



ADMINISTRATION/FINANCE & PERSONNEL REPORT

To: Council

Meeting Date: May 28, 2024

Prepared by: Kaitlyn Draker
Executive Assistant

Date Prepared: May 21, 2024

Subject: Old Wellesley Arena and Community Centre Land Survey Results

Recommendation:

That the Council of the Township of Wellesley authorize staff to prepare an invitation to bid/request for quotation for consulting services to undertake a development feasibility study for the lands. The study shall include the preparation of site concepts for mixed use development, including a cost benefit analysis for construction and servicing, development and ownership options and a public engagement process.

Summary:

A large portion of the former Wellesley Arena and Community Centre lands located at 1004 Catherine Street in Wellesley was donated to the Township in 1964 by the Wellesley North Easthope Agricultural Society. The overall property is approximately sixteen (16) acres in size and includes the arena, community centre, old Wellesley Fire Hall, ball diamonds, playground, splash pad, skateboard park and soccer fields. In 2019, Council passed a resolution requiring the land south of the potential Maple Leaf Street extension to remain as recreation land, leaving the approximately three (3) acres of land to the north to be considered for development of another use.

The purpose of this report is to provide Council with results and feedback received through a recent public survey and seek direction on next steps for this parcel of land. All answers, comments and suggestions provided have been considered and were integral in the development of this report.

Report:

As the first phase of a comprehensive review of the former Wellesley Arena and Community Centre lands, a general public survey was conducted to determine what residents would like or would not like to see happen with the portion of the lands north of the potential Maple Leaf Street extension. Staff decided to ask more open-ended questions to ensure that the public was afforded every opportunity to submit ideas and comments in their own words. In addition, the survey format helped collect ideas that we didn't expect and encourage creativity.

Advertising

The survey was published on the Township of Wellesley website and was available between January 4, 2024, until 11:59pm on February 1, 2024. During this time, 419 people completed the survey.

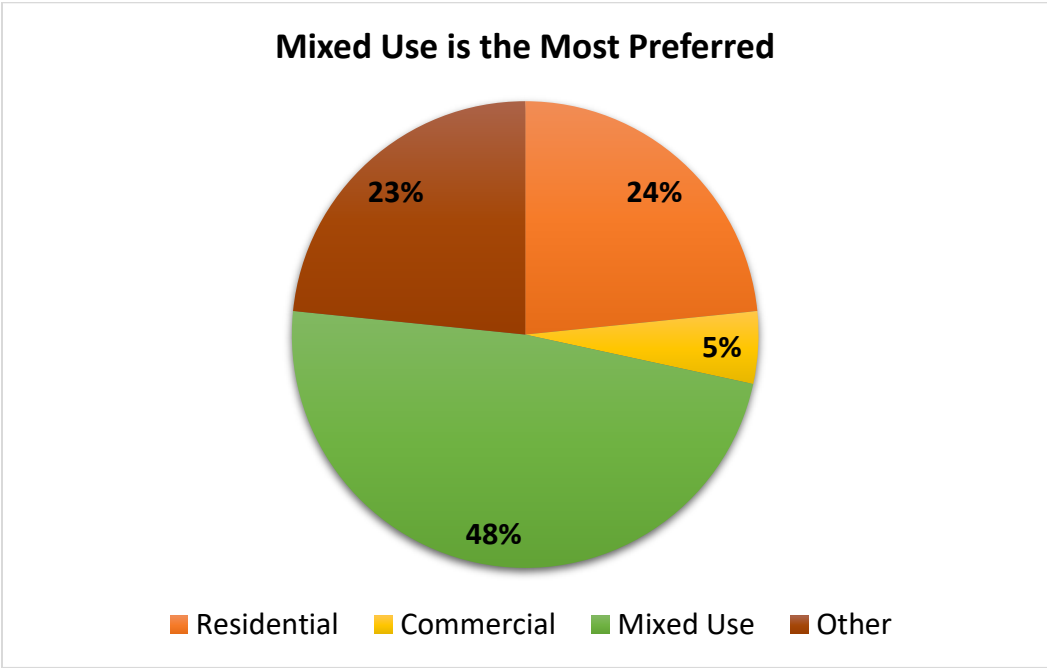
The survey was posted six (6) times to our Facebook and Instagram page with a link to the survey. Posters with a QR code linked to the survey were posted at the Bill Gies Recreation Centre, the former Wellesley Arena and Community Centre, Linwood Community Centre, St. Clements Arena, Wellesley Post Office, Linwood Post Office, CIBC, Scotiabank and Pym’s Grocery Store. The survey consisted of five (5) questions related to suitable land uses, height of building(s), and land uses that would not be appropriate.

All comments received were given careful consideration, but some comments were filtered out if they were disrespectful or if it was not relevant to the question or topic.

Survey Results

- 1. What use(s) do you think are the most appropriate for the community centre/arena lands in the future?

Of the 419 responses, 202 responses thought mixed uses would be most appropriate for the lands. Mixed use is a concept in development planning that blends multiple uses such as residential, commercial, cultural, institutional, or entertainment into one area.



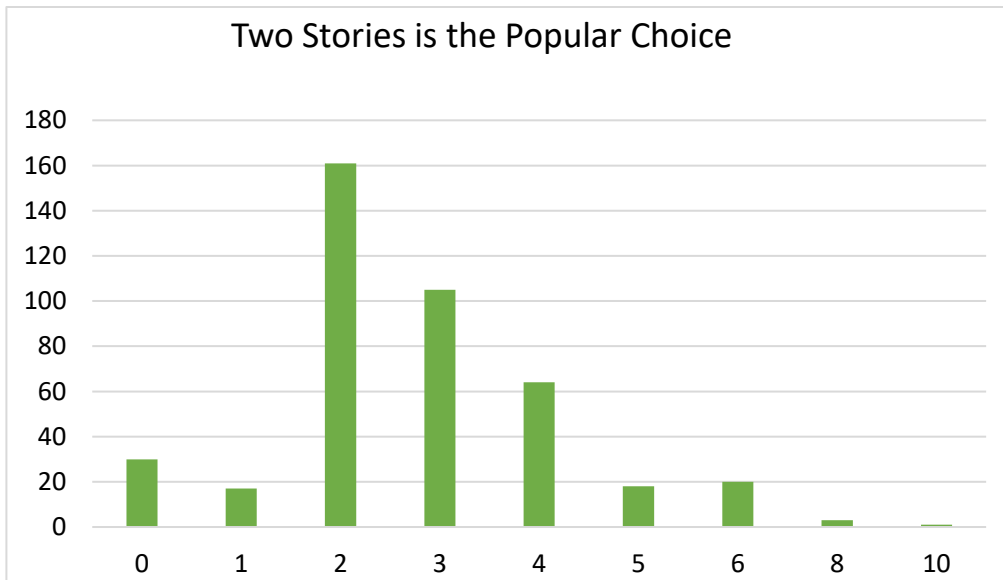
98 responses selected “other”, and respondents were then asked to provide a use in which they thought was most appropriate. Some of the 98 responses provided more than one suggestion and in total 160 different uses were recorded. The top five (5) most common uses identified as ‘other’ were:

- Park area/recreation space (35.6%),

- Keep the community centre for events/markets/woodworking space (8.1%),
- Retirement home (7.5%),
- Library/youth/seniors centre (6.3%); and
- Daycare (6.3%)

2. In your opinion, if the property was redeveloped in the future, how many stories do you think is appropriate/acceptable. The current community centre/arena is approximately two stories or 6m (20') high.

This survey question was created as a text field so residents were not limited to one answer. Staff note that a wide range of responses were received. Of the 419 responses, 330 people (79%) would like to see a proposed redevelopment of two (2) – four (4) stories. The most common response was two (2) stories at 39%. Three or four-storey buildings was also selected by 169 (40%) of these respondents.

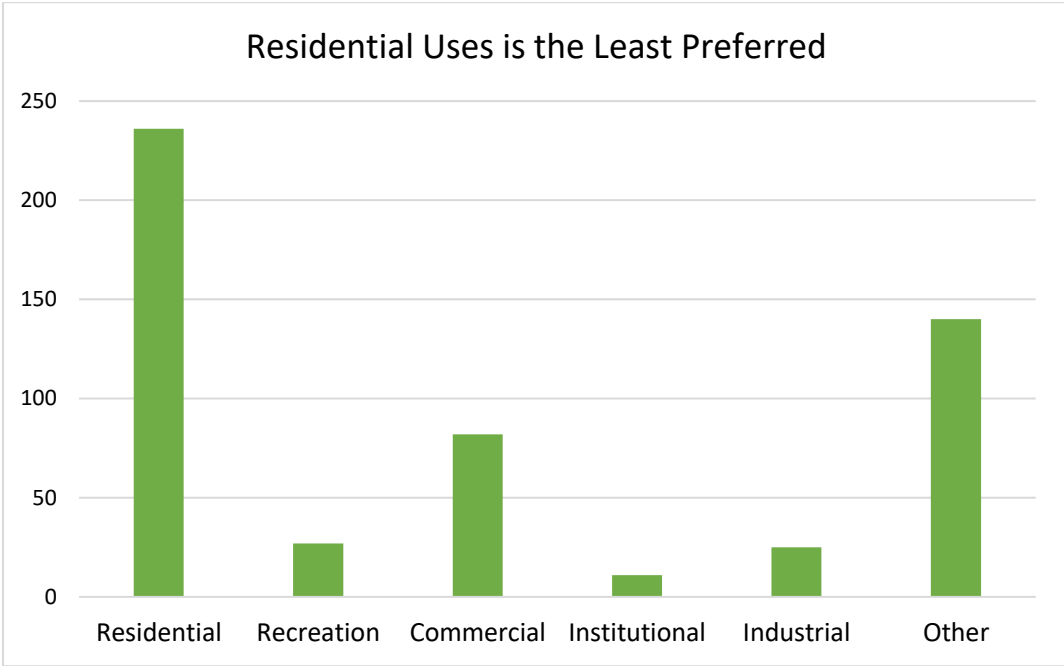


3. Do you live next to or within viewing distance of the community centre/arena lands?

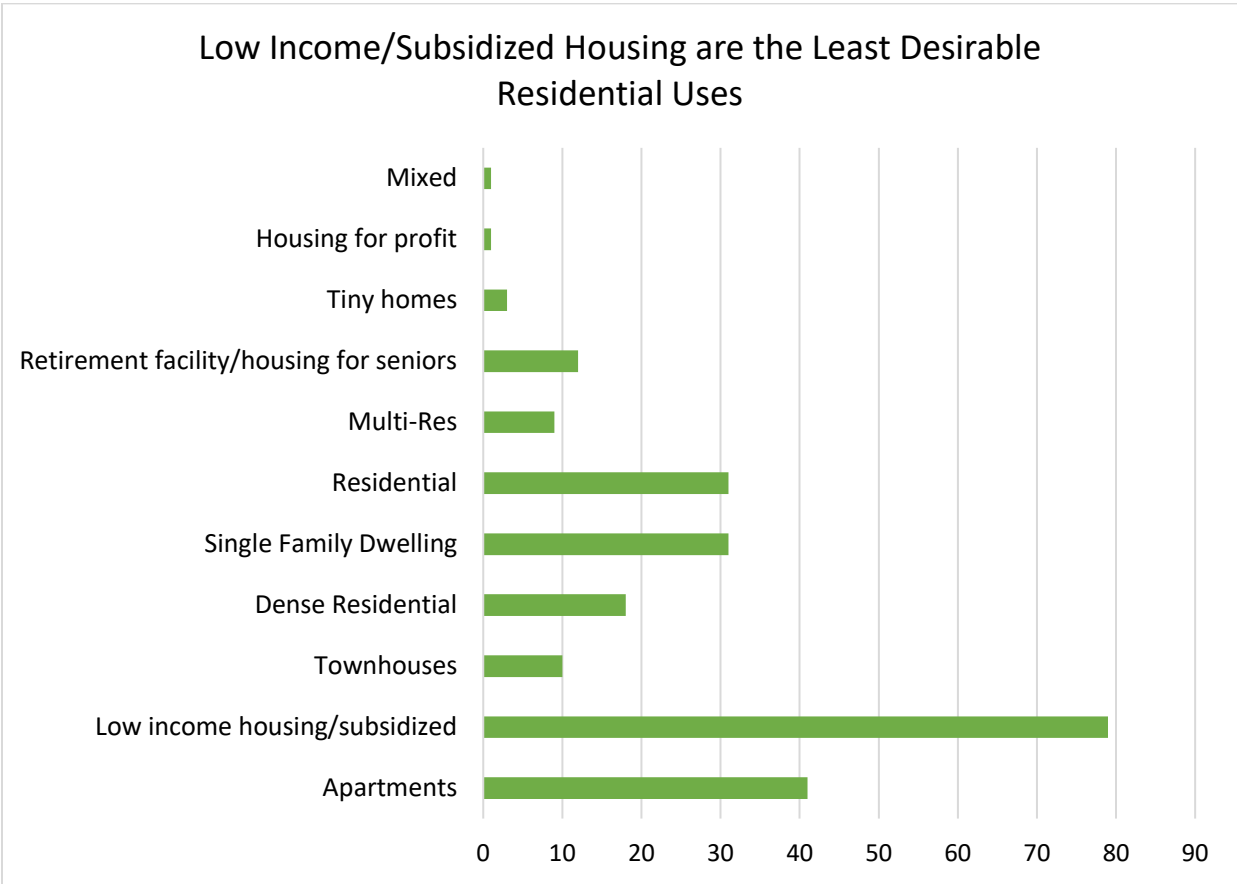
The third question took into consideration where the respondent lived with respect to the old arena lands. Responses were reviewed from the 37 respondents that abutted the community centre/arena lands and most were of the opinion that two (2) stories was the most appropriate height for a future building (43%).

4. Is there a specific use that you would be opposed to?

This question was an open-ended question and there was a wide range of answers. Similar to the first question, if the respondent included more than one use, all answers were tallied. The two (2) most common answers were residential (15%) and commercial uses (12%). In addition, 15% of respondents left this answer blank.



Since 45% of respondents were opposed to a type of residential use, the chart below shows the different residential uses that were mentioned in the responses.



*Several responses stated they were opposed to a condominium, which is not a form of housing, but rather a form of tenure.

5. Is there anything else you would like to add?

The final question was also an open-ended question. There was a variety of responses of what uses people would like to see, what use(s) they didn't feel were appropriate and additional comments reinforcing their answers from questions above. Below are some of the reoccurring comments:

- Some form of seniors housing; whether it was affordable seniors housing, subsidized seniors housing, nursing home, long-term care home, retirement home or retirement village would be preferred.
- Limited parking is available at the old arena lands for ball tournaments. Additional parking for amenities should be considered in future planning.
- Affordable housing is needed and not just for seniors.
- A pool should be built on the lands.
- Leave the property as recreational use; green space, walking trails, and/or larger dog park.
- Keep the existing building for the Apple Butter and Cheese Festival, farmers markets, indoor pool, and/or indoor soccer turf that can also be used for drop-in play groups.
- Commercial opportunities should be built to create more jobs, for example, a grocery store, commercial on first storey, and/or restaurants.
- Daycare centre is needed.
- Relocate the library because the current one is not accessible.

Next Steps:

As a next step, staff recommend that Council authorize staff to prepare an invitation to bid/request for quotation for consulting services to undertake a development feasibility study for the lands. The study shall include, but will not be limited to, the following:

- Preparation of site concepts for mixed use development, including urban design options (e.g. height, massing, setbacks);
- Cost benefit analysis for construction and servicing options;
- Development and ownership options (e.g. public-private partnership); and
- Engagement process to involve the public and solicit feedback on the study and the development concepts to be presented.

Township Strategic Plan:

This report aligns with the Public Engagement and Partnerships strategic initiative to encourage communication with the Township residents by keeping them informed, connected and engaged.

Financial Implications:

There are no financial implications at this point. After submissions are received and reviewed, staff will bring a follow-up report for Council's consideration prior to awarding a contract. Consulting services recommended in this report are anticipated to cost approximately \$50,000 and would be funded through existing reserves if approved. Detailed financial implications of developing the lands will be further investigated as part of the feasibility study and presented to Council following completion of the work and public engagement process.

Other Department / Agency Comments:

The Planning Department has reviewed this report and is supportive of the recommendations.

Legal Considerations:

N/A

Attachment(s):

Filtered Comments

Approved By:

Rik Louwagie, Chief Administrative Officer

1. What use(s) do you think are the most appropriate for the community centre/arena lands in the future? If Other was selected please provide use(s).

Entertainment such as indoor soccer field or swimming pool

A middle school. With all the new home builds coming there is a concern of how over populated Wellesley PS will be

Keep it as a park area for families to use and to hold farmers markets, keep the community centre for social events as it is already used. No commercial or residential! It is in the middle of town and accessible for everyone to enjoy.

Pool, keep ball diamonds, expand dog area with a water feature for summer, more walking trails. Larger grocery store with more parking.

Public pool, horseshoes, lawn bowling

Retirement, low income housing and some commercial/business use

More recreational areas for families and kids with parking available.

Turn the old arena into an indoor facility which can be rented out to not only our township members but members of neighbouring townships that also don't have an indoor turf. It would be perfect for kids sports and adult recreational sports. During the day events like EarlyOn for toddlers and preschool kids could utilize the space for indoor play. Not only that but the space could still be used by the ABC festival to keep the festival in the heart of town. The old community centre and fire hall could be converted into a much needed daycare and new library. By keeping the existing footprint of buildings this also ensures there is adequate parking for the recreational facilities still in place as well.

recreation since it was donated for and intended for the community's use. As we grow as a community, this walkable space in the heart of the community is one of the reasons people love it here.

Retain the arena as recreational space and put in an indoor turf. Turn the community centre and old fire hall into a daycare/library/seniors woodworking space

Minimal possible Residential and green space

Nursing home/ retirement residence

Green space/rec space

Retirement living

Retirement village

Keep it the same build houses someone else

Recreation

Community use/township storage

Recreation or park

Im in favour of all above provided its the right fit for the neighborhood and is no higher than 3 stories.

Parkland and public space for families

No idea what is needed? Senior housing?

parkland - greenspace

Farm local market, rental hall, music band shell, multi use building for local events

Garden

Keep them what they are so we have central buildings to host festivals/events.

Community center could support a daycare, arena provides large space for ABC etc.

Recreation only

Indoor pool, community centre

Recreational

Kept as recreational parkland and community gathering/meeting place. Refurbish the community centre as a community hub or donate to a service organization such as the lions or community pantry.

Rent out to user groups at a reduced or no cost compared to the new rec centre.

What are the options for the Wellesley Agricultural Society Fall Fair if this is developed - It looks like the community centre will also be demolished???

Assisted living for seniors

Park land

Dedicated Retirement / Home care living

Park

Recreational/repurpose existing buildings - possible daycare in community centre, indoor dry sports in arena, convert Jack's room to retirees woodworking shop like Baden has, use existing washrooms and change rooms for the ball diamonds, etc.

This property is central to downtown post office and stores. It is perfect for a Senior Nursing home and living space. I know so many people who lived here all their lives and have to go out of town when they age. Think about it between New Hamburg and Milverton there is nothing for seniors. Wellesley needs a facility like Nith View and so do the people who built this town into what it is today.

Retirement nursing home

Want the community centre and arena to remain for future ABC festivals and Fall Fairs. We need parking for ball tournaments - Don Green Memorial.

Would like arena to be used for indoor soccer, ball hockey, lacrosse, etc for kids and others who cannot afford to play hockey during the winter months. Would like available for additional pickle ball courts as the sport is growing.

Community centre would be ideal for additional day care as the village continues to grow.

I want to ensure that the waterpark and the playground by the picnic shelter will continue to be well maintained going forward.

Recreational facilities for the entire town to use that are convenient to walk to.

Recreational facilities for the entire town to use that are convenient to walk to.

It's a community area and it should stay as such

Please consider keeping the land as recreational and place an indoor pool complex.

Recreational facilities/parkland

Keep it as a community space. More parks, expand the dog park, add some trails and trees

Regional subsidized housing or cooperative housing

Nothing - leave it green space

Good restaurants, more nature space, grocery store. Just please not multi story condos.

Library /Heritage/cultural centre

outdoor pool / gazebo with rental options

Leave as parkland

Public use space

Retain the land as it currently stands

Green space, trees and gardens and pedestrian connections/paths.

Parking spaces for ball diamonds, splash pad etc. Maybe some more green space

Parking space for the two baseball fields plus all the soccer fields. Maybe some courts for pickleball tennis or other sports.

Park

Keep for future township/village needs: a library; township buildings like a new township hall, etc.

Community related programs, building or events. That's what the land was donated for and should stay as that. It was donated for the community and those who donated it would be upset if it was being used for things other than what was intended

Parkland

Park land

Park land

Make proper use of the space (day care and multi use space) as the new arena is a massive WASTE of tax payers money as it's useless for anything other than hockey.

Retain the existing infrastructure

DEVELOPMENT IS NOT NEEDED STOP WASTING MONEY

Wellesley has a lot of land already slated for residential and commercial development. A forward planning vision for Wellesley and the rural area surrounding it need to plan for these future expansions. We are already in need of and the need will grow greatly for an additional Day Care, a Youth Drop In/Activities Centre and a Seniors Day Program Centre. This property was donated for the use of the community and should remain so.

Leave the buildings as is community centre can be used as a new library/ day care/ youth centre. Arena can be set up for many activities for adults and youth, no need to walk a half mile for kids to do something. Molesworth and Katherine streets are too narrow for traffic for residential. Need to drive on sidewalk already when meeting another vehicle VERY UNSAFE!!!!!!

Outdoor recreational facilities: outdoor community pool (similar to Beechwood Community Pools), tennis/pickleball court, and a basketball court. We need more activities to keep older kids as well as adults/families involved in physical fitness activities. There is no demand for commercial properties - the ones we do have are constantly being changed over. Further developing the parkland as more outdoor rec facilities would benefit all families in this area. The facilities at the new rec centre are amazing, but not within walking distance which means many kids/people will not have daily access to them.

the town does not have enough parks and nature spots even with the part outlined in red Make trails, plant a lot of trees. the tree giveaway one fall could all be planted here and volunteers will plant them. use our tax money to upkeep it. Plant a small forest, leave the splash pad and playground, dog park, and sports fields. we need a place to go that is right in town for the kids to play. Make an outdoor bandstand, or perhaps a monument for the soldiers who died for us like a cenotaph. make flower gardens and paths through the forest that is planted. why pave land over all the time? What a real gem we have here they can be used for everyone. what about a one-mile walking path, trees, trees, trees! the best time to plant one was 20 years ago, so plan for the future, or make a grass field for outdoor venues for music with a covered stage and lots of room for lawn chairs. Maybe the township could make a concession or an ice cream booth off the old arena for the large beautiful park we could create

I strongly believe that a pool and tennis courts would add a fantastic quality of life opportunity in an already fantastic community. They would also complement the existing recreational space and add to the Wellesley Park's special role as a community focal point. While the new arena is going to be a community focal point going forward, the Wellesley Park's close walking distance to much of the village's housing makes this piece of land too valuable for residential development that will not meaningfully add to the village's housing stock. Furthermore, I know many Wellesley residents who want to put in backyard pools, but find the cost too prohibitive.

Youth centre for activities and dances. Senior centre.

Park and recreational only

NO HOUSING

Low cost high rise apartments or senior condos

Community space like it is.

Recreation!

Keep the fields as green space recreational sports fields

Seniors home needed

Park / community space.

parkland, green area, soccer field, outdoor skating rink in the winter, picnic area, farmers market

Recreational. This was notably left off as an option in your survey!

Industrial/commercial

Parkland/recreation/retirement

Swimming pool and park land

A) Indoor pool with multi use courts

B) An actual plaza with brand name grocery store, shops, maybe a place for teens to hang out that has games, etc.

Keep it as recreational/park/community space

Recreation

The property was donated to the Village of Wellesley in 1962 by the Wellesley North Easthope Agricultural Society and as per the agreement 'shall only be used by the grantee for park, recreational and/or municipal purposes'. Therefore this property should be used for park and recreational purposes first and foremost and never to be sold by the Township. Based on my experience, changing the conditions of original agreements of properties donated in the past discourages future donations of property by others going forward.

Community area

Recreation area

It would be great to expand the park or create a multi-use facility that supports recreation/the park space
A second school as I think we are outgrowing our current one.

It should be left as is for 5 years to see if the Fall Fair and the Apple Butter & Cheese Festival is going to work at the new facility. I would like to see the building remain for future use such as indoor soccer for kids that can't afford hockey, for baseball practice, bmx bike jumps, skateboarding through the winter months. This could all be rotated on a schedule. The existing Jacks room could become a future woodworking shop for seniors. I think it's a shame to get rid of the arena because the citizens around the village of Wellesley, including churches and business's put this building up without tax payers dollars. My understanding is ABC tore up the mortgage for the arena and Jacks room before the St. Clement's arena was paid off by Township. The ABC festival is vital to the village of Wellesley for all they have done and continue to do the the village and school.

The Community Centre should be left for 5 years as well for future day care space, a play area and maybe for future library.

Keep it parkland or turn it into an outdoor pool.

Continuing using the present Community Centre for rental purposes. So much money went into the kitchen and washrooms it's a shame to throw away so much money when the hall is in great condition.

Parkland

Parkland and seniors housing provided municipality does not sell any of the property. The property was donated by the wellesley north easthope ag society in 1962 to the village of wellesley. According to the agreement the land shall only be used by the said grantee for park, recreational and/or municipal purposes.

Institutional and entertainment

4. Is there a specific use that you would be opposed to?

Commercial

Apartments

Low income housing

Recreation space

No stores or low rental housing!

Apartments or condos

Town houses/dense residential/apartment buildings

Residential apartments

Commercial or single homes

No

Low income housing

Low income housing

Single family homes ,

Low income housing, high rise building(s).

I'm not opposed to it, but I'd rather it not be residential and focus on residential somewhere else.

While I know there is a need for more affordable housing, I would be opposed to low income or subsidized housing being put here. We simply do not have the infrastructure or transit to support low income households.

Not appropriate for an industrial site with all the surrounding residential

Residential

Strictly residential or commercial. This is a central area in town - recreation/community needs must be incorporated

Big box stores, chain stores

4 plus story multi res, large retail, tim hortons

Low income housing

Any use that would further increase taxes.

High priced residential housing

Low income Housing

Apartments that are tall

High rise

Anything commercial

I would be opposed to a sky high apartment building, or low income housing. I don't think directly in the middle of our town, right next to the public park and ball diamonds is the correct location for that.

High density housing

turning it into all residential, we need more green /entertaining space, cafes etc

Apartments

Apartment building/complex or low income

Not redeveloping the area

Residential house

Single family dwellings/low density housing. Industrial use. Left as a parking lot.

I am opposed to taking land that was donated to be a recreational resource to the community and turned into dense housing

Developers interested in putting in dense residential housing. Subsidized housing.
commercial

Business

I am opposed to condo or apartment building or high rise that would attract many people
low income or subsidized.

Big box store

Industrial/ manufacturing

Use exclusively for one group (eg, a retirement home, a space just for children, etc.)

Low income housing

Commercial

Large commercial buildings or highrise residential

I WOULD BE OPPOSED TO HOMES OR TOWNHOMES OR CONDOS THAT ARE PRICED AT THE LUXURY
LEVEL. OR WHAT MANY WOULD CONSIDER LARGE UNITS.

Low income housing

Big box stores, low income housing, retirement facility, subdivisions, apartments

Anything mid to high density housing.

Low income and subsidized housing

High rise , low income housing

Subsidized housing

Subsidized housing

Tall housing building

Low income housing/ apartments/ condos

Low income/subsidized housing

low income

No

Million dollar homes

Residential development keep it as Rec land and buildings

No more housing specifically for the seniors

We would be opposed to anything that would be loud.

We would be opposed to low income housing unless it is for SENIORS. We would be opposed to anything
that would be loud and noisy. We would be opposed to a building higher than 2 stories. We would be
opposed to a grocery store, or one large commercial operation.

An indoor soccer facility/anything recreational that is available at Bill Gies.

apartment building

Not a specific use, however would like the redevelopment to be aesthetically pleasing. I wouldn't want
the development to be crowded.

low income housing

retail/ restaurant

Residential

Single detached housing. Removal of current park areas and sports zones

Low income housing

Commercial

Selling the land

Low income housing

High rise apartments, townhouses. I think it should maintain the original purpose of bringing community together.

No

apartments / low income housing

Industrial use of any kind.

Seniors housing

Commercial. Industrial.

No

Low income housing.

No

Low income or Govt subsidized housing. Anything that would cause consistent noise (community centre levels have always been acceptable)

Commercial

Low income housing, franchises or housing of any kind

commercial, institutional, entertainment

Low income housing

Assisted retirement living. It would also create jobs.

Homeless shelter like Erb Street

Low income housing

industrial

Low income housing

Taking it away from community use.

everything but parkland/greenspace

single family homes

Residential rentals and high density housing.

Commercial

Residential use or distracting and disturbing commercial use that will disrupt peace

Affordable for seniors

Industrial, high rise apartments

Commercial

Green space, recreation, indoor event spaces, daycare.

Manufacturing. Anything noisy.

Residential and commercial use

chain restaurants/stores.

chain restaurants

High density residential

Fully commercial. Also regular residential houses

Apartments

Tall buildings attracting high traffic

Industrial

All except recreational

low income housing.

Commercial or industrial

high-rise buildings of any kind

High end apartments.

Industrial

large high rise apartment

Commercial, big box, chain restaurant, fast food.

Purely commercial or institutional.

Anything that does not offer full community benefits since this land was donated by the Ag Society for community use

Residential single family homes

Industrial

Regular apartment building

Government subsidized low income housing

Retirement or low income / regional housing

Subsidized housing

Low income housing, town homes, single dwellings

Industrial. Single detached homes. Also, any use that would curtail enjoyment of the recreation lands.

High density housing of any kind.

No high rise buildings higher than 2 stories

Regular (ie high priced) residential housing

Industrial development, or high rise apartment/ condo.

I dont think we need more commercial space

I would be very opposed to seeing accommodations that would allow the tenants such as those that have resided in the apartment building beside Pym's. Having drugs and issues where the police are often frequenting is probably not the kind building Wellesley wants on a larger scale

Retirement homes

Commercial only development

High rise cramped living space.

Condos or apartment building or any other busy business that would cause high traffic near the other land.

Apartment buildings / condos. Anything that would cause high traffic

Major retail chains that would impact current local businesses. Also consideration for traffic flow if introducing residential/retail to a primarily recreation-focused area.

Industrial

No

High density housing or subsidized housing unless for seniors only.

We would be opposed to any development that does not include seniors housing and/or affordable housing.

Subsidized/ low income housing that would draw certain individuals increasing crime/ vandalism and drug use in our small town

We do not need more Recreation. We are already paying for a massive recreation centre. We do not need anything more in that way.

Industrial

Housing

Chain stores selling cheap garbage

Commercial use

Multi-level residential - there will not be enough parking for ball diamond use if they develop the 3 acres the arena and community centre are on. Most new multi-level units do not have adequate parking for the number of people who would live there.

Low incoming housing and homeless shelters

Low income housing and homeless shelters.

big single family residential housing

Noisy commercial or anything that would hinder safe use of park area.

Housing - should stay a community

I would be highly opposed to "Just Seniors" housing!! The land is public land so make the housing available to all the public(people) in the Township!

Low income housing or commercial/religious

High rises/towers

Multi-residential

Low income/subsidized housing/townhomes

Apartments, townhouses, strip malls. Keep Wellesley charming and classy

No

Low income housing

Retirement home

Multiple story apartments/condos

Nothing in particular for the 3 acres. I would definitely be opposed to any development of the 12 acres.

Green space and park space are very important to a village setting. It is why people move to villages.

Low-density housing

Low density housing

As long as it's sports, I'm ok

Community and recreation spaces would be essential here.

Residential as sole use. Must complement and enhance the recreation land there.

I live on Brown St. Really don't want to be flooded with multi story condo building directly across from my house.

Commercial uses

Would not like to see at all become residential

I don't think the area would be suitable for anything that would be very noisy (e.g., some manufacturing)

industrial or heavy commercial

Multi story condo/apartment buildings

apartment buildings

residential

No

Pool, farmers market, parkland for events like ABC Festival and Fall Fair

Not developed into high density living.

Single detached dwellings

Low income/subsidized housing, apartment complex, condos

Subsidized Housing

Commercial

I am opposed to any commercial or residential development.

Commercial

High rise condos or commercial

Anything other than park/rec

Residential - rentals; multi units,
commercial use

Ripping out of the splash pad and not maintaining the current park lands.

I would be opposed to not maintaining the current splash pad and parklands there. Please keep them

All commercial

Single detached dwellings

Multi-story apartments, exclusively social housing, big box retail

Pure commercial

Multi-unit dwellings over two stories

Retail outlets

Low income for riff Raff - poor seniors are low income and are respectable for the community

Commercial or residential use. That's not what the people who donated it intended for it. It was meant to be a community space, and to do anything besides that is dishonoring their intentions

I am opposed to low income housing... as there is no good paying jobs in Wellesley and no public transit affordable seniors housing but definitely not an apartment building

commercial, highrise

High density housing

commercial

Tiny homes, tent city, subsidized housing

Tiny homes

Tiny homes/ homeless tiny homes

Any development

residential houses

Apartment complex or any other high density living areas

Day care / pre school in community centre and multi use area in arena

Housing

DEVELOPMENT IS NOT NEEDED STOP WASTING MONEY

Nothing that would put children at risk

Residential (NO apartments, town houses or multi unit residential or commercial

Residential, apartments, row town houses

Commercial and residential - They don't match what's already in the area. If residential, the new/modern house styles will be directly across war time style housing and will be an odd look - likely devaluing the existing homes in that area

high rise, apartments, any buildings for homes.

Residential

Commercial what is being done

Residential and commercial

low-income housing - government assisted living

Tall condo buildings

Keep the buildings. Community center can be a day care and event space, arena can be indoor turf which is always in demand for winter soccer, kids baseball, ultimate Frisbee etc. Township has a real opportunity to build for the future here and retain the small town atmosphere.

Industrial, commercial

Something expensive

high density residential, industrial

High priced housing

no

Housing for profit only.

A commercial "strip" mall

Conventional single dwelling home residential houses or townhouses, especially if they are NOT leveraged into affordable housing for disadvantaged households.

Greenspace!! No houses.

commercial

Low Income Housing

Low income housing

I would be very upset to see affordable housing or apartment buildings built in that area

low income housing

Low income housing

subsidized housing

Large multistorey apartments

High density housing

No

no apartment buildings- nothing 3 storey or above

Affordable/low income housing. High rise (2 stories or more) buildings of any sort. This area is quiet and has always been designated recreational.

Affordable housing and anything that goes above two stories.

A retirement village

I'm opposed to any apartment buildings/condo buildings that would bring too much traffic.

Retirement village with resources and services for them

Highrise or high traffic options

Multi family housing

High traffic commercial, there are a lot of residential homes plus kids in the area. Should be mindful of neighbours.

Commercial

residential

No

Where tax payer are not getting discounts on future tax increases.

large stacked condo's or apartment building

Condos

Commercial use, box box stores, etc

Commercial and residential

Anything related to hockey

Low income housing

i would love to see more use for seniors and maybe brownstones, work live play mixed use, with potential for more stores with living above that is all accessible for people with disabilities

i just answered with the wrong answer and hit send. I wasn't opposed to (more for seniors and possible brownstones with mixed use was my answer. I WANT to see this)

All residential.

Residential houses

Large scale commercial or industrial

light industrial would be ok as long as within a reasonable noise limit

Retail outlets township building

Multi story apartment building

High rise or taking anything away from existing diamonds, soccer field and recreation areas

Residential

any residential housing or commercial use

Yes, just leaving as is would be unacceptable

Housing

Housing

Property should never be sold to a developer nor investor and should never be used for industrial or commercial purposes.

Buildings or houses

Industrial

Any development

Retail, low income housing

Large single homes (residential)

Anything costing more tax dollars

Something dangerous. I would love for a place for families to gather, like it is currently—but obviously we know it would have to be different somehow.

High density anything. Anything other than green and community spaces

No tall buildings or commercial use

Low income housing. This location makes zero sense for that use.

The entire area should remain community space. If there is to be residential, it should be dedicated to retirement dedicated buildings and not exceed 30% of the land area. The community center should be retained as a day care/ seniors center, and the arena could have turf or other surface installed to allow for indoor recreation not hockey related during the winter. Such spaces (ie. Indoor turf) and in short supply outside Waterloo and are often continuously booked.

Low income or subsidized housing. Large story apartments.

Subsidized housing

Recreation and cultural. ABC stays in arena, arena offers winter indoor soccer, kids baseball etc.

Community center can be day care, kitchen is already there. Worst case, community center comes down for retirement housing if that absence of housing is a deal breaker.

Single family homes

Apartment building

Residential homes for sale.. residential rental units only

hoping that whatever ends up there is consistent with the residential area

Expense housing.

Any kind of development other than sporting activities.

Million dollar homes

Commercial use, we already have the downtown area and I feel there are plenty of opportunities there for stores and such.

Low cost housing

Commercial

Something not designed for the community

Apartment complex

Opposed to regular priced rents

Residential

I'm not sure there is a need or demand for cultural or institutional, we also don't need more park space because of its location and industrial space is not appropriate here

Expensive housing

industrial, anything that would cause a lot of car traffic near the park.

Tall apartments that house many families.

Low income housing or housing of any kind of stores!

Mixed & commercial

more housing

Commercial

No

Commercial. Avoid commercial vehicles on those small back streets.

Highrise, low income

Sale of property.

Subsidized housing

Industrial

Subsidized housing

Subsidized housing

No high rise apartments

Smaller homes that people can afford to buy either for retirement or first time home owners. Just like the war time homes they used to build

Something for the community to use.

Anything that would cause taxes to increase AGAIN

Casino

A Commercial business that would draw a high volume of customers, ie more traffic, noise, waste, light pollution.

Yes, residential or commercial

Affordable housing/multi unit housing

Subsidized housing, apartments

Commercial

5. Do you have anything else you would like to add?

No

Low income housing attracts the wrong people to the town and reduces our property values
Wellesley now has a brand new centre use it to the fullest, I feel the whole space soccer fields, ball diamonds, water park etc should be part of this project not just the arena, community centre & firehall.
Put everything in one place.

We know that if these things are kept a lot of money will be spent to update it washrooms, parking etc..
We do not need our tax bills to go any higher for something that the other towns in our township will not use.

Living in the area of the arena and community centre I would love to see it kept as a parkland. A place for baseball tournaments to use if needed, a farmers market, keep it for the ABC festival and the fall fair as it is accessible to everyone. I believe you should listen to the community that lived in that area. Having it there has kept the small town feel.

Would be great to see a seniors residence/long term care home with green space as this plan was abandoned at the east end of Ferris Drive in favour of residential.

Please keep in mind that parking will be limited for the adjacent public spaces due to loss of the arena parking lot.

We need apartments for senior living in this community

A low rise, possible subsidized housing complex will enhance the diversity of our town.

Affordable housing or housing for seniors would be nice to have.

I think it would be nice to see something for our seniors.

Children programming/ daycare/ education resources

no apartment's or town house complex's. Should be a subdivisions like Gerber meadows or Schweitzer.
Wellesley doesn't have the infrastructure for low income housing. not bus routes , no places of employment.

The township, especially the village, would highly benefit from having a public pool. The location is a walking distance for everyone in the village and can allow our community to finally have the pool we've always needed. Whether it be an outdoor pool or an enclosed pool, the township's current desire for a pool would guarantee plenty of use for swimming lessons and recreational use in the summer. It would also save from residents having to drive into Wilmot and pay a non-resident fee to use their facility. It can also add as a job opportunity for both young people and adults.

I also agree that the ABC Festival should remain at this location as it is the most central and accessible for all residents.

I'd rather it'd be turned into a 3rd place! The Gaslight District in Cambridge does this well. It gives the ability to have many different events and potential for growth. Now that the Tavern has closed, how can we hear local artists? Their could also be a space for vendors, similar to how 44 Gaukel is done in Kitchener. Yes, I understand this could be residential, but 3rd spaces are so important! They're accessible for all, playful, and could really flourish in this community! As someone who grew up here from 13, to now 22, I would have loved one of these spaces when I first moved to Wellesley! I moved at the beginning of summer and struggled to find friends, I think a welcoming third place would be amazing! ...3 stories if needed but only if the buildings are not close to residents for mix/purpose if they are nice looking and not 3 stories everywhere... it should still feel open and welcoming for the community. The location is so central, that it'd be a shame to lose the community centre/community space. Ideally the space could be converted to still include indoor community spaces and open, outdoor areas with walking paths, grass areas, playgrounds, a covered pavilion, etc.

I think both buildings could remain where they are. The community centre building could continue to hold events such as the blood donor drives and craft fairs and could be rented out for private events. The old arena could be repurposed - floor hockey, indoor soccer, roller skating.

Something that did not allow shared parking. Appropriate parking lot size needs to be maintained for the ball diamond, play ground, skate park etc. Could be the ground level of a building though. But would have to allow public free parking.

The town has grown so much in the last 30 years, we need to offer more resources for those living here today not increase housing!

Extension of maple leaf seems like a mistake - promote less cars in this area

We need a public pool, classes and resources at Wilmot are for their residents first, and fill up prior to Wellesley being able to utilize their options. With the pond being completely exposed, it's irresponsible to not have a place for kids to learn to swim.

I think residential that accommodates those who are single, couple vs families is a big need. Starter apartments, retirement/downsizing apartments and in-between. Not necessarily low income, but certainly affordable is key word.

Build lower cost housing. We don't need another subdivision full of million dollar homes

I believe given the surrounding area mixed use - small commercial, small community space, multi residential would be valuable. Ideal if it took into account energy transition and was built so it could be self sustaining ie net zero there by passing on lowering operating costs.

There are no resources for low income housing and local jobs are extremely low paying. I haven't minded living close to the fair, ABC, etc - dealing with speeding traffic from hockey, soccer, baseballs etc. not impressed with how we are told things would be done one way (ie skate park) but when the new neighborhoods complain about noise and kids swearing (even though it's beside the pavilion/not near any houses). It's then put right beside houses. I don't like how big Wellesley is getting. That was part of the appeal to move here 20+ years ago

A seniors living residence or affordable housing (that is actually affordable!!) would be most needed in this area and would likely be most well received.

Please help increase the tax base with additional residential units. We are already drowning in taxes with no end in sight for these ridiculous increases that only benefit a minority of people (hockey parents). This community needs more diversity! We need to try to attract more business to Wellesley proper so that there is the opportunity for people to work and live here! Being a bedroom community with homes mostly above \$750,000, with few rental options and limited employment does not help to keep our youth or senior citizens! It would be great to create a vibrant community that is a year round destination, not just during the ABC!

Retirement condos are needed in Wellesley

The land should be used for either affordable housing for families and seniors or for institutional purposes.

I would love to see a plaza of some sort, sort of like an extension of our downtown. Wellesley has grown a ton over the years and we haven't gained much in the area of shops, a restaurant/bar, that kind of thing. I really think this town is dying for a restaurant/bar and right downtown might be the perfect place for one, as well as other stuff, a dollar store, a convenience store, that kind of thing.

Would like to see a proper grocery store chain to meet the demands of the area. Most head to Irra Needles area for groceries. As well a coffee shop such as Tim Hortons would be great! Amenities are important in this town which seems to be lacking but yet everyone wants it to grow in size. Very limited, and we ourselves are considering moving out of here and we have only lived here for 4 years!

Townhouse style condominium and rental units

Wellesley is in need of a nice section of town for business that would benefit our children.

I think you need to keep in mind that the entire area in red is community use land that always has kids, families, dogs and sports teams that need enough parking, lighting and make noise. Any form of residential use will have to deal with that all year round. Wellesley has a lot of kids and young families, keep it that way!

Really take a look at the needs of the community, affordable housing and a way for seniors to stay in the community are things I read about frequently.

The land in question is at the heart of town and should be kept as a space that all members of the community can use together. It should remain a space that can hold events to encourage a sense of community in our ever growing town. There is no need to add housing in this location. We have so many planned and upcoming developments on the outskirts of town that will more than fulfill our housing needs. I strongly believe that no developments larger than a semi should be allowed within existing property's in established parts of town. Anything larger than a semi should only be allowed in new developments so individuals know what they will be buying into in terms of neighbouring properties. It's not fair to existing members of the community to put large multi unit dwellings next to them. Wellesley is a beautiful town and the older areas of Wellesley have nice large lots with established trees. Let's stop trying to cram more people in less space similar to bigger cities. Developers only care about money, not the people of our town. Therefore I am 100% against the sale of this land to any developer.

I think housing accessible to seniors or lower income. We need entry level housing - apartment style in our township. It would be nice to see a Public Library Branch incorporated into the site.

I really want to stress that this central recreational space is unique and wonderful and a great part of this community. Communities across Ontario WISH they had wonderful pockets of land like this for their families to enjoy. It will be tragic if the decision is made to sell this off to a developer and disrupt the fabric of the community. This isn't about 'not in my backyard' - it is about honoring what that land was intended to be and how residents use and enjoy that space.

Utilize this land for things the township actually needs like a new library, a new daycare (wait lists are currently YEARS long!) Or a nice woodworking space for seniors. Maintain the arena as a recreational space that can be rented out to sports teams and recreational groups, or private rentals to maintain rental income and allow it to still be used by ABC festival and fall fair.

Please make something kid friendly like early on or community centre or swimming pool

Do not want to attract a lot of people to the area to live and risk having tents by homeless people take over the park like in the bigger cities.

luxury condo for seniors something for people to downsize into.

It was meant to be community land when donated. Therefore, any future use should honour and respect that, and in some way benefit the residents of the township and village of Wellesley in a manner similar to the way that the current property use benefits us.

There will not be enough parking as most people insist on driving. If the township worked on developing a better active transportation infrastructure, people could safely travel to recreation areas in ways that don't require large parking lots.

I would love to see development that includes commercial space, a community space, and affordable condos. One floor could even be a seniors centre or similar. A mixture of 1 bedroom - 3 bedroom units would be great.

It would be lovely to have natural & green elements included. Like perhaps the building is built in a square with the centre a lovely garden where weddings, graduations or events could take place year round.

Underground parking, too.

Something that serves the entire community, not just one group.

A rooftop garden or maybe this is where the community gathering space could be?

I would also love to see a community pool be included either here or at the new rec centre.

Would really like to see low income and housing geared towards seniors, including long term care, etc. Lets keep our residents in town, we have no nursing homes or places for older residents to go when they need care.

Lower income housing may create more issues in our small town

We need a Financially assistant Retirement home.....

Small size commercial/residential development wouldnt be terrible so long as all the green space stays.

It would be nice in the future to see an outdoor pool go in this location by the splashpad and where people can easily walk to. Young kids have no safe way of getting to the new rec complex without a car (ie no sidewalks/crosswalk). Wellesley township has no public pools that im aware of.

I WOULD LIKE TO SEE THE LAND REDEVELOPED INTO WHAT I CONSIDER 'AFFORDABLE' HOUSING.

WHEN I SAY AFFORDABLE I DON'T MEAN LOW INCOME HOUSING BUT I MEAN HOUSING THAT WORKING CLASS PEOPLE CAN AFFORD.

SO WHETHER THAT IS 2 STOREY ROW TOWNHOMES, OR 5 STORY CONDOS, OR SINGLE FAMILY HOMES. MAKE THEM AFFORDABLE.

AS FOR THE DOG PARK BETWEEN THE BALL DIAMONDS. I LIKE TO SEE IT EXPANDED PERHAPS DOWN TO THE LOWER SOCCER FIELD. PERHAPS WITH A SMALL WATER FEATURE. MAYBE A SECTION FOR YOUNGER DOGS AND ONE FOR OLDER DOGS.

THANKS

While I am open to repurposing the land for what the township and residents think is the best use, I think continued use of the land for recreation/community use should be considered. While the new rec centre is great and provides lots of opportunity for recreational activities, there is still value in having these facilities in the current space in the middle of the village. We should also ensure there is sufficient parking for the recreation facilities that will remain in the area.

I would like to see the community center be used as a new library. Our current library is small and not wheelchair friendly.

The arena land would be nice if something was built for seniors. A nursing home would be nice. Something like nithview. It would provide a place for seniors and job opportunities.

This land is in the heart of Wellesley I think it needs to be something that is good for all residents.

Add more recreational space, tennis, pickleball, etc.

Geared to income or seniors housing would be suitable providing some units addressing mobility concerns.

Would be very supportive of retirement village style housing

Perfect location for retirement style living

Retirement style housing for our aging community as it is centrally located to grocery store, drug store and community supports

A reasonable amount of entry level homes is what's needed the most. There should also be a limit of the amount of homes built. Trying to jam 50 homes in such a confined space is not appropriate.

Although there has been the usual calls for subsidized housing, I don't feel that that is wise considering there is already a problem with property crime in the area that does not seem to be a priority to take care of by local officials and as unpopular as this might sound, there is no desire in this community to increase that problem.

I would love to see a licensed daycare center here. Now that there is CWELC, it's nearly impossible to get into Inspiring Minds since people can now afford it. I am sending my two under 4 years of age to a private center for 1800/ month. It's nearly killing us. If there was another local licensed daycare with capacity we would be spending under \$900.

The park land, baseball diamonds and dog park need to be kept as close to as is as possible. The north side should be used for retail space and services that provide for the whole town.

Seniors housing or affordable housing would be great
retirement housing

I believe a new fire station could be beneficial as it is in the middle of town and currently the firefighters need to drive out of town to come back into town for the emergency's

Thanks for doing the community outreach!

This land should be used for assisted living and nursing home care

Keep land and building all as rec land for the future

Add something people of all ages can use or would be interested in or affordable housing as that is very hard to find now a days . Also it would be nice to have a new restaurant or food option in town.

Affordable seniors housing is the only residential type of building that should be done in this area.

Would appreciate something that decreases the tax burden to residents by bringing in more tax dollars for the township. If the need for senior housing exists, it should be for that. A similar structure to what is within Pond View. Would also welcome development of a grocery store. Would also like to see the solar panels repurposed within the township. Maybe the fire halls or new rec centre??

Space should be used for community enjoyment

I believe Wellesley needs affordable housing for young adults starting out and affordable and accessible housing for seniors and people with disabilities.

it's our best opportunity for some hi-density housing

I believe that the most appropriate use of this space would be to remove the existing buildings (including the old community center) and put in an updated community center space that will serve user groups centrally in our village, support space for apple butter and cheese/fall festival, include storage space for township vehicles and tools for grooming recreational fields.

This space has supported the community and provides a location in reasonable walking distance for the village. Pushing these groups out to the new community center will have folks driving to the outskirts for

these events and diminishing the small town feel. A reimagining of this space could also support a blossoming farmers market here in town as well.

Would like retirement complex. Long term icare.

Recreational use

Since the land was donated for public use, that should be key criteria.

I would like to see this area still be a hub for our community. Wellesley is in great need of smaller dwelling housing (for example, places seniors can downsize to).

I think the space would be an ideal location for a combined senior living community and local daycare. I would like to see the community centre here still used for community events as well. With the soccer fields, ball diamonds, parks, dog park, and splash pad, this area still attracts many members of our community whether it be for walks, sports, or other purposes.

The land should not be sold

A large affordable grocery store or medical building would be nice.

I understand that it is important to create affordable housing in our community but I don't think that this space is the right space for that. Perhaps a grocery store or shoppers drug mart would be helpful and support current community members without adding additional \$\$ to our existing taxes.

We need condos/apartments in the area. Having mixed commercial at the foot, will bring additional services to our village. My only concern is having adequate parking for any new units. KW guidelines on parking are less applicable, due to lack of public transit.

Combining street level retail with upper story residential would allow family-size apartments (three bedrooms), affordable rental units and hopefully a grocery store that would both ensure walkability for senior residents and support the commercial core of the village. Allowing a grocery store at Nafziger and Greenwood Hill would have a negative impact on the quality of village life.

AFFORDABLE HOUSING options!!!

Intermixed with other features to draw community members to the area. Trails, gardens, good lighting. "Urban" veggie gardens. Would be cool to have an enviro/green approach to the area too.

It would be great to see a Pondview (main building) type development on this property.

I believe there is a real need for more seniors' and retirement housing. Pondview was an attempt to address that, but the prices and monthly fees are out of reach for the average citizen. It's a shame when people have lived, worked and volunteered in this community all their lives but cannot retire here because there's no housing available or the costs are too high.

I would really like to see not for profit housing, such as a cooperative housing be built. This would give housing opportunities to people of all ages.

Would love to see something like seniors or retirement living condos on two floors with the ground level being new retail, service or restaurant space. Same could be true of residential condos. My main concern is the height of any new development and the people it will attract. I think that's most people's concern. No high rises! I don't think the infrastructure is there to support that anyhow.

Although I'm sure this isn't a consideration, I would love to see the whole space turned into a "central park" of sorts with lots of green space, covered pavilions and a space to attract more outdoor events. We need washrooms with splash pad change rooms and a booth for ball park.

Will there be enough ball park parking?

If you develop the lands North of the Maple Leaf extension for any use, where will the users of the recreation area park.

Will you be creating a parking issue for the surrounding neighbours?

There is not enough around here to support low income housing as well there is no transportation to get these people into the city if they need to. I believe this should be left as public parkland or possibly a community pool. Keep the Fall Fair and ABC Festival in the area as it is central and will still include the businesses in the area of Queens Bush and Nafziger. As well it could be a spot for a farmers market or an area that could be used for baseball tournaments and other events.

Would like to see senior and affordable housing

Retirement homes or a community use building is fine. All of the neighbors I have spoken with do not want subsidized housing.

I do not agree with low income housing or government assisted living. We already have a problem with that next door to Pym's. If the low income people don't have transportation, they can't get to work outside the village. I have more than one neighbour that has lived in town for their whole life, their spouse has passed on, now they have to move to out of town, because they need assistance. I find this situation very sad, these people have paid taxes here for many, many years and now they have to move. Everyone's taxes have gone up for the new arena, ok that's fine, but you pay the taxes for 20 years and hopefully more, Then retire, then forced to move to another town or city. That can be very scary for the elderly. Some people say Pondview, but it isn't assisted. I or we already have people going through my garbage, a person that sleeps inside the vestibule at the bank in Wellesley.

Why not show a map of the area to be redeveloped instead of a description. My guess is most people don't know which way is north or south of Maple Leaf Road. No set or approved plans? Any plans at all to be shared yet?

*A small strip mall possibly. We need to provide more jobs for teens.

*Small retirement complex....as im not getting any younger

Engineer the arena to remove the front portion in leu of road making it smaller. Retain the rest for multi use such as indoor soccer, picked ball, broom ball, roller skating, etc. Space for community gardens, outdoor volleyball as well as the need to retain parking for soccer and baseball as well as the splash park will be needed beyond the red highlighted portion.

This is the heart of the town of Wellesley. You have already ruined the community spirit by moving the recreation center to a location that is basically out of town with no availability to a lot of people unless you have a car. So much for promoting community and environmental consciousness. Everyone must now drive to the rec center. Having all of that as green space makes perfect sense. It is the center of the community and an opportunity to create more green space that can be used for outdoor activities by both young and old.

Our community needs more senior housing. I think a mix of independent living and even nursing home space would be ideal. Our parents have no where to live in town. This would also allow more single family homes to be occupied by more than 1-2 seniors.

Would be greatly opposed to any type of housing. Property should be used for the enjoyment of all local welesely citizens and not for a few people to live there. This would destroy the park as we know it and ruin the neighborhood

We need housing, senior housing, affordable housing, accessible housing

There needs to be more greenery in Wellesely with all the recent construction. Keeping it natural or using it for a community garden would be good.

There aren't enough places for seniors to live in Wellesley township. Affordable apts, townhouses and long term care would be so wonderful.

Preserve the community and rural heritage

Why wasn't keeping what we have an option in the first question?

Seems like there is an attempt here to push a certain agenda...

Keep the Arena for other uses, like roller skating, the Fall Fair, the ABC Festival etc.

The land was originally donated for recreational use for the people of Wellesley . It should remain that way.

There needs to be room allotted for parking. This plan doesn't allow enough parking for both soccer and baseball especially during tournaments.

Affordable housing and senior housing with nursing care is needed too.

Extending the road through this lot is a good idea but not necessary if it means more parking could be accommodated in the yellow area.

The focus of this land should be the sustainability of the community as a whole; this oversight with new arena has had a negative impact in the village sustainability. The village is not lacking in residential development lands and the potential for infill on underutilized parcels. Maintaining a large commercial space central to the village that residents can sustainably access is of greatest value and will provide better support for smaller scale affordable housing developments and or retirement. Facilities that limit the need for leaving the village are needed (i.e., appropriate size grocery store). This could also support the redevelopment of the downtown core by freeing up underutilized properties.

The town needs affordable housing and retirement housing. This should be a focus.

Senior's homes which are needed in this area.

I would really like to see some seniors Long Term Care facilities built there. We have such a lack of options for them.

Would like to see this space promote the existing uses of the playground, splash pad, ball diamonds, soccer fields, etc. to continue to draw families there, rather than create a use for the redevelopment that will deter families from the space and area. This space and area is well used by families and is accessible and within walking distance to those around the neighborhood. The redevelopment north of Maple Leaf St. needs to continue to draw families here. I have a safety concern with continuing Maple Leaf St. through the existing area, due to the speed of cars in this area where kids are highly using this space to play and run around. Currently, there are speed control measures in place to slow traffic within and around the playground, ball diamonds, and splash pad area.

This area should be kept for greens and recreational purposes only. Community center building can be used for small functions and get together. There is parking issue during events so ice arena can be taken down to extend parking.

More senior and affordable housing

would like to see the library incorporated into any new projects in the area - current library is small, crowded and not up to ODA space standards

This land was donated for the use of village and township. So do something to help the residents. We need affordable apartments.

This community would benefit from the option of more commercial businesses. Franchised businesses such as Tim Hortons or Harvey's would provide more employment opportunities and would address some of the issues of idle young people resorting to vandalism for entertainment.

This would also prevent the feeling of "importance" or "superiority" that is felt by certain local business owners. Wellesley "lifers" can be a judgemental and entitled group of people!

It is vital for this community to progress with the times and realize that being stuck in the past will only divide the residents. It is still possible to be progressive and actually strive to keep our population local!! How will you address parking for the ball diamonds, playground and splash pad?

What about washroom facilities?

Has the Wellesley NEH Agricultural Society been consulted about this?

I think we need to protect our downtown and keep the commercial area focused there. I agree with a missing middle type of housing project.

I am disappointed in the new facility - an aquatic componet would have been nice!!!!!!!!!!!!

I think the existing arena should be a indoor soccer pitch. This was done in Paris. I would suggest not selling the arena. I would redevelop the community centre and old arena.

I think a need for geared to income housing in the region would be a great use of this space. It's a very walkable site that would appeal to older people and young people with children.

I would like to see an assisted living for seniors created there

I'm in my fifties, have lived here my entire life, would like to downsize and stay in Wellesley and there are no good options. Many people around our age feel the same about Wellesley. We would like stay in our community with our family, grandchildren and longtime friends. We want luxury retirement condos and we aren't alone. When we drive through other small towns in Ontario we see lovely bungalow developments. Unfortunately there is nothing new like this in Wellesley.

I think additional park land would be nice.

Mixed use that includes accessible seniors housing.

I thing it would be ideal to have senior dedicated living. People live in Wellesley their whole lives and when retired and need assistance they need to leave the community. Opening some type of retirement home with potential home care/ assisted living options could create jobs within the community for adults and teens who more often then not need to leave town for a PT job. (kitchen staff, nurses, PSW, housekeeping, etc)

Make sure to maintain safe and direct pedestrian/biking connections to the recreation lands.

Make sure the plan would include adequate parking facilities for any new residential and commercial spaces, as well as for existing recreational uses.

Walking paths and trails are sorely lacking in this community. The present community centre/arena is one of the only spots that connects neighborhoods. I'd hate to lose that.

We should take advantage of partnering with groups who want to build lower than market rate rental and home ownership (sell back to the building corp.) opportunities. I understand that there are groups out there who will use donated land to do this.

I personally would love to see a low cost independant living FOR SENIORS (50+) building like mennonite homes built in st jacobs and possibly mixed use.

I know we badly need lower cost RENTAL UNITS FOR FAMILIES as well

I have worked in retirement homes, this high priced living is not needed here.

Would like ample parking to remain for the splash pad, soccer fields, baseball diamond and park.

I would love to see the current arena pad repurposed to an outdoor recreational pad.....very much like the one that is in Buckhorn. Covered and used year round. Accessible housing would be fantastic, as it would cater to all age groups requiring housing. A housing area much like how Pondview is set up would suit that area nicely.

Wellesley is an older town with many seniors who were born and raised in town . It would be very nice to have a nursing home for those seniors who require care to full care that would like to live out their days in their hometown. For many elderly seniors leaving home is bad enough but it's even worse to leave the town they have known all their lives as well as their families.

Living in a small community the school could have different programs that incorporate senior buddy/ grandparent programs, such as reading Storytime with the younger children, games and school projects (working together with a senior on the project)

So much positive and goodness could come from building a nursing home where the community center is.

Outdoor swimming pool would be ideal

I think this land provides an opportunity to add more housing options into town - more seniors housing, more housing for single income families.

Is there an opportunity for this land to be part of the "build now" WR plan?

Would like to see comfortable living space for seniors who want to downsize but still be able to remain living in the town Wellesley.

There would then also be houses being available to families or young persons who grew up in wellesley and would like to live here.

I think the land the community centre sits on and surrounding land is a great central part of town.

Whatever goes there should reflect this. It's easy to walk to for the majority of Wellesley residents, it's surrounded by community members. It's used for gathering, events, walking dogs, kids playing, and residents all protect and watch over it as far as I know.

Whatever becomes of the old community centre area should keep this in mind. Glad that everything else is staying!

That's the walking space of the community and their dogs space. High traffic would eliminate that.

It would be valuable for the village of Wellesley to have a small accessible community centre that can be used for community events. The Township of Wellesley Rec Complex is an impressive facility that will be utilized by all communities within the township, but there is still a need for an accessible community centre within the village. I understand that a commercial/residential would provide the potential for affordable housing and retail to the community, but incorporating a space that is community focused would still allow for this space (and the already surrounding area considered to be the primary hub for community involvement) to stay accessible inside the village.

First, thank-you for seeking and allowing input into this process. I am sure there is a lot to consider. Given the surrounding area, I believe keeping the focus on residential and (perhaps) recreation is most suited for those in that community. Without knowing all ramifications, some town homes or multi-unit condominiums that compliment the community makes sense to me, as our small town environments seem to have an on-going need for housing for those trying to stay in their home community and want to get into the real-estate market and for those wanting to stay, but want to downsize. Thanks, Peter Draper I think a senior residence/apartment could be nicely done on these grounds, plus a small expansion of recreation facilities (EG. Washrooms that will be lost with the demolition of the community centre) - I

would advocate strongly for a washroom accessible to members of the community who are using the remaining recreation lands.

Selling off the recreation lands would be shortsighted since this area is still a community hub that is walkable. This site still has enormous potential to enhance the community without detracting from the new complex. The parking on the land that is being reviewed will still be needed for ball games and tournaments, so that will need to be retained.

We are happy to see that the green space outlined in red will remain as sports fields etc. in the centre of the village. It will be necessary, as you, know to provide washroom facilities after the removal of the community centre.

Maybe a designated seniors retirement living or something like that to have people around thru the day and night, having people walking around the park grounds might cut down on vandalism, also the tiny strip on the south side of the soccer fields may as well be given to the home owners and then the township could atleast tack the land onto their property taxes instead of being unused land from a trail that couldn't be built

Yes, please consider the seniors when planning what to do with these lands. An area could also be set aside for affordable house. I mean truly affordable housing for the people who really need it.

Keep old community centre and revamp it. Then we can still use it and the land for the fall fair

This is a good opportunity to do some mixed housing and light commercial. Would be wonderful to have a local coffee shop, some cool interesting stores , a restaurant, etc. but important to include housing, too!

We need affordable housing. This would consist of apartments for both seniors and other residents. The existing community Center could be incorporated into the new development

I would like to see careful consideration given to how we can use the arena & community centre to enrich our growing community rather than as a means to pay down debt by selling the property for redevelopment.

The ABC Festival is an important event for Wellesley and i would like to see it continue at this location.

Purchased a home in this area purposely to enjoy the soccer fields and baseball diamonds and the arena that was there.

We'd like to see it kept for recreation use only.

We would like to be able to enjoy the baseball diamond, soccer field for families who live in town. Keep it for recreation purposes.

I would support LTC if it's a possibility, but i understand this is not easy to do. I would support affordable multi unit residential possibly for seniors. Would not be opposed to this development being part of the Regions affordable housing program.

Whatever it is used for should compliment the park area. Please respect why the land was donated and the request of that generous donor.

Choose wisely to regain the trust of the community.

This was free land given to the community, as such it should stay an area for children and others to enjoy. It should not be sold off to a select few to enjoy as housing or businesses.

Senior apartments or senior condominiums would be our preference. Hopefully a developer could be found that could build a senior's complex.

For a start an option of building senior condominiums down Brown Street is also an option.

Not to be in a hurry to tear down existing Arena as revenue from solar panels are profits at this point and the roof has a 10 warranty.

I would be in favour of affordable housing for everyone...not just seniors! There are many local young adults and families who are wanting to stay in our village but are unable to afford housing here and there is hardly any rentals to speak of. I think 1, 2 or even 3 storey townhouses would be well received by our community. I would like to see possibly 2/3 be affordable rentals and the other 1/3 be available for home ownership.

I also think an average to large size outdoor skating rink is a must!! Even with the new Wellesley Rec Complex Arena there is hardly any ice time for public skating. With an outdoor rink kids and adults could skate there all day, every day and at night, seeing how I think it also should have lights.

Would be nice to see some retirement living spaces for seniors, and then an active living building that could be used for things like pickleball and kids after school sports, the new arena is too far away to be of any use for kids walking home after school, would be nice for them to have somewhere to go play after school hours in the winter, as well as the location is perfectly centralized for drawing out people- able to walk down- for pickle ball/ future volleyball leagues within Wellesley to meet and build friendships with neighbours

With the recreation space staying as it is, it is important to consider permanent washroom facilities as well as parking for the baseball diamonds, soccer fields, splash pad and park. While the smaller parking lot by the splash pad appears not to be impacted, overflow parking will be required, especially if higher density buildings and use takes up the full redevelopment land.

A swimming pool or something else that would benefit the entire community & create more jobs
Developing this land in any capacity will not allow for adequate parking for the remaining soccer field, ball diamonds and splash pad. There is plenty of land slated for development on the outskirts of town. There is no need to develop the centre of town. Let it remain a place that the community can come together to enjoy. The community centre would make a great daycare and seniors workworking centre. The arena would make an excellent turf sports centre.

This is a walking distance hub for the village. It should be developed to continue to be a space for families and children to gather. Expand the splash pad. A natural area/playground. An outdoor covered pavillion park area that can be rented for events, etc. Add a lot more trees, benches. Bigger dog park would get good use. Bike trails. Running track outdoor. Expand the playground.

Preference would be to have a larger grocery store.

Wellesley is lacking in adult communities. I have a parent living in pondview, and its very difficult to grt space there. We are in need of more transitional housing.

Would be preferable to extend the dog park/ create a new bigger area. A small washroom block would be very useful for all arranged sporting activities and recreation uses.

I have heard councillors talk about affordable retirement living- Retirement homes are for profit businesses who charge exhorbitant fees for few services and is NOT affordable to low income seniors. I oppose a for profit facility of this type. A regional subsidy available LONG TERM care home is what would be helpful for future need- this requires planning and approval from ministry of health and long term care. It would be great if somehow there could be some affordable housing options for this 3 acres. That could be reasonably priced rental apartments or something like Clarks Mobile Homes in Guelph. The real estate prices in Wellesley are off the charts for any young people trying to get into their first home. I would also suggest based on my own experience that you communicate, communicate, communicate to the taxpayers your plans. News travels fast in the village.

I would like to see more affordable / high-density housing in the township.

I also think we could benefit from a larger grocery store in Wellesley which could go in that space. Perhaps Pym's could relocate if so inclined.

I think affordable housing would be good here. It's a prime location for walking to downtown, the school, and the park. Or moving the grocery store here could also be an option if the owners were interested.

VOLLEYBALL COURTS!!!!!!!

Don't rush into this. Mothball the old building, run the new arena for a year or 2 and see how the spaces get used. Wait for a good plan, not fast money. Don't let any private developer make money off the land without somehow enriching the community with community space, recreation etc.

OLD AGE HOUSING

Wellesley needs to update by laws in order to have franchise run business such as larger grocery, chain restaurants etc. It could still employ community members. This land would work well for this type of application. This would benefit future residential development as Wellesley would be able to sustain a larger population without residents having to leave town for common conveniences.

It's not a huge space to develop housing and lots of affordable housing is needed, carving out little token spaces that become available in the village is not a plan to solve this, it's bandaids. It means we can't expand the housing in that area and unlikely to have the parking to support it. Consider what would compliment both the green space and the needs of the township in this endeavour. This is not the only opportunity for affordable housing, there are better locations with room for expansion and better means to address residence needs of that neighborhood as it develops and have the parking to support it. I believe Wellesley should look into commercial stores and restaurants. Ex grocery store, chain restaurants, fast food or Tim Hortons etc. These would be common conveniences, very beneficial to Wellesley as it continues to grow, and develop in the future.

I would love to see some kind of affordably housing/rental in old Arena and Community Centre lands. We have a need for rental properties with affordable rent, and smaller, affordable homes. It would be nice to have some housing possibilities for young people looking to rent and stay in the area, for families who would like an affordable home, and for seniors who would like to downsize but stay in Wellesley.

I think that parking needs to be considered especially as it relates to busy times in the summer. If the parking were to remain as it is in the presented photo this will not accommodate busy times in the summer months. Sufficient road side parking will need to be designated.

Also, please consider washroom access for patrons of the parks and sports fields as this will be removed when the community centre goes.

Build it like the Village Manor in Tavistock. It is a perfect example of a seniors apt building.

Have some stores and shops, full grocery store, restaurants to give residents the ability to support local instead of being a bedroom community

we need more retail locations

keep it family friendly with the park and ball diamonds right there

Why do you care where I live??

I really do not think low income housing is a good idea. The town does not offer enough jobs or the transportation to get people to the city if they do not have a vehicle. I believe the space should be kept as parkland or possibly a community pool.

The space should focus on being used as something for the community. Developing it and having expensive condos isn't the right choice.

The 3 acres in the plan above does not include enough parking for the ball diamonds, playground etc.

If not a mixed use development, could be a great place for a grocery store.

This land cannot be sold and developed without sacrificing the much needed parking for the soccer fields, baseball diamonds and splash pads. The land should be kept as is and the current buildings can

be repurposed or added on to. The community centre would make an excellent day care or preschool. Something this town is in short supply of as waiting lists are years long! The arena could easily be converted into a multi use facility that could be rented out to various youth sports, intramural adult sports and young child/toddler/baby play groups. This would also allow us to continue to use this space for the ABC festival as it really needs to be in the heart of town within walking distance for most citizens to ensure tourists have enough parking.

I think you should look at partnering with the region, government and organizations like menno homes to create a subsidized residential complex in the town of Wellesley.

Wellesley has no subsidized housing available, which is ridiculous. You also don't NEED a bus route for housing... people who are low income still drive :)

Do not build anything that would have adverse impact to the park. For example ensure there is enough parking for baseball and soccer

Please! Let it stay as a centre of community gathering, as parkland alongside the sportsfields and play spaces. It is the only location that is central to both ends of town and really in walking distance for everyone. If you develop then people will stop walking through, and there will be more driving which has all sorts of negative consequences.

"Development" does not necessarily make the town better. We need green space.

I appreciate the opportunity to share my thoughts.

I recently went to the new arena for the banner raising ceremony/Jacks game and when i left vehicles were parked up and down Queens Bush Rd. And also in the Fire Hall parking lot.... I feel if you get rid of all of this land in the current spot, parking is going to be a huge issue.... Sell the land where the two buildings sit on but keep the rest of the parking lots

New arena looks awesome! Pumped to play there and watch our kids have sweet rink for their home barn!

Would be cool for the jacks game to have a shuttle bus from down town to arena to cut back on car. The home opener didnt have enough room for everyone to parking. And had to park on the road.

No high density housing

Ideal for more condensed housing... townhouses, or 2-3 story apartments, with decent outside space and parking. The type of housing that is missing from many new building projects; not everyone wants or can afford large houses with little outside space.

I hope that thoughts will be towards bringing in the most taxes \$\$ to help support township spending.

Some Commercial with apts for elderly.

An old age home would be fantastic for our older generation to be able to stay in their beloved town.

A gym would be great, or group fitness. A restaurant.

I would like to see the Wellesley Library move over to that space. I also believe that the pharmacy/drug store would be good as an anchor there. There could be those 2 as well as a coffee shop or small cafe that would be open in afternoon and/or evening hours. It would be nice to have some small commercial businesses on the bottom floor and some residential units above, at least in one section of the space. I would also like to see some washroom facilities for those who attend sports games or those doing winter activities.

I fully support the idea of providing housing for seniors or smaller families in that space. It's a good connection to have seniors apartments near sport areas so that youth and older residents might mingle. The same is the case for the library being there. It would be available to seniors and youth and for when people are there to drop off kids for a game or to play on the equipment.

It would be great to have a retirement home with care there too, but I think that requires a company like Schlegel (sp?) getting involved?

Good work with this first survey!

There is an opportunity for increased density on the site in the form of stacked townhouses geared for Seniors and or Affordable housing would be good. Appropriate amenity space included with underground parking (if possible). Could be purpose built rentals, or condominium based. Option for small commercial site would also be good within the area to accommodate both the new residential and the existing recreational lands. Or another facility that could be used for rental for private events like the community center was used for.

I think it should be low cost housing for eligible seniors

The arena and community centre were built through volunteer efforts and donations. A monument or installation acknowledging the community's commitment to recreation and local culture should be included in the design of whatever is situated in this area.

I would love to see a multi-story complex with a mix of housing and public space/commercial.

In particular, it would be wonderful to have a new library space that meets the needs of the community in terms of facilities and accessibility. A lot of newer library spaces have adjoining cafes - which would work well in Wellesley too! Meeting rooms that could be booked by community groups would be a plus as well. This is the centre of the town. People need to live here in homes that match what is already there.

Anything else will kill the vibe of community that exists at the park. Don't ruin it with commercial or big multi unit buildings. Will make it feel like living in a city.

Wellesley needs a community pool, even an outdoor pool that operates seasonal. Perhaps additional tax money from new townhomes or apartments could be put to good use to get a pool in Wellesley

Maybe a survey to area residents who would like to invest in the senior community building and living .

Should not have to leave their home to go to city living because nothing was available locally where they raised their family and can reside with their friends and neighbours - close to Dr, drugstore, shopping (that they were used to) post office etc.

Do not make this space a residential space. Id say commercial as long as it was for community members businesses at a good rate, but honestly it needs to stay a community space. Run programs like martial arts, indoor soccer, after school programs for kids, daycare, etc. Something that benefits the community members. Employment services, social services, bigger doctor's office, etc.

We pay high property taxes here, we dont need to bring in apartment buildings, or condo's.

Remember what the space was donated for, and use it for that or something similar.

I think a retirement home /assisted-living would fit well in our community ... People from Wellesley Township when they're ready to retire and stay where they know, and where their family are...

This would supply Wellesley with

Good paying jobs for all sectors

Volunteer hours for students

Part-time jobs for students

Sense of Community

They can watch their grandchildren and kids playing soccer and baseball

Extra park and community. Space.

As pointed out on your website, and then this article, the land was donated for community

The location at the centre of town so everyone can walk around and to the facilities

Affordable housing for seniors would be wonderful and parkland

This space currently provides a "heart of the community" within easy walking distance from most of the currently developed lands that the new recreation complex does not replace.

A communal gathering space anchored to the green space that has been assured to be maintained would be invaluable and cannot be regained later if the lands are all developed.

While there is a need for more low income/seniors housing in the township there are many other parcels of developable land that could be leveraged for this purpose.

Create a Request for Proposal & have prospective developers proceed with a project as soon as possible.

Use the sale proceeds of the land to immediately pay down the debt of the new Rec Complex.

I would also not be opposed to using the remaining lands for additional seniors housing and moving the ball diamonds & soccer pitch to the new rec complex.

A retirement community self sufficient for independent senior living, we are not a community that can facilitate subsidized housing or tiny homes with expectation of serving these populations in a manner to better the recipients expectations reentering a non subsidized or reliant manner....job opportunities within the town is unsustainable to increase independence without public transportation to city and town centres with workforce availability to better ones current situation

Our town has limited park land

Should be used for low income and seniors apartments.

Given the location of the land. Having a place for the community to come together would be ideal. This would hopefully create a closer knit community

STOP WASTING MONEY AND AND FIX REAL PROBLEMS LIKE THE SHITTY ROADS AND MAKING A SPACE WHERE PEOPLE CAN ACTUALLY GET TOGETHER

Convert the existing community centre and fire hall into a new library and daycare/preschool. Turn the old arena into a turf field like Paris did with theirs. Use it during the day for drop in play groups for young kids/babies with bouncy castles and toys. This would also be a great space for gymnastics and sports rentals on the evenings and weekends for kids and adults.

DEVELOPMENT IS NOT NEEDED STOP WASTING MONEY

Not too much light pollution.

This 3 acres in the middle of Wellesley is a prime location for a social welfare and recreational hub for every age group in Wellesley and the surrounding rural areas. The joining green space and play areas are already in place and add great supporting structures.

The community needs more than an ice rink, soccer fields, skateboard park and ball diamonds. The needs of most residents are not filled by sports.

Think of the growing community lots of other places for residential, use the buildings you have now for services for your residents. Think smart not how you can be better than other communities with outrageous spending, Would be nice to have real walking track in town that is relaxing to use and not be bothered with other ppl watching a hockey game. I Will not use the walking track worth the the drive to New Hamburg.

All Wellesley residents would benefit from an outdoor pool similar to the Beechwood Community pools in Waterloo. As we do not have a pool in Wellesley, it is next to impossible to get our Wellesley kids into swimming lessons at Wilnot rec centre, and we're also paying an additional out-of-region fee. An outdoor pool would give our kids access to swimming lessons, and would provide lifeguarding summer jobs to our teens in town. Families could enjoy family swims during the summer. A pickleball/tennis court would be a great addition beside the pool, and because it's all within walking distance of so many community members, would be accessed regularly. It would be a great family activity and older teens would benefit from an additional activity to do. A basketball court in that location would also give kids something to do. The ones at the arena again, while available, are not within walking distance for many families on this end of Wellesley. Further developing that existing area as commercial would be a wasted opportunity when so many community members have commented over the years about the lack of activities for teens, and the lack of access to a community pool. Having the park area remain as parkland but with more things to do would benefit all ages and stages of Wellesley community members.

be smart about this, it was donated land so why not keep it for all to enjoy? there is never enough in town park land , make another soccer field or ball diamond if the township does not like the above suggestions but please do not plaster it with homes.

The land was donated for park use by the Gerber family. If they knew you would turn around after their deaths and develop it they would have never given it to you. It needs to remain park. Period. Convert it into a swimming pool, since you fropped that from the arena plans. The local residents are 100% against any development

Please keep it focused on community engagement (a couple houses, some commercial and entertainment buildings)

Thanks!

Ensuring there is adequate access to the existing recreation lands, the splash pad, the baseball diamonds, the dog park. This is extremely important to us as we walk these grounds daily.

If the arena is demolished and the ABC moves to the new arena, the festival will be dead in 10 years or less.

We cannot dedicate this land to housing of any kind. We need daycare space, wait lists are years long. We need indoor event space capable of hosting winter activities. Community center and arena fo both.

Increase taxes again, I don't care, we cannot sacrifice our recreational space that is central to the town.

Putting the new arena outside of town was bad enough. It should have went where the current one is so we could preserve our central area of the town. Two wrongs don't make a right.

Senior living, affordable housing

The space should be used in a manner that incorporates residential and recreational/green space, and preserves the small town feel and integrity of Wellesley.

I think affordable retirement building

I would like to see low cost rental/housing units. Also a seniors complex with assisted living and nursing home. More businesses would also

be good at street level that could provide jobs for our teens and other community members. Maybe it is time to review the bylaw that doesn't allow franchises. We need to expand our commercial tax base so homeowners are not hit with unreasonable tax hikes.

The township should prioritize affordable housing on the site.

If you want affordable housing, make sure it's actually affordable. And absolutely 0 zero increase in taxes.

If you can't afford to build something, leave it alone.

Use it for affordable housing, or bring in a grocery store that's affordable.

My first preference would be that the space be used for community ie. recreational space, especially as it is within walking distance (enviro friendly) of everyone, unlike the new arena.

Alternatively I would support affordable housing, seniors housing options or other options that support community.

I would oppose sale to a developer to put up single detached homes/duplexes except under the situation that it leverages affordable housing solutions eg. Habitat for humanity.

No low rent.

Keep greenspace.

I also think institutional use or mixed residential and institutional would be appropriate for these lands.

We are in need of seniors living accommodations.

With the aging population in the township it is important to provide housing and services that are easily accessible for those who require it. Building a space where you can live and socialize is a way to promote the town and the small town charm that Wellesley displays.

The space would also be respected and well cared for which will promote a sense of community.

We will be looking to move out of the area if the space is developed with apartments or affordable housing units.

I believe it's a waste to be tearing down the community centre that is located in the heart of the community. This space could have been used for many opportunities and it's a shame that money is being wasted to demolish it.

Feel this would be a great space for assisted seniors and senior living residence

Wellesley is in desperate need for assisted living for seniors dwelling . This would be prefect location close to down town. Post office. Drug store, grocery store . Walking paths.

I believe we could benefit with a modern retirement or adult living community purposed building or buildings.

Poor communication to the residents of Wellesley. I heard about this from a neighbor. There should have been a flyer or letter in the mail.

Do not wish to see the downtown area congested. Roads are too narrow. There needs to be a wider street, more parking and lights at Queens Bush & Nafziger Rd.

Also need lights at Gerber & Nafziger or at least a 4 way stop. Need more parking for the annual Apple Butter Festival and more handicap parking.

I live at 82 Brown St, across from the arena. My in-laws built this house in 1952, and my husband and I moved back to Wellesley when his Mom passed. Brown St is both my husband's childhood home and our retirement-years home. We have a unique perspective on this neighbourhood. It has always been, and should always be maintained as, a recreational/community centre for the town. The new arena on the outskirts of town is a great addition to the township, but does not eliminate the value of the property in discussion for the recreational/community benefit of Wellesley as a whole. Whether or not more houses are added to the street, it should be prioritized as a quiet and single-dwelling neighbourhood that is recreational in nature. Once decisions are made for this acreage, it can never be reversed. Wellesley is known for its quiet rural charm, with a lovely, settled original core, and it is a major reason for its suburban growth on the outskirts. As a community, we are in a pivotal place to determine the character and essence of what these 3 acres will give to the life and future of all our residents.

Dense population housing is not the answer, and never will be for this plot of land. In order to facilitate our park, baseball tournaments and farmers' markets, we need ample public parking space, a dedicated washroom facility, and a maintenance building for our parkland. That needs to be accounted for. Are there complementary recreational options, such as an outdoor pool or a dance lesson studio, that would continue to improve the community core recreationally? Are there youth-support demands (tutoring, music lessons studio etc.) that could increase local employment and serve the needs of the growing population? More people, without adequate retail and youth-development infrastructure, will backfire on this community. Looking to our future, are our seniors needing retirement options that would offer them the beauty of green space and children playing outside their homes? A senior's centre, in the midst of bungalow housing for seniors, would offer both a gathering place for older residents to meet and volunteer in their community, and offer a facility that can be rented for outside activities such as clubs, family gatherings and Apple Butter & Cheese events in the town core.

I trust that this decision-making process is only beginning. I look forward to further discussion. Thank you for your time.

It is paramount to consider the character and feel of the homes surrounding this land when considering any future development. With that in mind:

1. For most, if not all of the residents surrounding this area, part of the decision to purchase was the adjacent recreational land use. They bought because of it being open and recreational in nature ... and specifically because it was not more densely developed residential space. It should first and foremost remain recreational. This option should not have been left off your list! Open parkland with garden space (perhaps with an expanded open shelter) for family gatherings and special occasion events would serve our community with something it does not already have.

2. Affordable Housing is a big political football these days. But Wellesley has neither the transportation infrastructure nor the jobs to support an Affordable Housing community. It also does not fit with the nature of the primarily single family, fully detached homes that are immediately adjacent to this land

parcel. Many of the lots adjacent are double-wide lots with an open feel. An Affordable Housing project simply does not match with, or fit into, this area.

3. Most of the adjacent homes are either fully detached bungalows or story-and-a-half houses. Relatively few are even a full two stories high. The old arena and community centre buildings are not even full two-story structures (apart from what you said in the above pre-amble). To put anything in this space that goes higher than two stories would absolutely violate the neighbourhood. While a residential development with two-story homes would crowd the area substantially, that pales in comparison to a three-story apartment complex. Such a build would drastically change the nature of the community in which we live. The increased noise, traffic, and closed-in feeling would forever change who we are and where we live. It does not serve the neighbours ... nor even the town in general.

4. If this land is to become residential, perhaps the most needed option would be ground-floor oriented bungalows for seniors. This would keep the neighbourhood relatively quiet, keep the height factor low, minimize density issues, and give the seniors a lovely environment in which they can have parklands and walking trails close by, and bring them close to where children can be seen and heard ... adding joy to their days.

5. An incredibly important factor that has not been considered is the parking and washroom facility needs of the ball diamonds, children's playgrounds, and soccer fields that are stated to remain. The weeknight and weekend demand for parking associated with these fields is substantial. I know this! I live here and see it all the time! A housing development of any sort is going to severely cut into that need. A design that would see parking overflow to the streets is also unacceptable. None of the neighbouring streets are wide enough to accommodate this. And again, the quiet and open character of the neighbourhood would be assaulted in the process. The need for washroom facilities to serve the play fields goes almost without saying. All of this takes space ... space that is in short supply.

Residents of Catherine St, Brown St, and Molesworth St all purchased here because of the quiet and open nature of the neighbourhood. The land in question has been designated for recreational use for 70 years. I would venture to say that was the intention of the Wellesley Northeast Hope Agricultural Society when it was donated to our community. I lived here when the old arena land was the ball diamond. It was a shocking disappointment when the arena was located on that open field, rather than where the ball diamonds currently sit. To now further violate the character of the neighbourhood by putting in any form of high-density, multi-story, or affordable housing project is simply inappropriate and does not respect the current home owners in this community or the character of the neighbourhood. For the community of Wellesley in general, the best and most appropriate use of the land would be a green space, parkland option that welcomes family and special event gatherings. Please do not simply slide past this option in your considerations.

Thank you!

Seniors apartments and library would be central to community

A retirement village is the most appropriate as it is very convenient to downtown, doctors, pharmacy, restaurants, etc. as to encourage the elderly to get out and walk. This would decrease downtown vandalism and problems and get a better mix all ages. Also, close to park for all ages.

I think the land should be used for something the whole community could benefit from.

Nothing else fits

Please keep it within the feel of the community. Children frequent this area so keep it safe for our current residents.

We love this area. The soccer fields, the park, the splash pad and dog park. I just want those to stay the same, when new areas are developed. Just hoping it doesn't affect those.

We need more industrial/commercial space in the township.

It would be nice if the grocery store was moved to this space. A larger store would perhaps create more job opportunities within town, better parking, more options (closer to home) for consumers.

Smaller/more affordable housing units seem sensible and could be accommodated on top of a main-level commercial space... thinking specifically of our aging baby-boomers wanting to down-size, or young folks who are just starting out.

In giving thought to improved pedestrian corridors, it would be great to see a bit more green space/tree plantings to increase curb-appeal. A lot of people also walk or bike down to the recreation space, so accommodating and encouraging walking/biking with better trails would be great. It would be awesome to see a trail system link the vital spaces of our community.

Seems like a potentially great location for a multi-story retirement home or an outdoor community park/pool area. Similar to Lions park in Seaforth ON. Wellesley township residents have a difficult time getting access to swimming lessons in Wilmot.

Please evaluate the origin of this land.

Was it gifted in the spirit of being used for a specific purpose? If so that should be honored.

In our opinion, This property should be used for multiple ways,

1) A Commercial strip mall should be developed to attract good chain stores, restaurants and other commercial businesses that will :

a) create local employment opportunities.

b) having local stores and restaurants will provide facilities to Wellesley residents and better living standards. Not having good chain stores and restaurants is a big issue with most of the residents. We travel to new Hamburg or Waterloo to get family groceries and other small item. Only good and reasonably priced store is Home hardware and we need more.

c) with having local mall will be environmentally friendly as most restaurants will not have to drive 25 plus km to get to stores and restaurants.

d) Having good restaurants and competitive stores will attract more visitors and new residents to the village, thus more opportunities and tax revenue.

2) Rest of the land should be sold for mixed use buildings construction. Revenue created from the sale can be used to pay off new arena's mortgage. Thus, property tax should be lowered for all residents.

3) condition of the sale of the land should be , builder will responsible for the utilities lines. Thus, the net impact on the village will be increase in positive cash flow due to capital sale, as well as , gain in tax revenues for long term, does overall lower taxes.

4) with extra money, lower taxes, village can maintain good facilities in new Areana ; thus make the town

attractive to new residents; while creating more economic opportunities locally and increase the service standard. My name is Gurjinder and live on Reiner Crescent. If you need more information, please feel free to contact me at 17057957975.

The location is great for accessibility to the downtown core and seniors and others need access to amenities that do not require cars. I would like to see affordable housing for seniors with social connections for healthy living

Adding more homes would be beneficial for the community.

We could also move the grocery store in that location which would offer more parking.

Seems like a great opportunity to turn the lot into a dedicated festival/event space

Would be nice to see it used for low income housing or additional community space for programming. I do not want to see it used for commercial purposes, I want to be used to support our community in Wellesley

Wellesley is in great need to provide recreational activities for families beyond hockey. The baseball fields, soccer fields and community Center have been important gathering locations for many years. Our school, seniors and families be well served to keep this as recreational land and add an indoor pool in indoor courts. Commercial and residential would be better placed near the new hockey rink.

We need more amenities for our growing town. This is an opportunity to make Wellesley and more desirable place for people who want to get out of the city but want to have city life conveniences. This is also a chance to give our under-served communities a place to have their needs met and feel like they belong.

Seniors living would be best

I would love to see more accessible housing/shopping perhaps brownstones and such.

Affordable housing with shops.

Ground level shop's with 2 stories of affordable/accessible housing above would suit a lot of community needs.

The lands are ideally situated to provide affordable rentals or condos. A seniors development is also needed in the Township. I would like to see a area set aside for new library space. We are a growing community. Whatever is decided, must consider the long term needs of the Township as a whole. Ideally I believe this area could be used for a full size grocery store and some adjoining smaller units for mixed retail. I would also not be opposed to lower rise seniors housing. Not sure long term plan for additional recreation at new facility, but this area could be a nice spot for tennis/pickelball court (s) since it keeps more summer recreation options at this location as well besides (baseball and soccer) since it is very central to most residents currently.

A retirement community would be good.

I would like to see more restaurants or stores of some sort.

Is a community pool an option?

If the township is looking to host tournaments or gatherings of any kind, it would be wise to offer places for visitors to invest in the community and encourage them to stay while they play. The community needs an inn, that perhaps includes a pub, that offers parking, and has regular hours. In keeping with the atmosphere of the area, these developments do not need to be, and perhaps should not be chains. It is understood that the community itself also needs to support such businesses.

The community needs amenities and infrastructure before it needs additional housing.

Time for the township to sell off this property and use the proceeds to offset the debt owed on the new arena complex.

The existing community centre would make a fantastic space for a new library, daycare or preschool. The old community centre could easily be converted into an indoor turf like Paris did with theirs. This could be utilized by so many different groups in the community! Not to mention it would still allowed for functions like the fall fair and ABC to remain in the centre of town (aka walking distance for the residents)

By keeping what we have we also maintain the much needed parking for the surround facilities. Senior housing could be supported. Why is there no option to keep the green lands and repurpose the old arena? I think council needs to mothball the buildings until our needs are understood. Take newhamburgs old arena as an example. Or aysr old arena.

There is an increasing shortage of publicly owned green/open space in the township so property should be used as a park. If developed it should be owned and maintained by the Municipality of Wellesley.

Future population growth will require more open space which already is in short supply.

This is a community zone, it should be for community use only. Needs to be an area children and community members can enjoy. Not for someone to make money!

Would like to see seniors residences in this area.

Maybe a day care facility could be made in the old community center

This area would be best utilized as a retirement development.

Wellesley is lacking affordable and small unit housing options

Sell the land and put towards the twp. Debt

I would love to see some seniors apartments in Wellesley! There aren't many one-story small homes left and many of us have aging parents who would like to stay near their grandkids without moving away. It would be great if they had a pool for themselves and select guests and some amenities to help them age gracefully and comfortably. Boomers are living longer than any past generation and will need options (and will pay for them). They would want gentle walking paths and perhaps nice parkland. A daycare would be ideal as well and could be coupled with the seniors apartments. There are research studies that show the benefit to mental health of seniors when they are helpful and around children.

A pool.

Retirement community similar to what exists on Pondview would be ideal.

I believe a great deal of time, effort and research is needed to decide on this matter. I like the idea of fully extending Maple Leaf Street and the existing recreation land is much needed. With the baseball diamonds remaining, ample parking will still be needed. The much used dog park could see an expansion, or make use of the old soccer field space. This location is embedded and centralized within the core of the community, that to do anything that doesn't convenience or enrich the day to day life of this community, would be a disservice. Consideration and respect must be given to the residents of Brown, Catherine and Molesworth Street as their views, front/back yards and property values will be affected by this. The same residents that have openly "hosted" the community and visitors for years through fall fairs, festivals and sports events/tournaments lining and closing streets in the process. To remove the community aspect from this location and property would be a regrettable decision.

I think a nice library space would be a wise step. The existing library is not a welcoming space for multi-purpose use or studying space.

Affordable housing is needed and would mix nicely with a library on the main floor.

I have yet to speak to a single individual who wants to see housing put here. The only compromise I could see being remotely acceptable to the community would be a portion, not all, of the land converted to retirement housing.

This is not the space for affordable housing. Without public transit to KW and employment opportunities within town it just won't work. Affordable housing should be built in the new build subdivisions currently planned. Densification of our central community space will kill the small town atmosphere.

If the ABC moves to the new arena, it will die. No amount of tractor rides will fix it.

As someone who has lived in town for 20+ years and volunteered at and attended the ABC every year, if the ABC is moved to the new arena I can honestly say I would not attend in protest. Very sad that it's being ripped down.

I am opposed to subsidized housing as there isn't places for people to work or shop in the area. Opposed to high rise buildings as well. Nothing in the area is taller than a 2 story.

Maybe turn into commercial buildings, food, places for teenagers to hang out or work. (Tim Hortons, subway)

I am against a road directly beside the park as we had suspicious cars previously trolling the area in years prior.

Our central recreational space needs to be retained. At pretty much any cost. Increase taxes to retain the arena and community center, that's fine.

Township staff and council needs to have a spine and do what is right for the long term and future community residence. Once it's gone we can never get central recreational space back.

The land was donated by the Wellesley NEH Agricultural Society to be used for recreational purposes. If it is used as a residential area, would this affect donations in the future to the township if the intended use is change by future councils.

It would be great to have the library moved into a new complex that has a mixed use some commercial (however do not want to remove too much commercial from the two main streets) and residential Senior's Home which is a need in this area. This will help to keep our older people here in town along with allowing others to join us.

having this park space in the walkable middle of Wellesley is a huge plus and it is very sad to see any of it disappear for any purpose other than recreation

I think a school would be perfect here as it is centrally located. Also it would have the sports fields available for use if the school for physical activity.

We have 3 subdivisions open right now which haven't started. Why are you hurrying to sell/develop this land.

I selected mixed on first question as I would be concerned about parking availability for ball diamonds etc if full 3 acres is taken by residential

Questions: If you develop the land what happens to the community centre ?

If the existing recreation land remains (2 baseball diamonds and 1 soccer pitch) where is the parking ?

Build an affordable seniors residence.

Bungalow townhouses would be wonderful.

Every other small town seems to have them

Affordable Housing is what is needed desperately these days and this is a great opportunity to create that.

Wellesley could use an outdoor pool

All funds and money generated by the sale or development of this property needs to go directly to the cost and maintenance of the new rec complex to keep our taxes down. Not a penny of this money should go to raises or bonuses for twp councillors.

We need more housing for seniors.

Potential for larger grocery store.

I believe affordable senior housing should be made available. With taxes jumping do much some seniors cannot afford to stay in their homes and could benefit from having some low cost housing available for them.

I believe this is a good opportunity to add some affordable housing in the style of townhouses built by habitat for humanity facing catherine street. (6-8 units). This provides affordable home ownership without putting the cost to tax payers and holds the new owners accountable by having to work and pay for a reasonable mortgage. Our community would also gladly step up and help with this initiative. I feel modest single detached houses (5-6) could back onto the existing houses on Molesworth street, so that backyards back onto backyards.

With the remaining land in the middle I am unsure of best use. I believe 3 stories is the max. height that should be allowed to not disrupt the neighbourhood feel, and could include only 2 stories facing brown street (maybe roof top patio) and 3 stories facing over the fields. This could be a seniors residence but not funded by the taxpayer. The easiest solution would be to build modest houses in the middle but I am not sure if that is best. If a building goes in the middle it could have some small rentable commercial space for medical ex. doctors office, massage, yoga studio as there is not alot of options for someone to open this type of facility in Wellesley currently.

What about a daycare or drop in centre?

I think it's a shame that our taxes have increased so much when I won't ever use the new community arena. I feel that moving so many summer sports to the new arena doesn't allow the local kids to walk to their activities. The "old" fields and arena were central to our very active community.

Leave as a parkland for the community. Maybe leave the community centre for a market. Keep having the Fall Fair and ABC Festival there as it is central for all who live in town! Our town does not have enough for low income housing. There are not many jobs in town and there is no public transportation to get into the city. Keep it feeling like a small town.

The current arena structure already provides revenue by way of solar panels on the roof. With lack of ice time available for all minor hockey teams and other other activities between the new arena and St. Clements arena (multiple teams having to share ice time) perhaps it would be worth putting money into fixing the ice cooling system and other things in the building so it could continue to be used as it was already used for. Having a 3rd arena would open up opportunities for larger tournaments and additional revenue.

Please don't turn it in to more housing!

I believe this central area needs to include activites accessible for our youth. The new arena is no longer 'accessible safe walking distance' for our children. There needs to be a central easily accessed opportunities for young and old alike.

We need housing for seniors: retirement home with attached nursing home. Many people have lived here a long time and want an option to stay in town as they age.

Keep commercial use on the outskirts. Keeping the recreational lands accessible to the the homes surrounding it

This survey seems to be very open to interpretation and not very thorough. I would hope that there will be more resident input before a decision is forced upon us.

There is a growing shortage of park/open space and with the expected growth in population green space will even be more valuable to the day to day well being of individuals.

Special attention needs to be paid to speed limits regardless of use as given the park there are many children. The current windy road by nature slows drivers.

Make sure it is affordable residential

Making sure the homes are purchased from Canadians that are going to live there and not purchased to be used a rental income

Tennis courts

I'd like the current counsel to really think about how their poor decisions have affected the residents and our ability to afford to remain residents of Wellesley.

These online surveys that are not widely publicized and spread through Facebook, are not accessible to everyone.

Housing is at a crisis especially in small towns for the elderly.

A centralized community green space and gathering place for families, and neighbours. Not unlike the current play ground and soccer fields that bring people together. If the large fields leave, keep the playground and create further sitting, gathering green spaces in different corners of the lands that are connected by the walkways. Ie. Pollinator gardens, a community garden for growing = food security for locals, water feature gardens.

Keeping some of the hill for sledding in the winter.

Paved and accessible walkway.

Thank you!

Please keep in mind that the fall fair and ABC benefit from the use of the arena and the land around the arena. I would love to see this land be utilized by the community still rather than turned into more housing.

Should be low income housing