

Statutory Public Meeting Zoning By-law Amendment

Town File No. Z23-02

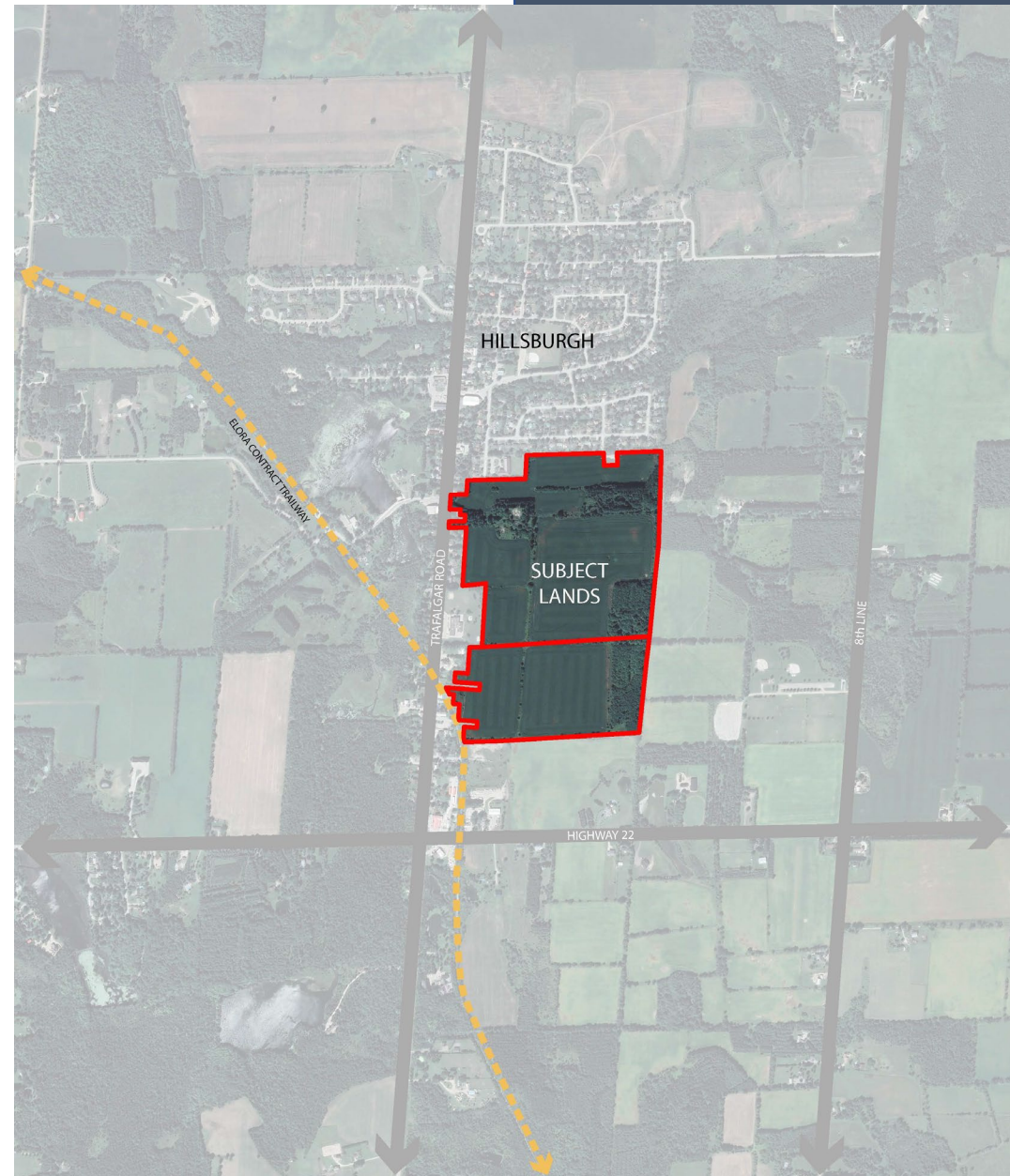
63/63A Trafalgar Road, Hillsburgh, Ontario

May 9, 2024



Introduction/ Timeline

- +/- 52 hectare (128 acre) site located in the Community of Hillsburgh;
- Brought into Settlement Urban Boundary in 1999 per the County of Wellington Official Plan;
- Purchased by Beachcroft Investments Inc. (Ballantry Homes) in November 2022; and,
- OPA/ZBA & Draft Plan Application submitted March 2023 – OPA & Draft Plan deemed complete May 3rd, 2023.
- ZBA deemed complete March 20, 2024
- OPA No. 16 was adopted by Council April 11, 2024



Revised Plan

Based on comments received from the community, staff & commenting agencies the following changes were made to the plan:

- Introduction of a Senior's Housing enclave adjacent to existing residents
- Relocation of Senior's Housing/Mixed use block to the south of the site
- Replacement of underground tanks with traditional stormwater ponds
- Relocation of proposed County Water Tower was moved
- Relocation of park to be adjacent to the school
- Introduction of mid-block walkways

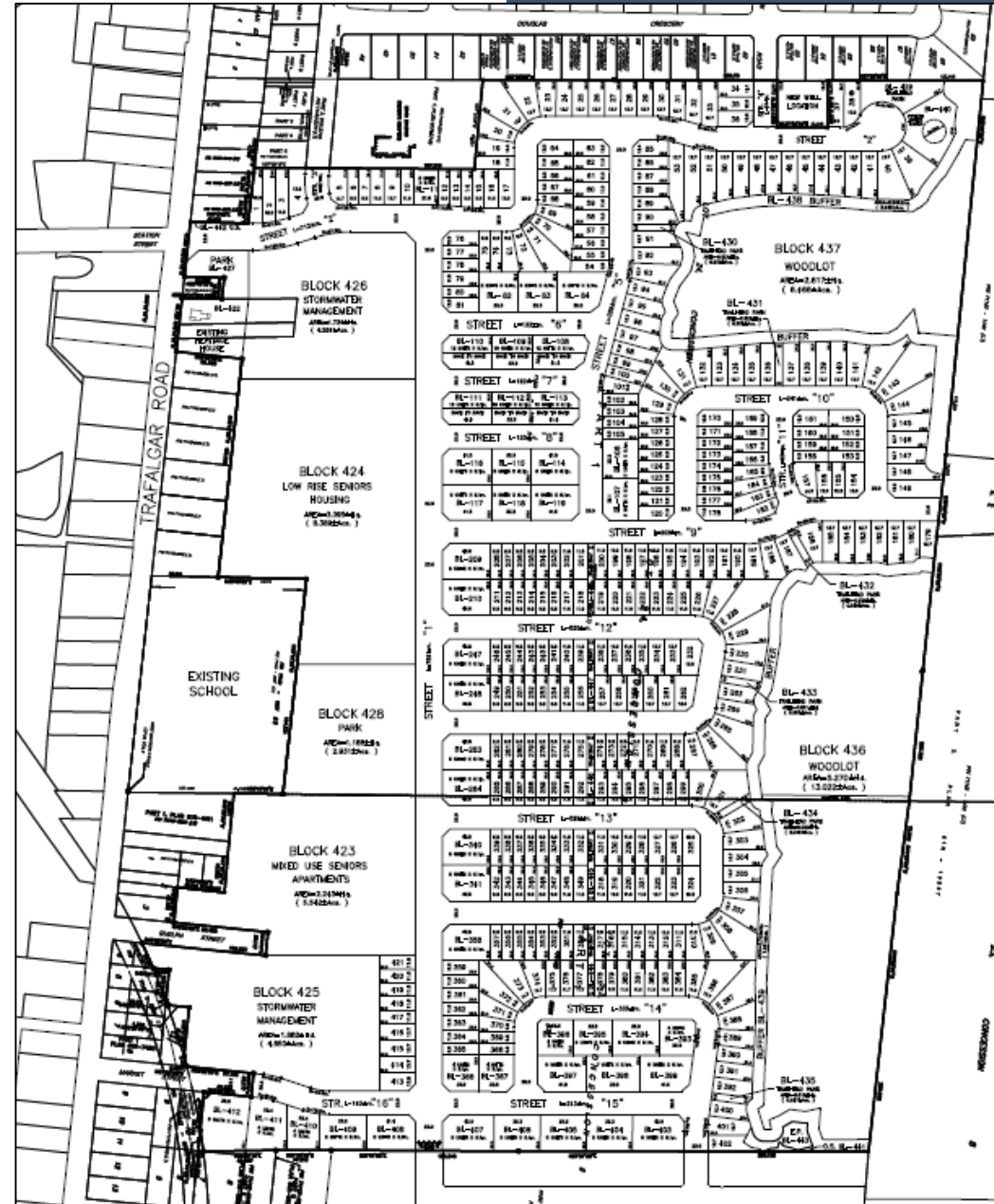


Revised Plan

Unit Type	Frontage	Count
Single Detached	13.7 m	116
Single Detached	11.6 m	131
Single Detached	9.8 m	128
Street Town	6.1 m	218
Back-to-Back Town	6.1 m	69
Low Rise Seniors*	8.1 m	84
Heritage House		1
Mixed Use Seniors*		188
Total		935

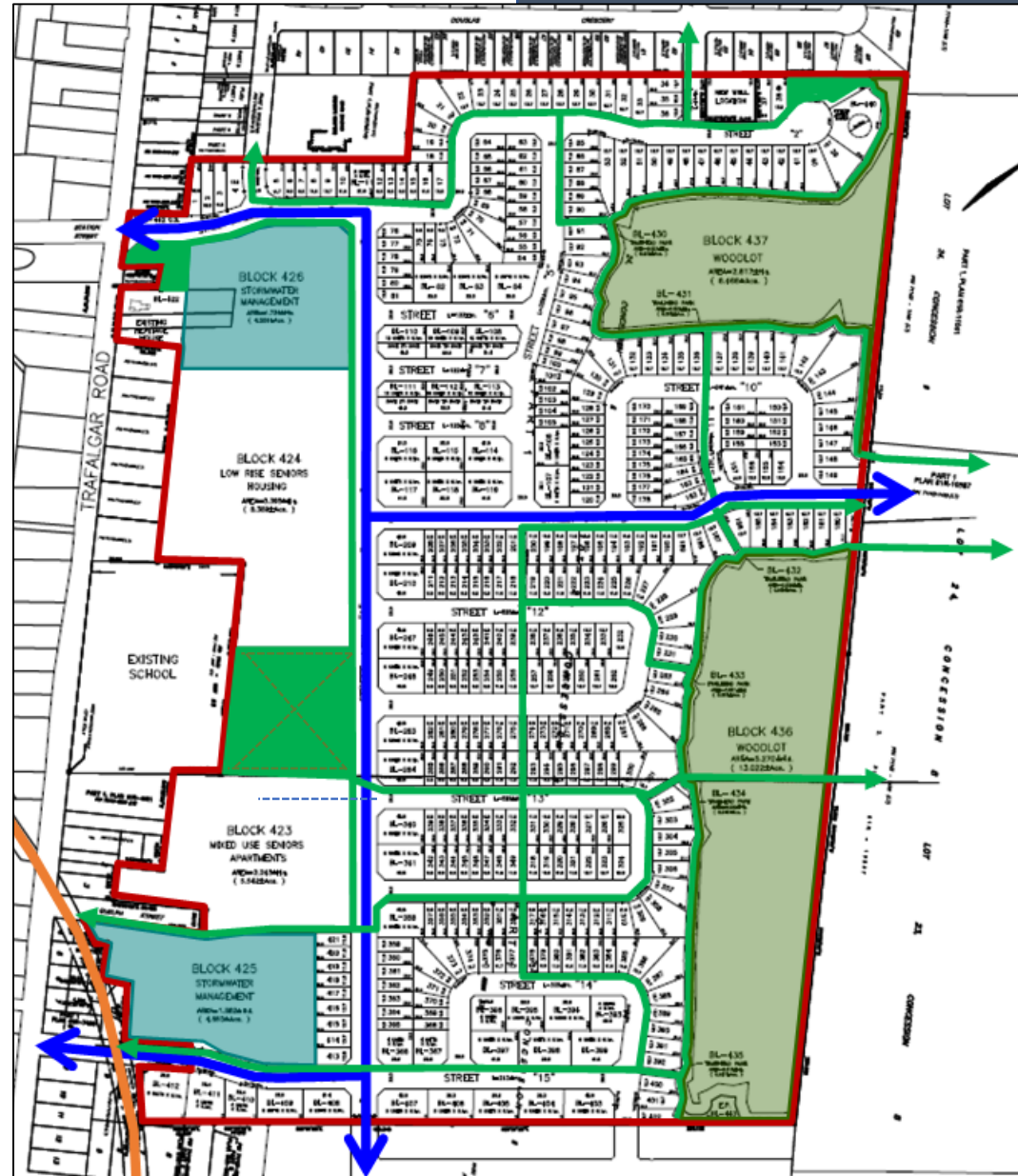
* Subject to a further *Planning Act* applications

- Approx 935 new residential units;
- Proposed Senior's Housing enclave & Senior's Apartments;
- Retention of 2 woodlots;
- Retention of the Heritage House.



Community Connectivity

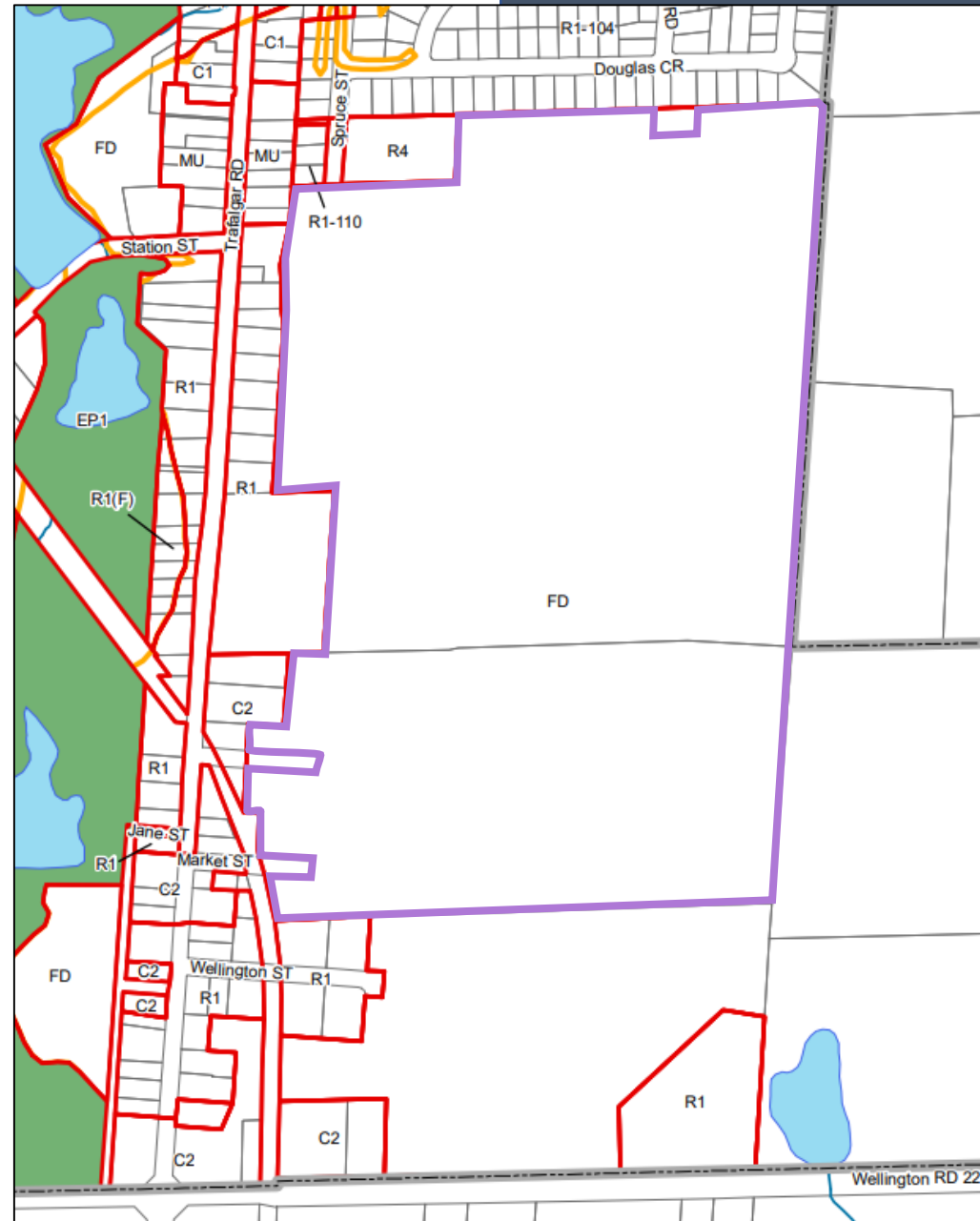
- A positive pedestrian experience;
- Extensive walking trails;
- Enhanced access to Elora-Cataract Trailway;
- Vehicular and pedestrian access through to Barbour Field; and,
- Improved community access to Ross R. MacKay public school.



Zoning By-law Amendment Application

The amendment proposes to Rezone the Property from “Future Development (FD) Zone” & Residential One (R1) Zone to:

- i. Urban Residential Exception XX (UR1-XX)
- ii. Village Environmental Protection EP1)
- iii. Open space One Exception YY (OS1-YY)
- iv. Mixed Use Exception ZZ (MU-ZZ)



Proposed Zoning Standards

To allow for a variety of unit types in a more “urban” context the proposed ZBL includes the:

- Minimum Lot Frontages of 9.8 m
- Maximum Building height of 14 m
- Daylight triangles of 6.0 x 6.0 m

To facilitate future development of Mixed-Use block the propose ZBL includes:

- Introduction of a variety of uses, including seniors housing, retirement homes and service commercial uses
- Inclusion of a (H) provision to ensure sufficient servicing allocation





Design Excellence

- High-quality built form
- A variety of distinct architectural styles – both traditional and modern

Exterior Detailing

- Natural stone, cultured stone and brick detailing
- Generous use of porches, veranda's or porticoes



Options

- A variety of Housing types, built form and lot sizes
- Includes low-rise senior's bungalows and apartments



Restored Heritage House

- Potential for adaptive re-use (commercial, office, restaurant, etc.)
- Includes the preservation of surrounding trees

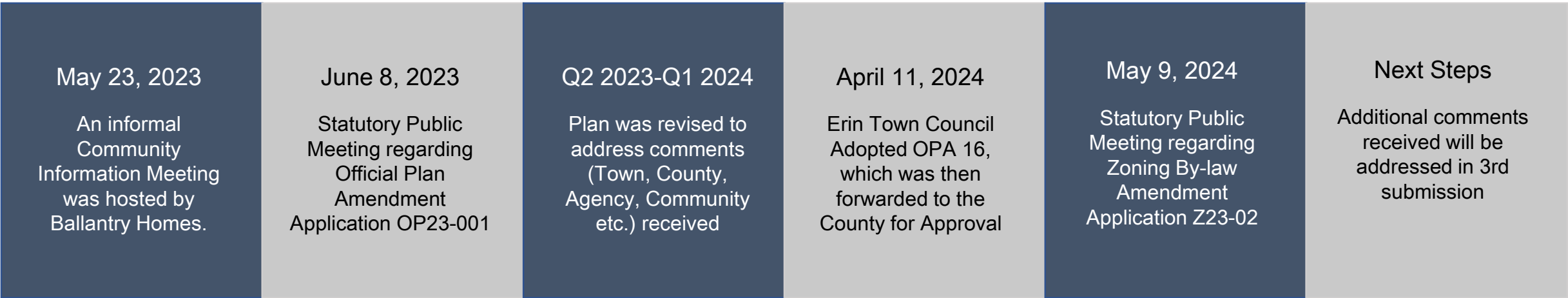


Harmonious Streetscapes

- Attractive, well- designed streetscape
- High quality building materials in complementing colour palettes
- A seamless transition to the adjacent residential community

The Process

We continue to engage with both the community and the commenting agencies



A dark, grayscale photograph of a residential street. The image shows a row of houses with gabled roofs and large windows. There are trees in the foreground and background. The overall scene is dimly lit, creating a moody atmosphere. The word "Questions?" is written in a large, white, sans-serif font across the center of the image.

Questions?