



GROWTH STUDY

WATERFORD NORTH LAND – APRIL 16, 2024

BOLLEVARD ENTRY

25 METER WIDE MUNICIPAL RIGHT OF WAY, COMPLETE WITH LANDSCAPED CENTER BOULEVARDS.



INSTITUTIONAL

VARIETY OF INSTITUTIONAL USES THAT PROVIDE BENEFIT TO THE WATERFORD COMMUNITY AS A WHOLE. USES MAY INCLUDE A NEW ELEMENTARY SCHOOL AND LONG TERM CARE FACILITY.



PARK & OPEN SPACE

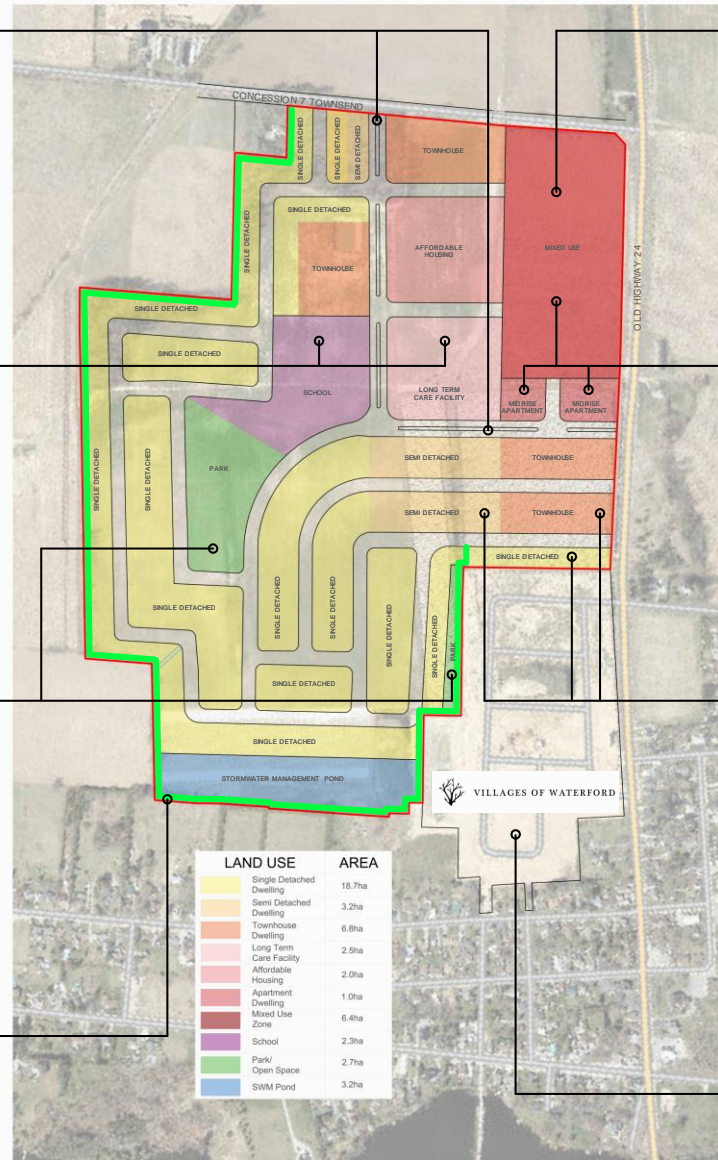
RECREATIONAL USES THAT ARE COMPLEMENTARY TO THE SURROUNDING RESIDENTIAL, MIXED USE & INSTITUTIONAL USES. AMENITIES MAY INCLUDE WATER FEATURES, A FITNESS AND/OR WELL BEING FACILITY, PLAYGROUND, BASKETBALL COURTS, AND TENNIS/PICKLEBALL COURTS.



PERIMETER HERITAGE TRAIL

A RECREATIONAL MULTI-USE TRAIL IS TO BE INCORPORATED AROUND THE WEST, SOUTH & SOUTH EAST BOUNDARIES TO PROVIDE OPPORTUNITY FOR ACTIVE TRANSPORTATION AND CONNECTIVITY THROUGHOUT THE COMMUNITY.

concession
seven



MIXED USE ZONE

A VARIETY OF COMMERCIAL, INSTITUTIONAL, AND MUNICIPAL USES IN A MIXED USE FORMAT TO COMPLEMENT AND SERVICE THE EXISTING AND PROPOSED USES. POTENTIAL USES MAY INCLUDE A FIRE STATION, HOTEL, CONFERENCE, EVENT CENTRE, PARK, GAS STATION, BUILDING SUPPLY AND HARDWARE STORE, RESTAURANT, COFFEE SHOP, GROCERY STORE, MEDICAL OR HEALTH SERVICE BUILDING, DAYCARE, STORAGE FACILITY, THEATRE, PUBLIC TRANSIT STOP, RETAIL, OR MIXED USE COMMERCIAL/RESIDENTIAL.



MID RISE RESIDENTIAL APARTMENT DWELLINGS

MID RISE RESIDENTIAL APARTMENT DWELLINGS TO BE INCORPORATED WITHIN DESIGNATED AREAS, ALONGSIDE MIXED USE RESIDENTIAL & COMMERCIAL WITHIN THE MIXED USE ZONE. INTENDED TO PROVIDE A WIDE RANGE OF HOUSING STYLES AT A VARIETY OF PRICE POINTS, WHILE SUPPORTING ACCESSIBLE HOUSING OPTIONS FOR COMMUNITY MEMBERS WITH DISABILITIES.



LOW RISE RESIDENTIAL DWELLINGS

DEVELOPMENT TO INCORPORATE A VARIETY OF LOW RISE RESIDENTIAL HOUSING FORMS, INCLUDING SINGLE DETACHED, SEMI DETACHED, AND TOWNHOUSE STYLE DWELLINGS. INTENDED TO PROVIDE A WIDE RANGE OF HOUSING OPTIONS AT A VARIETY OF PRICE POINTS.



EXISTING COMMUNITY OF LOW-RISE SINGLE AND SEMI-DETACHED DWELLINGS.

THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
FINAL DESIGN MAY NOT BE EXACTLY AS ILLUSTRATED.



PROJECT TITLE
Concession 7 Waterford
Proposed Urban Boundary Expansion
Concession 7
Waterford ON
DRAWING TITLE
PRESENTATION SITE PLAN

DRAWING SCALE

DATE ISSUED: 2023.08.21
PROJECT NO: 23-120



THE PROJECT

- The Project is a 62 hectare Master Planned Development consisting of residential & mixed uses.
- Plans for approximately 7 hectare of much needed Commercial / Retail.
- The Project will be a phased over 15-20 years providing Norfolk County time to increase servicing.
- We have been working on this project since 2018.
- We are being careful to augment downtown.



HISTORICAL TIMELINE

- Highest and Best Use Study completed 2018/19
- Met with elected officials on numerous occasions
- Boundary Survey Completed Apr. 2020
- Completion of Water & Waste Capacity Report Aug. 2021
- Phasing Revised Nov. 2023
- Vision Board Developed Nov. 2023



ADDITIONAL WORK COMPLETED

- Planning Rationale Report
 - Phase 1 & 2 ESA (Environmental)
 - Full Legal Survey
 - 2 Appraisals
 - Discussions with CMHC – affordable housing
 - Discussions with Waterford Heritage Trail – connectivity
 - Recruitment of tenants for retail/commercial
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TIMELINE MOVING FORWARD

- ▶ **WE ARE READY**

- ▶ Growth Study Completed 2024

- ▶ Complete Planning Fall 2024

- ▶ Plan of subdivision approval 2025



WHY WE NEED THE ENTIRE PIECE?

February 8 – Growth Study Presentation – met with Staff.

We propose a Vision with different housing options:

- Will allow young buyers to grow in a home
- We will build smaller homes, therefore costing less to build
- Allowing buyers to finish basement, landscaping, future garage
- Upsize, Downsize, Right Size

- Age in Place / Long Term Care Facility

We are willing to commit to these options.

Direct spending/economic development – 3,000 construction jobs.

1,200 ongoing jobs created by Mixed Use / Commercial / Retail.

12 Local builders are interested in buying lots.



MAYOR'S AFFORDABILITY ROUND-TABLE

Variety of housing Options! "Put a Roof Over Everyone's Head"

Space for large park, waterpark, pickleball, play area

Dedicated Space for a New School

Space for an Age in Place / Long Term Care Facility

Space for Affordable Housing

Transit Stops

Connection to the Waterford Heritage Trail, Commercial,
Retail and Recreational



COMMERCIAL / RETAIL WILL INCLUDE

Much-needed hotel and conference center

Gas station/convenience store

Restaurants

Retail

Hardware Store

Grocery Store

Medical / Health facility

Daycare

Fitness and Well - Being

Rental apartments