



SOUTH RIVER

ELORA ONTARIO

# HAYLOCK FARM PROJECT ELORA ONTARIO



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PRESENTED TO THE TOWNSHIP  
OF CENTRE WELLINGTON  
COUNCIL

JUNE 2020

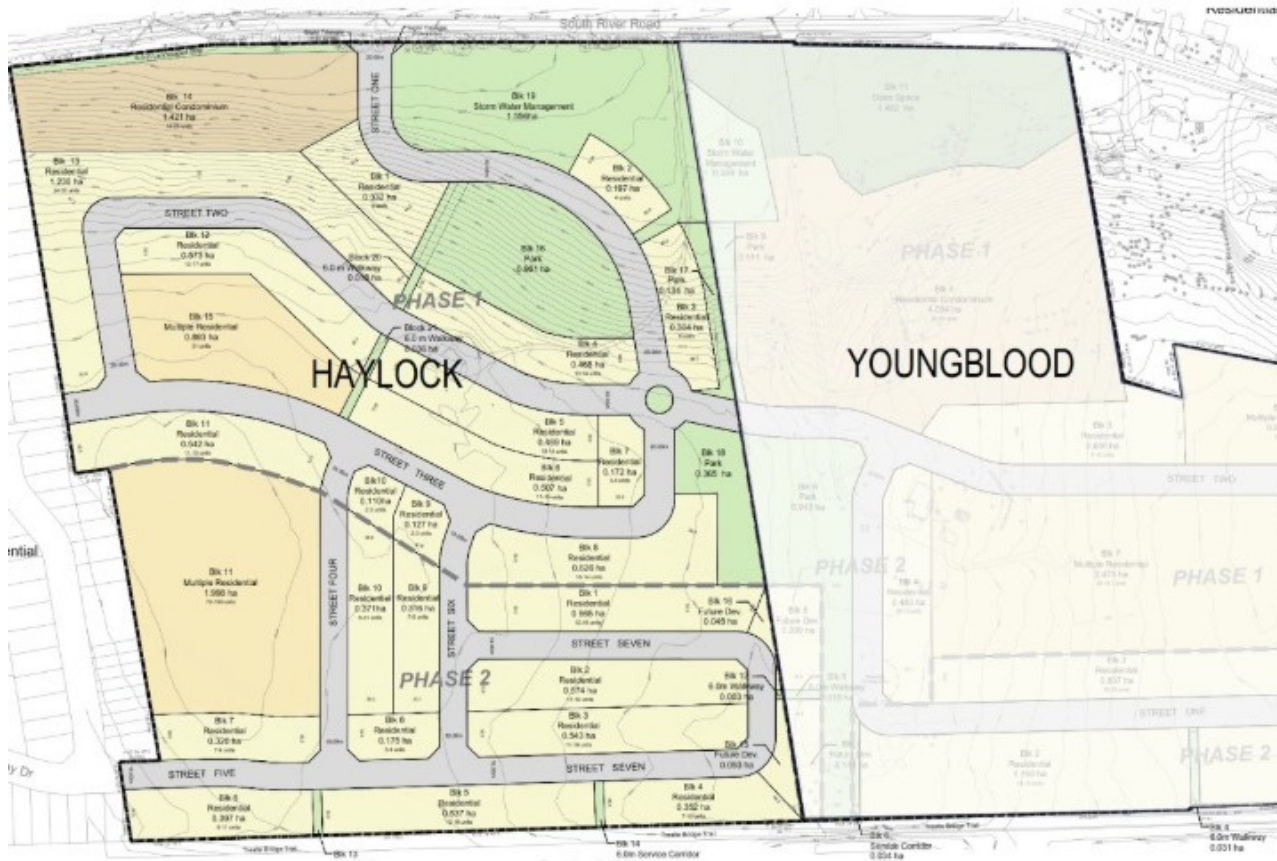


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# PROJECT SUMMARY



- Haylock & adjacent Youngblood Draft Plans were Draft Approved with conditions in January 2019
- Vision: to design and build a well planned community that fits in with the existing character of the Village of Elora
- Haylock – approved maximum unit count is 469 units and minimum is 317
- Current total proposed count is 434
- Project will be phased over time (~5 yrs) – timing dependent on economy
- South River Rd servicing, upgrades & storm outlet to river required & will be financed by developer through *Service Finance Agreement (SFA)*
- Ph. 1 *Subdivision Agreement (SA)* will govern internal site works



# MASTER PLAN



north





# WHAT AND WHEN

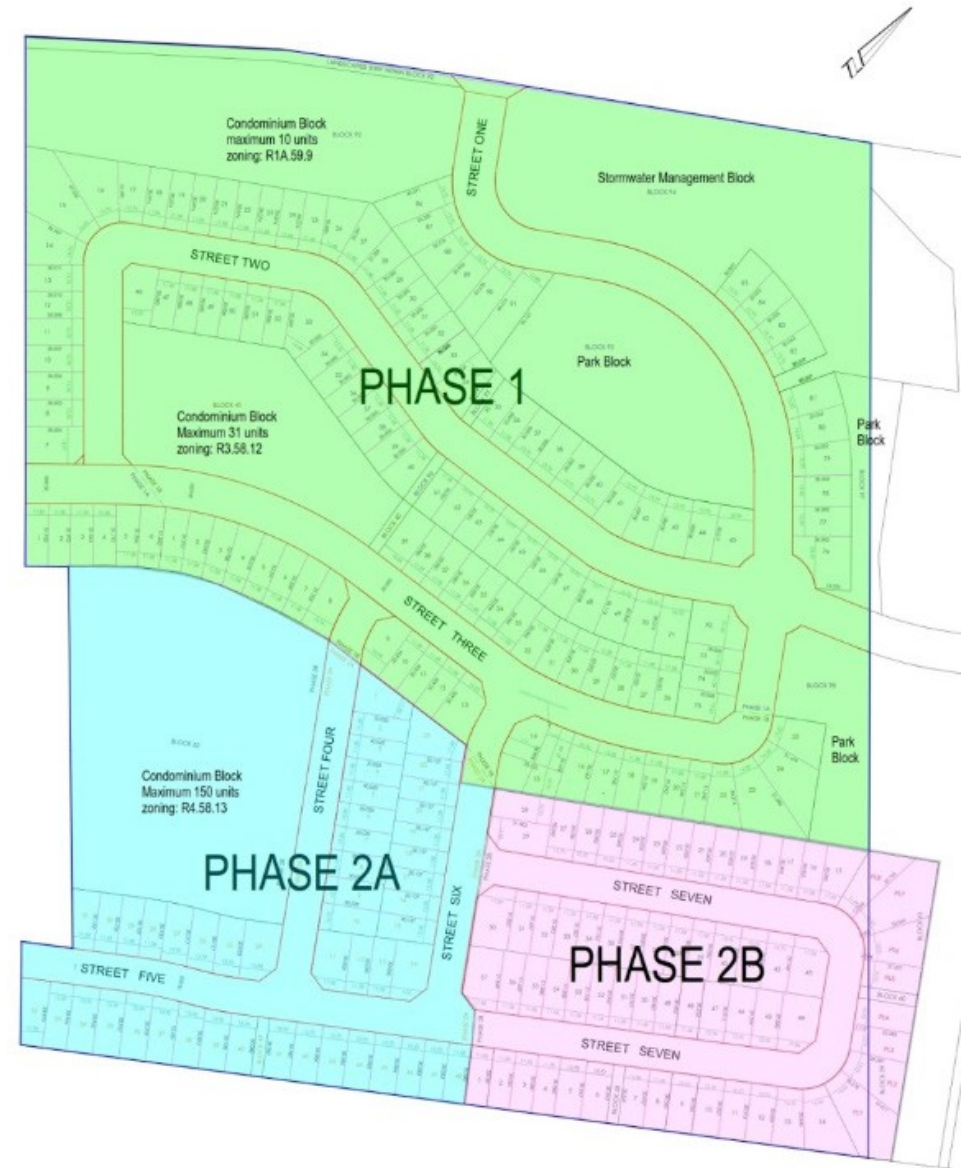
- Phasing – project will be phased
- Goal is to build homes starting in 2021

PHASE	SINGLES	MULTI-RESIDENTIAL	TOTAL
1*	130 freehold 10 condo	31 condo townhouses	171 units
2A	48 freehold	150 multi-res units (max permitted)**	198 units (max)
2B	65 freehold (including 8 via Part Lot Control)		65 units**
Total	253	181	434***

\* Phase One may be divided into two stages

\*\* Minimum multi-res permitted 70 units

\*\*\* Total maximum permitted unit count subject is 469



# RANGE OF HOUSING CHOICES

A mix of lot sizes, house sizes and unit types will contribute to the creation of a complete community in Elora.

- Lot size range: 38' to +60' singles
- Townhouses (standard, stacked)
- Low rise apartment units

This will lead to a mix homes types, sizes and prices.

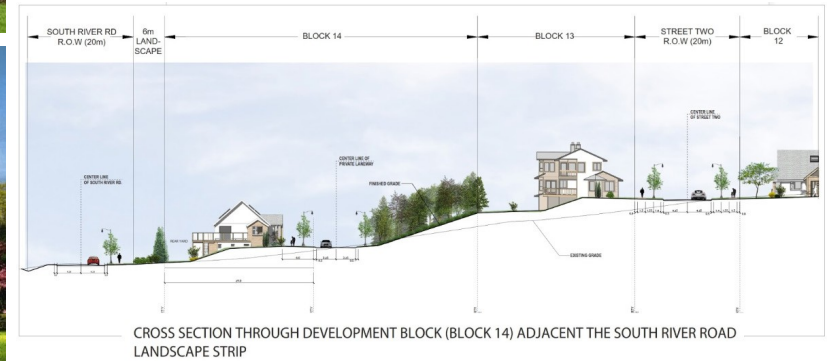
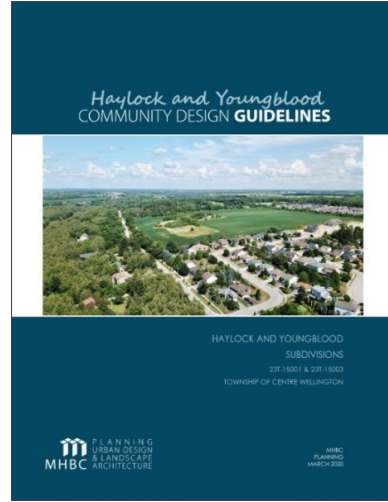




# SMALL FOUR CHARACTER

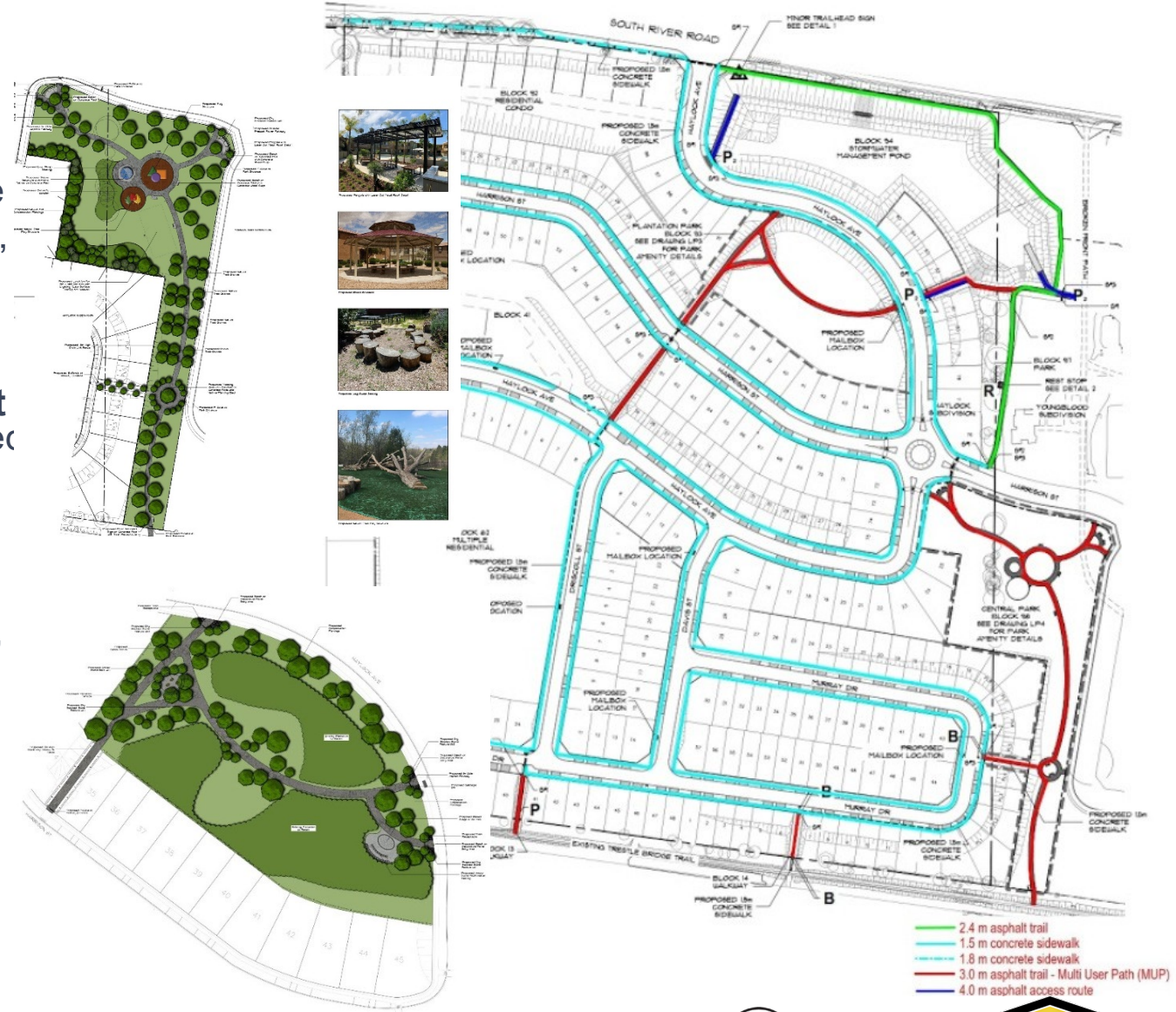
## Community Design Guidelines (CDG): leading the way in Centre Wellington

- House designs will complement historic village character
- Guidelines on colours, materials, distribution of unit designs
- Architectural review by qualified designer
- Public realm (eg. stone walls, rail fences) agrarian theme
- South River Road landscape design & spacing will maintain rural character



# PARKS, TRAILS, CONNECTIVITY, WALKABILITY

- Centrally located parks with appropriate scaled elements (e.g. playground, ice rink, meeting space/gazebo, informal play space, potential outdoor amphitheatre)
- Parks will be built as part of the project not years in the future. (ie. will be upfronted by Developer via Parkland Development agreement)
- Connected pedestrian system (eg. sidewalks, Multi-User Path (MUP) system, trails) will create a safe pedestrian focused experience off road, active-transportation system
- Traffic calming measures (eg. traffic circle, on street parking, road narrowing points/bump outs at walkway locations)
- SWM pond is part of the open space system

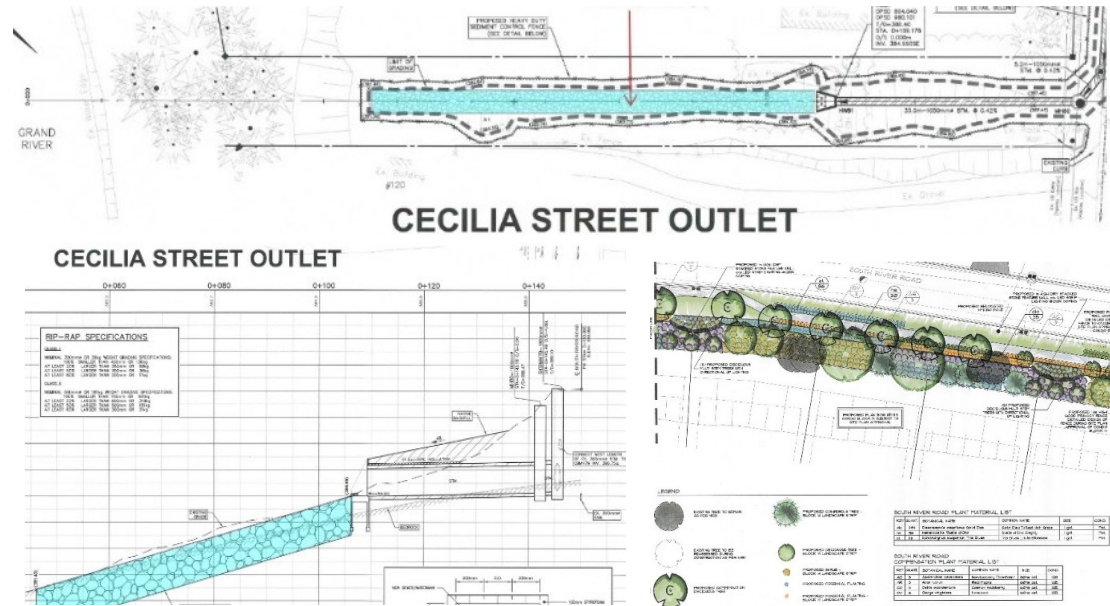
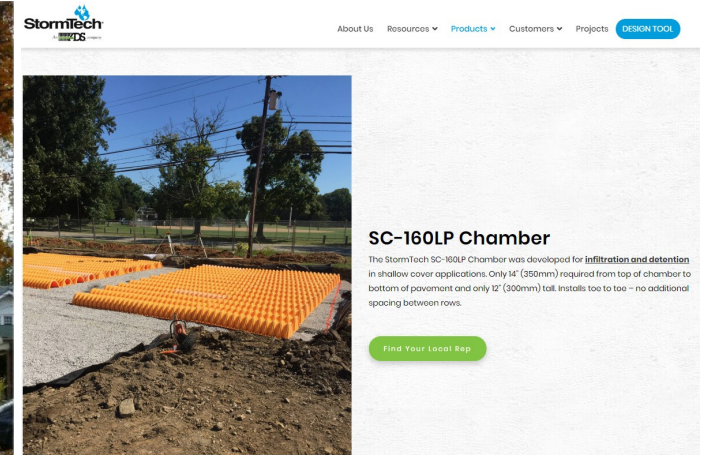




# ENVIRONMENTAL

## FEATURES

- **GWMS** - collection system and infiltration outlet to get water back in ground
- **Cooling trench** - storm outlet - stone prior to outlet to river
- **Topsoil standards** - extra depth (18" vs. 6") to promote infiltration and transpiration
- **Tree preservation** - South River Rd, plantation area, perimeter of site
- **Compensation plantings** - trees removed are being replaced in and around site
- **Diversification** - of plantation area via management plan (plantings & monitoring)
- **Native species** - where possible, drought tolerant plant materials
- **Modified Grid street pattern** - reduces site alteration/grading
- **Boulevard tree planting** - cooling effect & aesthetically pleasing



# SOUTH RIVER ROAD IMPROVEMENTS & CECELIA STREET STORM OUTLET

- Servicing new development (sanitary, water, storm) & upgrading road
- Urban standards, customized to site to maximized tree preservation on South River Road
- financing of project via Service Finance Agreement (SFA)
- Sequencing of construction set out in SFA
- Developer will front end cost with portion repaid via Development Charge credit mechanism

