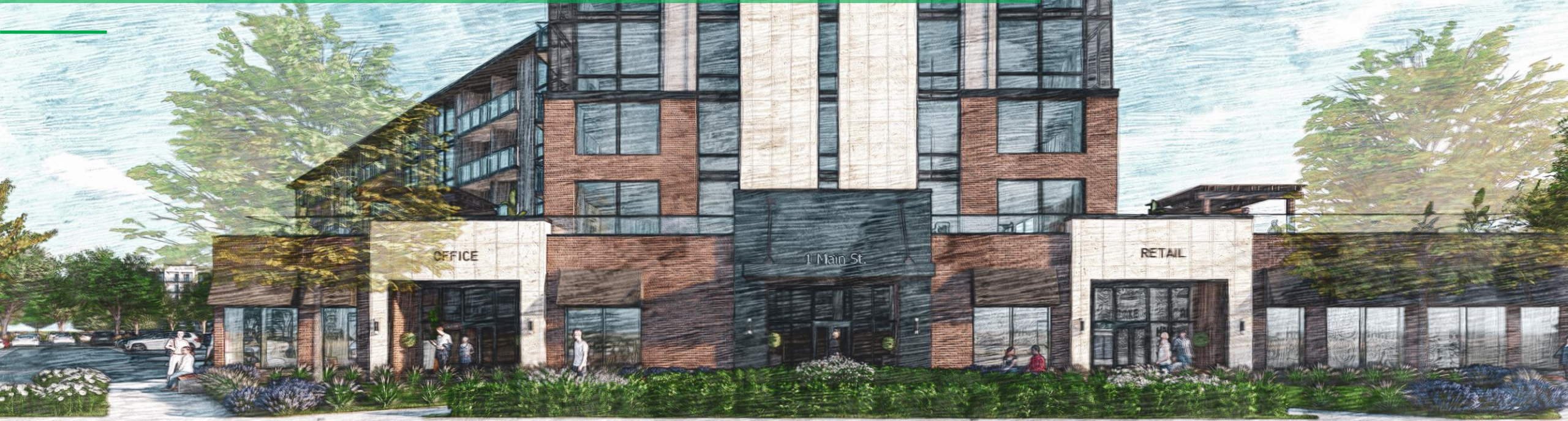


Community Information Meeting Hagersville Sites 1 and 2



Elizabeth Farrugia, MCIP, RPP

Senior Planner

Tuesday, June 13th, 2023 | 6:30pm – 8:00pm

Let us know where you're
from in the neighbourhood
by adding a sticker to the
neighbourhood map



Not sure about speaking outloud? Want some more time to prepare your feedback or question? No problem.

Comment forms are available at the front and online

[\(https://www.gspgroup.ca/engagement/\)](https://www.gspgroup.ca/engagement/)



Land Acknowledgement

We would like to begin by acknowledging that Haldimand County sits on the ancestral land of many generations of Indigenous nations, who have been here since time immemorial.

Today, this land continues to be home to many Indigenous peoples, including the Six Nations of the Grand River and the Mississaugas of the Credit First Nation, as well as non-Indigenous settlers from a variety of backgrounds. As a community, we have a shared responsibility for stewardship of the land on which we live and work. We are grateful for the opportunity to work together and to share the land we all call home.

Acknowledging reminds us that our living conditions are directly related to the abundant resources of the Indigenous peoples. We commit to continue learning, reflecting on our past, and working in allyship with Indigenous communities, toward respective community goals and objectives, in peace, respect and friendship.

Project Team

Nasser Dabirian

Dabirian Homes Inc.
Owner



Elizabeth Farrugia

GSP Group Inc.
Senior Planner



Kshitiz Jaswal

GSP Group Inc.
Urban Designer



Rob Barnett

Land Development Practice Lead/Civil
Associate



Erica Bayley

Paradigm Transportation Solutions Ltd.
Senior Project Manager, Associate

Why we're visiting

- Site description and context
- Current planning policies
- Planning process so far and Haldimand County's feedback
- What we know and don't know at this time
- Current development vision
- Discussion and Q&A



Pre-consultation held with Haldimand County Aug 2022

No formal submission has been made

Who was invited?



NEIGHBOURHOOD INFORMATION MEETING

Join Us!

Please join us for an in-person Neighbourhood Information Meeting to learn about the development vision on two vacant parcels of land in Hagersville. The first site is between Railway Street and King Street W and the second is between Tuscarora Street and Main Street (Highway No. 6).

We are hosting this session to provide information and receive feedback on the development vision for the site. Below are the details for the Neighbourhood Information Meeting.

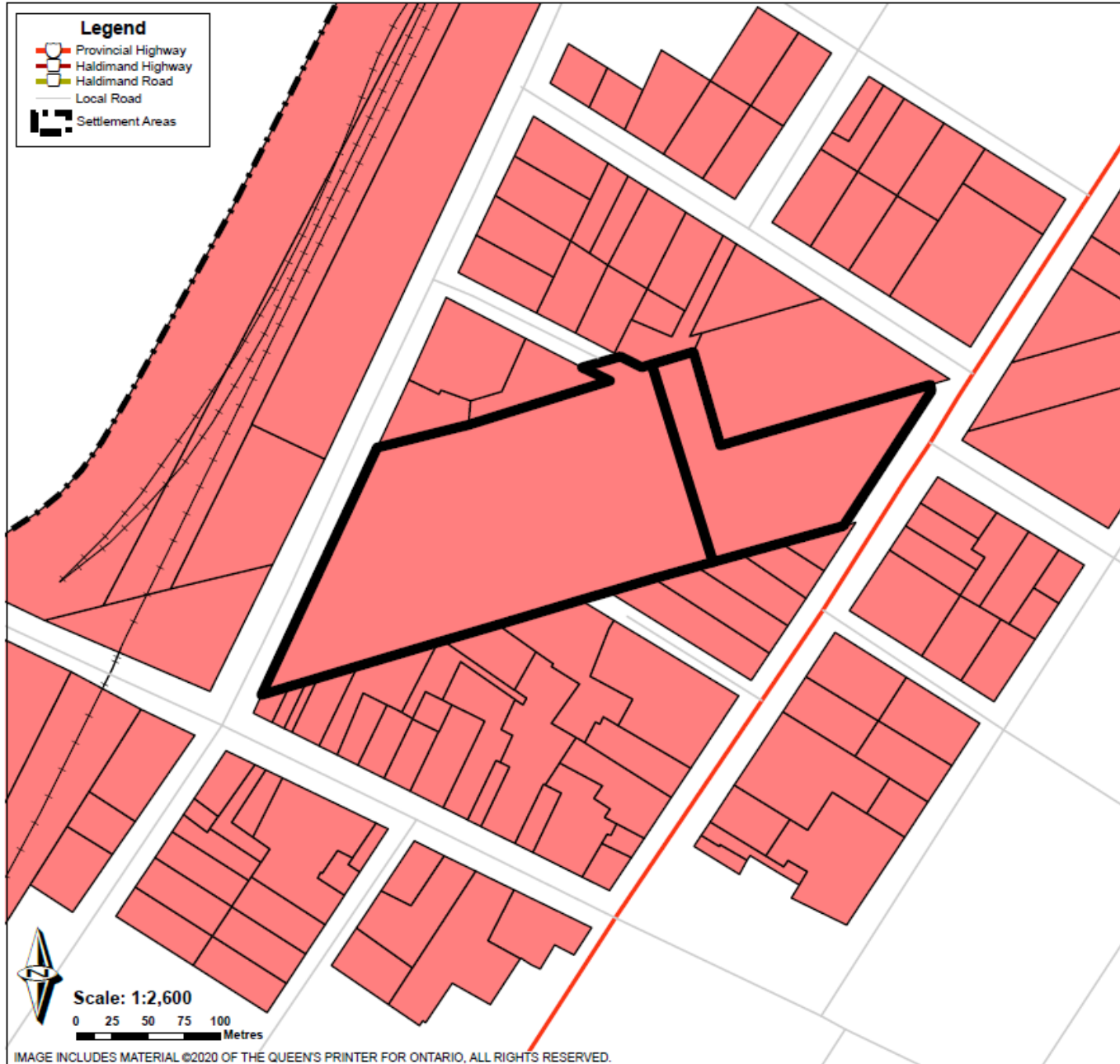
DEVELOPMENT VISION: The vision is for three residential apartment buildings. One of those buildings would be mixed use, have retail uses on the ground floor, and face Main Street. The three buildings would be between 5 and 6-stories and contain a total of 241 dwelling units. Six townhouse dwelling units that are 2-stories are also envisioned towards the back of the sites.

DATE: Tuesday, June 13th, 2023 from 6:30 to 8:00 PM
LOCATION: Almas Room in the Hagersville Memorial Arena, 36 Sherring St N, Hagersville, ON N0A 1H0
FORMAT: The project team will provide a presentation describing the development vision. Following the presentation, there will be an opportunity to provide feedback and ask questions to the project team.

FOR MORE INFORMATION, PLEASE CONTACT:

Elizabeth Farrugia MCIP, RPP, Senior Planner | GSP Group Inc.
 288-814-3085 | efarrugia@gspgroup.ca
 162 Locke Street South, Suite 200 | Hamilton, ON L8P 4A9

Circulation Map: GSP Hagersville



Location:
 TUSCARORA ST & MAIN ST
 URBAN AREA OF HAGERSVILLE
 WARD 4

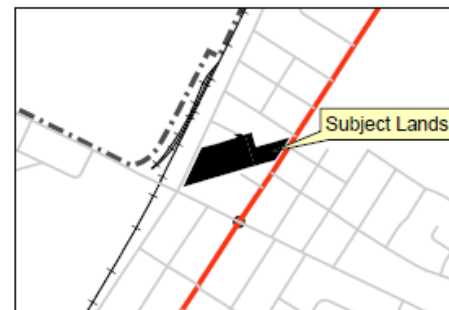
Legal Description:
 PLAN 905 PT BLK 45 RP 18R7471 PARTS 2,
 3 & 4

Property Assessment Number:
 2810 154 004 03352 0000 &
 2810 154 004 03350 0000

Size:
 5.42 Acres

Zoning:
 CG(H) (General Commercial - Holding)
 CD(H) (Downtown Commercial - Holding)

HALDIMAND COUNTY, ITS EMPLOYEES, OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INACCURACIES WHETHER DUE TO THEIR OWN NEGLIGENCE OR OTHERWISE. DO NOT USE FOR OPERATING MAP OR DESIGN PURPOSES. ALL INFORMATION TO BE VERIFIED.



The Sites

- **Site 1:** east side and accessed by Main Street
- **Site 2:** west side and accessed by Tuscarora Street



The Sites – Existing Conditions

Community Information
Meeting – Hagersville Sites
1&2 on Main Street and
Tuscarora Street
Tuesday, June 13th, 2023



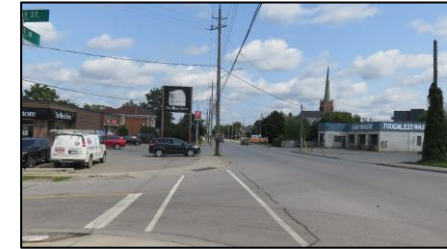
Residential uses with 1 to 2.5 storey homes



Grain operations, CN railway, and back lots of commercial uses along King St.



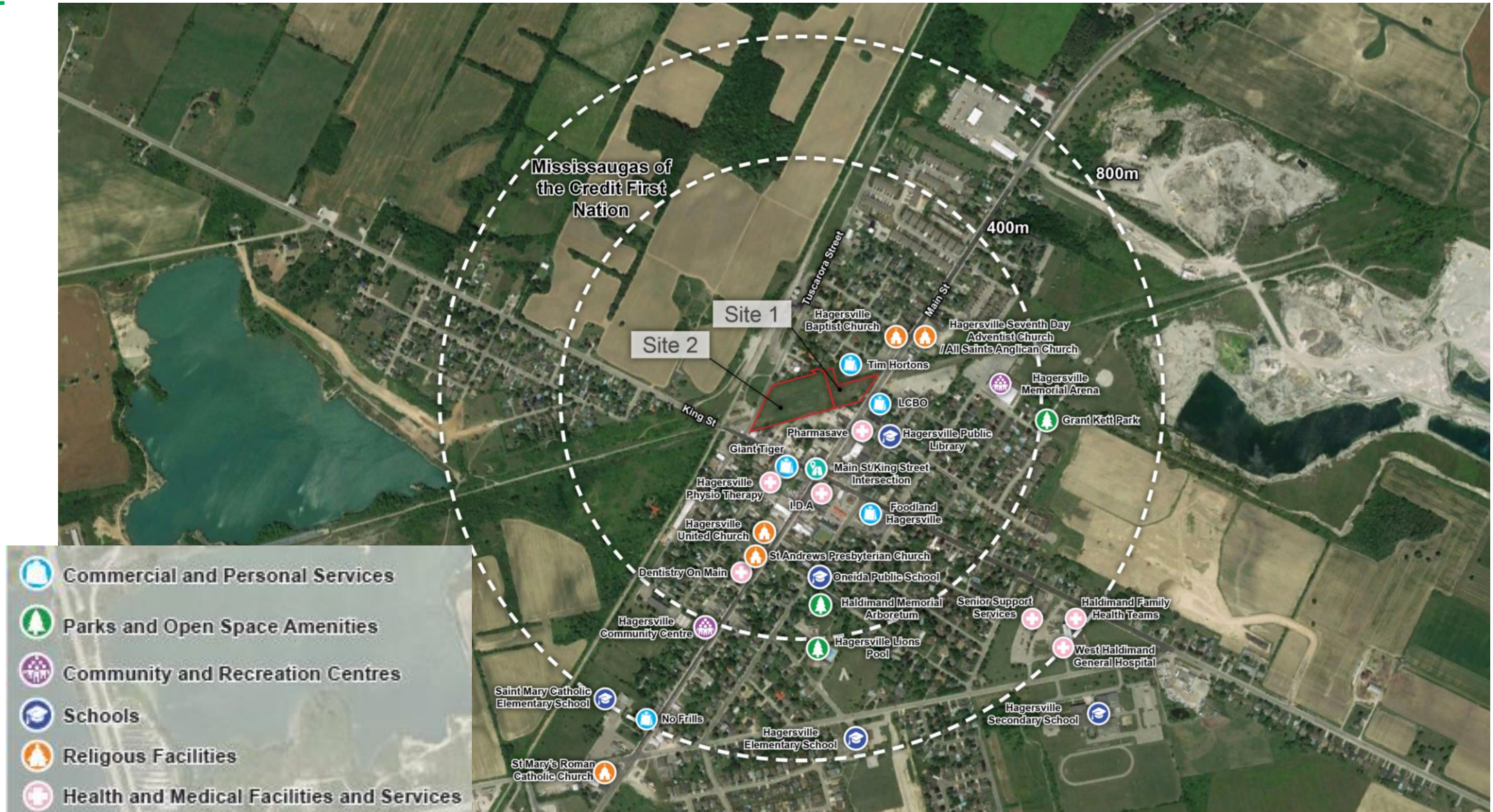
Commercial uses, residential apartment and 1 to 2.5 storey homes



Commercial uses, mixed uses with residential uses at the top



The Sites – Existing Conditions

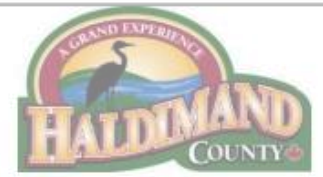


The Sites – Existing Conditions



Note: at the Community Information Meeting on June 13th, the team was informed that this is an outdated map of current and proposed active transportation (year 2009). We will correct this moving forward with updated transportation infrastructure in the area. The goal is to understand how the community currently travels in the neighbourhood and around the Sites

The Sites – Current Planning Policies



OFFICIAL PLAN
SCHEDULE "B.4"

HAGERSVILLE URBAN AREA
LAND USE PLAN

LEGEND

CORE NATURAL ENVIRONMENT AREAS

- PROVINCIAL SIGNIFICANT WETLANDS
- RIVERINE HAZARD LANDS

NATURAL ENVIRONMENT AREAS

- FLOODWAY
- OTHER HAZARD LANDS
- FLOODWAY/ FLOOD FRINGE LIMITS
- NATURAL ENVIRONMENT/WETLAND AREAS

AGRICULTURE

- MINERAL AGGREGATE RESOURCE AREAS
- LICENSED AGGREGATE AREA
- GYPSUM DEPOSITS
- ABANDONED MINES

RESIDENTIAL

- COMMUNITY COMMERCIAL
- LARGE FORMAT RETAIL
- MAJOR INDUSTRIAL
- INDUSTRIAL
- URBAN BUSINESS PARK
- RURAL INDUSTRIAL
- INDUSTRIAL INFLUENCE AREA

SEWAGE TREATMENT FACILITY

- ACTIVE WASTE DISPOSAL SITES
- APPROXIMATE LOCATION OF FORMER LANDFILL SITES
- SITE SPECIFIC POLICY AREAS

URBAN BOUNDARY

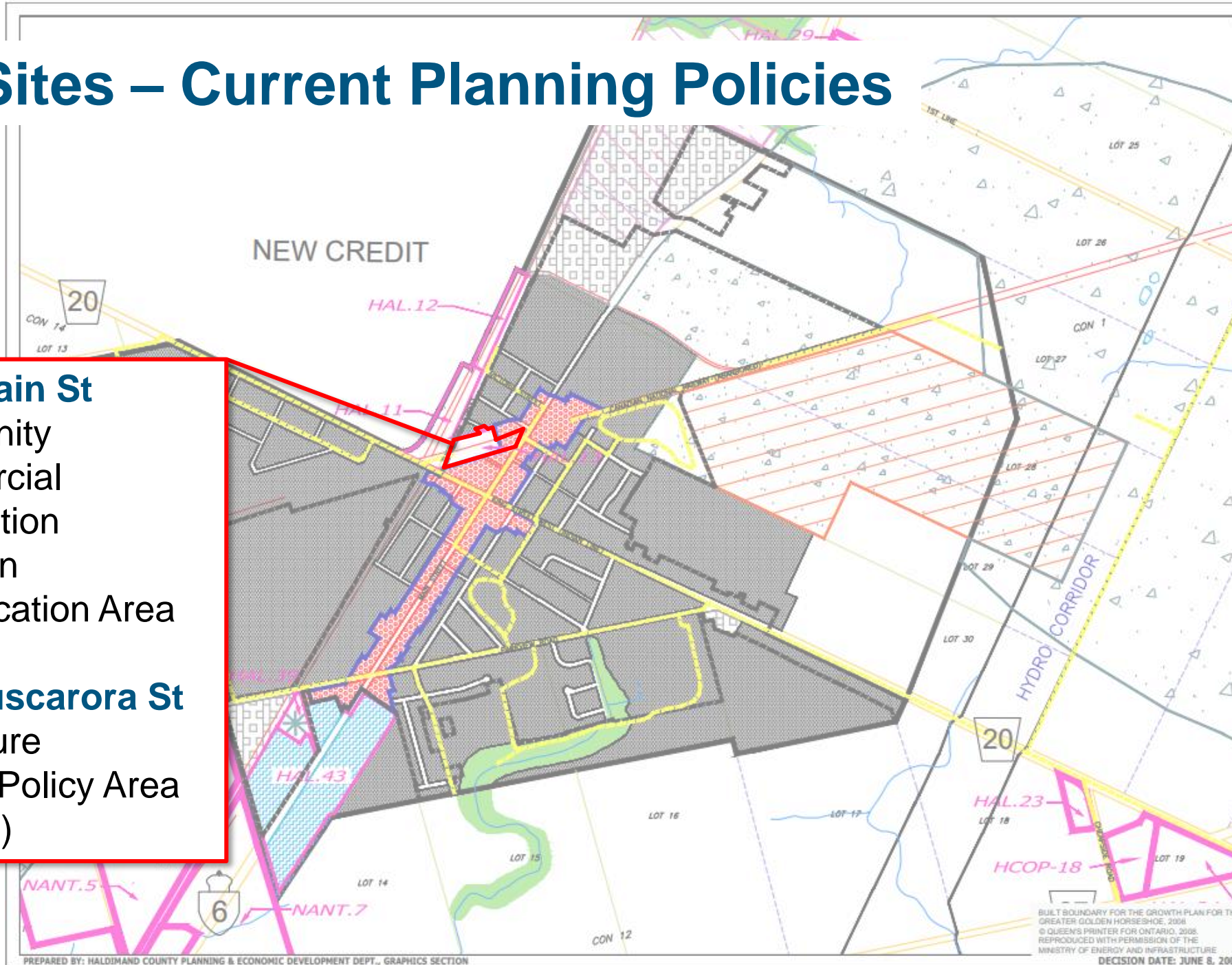
- SECONDARY PLAN AREA
- HAMLET BOUNDARY
- LANDS PROPOSED TO JOIN THE RESERVE
- PROVINCIAL HIGHWAY
- HALDIMAND ROAD
- WATER COURSE
- INTENSIFICATION AREA
- INTENSIFICATION CORRIDOR
- BUILT BOUNDARY
- IDENTIFIED TRAIL LOCATIONS

Site 1 – Main St

- Community Commercial Designation
- Within an Intensification Area

Site 2 – Tuscarora St

- Agriculture
- Special Policy Area (HAL.13)



The Sites – Current Planning Policies

Haldimand County Official Plan – Schedule F.2:

- Main Street
(Provincial
Highway)
- King Street (County
Road)
- Tuscarora Street
(Local Road)



The Sites – Current Planning Policies

Haldimand Zoning By-law:

- Site 1: Downtown Commercial – Holding (CD(H))
- Site 2: General Commercial – Holding (CG(H))
- Both have a Special Provision 36.347:
 - Site 1: Permitted uses that include a hotel, office, fire hall, library, and parking lot or structure
 - Site 2: Retirement home facility

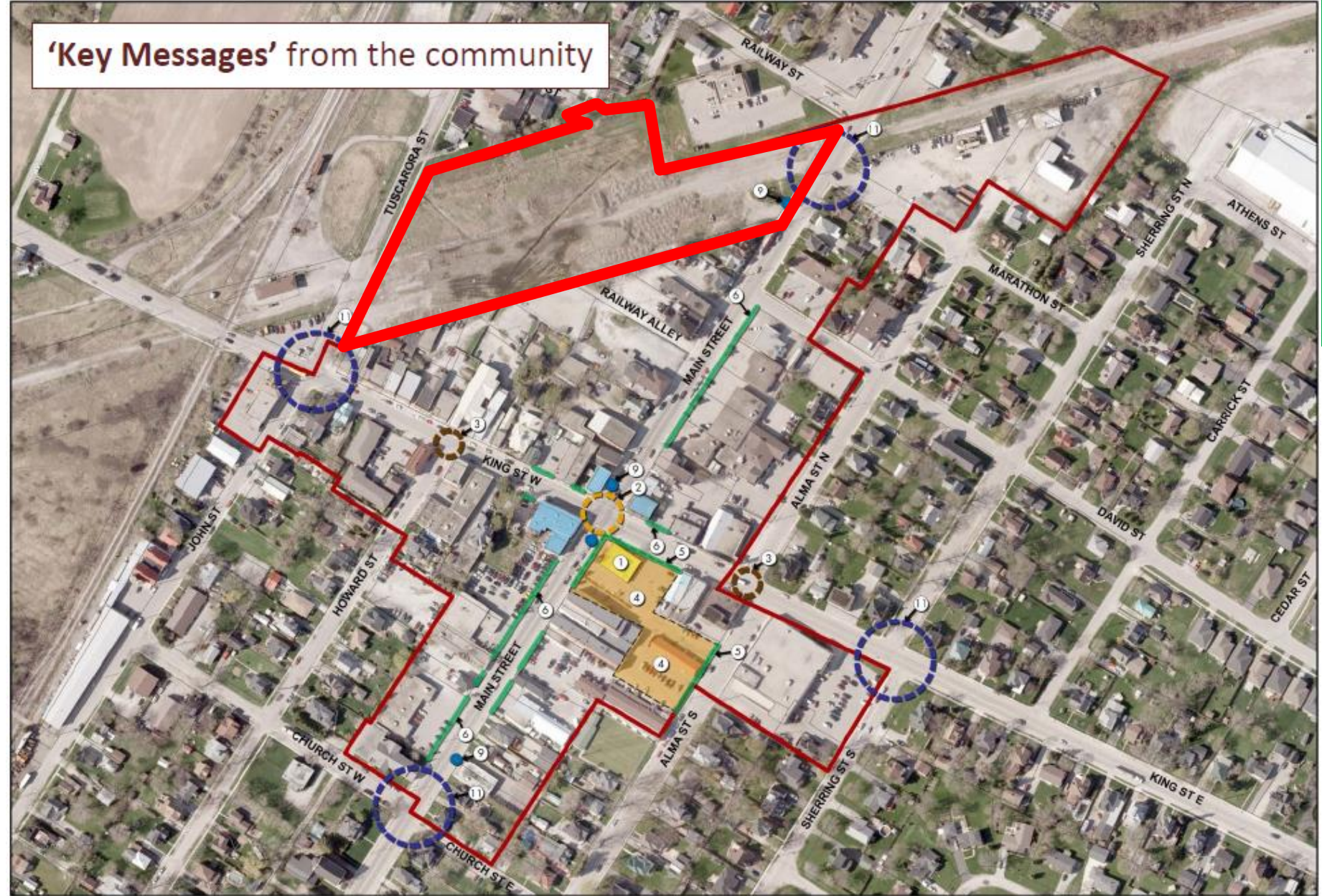


Hagersville Streetscape Plan (2011)

Haldimand County and Hagersville Streetscape Plans (2010 & 2011) prioritized improving the streets, signage, intersections, and entrances/exits of the business district

Why?

- Improve walking, shopping, and daily use of the business district
- Economic development



LEGEND

- CIPA Boundary
- Parcels

- Gateway Locations
- Principal Intersections
- Secondary Intersections
- Edge Plantings

- Wayfinding Signage
- County Buildings
- Key Buildings

KEY MESSAGES

- Integrate County Buildings
- Reinforce King / Main Intersection
- Strengthen other intersections
- Reconfigure Market Square
- Strengthen Market Square's edges
- Define and green parking lot edges
- Establish downtown identity (not shown)
- Preserve existing parking supply (not shown)
- Enhance wayfinding program
- Improve sidewalk conditions (not shown)
- Strengthen downtown entrances
- Educate and inform property owners (not shown)

Aug 2022 Pre-Consultation Feedback from County

Feedback	Our Actions
Parking: important matter that needs careful planning. Some ideas include underground parking or 1st floor having parking	Added 1 st floor parking for Building C on Main St. Underground parking not feasible
Height: need justification for the additional storey for Buildings A and B (6 storeys vs. 5 storeys currently permitted in zoning)	Will provide justification in a Planning Justification Report
Housing: Appreciate the mix of apartment units and types and encourage this to carry into the formal application. Remove townhouses	Reduced to 267 units. Removed 1 of 2 blocks of townhomes. In its place, added amenity and landscaped area. Kept 1 block to transition from Foundry Street residential homes and provide other housing options on the Sites
Sidewalks needed on Main St part	Added
Bicycle parking	Added
Infrastructure improvements to accommodate the development	Continue to analyze and develop a plan

As this point in our process

What we know:

- County's growth management and housing goals (e.g. target of new units, range of types)
- County's streetscape plan
- Rezoning is required to facilitate this development

What we don't know

- Timing of construction and how construction will be managed. It is early in the process



Development Vision

Revitalization Of An Important Gateway Site

Site 2: Building A and B

6-Storey Residential Condominium

203 Apartment Units

Mixed Unit Types

Ground Floor Indoor Amenity Area Facing Outdoor Common Amenity Area

Childrens Play Area For The Residents



Draft concept rendering.

Site 1: Building C

5-Storey Mixed-Use Condominium

58 Apartment Units

Mixed Unit Types

400m² of Ground Floor Commercial Fronting Main Street

Roof-top Outdoor Amenity Area

Site 1: Condominium Townhouses

2-Storey Condo Towns

6 Dwelling Units

Roof-top Outdoor amenity area

Outdoor Common Amenity Area

Development Vision

Draft concept plan

Parking

Bicycle Parking

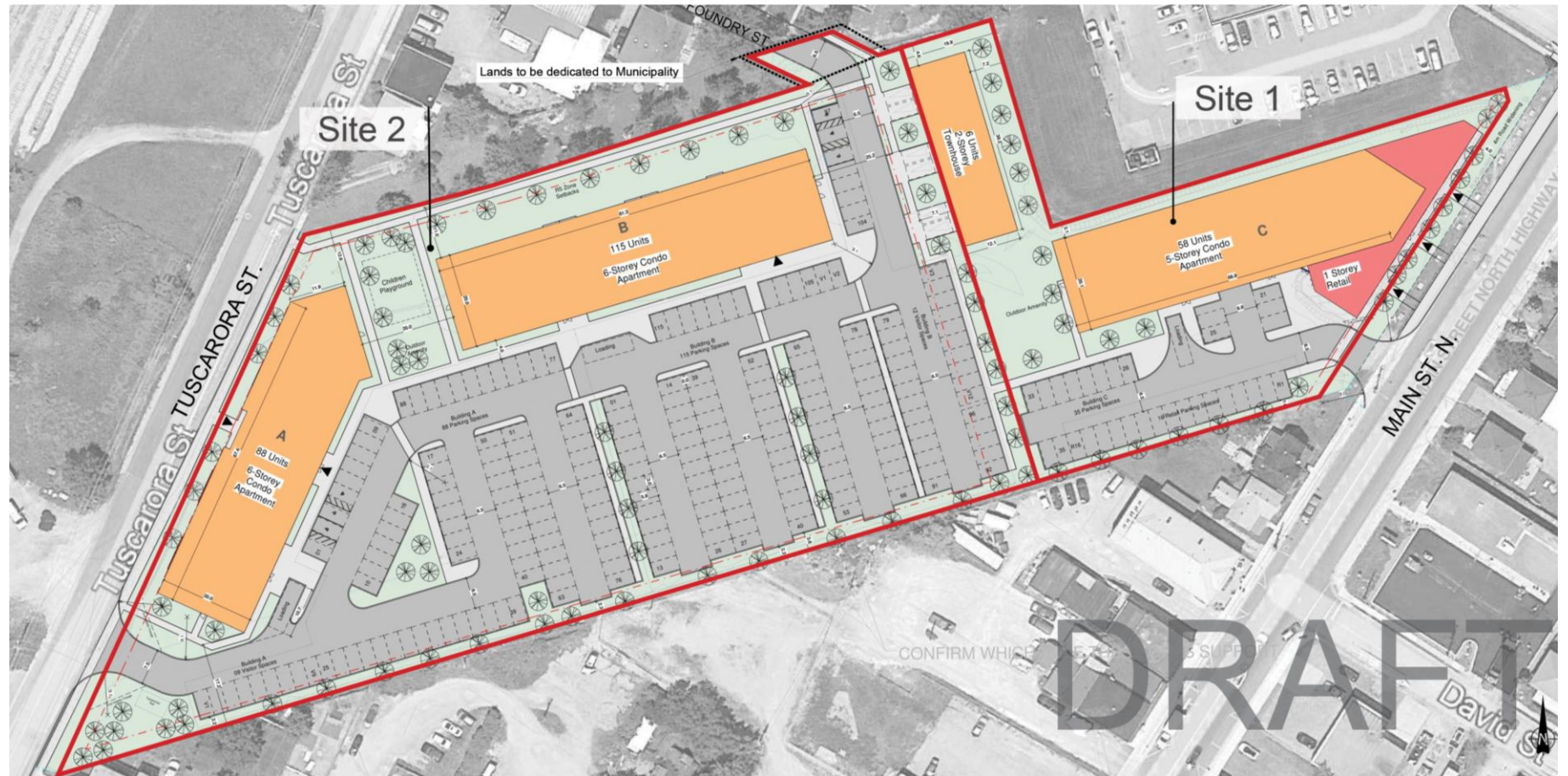
17 spaces for Site 1, and
51 spaces for Site 2

Total 68 Spaces

Vehicle Parking

63 spaces for Site 1, and
224 spaces for Site 2

Total 287 Spaces



Development Vision

Building Height

Site 1: Building C

5-Storey

Higher ground floor height to accommodate commercial uses and frame Main St. corridor

Generous building step-back atop ground floor to accentuate building base

Site 1: Condo Townhouses

2-Storey

Site 2: Building A & B

6-Storey



Building C



Condo Townhouses



Building A



Building B

Amenities and Walking Experience

Main Street & Tuscarora Street

Active frontage with commercial uses along Main St., and residential and indoor amenity areas along Tuscarora St.

Direct pedestrian access from public sidewalk

Streetscaping with shrubs, trees, and street furniture



Main Street Façade With Active Commercial Façade and Streetscaping



Tuscarora Street Façade With Residential and Indoor Amenity Space

Amenity Spaces

Landscaped common outdoor amenity spaces with landscaping, seating, and shade structures

Large ground floor accessible indoor amenity spaces for recreation purposes



Children Play Area And Outdoor Amenity Framed by Indoor Amenity Spaces



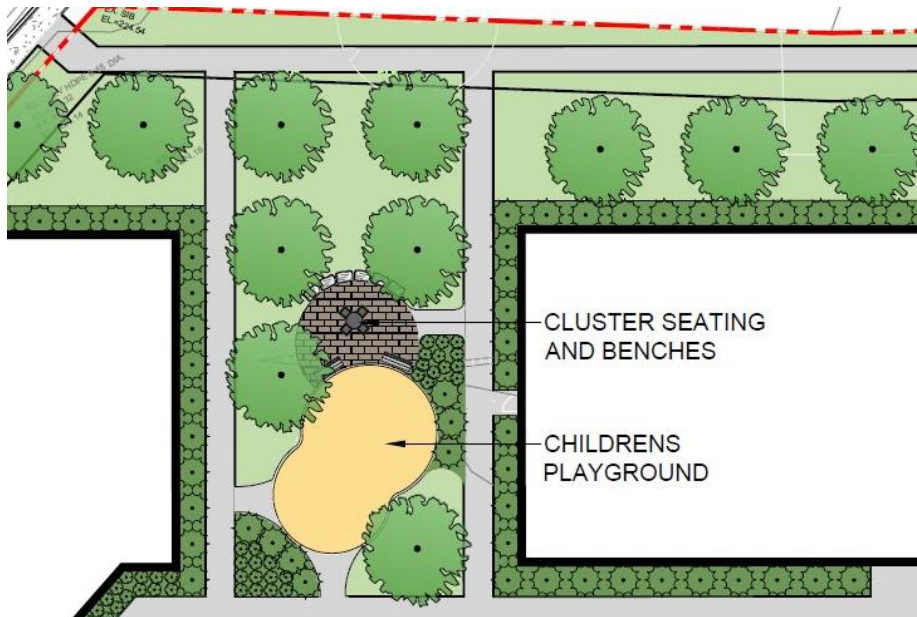
Outdoor Amenity Space With Landscaping, Seating, and Shade Structures

Landscaping

- Two Outdoor amenity spaces
- Entrance planting
- Buffer planting around property & parking lot



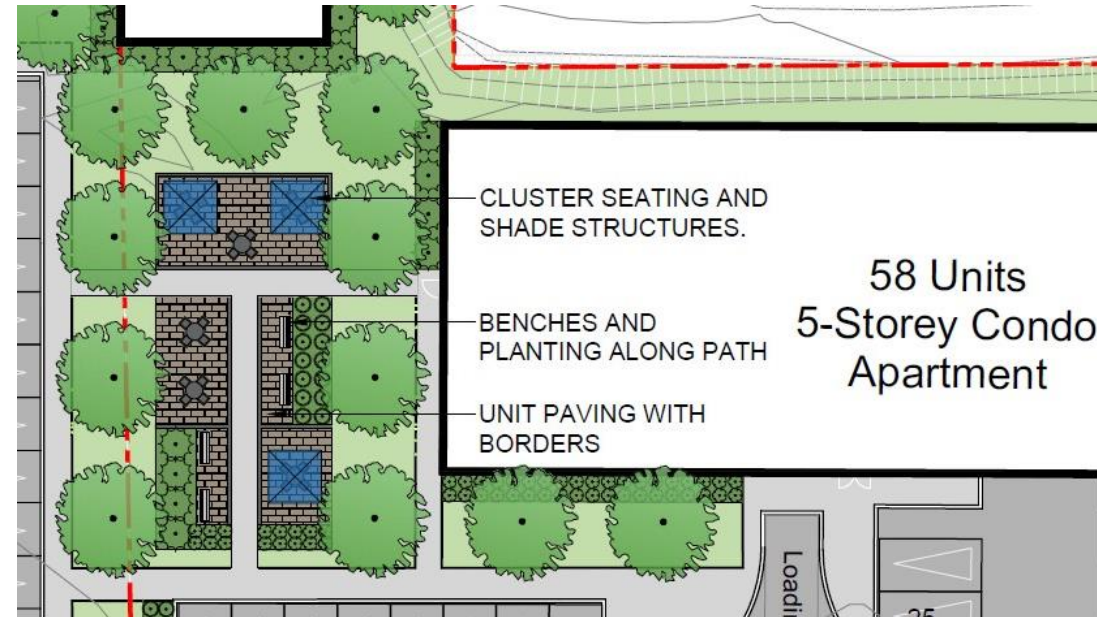
Landscaping



Amenity 1- Playground

- Located between Building A and B
- Cluster seating and benches for parents
- Deciduous trees for shade
- Set back from parking lot for safety.
- Greenspace behind park for play.
- Access from sidewalk along Tuscarora Street

Landscaping



Amenity 2- Passive Use

- Located between Townhouses and Building C
- Opportunity for outdoor dining spaces
- Opportunity for cluster seating and benches
- Opportunity for shade structures.
- Ornamental planting beds.
- Deciduous trees for shade.

Contextual Views



Enhanced Streetscape Along Main Street



Enhanced Streetscape Along Tuscarora Street

Water, Wastewater & Storm Servicing

Wastewater Servicing

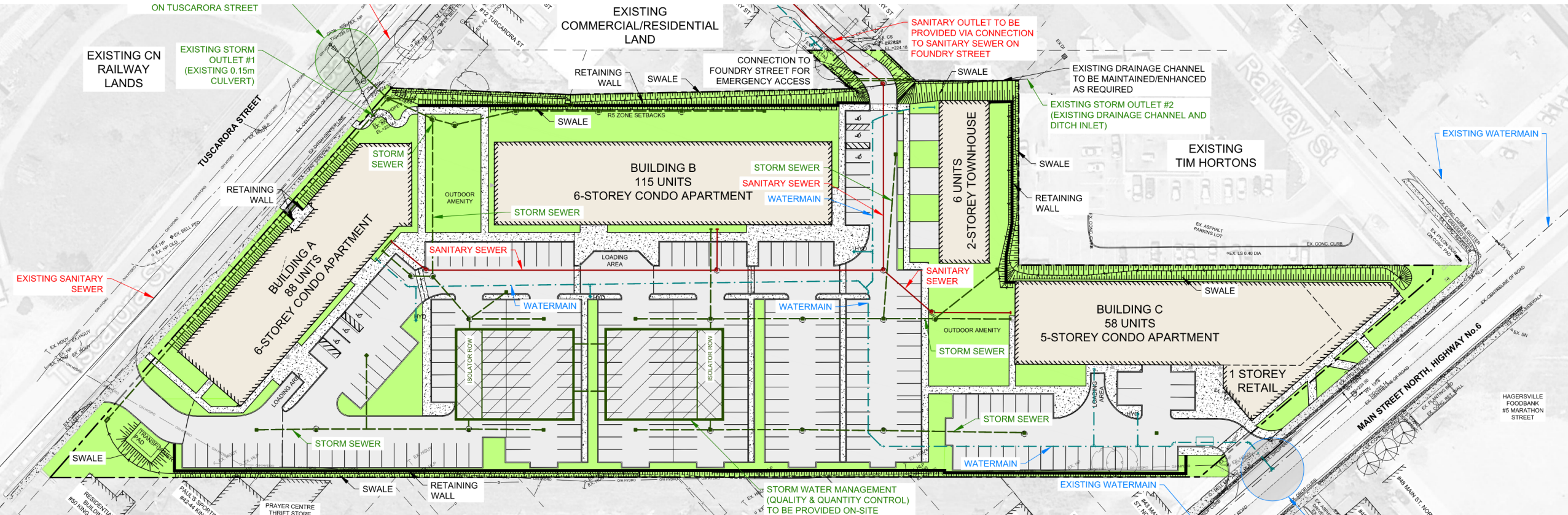
- Private Wastewater collection system connecting to Foundry Street

Water Servicing

- Single connection off Main Street North
- Private Distribution network providing water for domestic and fire-fighting use

Storm Servicing

- Surface runoff to be directed to proposed storm sewer system including underground storage
- Storm sewers outlet to existing storm sewer on Tuscarora Street and to the existing drainage channel on Foundry Street.



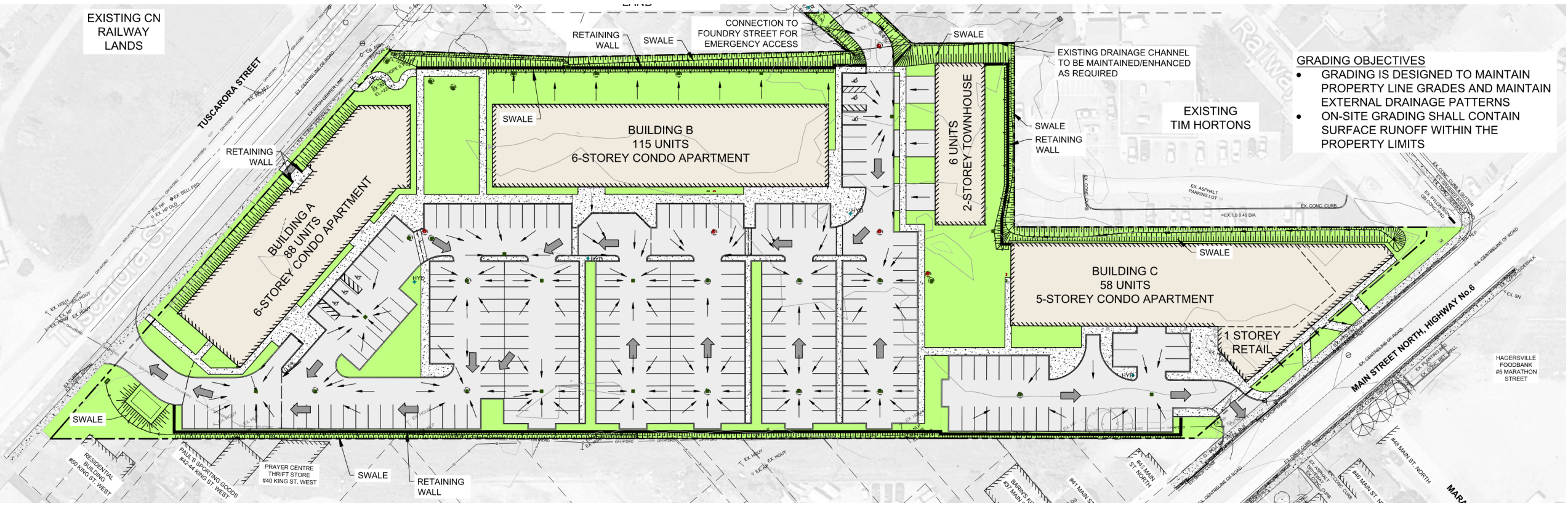
Stormwater Management & Grading

Stormwater Management (SWM)

- Water Quantity and Quality controls are provided on site
- Water Quantity control consists of underground storage with flow controls
- Water Quality control provided through the use of an oil/grit separator and the use of Low Impact Design (LID) where feasible

Site Grading

- Site will take surrounding existing grades into consideration and match into existing elevations along property lines
- Proposed grading allows for drainage patterns to continue for abutting lands

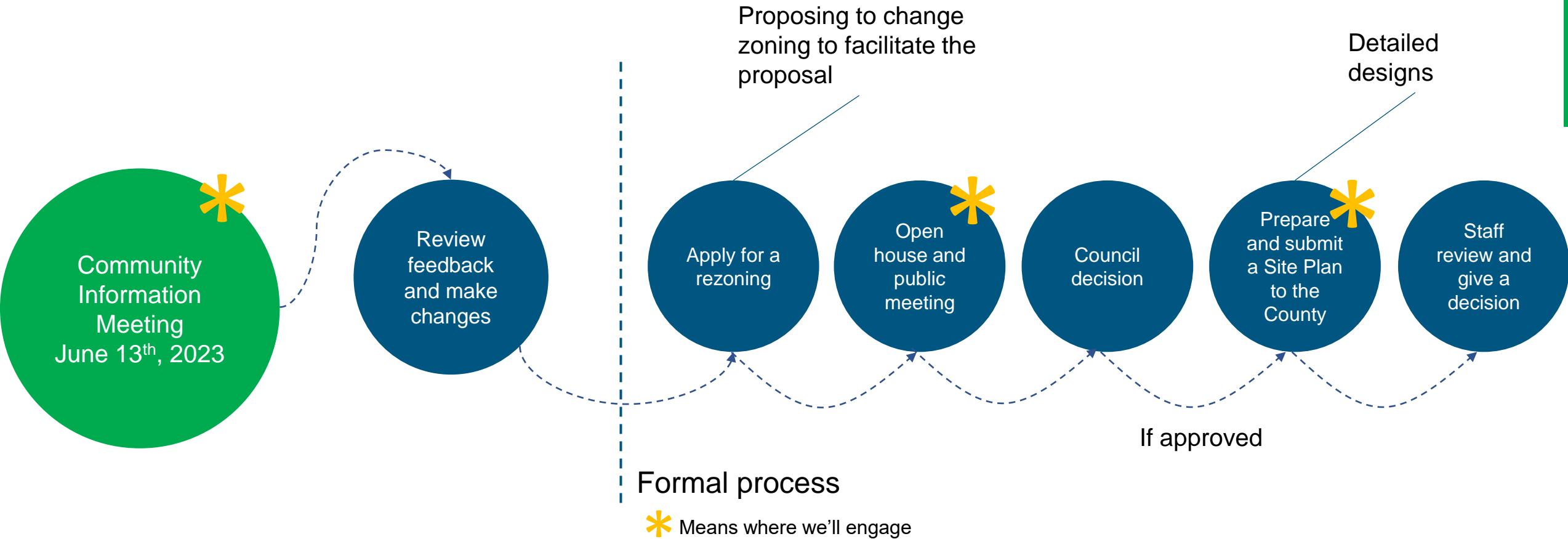


Transportation

- **Transportation Impact Study (TIS) completed with staff input**
 - Existing conditions – intersections operating well
 - Combined site will generate 136 AM and 164 PM peak hour trips
- **Parking Study – in progress**
 - Working through parking study to determine appropriate rate
 - Continue to speak to the County to ensure scope is agreeable



Where do we go from here?



Reminders before we have a discussion

- This is a public discussion, not a debate
- Everyone is encouraged to participate
- When you speak, state your name and where you live
- Listen to and respect other points of view
- Be respectful of others
- One person speaks at a time

If you prefer not to speak, please write your feedback on the **comment form**.

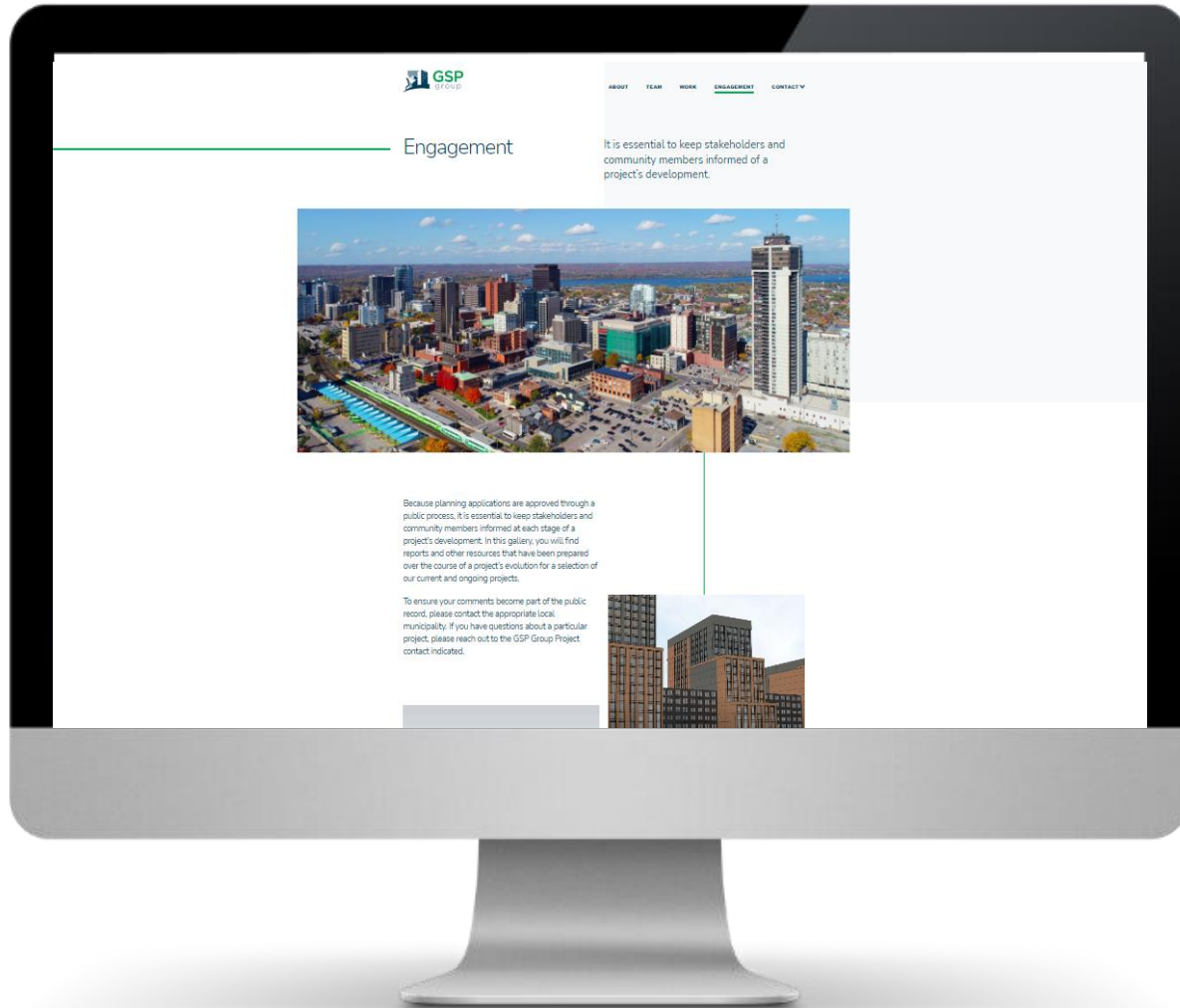


Discussion

- What are you experiencing in the neighbourhood that could help us improve this vision?
- What information are we missing?
- What information do you need from us so you can provide feedback?

If you prefer not to speak, please write your feedback on the **comment form**.





Stay connected

- E-mail: efarrugia@gspgroup.ca
- Phone number: 289-814-3085
- Engagement website:
<https://www.gspgroup.ca/engagement/hagersville-sites-1-2/>
- Electronic comment form