



FORBES
ESTATES

171 GUELPH AVE

**DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT
30T-18103 & R12/18**

SPECIAL COUNCIL MEETING

JULY 13, 2021



Introduction

TEAM:

In attendance:

- Matthew Warzecha, Project Manager *Polocorp Inc*
- Mike Puopolo, Chief Operating Officer *Polocorp Inc*
- David Butler, Planner *Butler Consulting*



Vision

A community that:

- Is compatible with existing neighbourhood;
- Preserves and celebrates the heritage character of the property;
- Provides a range of housing opportunities;
- Integrates and preserves natural heritage;
- Integrates high quality urban design principles;
- Contributes to the development of a complete, and diverse, Hespeler Village

Concept - May 2019



LEGEND:

- 40-50 FT. SINGLE DETACHED
 - RECESSED GARAGE
 - PORCHES 3-5m FROM FRONT YARD
- ESTATE LOTS
- 30-40 FT. SINGLE DETACHED
- 20-25 FT. TOWNHOUSES
- 12 STOREY BUILDING
- TREES TO BE PRESERVED
- OPEN SPACE
- PARKLAND / TRAILHEAD
- SWM POND

VIEW 'A'



Extensive Public Consultation

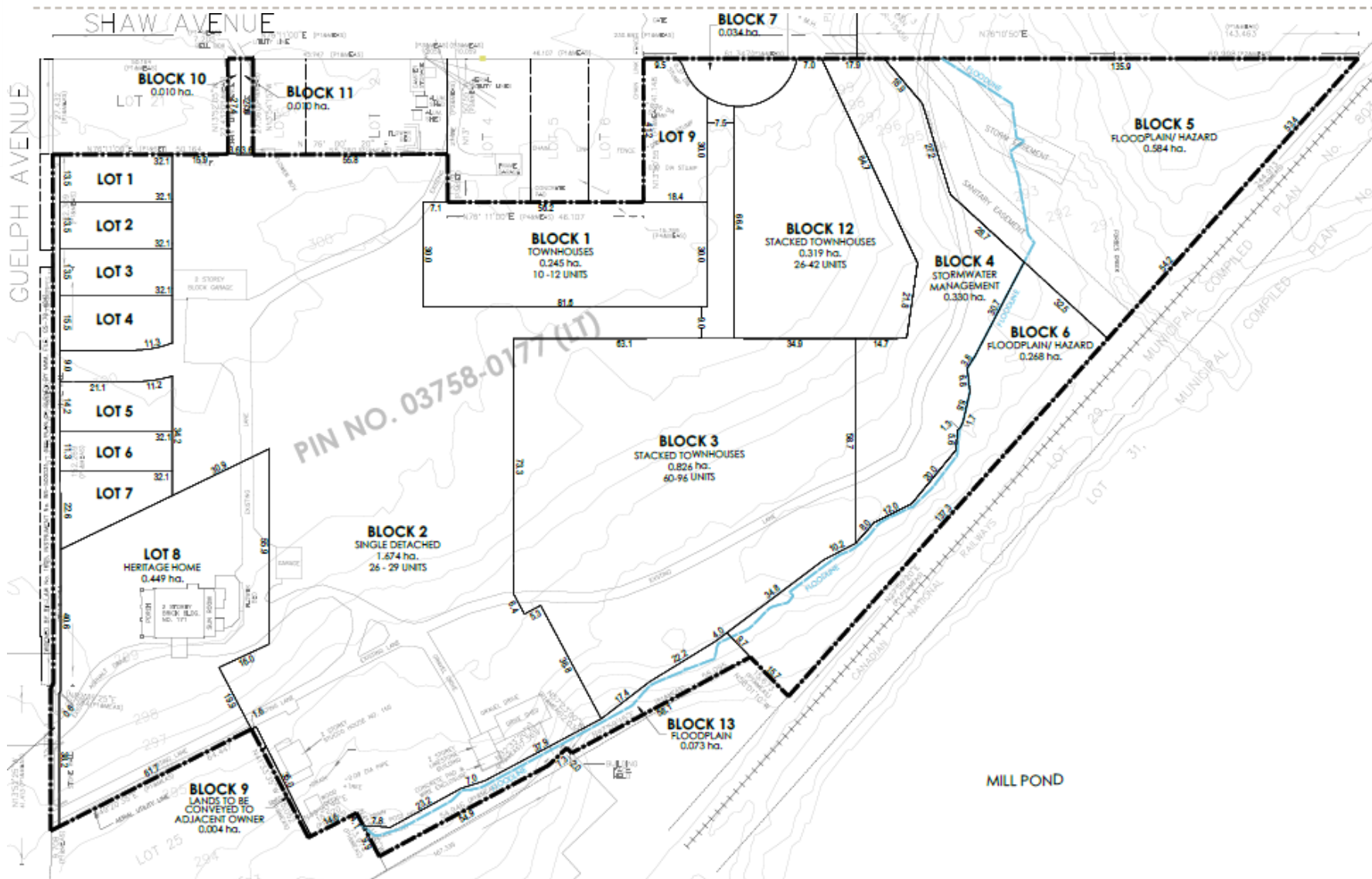
• Open House	November 2018
• BIA	March 2019
• BIA	May 2019
• Statutory Public Meeting	May 2019
• PDC/Council	May 2019
• Heritage Advisory Committee	June 2019
• Liaison Committee	July 2019
• Liaison Committee	October 2019
• Liaison Committee	November 2019
• Heritage Advisory Committee	August 2020
• Heritage Advisory Committee	December 2020

- ✓ Consensus reached with Liaison Committee
- ✓ Approved by Heritage Advisory Committee



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Proposed Development



Proposed Development



BASED ON UNITS SHOWN

PARKING TABLE	Required	Provided
Cluster Row Towns	12 regular	12 (driveways with tandem garages)
(1/unit + 0.5 vis.)	6 visitor	6 (3 visitor + 3 tandem visitor)
Mixed Terrace Stacks	100 regular	107 surface
(1/unit + 0.25 vis.)	25 visitor	25 visitor
TOTAL	143	150
BARRIER-FREE SURPLUS PARKING	6 (3 Type A + 3 Type B)	6 (3 Type A + 3 Type B)
	-	7 spaces @ 100 stack units

Notes:
1. Section 2.2.2.12 of the Zoning By-law states that every four tandem parking spaces located in a cluster row housing development in RM-class zone shall be deemed to equal one required visitor parking space, provided that there must be a minimum of 1 visitor parking space for each 4 dwelling units and such spaces shall be identified as being reserved for the exclusive use of such visitors.

Heritage Preservation



Conclusion

- Polocorp has participated in extensive public consultation
- Final plan reflects the comments received and balances the needs of all stakeholders;
- Overall height and density reduced, while providing diverse mix of housing forms and levels of affordability
- Polocorp is in full support of Staff's recommendation for approval



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THANK YOU