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October 8, 2019

Mike Evers, Director of Planning and Development
Haldimand County
Hagersville Satellite Office
1 Main St. S., Hagersville, ON N0A 1H0

RE: Proposed Urban Boundary Adjustments
Empire Communities

Mr. Evers,

We are the Planning Consultants acting on behalf of Empire Communities. It is our understanding that the County is undergoing a Municipal Comprehensive Review this year, a component of which is a review of the urban boundaries in each community. Pursuant to staff report PDD-36-2019, heard at the August 27th, 2019 Council in Committee meeting, a preliminary land needs strategy has been identified as a starting point for further analysis. Please accept this letter as a request to consider boundary adjustments of our client's lands in Caledonia and Hagersville, respectively.

There are 4 parcels which we'd like to request further consideration:

- 134 McClung Road (east side of McClung Road)
- 66 McClung Road (original Avalon Sales Centre location)
- Georgia Pacific and Gateway lands
- "Smith Farm" lands - Hagersville

A map of the sites is provided in **Figure 1**. A discussion of each is presented below.

134 McClung Road

This ~57 ha. parcel is located on the east side of McClung, partially within the proposed Residential expansion at the north-east of the community. The parcel is "L"-shaped, with the western portion of the lands within the currently proposed urban expansion. We'd like to request that the eastern portion, being ~36 ha., also be included in the expansion. We understand that these expansion lands are reserved for long-term needs.

Empire also owns the 13 ha. parcel immediately north of 134 McClung Road. Combined, these lands represent an opportunity for continued master community planning by a reputed developer, whereby infrastructure/servicing, land uses and densities, and phasing can be appropriately developed and coordinated. Empire would also be willing to work with any adjacent landowners within the urban expansion as part of the master planning process.

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Prior to the development of the expansion lands, there will be required infrastructure improvements to ensure adequate servicing. Based on the experience in the Avalon subdivision and the proposed Gateway development, Empire has demonstrated that it is willing to make the necessary infrastructure investments in a timely manner, unlocking the development potential of not only Empire's landholdings, but also surrounding urban lands. We anticipate Empire would play a similar role within the north-east Caledonia expansion lands. The development of Empire's lands would act as a catalyst for the timely development of the balance of the north-east Caledonia expansion.

Including the entirety of the 134 McClung Road parcel would still result in a logical eastern edge of the urban boundary.

66 McClung Road (previous Avalon Sales Centre site)

This 4 ha. parcel is located immediately west of the soccer fields. It is identified within the staff report as being added to the urban boundary, but within a "Non-Development" designation along with the soccer field. This designation applies to the soccer fields given the long-term legal agreement limiting the use to recreational soccer. However, there is potential for the 66 McClung Road site to redevelop independent of the soccer fields redeveloping. With the build out of Avalon, and the future north-east expansion, there may be demand for additional commercial and residential lands in this area. This could create a mixed-use node on McClung Road, on either side of the roundabout.

The Watson growth study indicates that there is an 11 ha. shortfall of non-residential (e.g. commercial) Community Area within Caledonia. Combined with the commercial block on the Gateway lands (~6 ha.), these two sites can make up much of that difference.

The location of the 66 McClung Road site fronts onto an arterial road at a prominent intersection, and would be surrounded by development to the north, south and west. As such, this site would be suitable for consideration for a commercial designation.

Georgia Pacific and Gateway Lands

The preliminary urban area adjustments within staff report PDD-36-2019 identify the Georgia Pacific site and surrounding lands for potential for re-designation, from Employment to a mix of community type uses (e.g. Residential, Commercial, Institutional, Recreational).

We have filed planning applications (PLOP-HA-2019-059; PLZ-HA-2019-060, PL28T-2019-061) to facilitate a mixed-use development on the Gateway Caledonia lands at the south-east corner of Argyle Street and Haldimand Road 66. The proposal envisions a mix of housing types (detached, semi, townhouses, apartments) as well as a ~6 ha. mixed-use/commercial block. See **Figure 2**.

Empire has also entered into an executed agreement to purchase the Georgia Pacific lands. We are proposing various ground-related residential uses, as well as a 7.26 ha. Regional park. A pumping station is proposed, which will serve the Georgia Pacific and Gateway lands, as well provide the

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required sanitary servicing externally to over 115 ha. of designated employment lands to the west and north, making those lands more attractive for potential users.

There is a portion of the Georgia Pacific site that is undermined and not suitable for development. The area will be primarily left as open space, with a portion being used for a SWM pond. Large sections of the Georgia Pacific and Gateway lands are comprised of natural features (e.g. Seneca Creek, woodlands, valley lands, floodplain). These areas are also to remain as open space, with the exception of trail connections to the wider community.

We concur with the re-designation of these lands to community uses. The redevelopment of these lands would complete and reinvigorate the community, by adding recreational and commercial uses that draw from the wider community. This part of Caledonia would become a destination. Various forms of housing are also proposed to appeal to different demographics.

Overall, the re-development of these lands will create better linkages to the surrounding, growing community. It makes better use of vacant employment lands which, due to undermining and servicing constraints, would be unlikely to attract new employment users. However, the new pumping station would service urban employment lands external to the site, which we anticipate will assist in attracting new businesses. A Land Needs Assessment is forthcoming in support of the above-mentioned planning applications.

"Smith Farm" Lands - Hagersville

Further to our letter submission on March 7, 2019 on the above-mentioned lands, we would like to reiterate our proposed request to adjust the urban boundary on these lands. The request would not add any additional urban lands. Instead, 7.7 ha. of urban lands within the Lafarge quarry buffer would be removed, while a corresponding 7.7 ha. outside of the buffer would be added. A preliminary concept of Empire's Hagersville landholdings (Gardens Communities site + Smith Farm lands) is provided in **Figure 3**.

To facilitate the development of the Smith Farm lands, a new Pumping Station will be required which we show at the south-eastern portion of the site, within the lands proposed to be added to the urban boundary. In addition to servicing the subject lands, the Pumping Station would also be sized to service the urban lands immediately south of Regional Road 20, specifically the "Savage Star (Phase 2)" lands and the "Hunter Estates" lands, respectively. Per the Hagersville Master Servicing Plan (2009), a Pumping Station is proposed south of Regional Road 20 to serve these two subdivisions. However, neither of these subdivisions have moved forward to-date. The development of the Smith Farm lands could act as a catalyst by providing the necessary infrastructure to service these urban lands to the south.

It is also our understanding from staff report PDD-36-2019 that Hagersville is deficient in Employment lands by 12 hectares. There are two areas shown in the staff report where a designation change is contemplated: the Smith Farm lands and lands north of the Lafarge quarry, respectively. We believe it would be more appropriate to designate the lands north of Lafarge for Employment. Those lands front directly onto Highway 6, are adjacent to other Employment lands, and would be adequately separated from existing residential uses.

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We thank you in advance for considering our requests. Should you have any other questions, please do not hesitate to contact the undersigned at extension 3002 or michael@armstrongplan.ca.

Yours truly,



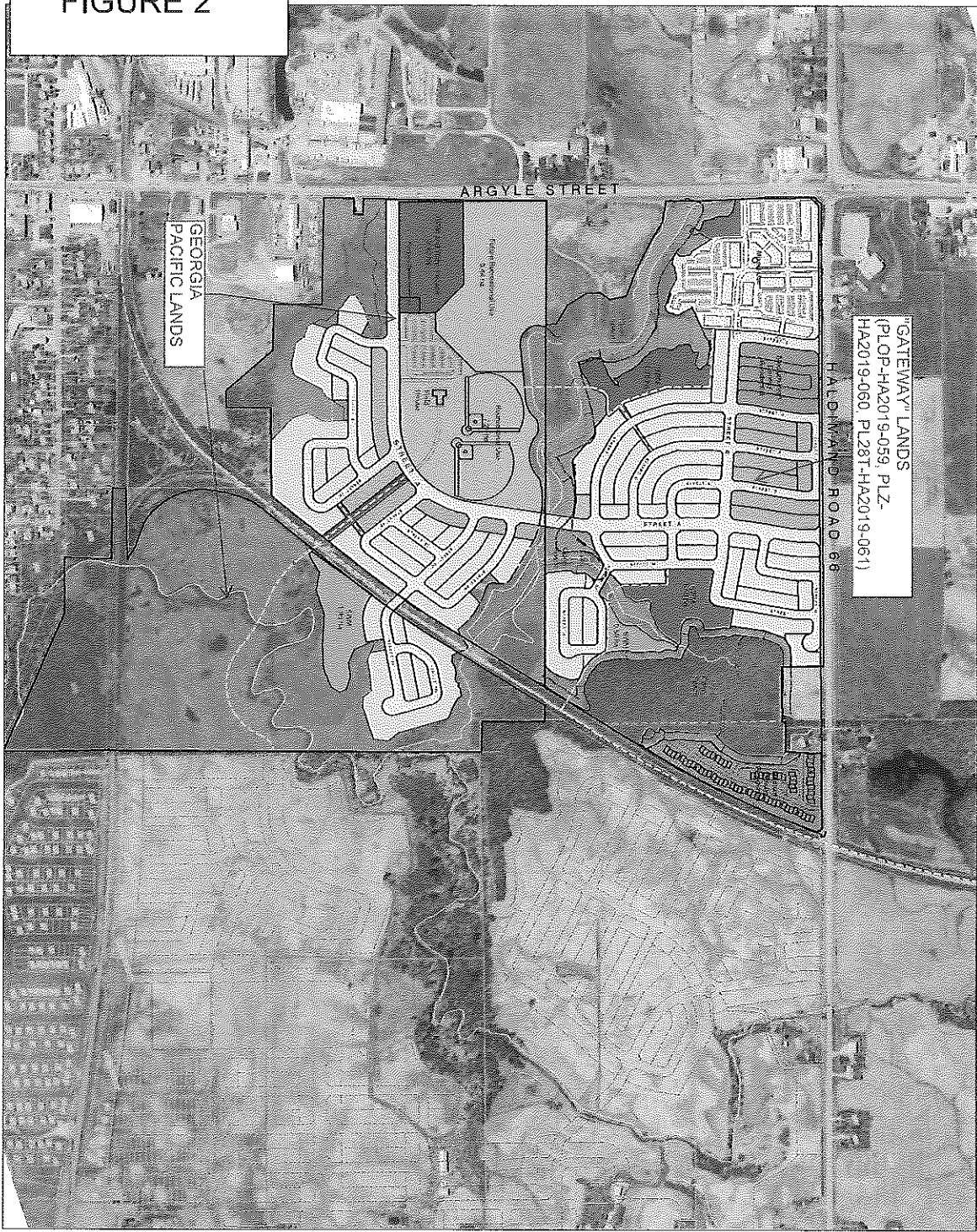
Michael Auduong RPP
Senior Planner

cc. Craig Manley, Chief Administrative Officer, Haldimand County
Daniel Guizzetti, Empire Communities

URBAN AREA OF CALEDONIA

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- A detailed map of the Toms River area in New Jersey. The map shows the coastline with several towns and locations marked. Toms River is at the top, followed by Freehold, Middletown, and other nearby towns. The map includes a scale bar indicating distances in miles and kilometers. The map is oriented with North at the top.

FIGURE 2



Caledonia Gateway

Neighbourhood Concept

Legend

- Detached Residential
- Freehold Townhouses
- Back-to-back Townhouses and/or Apartments
- Bungalow Towns (Conceptual See Layout shown)
- Mixed Use (Conceptual See Layout shown)
- Parks (Conceptual See Layout shown)
- Open Space
- Stormwater Management
- Trail (Conceptual)

Prepared	NRH
August 22, 2019	
Scale 1:7,500 (11x17)	

FIGURE 3

