

Northgate Informal Public Meeting

November 27, 2017
by Kevin Thomason

Background

- Long involvement with planning for this area - 2007+, half decade before these studies started
- So many efforts to mitigate such a large development of thousands of homes in such an environmentally sensitive area
- Most significant issue is the “hole in the donut”

Developer Map



Figure 7
City of Waterloo,
Proposed Zoning

LEGEND



Subject Lands

Note: Special Zoning Provisions are proposed. Refer to Planning Justification Report Addendum dated July 2017.

BY-LAW 878A

A AGRICULTURE ZONE

BY-LAW 1418

SD SEMI-DETACHED ZONE

FR FLEXIBLE RESIDENTIAL

MD3 MEDIUM DENSITY THREE

MR-6 MULTIPLE RESIDENTIAL SIX ZONE

MXR MIXED USE RESIDENTIAL

G1 GREEN ONE ZONE

G1* GREEN ONE ZONE WITH SPECIAL PROVISION FOR ACCESS AND INFRASTRUCTURE

G2 GREEN TWO ZONE

DATE: July 25, 2017

SCALE 1 : 7,500

FILE: 14148A

DRN: LHB



N:\H\HBA-NORTHGATE-WATERLOO\REPORT\ZONING PROPOSED JULY 25 2017.DWG

**Northgate Land Corporation
& Erbsville Kartway**
City of Waterloo,
Region of Waterloo



**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**








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NORTH WATERLOO SCOPED SUBWATERSHED STUDY

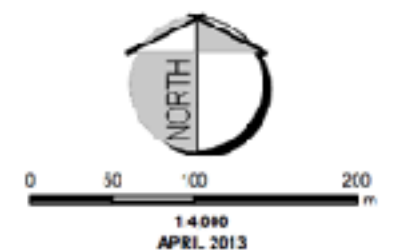
WETLAND AND DRIPLINE LIMITS (South of Conservation Drive)

FIGURE 4.3b

Legend

-  Primary Study Area
-  Secondary Study Area
-  Surveyed Wetland Limit
-  Surveyed Dripline
-  Estimated Wetland Limit
-  Estimated Dripline Limit
-  Future Study Area
-  Waterscourse (Perish/Eceplane)

- NOTES**
1. Coordinate System: UTM NAD 83 - Zone 17 INI.
 2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2011.



Stantec



Common Map with Asterix

MAP 3 LAND USES

LEGEND

District Plan Boundary

Mixed Use Node

Residential Designations

Low Density Residential 1

Low Density Residential 2

Mixed Use Medium Density Residential

Commercial Designations

Mixed-Use Neighbourhood Commercial

Open Space Designations

Open Space Land Uses - Park

Other Green Spaces

Natural System (includes buffers)

Other Lands and Features

Stormwater Management Facility

Temporary Stormwater Management Facility

Spiritual Use

Elementary School

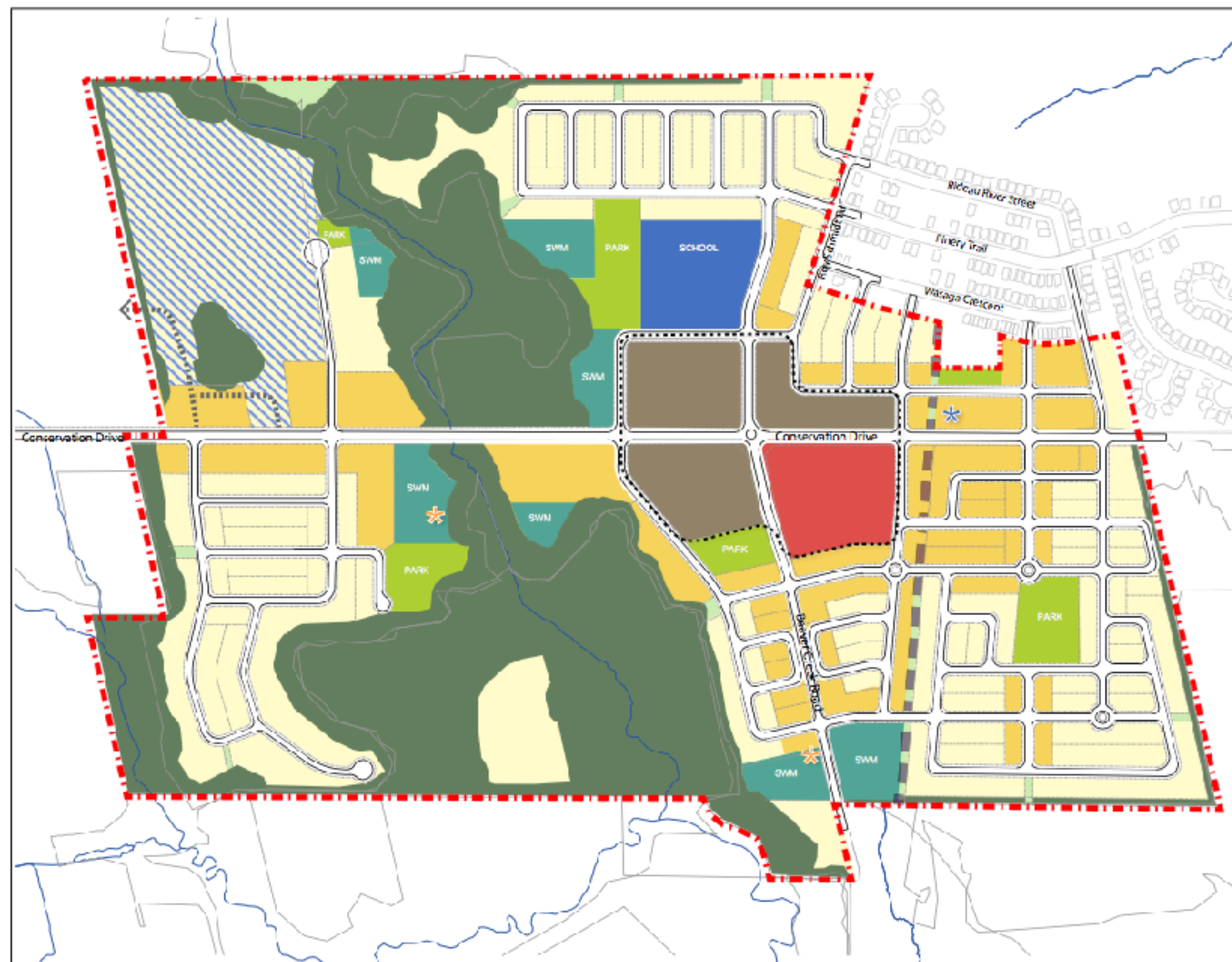
Potential New Road Connection

Hydro Corridor

Pumping Station

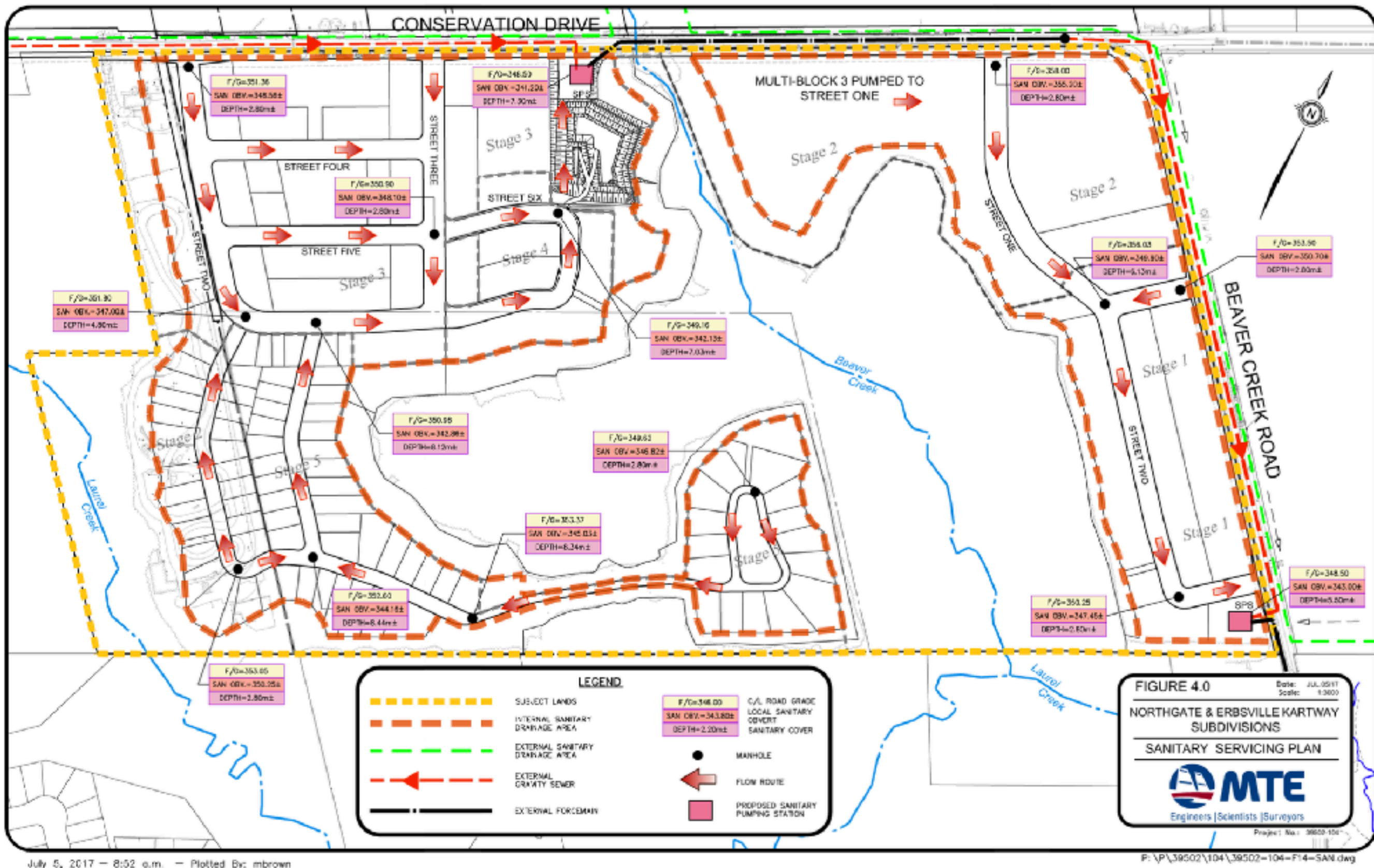


0 50 100 200 300 metres

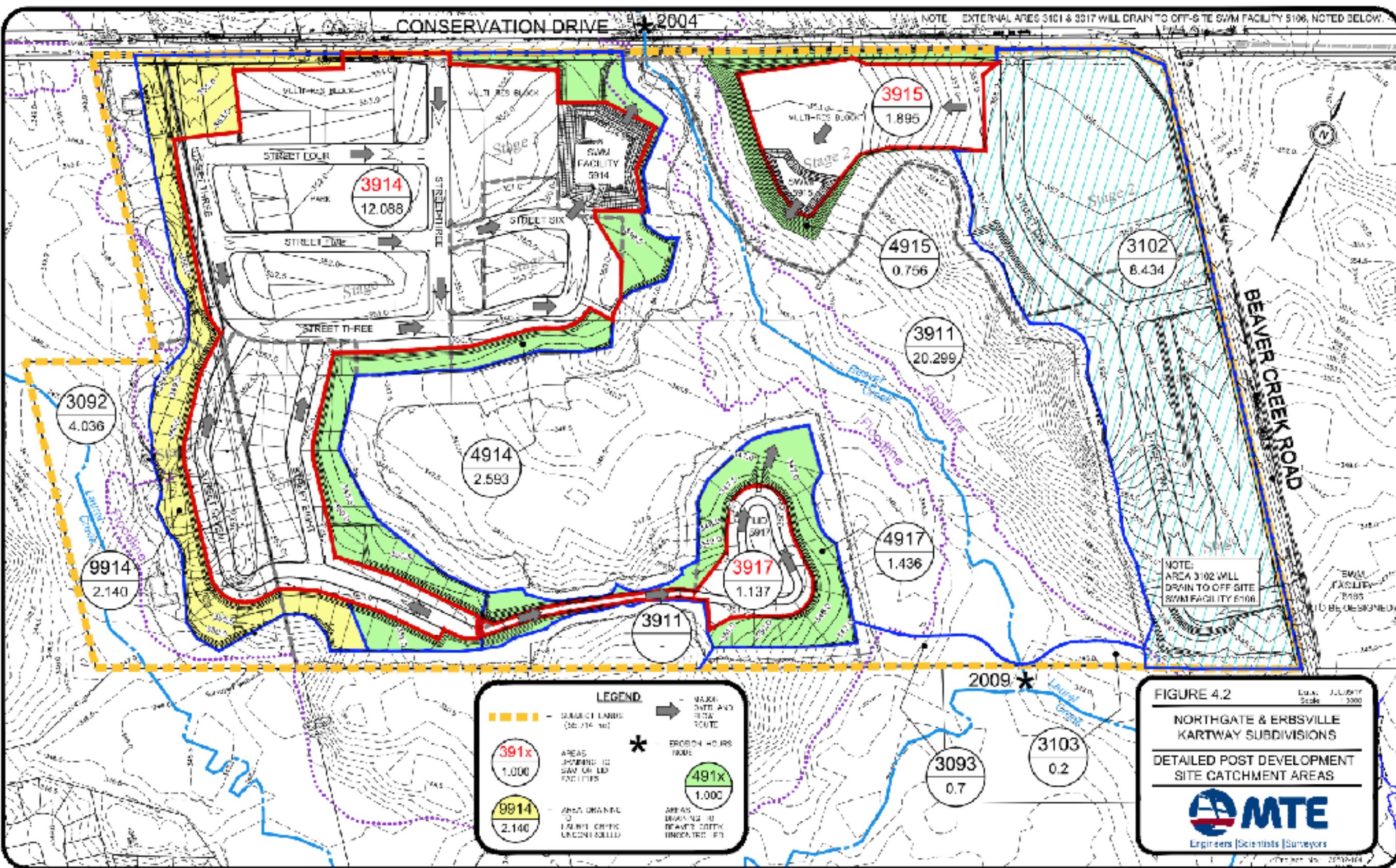


Last Updated: January 5, 2016

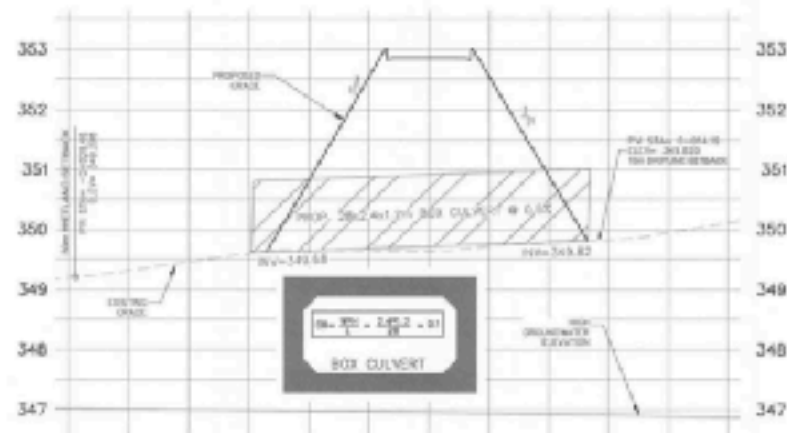
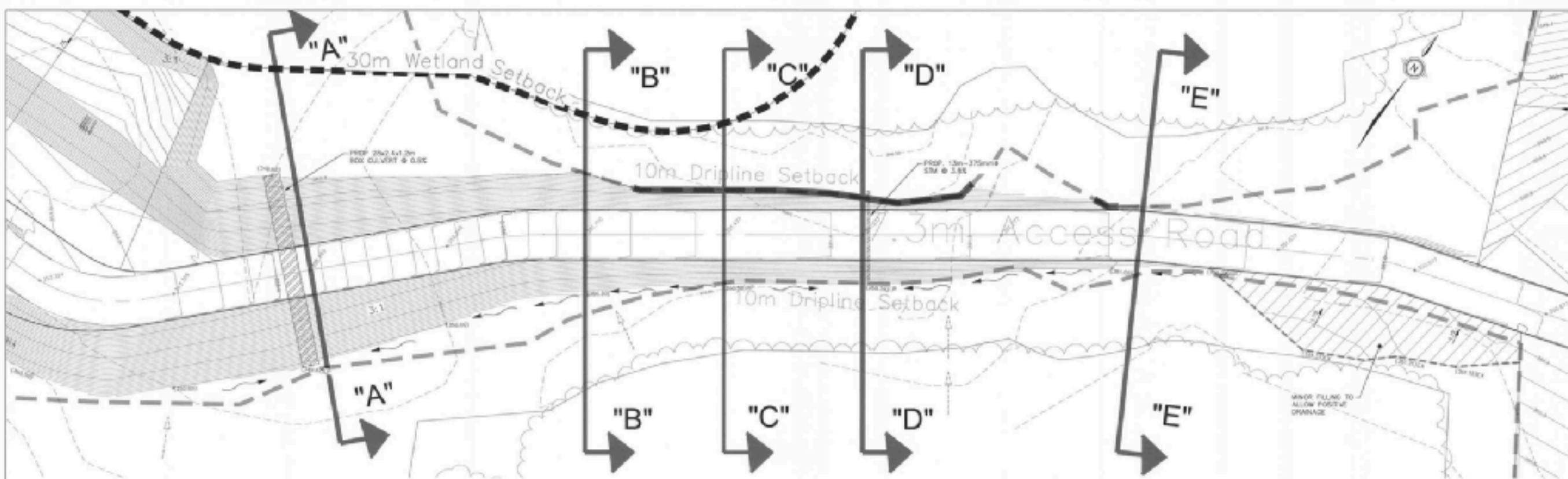
Beaver Creek Meadows District Plan Map



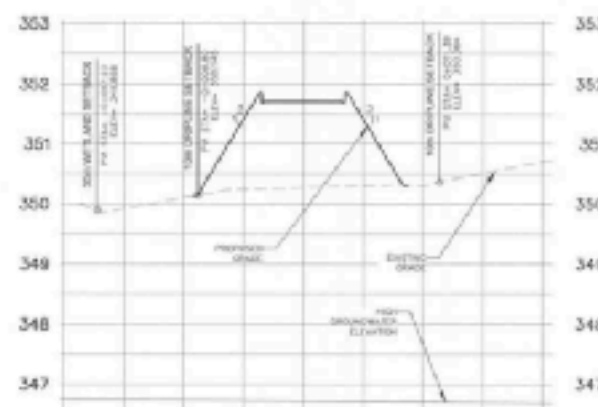
Sewer Plan Map with Depths



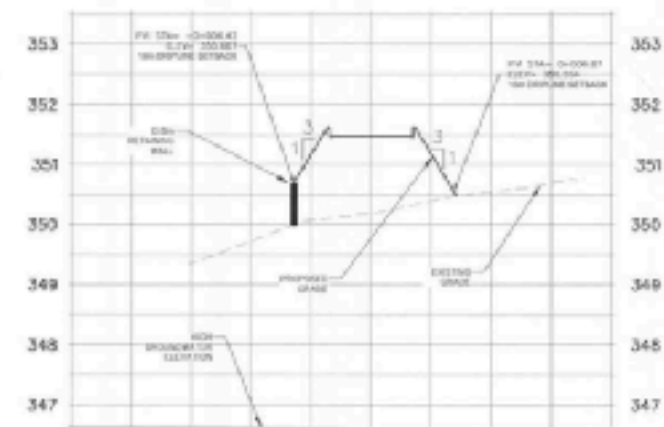
Storm Sewer Drainage Plan



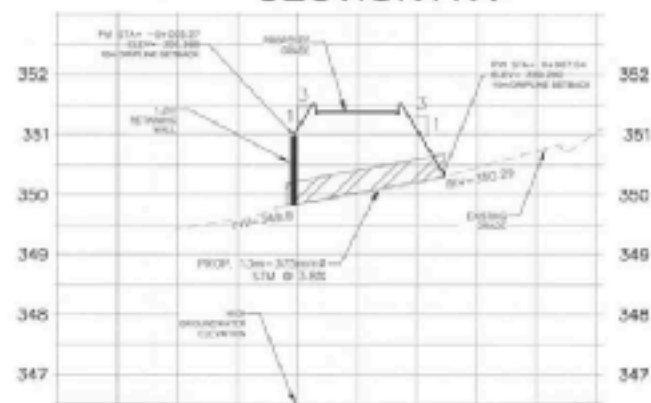
SECTION A-A



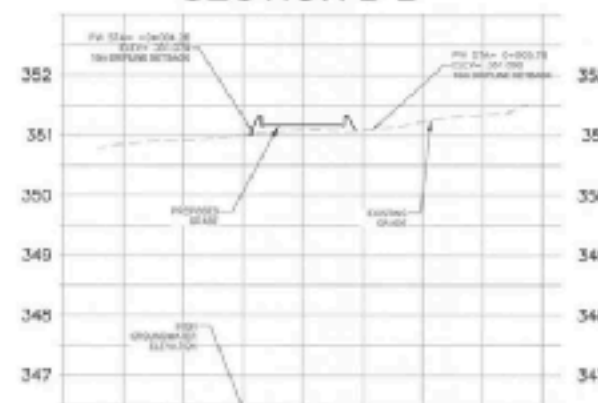
SECTION B-B



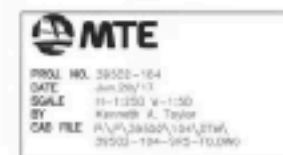
SECTION C-C



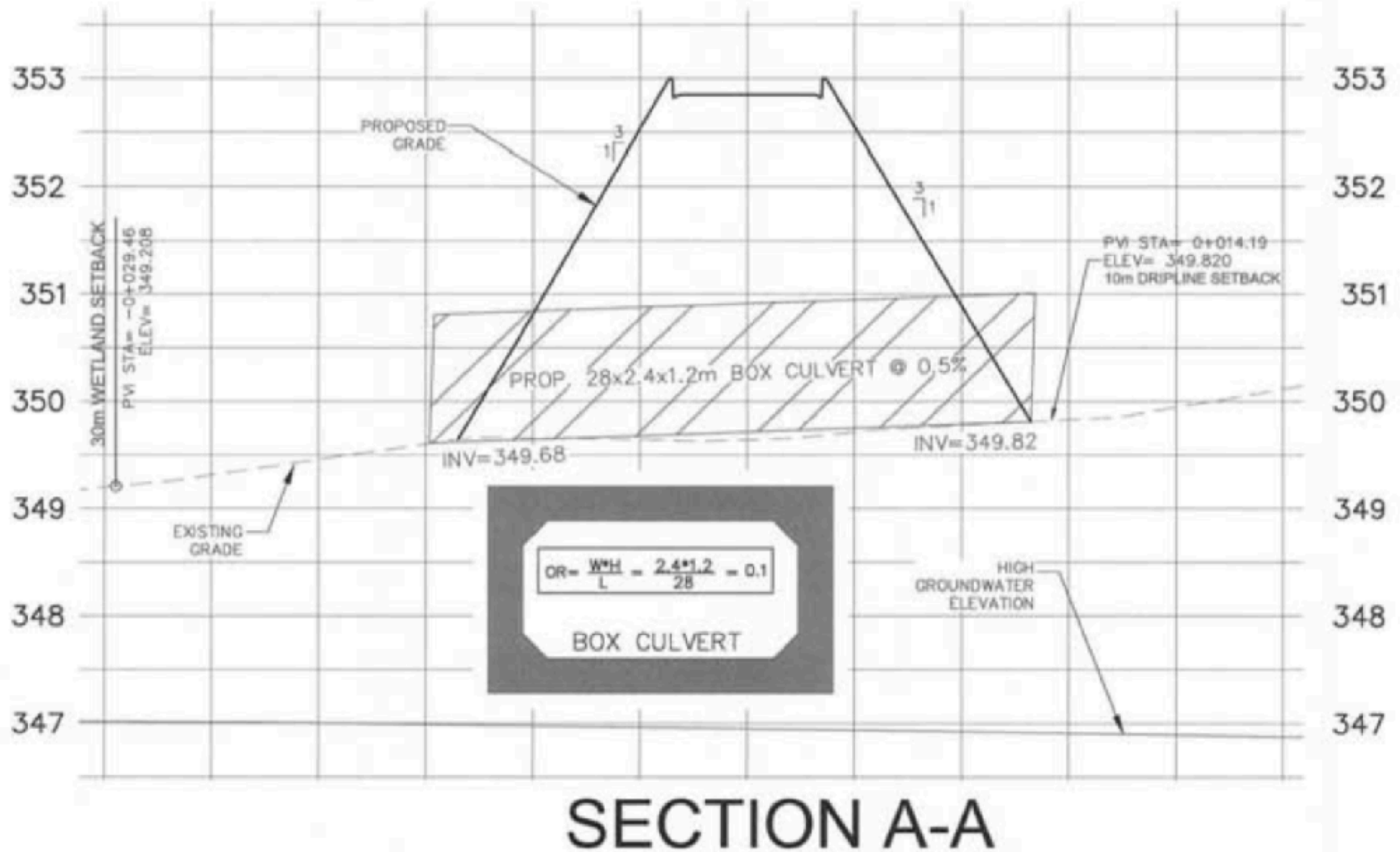
SECTION D-D



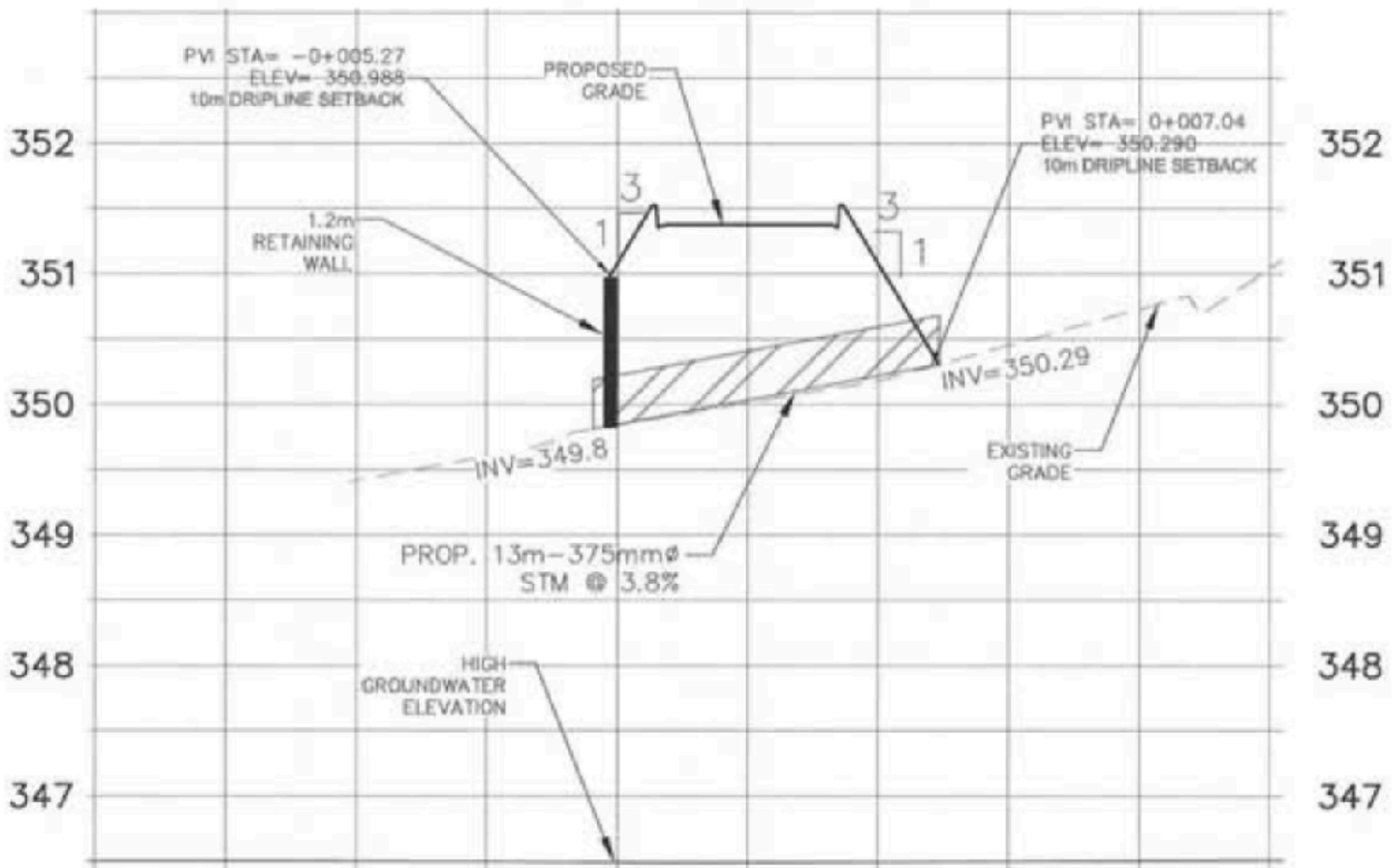
SECTION E-E



Access Road Detail



Access Road Cross Section



SECTION D-D

Emergency Access?



1.3 VISION AND PRINCIPLES

Building on the policies and designations in the Official Plan, Beaver Creek Meadows is to be developed as a community that:

- ~~Is pedestrian oriented and transit supportive;~~
- ~~Contains a diversity of residential uses focused around a mixed use node;~~
- ~~Is distinguished by high quality urban design;~~
- ~~Has strong connections to open space and the natural heritage system;~~
- ~~Offers multi-modal options including active transportation; and,~~
- Has a sense of place that builds on the unique aspects and character of the area.



Specifically, the community will be guided by the following principles:

Natural Heritage

- ~~Ensure conservation of existing core and supporting natural features and function~~
- ~~Plan for improved natural heritage linkages and wildlife circulation~~
- ~~Provide sufficient buffers to natural heritage areas~~
- ~~Permit appropriate and complementary uses adjacent to environmental buffer areas~~

Built Form

- ~~Ensure diversity in housing forms and land uses~~
- ~~Create a central mixed use hub as a community focus to provide day-to-day retail/service/employment uses~~
- ~~Ensure built form reflects a human scale~~
- ~~Concentrate the highest densities along any existing and potential transit routes and the mixed use node~~
- ~~Provide transitions to existing built form that includes the residential dwellings to the east~~
- ~~Preserve and enhance the existing open space system and introduce a connected active transportation network that is within a convenient walking distance~~
- ~~Provide connections to neighbouring Districts and their open spaces~~
- ~~Ensure compact form through a range of land uses with a variety of density forms~~
- ~~Promote high quality urban design including place making and community focal points~~
- ~~Promote sustainable initiatives and policies throughout the plan~~



Mobility

- ~~Support pedestrian connectivity and access~~
- ~~Promote an active transportation system with key destination points to reduce car dependence~~
- ~~Plan for a diversity of mobility routes including pedestrians, bicycles, transit, and automobiles~~
- ~~Enhance opportunities through the natural heritage system to provide connectivity to various neighbourhoods~~
- ~~Ensure that amenities such as parks, schools and shopping areas are located within short and direct walking distances through road and trail systems (i.e. 2 min, 5 min, and 10 min walking distances)~~
- ~~Provide a permeable and connected road system that is sensitive to the natural environment~~
- ~~Ensure connectivity and completion of adjacent road and pedestrian trails systems~~

Character

- ~~Integrate the natural heritage system into the fabric of the community, particularly the open space system~~
- ~~Enhance the presence of natural heritage by locating parks and community uses within proximity as well as design the street pattern to promote connections and views~~
- ~~Conserve and integrate cultural heritage features into the fabric of the new community~~

Questions?

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Permeable Pavement Map

