

# ADDENDUM REPORT TO

## Wellington Place Concept Plan (Version 2 – Draft for Review)

April 18, 2011

Prepared by MHBC - May 31, 2011

### INTRODUCTION

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The Wellington Place Concept Plan project was initiated in June 2010. Following the required background research, public consultation and preliminary review by the County and project Technical Committee the Wellington Place Concept Plan (Version 2 – Draft for Review) report was made available to the public in April 2011. The report provides for a series of guiding principles, built form design principles and two Concept Plan options. Both the Concept Plan options were based on the four layers that represented main networks and components.

A public Open House was held on Wednesday May 25, 2011 at Aboyne Hall from 4:00-8:00pm (display panels attached to the end of this addendum report). The purpose of the Open House was to share with and get input on the Concept Plan options from members of the public. The Open House was attended by approximately 70 people. In addition to discussing the Concept Plans with staff at the Open House the public was invited to share their thoughts by using colored stickers (green for favorite, and yellow for least favorite) and post-it notes. The input received at the Open House is attached to the end of this addendum report.

Overall the public comments were positive and understanding of the overall ‘institutional campus’ approach. There was strong support for the ‘Green Network’ and ‘Pedestrian Network’ (Layer 2). Further details on the results of the Open House are outlined below based on topic areas identified through the consultation process.

### SUMMARY OF RECOMMENDATIONS

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This addendum report has been prepared to supplement the Wellington Place Concept Plan (Version 2 – Draft for Review) April 18, 2011 report. As a result of the further consideration of public input it is recommended that:

1. **Extension of Garafraxa:** the ‘potential street connection’ to the intersection of Garafraxa Street West and the Beatty Line be included within the extent of the ‘project area’. Additional analysis is required to consider the broader transportation network and the impact of any crossing of the Elora-Cataract trailway.
2. **Supportive Housing:** the area intended for ‘supportive housing’ be reserved within the Concept Plan in recognition of the County’s mandate to provide that service. The area for this use may be modified over time as details on need and density evolve.
3. **Location of Street D and The Commons:** Option B be selected in order to increase the visibility/accessibility of ‘The Commons’. It is also recommended that the approximate area of 2.3ha (6.0 acres) be maintained given the function of ‘The Commons’ as a landscaped meeting place.

4. **Natural Environment Enhancement:** future development carefully considers the option for addressing bobolink habitat including the potential allocation of portions of the site and/or other lands for habitat purposes.

#### **EXTENSION OF GARAFRAXA**

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Both Concept Plan options included a dashed line identified as a 'Potential Street Connection' that would link Garafraxa Street into the internal street network. The proposed traffic circle would be designed to function with or without the extension.

The potential street connection falls outside of the limits of the project area, however it has been included in both Concepts given the strong desire by the Hospital to have another access point in the future. To establish the potential connection would require additional study, such as an Environmental Assessment (EA) that would explore the warranted need for the connection and include an analysis of traffic in the area. It's suggested that any future analysis should be done in consideration of the larger transportation network, including other east-west connections such as Colborne Street.

The public response on the potential street connection was mixed and included concerns regarding:

- Establishing another crossing of the Elora-Cataract trailway
- Safety concerns for pedestrians and bikers
- Traffic volume and speeds
- Increased traffic through the adjacent residential area

**Recommendation:** It is recommended the 'potential street connection' to the intersection of Garafraxa Street West and the Beatty Line be included within the extent of the 'project area'. Additional analysis is required to consider the broader transportation network and the impact of any crossing of the Elora-Cataract trailway.

#### **SUPPORTIVE HOUSING**

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The County, as part of its mandate, is responsible for providing social housing. It is advantageous to have County owned lands available for social housing given the challenges in finding sites within established neighbourhoods. The location (within the Concept Plans) was selected given proximity to existing residential areas, services (including a grocery store and the library), access to Fergus and future access to the Wellington Place uses.

Public comments were predominately opposed to the use being included within the Concept Plan. A number of the comments seem to relate to the form of development (housing, apartment, townhouses) and its compatibility with the proposed Concept Plan and surrounding area. During the discussions at the meeting it was clarified that the approximate 3.9 ha (10ac) of area could be developed with approximately 15 units/acre as townhouses and higher if apartments. Questions were raised with respect to the buildings including environmental (e.g. LEED) design features. It was indicated that the design of the building could be influenced by funding. The design guidelines would ensure that the form and design of future social housing is compatible with the site and would encourage environmental design features.

Comments in support included "It's important that families who are at poverty/working poor levels have close access to healthcare & other items like the grocery store. Without public transit this is a great solution."

**Recommendation:** It is recommended that the area intended for 'supportive housing' be reserved within the Concept Plan in recognition of the County's mandate to provide that service. The area for this use may be modified over time as details on need and density evolve.

#### LOCATION OF STREET D and THE COMMONS

The primary differences between Option A and Option B is the relocation of Street D and the reorientation of 'The Commons'. In both options 'The Commons' is shown at the same size (2.3 ha/6 ac) and there is a proposed 'Vista Trail' along the topographic ridge. Buildings along the ridge are within the primary view to/from the site and would be located 'behind' the County Museum and Archives and subject to design guidelines to ensure the building is compatible with this landmark location.

**Option A** locates Street D along the existing topographic ridge providing access to the views out towards the Grand River valley. Buildings would front onto Street D taking advantage of the views. Public access to the views would be provided by both the proposed 'Vista Trail' and Street D. 'The Commons' would be provided frontage onto Street A and be surrounded by proposed 'Civic' and 'Education' use. This configuration provides flexibility for the size and orientation of 'The Commons' and provides opportunities for shared parking with adjacent uses. 'The Commons' would be linked to the surrounding area by trail linkages integrated into the adjacent developed areas.

**Option B** reorients 'The Commons' to the intersection of Street A and Street B and moves Street D closer to provide frontage to the west side of 'The Commons'. The proposed 'Education' use would be located south of 'The Commons'. 'Civic' uses would be located on the opposite side of Street D, requiring a building design that strongly considers all sides of the building as they will be visible from both Street D and the topographic ridge. This configuration would limit the size of 'The Commons' to within the confines of the road network. Parking could be provided on-street as well as with the adjacent 'Education' use. Parking on the 'Civic' uses would require crossing Street D for access. 'The Commons' would be linked to the surrounding area by a combination of sidewalks and trail linkages.

The public comments suggest a preference for Option B, which appears to be based on having the road (Street D) separated from the proposed 'Vista Trail' and the provision of multiple street frontages for 'The Commons'. It was suggested that the location of 'The Commons' along the streets would give the appearance/feel of a larger area.

A number of comments suggested the size of 'The Commons' should be increased to 10 ac (4.0 ha). Information on the areas of each land use, including 'Open Space' was provided with the Options to assist in overall context and it not intended to limit the size of 'The Commons'. The size and orientation of all components would be established through future detailed design. At the Open House it was indicated that the currently proposed size (2.3 ha/6 ac) is comparable to an elementary school site or neighbourhood park.

**Recommendation:** It is recommended that Option B be selected in order to increase the visibility/accessibility of 'The Commons'. It is also recommended that the approximate area of 2.3ha (6.0 acres) be maintained given the function of 'The Commons' as a landscaped meeting place.

#### SUBWATERSHED UPDATE/NATURAL ENVIRONMENT

During the course of the Wellington Place Concept Plan project the County has been continuing to work towards finalization of the Community Planning Area Subwatershed Study Phase 1. Subwatershed information was provided at the October Open House and updated Natural Environment mapping was provided at the May Open House.

The classification of species and their related protection changes over time. Recently the Bobolink (a medium-size passerine grassland bird species that inhabit agricultural fields, specifically hayfields/pasture during the nesting season) has been classified as 'threatened'. The project area has included hayfields as part of its agricultural rotation over time, and thus at some point could have provided Bobolink habitat. The County consultants continue to work with the GRCA and MNR to determine a course of action for addressing the Bobolink. The flexibility built into the Concept Plan should allow the results of these discussions to be addressed in the implementation and future design stages of the Concept Plan.

*Recommendation:* It is recommended that future development carefully considers the option for addressing bobolink habitat including the potential allocation of portions of the site and/or other lands for habitat purposes.

Respectfully submitted,  
MHBC PLANNING



Bernard Hermsen, BES, MUDS, MCIP, RPP



Lana Phillips MA, MCIP, RPP

#### Attachments

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- A – Documentation of Input from Open House (May 25, 2011)
- B – Display Panels from Open House (May 25, 2011)

#### OPTION A – Post-It Note Comments

- Bigger commons 10 acres!
- Commons (6ac) This is a parkette make it at least twice as big
- Make the commons bigger – move the education to the yellow spot
- This increases the risk to pedestrians (*post-it located at 'potential street connection'*)
- There should be one multi story parking garage in a central spot
- Could you plan more parking behind the Museum on the back side of the trees. It would be nice for the Terrace as well as big events at the Museum. Thanks.
- Street D should not be close to the vista trail
- Love the idea of the front view of historical looking Town Offices
- This is public use land – don't building housing!
- I agree (*post-it located on top of This is public use land – don't building housing!*)
- Supportive Housing – keep this as open land, apartments, townhouses do not fit in this cultural/heritage area
- Keep this as a lovely natural area. Why contribute to urban sprawl? There are enough housing areas at other ends of town (*post-it located at 'supportive housing'*)
- Garafraxia extension is best part of the plan
- 1. Suggestion to buy location 1 and make it an interpretive centre (*related to dot located at Beatty Line south of the proposed access*)
- 2. Prefer not to have Garafraxa extended – Residential area shouldn't be high traffic (*related to do located on 'potential street connection'*)
- 3. The extension of Garafraxa St that would cross the trail that way would be a hazard and negative influence on the natural habit of the railway (*related to do located on 'potential street connection'*)
- 4. Don't put a road through. Since OPP a big increase in fast traffic that is reluctant to stop at signs – dangerous to kids on bikes (*related to dot located on 'potential street connection'*)
- Acreage of hospital 34 acres or 31?
- 'B' has much better use of commons. Better urban design
- I love the trails that are proposed to go along the heights to give great views

#### OPTION A – Comments on Stickers

- Strongly prefer Option B (*on Street D*)
- No road (*on Street D*)
- Stop Garafraxa Thruway (*on 'potential street connection'*)
- Housing should be near services, schools, stores, etc (*on 'supportive housing'*)

#### OPTION B - Post-It Note Comments

- Plan B is much better than Plan A
- Plan for public transit being part of this, bus stops etc.
- A little more thinking along the lines of the UofG students (*refers to panels from UofG Landscape Architecture class shown at the Open House*) Not all that way, but some!
- Avoid roads crossing trails
- Concept B with common grounds my pick
- Please avoid yet another road across the EC Trailway, Street B provides that potential

- Plan B respects trailway in much better manner, minimizing roads crossing
- I like this plan better than A
- Much better commons areas with road relationship
- I don't like Street D here it takes away from the natural beauty
- Add a pedestrian island in middle of road to make crossing easier for elderly and infirm (*post-it located at intersection of Street A and D*)
- Like the road Street D away from the vista trail
- Like the common area more central – not the trails cut off through
- I like the road as far away from the vista trail as possible
- This street (*potential street connection*) will greatly increase fast traffic dangerous to trail bikers & walkers. Keep roads at a minimum.
- No 'Potential' St – no major east west thoroughfare!
- Avoid Garafraxa extension (Residential shouldn't be high traffic)
- Avoid road crossing trail especially busy hospital entrance
- Please no new traffic crossing trailway!!!
- The percentage of surface parking is missing
- Has there been consideration given to reduce the parking lot footprint in parking garage with central location
- Green space commons much too small but overall I like Concept B without trail crossings
- 10 acres! Common
- Don't build housing on public use lands. Keep naturalized & green
- I think the area should be as natural as possible, keeping housing out of the plan
- Independent senior housing with access to Wellington Terrance & hospital makes sense – aging in place!
- It's important that families who are at poverty/working poor levels have close access to healthcare & other items like the grocery store. Without public transit this is a great solution putting them in the yellow zone.

#### OPTION B – Comments on Stickers

- Large commons (*on the commons*)
- Better plan at road (*on the commons*)
- Prefer B over D (*on Street B*)
- Yes Plan B road (*on street D*)
- No through roads pls (*on the 'potential street connection'*)

#### GUIDING PRINCIPLE #1 Comments

I support this principle because:

- The trail is a natural and well used area where adults and children can safely go from Fergus to Elora. Keep it natural!

This principle could be improved by:

- This is one of the few sections of Fergus/Elora where we go to use the trail, visit the library and feel that we are in a natural environment. I very much OBJECT to housing being included in the plan. We have urban sprawl on everyside of Fergus & Elora. Please leave this as natural as possible. Take out the housing component.
- I agree with the above!
- As do I!
- So do I!

- I also agree no housing, no commercial development, keep public, natural & green, decrease number of roads – no thoroughfares

#### GUIDING PRINCIPLE #2 Comments

##### I support this principle because:

- People use the trail system a lot – it is a treasure of the community, please keep it “natural”!
- Garafraxa extension should be done as part of rebuilding and repairing existing road. It is a very good next step for access to the site.
- Thank you for listening in Oct/Nov, make sure you remember ‘The Common’ space will be most important visual 10+ acres please.

##### This principle could be improved by:

- The overall vision of a civic centre & greenspace is creative and the plans generally reflect this aspect. However the concern lies with the location of ‘public’ supportive housing. Why place it in a natural area of greenspace! There is lots of nearby locations to place this important public amenity of supportive housing.
- I like the vista looking southward from the ridge – get rid of the road!

#### GUIDING PRINCIPLE #3 Comments

- No comments provided

#### Additional Written Comments

- As approximately 80 private residences are located along the south side of County Road 18 are on private drilled wells, what provisions have or will be made should the construction process or the day to day operation of the proposed facilities have a negative affect on the supply or quality of the water for the referenced homes?



# Wellington Place Concept Plan - Public Open House

## WELCOME

May 25, 2011



Tonight you are invited to explore the drafted *guiding principles* and *Concept Plan options* developed for Wellington Place. These materials have been developed based on:

- The **project objectives**
- The **service mandate** of the County of Wellington
- **Consultation** with the public, stakeholder groups and Technical Committee and
- Various **background information** sources

### INFORM and SHARE

There are a number of panels inside that outline the project, the process to date and the drafted *guiding principles* and *Concept Plans*. These panels are intended to share information.

### GET INPUT

After reviewing the panels we are looking for your input on the *guiding principles* and the *Concept Plans*. We want to know from you:

- What do you like about Concept Plan Option A?
- What do you like about Concept Plan Option B?
- What guiding principles do you support?
- What suggestions do you have to improve the Concept Plans or guiding principles?

You can write and share your comments with the project team, County staff and your neighbours at the designated tables.

### WANT TO SEE MORE? HAVE MORE TO SAY?

The complete Wellington Place Concept Plan (Version 2 – Draft For Review) Report is available on the County's website, the Fergus, Elora and Aboyne library branches and the County Archives.

**Any additional comments are to be provided to the County of Wellington** (Attn: Sarah Wilhelm, Planning & Development Department) **by no later than June 8, 2011.**



### PROJECT OVERVIEW

*The County of Wellington, in consultation with the public, wishes to design a concept plan for the **long term** development of the landmark property known as "Wellington Place" in the Township of Centre Wellington. The project area includes 97 ha (270ac) of land located between Elora/Salem and Fergus. Most of the lands are owned by the County.*

*The Concept Plan process is based on the **objectives** established by the County at the start of the project:*

- **To create an institutional campus** to serve as a focal point for County services and hospital services for Centre Wellington.
- **To create an environment that is *people-oriented* and enhances opportunities for walking and biking**, while also recognizing that many users of the site are dependent upon the use of motor vehicles. This includes the new OPP detachment, and both ambulance services and occasional helicopter services associated with the future hospital.
- **To enhance natural features and access to the Grand River.**

# Wellington Place Concept Plan - Public Open House

## PROJECT OVERVIEW

May 25, 2011

### PROJECT INTRODUCTION

MHBC (MacNaughton Hermsen Britton Clarkson Planning Ltd) and VG (Ventin Group) have been retained by the County of Wellington to develop a conceptual land use plan for Wellington Place. Wellington Place refers to the area generally located between the two urban areas of Elora/Salem and Fergus. The Project Area encompasses lands owned by the County, including the recently purchased Trask Lands, as well as lands purchased by the Groves Memorial Community Hospital for a new hospital and health related uses. **This project provides the opportunity to develop a long term plan for the preservation and enhancement of existing cultural and natural heritage features while providing space for the creation of a diverse institutional campus serving the needs of the County.**

Following background research and public consultation MHBC and VG have developed guiding principles and Concept Plan options that consider:

- The **project objectives** (as provided in the box to the right)
- The **service mandate** of the County of Wellington
- **Consultation** with the public, stakeholder groups and Technical Committee and
- Various **background information** sources

After public consultation the guiding principles and Concept Plan options will be refined and put forward to the County for endorsement. The Concept Plan is intended to serve as a long term vision providing a framework for the development of Wellington Place over time. An Official Plan Amendment will be required to implement the Concept Plan.

Below is a timeline that outlines the project's main steps and consultation opportunities.

### PROJECT TIMELINE



### CONCEPT PLAN OBJECTIVES

*The Concept Plan process is based on the project objectives established by the County at the onset of the project. The project objectives are:*

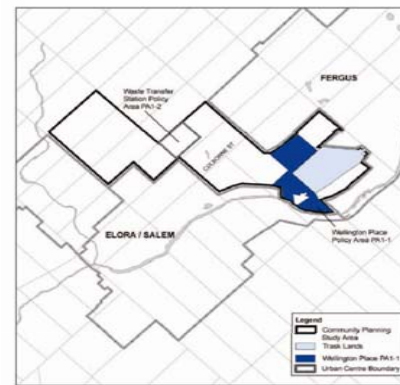
*To **create an institutional campus** to serve as a focal point for County services and hospital services for Centre Wellington.*

*To create an environment that is **people-oriented** and **enhances opportunities for walking and biking**, while also recognizing that many users of the site are dependent upon the use of motor vehicles. This includes the new OPP detachment, and both ambulance services and occasional helicopter services associated with the future hospital.*

*To **enhance natural features and access to the Grand River.***

### TECHNICAL COMMITTEE

County CAO, Hospital CEO, Township CAO, Museum and Wellington Place Administrator, Chief Librarian, Long Term Care Home Administrator, County Director of Planning and Development, Centre Wellington Planning Director and County Planner



# Wellington Place Concept Plan - Public Open House

## PROJECT AREA and FEATURES

May 25, 2011

### PROJECT AREA

The project area, referred to as Wellington Place, includes approximately 97 ha (24 ac) of land located between Elora/Salem and Fergus in the Township of Centre Wellington. The project area is generally bound by the Grand River, Wellington Road 18, Beatty Line and Colborne Street. For the purposes of this project Beatty Line is considered to run north-south.

Existing access to the project area is from Wellington Road 18 and Colborne Street. A new road access is planned onto Beatty Line.

The lands within the project area are owned by the County of Wellington (83.5 ha/206 ac), the Groves Memorial Hospital (12.5 ha/31 ac) and the Grand River Conservation Authority (1.0 ha/2 ac associated with the Elora-Cataract railway). The lands owned by the Groves Memorial Hospital were acquired in 2010 with the purpose of being developed with a new hospital and health related uses.

The existing uses, including the buildings, parking and related landscaping area occupy approximately 8% of the project area. The existing trailways and naturalized areas (at the north and along the Grand River) make up approximately 23% of the project area. More details on the existing uses are provided in the table below. The following photographic panels provide more information on the cultural heritage resources and trail features within the project area.

The surrounding area includes a range of residential, commercial and industrial uses within the boundaries of Elora/Salem and Fergus. The industrial and commercial uses are focused along Beatty Line, and include a commercial complex with a grocery store. The lands to the north are within the Fergus urban boundary and proposed for future residential development (subject to a secondary plan).

The lands for the proposed new **Groves Memorial Hospital** were acquired in 2010 following a site selection process that established Wellington Place as the preferred location. The location of the hospital and related health uses is not under discussion as part of the Concept Plan project.

### CURRENT CONTEXT

USE	AREA
Wellington County Museum & Archives, and Wellington County Library (Aboyne Branch)	2.7 ha (7 ac)
Related open space on east side of County Rd 18	8.3 ha (21 ac)
Wellington Terrace Long Term Care Home	4.2 ha (10 ac)
Ontario Provincial Police Detachment	1.0 ha (2 ac)
Agricultural fields includes roads, and Proposed New Groves Memorial Hospital (12.5 ha/31 ac)	58.4 ha (144 ac)
Naturalized areas (west side of County Rd 18, north of the Terrace) and trails	22.4 ha (55 ac)
<b>TOTAL</b>	<b>97 ha (240 ac)</b>



# Wellington Place Concept Plan - Public Open House

## CULTURAL HERITAGE RESOURCES

May 25, 2011



### CULTURAL HERITAGE RESOURCES

- 1. AGRICULTURAL BUILDINGS X
- 2. AGRICULTURAL RELICS AS PUBLIC ART
- 3. 1927 BOWSTRING ARCH BRIDGE (RELOCATED)
- 4. FORMER 1850S FARM HOUSE SITE
- 5. HOUSE OF INDUSTRY CEMETERY AND MONUMENT
- 6. CEDAR RAIL FENCING
- 7. RAIL BRIDGE ACROSS GRAND RIVER (NOW TRAIL)
- 8. REMNANTS OF PUMP HOUSE
- 9. REMNANTS OF LIME KILN
- 10. FORMAL LAWN AS FOREGROUND TO WELLINGTON COUNTY MUSEUM AND ARCHIVES
- 11. WELLINGTON COUNTY MUSEUM AND ARCHIVES (HOUSE OF INDUSTRY - NATIONAL HISTORIC SITE)

- SIGNIFICANT VIEWSHED
- SECONDARY VIEWSHED

DATE: October 19, 2010

SCALE: 1 : 4000  
D:\2010\proj

K:\2010\WELLINGTON PLACE\TRACK LAYOUT\RAIL PLANS\DCR-BUILDING

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# Wellington Place Concept Plan - Public Open House

## TRAIL FEATURES

May 25, 2011



### CONNECTIONS

1. ELORA CATARACT TRAIL
2. PATHWAY TO THE REAR OF WELLINGTON TERRACE
3. ENHANCED TRAIL CROSSING WITH PEDESTRIAN RIGHT-OF-WAY
4. TRAIL PARKING AREA
5. WELLINGTON ROAD 18
6. TRAIL BRIDGE ACROSS WELLINGTON RD 18
7. VIEW OF CIVIC COMPLEX FROM TRESTLE BRIDGE TRAIL
8. MUSEUM TRAIL
9. TREE-LINED CURVILINEAR DRIVEWAY
10. ABOYNE FOREST TRAIL

- PRIMARY TRAIL
- SECONDARY TRAIL / PATHWAY
- ▶ VEHICULAR ACCESS POINT
- == == == PROPOSED ROAD

DATE: October 19, 2010

SCALE: 1 : 4000  
(print page)



KERRICK WELLINGTON PLACE TRAIL UNDERWAY PLAN\_DOC1 & BUILDING

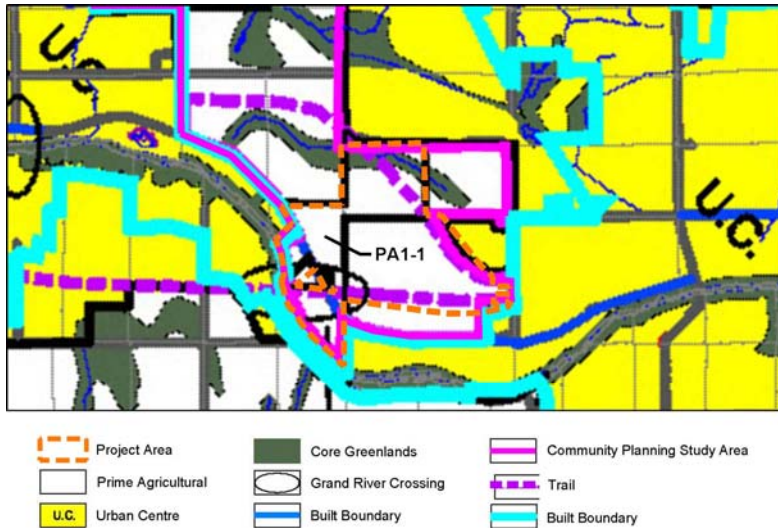
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THE VENTURA GROUP LTD.

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# Wellington Place Concept Plan - Public Open House

## PLANNING CONTEXT

May 25, 2011



### COUNTY OF WELLINGTON OFFICIAL PLAN

The County of Wellington Official Plan applies to the whole of the project area.

The whole of the project area is within the **Community Planning Study Area** identified on Schedule A-1 of the County Official Plan. The related policies (9.2.5) require comprehensive planning for the area, which includes a range of studies such as a subwatershed study, agricultural assessment, servicing strategy, transportation plan, land use plan and design guidelines.

The County has been working on preparing the studies required under policy 9.2.5 as they relate to the Wellington Place lands. The reports prepared to date were used as background information for the Concept Plan project. Summaries of these reports were presented to the public at the Open House completed in October 2010 and are included in the Wellington Place Concept Plan (Version 2-Draft for Review) Report. Updated natural environment mapping (prepared by Aboud & Associates Inc) associated with the Subwatershed Study (currently in progress) are available at today's Open House.

The original County-owned Wellington Place lands (excluding the Trask lands and hospital lands) are identified as **Policy Area PA-1** on Schedule A-1 (see inset to the left). This policy has allowed for the existing development on the lands. It is anticipated that the future Official Plan Amendment to implement the Concept Plan will extend the boundary of the existing Policy Area PA1-1 and consider changes to the existing policy.

The majority of the Wellington Place lands are designated '**Prime Agricultural**', with portions at the north designated '**Core Greenlands**'. Both the Elora-Cataract and Trestle Bridge trailways are identified in the County Official Plan.

### Excerpts from County Official Plan Policy Area PA1-1

*The lands of Wellington Place are identified as PA1-1 on Schedule "A1". The original stone building on the property which houses the Wellington County Museum and Archives, has been designated a "National Historic Site" by the National Historic Board of Canada. The Wellington County Museum and Archives was originally a "House of Industry" and it is the oldest building of its kind in Canada.*

*The uses permitted on this land may include offices and uses for institutional, community, public and recreational purposes. Accessory uses, buildings and structures such as parking areas, barns, silos, pump houses, water works and sewage treatment areas are also permitted.*

*The area between Wellington Rd 18 and the Grand River may be used for passive recreational uses and for public access to the Grand River.*

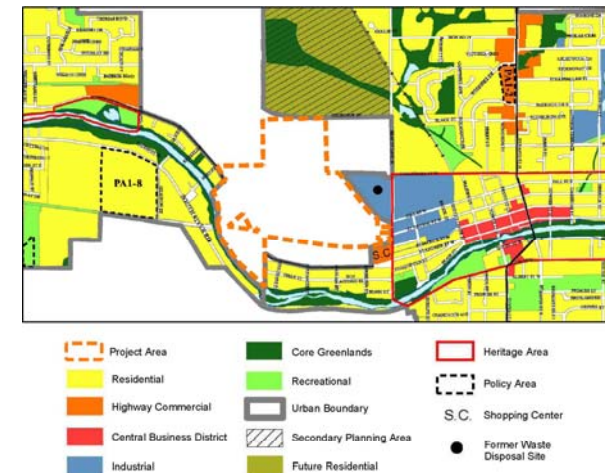
*Future development may be permitted provided it is complementary to existing uses, buildings and structures and that the visual aspects of Wellington Place are considered and preserved.*

### TOWNSHIP OF CENTRE WELLINGTON OFFICIAL PLAN

The Township of Centre Wellington Official Plan provides policies to guide development within the urban boundaries of Elora/Salem and Fergus.

The lands surrounding Wellington Place include lands designated 'Residential', with 'Industrial' and 'Highway Commercial' designated lands along Beatty Line and 'Core Greenlands' designated lands along the Grand River. The Former Waste Disposal Site is identified to the east of the project area.

Lands to the north of Colborne Street (within the Fergus boundary) are designated 'Future Residential' and require a Secondary Plan in order to proceed with development. In 2008, the landowners consultants presented a conceptual plan and preliminary information on the 'Northwest Fergus Secondary Planning Area'.



# Wellington Place Concept Plan - Public Open House

## CONCEPT PLAN and GUIDING PRINCIPLES

May 25, 2011

### DRAFT CONCEPT PLANS

The County of Wellington has recognized that the future development of Wellington Place should be comprehensively planned through the development of a Concept Plan. The Concept Plan would serve as a guide for the long term development of the property that preserves and enhances existing cultural and natural heritage features while providing space for the creation of a diverse institutional campus serving the needs of the County.

Along with three guiding principles (see below) and the built form design principles (see later panel) there are **two Concept Plan options (A and B)** presented at this Open House. The following panels show the layers that come together to form an overall Concept Plan. More details on each of the layers is available in the Wellington Place Concept Plan (Version 2 – Draft for Review) Report. The Concept Plan is intended to remain flexible, as the build out of the lands could extend well into the future. The exact scale and location of the elements would be refined in the future when more detailed design is undertaken. Once endorsed any development within Wellington Place would be designed based on the Concept Plan and related principles.

### CONCEPT PLAN LAYERS

The Concept Plans were developed using a layering approach. Each layer identifies important elements and determines where potential new development could occur that minimizes the potential impact on the site's current attributes. The layers include:

- Layer 1 - Road Network (Roads, Streetscapes and Parking)
- Layer 2 - Green Network (Natural Environment and Open Space) and Pedestrian Network (Trails and Sidewalks)
- Layer 3 - Cultural Heritage
- Layer 4 - Land Uses

### 1. RESPECT and ENHANCE THE CHARACTERISTICS OF A LANDMARK PROPERTY

Development of Wellington Place as an institutional campus, serving all of Wellington County provides a unique opportunity to protect existing cultural and natural heritage features while providing space to serve the needs of the larger community for years to come. The overall land use pattern is to be balanced and flexible to allow for gradual and logical phased development of the site over the long term. Existing landmark features are to be maintained, protected and enhanced where possible. New features should foster the existing civic identity of the site by respecting the cultural, built and natural heritage features. Flexibility through design elements is critical to allow the lands to remain functional and adaptable to change through the implementation of the plan.

### GUIDING PRINCIPLES

Three guiding principles (see below) have been developed for Wellington Place. These guiding principles provide an overall framework for the Concept Plan and thus the site's development while still allowing for flexibility and details to be refined over time.

### 2. ENSURE CONNECTEDNESS

Development of Wellington Place will be based on a design at the human scale allowing for connections to the different components within the site and the surrounding community. Sense of place will be enhanced through integration of new and the existing landmark features of the House of Industry, and the abundance of open spaces and trails. A system of roads, walkways and trails that connect and flow with the built form and natural spaces will provide opportunities for gathering and social connectedness. The series of networks are to serve needs internal and external to the site and are to link with existing landmark features.

### 3. SUPPORT and ENCOURAGE SUSTAINABLE DEVELOPMENT

Sustainable design principles are based on an integrated approach that considers social, environmental and economic factors. Emphasis will be placed on good urban design, people scale networks, and compatibility with and enhancement of the environment. The plan's flexibility allows for the use of progressive technologies and innovative approaches that support the cultural and natural environment of Wellington Place (e.g. bio-retention, community gardens, LEED, etc).

# Wellington Place Concept Plan - Public Open House

## BUILT FORM DESIGN PRINCIPLES

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### PLACEMENT OF BUILDINGS

Development Clusters



Rural Edges



Landmark Sites



Streetscape Edges



Site Interior



Shaping Spaces



### MATERIALS and FORM

Built Heritage Influence



Natural Heritage Influence



Rural Influence



### SCALE and MASSING

Streetscape Scale



Landmark Buildings



Building Massing



Neighbourhoods



### INTEGRATION WITH SURROUNDING COMPONENTS

Preserve Views and Vistas



Connect Trails and Pathways



Courtyards



Protect Existing Cultural Heritage



Transition Spaces



Pathway Events



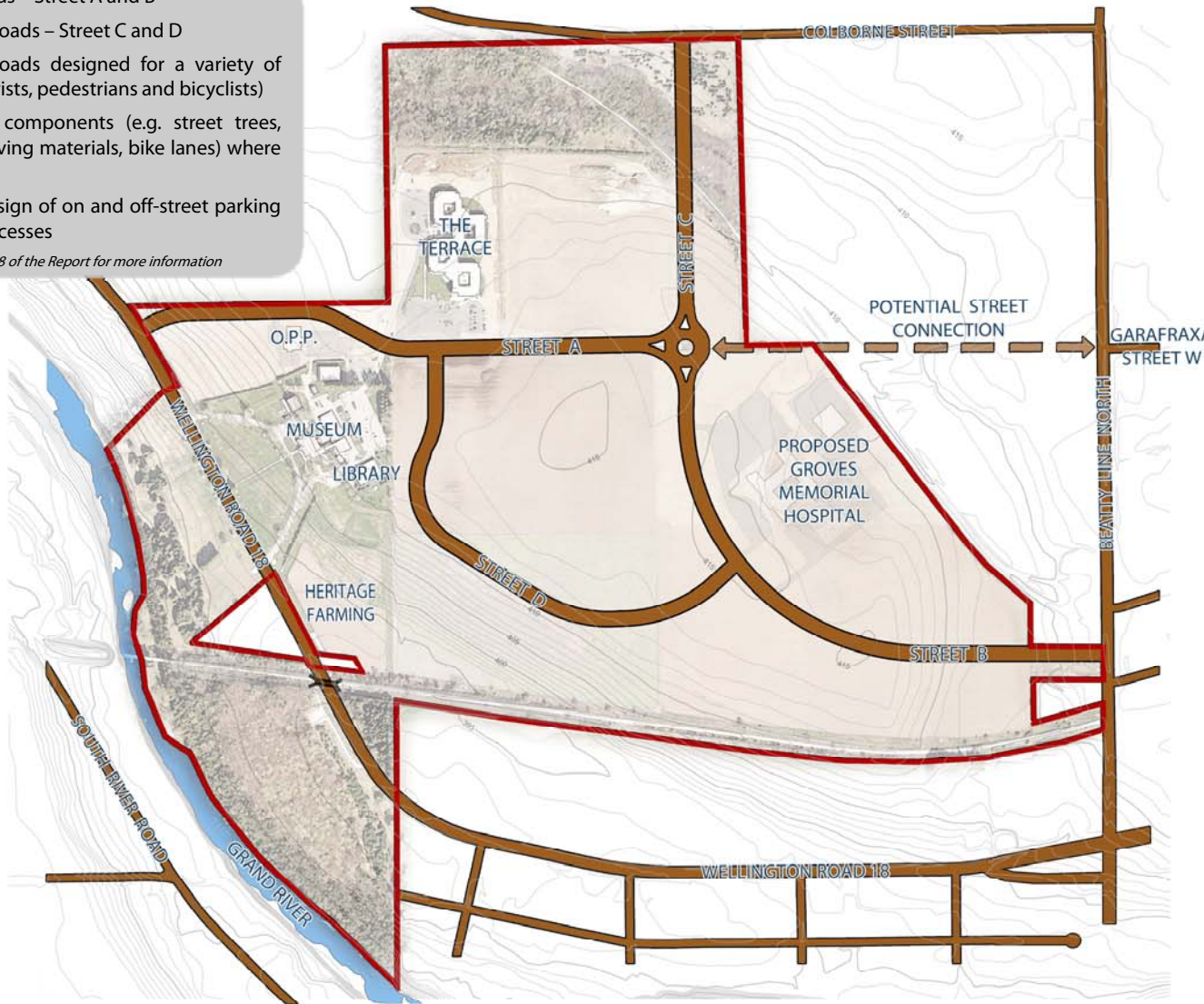
# Wellington Place Concept Plan - Public Open House

## LAYER 1 – ROAD NETWORK

May 25, 2011

- Primary Roads – Street A and B
- Secondary Roads – Street C and D
- ‘Complete’ roads designed for a variety of users (motorists, pedestrians and bicyclists)
- Streetscape components (e.g. street trees, alternate paving materials, bike lanes) where appropriate.
- Sensitive design of on and off-street parking areas and accesses

Refer to pages 33-38 of the Report for more information

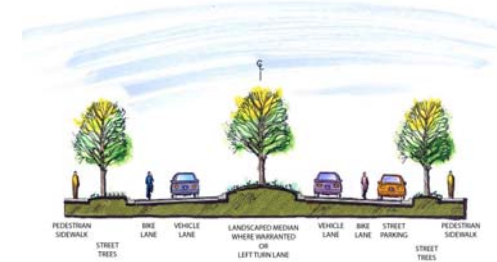


### WELLINGTON PLACE DRAFT CONCEPT PLAN

#### LAYER 1 - ROAD NETWORK

- PROJECT AREA
- ROAD NETWORK

#### ‘COMPLETE’ ROAD CROSS SECTION



#### ‘COMPLETE’ STREETSCAPE ELEMENTS

- LEGEND
- 1 Street Trees (Shade)
  - 2 Coordinated Street Furniture
  - 3 Planters
  - 4 Median Refuge
  - 5 Pedestrian Crosswalk
  - 6 Collocating Signs
  - 7 Bicycle Lane
  - 8 Public Art
  - 9 Pedestrian Lighting
  - 10 On-street parking



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# Wellington Place Concept Plan - Public Open House

## LAYER 2 – GREEN & PEDESTRIAN NETWORKS

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- Maintain and/or enhance existing natural features and corridors (1,2,3 and 4)
- Encourage naturalized areas along trails
- Central open space (The Commons) serving as amenity space for Wellington Place (approximately 2.3 ha/6 ac)
- Sidewalks and trails combine to provide access to both internal/external destinations
- Potential trail parking near Colborne Street

Refer to pages 39-44 of the Report for more information



Approximately 45% of the Project Area is included in Layer 2

### WELLINGTON PLACE DRAFT CONCEPT PLAN

#### LAYER 2 - GREEN NETWORK & PEDESTRIAN NETWORK

- PROJECT AREA
- ROAD NETWORK
- OPEN SPACE
- STORM WATER MANAGEMENT
- TRAIL NETWORK

#### IDENTIFIED FEATURES

1. Along the Grand River – cliff communities, forest, plantations and meadows
2. Elora-Cataract and Trestle Bridge railway corridors
3. West Fergus Swamp and surrounding areas
4. Wooded area with Cemetery/Monument
5. Naturalized slope with SWM
6. 'The Commons', a central open space

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# Wellington Place Concept Plan - Public Open House

## LAYER 3 – CULTURAL HERITAGE

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- Protection, conservation and integration of the existing cultural heritage
- Cultural heritage landscape incorporates buildings, adjacent grounds and views
- Historical alignments of roads, driveway and former railways (now trails) are maintained
- Future development located & designed to complement cultural features and heritage of Wellington Place

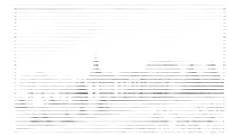
Refer to pages 45-48 of the Report for more information



### WELLINGTON PLACE DRAFT CONCEPT PLAN

#### LAYER 3 - CULTURAL HERITAGE

- PROJECT AREA
- ROAD NETWORK
- OPEN SPACE
- SWM STORM WATER MANAGEMENT
- TRAIL NETWORK
- - - CULTURAL HERITAGE LANDSCAPE
- ○ ○ HISTORICAL ALIGNMENT



#### PRIMARY VIEW

The lands along the top of the ridge will be visible off-site. Buildings in this location will be located 'behind' the County Museum and Archives. The use and design of these buildings will reflect the prestige of the location and complement the sites heritage.

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# Wellington Place Concept Plan - Public Open House

## LAYER 4 – LAND USES

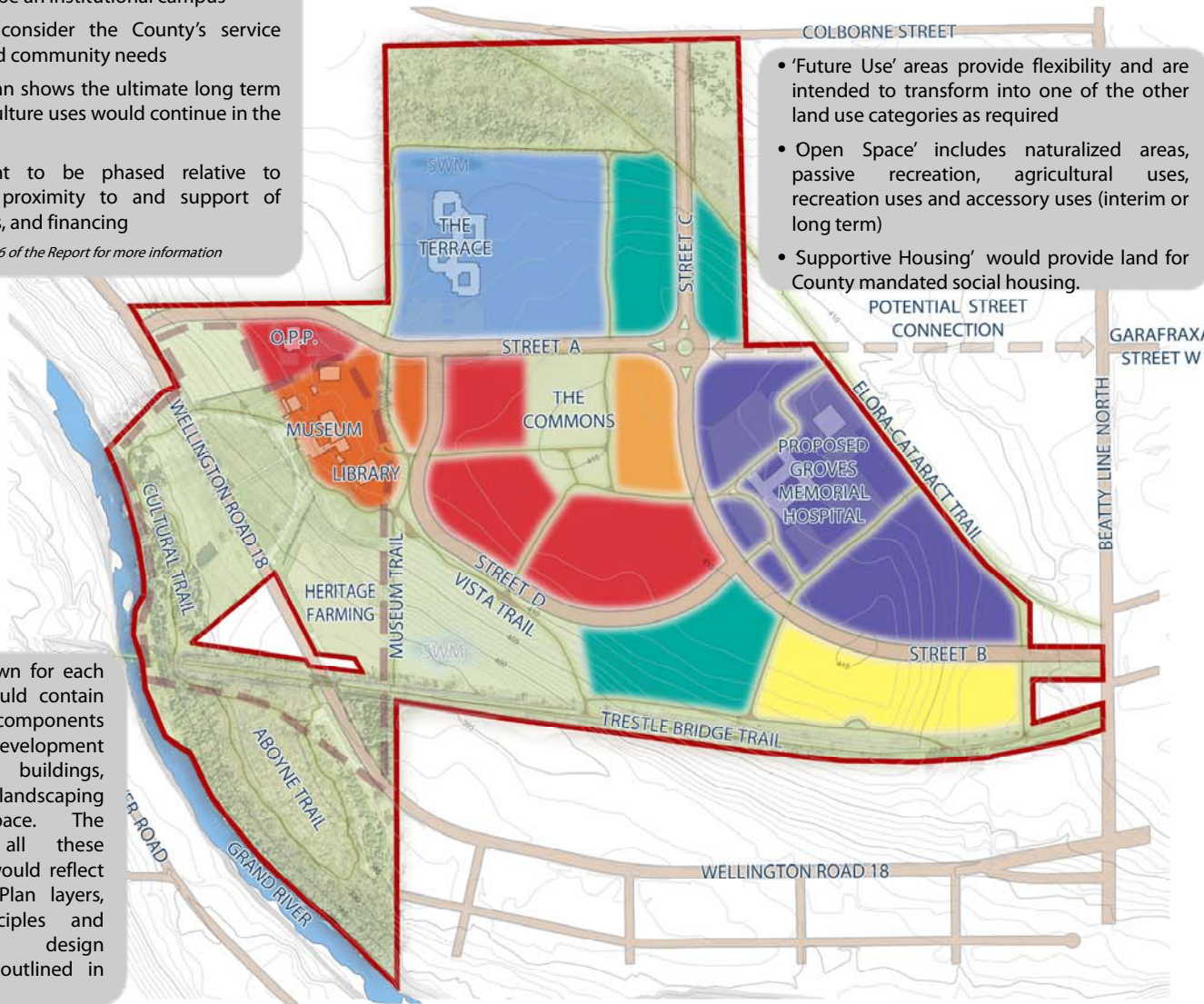
May 25, 2011

- Intended to be an institutional campus
- Land uses consider the County's service mandate and community needs
- Land use plan shows the ultimate long term uses. Agriculture uses would continue in the interim
- Development to be phased relative to servicing, proximity to and support of existing uses, and financing

Refer to pages 49-56 of the Report for more information

- 'Future Use' areas provide flexibility and are intended to transform into one of the other land use categories as required
- Open Space' includes naturalized areas, passive recreation, agricultural uses, recreation uses and accessory uses (interim or long term)
- Supportive Housing' would provide land for County mandated social housing.

The areas shown for each 'Land Use' would contain the various components required for development including buildings, parking areas, landscaping and open space. The design of all these components would reflect the Concept Plan layers, guiding principles and built form design principles as outlined in the report.



### WELLINGTON PLACE DRAFT CONCEPT PLAN

#### LAYER 4 - LAND USES

- PROJECT AREA
- ROAD NETWORK
- OPEN SPACE
- STORM WATER MANAGEMENT
- TRAIL NETWORK
- CULTURAL HERITAGE LANDSCAPE
- HOSPITAL & HEALTH
- LONG TERM CARE
- SUPPORTIVE HOUSING
- EDUCATION
- CULTURAL
- CIVIC
- FUTURE USE

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# Wellington Place Concept Plan - Public Open House

## CONCEPT PLAN – OPTION A

# A

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The Concept Plan options bring together the four layers. The Concept Plan options provide a guide for long term development of the property that preserves and enhances the existing cultural and natural heritage features while providing space for the creation of a diverse institutional campus serving the needs of the County.

Option A locates Street D along the top of slope taking advantage of the existing topography and providing access to the views to and from the site.

Refer to Section 6 (pg 31-33, 57-60) of the Report for more information

The approximate areas of each of the components of the Concept Plan are provided in the legend.



The areas shown for each 'Land Use' (Layer 4) would contain the various components required for development including buildings, parking areas, landscaping and open space. The design of all these components would reflect the Concept Plan layers, guiding principles and built form design principles as outlined in the report.

## WELLINGTON PLACE DRAFT CONCEPT PLAN

### THE CONCEPT PLAN - OPTION A

- PROJECT AREA
- 7% ROAD NETWORK (7.0 ha/ 17ac)
- 46% OPEN SPACE (44.3 ha/ 109 ac)
- SWM STORM WATER MANAGEMENT
- TRAIL NETWORK
- 20% CULTURAL HERITAGE LANDSCAPE (19.1 ha/47 ac)
- 13% HOSPITAL & HEALTH (12.5 ha/31 ac)
- 9% LONG TERM CARE (8.3 ha/21 ac)
- 4% SUPPORTIVE HOUSING (3.9 ha/10 ac)
- 2% EDUCATION (1.8 ha/4 ac)
- 3% CULTURAL (3.3 ha/8 ac)
- 9% CIVIC (8.6 ha/21 ac)
- 8% FUTURE USE (7.3 ha/18 ac)

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# Wellington Place Concept Plan - Public Open House

## CONCEPT PLAN – OPTION B

# B

May 25, 2011

Both Concept Plan Option A and Option B provide a guide for long term development of the property that preserves and enhances the existing cultural and natural heritage features while providing space for the creation of a diverse institutional campus serving the needs of the County.

Option B reorients 'The Commons' along Street A and B and relocates Street D to provide visibility and frontage to 'The Commons'

The areas shown for each 'Land Use' (Layer 4) would contain the various components required for development including buildings, parking areas, landscaping and open space. The design of all these components would reflect the Concept Plan layers, guiding principles and built form design principles as outlined in the report.

The approximate areas of each of the components of the Concept Plan are provided in the legend.



### WELLINGTON PLACE DRAFT CONCEPT PLAN

#### THE CONCEPT PLAN - OPTION B

- PROJECT AREA
- 7% ROAD NETWORK (6.5 ha/16 ac)
- 45% OPEN SPACE (43.4 ha/107ac)
- SWM STORM WATER MANAGEMENT
- TRAIL NETWORK
- 20% CULTURAL HERITAGE LANDSCAPE (19.1 ha / 47 ac)
- 13% HOSPITAL & HEALTH (12.5 ha/31 ac)
- 9% LONG TERM CARE (8.3 ha/21 ac)
- 4% SUPPORTIVE HOUSING (3.9 ha/10 ac)
- 2% EDUCATION (2.3 ha/6 ac)
- 3% CULTURAL (2.7 ha/7 ac)
- 10% CIVIC (10.0 ha/25 ac)
- 8% FUTURE USE (7.4 ha/18 ac)

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