



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

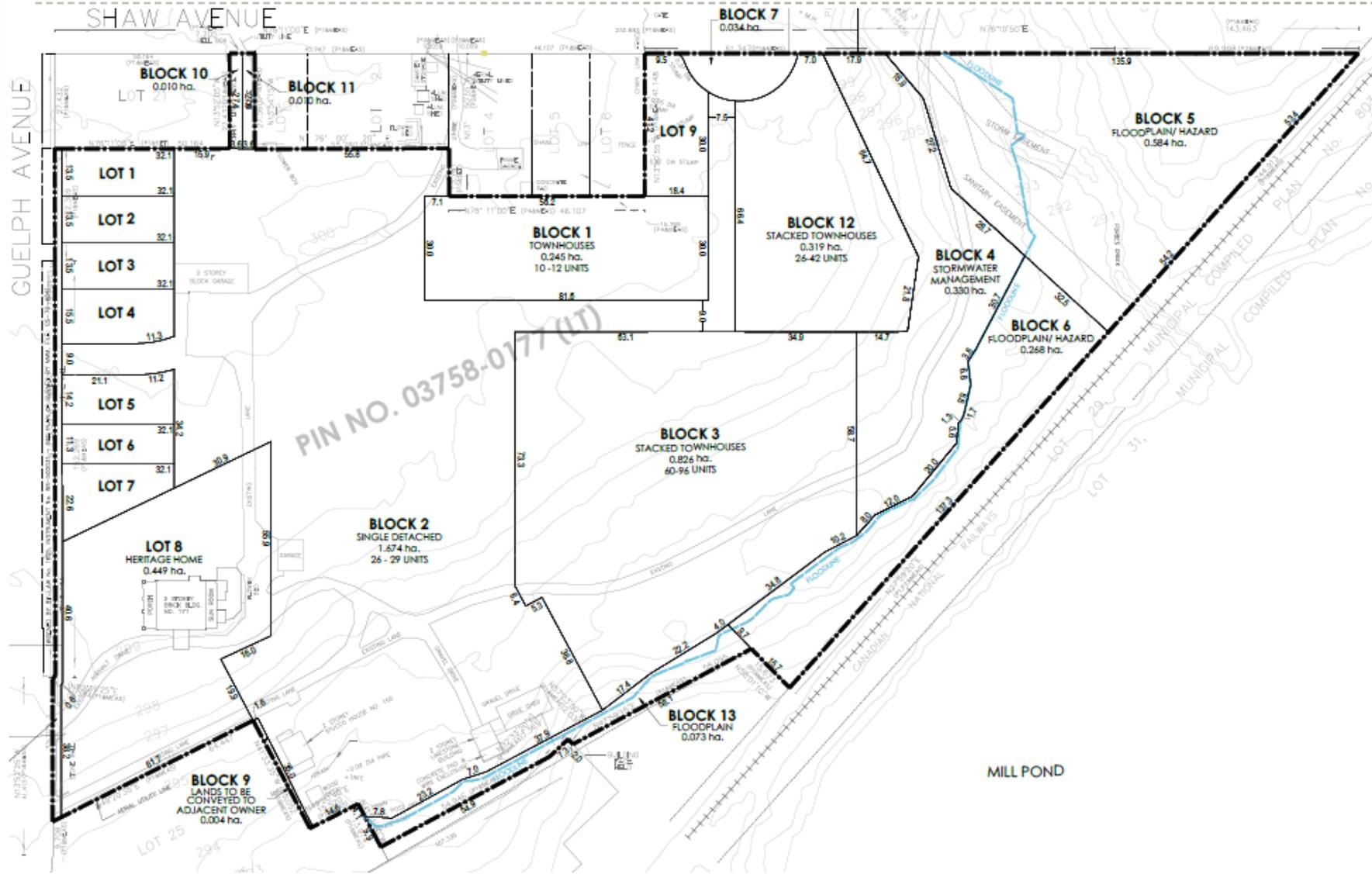
- Open House November 2018
- BIA March 2019
- BIA May 2019
- Statutory Public Meeting May 2019
- PDC/Council May 2019
- Heritage Advisory Committee June 2019
- Liaison Committee July 2019
- Liaison Committee October 2019
- Liaison Committee November 2019
- Heritage Advisory Committee August 2020
- Heritage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

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



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Proposed Development





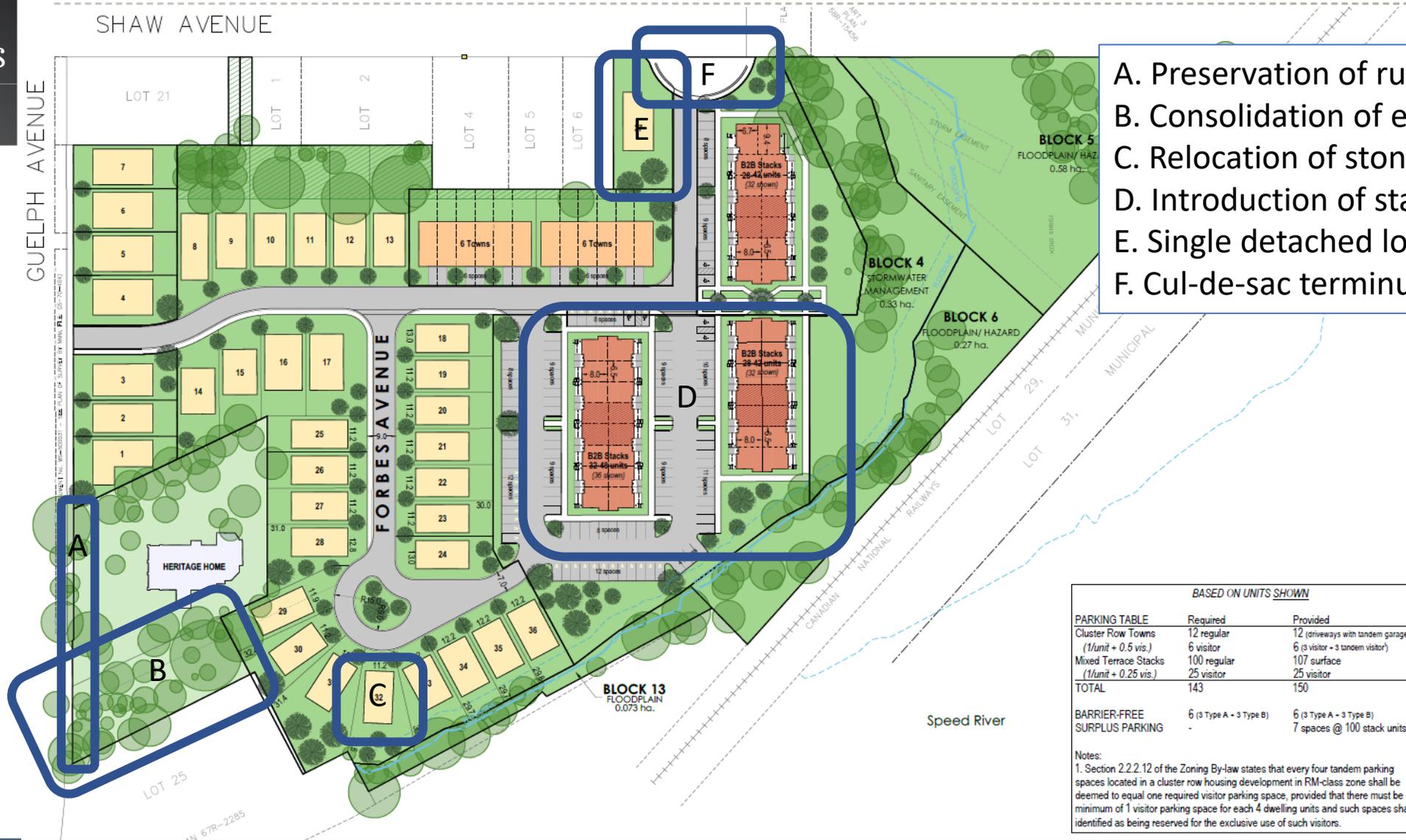
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Proposed Development





Proposed Development



- A. Preservation of rubble wall
- B. Consolidation of estate lots
- C. Relocation of stone ruins
- D. Introduction of stacked townhomes
- E. Single detached lot
- F. Cul-de-sac terminus

BASED ON UNITS SHOWN

PARKING TABLE	Required	Provided
Cluster Row Towns (1/unit + 0.5 vis.)	12 regular 6 visitor	12 (driveways with tandem garages) 6 (3 visitor + 3 tandem visitor)
Mixed Terrace Stacks (1/unit + 0.25 vis.)	100 regular 25 visitor	107 surface 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



LEGEND	
	North Garage
	Stone Ruins
	Trees to be Preserved
	Forbes Estate
	Rubble Wall
	Lands Dedicated to City of Cambridge

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