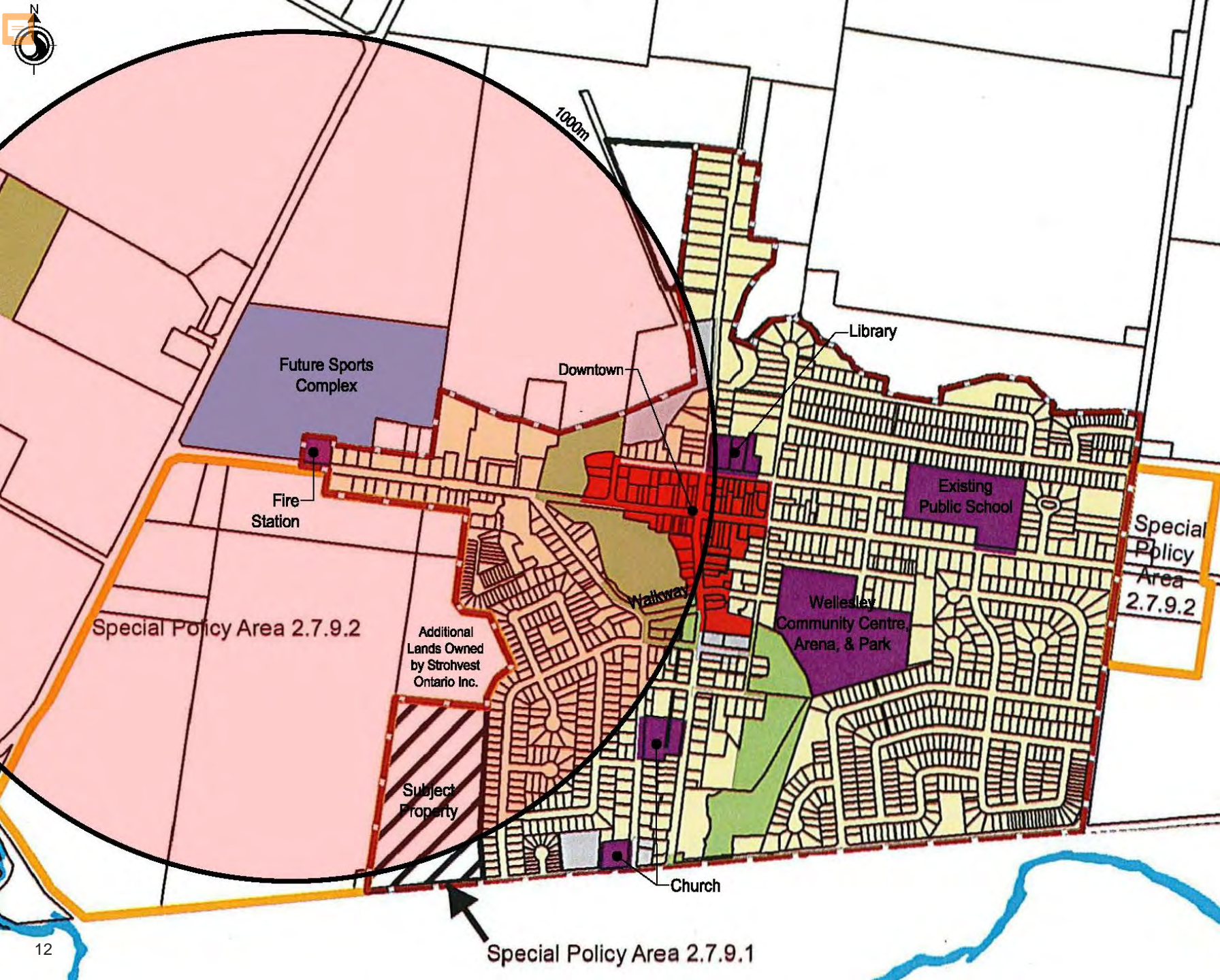




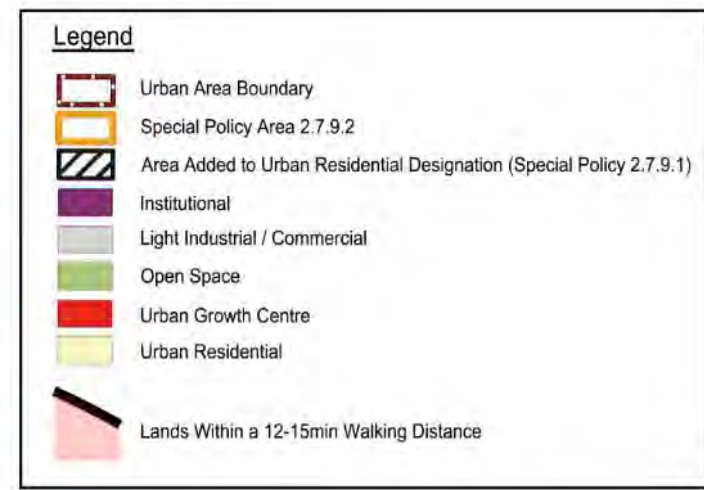
Wellesley Context Map – Downtown

Legend

- Urban Area Boundary
- Special Policy Area 2.7.9.2
- Area Added to Urban Residential Designation (Special Policy 2.7.9.1)
- Institutional
- Light Industrial / Commercial
- Open Space
- Urban Growth Centre
- Urban Residential
- Lands Within a 12-15min Walking Distance



Wellesley Context Map – Proposed Sports Complex

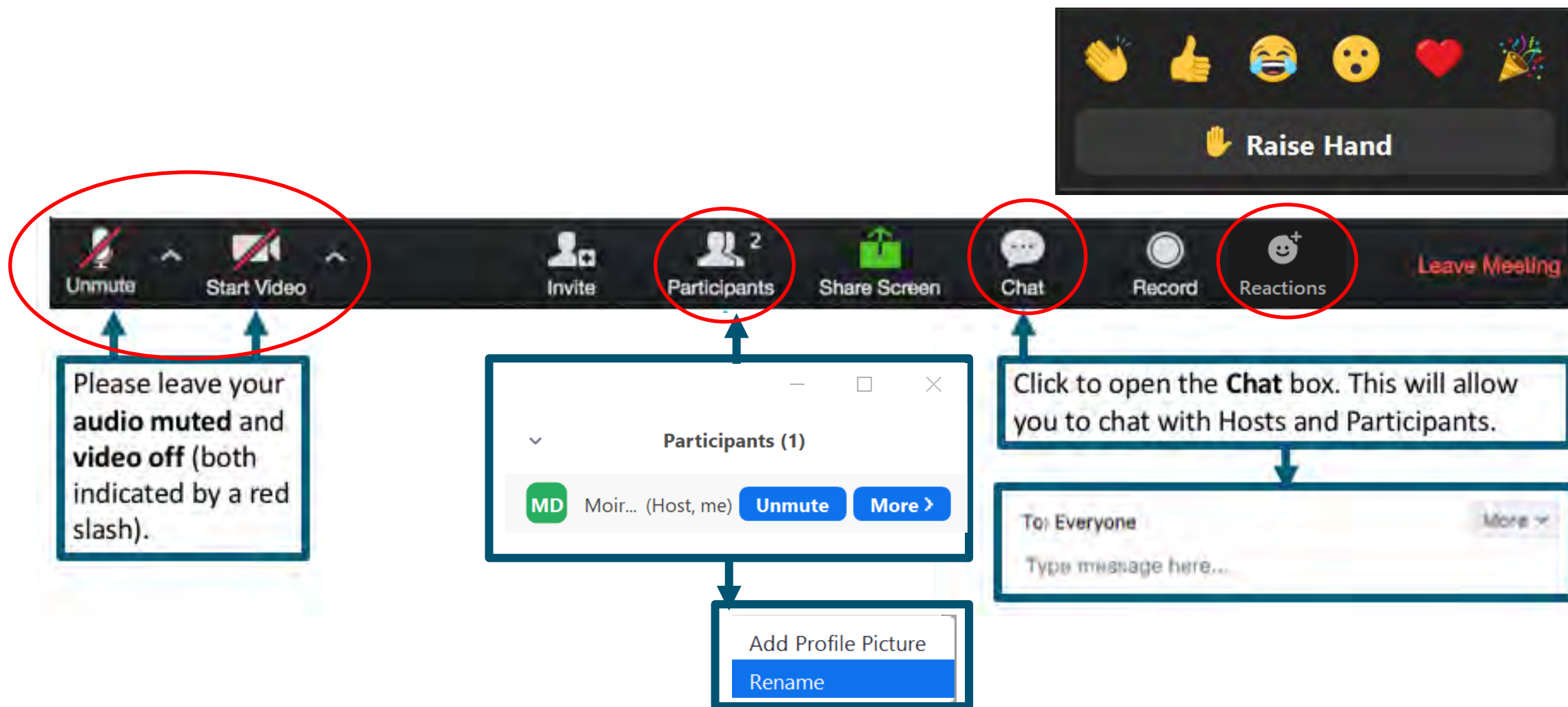




Next Steps

1. Landowner and consultant team consideration of neighborhood meeting input
2. Consultant team completion of technical studies and final zoning and subdivision design
3. Submission of 'complete' Zoning By-law Amendment and Draft Plan of Subdivision application
4. Commencement of Regional and Township application review and continuation of public input through the formal municipal review process

Thank you



How to Participate: Zoom



How to Participate: Zoom

In addition to providing comments verbally or via the chat box, comments can also be provided via email or post mail to the contact listed below or comments can be provided via the project comment form linked below following the meeting:

<https://forms.office.com/r/mxpYdY8eQK>

Moir Davidson BES
Urban Planner - Stantec Consulting Ltd
Phone: 289 244-8222
Email: Moir.Davidson@stantec.com
Address: 100-300 Hagey Boulevard, Waterloo ON
N2L 0A4

Feedback Due: May 28th





Questions & Discussion