



HANSLER HEIGHTS PHASE 2

CITY OF THOROLD

**DRAFT PLAN OF SUBDIVISION
ZONING BY-LAW AMENDMENT**

**William Heikoop, MCIP, RPP
Planner**

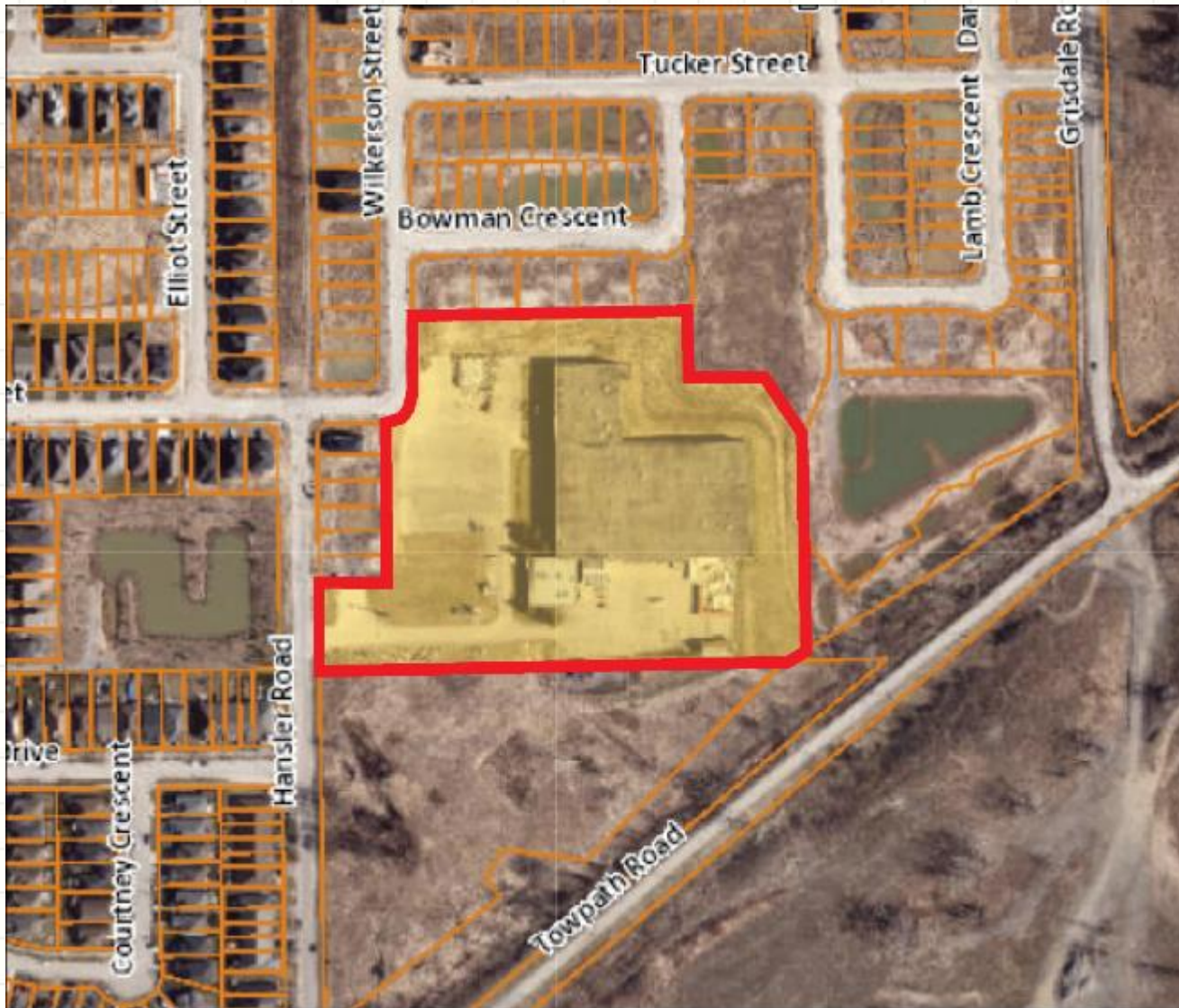
Upper Canada Consultants



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CONSULTANTS**
ENGINEERS / PLANNERS

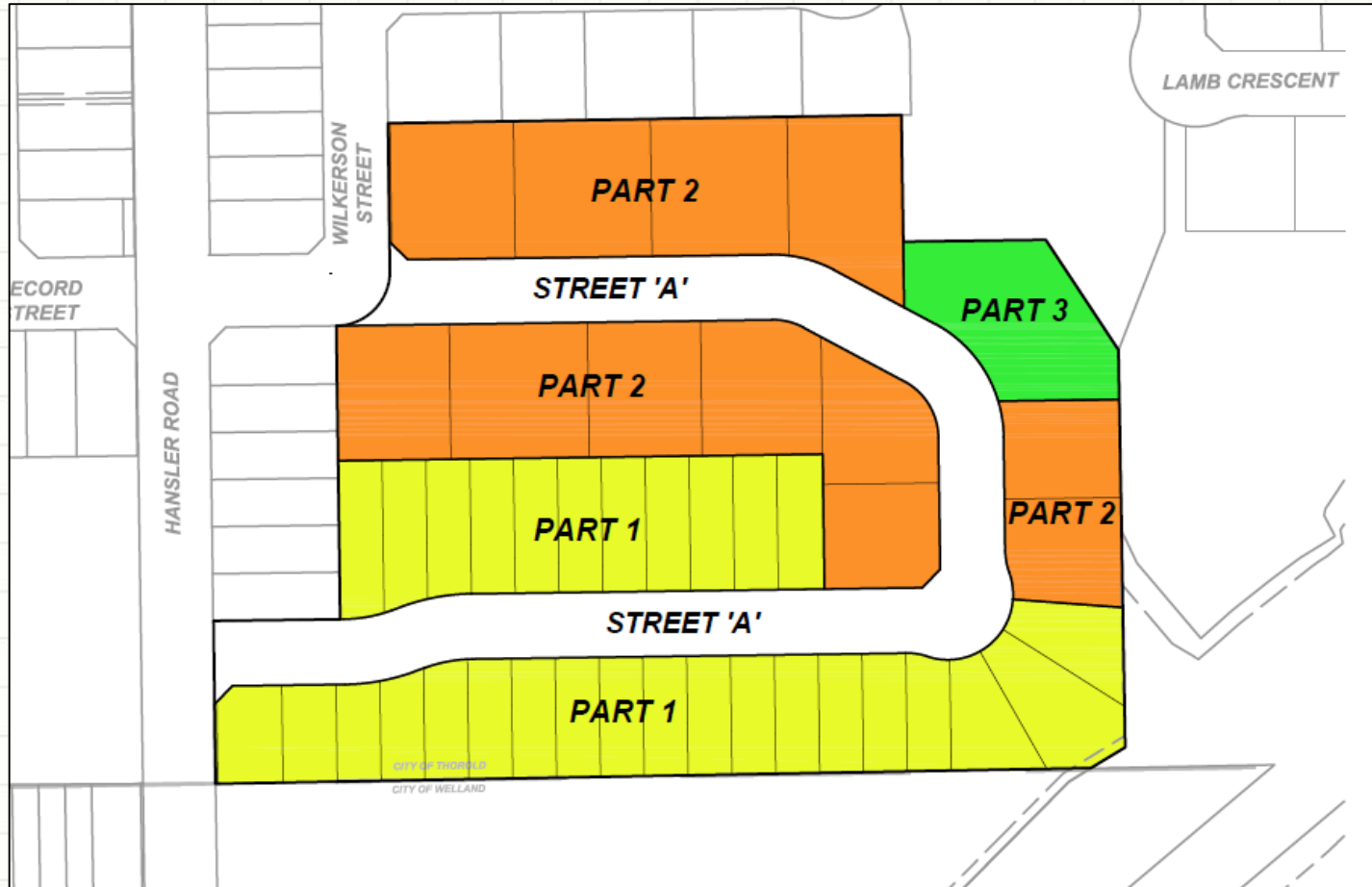
Subject Lands

Municipal Address: 1110 Hansler Road

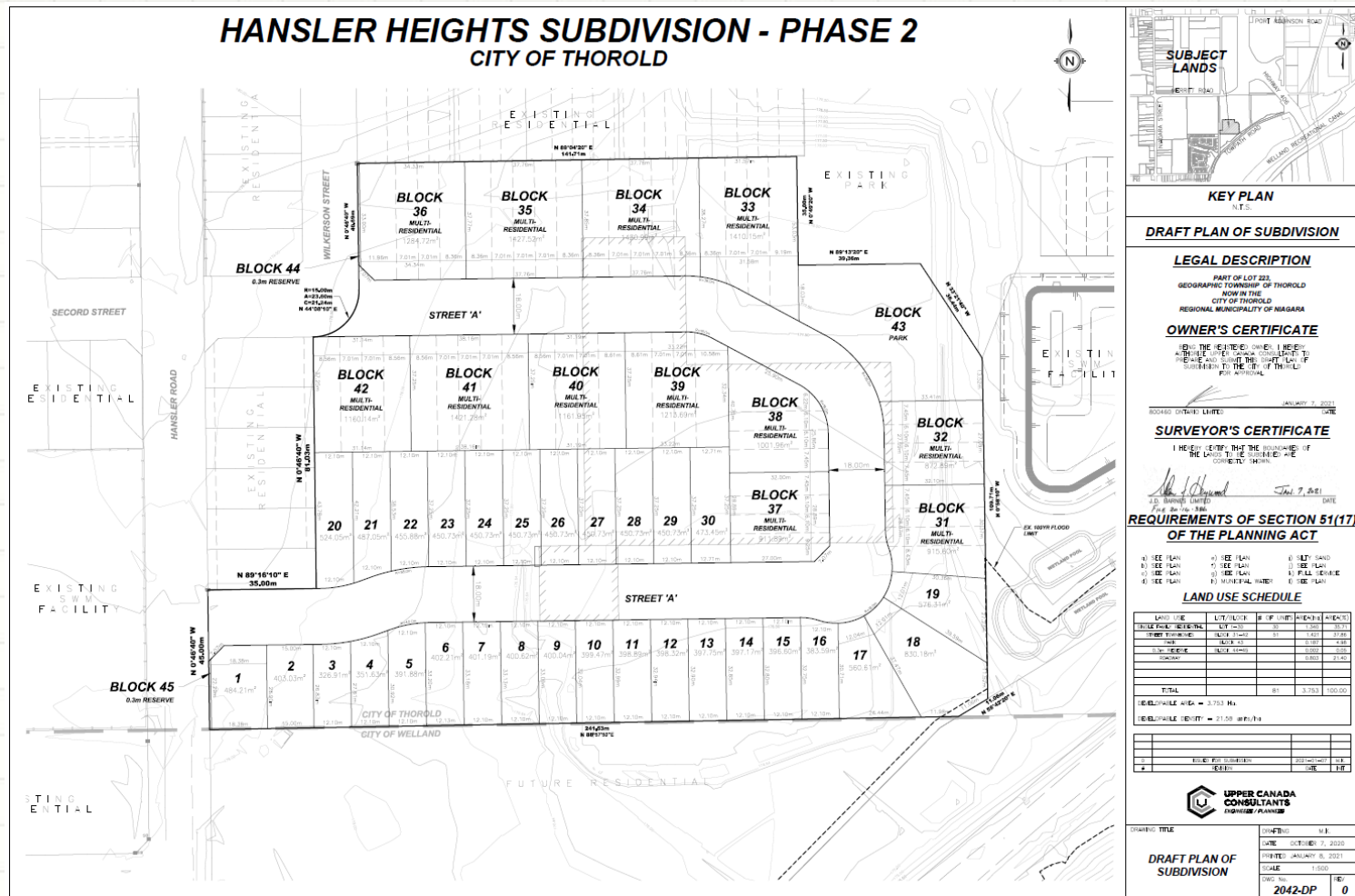


Proposal

- Draft Plan of Subdivision & Zoning By-law Amendment
- Proposal for Park, 30 Single Detached Dwellings, & 51 Street Townhouses



Draft Plan of Subdivision



- 30 Single Detached Dwellings (Lots 1-30)
- 51 Street Townhouses (Blocks 31-42)
- Park (Block 43)

Proposed Single Detached Dwellings



High Quality Design

High Quality Building Materials

Range of dwelling models types

Various colour schemes available

Proposed Street Townhouse Dwellings



High Quality Design

High Quality Building Materials



Range of dwelling models types

Various colour schemes available

Summary

The Result:

- Development of an under-utilized site within the City's Urban Boundary
 - Proposed Residential Zoning and a Draft Plan of Subdivision
 - 30 Single Family dwellings & 51 Street Townhouse dwellings
= Compatible development
 - Desirable development within a new neighbourhood
 - Vehicular/ Pedestrian connections via new and existing street networks
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- Thank you & Questions?