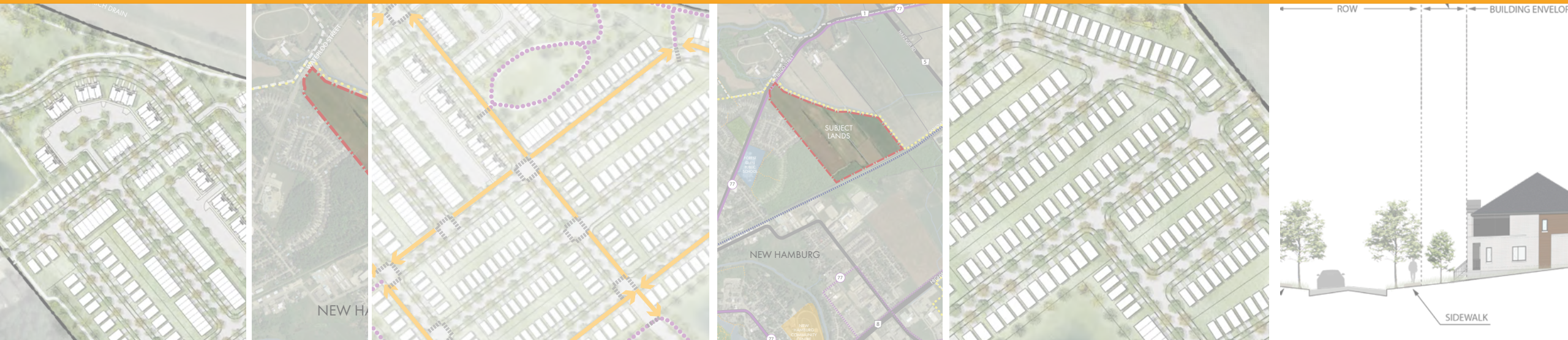


Wilmot Woods Community

Township of Wilmot

Public Meeting

June 13th, 2022



OWNER:

**Wilmot Woods
Developments Inc.**

CONSULTING TEAM:



THE OWNER

Wilmot Woods Developments Inc.

THE CONSULTING TEAM



THE SUBJECT LANDS & LOCATIONAL CONTEXT

The subject lands comprise of approximately 37.19 hectares (91.89 acres) of land in total.



PROPOSED APPLICATIONS

1 PLAN OF SUBDIVISION

2 ZONING BY-LAW AMENDMENT



**BACKGROUND & CONTEXTUAL
ANALYSIS**

THE REGIONAL OFFICIAL PLAN (ROP)

- The subject lands are designated as Township Urban Area in the approved Regional Official Plan and Urban Area in the Township Official Plan.
- The subject lands are within the Township Designated Greenfield Area (DGA). The policy intent is the DGA will serve primarily a residential function. Planned densities are to meet or exceed a minimum density of 45 residents and jobs per hectare.

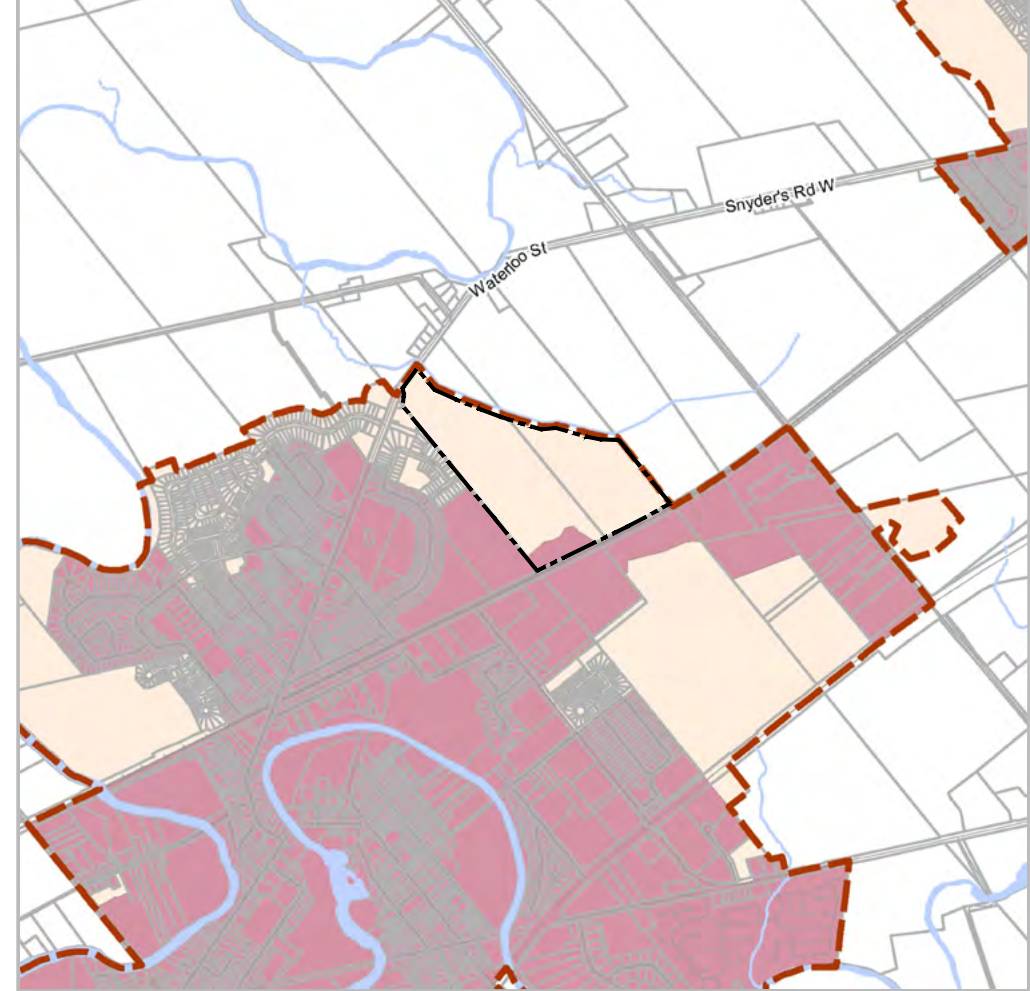


Figure 12
Township of Wilmot Official Plan
 Map 2.2
 Designated Greenfield Areas

Wilmot Woods Developments Inc.
 1209 Waterloo Street
 New Hamburg
 Township of Wilmot
 Regional Municipality of Waterloo

LEGEND

- Subject Lands
- Urban Area Boundary
- Designated Greenfield Area
- Built Up Area*

Base Map Source:
 Township of Wilmot Official Plan - Map 2.2 Designated Greenfield Areas

DATE: March 2022
SCALE: 1:20,000
FILE: 2123A
DRAWN: DGS



K10122A-NH PROPERTIES-NEW HAMBURG/RPT/TOWNSHIP OF MAP 2.2 DESIGNATED GREENFIELD AREAS.DWG

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

THE TOWNSHIP OFFICIAL PLAN

- Most of the lands are designated as urban residential in the Township Official Plan. The existing woodlot is designated as open space.
- The predominant use of land within the Urban residential land use designation is for housing and related uses.

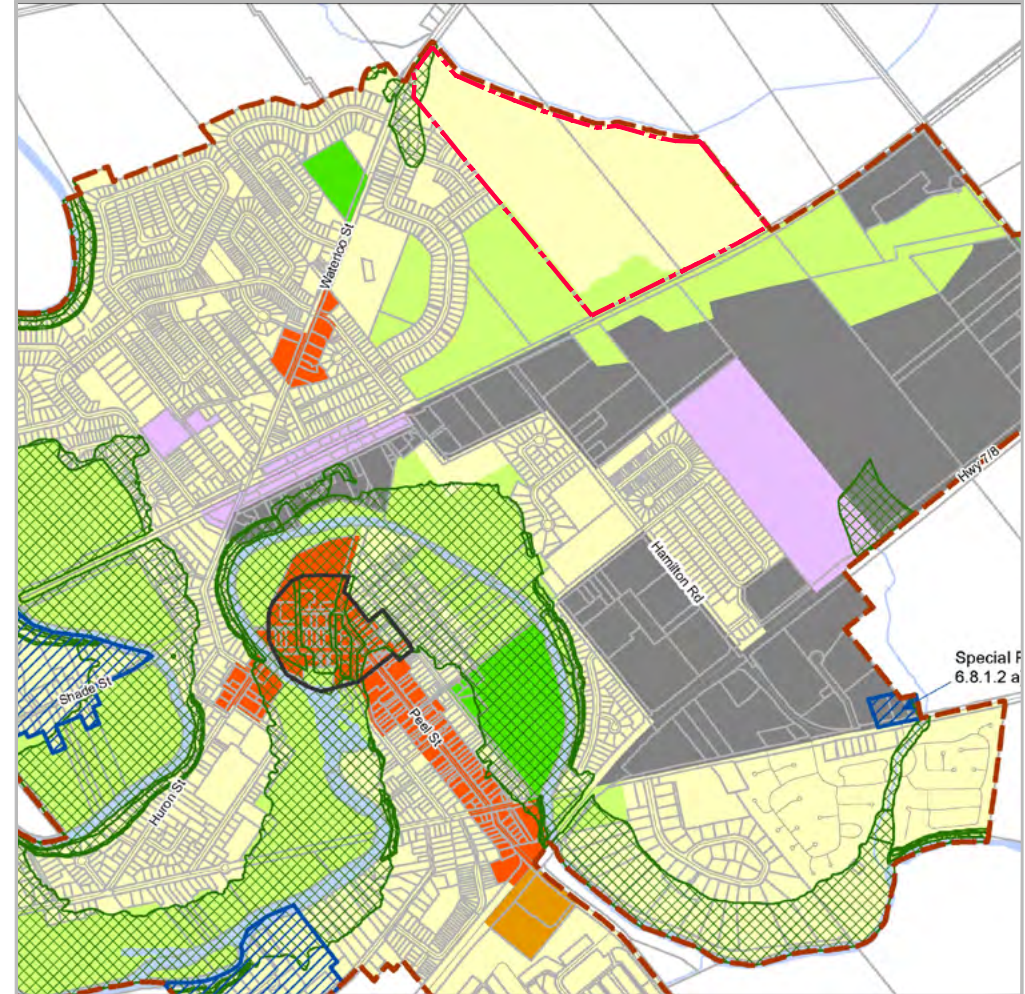


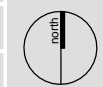
Figure 13
**Township of Wilmot
 Official Plan**
 Map 4.2
 New Hamburg
 Urban Area

Wilmot Woods Developments Inc.
 1209 Waterloo Street
 New Hamburg
 Township of Wilmot
 Regional Municipality of Waterloo

| LEGEND | |
|--------|-----------------------------------|
| | Subject Lands |
| | Urban Area Boundary |
| | Special Policy Area 2.5.10 |
| | Special Policy Areas |
| | Environmentally Constrained Lands |
| | Urban Residential |
| | Urban Core Area |
| | General Industrial |
| | Light Industrial |
| | Highway Commercial |
| | Open Space |
| | Major Recreation |

Base Map Source:
 Township of Wilmot Official Plan - Map 4.2 New Hamburg Urban Area

| |
|------------------|
| DATE: March 2022 |
| SCALE: 1:15,000 |
| FILE: 2123A |
| DRAWN: DGS |



K12123A-NH PROPERTIES-NEW HAMBURG/TOWNSHIP OF MAP 4.2 NEW HAMBURG URBAN AREA.DWG

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

DESIGN, ANALYSIS & PLANNING CONSIDERATIONS



PRE-SUBMISSION MEETING PROCESS

- The pre-submission meeting took place on November 18th, 2021.
- A preliminary concept design was presented, input was received, design direction provided and matters to consider were identified including reports necessary to support a complete application.
- The applications have been deemed complete and this evenings meeting represents the first step in the neighbourhood consultation and community liaison process.

FIRST NATIONS CONSULTATION, ARCHAEOLOGICAL INVESTIGATION & CLEARANCES

- Archaeological investigations have taken place. This included First Nations consultation and oversight during field work. Input was received prior to finalizing reports.
- Further archaeological evaluation is not required and the reports have been entered into the Public Register - archaeological clearance has been received.





**VISION, DESIGN OBJECTIVES
& DIRECTION**

THE VISION

The proposed community is to be planned as the **logical extension** of the existing pattern of streets, services and development in a manner that is **compatible** with existing built form. The design of the proposed community will consider **sustainability** and **urban design** principles, emphasize **walkability/active transportation** and is to be based on a community structure that includes a **grid pattern of streets**, a **perimeter trail**, a mix and **range of unit types** including higher densities organized around a **centrally located neighborhood park**. The park is to be connected to open space and the broader community by a perimeter trail, sidewalk and active transportation system and is to be located **within walking distance of future residents**.

KEY PLANNING/DESIGN CONSIDERATIONS & DIRECTION

The overall vision, design objectives and direction informed the design of the Wilmot Woods Community.



NATURAL HERITAGE



PLACE-MAKING, PROJECT
FEATURES & AMENITIES



PARKS & OPEN SPACE SYSTEM



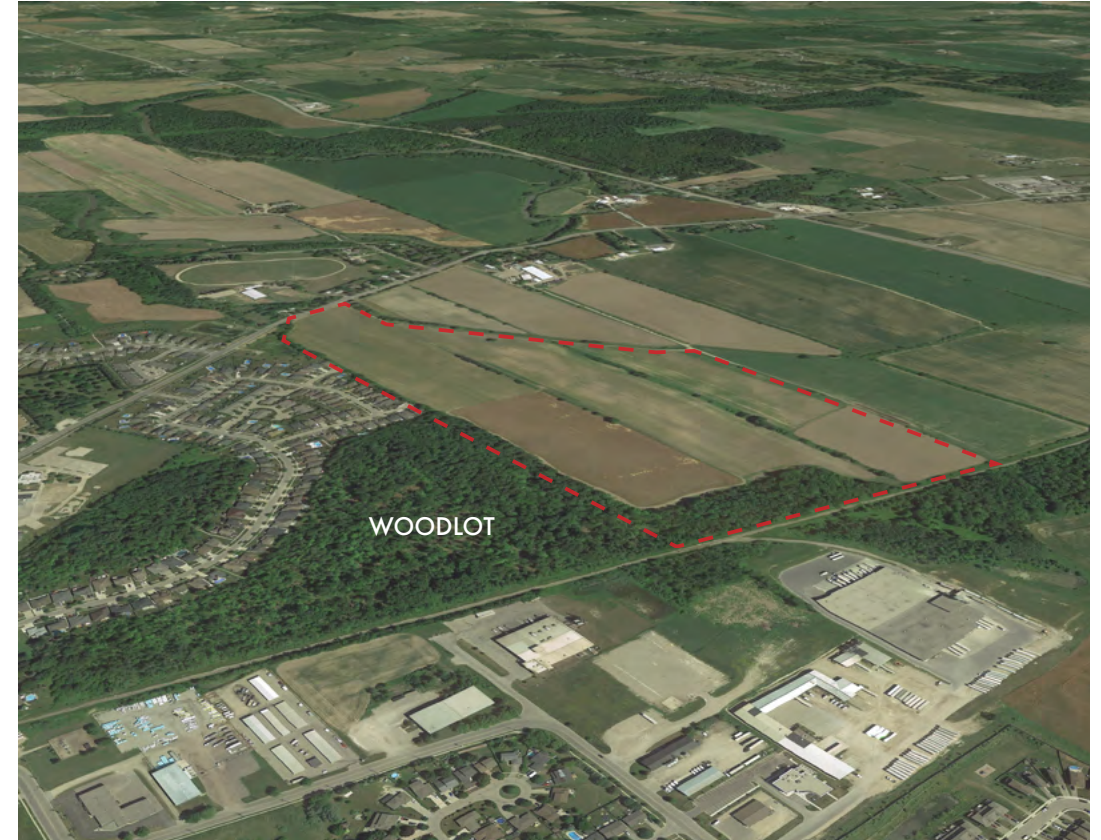
SUSTAINABILITY STRATEGY



WALKABILITY, ACTIVE TRANSPORTATION
& ROAD NETWORK

NATURAL HERITAGE

- The overriding environmental goal is to maintain, restore and where appropriate, enhance natural heritage features and their associated ecological functions over the long-term.
- Adjacent natural heritage features include a woodlot and wetland located within the woodlot. These features have been surveyed and setbacks recommended to protect the features for the long-term. **Feature limits and associated setbacks are shown on the plan and proposed limits of development respect recommended setbacks.**



PARKS & OPEN SPACE SYSTEM

- A proposed park is located central to the community. A central location will ensure the park is connected to trails, the active transportation system and within walking distance of the proposed community.
- A multi-use perimeter trail is proposed along the western, southern, and eastern property boundaries. The multi-use trail links the park, open space, natural heritage system and surrounding areas.



WALKABILITY ACTIVE TRANSPORTATION & ROAD NETWORK

- The community has been designed to create a positive pedestrian experience and a safe pedestrian friendly environment. The walkway, sidewalk and active transportation system provide easy access to the neighbourhood park and the broader Community.



PLACE-MAKING PROJECT FEATURES & AMENITIES

- Place-making for the community and the design of the public realm ensures connectivity with the adjacent community.
- Attractive streetscapes will be achieved using a coordinated design approach to streetscape elements such as trees, signage, street lights and boulevard treatment. Street plantings are to be coordinated throughout the entire community.



SUSTAINABILITY STRATEGY

The Wilmot Woods Community embraces the principles of sustainable development. The planning report and urban design brief outline a proposed Sustainability Strategy relating to:

- General Subdivision and Site Considerations
- Accessible Units
- Transportation (active transportation, accessibility, bicycle storage, electric vehicle charging stations)
- Natural Environment
- Water Conservation
- Energy and Emissions
- Waste Management and Building Materials
- Net Zero Ready Housing Construction



Sustainability



**COMMUNITY DESIGN CONCEPT
& SUBDIVISION DESIGN**

ROAD ALTERNATIVE OPTIONS

Figure 7



Evaluation of Road Access Alternatives

Wilmot Woods Developments Inc.
1209 Waterloo Street
New Hamburg
Township of Wilmot
Regional Municipality of Waterloo

LEGEND

- Subject Lands
- Alternative 1 - 'Do Nothing'
- Alternative 2 - Extension of Charles Young Ave. and Ingold Avenue
- Alternative 3 - Extension of Charles Young Ave. and Street Two Connection to Waterloo Street
- Alternative 4 - Extension of Ingold Ave. and Street Two Connection to Waterloo Street

Source:
Draft Plan of Subdivision prepared by MHBC Planning, December 2021

| | |
|------------------|--|
| DATE: March 2022 | |
| FILE: 2123A | |
| SCALE: NTS | |
| DRAWN: DGS | |

K:\2123A\PROPERTIES-NEW HAMBURG\ROAD ACCESS ALTERNATIVES.DWG

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BRIDGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3630 F: 519.576.0121 | WWW.MHBCPLAN.COM

PREFERRED ROAD ALTERNATIVE

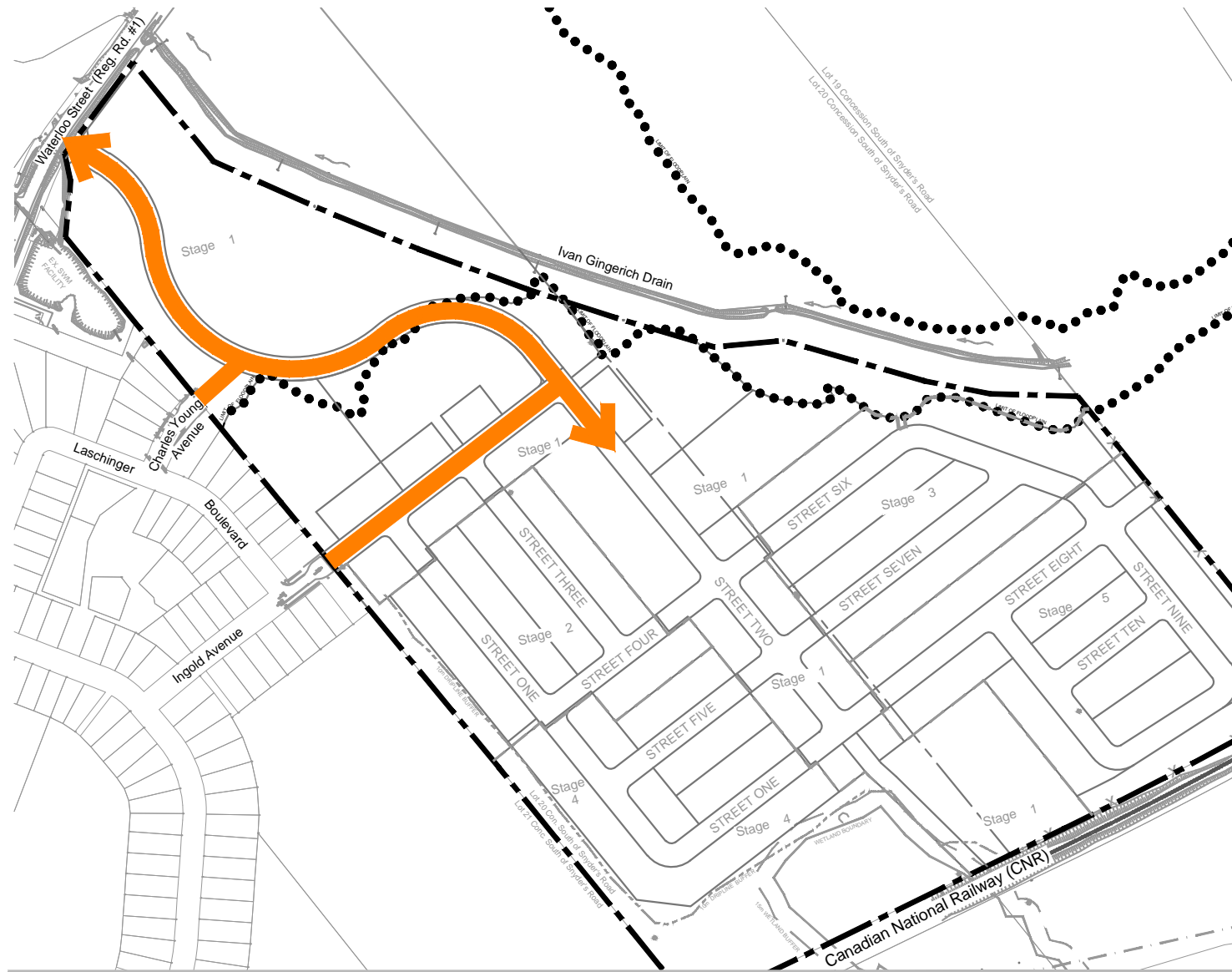


Figure 8

Evaluation of Road Access Alternatives

Wilmot Woods Developments Inc.
 1209 Waterloo Street
 New Hamburg
 Township of Wilmot
 Regional Municipality of Waterloo

LEGEND

- Subject Lands
- Alternative 5 - Extension of Charles Young Ave., Ingold Ave. and Street Two Connection to Waterloo Street

Source:
Draft Plan of Subdivision prepared by MHBC Planning, December 2021

| | |
|-------------------------|--|
| DATE: March 2022 | |
| FILE: 2123A | |
| SCALE: NTS | |
| DRAWN: DGS | |

K:\2123A\H PROPERTIES-NEW HAMBURG\ROAD ACCESS ALTERNATIVES.DWG

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

BUILT FORM & HOUSING TRANSITION CONSIDERATIONS

- Compatibility with adjacent residential land uses including an appropriate transition between the existing community and higher density forms of housing.
- The provision of a mix and range of residential unit types organized in a manner that will be compatible with existing development.
- Single detached dwellings are planned adjacent to the existing neighbourhood to the west.
- A community trail, stormwater management facility and open space lands are located between the existing community to the west and single detached dwellings within the Wilmot Woods development.

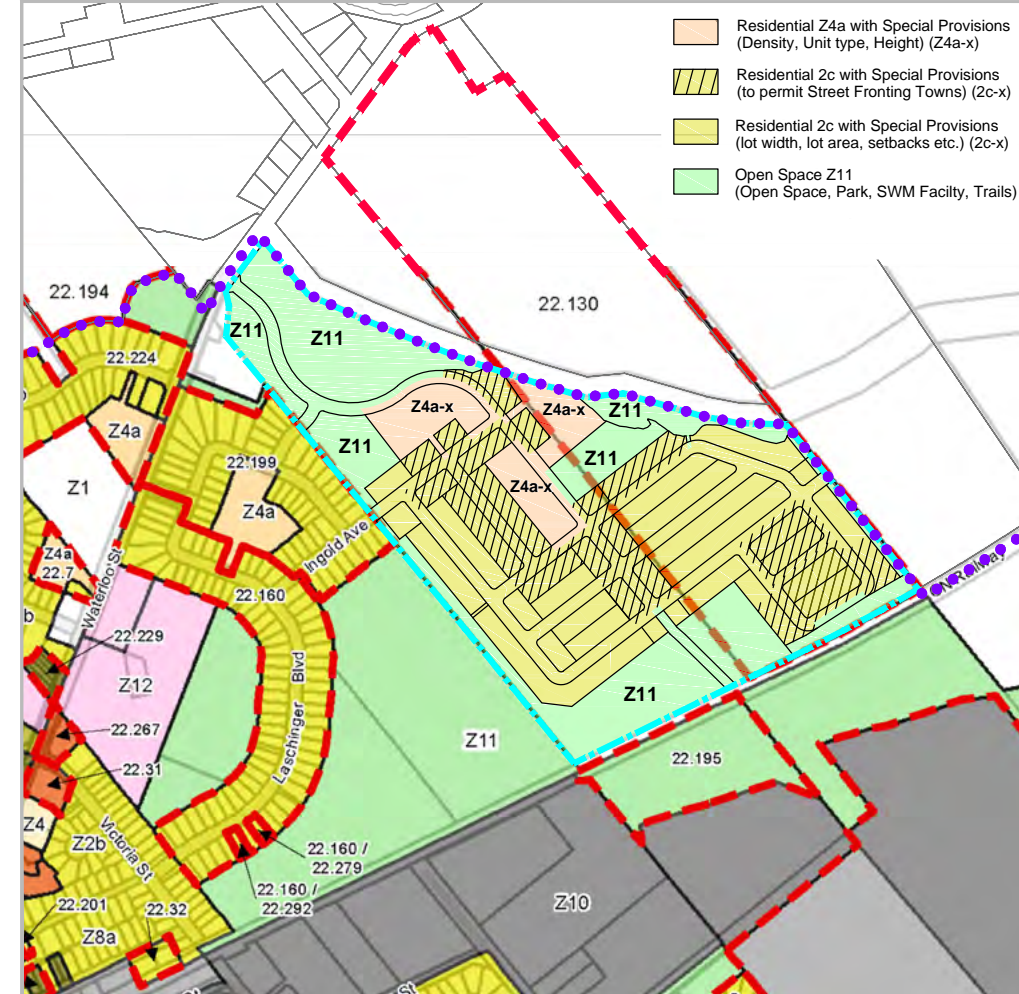


Figure 6
Proposed Zoning By-law Schedule

LEGEND

- Wilmot Woods Developments Inc. Lands
- Township Urban Area Boundary

DATE: March 2022
SCALE: 1:7,500
FILE: 2123A
DRAWN: DGS

| | |
|-------------------|-------------------------|
| Z1 (Agricultural) | Z10 (Industrial) |
| Z2b (Residential) | Z10a (Light Industrial) |
| Z4 (Residential) | Z11 (Open Space) |
| Z7 (Commercial) | Z12 (Institutional) |

Wilmot Woods Developments Inc.
Part of Lot 20,
Concession South of Sneders Road
Township of Wilmot
Regional Municipality of Waterloo

Base Map Source:
Township of Wilmot Zoning Bylaw New Hamburg Urban Area (Dec. 2021)

KIT23A-NH PROPERTIES-NEW HAMBURG/PROPOSED ZONING BY-LAW SCHEDULE.DWG

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
210-541 BRIGEMANS CENTRE DR. KITCHENER, ON, N2B 3V9
P: 519.574.3650 F: 519.574.0121 | WWW.MHBCPLAN.COM

UNIT TYPES & DENSITIES

- A mix and range of residential unit types are proposed and satisfy ROP and Township OP policies relating to housing affordability and housing choice.
- The minimum density target of the ROP is 45 p&j /ha. The proposed density (average) is approximately 60 p&j / ha. The proposed density: achieves a compact built form; provides housing choice (including the 'missing middle'); is transit supportive; is context sensitive and recognizes Township Staff's recommendation to achieve higher densities on vacant DGA lands.



COORDINATION - THE CENTRAL PARK & MISSING MIDDLE HOUSING

- Higher densities and built form (the “missing middle”) are located in proximity to the proposed central park.

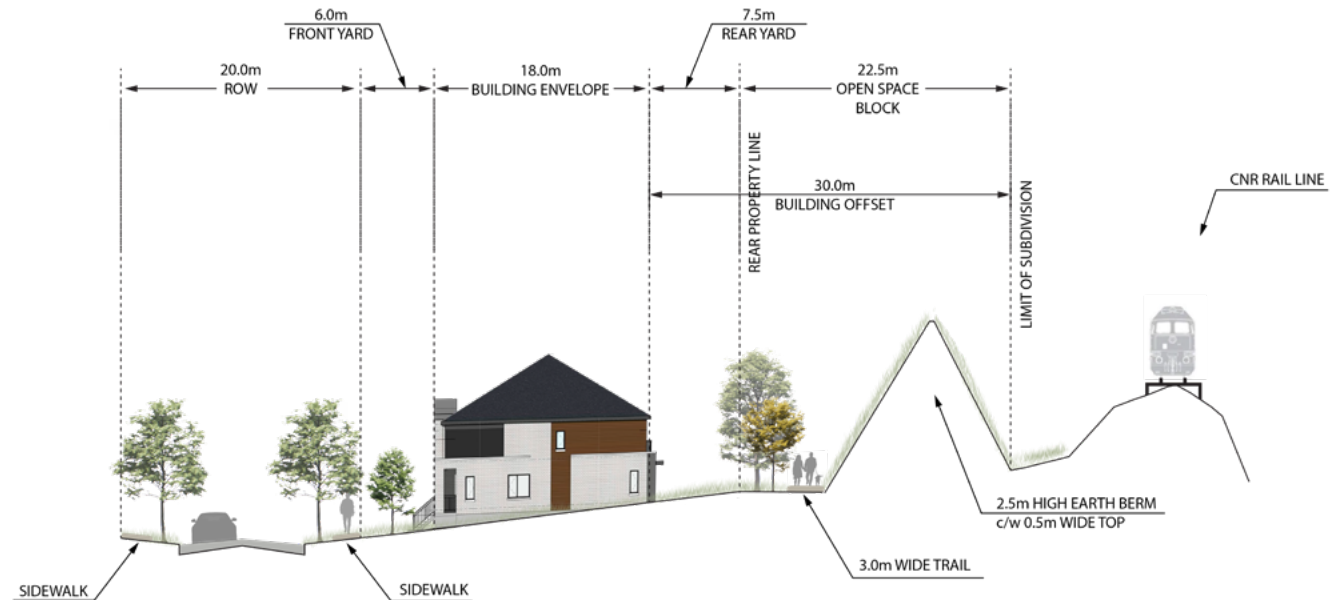


HOUSING AFFORDABILITY

- A minimum of 30% of all units are intended to be in forms other than single detached and semi-detached dwellings. The proposed housing mix conforms with housing policies in a manner that is compatible with the existing community.
- The proposed zoning by-law makes provision for and includes appropriate zoning regulations relating to “additional residential units”. The proposed zoning by-law also requires the owner to “rough-in” additional residential units.
- The owner has championed a voluntary affordable housing contribution to be paid at the building permit stage. The per unit quantum of the voluntary contribution has yet to be finalized and is currently under discussion with Township staff and other private sector housing providers that are active in the Township of Wilmot.

LAND USE COMPATIBILITY CNR rail line

- The subdivision design has proactively considered measures to address sources of noise and vibration from the rail line located to the south. The following mitigation measures are proposed:
 - » Residential development is well setback from Waterloo Street
 - » Street Nine has been designed as a window street
 - » A minimum 30 metre setback is proposed relative to the CNR rail line.
 - » A safety berm is proposed within the setback area.
 - » Outdoor amenity space is located to the rear of units and will be shielded by buildings which face rather than backlot the CNR rail line.



LAND USE COMPATIBILITY

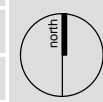
- Burnside has built upon their evaluation of noise and vibration and have further considered land use compatibility issues by assessing potential air emissions and odour from surrounding commercial and industrial operations.
- The Compatibility Study concludes that no potential air or odour impacts are expected due to existing industrial operations in the area.



Figure 15
**Distance Separation
 Between Wilmot Woods
 Community and Alpine
 Fertilizer**

LEGEND
 Subject Lands

DATE: March 2022
 SCALE: 1:5,000
 FILE: 2123A
 DRAWN: DGS



Wilmot Woods Developments Inc.
 1209 Waterloo Street
 New Hamburg
 Township of Wilmot
 Regional Municipality of Waterloo

Base Map Sources:
 Google Earth, Region of Waterloo

K12123A-NH PROPERTIES-NEW HAMBURG/PT DRAFT PLAN OF SUBDIVISION AND ALPINE PROPERTY.DWG

**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

UNIVERSAL & AGE-FRIENDLY DESIGN

- Design Guidelines include Universal and Age-Friendly Design recommendations.



COMMUNITY CONCEPT PLAN



OVERVIEW OF DESIGN ELEMENTS





SUMMARY & CONCLUSIONS

SUMMARY

In summary, the proposed subdivision:

- Provides for the long-term protection of Core Environmental Features.
- Respects the scale and character of the adjacent neighborhood.
- Provides for an appropriate range and mix of housing options that address affordable housing policies.
- Provides for an active transportation system and a publicly accessible park and open space system.
- Achieves a high quality public realm; meet the minimum density target of the ROP and Township Official Plan.
- Provides for transit supportive densities and a road network that support the potential introduction of transit.
- Represents the logical and orderly progression of development and the extension of the existing neighborhood.
- Addresses land use compatibility considerations.

CONCLUSIONS

It is concluded that the proposed plan of subdivision and zone change application:

1. Have had appropriate regard to matters of Provincial interest in Section 2 of the Planning Act.
2. Are consistent with the Provincial Policy Statement (2020).
3. Conform to a Place to Grow - Growth Plan (2020).
4. Conform to the Regional Official Plan (ROP).
5. Conform to the Township of Wilmot Official Plan.
6. Represent good planning.

THANK YOU QUESTIONS?

Table 1: Draft Plan of Subdivision: Overview

| Description | Lots/Blocks | Units (min-max) | Area (ha) |
|---|--------------------|------------------------|------------------|
| Residential (Single detached/ Townhomes) | 40 | 316 – 531 | 13.69 |
| Multiple Residential (Townhomes/Apartments) | 3 | 120 - 304 | 3.04 |
| Parkland | 1 | - | 1.00 |
| Open Space | 5 | - | 8.23 |
| Stormwater Management | 2 | - | 2.54 |
| Trail | 4 | - | 0.82 |
| Service Corridor | 1 | - | 0.24 |
| 0.3 m reserve | 11 | - | 0.01 |
| Road Widening | 1 | - | 0.03 |
| Roads | - | - | 7.57 |
| TOTAL | 69 | 436-835 | 37.19 |

Wilmot Woods Maximum Density Calculations

File: 2123A

Date Prepared: March 9, 2022

| Maximum Density Calculations | | | |
|-----------------------------------|------------------------------|------------------|------------|
| Unit Type | Number of Units ¹ | PPU ² | Population |
| Singles/Semis | 259 | 3.25 | 841 |
| Townhomes/ Cluster Townhomes | 272 | 2.44 | 663 |
| Apartments | 304 | 1.77 | 538 |
| Total | 835 | --- | 2,042 |
| | | | |
| Total Jobs ³ | 57 | | |
| Total People and Jobs | 2,099 | | |
| Net Developable Area ⁴ | 28.69 ha | | |
| Net Density | 73.2 | | |

Notes

1. Number of Units taken from Draft Plan of Subdivision prepared by MHBC Planning.
2. PPU (Persons per Unit) are based on Region of Waterloo Land Budget prepared in support of the approved Region of Waterloo Official Plan (ROP) [June 2015].
3. Total Jobs is calculated at 2.8% of population.
4. Net Developable Area: Net of Designated Environmental Features (wetland, woodlot and floodplain)

Wilmot Woods Minimum Density Calculations

File: 2123A

Date Prepared: March 9, 2022

| Minimum Density Calculations | | | |
|-----------------------------------|------------------------------|------------------|--------------|
| Unit Type | Number of Units ¹ | PPU ² | Population |
| Singles/Semis | 316 | 3.25 | 1,027 |
| Townhomes/ Cluster Townhomes | 120 | 2.44 | 292 |
| Apartments | --- | 1.77 | --- |
| Total | 436 | --- | 1,319 |
| | | | |
| Total Jobs ³ | 37 | | |
| Total People and Jobs | 1,356 | | |
| Net Developable Area ⁴ | 28.69 ha | | |
| Net Density | 47.3 | | |

Notes

1. Number of Units taken from Draft Plan of Subdivision prepared by MHBC Planning.
2. PPU (Persons per Unit) are based on Region of Waterloo Land Budget prepared in support of the approved Region of Waterloo Official Plan (ROP) [June 2015].
3. Total Jobs is calculated at 2.8% of population.
4. Net Developable Area: Net of Designated Environmental Features (wetland, woodlot and floodplain)