

# Evaluation of Urban Boundary Expansion Requests – Waterdown

## 347 Parkside Drive

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**IBI GROUP**  
2441066 Ontario Inc.  
347 Parkside Dr  
April 20, 2022

**We have submitted a request for expansion for 347 Parkside through the Waterdown-specific process**

**We have read the staff report and all appendices**

**347 Parkside meets most criteria and is a prime candidate for expansion**

**We respectfully request that Committee and Council direct staff to include 347 Parkside in the total Waterdown expansion area**

## Subject Lands



City Air Photo

# Expansion Request



## Conceptual Mapping

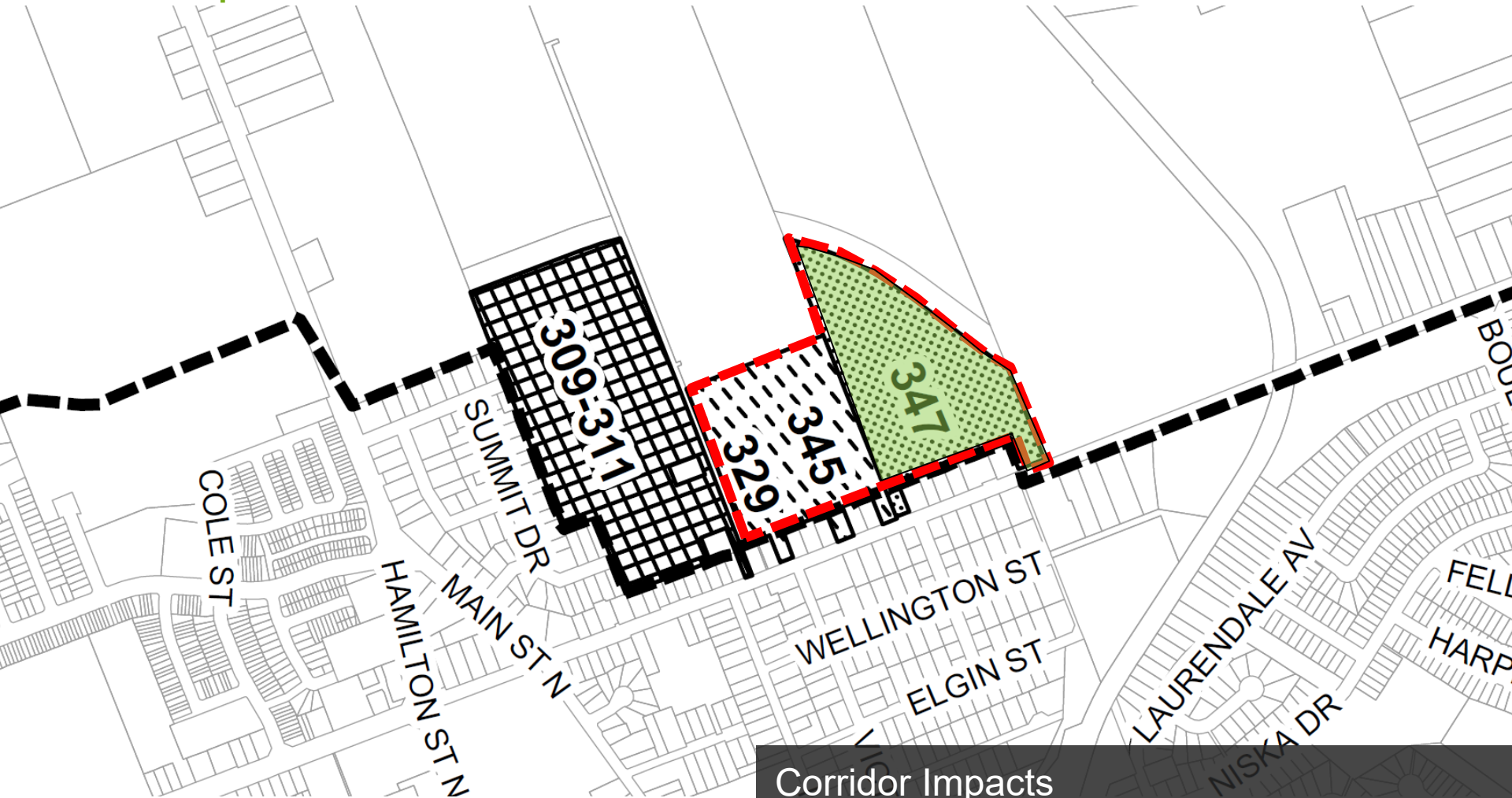
**Request is small scale and within intent of minor expansions permitted by Growth Plan and Greenbelt Plan**

**Would provide lands for future development in Waterdown with uses of some lands to be determined later**

**Outside of mapped Natural Heritage System**

**Impacted by planned Transportation corridor; remnant lands would not be viable for farming and would be best suited for urban use**

# Adjacent to Urban Boundary and Impacted by Planned Transportation Corridor



## Corridor Impacts

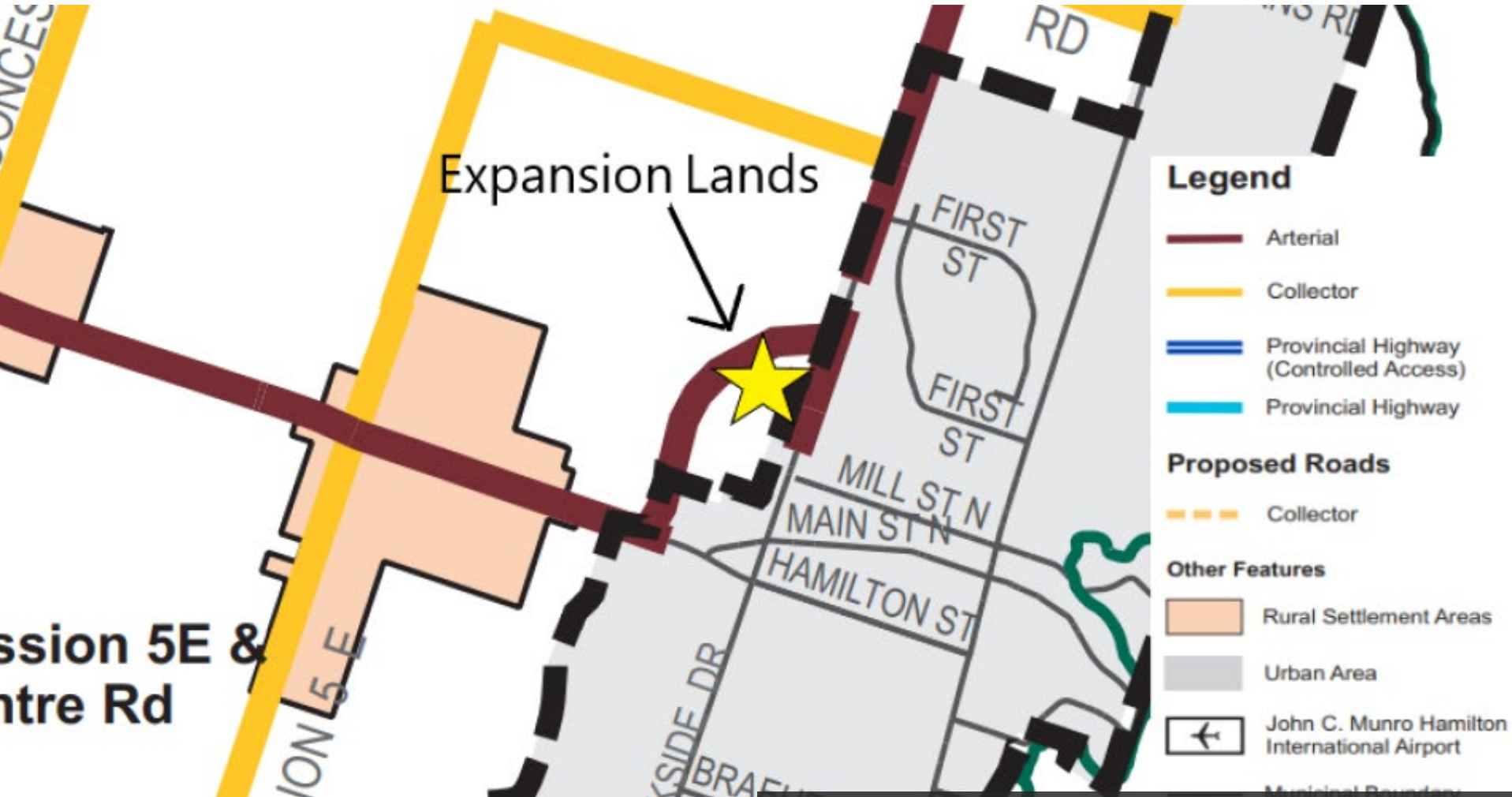


## Expansion Lands and NHS Boundary



Outside Established NHS Boundary

# Impacted by Planned Transportation Corridor



Remnant Lands South of Corridor



**Staff analysis re: 329-345 Parkside Phase 1 and 2 Criteria compliance also generally applies to 347 Parkside**

**Our submission illustrates consistency with this analysis**

**A combined expansion to include 347 Parkside is logical and represents good planning**

- **Can be efficiently serviced**
- **No significant transportation impacts**
- **Can incorporate range of uses (i.e. retain natural feature, long term-care, etc.)**
- **Will contribute to a complete community**
- **Generally free of hazards**
- **Outside of current NHS boundary**
- **Are not Prime Agricultural lands**
- **Contain no built heritage resources**
- **Future development can be conditioned, etc.**

**Inclusion of 347 Parkside in boundary expansion through MCR/GRIDS 2 is good planning – expansion can only happen through the MCR**

# Thank you!