

ALERT: COULD 4 OR 6 STORY BUILDINGS BE THE FUTURE GATEWAY TO THE VILLAGE OF ELORA??

https://www.centrewellington.ca/ourgovernment/Documents/CW%20Final%20Report_GMS_OptionsApproaches_Revised_March232017.pdf



**Township of Centre Wellington Growth Management Strategy (GMS)
Options and Alternatives Report**

NB: Draft report with recommendation will go to TCW Council in May 2017

BE AWARE OF THIS IMPORTANT TIMELINE-CONTACT COUNCIL WITH YOUR OPINION NOW

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RECOMMENDATION FROM GMS: 4.1.3.1: Community Node Areas (identified for Elora as an area at the intersection of Hwy 7 and Wellington Rd 21). *The goal of the nodes is to create a place where people and transportation routes congregate in higher concentrations of residential, employment and commercial uses. In order to encourage redevelopment and intensification in nodes the Zoning By-law should be amended to allow for a height increase from 4 to 6 storeys with a minimum of 2 storeys Not only do the Community Nodes serve as a location for increased density; they also serve as a gateway to the Township. IS THIS THE GATEWAY WE WANT? DOES IT MAINTAIN A VILLAGE ATMOSPHERE?*

Citizens of Centre Wellington expressed concern to Mayor Kelly Linton at the Centre Wellington Town Hall Meeting on 12 April 2017 that they were just now hearing about concrete locations for future growth in the **Township Growth Management Strategy Options and Alternatives Report dated 23 March, 2017, with citizen feedback expected to be provided by 21 April 2017.**

Clearly, this does not provide adequate time for meaningful public engagement in the Growth Management Strategy development process. Moreover, the arbitrary 21 April 2017 feedback deadline did not provide for the necessary Public Information Meeting and shared Public Meeting. **The time for study, consultation and comment needs to be extended.**

The web link above takes you to the report. The mapping does not disclose where the 20% intensification in the stable low density neighbourhoods will be located and the document is silent on how compatibility will be determined. Note that the report does *not* contain any particulars or mapping of any identified or potential *cultural heritage landscapes* or *natural heritage systems*. Nor does it map the urban forest or green spaces or built heritage resources all of which are vital to our **small [-] town** atmosphere.

The township website states: **We look forward to hearing from you!**

This is your opportunity to express your concerns - and spread the word.