

Proposal for Urban Boundary Expansion Grow Norfolk Initiative

Waterford

concession
seven

John D. Vallee, P.Eng., President



April 16, 2024

concession seven

63 ha parcel

North of Villages of Waterford

West of Main St. (Highway 24)

South of Concession 7 Road



BOULEVARD 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

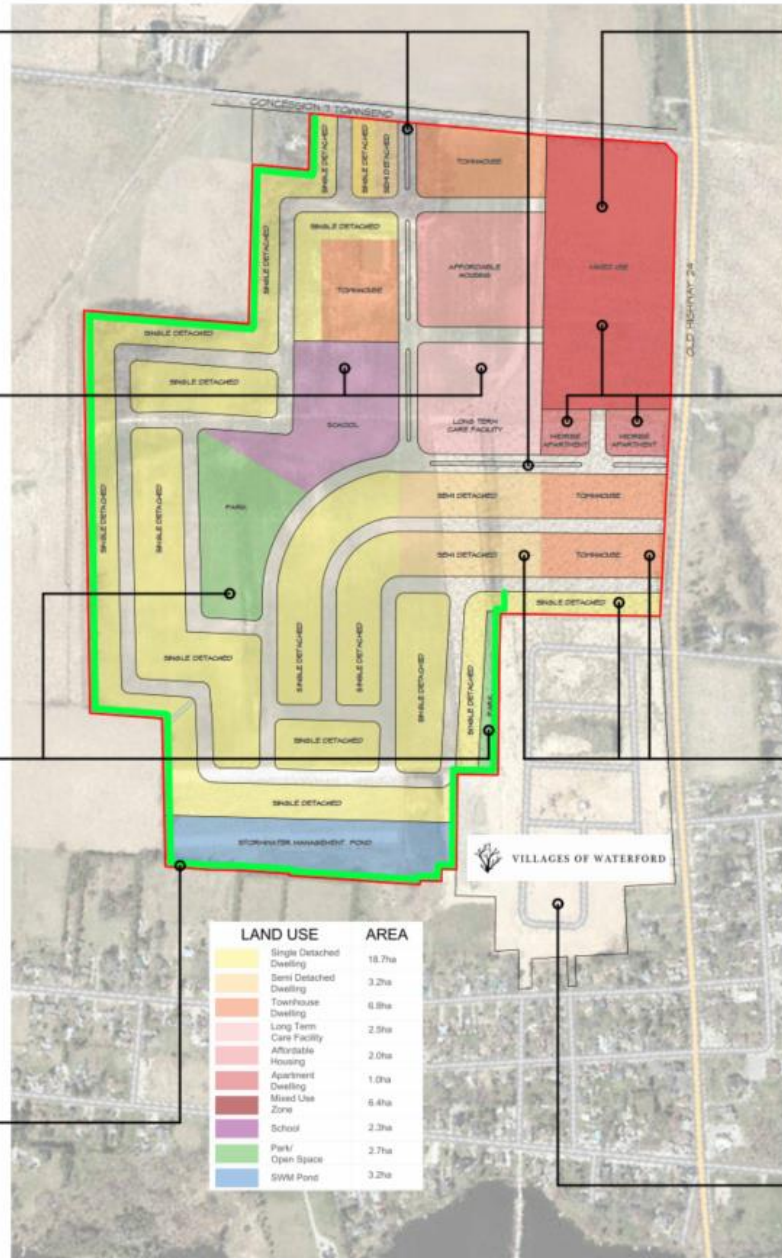
RECREATIONAL USES THAT ARE COMPLEMENTARY TO THE SURROUNDING RESIDENTIAL, MIXED USE & INSTITUTIONAL USES. AMENITIES MAY INCLUDE WATER FEATURES, A FITNESS AND/OR WELL BEING FACILITY, PLAYGROUND, BASKETBALL COURTS, AND TENNIS/PICKLEBALL COURTS.



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.

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LAND USE	AREA
Single Detached Dwelling	18.7ha
Semi Detached Dwelling	3.2ha
Townhouse Dwelling	6.8ha
Long Term Care Facility	2.5ha
Activable Housing	2.0ha
Apartment Dwelling	1.0ha
Mixed Use Zone	6.4ha
School	2.3ha
Park/ Open Space	2.7ha
SWM Pond	3.2ha

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.

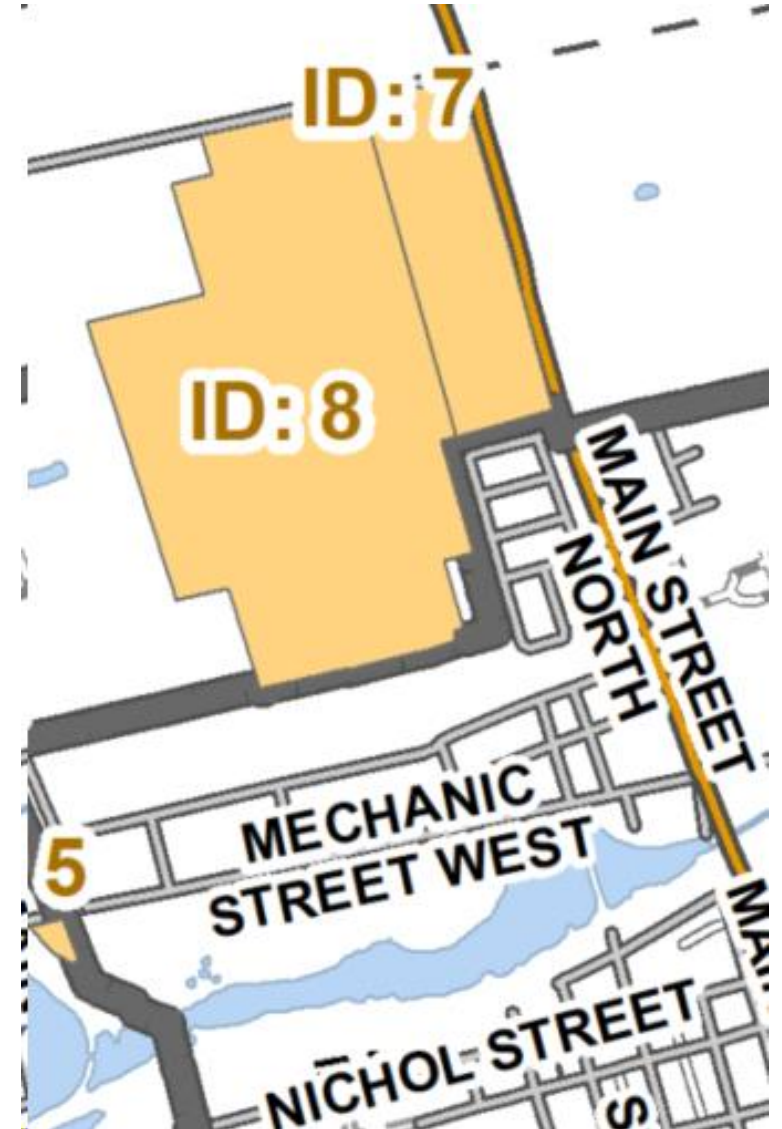
THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
FINAL DESIGN MAY NOT BE EXACTLY AS ILLUSTRATED.

Proposal

- Bring entire 63 ha parcel into urban boundary.
- Best proposal in Waterford.
- Wide range of uses proposed.
 - Commercial / retail.
 - School & park.
 - **Variety of residential – attainable – variety of demographic.**
 - Walking Trails, access to commercial and recreational.
- Don't need to choose between Concession 7 and parcel at south end.
- Bring **BOTH** into urban area.
- Province promoting GROWTH.
- Encouraging expansions and residential construction.

Norfolk Scoring Challenge

- Submission was based on 1 comprehensive plan.
- Norfolk staff have evaluated as 2 parcels.
- Scoring reduced when separated.
- Score improves significantly when considered as 1 comprehensive package.

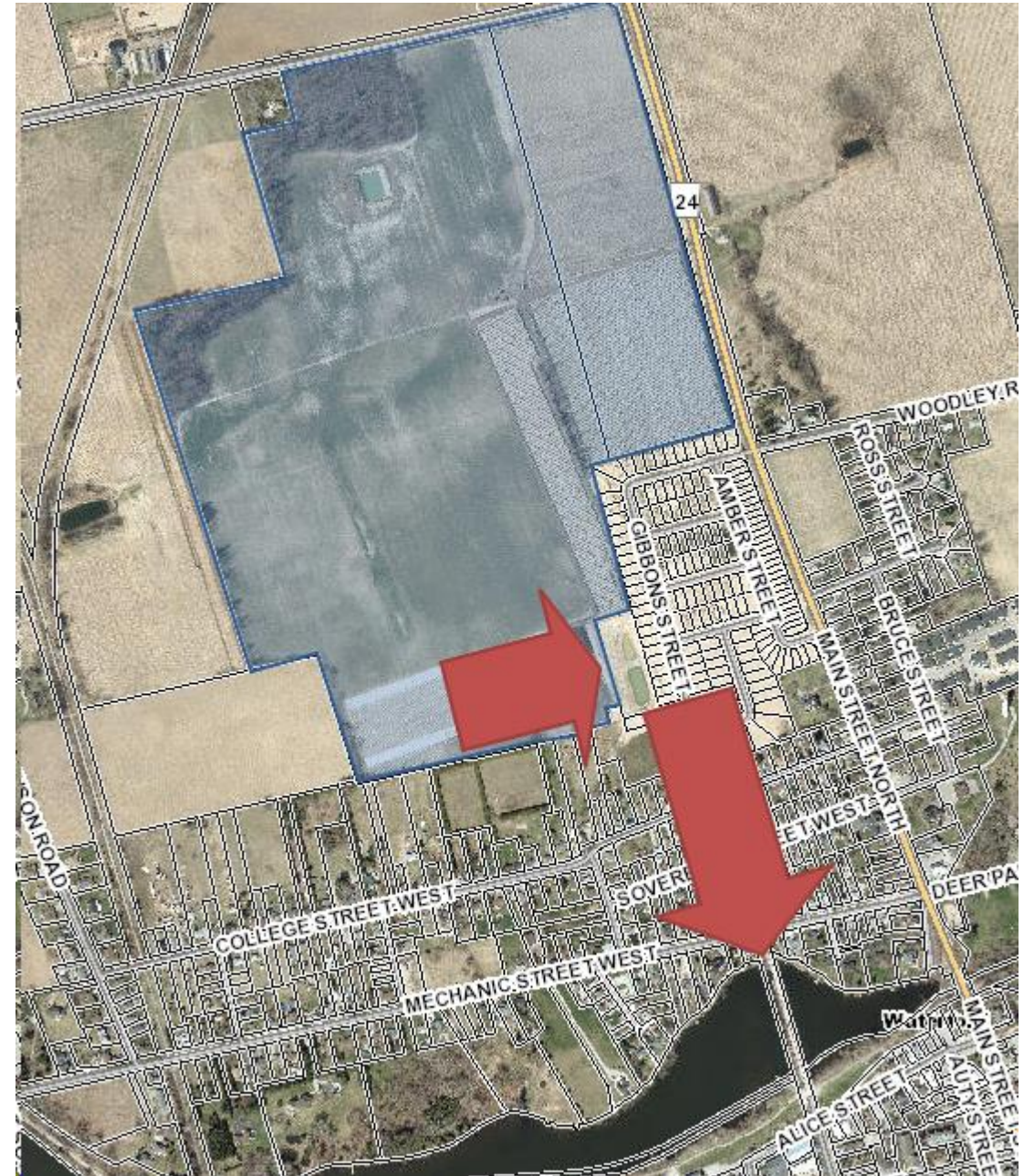


Category	ID:8 West	ID:7 East	Concession 7 Combined / Corrected	South Side
Walkability	3	4	4 <small>From ID:7</small>	3
Connectivity	3	1	3 <small>From ID:8 - Arterial Road</small>	3
Lear	0	-2	8 <small>Class 2 Soils. Same rationale as south</small>	8
Water	4	4	8 <small>Connection through Villages</small>	6
Wastewater	4	4	8 <small>Connection through Villages</small>	4
Storm	3	3	4 <small>SWM Pond through Villages</small>	3
EMS	2	1	2 <small>From ID:8</small>	4

Category	ID:8 West	ID:7 East	Concession 7 Combined / Corrected	South Side
<u>Child Care</u>	1	1	1	2
Medical	1	1	1	1
Commercial	2	0	2 <small>From ID:8</small>	3
County Facilities	3	1	3 <small>From ID:8</small>	3
Institutional	1	2	2 <small>From ID:7</small>	4
Parks	1	1	1	2
<u>Nat.Heritage</u>	4	4	4	4
Total	32	25	51	50
Rank	6	8	1	

STORM WATER

- Existing SWM pond in Villages.
- Expand | Combine for Conc. 7.
- Existing Outlet on James Street.
- Discharge to Creek.
- Legal outlet in place.



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Consulting Engineers,
Architects & Planners

WATERMAIN

- Existing watermain in Villages.
 - Servicing corridor access.
 - All infrastructure in place.
- Second watermain on Main Street.
 - Short extension to property.
- 2 WATERMAIN FEEDS – LOOPING.
- Infrastructure in place.



SANITARY SEWER

- Existing sanitary in Villages.
 - Servicing corridor access.
 - All infrastructure in place.
- Second sanitary on Main Street.
 - Short extension to property.
- 2 Sanitary outlets.
- Infrastructure in place.



DOCUMENTS PROVIDED TO NORFOLK

1. Planning Justification Report
2. Vision Board
3. Servicing Approach
4. Phasing Plan
5. Scoring evaluation matrix
6. Water & Waste Water Capacity Report

None of these documents were included in the Council package.

SUMMARY

- **Diverse uses.**
 - Commercial / retail.
 - School / Park.
 - Childcare and health services.
 - Variety of residential – attainable for variety of demographics.
- Must be **scored as 1 proposal.**
- Scores very well – meets all objectives.
- Weak scores – commercial | park | institutional.
 - Too far from existing.
 - Included in development!
- Natural extension of existing development in north Waterford.

REQUEST

Include the entire Concession 7 proposal within urban boundary.

ID: 7 and ID:8 in the staff report.

Council can add this AND the piece at the south end.

It does not need to be one or the other.

Think long term!

Go with Both!



THANK YOU!

QUESTIONS & ANSWERS