



WELLINGTON PLACE CONCEPT PLAN

Version 2

April 18, 2011

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EXECUTIVE SUMMARY

The County of Wellington, in consultation with the public, wishes to design a **comprehensive Concept Plan for the long term development of the landmark property known as Wellington Place**. Wellington Place refers to the approximately 97 ha (240 ac) of land located between Elora/Salem and Fergus in the Township of Centre Wellington. The lands are distinct in their opportunity to preserve and enhance existing cultural and natural heritage features and amenities while providing space for the creation of a diverse public institutional campus serving the needs of the community.

The Groves Memorial Hospital has purchased a portion of the lands (12.5 ha/31 acres) for development of a new hospital and health related uses. Existing public and institutional uses located on site include the Wellington County Museum and Archives, Wellington County Library (Aboyne Branch), Wellington Terrace Long Term Care Home (with tenants such as Wellington-Dufferin-Guelph Public Health Unit) and the Ontario Provincial Police detachment. Highlighted features within Wellington Place include:

- Wellington County Museum and Archives (former House of Industry - National Historic Site) and related cultural heritage features (such as views, circular drive, outbuildings, kiln, pump house and cemetery)
- Elora-Cataract railway and Trestle Bridge railway that provide an amenity and are part of the industrial heritage of the community as former railways.
- West Fergus Swamp located adjacent to portions of the Elora-Cataract railway
- Naturalized areas immediately adjacent to and providing access to the Grand River

The draft Concept Plan options maintain all of the cultural and natural features of Wellington Place (noted above) and are intended to preserve and/or enhance these features over the long term.

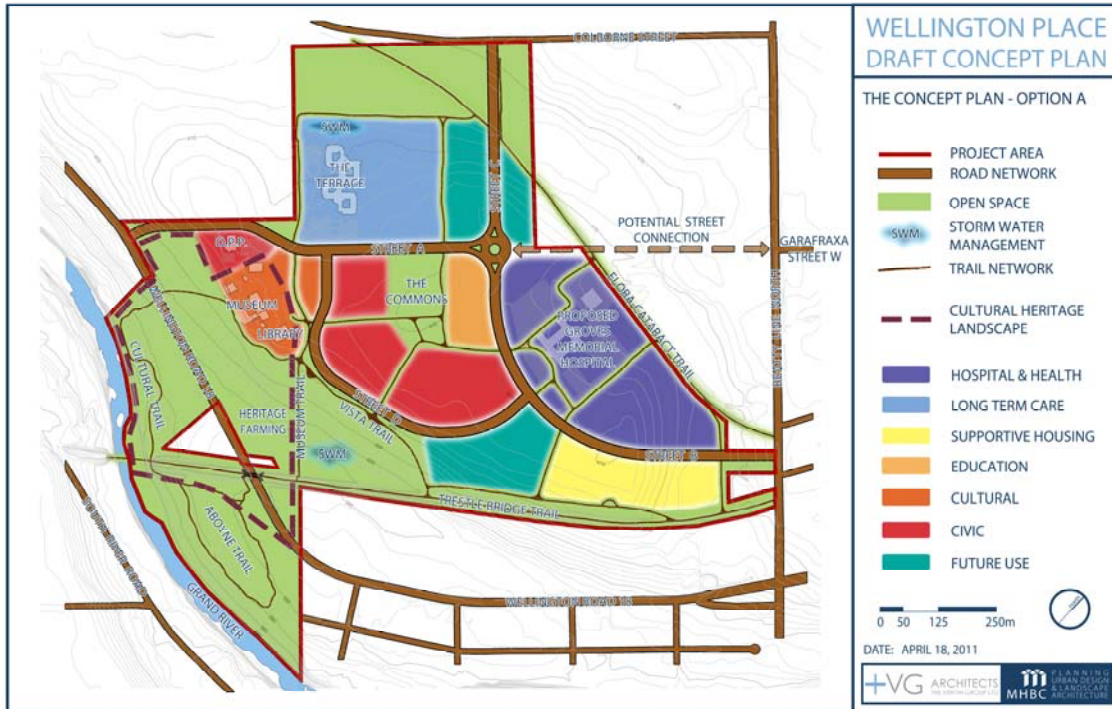
The development of the Concept Plan for Wellington Place is being undertaken by a team of consultants lead by MHBC (MacNaughton Hermsen Britton Clarkson Planning Limited) and including +VG Architects. The Concept Plan process is based on the **objectives** established by the County at the onset of the project, which include:

- To create an **institutional campus** to serve as a **focal point for County services** and **hospital services in 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 (including the new OPP detachment) are dependent upon the use of motor vehicles and that the hospital relies on ambulance service and occasional helicopters.
- To **enhance natural features** and access to the Grand River.

The Concept Plan options have been developed in consideration of:

- 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

CONCEPT PLAN- OPTION A



Two Concept Plan options (see inset graphics on page ii and iv) have been developed and both rely on three key principles to guide their development and implementation. As a package each Concept Plan and the principles accomplish the following:

- **Conserves the existing natural and cultural heritage features** while providing space to serve the County of Wellington community for years to come.
- Fosters a sense of place and existing **civic identity by integration of new development with the existing cultural, built and natural heritage** such as House of Industry, naturalized/open spaces and trails.
- Provides an overall land use pattern that has **flexibility** to allow for the **gradual and logically phased development of the site** that can remain functional yet adaptable to change through the implementation of the plan.
- Supports **urban design at a human scale** while providing a connection and flow between the built form, natural spaces and pedestrian realm.
- Builds upon **a series of networks** that support a range of internal linkages and provide external linkages for community access.
- Utilizes an **integrated approach** to implementation that considers social, environmental and economic factors, thus supporting **sustainable design principles**.
- Encourages 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).

The Concept Plans were created through a layering approach, with each layer exploring important elements or networks that determine where future development could occur without negatively affecting the site's current attributes. The four layers include the following major components:

- A **green network** (shown as 'Open Space', Layer 2) encompassing approximately 45% of the project area that includes:
 - Retention and buffering of existing natural features along the banks of the Grand River, surrounding the West Fergus Swamp (north portion of project area), both the Elora-Cataract and Trestle Bridge railway corridors and the Museum and Archives grounds.
 - A block of naturalized space along the site's major slope in the vicinity of the Museum Trail and Trestle Bridge railway that includes a storm water management facility.
 - Additional central open space ('The Commons') with frontage on the main road connecting to both the pedestrian and building networks.
 - Enhancement of screening along existing trails.
- A **pedestrian network** (Layer 2) integrated with the green network to support connections to the natural and built environments on the site. The pedestrian network is trail focused and includes:
 - Support and enhancements of the existing major trailways and connections to the adjacent communities and beyond.
 - Additional linkages that respect and highlight the features and vistas of the site, while integrating and providing amenity to existing and future development.
- A **road network** (Layer 1) that considers the existing conditions, surrounding community and sites topography to include:
 - 'Complete' roads that are designed for a variety of users including motorists, pedestrians and bicyclists.
 - Use of streetscape components to create a human scale development.
 - Parking areas (including access) designed to minimize visual impacts and support the guiding principles of the Concept Plan.
 - Integration into the surrounding community through three access points, one at each of the bounding municipal roads.
 - A main internal road connecting from Wellington Road 18 to Beatty Line (Street A and Street B)
 - Secondary internal roads including the existing connection to Colborne Street (Street C) and connecting into the main internal road (Street D). The location of Street D varies between the two Concept Plan options.
 - A roundabout at the internal intersection to facilitate traffic movement and including a 'potential connection' (would require further study) east to Garafraxa Street and Beatty Line.
- Protection, conservation and integration of the existing **cultural heritage** (Layer 3) which includes the House of Industry and its related components and views. Future

CONCEPT PLAN GUIDING PRINCIPLES

1. *Respect and Enhance the Characteristics of A Landmark Property*
2. *Ensure Connectedness*
3. *Support and Encourage Sustainable Development*

development would be sited and designed to complement the cultural features and heritage of the site.

- A series of **land uses** (Layer 4) in locations that:
 - Respect and enhance the other layers
 - Create an **institutional campus** to serve Wellington County
 - Allow and plan for **phasing and interim uses including agriculture**. Phasing would consider the logical extension of services and infrastructure, proximity to and support of existing uses, and acquisition of funding.

CONCEPT PLAN- OPTION B



Concept Plan – Option B was created in response to comments by the County of Wellington Planning and Land Division Committee. Option B is intended to focus attention on ‘The Commons’ by reorienting it to provide frontage on three streets including the relocated Street D.

The Concept Plan report provides context to the development of the Concept Plans including a review of available background information, planning policy and consultation with the public and other stakeholders.

The draft Concept Plans and related guiding principles (version 2) will be subject to the input of the County, Township and public. Following the refinement of the Plan a recommended Concept Plan will be put forward for County endorsement. An Official Plan Amendment will be required for implementation.

1.0

INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) and +VG Architects has been retained by the County of Wellington (County) to:

- Develop a conceptual land use plan for the area surrounding Wellington Place and
- Prepare an official plan amendment to implement the Concept Plan.

The project area, referred to as Wellington Place, refers to the approximately 97 ha (240 ac) of land located between Elora/Salem and Fergus in the Township of Centre Wellington (Township). 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. The majority of lands are owned by the County (83.5 ha/206 ac) with the exception of the future home of the Groves Memorial Hospital (12.5 ha/31 ac) and the Elora-Cataract Trailway (1.0 ha/ 2 ac). Existing buildings within Wellington Place include the County Museum & Archives, County Library, Wellington Terrace and OPP detachment.

Figure 1-1 | Project Area



The Concept Plan and Official Plan Amendment for Wellington Place have been undertaken based on the objectives established at the onset of the project, which include:

- To create an **institutional campus** to serve as a **focal point for County services and hospital services in 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 (including the new OPP detachment) are dependent upon the use of motor vehicles and that the hospital relies on ambulance service and occasional helicopters.
- To **enhance natural features** and access to the Grand River.

This report provides context to the development of the Concept Plan including a review of available background information, planning policy and consultation with the public and other stakeholders. The Concept Plan is intended to serve as a long term vision assisting in guiding development of Wellington Place overtime. An Official Plan Amendment will ultimately be prepared to provide for the implementation of the Concept Plan.

1.1 Project Timeline and Deliverables

The project was initiated in June 2010 with a proposed year timeline. In response to the input of the public and stakeholder groups the timelines and related deliverables have been modified. The report provided at the conclusion of the project will include a Concept Plan (endorsed by County Council) to be used for the long term development of Wellington Place, in addition to an Official Plan Amendment that would serve to implement the Concept Plan. The table below summarizes the main steps for the Wellington Place Institutional Campus Concept Plan project.

Table 1-1 | Project Timeline

TIME	ACTIVITY/DELIVERABLES
June 24 2010	PROJECT KICK OFF meeting with Technical Committee
Summer 2010	REVIEW of identified BACKGROUND INFORMATION
October 19 2010	PUBLIC OPEN HOUSE (#1) to INFORM & SHARE background information and GET INPUT on issues to be explored and ideas for the development of the institutional campus concept plan
November 6 2010	WALKING WORKSHOP with identified stakeholder groups
Fall 2010	DEVELOPMENT of preliminary draft CONCEPT PLAN based on BACKGROUND INFORMATION and input provided through PUBLIC OPEN HOUSE, WALKING WORKSHOP and written submissions.
December 6 2010	WORKSHOP with Technical Committee to review preliminary draft CONCEPT PLAN along with inputs and creative process used. Project

TIME	ACTIVITY/DELIVERABLES
	purpose and objectives confirmed with the Technical Committee.
Winter 2011	DEVELOP and PRESENT draft CONCEPT PLAN for input.
January – February 2011	PREPARE draft CONCEPT PLAN and supporting report
March 10 2011	DRAFT CONCEPT PLAN and supporting report (version 1) presented to County Planning and Land Division Committee.
March-April 2011	Technical Committee input on DRAFT CONCEPT PLAN and supporting report (version 1). REVISE DRAFT CONCEPT PLAN and supporting report (version 1) per County Committee and Technical Committee comments.
Spring 2011	CONSULTATION to share the draft CONCEPT PLAN and supporting report providing an opportunity for input.
April 21 2011	DRAFT CONCEPT PLAN and supporting report (version 2) available for public review.
May 9 2011	DRAFT CONCEPT PLAN and supporting report (version 2) to be presented to Township of Centre Wellington Committee of the Whole
May 25 2011	PUBLIC CONSULTATION OPPORTUNITY (#2) to SHARE and GET INPUT on DRAFT CONCEPT PLAN and supporting report (version 2)
Spring/Summer 2011	RECOMMENDED CONCEPT PLAN, DRAFT OFFICIAL PLAN AMENDMENT and supporting report to be prepared and presented to the County and Township Council for endorsement of the CONCEPT PLAN and moving forward with the Official Plan Amendment process.
Summer 2011	OFFICIAL PLAN AMENDMENT process initiated. This will include a PUBLIC MEETING as required under the Planning Act.

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2.0

SUMMARY OF BACKGROUND REVIEW

At the onset of the project a range of background materials were identified for consideration in development of the Concept Plan (see Appendix A). This background information included various reports prepared as part of the land purchase, the in progress Community Planning Area Subwatershed Study, existing municipal policy and guidelines documents and applicable provincial policy documents. Additional documents were identified and/or provided by the public and stakeholder groups through the consultation process.

This section highlights a selection of the background materials with additional details provided in applicable sections of the report. More information on the policy documents is provided in later sections of this report (Section 4.0 and Section 8.0). All of the documents were taken into consideration and many reviewed as part of the process although their content has not been summarized within this report. For more information the original studies and reports should be referred to and can be accessed through the County.

2.1 **Community Planning Area Subwatershed Study**

Wellington Place is within a designated Community Planning Area (CPA) which requires comprehensive planning for the area based on a range of studies including a subwatershed study. The subwatershed (approximately 263 ha/650 ac) is generally defined by the Grand River to the south, Beatty Line to the east, Gerrie Rd to the west and Colborne St to the north. The current document is Phase 1 of the complete Subwatershed Study and provides an assessment of the existing watershed's characteristics. Future phases would include identifying development opportunities and constraints (Phase 2), and establishing a Stormwater Management (SWM) strategy for the subwatershed (Phase 3).

On behalf of the Township of Centre Wellington the Phase 1 (which characterizes the existing conditions of the subwatershed) report has been prepared for approval by the Grand River Conservation Authority (GRCA). The report has been prepared by a team of consultants (Triton Engineering Services Limited, Aboud & Associates Inc, Anderson Geologic Ltd, and Parish Geomorphic Limited) and has included involvement from the GRCA, Township and County. The Phase 1 report identifies development opportunities and constraints in general terms, however, detailed work on this aspect will be completed as part of Phase 2. Phases 2 and 3 of the Study will be completed as potential development scenarios are developed in the future. The following technical components are included in the Phase 1 work:

- Hydrogeology - prepared by Anderson Geologic Ltd

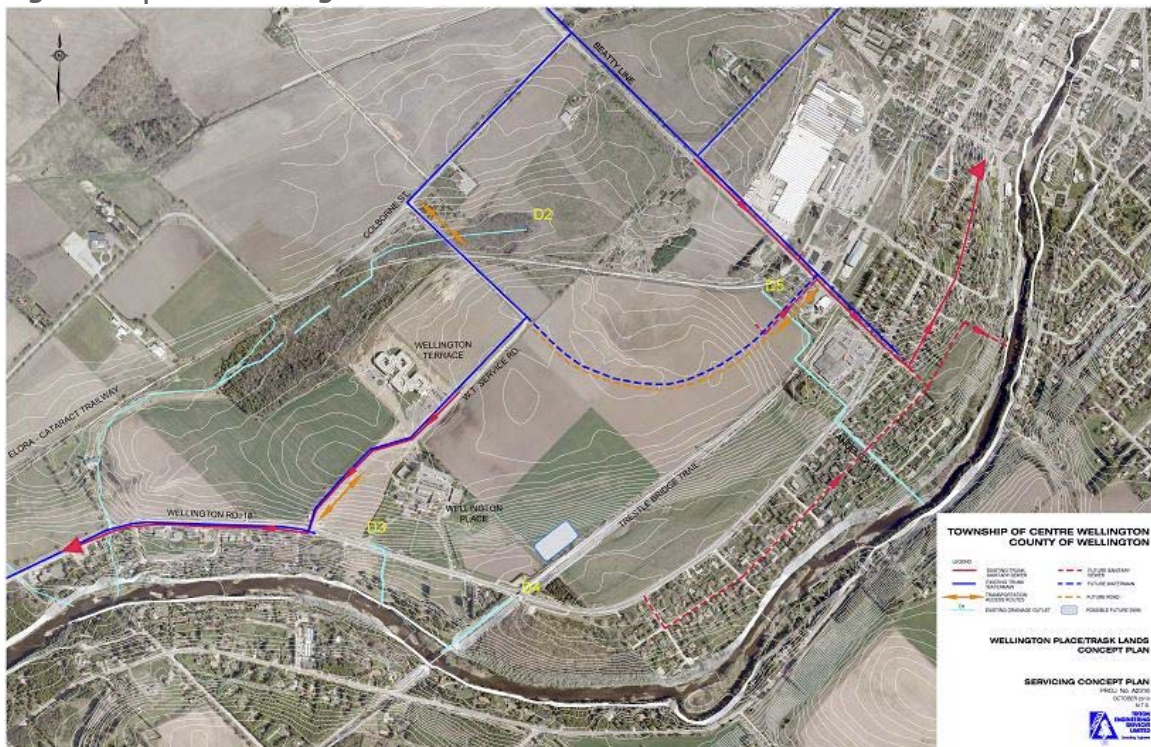
- Hydrology / Hydraulics - prepared by Triton Engineering Services Limited
- Geomorphology - prepared by Parish Geomorphic Limited
- Biological Component - prepared by Aboud & Associates Inc.

At the Public Open House (Oct. 19/10) information was provided on the draft **Phase 1 Subwatershed Study including summaries of the technical components and key graphics (see Appendix B and C)**. At such time that the report has been approved by the Grand River Conservation Authority (GRCA) it will be available and can be reviewed for complete details.

2.2 Site Servicing Review

As a result of the due diligence research undertaken with the purchase of the Trask Lands Triton Engineering Services Limited prepared an assessment of servicing for the whole of Wellington Place. **The lands can be developed with municipal water, municipal sanitary sewers and necessary storm water management.** The assessment gave consideration for how development of the lands would impact existing systems and surrounding areas. It is understood that portions of the surrounding residential community are currently not on full municipal services. Servicing details would be further developed as specific uses and their locations are determined and would be subject to all applicable guidelines, standards, regulations and approval processes. General servicing information was provided as a panel at the Open House (see Appendix C).

Figure 2-1 | Site Servicing Review



WATER

Municipal watermains exist within the three roads bounding the project area (Wellington Road 18, Beatty Line and Colborne Street) and within the existing on-site private road. Portions of the watermains were constructed as a result of the development of Wellington Terrace. An additional watermain connection is anticipated within the road proposed in front of the Groves Memorial Hospital. The water system is in generally good condition and capacity is not anticipated to be an issue.

SANITARY SEWER

Wellington Place is anticipated to be serviced through a combination of sanitary sewer systems from both Elora-Salem and Fergus. The exact boundary defining the areas of the project that would flow to which systems will be refined over time and should consider minimizing infrastructure costs.

An existing sanitary sewer trunk is located within the existing internal road from Wellington Road 18 to the front of Wellington Terrace. This trunk connects to the trunk within Wellington Road 18 and flows towards Elora-Salem. This trunk is anticipated to service lands in the vicinity of Wellington Terrace.

The sanitary sewer trunk required for the Groves Memorial Hospital will follow the proposed internal road connect into the existing trunk at Beatty Line and flow towards Fergus. Servicing to Beatty Line may have interim capacity restrictions until infrastructure improvements are completed. The majority of the lands proposed for development within the project area are anticipated to flow into the Fergus system.

Minor sections of the area proposed for development are currently intended to flow south and connect into the yet to be established system within the existing residential area south of Wellington Road 18. Site specific design will be undertaken to allow these sections to utilize one of the other available sanitary sewer trunks serving Wellington Place.

STORM WATER MANAGEMENT

There are a number of existing drainage outlets throughout the project area. Preliminary investigations suggest that use of the existing drainage outlets with stormwater management (SWM) facilities to provide quality treatment and flood control. A SWM facility is anticipated at a natural low point located at the northeast corner of the Museum Trail and Trestle Bridge railway. An expanded Wellington Terrace would add to or duplicate the associated SWM facility at the north.

2.3 Agricultural Impact Assessment

An Agricultural Impact Assessment was completed in accordance with applicable Provincial and County planning policies. The assessment included a review of background information, policy documents and Canada Land Inventory (CLI) Soil Capability mapping, site investigation, and minimum distance separation (MDS) formula calculations. The report concludes that the future institutional uses and hospital use are in the public interest, appropriate and satisfy the applicable policy requirements based on need, the evaluation of alternative locations, compatibility and the locational requirements of the proposed uses.

2.4 Stakeholder & Public Identified Documents

Through the consultation process additional documents have been suggested by the public and stakeholder groups for consideration as part of the process. Below is a brief summary of the documents that were provided by the stakeholders and specifically reviewed and incorporated into the development of the Concept Plan, in particular these documents impacted the consideration and development of the green network, trails and cultural heritage features.

A number of additional policy and guideline documents prepared by other government departments or agencies were identified by the stakeholder groups. The project team will continue to, incorporate and address applicable policy and guideline documents.

GREENLANDS CENTRE WELLINGTON – TOWNSHIP OF CENTRE WELLINGTON LANDSCAPE ANALYSIS EXECUTIVE SUMMARY

The 'Greenlands Centre Wellington' a local non-governmental organization prepared a Landscape Analysis during 2009/2010 as part of a community planning process initiated in 2005. *"The purpose of the Landscape Analysis was to undertake a land use planning exercise at a landscape level of detail to design, map and provide recommendations for the updating, expansion and potential securement of the Greenlands System within the urban areas of the Township of Centre Wellington (Elora-Salem, Fergus) and also the outlying rural areas."* The intent of the analysis is to provide a contribution to the Township and County 5-year Official Plan review process.

The Landscape Analysis report concludes that there are opportunities for integration of parklands and landscape corridors, including opportunities along the Grand River with increased usage for fishing and nature appreciation and expansion of community trails. The Grand River as a whole is considered the primary landscape corridor. With respect to the Wellington Place property the following is noted:

- Identified as 'public lands'
- Both the Elora Cataract Trailway and Trestle Bridge Trailway are identified as 'enhanced/managed areas for natural heritage improvement'
- Portions of the north end and areas in vicinity to the Grand River are identified as 'natural heritage features'.

The trailways and natural heritage features within Wellington Place are detailed in later sections of this report and their protection has been incorporated into the draft Concept Plans.

ELORA CATARACT TRAILWAY ASSOCIATION – REQUEST FOR TRAILWAY DESIGNATION

The Elora Cataract Trailway Association prepared a submission in 2008 for presentation to Heritage Centre Wellington requesting designation of the Elora Cataract Trailway as a Heritage Conservation District. The ECTA considers the trailway a Cultural Heritage Landscape based on its assessment of the trailway relative to criteria prepared by the Region of Waterloo and Heritage Resource Centre (at the University of Waterloo) as outlined in their *'Cultural Heritage Landscape Resource Document'*

Components of the railway that the document considers relative to its conclusion as a cultural heritage landscape, specifically in vicinity of Wellington Place, include (but are not limited to):

- The extent of the railway as defined by the railways' management plan, Township zoning by-law, and 66 foot right-of-way
- It's role as a wildlife corridor and adjacent/existing wetlands, hedgerows, and vegetation including tree canopies.
- Viewsheds including: view of GSW (formerly Beatty Brothers) from the Beattie Line trailhead, views of farming, view from the Grand River trestle bridge to the historic House of Industry, views up and down the river.

The cultural heritage features within Wellington Place are detailed in later sections of this report and their protection has been incorporated in the draft Concept Plans.



3.0

CURRENT CONTEXT OF WELLINGTON PLACE CONCEPT PLAN LANDS

The following sections provide details on the lands encompassed by the Wellington Place Concept Plan project and the surrounding context.

3.1 Study Area

The project area, referred to as Wellington Place, refers to the approximately 97 ha (240 ac) of land located between the urban areas of Elora/Salem and Fergus in the Township of Centre Wellington. The lands formerly referred to as the 'Trask Lands' are included with the project area. For the purposes of this report Beatty Line is considered to run north-south.

Wellington Road 18 runs through the northwest section of the project area separating the majority of the lands from those adjacent to the Grand River. The Grand River runs along the south western edge of the project area. Beatty Line is considered to run north-south for this project and serves as the eastern most edge of the project area. Colborne Street is generally the northern edge of the project area. Both the Elora Cataract trail and Trestle Bridge trail are within the project area. Existing buildings within Wellington Place include the County Museum & Archives, County Library, Wellington Terrace and OPP detachment. A major portion of the lands are currently used for agriculture.

The majority of lands are owned by the County (83.5 ha/206 ac) with the exception of the future home of the Groves Memorial Hospital (12.5 ha/31 ac – 13% of the total project area) proposed for the eastern

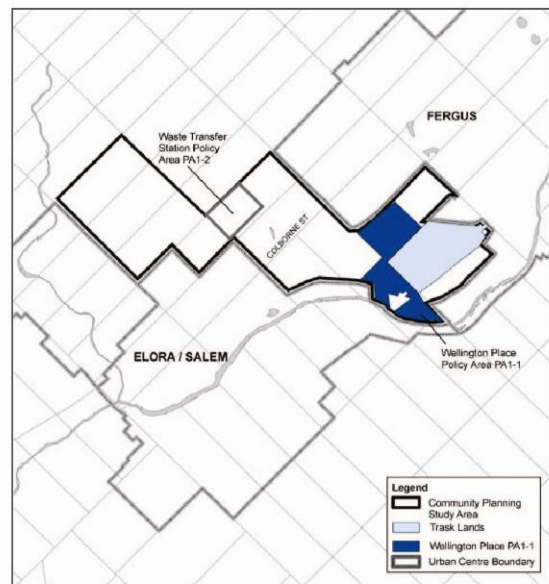


Figure 3-1 | Wellington Place/Trask Lands

portion of the project area and the Elora-Cataract Trailway (1.0 ha/ 2 ac). The hospital lands are part of the former 'Trask Lands'. The existing uses, including the buildings, parking, and related landscaping areas occupy approximately 8% of the project area. The existing open space (which includes heritage farming) associated with the County Museum & Archives makes up approximately 9% of the project area. Existing trailways and naturalized areas (at north edge and along the Grand River) occupy approximately 23% of the project area. The remaining 60% of the project area includes existing roads and lands predominately used for agriculture.

3.2 Surrounding Areas

The urban centres of Elora-Salem (west) and Fergus (east) are in proximity Wellington Place. The Grand River runs along the south western edge of the project area. Much of the surrounding area within the Urban Centre is residential development along Wellington Road 18 adjacent to the Grand River, and around the intersection of Wellington Road 18 with Beatty Line. At the northwest corner of the Wellington Road 18 and Beatty Line there is an existing commercial complex that includes a grocery store. There is industrial development, including a manufacturing plant (GSW Water Heating), along Beatty Line between St. George Street and up towards Garafraxa Street. The lands northeast of the Elora Cataract trail near Beatty Line were previously used for a landfill. There is a place of worship located on Colborne Street. The remaining surrounding lands beyond the northern boundaries of the project area, as well as the lands between the Trestle Bridge trail and Wellington Road 18, are predominantly agricultural use or areas of natural features. The lands immediately north of Wellington Place are within the Fergus urban boundary and proposed for future residential development (subject to a secondary plan).



3.3 Current Built Environment and Uses

Wellington Place includes a number of existing buildings and associated uses as outlined in the table below.

Table 3-1 | Existing Buildings/Uses

BUILDING/USE	DESCRIPTION	~ AREA (includes related landscaped area and parking)
Wellington County Museum and Archives	<ul style="list-style-type: none"> • Three-storey main building former 'House of Industry' (National Historic Site) • Rear addition to main building providing additional meeting and office space 	2.7 ha (7 ac) includes Library

BUILDING/USE	DESCRIPTION	~ AREA (includes related landscaped area and parking)
	<ul style="list-style-type: none"> Repurposed agricultural buildings (barn and shed) One-storey storage building 	
Wellington County Library (Aboyne Branch)	<ul style="list-style-type: none"> One-storey public library 	2.7 ha (7 ac) includes Museum & Archives
Wellington Terrace Long Term Care Home (and building tenants)	<ul style="list-style-type: none"> Not-for-profit municipal long term care home Two-storey building (140,000 ft²) opened in May 2006 Accommodates 176 residents within six "neighbourhoods" (resident home areas), housing between 28 and 30 residents in each. Tenants include the Wellington-Dufferin-Guelph Public Health and County Emergency Management. 	4.2 ha (10 ac)
Ontario Provincial Police (OPP) Detachment	<ul style="list-style-type: none"> Newly built police services building (opening 2011) 	1.0 ha (2 ac)

3.4 Proposed New Groves Memorial Hospital

The existing Groves Memorial Hospital is located within Fergus (235 Union Street East). The lands for the new Groves Memorial Hospital were acquired in 2010 (within the Wellington Place project area) following a site selection process that established Wellington Place as the preferred location. This process included site specific investigations that form part of the background materials for the Wellington Place Concept Plan.

The Groves Memorial Community Hospital Board has been in the process of determining the need and location of the hospital since 2006, starting with an extensive review of its Master Plan. Through the process it has been determined that:

- A new hospital is needed to meet the current and growing needs of the community along with meeting current health care standards.
- The existing land-locked location is no longer feasible to accommodate a hospital expansion or a new facility.
- The cost difference between renovating the existing hospital and constructing a new hospital is negligible.

The Board established a site selection committee to determine a new location for the hospital. The site selection committee defined criteria to guide the process based on Ministry of Health and Long-Term Care requirements for new hospitals, recommendations from the Hospital's

architects and informal feedback from hospital staff and community members. The committee evaluated the options, consulted with local municipalities and landowners, and undertook community consultation. The preferred location is as close as possible to the largest population base. The location was approved by the Board and purchased.

The new hospital will comply with the latest standards, support the latest technologies and equipment, and increase the life span of the hospital. As well there will be minimal disruption to both patient care and working staff as the operations at the existing facility will remain until construction is complete.

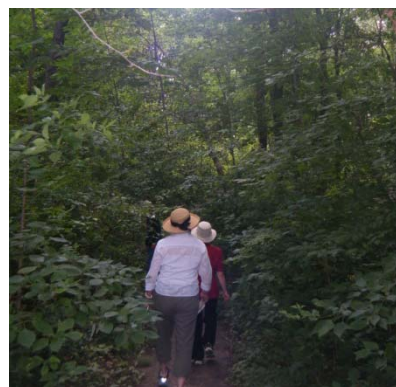
The acquired lands provide adequate space for the hospital's needs in addition to opportunities for future expansion and development of health related organizations in close proximity. The detailed design of the hospital is pending, however it is anticipated to be a two-storey building of approximately 13,000 m² (140,000 ft²).

3.5 Current Features

The project area includes a number of other features in addition to the portions of existing built development. Approximately a third of the project area incorporates existing trailways and naturalized areas which are proposed to be maintained and expanded upon in the Concept Plan. The following sub-sections highlight elements of the existing Wellington Place landscape.

3.5.1 Natural Environment

The summary details provided in this section are based on the Biological Component of the Community Planning Area Subwatershed Study. The draft 'Vegetation Community Map & Floristic Quality Assessment' and the 'Opportunities and Constraints' map were presented at the Open House and are provided in Appendix C. The Biological Component includes desktop and field analysis regarding vascular plants, vegetation communities, breeding birds, amphibians, fish, incidental wildlife observations, floristic quality assessment, significant wildlife habitat assessment and wetland evaluation. In conclusion the Biological Component provides protection recommendations (based on the assignment of conservation priorities to vegetated communities) including locations for buffering which have been incorporated into the Concept Plan. The determination of the extent of the buffer would be determined during site specific development proposals. The high conservation priority areas include the 'West Fergus Swamp', deciduous forest adjacent to the Grand River, portions of the Trestle Bridge railway and a provincially rare vegetation community (White Cedar Treed Carbonate Cliff) found along the steep banks of the Grand River.



The larger features within the project area include the ‘West Fergus Swamp’ (located north of Wellington Terrace), and forested areas along the banks of the Grand River south/west of Wellington Road 18. Based on their location within the project area the natural features are summarized in the table below.

Table 3-2 | Natural Environment Features

LOCATION	OVERVIEW OF NATURAL ENVIRONMENT FEATURES
Central Portions of Project Area	<ul style="list-style-type: none"> • Predominately agricultural including winter wheat and corn fields • Includes the lands generally found east of Wellington Road 18, south of the Elora-Cataract trailway, west of Beatty Line and north of the Trestle Bridge trailway
Elora-Cataract Trailway	<ul style="list-style-type: none"> • Area of linear meadow and thicket • Woodland components found within the area north of Wellington Terrace as part of ‘West Fergus Swamp’
Trestle Bridge Trailway	<ul style="list-style-type: none"> • Meadow, thicket and seepage areas
Museum Trail	<ul style="list-style-type: none"> • Meadow with portions of shrubs and both planted and natural trees
Between Wellington Road 18 and Grand River	<p>South of the Trestle Bridge trailway</p> <ul style="list-style-type: none"> • Natural deciduous forest in the centre, surrounded by plantations and meadows • Plantation surrounding the House of Industry cemetery and Monument <p>North of the Trestle Bridge trailway</p> <ul style="list-style-type: none"> • Mixture of woodland, plantation and meadow and portion of marsh close to the river

All of the existing non-agricultural identified vegetated communities are to remain as part of the proposed Concept Plan.

3.5.2 Connections – Trails

There are a number of existing trailways within the project, with the two major trails defining parts of the extent of the project area to the north and to the south. The major trails (Elora-Cataract trailway and Trestle Bridge trailway) are well utilized community amenities that provide connections to both the Elora-Salem and Fergus communities and beyond. These major trailways and the other internal trails are summarized in the table below.

Table 3-3 | Existing Trails

TRAILWAY	GENERAL DESCRIPTION
Elora-Cataract Trailway	<ul style="list-style-type: none"> • Runs from the southeast corner to the northern edge of the project area, with portions forming the northeast boundary. • Most of the trail is a former railway corridor that connects Elora to Cataract with a total length of 47 kilometers. • Portions within Fergus use the street network. • Nearest trail parking found along Beatty Line near Hill Street. • Multi-use trail with hiking, biking and cross-country skiing permitted along stone-dust trail. • Trailway owned by the Credit Valley and Grand River Conservation Authorities.
Trestle Bridge Trailway	<ul style="list-style-type: none"> • Runs east-west along the southern boundary of the project area and into the forested areas along the Grand River. • Former railway corridor within Elora-Fergus that includes crossing the Grand River on a trestle bridge. • Access from Beatty Line and other local streets. • Multi-use stone-dust trail. • Stairway connections to Museum Trail and Aboyne Trail. • Trailway lands owned by County of Wellington
Museum Trail	<ul style="list-style-type: none"> • Runs north from the Trestle Bridge trailway up to the internal road, alongside Wellington Terrace and turns east adjacent to the 'West Fergus Swamp' to connect to the Elora-Cataract trailway. • South of the internal road (Street A) trail is a mowed grass corridor identified by fence/hedgerows with stair access to the Trestle Bridge trailway • North of the internal road (Street A) includes stone-dust sections to be accessible to Wellington Terrace residents. • Under County ownership
Aboyne Trail (Grand Valley Trail)	<ul style="list-style-type: none"> • Circular trail route within the forested area adjacent to the Grand River south of the Trestle Bridge trailway. • Access via stairs to Trestle Bridge trailway or parking lot with driveway access from Wellington Road 18. • Rustic trail, with access to Grand River used by fly fishers • Under County ownership

3.5.3 Connections – Roads

Wellington Road 18, Colborne Street and Beatty Line are located within or adjacent to the project area. The project area is also served by an internal private road (labeled as Street A and Street C on the Concept Plan). The road is accessible from Wellington Road 18 at the northwest corner and Colborne Street at the north edge of the project area. Both the access points provide for full turn movements and have a stop sign controlling exiting traffic. The road runs east with the new OPP detachment located to the south, and Wellington Terrace located to the north. Further beyond the boundary of the existing Wellington Terrace parking lot the road makes a left hand turn to head north towards Colborne Street. There is an at grade crossing of the Elora-Cataract trailway that includes stop signs for trail and road traffic, raised/colored pavement and bollards along the trail. Road traffic is to yield to trailway traffic.

The Groves Memorial Hospital land acquisition included creation of a road right-of-way that would connect to the existing internal road where it turns north. The new road section arches to the south/east and provides a new access onto Beatty Line between St. George Street and Hill Street. The road right-of-way includes a large turning radius to encourage traffic to head south towards the Beatty Line access. Road construction is anticipated to correlate with development of the Hospital.

The existing Wellington Place complex (Museum & Archives and Library) may also be accessed through the historical curved driveway off of Wellington Road 18 which is controlled by stop signs. The curved driveway links through internal driveways to the parking lots associated with the complex and the internal private road.



3.5.4 Cultural Heritage Resources

Wellington Place contains remnants of several periods of prior uses and a variety of cultural heritage attributes that includes:

- The House of Industry along with its related agricultural buildings, lime kiln, pump house ruins, and semi-circle driveway.
- Linear features including Wellington Road 18, and both bisecting historic railways (now trails).

The overall organizational structure within the project area has been provided by an agricultural layer that has divided the land into a functional geometry. Within the agricultural landscape of fields and driveways demarcated with fence rows and woodlots is a significant institutional landscape dating from the late 19th century.

Institutional Years

The House of Industry is a remarkable building overlooking a green open space with a distant view to the forested river valley. It has been a landmark part of the cultural landscape since its construction. The combination of ornamental and functional components of the landscape has supported the production of food and harvesting. It was an integral part of the self sufficiency of the institution. The institutional years are marked by the addition of the barn and the outbuildings in addition to the main building. As well the formal orchards, gardens and field patterns were added to support the institution.

Other cultural landscape resources that relate to this period are the ruins of the pump house which are located south of Wellington Road 18. A lime kiln ruin that was the source of the lime used in the construction of the building is also located here.

Another feature in the area that is a direct result of the institutional activities is the burial grounds located by the Trestle Bridge Trail in an area that is now wooded with deliberately planted coniferous trees.

The former Wellington County House of Industry, the Wellington County Museum and Archives has been the subject of numerous study papers that have identified the extent of the cultural resources. The 1995 Historic Sites and Monuments Board of Canada report outlines the importance of the site and the context of the social history of the late 19th century. It highlights the rarity of the facility as a survivor from a period when several counties constructed Houses of Industry only to have them demolished in later years. The noted report identifies not only the architectural merits of the building but also highlights the importance of the context for the building which adds to its understanding and importance.



The collection of outbuildings, the open space and landscape features that tell of its agricultural function were noted in the report and are all still evident on the site. The site itself has been added to the list of Canada's Historic Places and the value of the House of Industry property has been recognized by its designation as a National Historic Site of Canada. This means that it has a value to all Canadians in contributing to our understanding of the past.

The site as it evolved is basically divided into sections by natural and manmade features. The Grand River defines the southerly border of the property and the dramatic limestone cliffs provide a valuable scenic amenity to the natural areas on either side of the river.

The forested area is traversed by formal and informal trails that connect the riverfront wooded area with an access point from Wellington Road 18 where a small parking lot is located.

Linear Features

A major linear feature that has impact on the site is Wellington Road 18. This road was historically the main transportation corridor between Fergus and Elora and the siting of the original buildings was deliberately planned to have a formal relationship between the building and its site and the public view from the road. This view has remained essentially unchanged within the semi-circular drive that is a formal landscape feature of the frontage of the museum site. Where today there is an open lawn area, historically there were orchards and production vegetable gardens that supported the residents in the House of Industry in the semi-circle.

In 1927 decorative gates and fencing were added to accentuate the symmetry of the main front walk and the semi-circular drive. These features remain important parts of the ornamental cultural landscape.

The two former railway corridors that bisect the project area are considered linear cultural heritage attributes. Railway corridors were established in an alignment that provided an efficient and direct route between destinations that did not necessarily consider the adjacent scenery as an integral part of



its location. In many areas adjacent landowners would plant to block views of the property from the rail line.

The rail corridor that runs across the southeast portion of the site is now the Trestle Bridge trailway. A key feature of it is the remaining trestle bridge. It crosses the Grand River and is visible by people walking along the upper level of the riverbank. The informal trail crosses beneath the trestle bridge so that the viewer can appreciate the stone foundation piers and the riveted steel construction of the massive structure. While portions of the corridor are elevated allowing trail users to view the surrounding landscape, the peripheral views would not have been a primary consideration as part of the historical railway planning. The trail passes along the northwest side of the cemetery and is accessed by some recently installed stairs on the north and south side of Wellington Road 18. The trail continues to Beatty Line at the western perimeter of Fergus at which point the trail users continue east using on-street trail connections.

The other former rail corridor is now developed as the Elora-Cataract trailway. It forms part of the northern boundary of the property and continues from Elora, along the edge of the project area and provides a link through Fergus onto Erin and Cataract. This trail, like the Trestle Bridge trailway is aligned on a former rail bed and is an important indicator of the historic transportation network and industry which contributed to the prosperity and resulting cultural landscape of this part of the County.

4.0

MUNICIPAL PLANNING POLICY CONTEXT

The following is a review of the local land use policy framework related to the Wellington Place Institutional Campus Concept Plan. The Concept Plan has given consideration to the existing policy framework. At such time that the Concept Plan has been confirmed further analysis will be provided in later sections of this report justifying an Official Plan Amendment required to implement the Concept Plan. The existing policy framework allows for the development of a range of uses on the portions of the lands originally owned by the County under Policy Area PA1-1.

4.1 County of Wellington Official Plan

The lands are subject to the policies of the County of Wellington Official Plan (OP). The County OP represents the local implementation of provincial policy. The current OP (March 1, 2010 consolidation) has been amended to conform to both the 2005 Provincial Policy Statement (PPS) and Places to Grow (Growth Plan for the Greater Golden Horseshoe) via OPA 53 and OPA 65 respectively.

The project area is included on Schedule A1 outside the urban boundaries of both Elora-Salem and Fergus. The urban centres are subject to the Township of Centre Wellington Official Plan. The built boundary of the urban centres is along the western and eastern boundaries of the project area. The adjacent former landfill is shown to the northwest of Wellington Place. Wellington Road 18 is identified as a County Road. The designations that apply to the project area are outlined in the table below.

Table 4-1 | County Official Plan Summary

PORTION OF PROJECT AREA	OFFICIAL PLAN DESIGNATION/POLICIES
All Project Area	<ul style="list-style-type: none">Part of the Community Planning Study Area, and related policies (9.2.5) <p><i>"This area will be considered for future urban expansion of the Fergus and Elora-Salem Urban Centres as a source of future residential, recreational, public service and institutional uses. It has the potential to play a significant role in community life in the future."</i></p> <p>The Community Planning Study Area is to be comprehensively planned and requires a range of studies such as a subwatershed study, agricultural assessment, servicing strategy, transportation</p>

PORTION OF PROJECT AREA	OFFICIAL PLAN DESIGNATION/POLICIES
	<p>plan, land use plan, and design guidelines. Enhancement of a greenspace corridor associated with the Elora-Cataract Trailway forms part of the Study Area policies.</p> <ul style="list-style-type: none"> • Designated Prime Agricultural (exceptions noted below).
<p>Original County Owned Lands (excludes all former 'Trask Lands')</p>	<ul style="list-style-type: none"> • Subject to Policy Area PA1-1, and related policies (9.2.4) <p>Policy area identifies the House of Industry as a National Historic Site, outlines uses permitted on the site and identifies lands between Wellington Road 18 and the Grand River for passive recreation and river access. <i>"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."</i> Permitted uses include offices and uses for institutional, community, public and recreational purposes.</p>
<p>Elora-Cataract Trailway and Trestle Bridge Trailway</p>	<ul style="list-style-type: none"> • Identified as a Trail • The OP policies for Public Spaces, Parks and Open Spaces and Pedestrian Facilities speak to publically accessible rail trails. Reuse of abandoned railways is encouraged.
<p>Approximately West Fergus Swamp</p>	<ul style="list-style-type: none"> • Designated Core Greenlands • All wetlands within the County are included in this designation and protected by policy.

4.2 Township of Centre Wellington Official Plan

Wellington Place is not subject to the Township of Centre Wellington Official Plan, however the Township OP is applicable to the majority of the surrounding lands. Much of the project area boundary follows the urban boundary and built boundary of Elora-Salem and Fergus. Adjacent designations are outlined in the table below.

Table 4-2 | Township Official Plan Summary – Adjacent Lands

ADJACENT LANDS	OFFICIAL PLAN DESIGNATION/POLICIES
<p>West and south of Wellington Road 18</p>	<ul style="list-style-type: none"> • Designated Residential
<p>Southeast corner between Wellington Road 18 and Trestle Bridge trailway</p>	<ul style="list-style-type: none"> • Designated Highway Commercial, specifically Shopping Centre • Grocery store exists as the main tenant

ADJACENT LANDS

OFFICIAL PLAN DESIGNATION/POLICIES

East of project area along Beatty Line

- Designated **Industrial** and identifies the **Former Waste Disposal Site**

North of Colborne Street

- Designated **Future Residential** with a **Secondary Planning Area** overlay
- Secondary plan is required in advance of development. In 2008 the landowners consultants presented conceptual and preliminary information on the 'Northwest Fergus Secondary Plan'

Figure 4-1 | County of Wellington Official Plan

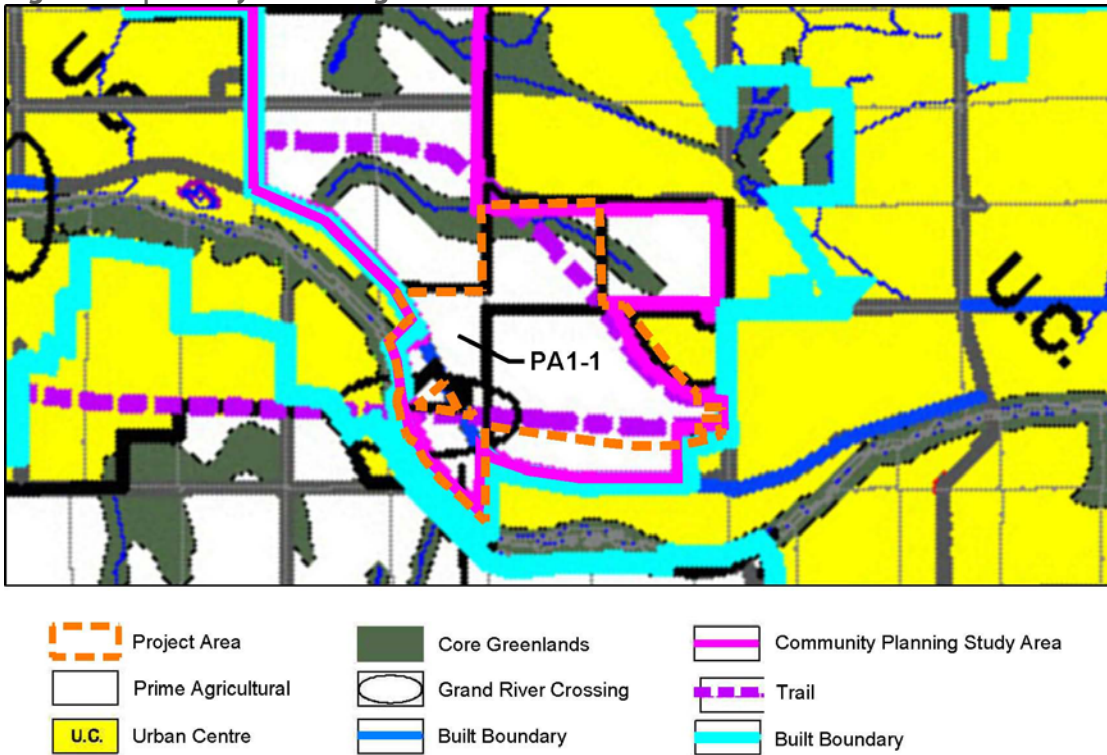
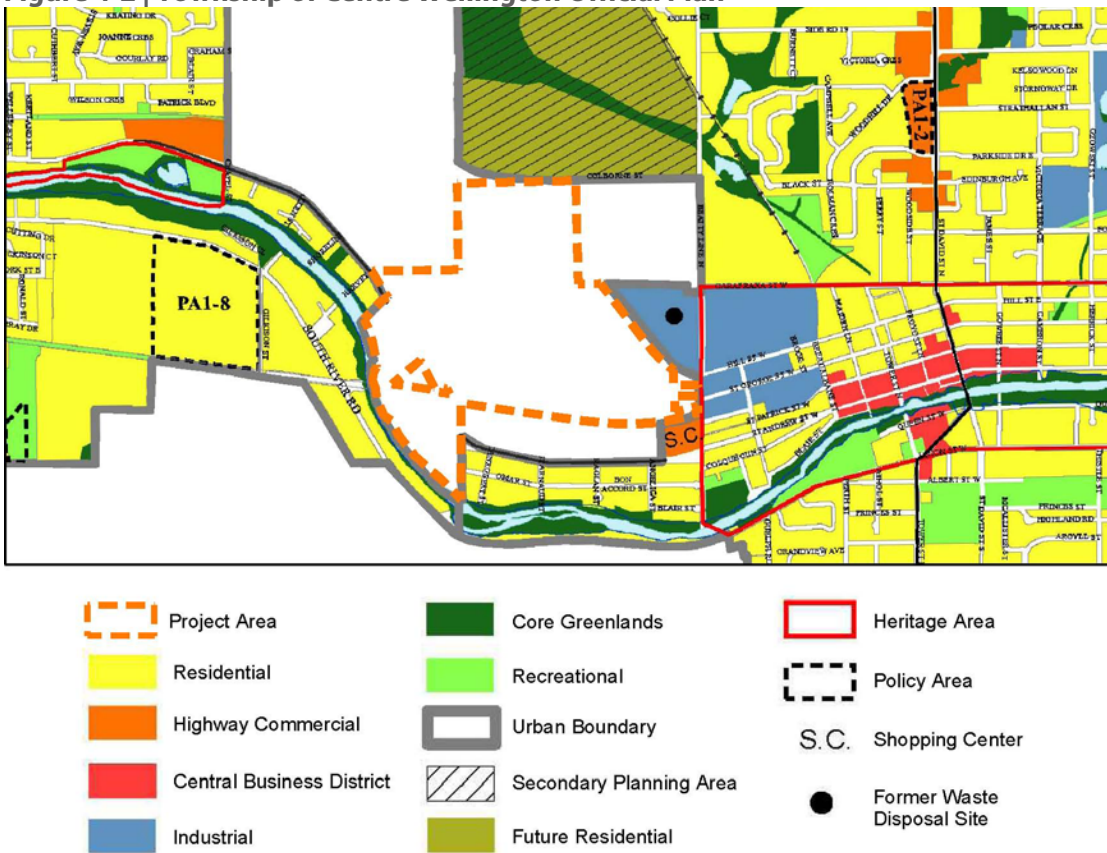


Figure 4-2 | Township of Centre Wellington Official Plan



5.0

CONSULTATION

The following sections outline the consultation efforts undertaken (and pending). Throughout the project information and materials have been made available to the public through a dedicated section of the County’s website, through the County’s office and digital material (CD) at the Elora and Aboyne Library Branches and the County Archives

The input provided through the public, technical committee and stakeholder groups has been considered in the development of the Concept Plans. Additional considerations in development of the Concept Plan include: the project objectives, the service mandate of the County of Wellington and various background information sources.

5.1 Technical Committee

A Technical Committee was established in the Request for Proposal (RFP) and includes representatives from Groves Memorial Hospital, the Township and the various County departments. The Committee inputs into the process at key stages facilitating the development of the Concept Plan for public review or presentation to the County’s Planning and Land Division Committee. In addition to specific Technical Committee meetings the members of the Committee were welcomed, attended and participated in general public consultation sessions.

Table 5-1 | Technical Committee Project Timeline

SESSION	PURPOSE/OUTCOME
June 28, 2010 Project Kick-Off Meeting	<ul style="list-style-type: none"> Review and confirm the projects objectives as outlined in the RFP Review and confirm the project timeline and approach, with a focus on public consultation opportunities Preliminary identification of issues
Summer 2010 One-on-One discussions	<ul style="list-style-type: none"> Member(s) of the project team meet with Technical Committee members (in person or phone) Understand priorities and issues specific to their involvement on the site. Acquire specific background information.

SESSION	PURPOSE/OUTCOME
December 7, 2010 Workshop	<ul style="list-style-type: none"> Confirmed the project should move forward based on the objectives originally outlined in the RFP Reviewed the key results of the Public Feedback Form Reviewed and discussed a range of preliminary concept plan materials relative to public /stakeholder comments to date and key topic areas (cultural heritage, natural environment/greenspaces, pedestrian connections/walkability, vehicle connections, future land uses) Determined general layout of preliminary draft Concept Plan to be provided for public input
March-April 2011 Concept Plan Review	<ul style="list-style-type: none"> Review preliminary draft Concept Plan and report (version 1) and provide input Further input through pending public consultation opportunity

In addition to the Technical Committee, consultants already retained by the County for municipal engineering and environmental planning provided information and input through the Concept Plan process.

5.2 Public Open House

Approximately 100 members of the public attended the Open House held on site at Aboyne Hall the evening of October 19, 2010. The Open House was structured on the basis of gathering input for the development of a Concept Plan that respects the established Concept Plan objectives. The inputs into the development of the Concept Plan include:

- The project objectives and service mandate of the County of Wellington
- Background information prepared for the area as part of the Subwatershed Study and other project consultants
- Input provided from the community and key stakeholders.



The purpose of the Open House was to:

1. **INFORM** and **SHARE** with the members of the community the work completed to date for the Study Area including the Subwatershed Study information and considerations for the Concept Plan identified to date.

The information was presented in a series of panels (see Appendix C). Project team, County consultants, and County staff members of the Technical Committee were available to provide further information and listen to comments.

2. **OBTAIN INPUT** from the community on the issues to be explored and the ideas to be considered in developing the Concept Plan.

Public input was provided both informally (through discussions) and formally. The last panel presented at the Open House specifically requested public input. The panel provided a graphic of preliminary ideas and related principles that the public were invited to comment on. The public feedback form was the formal method of collecting public input and it included the last Open House panel. The feedback form is discussed in more detail in the following section and provided in Appendix D.

Another structured public consultation session is anticipated as part of the review of the Draft Concept Plan and report (version 2). The session is scheduled for the evening of Wednesday May 25 at Aboyne Hall. The details of this session will be added to later versions of this report.

CONCEPT PLAN OBJECTIVES

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

5.3 Public Feedback Form and Written Submissions

A public feedback form (see Appendix D) was used to formally obtain the opinions of the public regarding the development of the Concept Plan. The form was available in hard copy at the Open House in addition to being posted on the County's website. Completed feedback forms were accepted at the Open House, dropped off at the Museum & Archives or the County's main office for approximately one month

following the Open House. A total of 60 completed feedback forms were submitted. A summary of the results of the feedback forms is included in Appendix D. Highlights of the responses include:

- Natural areas, trails and greenspace were identified as important existing features as well as being the focus of top ranking 'principles', and future uses.
- The existing trails are a well utilized amenity within the project area. Their use is primarily for recreation not transportation.
- There is a desire to ensure the natural/rural landscape is incorporated into the Concept Plan, including the use of attractive buildings.
- There was support for Cultural (e.g. museum & archives, heritage features), civic (e.g. library, emergency services, higher education), and care (e.g. hospital, long-term care, health and wellness) uses within the project area.



In addition to the Feedback Forms some members of the public and stakeholder groups submitted written comments on the materials provided at the Open House. Given the mandate of the identified stakeholder groups the submitted comments predominately focus on:

- Protection and preservation of greenspace, natural heritage and trail corridors.
- Additional greenspace for a range of active (e.g. sports fields) and passive recreational uses and community amenity (e.g. orchard/gardens, arboretum)
- Natural heritage connectivity and enhancements.
- Specific request for protection of trail corridors relative to their cultural heritage value.



5.4 Stakeholder Consultation

The Request for Proposal identified a number of interest groups with existing interests in the project area to participate in a specific consultation exercise. This list was expanded through the engagement process and two members of each of the following groups were invited to participate in a Walking Workshop, along with staff from existing on-site uses.

- Greenlands Centre Wellington
- Elora Cataract Trailway Association
- Friends of the Grand River
- Grand Valley Trails Association and
- NeighbourWoods on the Grand

The Walking Workshop was conducted on Saturday November 6, 2010. Workshop participants walked the project area trails to identify important elements, and gather information/ideas on the form and type of activities/uses that may occur in the future. A summary of the walking route and comments provided at the Workshop is included in Appendix E. Suggestions from the Walking Workshop have been incorporated into the Concept Plan.

5.5 **Township and County Council**

Both the County of Wellington and the Township of Centre Wellington have an interest in the long term use of Wellington Place. The County, as the landowner, wants to have a comprehensive long term plan for Wellington Place to serve the County within its mandated services.

The Concept Plan process incorporates opportunities for members of both the Township and County Council to participate including all the public consultation opportunities. The preliminary draft Concept Plan will be provided to Township and County elected officials for information and input. Ultimately the Concept Plan report will be considered for approval by the County. Implementation of the Concept Plan report will include approval of a County Official Plan Amendment.

6.0

DRAFT CONCEPT PLAN

The County of Wellington has recognized that the future development of Wellington Place should be comprehensively planned through the development of a Concept Plan. At this time two Concept Plans are presented (Option A and Option B), both of which demonstrate the principles behind the effective development of these lands as an institutional campus and identify the key structuring elements of the site. The precise scale and alignment of these elements would be further developed through the design process, over time. However, these key structuring elements should serve to guide the site's long term development.

The Wellington Place Concept Plan is rooted in the vision of an institutional campus serving all of Wellington County. One goal of the plan is to remain flexible, as build out of the lands could extend well into the future. To ensure the long term success of the plan it was important that local and regional values be reflected from the start. Through the consideration of existing site conditions and natural heritage features, as well as public consultation, principles to guide development were formed. These guiding principles have served to shape the development of the Concept Plans and are summarized below.

CONCEPT PLAN GUIDING PRINCIPLES

1. *Respect and Enhance the Characteristics of A Landmark Property*
2. *Ensure Connectedness*
3. *Support and Encourage Sustainable Development*

6.1 Guiding Principles

The Concept Plan needs to be flexible and at the same time implementable. Through the definition of guiding principles it is possible to set clear goals for the site's development while still allowing flexibility as precise details are refined over time. The guiding principles for the Concept Plan are:

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.

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 will serve Wellington County as a multi-use location. While new development will be predominately institutional, existing open space, trails, cultural heritage resources and viewsheds will continue to invoke public interest and usage.

The Concept Plans were created through a process of addressing these various interests. A layering approach was used to analyze and distinguish important elements and determine where potential new development could occur without negatively affecting the site's current attributes. By comparing the various layers, including the road network, green network, pedestrian network and cultural heritage resources it was possible to determine areas for improvement and areas where potential development could occur. The following sections outline each of the layers/networks and their importance in developing the overall Concept Plans. Both Concept Plans address the guiding principles, however the report focuses on Option A with supplemental information provided on Option B which was developed as an alternative concept in response to comments by the County Planning and Land Division Committee on the preliminary draft Concept Plan and report (version 1)

The primary difference between Option A and Option B is the layout of Street D and the related land use blocks. Both provide for a central greenspace ('The Commons') of 2.3 ha (6 ac). Option A locates Street D along the top of the slope taking advantage of existing topography and providing access to the views to and from the site. The views would be publically accessible along the road, with the adjacent setback buildings also taking advantage of the views. This road network creates opportunities for prestigious

landmark building locations visible from off-site. 'The Commons' is surrounded by Civic and Education land uses, has frontage on Street A and includes a series of trail connections linking the space.

Option B reorients 'The Commons' along Street A and B and relocates Street D in order to maximize the visibility and frontage associated with 'The Commons'. This Option focuses the development of the site inward towards 'The Commons'. The main views from the site would become part of the Civic land use development and less visible from the publically accessible street. 'The Commons' is adjacent to three streets (A, B & D) and the Education land use with pedestrian connections in the form of sidewalks and a trail.

6.2 Road Network – Roads, Streetscapes and Parking

Successful design provides good linkage to all of their "parts". Different modes of transportation interconnect making multi-mode transportation a reality for the employee, citizen, business person, and visitor. It is the street that links us to where we want to go and helps to determine the mode of transportation we use to get there. The street is the primary linkage for vehicles and serves as the "skeleton" for built development. Creating a "streetscape" at a people scale to support a safe, pedestrian friendly, comfortable, stimulating and aesthetically pleasing space enhances your experience..

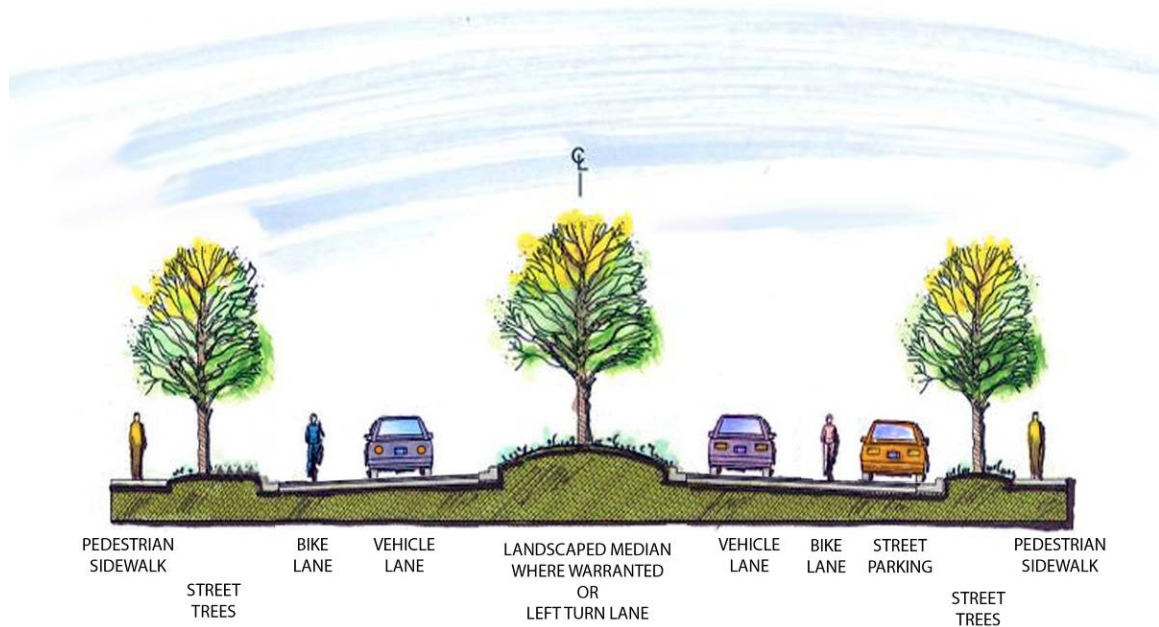
Wellington Place is structured with a road network to define the built environment while supporting a people scale environment and respecting existing features. The road network is shown on the attached graphic (**Layer 1 – Road Network**), as the base layer in the process of developing the Concept Plan. The following sections speak to the elements of this road network setting a vision for Wellington Place.

6.2.1 Roads

Roads within Wellington Place should be ultimately developed as a 'complete' road. A 'complete' road can play an important role in livable communities, where all people – regardless of age, ability or mode of transportation – feel safe and welcome. The design should serve a variety of users and provide a comfortable space for motorist, pedestrians and bicyclists. A connected system is essential as the site is to serve as an institutional hub supported by the surrounding and larger communities.

Traffic calming devices (landscape islands, crosswalks and paving surfaces) and well defined edges should clearly delineate the pedestrian and vehicle domains. Street trees, street furniture, paving materials will add to this definition of space and increase safety. **Figure 6-1** illustrates a typical 'complete' road cross section. Components of the complete road should reflect the priority of the road and anticipated users as not all components may be required or are appropriate for the complete extent of the road network.

Figure 6-1 | 'Complete' Road Cross Section



The main connection through Wellington Place will be positioned from the existing intersection at Wellington Road 18 through to the proposed intersection at Beatty Line North (shown as Street A and Street B of the Road Network). This right-of-way should be wider than the proposed secondary road.

A roundabout/traffic circle would facilitate traffic changes in direction at the main internal intersection. An easterly street connection from the roundabout/traffic circle to the intersection of Garafraxa Street and Beatty Line is shown as a potential street connection on the Concept Plan. This potential street connection, while supported by the hospital representative is outside of the project area on lands owned by others and would be subject to further study.

Secondary roads within the Concept Plan include the existing northerly road connection to Colborne Street (Street C) and the proposed internal road (Street D). Option A locates Street D along the top of the slope taking advantage of existing topography and providing access to the views to and from the site. Option B shortens Street D in order to focus on 'The Commons' by frontage along three streets.

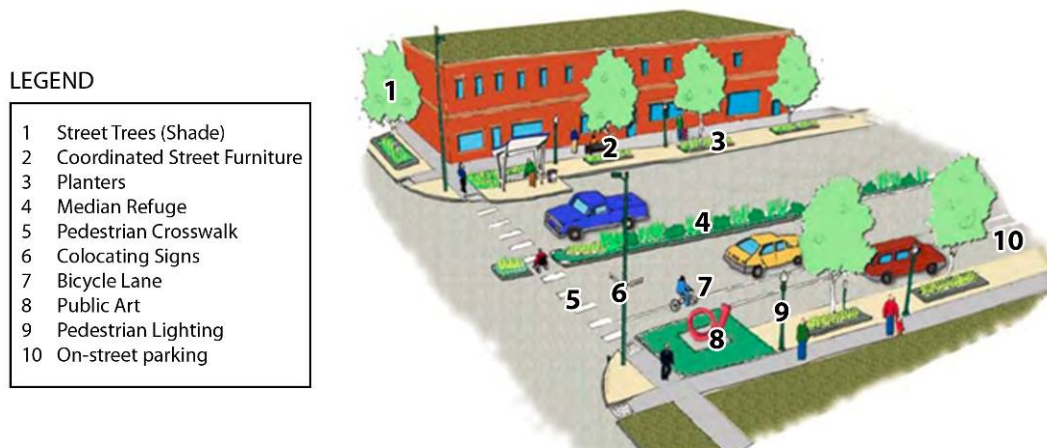
6.2.2 Streetscapes

Walkable, "complete" streetscapes are created by the sum of many smaller elements which work together harmoniously. No single element results in an attractive and

successful streetscape. Complementary elements should occur throughout the Concept Plan to create a harmonized streetscape.

Wellington Place’s road network will possess many of the elements that attribute to an attractive streetscape. Complete streetscape elements are illustrated in **Figure 6-2**. The selection of streetscape components should reflect the desired users and priority of the road. Lands surrounding the intersections and major buildings (such as the hospital) are priority areas for streetscape components.

Figure 6-2 | ‘Complete’ Streetscape Elements

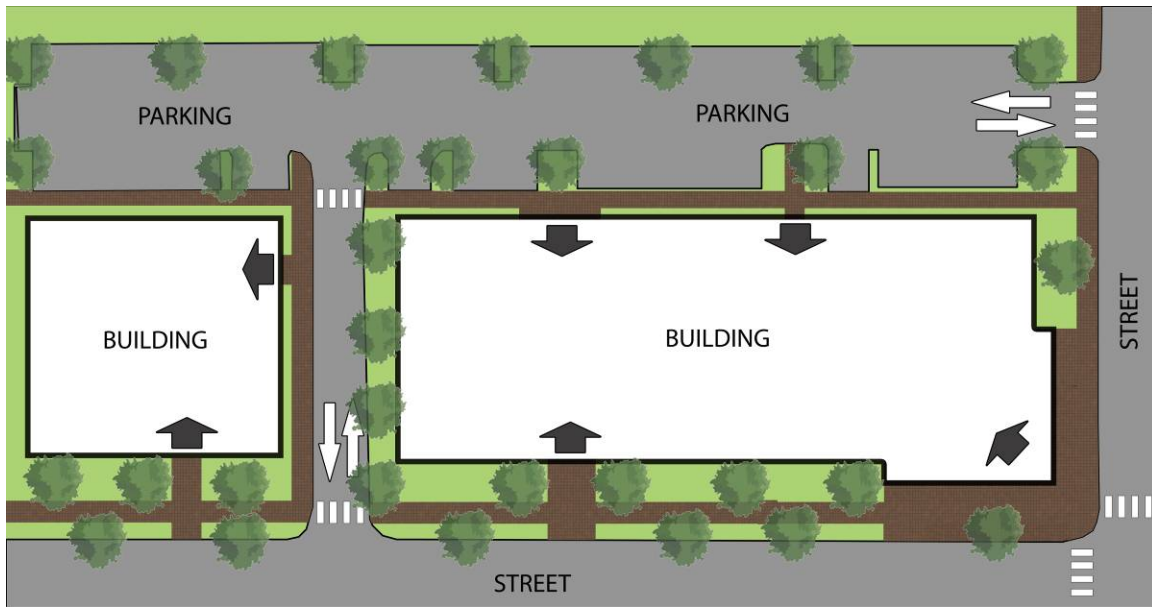


6.2.3 Parking Areas

Parking area design and placement should reflect and enhance the overall objectives of the Concept Plan – respect existing features, connectedness and sustainable development. Parking areas should be buffered with plantings and/or other screening devices.

Parking areas should be located to the rear and side of buildings. This will allow buildings to frame the street and increase the sense of place for users. Consolidation of site access will add to the pedestrian environment by reducing the number of crossings for pedestrians and bicyclists. The location and design of parking would have to be given additional consideration in Option B given that buildings within the Civic blocks would be fronting onto Street D with the rear being visible off-site as a result of site topography. These design principles are illustrated in **Figure 6-3: Parking Area Design**.

Figure 6-3 | Parking Area Design



On-street parking can be used in selected locations with consideration for its need and use. On-street parking may be minimized to select locations of the main road, with fewer limitations on the secondary roads. On-street parking is not anticipated on portions of the existing connection to Colborne Street. On-street parking may be perpendicular, parallel or angular and can be a perceived buffer area between the pedestrian zone and the vehicular zone.

Insert Concept Plan Layer 1

6.3 Green Network – Natural Environment and Open Space

The Grand River and associated natural features have long shaped development patterns of the area and form part of the identified landscape features of Wellington Place. Similarly, farming patterns have defined areas of natural heritage that warrant preservation and enhancement. The attached **Layer 2 – Green Network and Pedestrian Network** identifies these areas and builds upon existing natural linkages, ensuring community valued features are sustained.

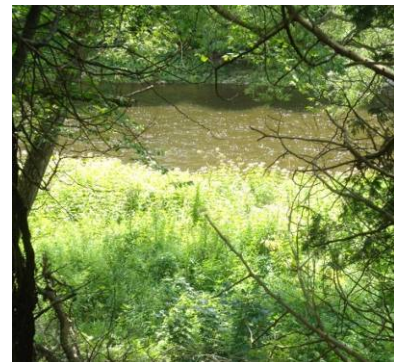


Primary natural environment features maintained and/or enhanced within Wellington Place include (refer to numbered locations on Layer 2 graphic):

1. All the lands between the banks of the Grand River and Wellington Road 18 which include cliff communities, forest, plantations and meadows.
2. The corridors along the Elora-Cataract and Trestle Bridge railway corridors
3. All lands within the Wellington Place project area north of the Elora-Cataract trailway and Wellington Terrace which includes the West Fergus Swamp
4. Wooded area surrounding the House of Industry Cemetery and Monument



Additional naturalized areas will be encouraged along the trailways to serve as screens from future development. Implementation of a logical plan for buffering early in the process will allow for better established screening at such time that the development is to occur.



A larger naturalized area (Layer 2 - location #5), in combination with storm water management facility, is proposed along the existing slope at the northeast corner of the intersection of the Museum Trail and the Trestle Bride trailway. This would complement the site's topography, adjacent existing features and views.

An open space area with frontage on the main road ('The Commons', Layer 2 – Location #6) will form part of the internal development thus providing open space to connect the pedestrian and building networks. The orientation, size and use of the open space will evolve with the definition of surrounding land needs and development of the pedestrian network. The area of 'The Commons' in both Concept Plan options is 2.3 ha

(6 ac). In comparison the Centre Wellington Community Sportsplex in Fergus is approximately 2.8 ha (7 ac). This area includes the Sportsplex buildings that house an aquatics centre, community hall, twin-pad arena, weight room, aerobics room, meeting rooms and concession as well as the surrounding parking lots. As an institutional campus it is intended that 'The Commons' serves as an amenity space for both the employees and users of the site.

The existing agricultural use will remain as an interim use as long as feasible. The lands associated with the Wellington County Museum and Archives will continue to include lands set aside for agriculture in order to reflect the historical use of the property. Smaller scale community based agriculture, such as garden plots, could be explored as a use for portions of the open space depending on the support available for operations. Gardens and gardening components may be encouraged as part of the Long Term Care and Hospital & Health uses given their support of people's overall well being.

A connected open space/green network also provides opportunities for incorporating an expanded pedestrian and cycle system. Good quality open space can also help to make Wellington Place more attractive to a range of users thus supporting institutional employment opportunities.

6.4 Pedestrian Network – Trails and Sidewalks

The pedestrian network (**Layer 2 - Green Network and Pedestrian Network**) is to be a logical and connected system that builds upon established routes and will provide users with access to all major destination points internal and external to the site. The pedestrian network will be established overtime with the exact location and form of the linkages relating to the built form and adjacent land uses.

The pedestrian network consists of the physical path network; however, there are other components of a complete pedestrian realm which assist in assuring pedestrians feel safe and comfortable. An ideal pedestrian realm within Wellington Place would consist of:

- Trails that support the intent of the Concept Plan to support the landmark features that encapsulate the rural character of the community through naturalization and material selection.
- An integrated and linked system between existing trails, proposed internal trails, sidewalks, buildings, trailheads and associated parking.
- Designs that support both accessible use and safety of the users.
- Way finding elements to encourage pedestrians to explore the multiple natural, cultural and built components of Wellington Place.

- Careful design of pedestrian street crossing to maximize safety.
- Plan for appropriate placed lighting, street furniture and vegetation as warranted by location.
- The inclusion of points of interest such as vistas, exhibits, or landmark buildings.
- Preservation of natural and cultural heritage features.

A potential pedestrian connection along Street C has been included in the Concept Plan as the open space at the southeast corner of Colborne Street and Street C could provide an opportunity for parking to access the trail network. Given adjacent environmental features it is assumed the connection would be contained within the existing road right-of-way.

6.5 Cultural Heritage

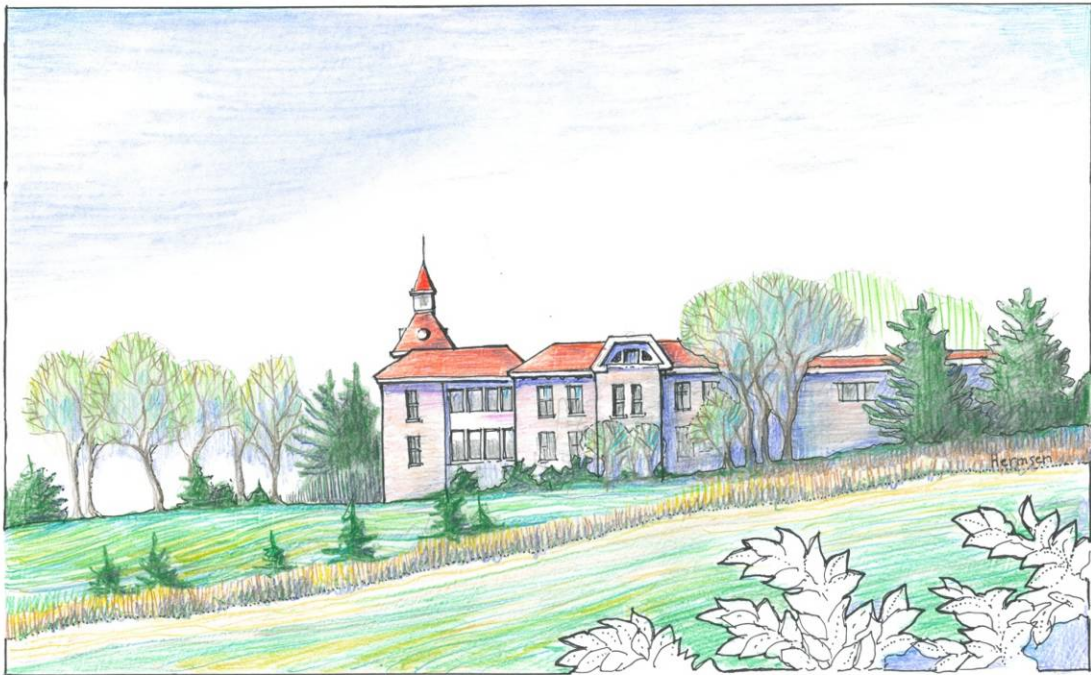
Significant cultural landscape features have been protected, conserved and integrated in the overall plan (**Layer 3 - Cultural Heritage**). Future uses and activities should be added to the project area in a manner that compliments and protects the historic natural and cultural resources.

The majority of the proposed changes are limited and contained in the area that is bounded on the south by the Trestle Bridge Trail, on the north by the Elora-Cataract Trail and on the west by the Museum Trail.

The overall geometry of these lands has been inspired by the historic field pattern which has been found on these lands for the past century and a half. It is also found in the surrounding agricultural context. These field patterns are an important component of the rural landscape because they add an orderly geometry that reinforces the road pattern of concessions and side roads that divide up this section of Wellington County into regularly sized farms.

In this case the field geometry shows both the traditional orderly pattern but also shows modifications that reflect the topography and configuration of the Grand River alignment. The end result is both a rectangular and a curvilinear pattern found on the site. These patterns have been used for the layout of the new road pattern to divide the lands into development parcels.

Figure 6-4 | Museum & Archives Sketch



Linear attributes of the historical landscape include the former railway corridors turned trails of the Elora-Cataract railway and the Trestle Bridge railway. Connections to these trails have been provided within the lands so that visitors arriving at the outside perimeter can easily make their way from the existing trails across the site and to the new development areas.

Proposed development has been sited so that it does not detract from the significant architecture of the museum building. New buildings would be sited well to the north and “behind” the buildings so that the new development is able to take advantage of the overlooking views and still not be within the viewshed of the historic buildings.

Another aspect of the Concept Plan is the new pedestrian linkages on the southern side of Wellington Road 18. This increased number of trails is intended to complete the loop from the existing trails that begin at Wellington Road 18 and go along the river’s edge and down to the river at the present time. The extension of this system will continue along the river corridor and allow the visitor to see the lime kiln and the former pump house location as well as some of the other historic aspects of the area including remnants of cedar rail fences. The trail links to Wellington Road 18 opposite the semi-circular drive which leads up to the museum. This loop will have the advantage of taking the visitor through some of the impressive natural and cultural resources of the property.

6.6 Land Uses

The Wellington Place Concept Plan incorporates the County’s current expectations for the development of these lands as an institutional campus, but these expectations are not static. The Concept Plan and its proposed land uses (**Layer 4 - Land Uses**) has been designed to evolve along with Wellington County’s long term needs.

6.6.1 Land Uses – Long Term

The long term vision for Wellington Place is represented by the Concept Plan. Wellington Place is to be developed as an institutional campus serving the larger area of Wellington County. Uses will be representative of this vision and are intended to reflect the existing uses permitted by the Official Plan policy area established on portions of the site. Currently permitted uses include offices and uses for institutional, community, public and recreational purposes and related infrastructure and accessory uses.

The overall land use pattern has been designed to protect and enhance the existing Natural Heritage, Cultural Heritage and Pedestrian Networks. Additional trails and green space have been integrated with the proposed land use pattern to create a connected and linked network for access throughout the entire site.

The use categories and location within the Concept Plan are highlighted in the table below. Some specific uses (such as a library) may not be mutually exclusive to one category, as the intent is to provide flexibility within the concept.

Table 6-1 | Description of Proposed Land Uses

CATEGORY of USE	GENERAL DESCRIPTION
Open Space	<ul style="list-style-type: none"> Includes existing natural features and trail corridors in addition to proposed screening, naturalized areas and open space. Use of the open space is not intended to be limited solely to passive recreation or natural areas in all locations. Open space areas could include, on either an interim or long term basis, agriculture uses, recreation uses or accessory uses such as trail parking in appropriate locations subject to protection of existing natural and cultural features. Refer to Section 6.3 and Section 6.4 for information
Cultural Heritage Landscape	<ul style="list-style-type: none"> Includes the landmark building and components associated with the former House of Industry, including surrounding grounds and views. Portions of Open Space along Wellington Road 18, mostly south and adjacent to the Grand River are captured in this overlay category.

CATEGORY of USE	GENERAL DESCRIPTION
	<ul style="list-style-type: none"> • Refer to Section 6.5 for more detail. • Overlay encompasses 19.1 ha (47 ac)
Hospital & Health	<ul style="list-style-type: none"> • Lands acquired by the Groves Memorial Hospital for relocation of the existing facility in Fergus. • Health related organizations and complementary uses are also proposed for lands beyond those required for the hospital footprint.
Long Term Care	<ul style="list-style-type: none"> • Lands proposed for the future expansion of long term health care services. • At a minimum the area should accommodate the construction of a duplicate of the existing Wellington Terrace building.
Supportive Housing	<ul style="list-style-type: none"> • Lands selected to support the County's mandate and role in providing social housing. Refer to the County's website for more information on social housing. • Use located at the southeasterly corner of Wellington Place in closest proximity to residential uses, neighbourhood amenities (grocery store) and connections to the broader community (including downtown Fergus). • Provides a transition from the neighbourhood to the institutional campus.
Education	<ul style="list-style-type: none"> • Central lands selected for opportunity for health related education facilities. • Educational facilities associated with other uses within Wellington Place or supportive of the broader County could be included.
Cultural	<ul style="list-style-type: none"> • Lands located in proximity to existing cultural features. • Uses may include cultural activities such as expansion to the museum or library relocation.
Civic	<ul style="list-style-type: none"> • Includes the lands fronting along the secondary road. • Views of the Grand River and Wellington Road 18 along sections of the road as it follow the existing topographic ridge. • A high degree of design for buildings, taking into account the Built Form Design Principles (Section 7.0) is recommended as it would be creating another

CATEGORY of USE	GENERAL DESCRIPTION
	<p>landmark building.</p> <ul style="list-style-type: none"> The use established at the primary view should be a key community use that supports this prestige location. Uses within the civic area could include administrative functions and emergency services uses and may also include uses also found within the cultural category.
Future Use	<ul style="list-style-type: none"> Areas included in the plan to allow for flexibility to accommodate the long terms needs of Wellington County and intended to transform into one of the other land use categories

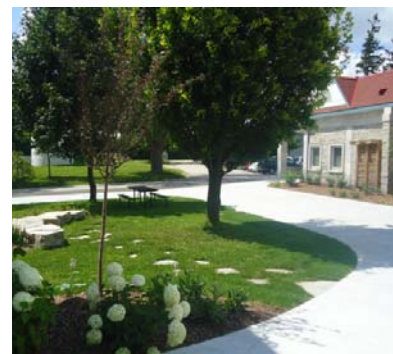
6.6.2 Land Uses – Interim

The development and build out of the project area is intended to take place over many years. Therefore, it is important to also plan for the lands interim use. The phasing and time of development will be impacted by a range of considerations including:

- The logical extension of servicing and infrastructure to support development
- Proximity to and support of existing uses, including early implementation of peripheral trails, open space and buffering.
- Acquisition of financing to support development

Agriculture has long been the predominant land use associated with the site. Existing agricultural practices will continue until it is no longer feasible or phasing requires lands for development in line with the Concept Plan. As provided in Section 6.3 opportunities to integrate agricultural components are encouraged.

The development of the Groves Memorial Hospital will require the construction of the road access at Beatty Line North and a road connection through to the existing internal road. This roadway will allow development to occur gradually on the lands adjacent to the right-of-way. The proposed secondary road, which has access points from the main road in proximity to the Groves Memorial Hospital and the Wellington Terrace, will be developed at a later phase as additional lands are required. The secondary road



may be constructed in sections, and could be constructed if a use was determined for the “prestige” landmark building site.

In addition to the long terms needs of Wellington County, short term needs will also be addressed through the interim application of the Concept Plan. Proposed trail, open space and buffer improvements could be short term projects as their development would benefit users immediately. Clearly defined and landscaped Green and Pedestrian Networks would also serve to define the Concept Plan on the ground and enable the long term development of the site to correspond with this vision.

6.6.3 Land Use Areas

Wellington Place is a large property including approximately 97 ha (240 ac) of land located between Elora/Salem and Fergus in the Township of Centre Wellington. The majority of lands are owned by the County (83.5 ha/206 ac) with the exception of the future home of the Groves Memorial Hospital (12.5 ha/31 ac) and the Elora-Cataract Trailway (1.0 ha/ 2 ac). Table 6-2 and Table 6-3 outline the area proposed for each of the land uses in both the Concept Plan options. For comparison purposes the areas associated with existing uses are included in Section 3.3.

Table 6-2 | Concept Plan Option A Summary of Land Uses

LAND USE	APPROXIMATE AREA	PERCENT OF PROJECT AREA
Open Space/Trails	44.3 ha (109 ac)	46 %
Hospital & Health	12.5 ha (31 ac)	13 %
Long Term Care	8.3 ha (21 ac)	9 %
Supportive Housing	3.9 ha (10 ac)	4 %
Education	1.8 ha (4 ac)	2 %
Cultural	3.3 ha (8 ac)	3 %
Civic	8.6 ha (21 ac)	9 %
Future Use	7.3 ha (18 ac)	8 %
Roads	7.0 ha (17 ac)	7%

Table 6-3 | Concept Plan Option B Summary of Land Uses

LAND USE	APPROXIMATE AREA	PERCENT OF PROJECT AREA
Open Space/Trails	43.4 ha (107 ac)	45 %
Hospital & Health	12.5 ha (31 ac)	13 %
Long Term Care	8.3 ha (21 ac)	9 %
Supportive Housing	3.9 ha (10 ac)	4 %
Education	2.3 ha (6 ac)	2 %
Cultural	2.7 ha (7 ac)	3 %
Civic	10.0ha (25 ac)	10 %
Future Use	7.4 ha (18 ac)	8 %
Roads	6.5 ha (16 ac)	7%

6.7 Servicing

As a result of the due diligence research undertaken with the purchase of the Trask Lands an assessment of servicing was completed for the whole of Wellington Place. The lands can be developed with municipal water, municipal sanitary sewers and necessary storm water management. The phasing of development considers the logical and feasible extension of servicing. The assessment gave consideration for how development of the lands would impact existing systems and surrounding areas. It is understood that portions of the surrounding residential community are currently not on full municipal services. Servicing details would be further developed as specific uses and their locations are determined and would be subject to all applicable guidelines, standards, regulations and approval processes. General servicing information was provided as a panel at the Open House (see Appendix C) and described in Section 2.2 of this report.

7.0

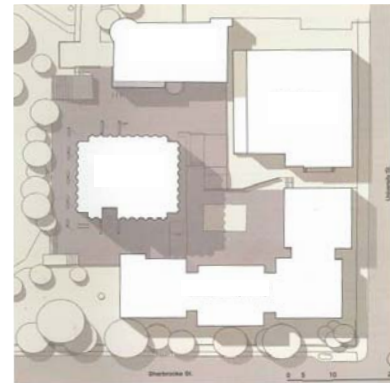
BUILT FORM DESIGN PRINCIPLES

Campus Design

The conceptual model for Wellington Place is campus design, where buildings relate to the urban framework of streets and sidewalks, as well as to each other. The placement of buildings and spaces creates a people-oriented environment, enhancing opportunities for use, activities and interaction.

Unique places contribute to a memorable experience, and campus design planning recognizes that the physical environment can leave the most lasting impression. Current design practice purposefully integrates the experiences of arrival, moving through outdoor spaces, visiting a building, gathering and interacting.

Campus design illustrates defined urban edges along streets and an organic internal framework that creates a network of multiple spaces that will continue to evolve over time.



7.1 Placement of Buildings

Development Clusters

Placement of buildings is critical to defining urban edges such as streetscapes and providing a framework that engenders quality of space.

Demonstrating dense connected urban forms and access routes, the Town of Elora sets a precedent for development clusters.

Campus design offers building form continuity along streets, and an internal built framework supporting interconnected spaces and pathways.



Streetscape Edges

Consistent with existing patterns of use, buildings should be placed along street edges with wide sidewalks that support building access, connecting routes and amenity space.

Sidewalks shall be level with thresholds and entrances as per County accessibility guidelines.



Rural Edges

Buildings located in adjacent spaces should respond to site context and conditions, providing

- Views to and from adjacent landscape
- Access to the pathway and trail network
- Buffer zones between the built form and natural areas, such as green zones, gardens, terraces and courtyards



Site Interior

Buildings should be placed to permit open spaces such as courtyards or plazas to connect to site access routes, parking and off-site trail systems.

Spaces can be enhanced with seating, amenities, gardens and landscaping.

Parking areas should be located behind buildings, buffered and integrated into the landscape with plantings and screening devices.



Landmark Sites

New construction will become visible from Wellington Road 18. The site can be regarded as a landmark site as the building(s) will be prominently located at the ridge.

Building prominence can be enhanced through:

- Massing and rooflines
- Illumination at night

Views should not obstruct the historic Museum and Archives

Shaping Spaces

Buildings should be placed in response to site context. Structures should be articulated to form spaces that support access and use, and provide buffering between buildings and parking.

Spaces should provide amenities for site workers and visitors, or event space such as:

- Courtyards and seating space
- Daycare facilities
- Temporary exhibitions



7.2 Scale and Massing

Streetscape Scale

Like historical examples, buildings defining the streetscape should be articulated to match human scale.

Building façades should offer easy access, good visibility inside and out, and protection from the elements through use of:

- overhangs and awnings
- recessed entrances
- projecting screens



Building Massing

Building form should relate to context of other built forms, landscape and site conditions.

Incorporating spaces, glazing and screening devices serves to break up solid massing forms.

Designing variation in building height and volume provide opportunities to reduce the building footprint creating more open space.

Massing should integrate proportional elements that relate to human scale



Landmark Buildings

While these facilities may be 2 to 4 storeys tall, entrances and access should be designed and detailed for human scale. Buffer areas and landscaping should be at a scale that supports the building's stature, but are welcoming to users.

Wellington County Museum & Archives is an excellent example of a landmark building

New landmark facilities are planned for the area, such as a new Groves Memorial Hospital. Access and views to these structures should be enhanced with use of:

- Access routes aligned with main entrance
- Courtyard, garden space or built features that support and enhance building facades

Neighbourhoods

Residential design should be integrated onto the site near adjacent neighbourhoods. The south-east corner of the site would be conducive to low-rise residential due to close proximity to amenities, trails and recreation.

Consistent with campus design, buildings should be brought to the street edge, with wide sidewalks connecting to paths and trails, featuring trees, planters and benches.

Parking should be located behind the buildings, and screened to minimize visual impact



7.3 Materials and Form

Built Heritage Influence

Building forms should remain unique, distinguished in shape and detail.

Materials used by early settlers would be considered sustainable in today's marketplace, providing long-term performance, local availability and employment.

Stone, brick metals, wood and glass provide a palette of permanence and renewal, rather than one that is temporary and replaceable.

Building design should consider the interplay of local materials in overall form and details



Rural Influence

Recognizable rural forms on the landscape can be transformed to accommodate new purpose or integrated into new building design



Natural Heritage Influence

Qualities of place are found in the natural materials from the area: stone, wood, water and its glass-like reflective properties.

Form should relate to the landscape and site context, integrating qualities of local materials and articulated form



7.4 Integration with Surrounding Components

Preserve Views & Vistas

Preserve vistas to river and extended landscape. Preserve views to natural and built features.

Protect Existing Cultural Heritage

Protect cultural heritage by maintaining sufficient buffer, such as green space, between built forms.

To maintain an unimpeded view of the Museum and Archives on the hill, a green commons space is recommended. The space would provide a useable outdoor space and buffer from potential adjacent elevations and roof lines.



Connect Trails and Pathways

Trail systems should be protected and enhanced, such as the Cataract Trail and network of pathways.

The system is well-used by area residents. New buildings should integrate new pathways and spaces with those existing. Provision should be made for improved accessibility at links leading to new development.



Transition Spaces

Placement of buildings should consider how spaces are shaped between building forms and how they link to one another. Spaces include new and existing pathways, green spaces and features, commons and courtyards.

Transition spaces shall meet County accessibility guidelines.

Transition spaces address approach to existing buildings such as Wellington Terrace, a facility designed as a group of six neighbourhoods. The campus design approach appropriately supports the use and future expansion.

Courtyards

Courtyards should be located at building entrances and access points to offer protection from weather elements and provide a buffer from adjacent parking areas.

Surfaces must be level to maximize accessibility and meet County guidelines.

Courtyard spaces also provide site workers and visitors amenity space for:

- Seating in sunny and shaded locations
- Event space Gardens
- Promotion of health and wellness

Pathway Events

Built elements such as benches, sculpture and screens should be located at intersecting pathways and vantage points. Their presence provides:

- a destination and meeting place
- a pause for reflection and renewal, and
- a source of orientation and information



8.0

DRAFT OFFICIAL PLAN AMENDMENT

At such time as the Wellington Place Concept Plan has been finalized it will require implementation through an amendment to the County of Wellington Official Plan. At this time it is intended that the Official Plan amendment will extend the boundary of the existing Special Policy Area (PA1-1) and consider modifications to the associated policies. An expansion to the limits of either adjacent Urban Centre is not anticipated although this option may be explored.

The future report accompanying the recommended Concept Plan will include a drafted Official Plan Amendment along with a justification for the amendment relative of the applicable Provincial, County and Township policies and plans.

9.0

MOVING FORWARD

This report provides a two draft Concept Plan options prepared for Wellington Place which have been prepared based on:

- The project objectives and service mandate of the County of Wellington
- Background information prepared for the area as part of the Subwatershed Study
- Input provided from the community, stakeholders and Technical Committee.

At this time the report is put forward to County and Township elected officials and the public for review and comment.

Following these next round of consultation efforts the Concept Plan and related report will be reviewed and modified. Anticipated revisions include:

- Modifications to the Concept Plan and related guiding principles and related built form design principles
- Updates to Consultation section of the report
- Development of the draft Official Plan Amendment and supporting policy analysis
- Additional items for consideration as part of the long and short term implementation of the Concept Plan

The revised report, including a recommended Concept Plan will be provided to the County for endorsement. The implementation of the Concept Plan through an Official Plan Amendment is anticipated to occur following the endorsement of the Concept Plan. The Official Plan Amendment will be subject to the process requirements of the Planning Act.

Respectfully submitted,
MHBC PLANNING



Bernard Hermsen, BES, MUDES, MCIP, RPP



Lana Phillips MA, MCIP, RPP