

C59.
Communication
CW(PM) – June 4, 2025
Item No. 4



**GOLDBERG
GROUP**

10390 Pine Valley Drive

OP.25.003

Z.25.004

19T-25002

June 4, 2025



SUBJECT SITE
(Approximate)

AERIAL PHOTOGRAPH





SUBJECT SITE
(Approximate)

AERIAL VIEW | IMMEDIATE CONTEXT



Source: Musee Huron Wendat

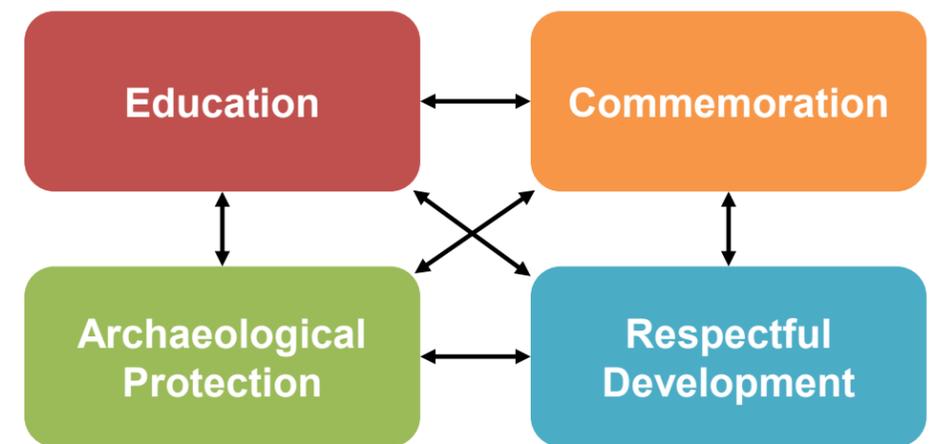


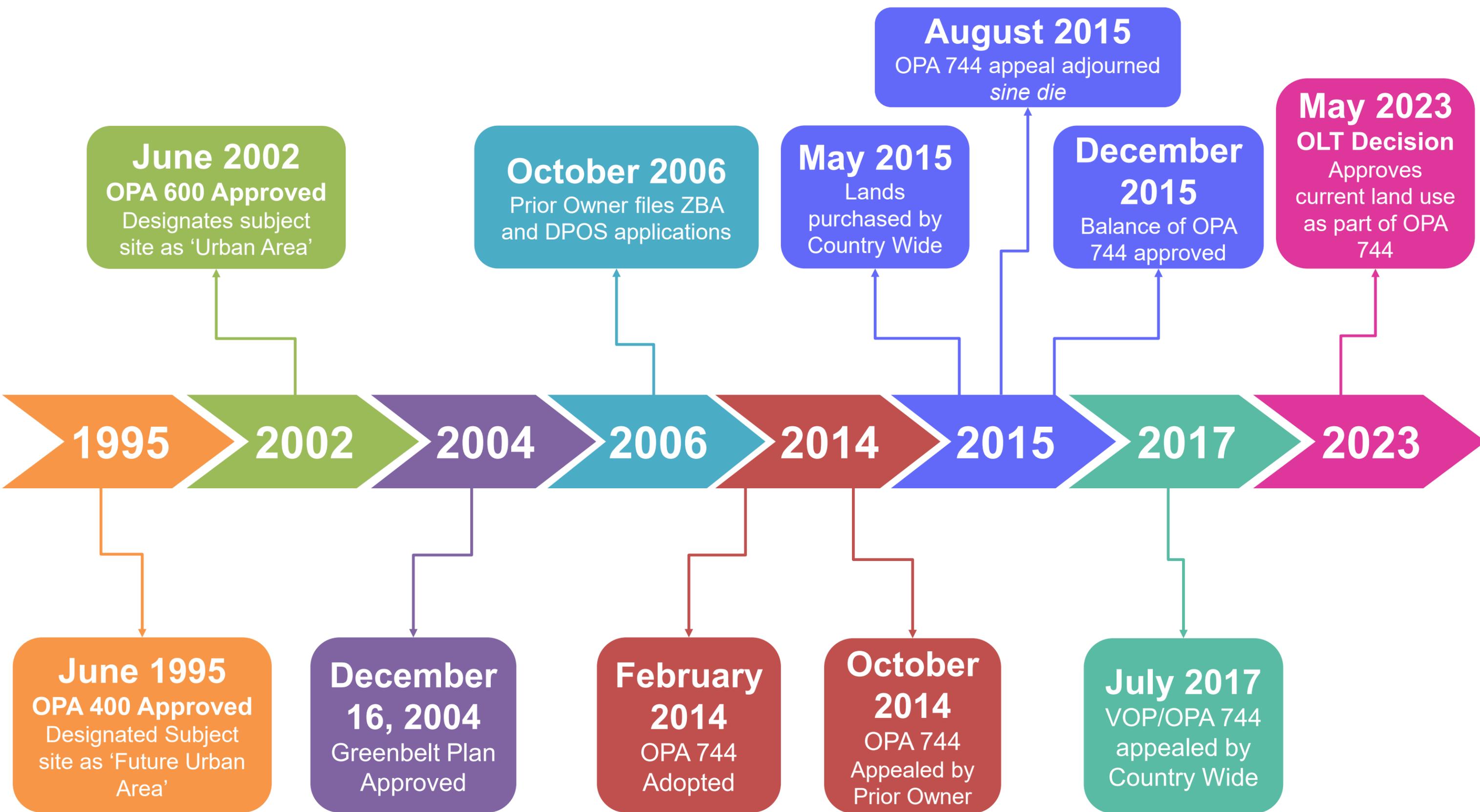
Source: Wilfred Laurier University website

The Huron-Wendat Nation and Country Wide Homes (CWH) have established a clear and respectful plan to proceed with the Stage 4 Archaeological fieldwork. Since CWH has been meaningfully engaging with multiple indigenous groups as a part of the process.

Through this partnership, the proposed development site will offer a commemoration and interpretive strategy in consultation with the Huron-Wendat Nation. However, development certainty is needed for this work to proceed.

4 Principles of Partnership

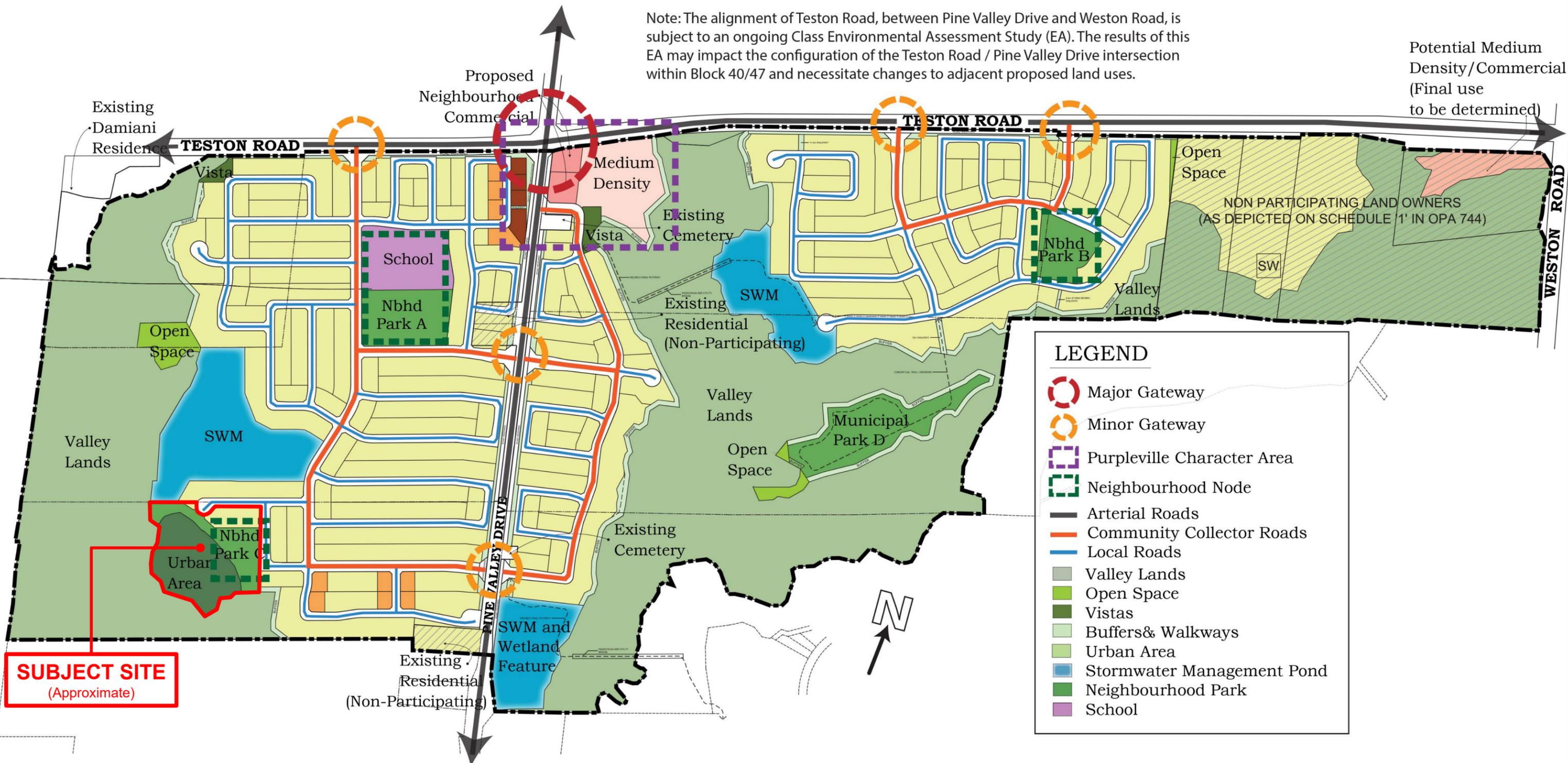




POLICY TIMELINE

Note: The alignment of Teston Road, between Pine Valley Drive and Weston Road, is subject to an ongoing Class Environmental Assessment Study (EA). The results of this EA may impact the configuration of the Teston Road / Pine Valley Drive intersection within Block 40/47 and necessitate changes to adjacent proposed land uses.

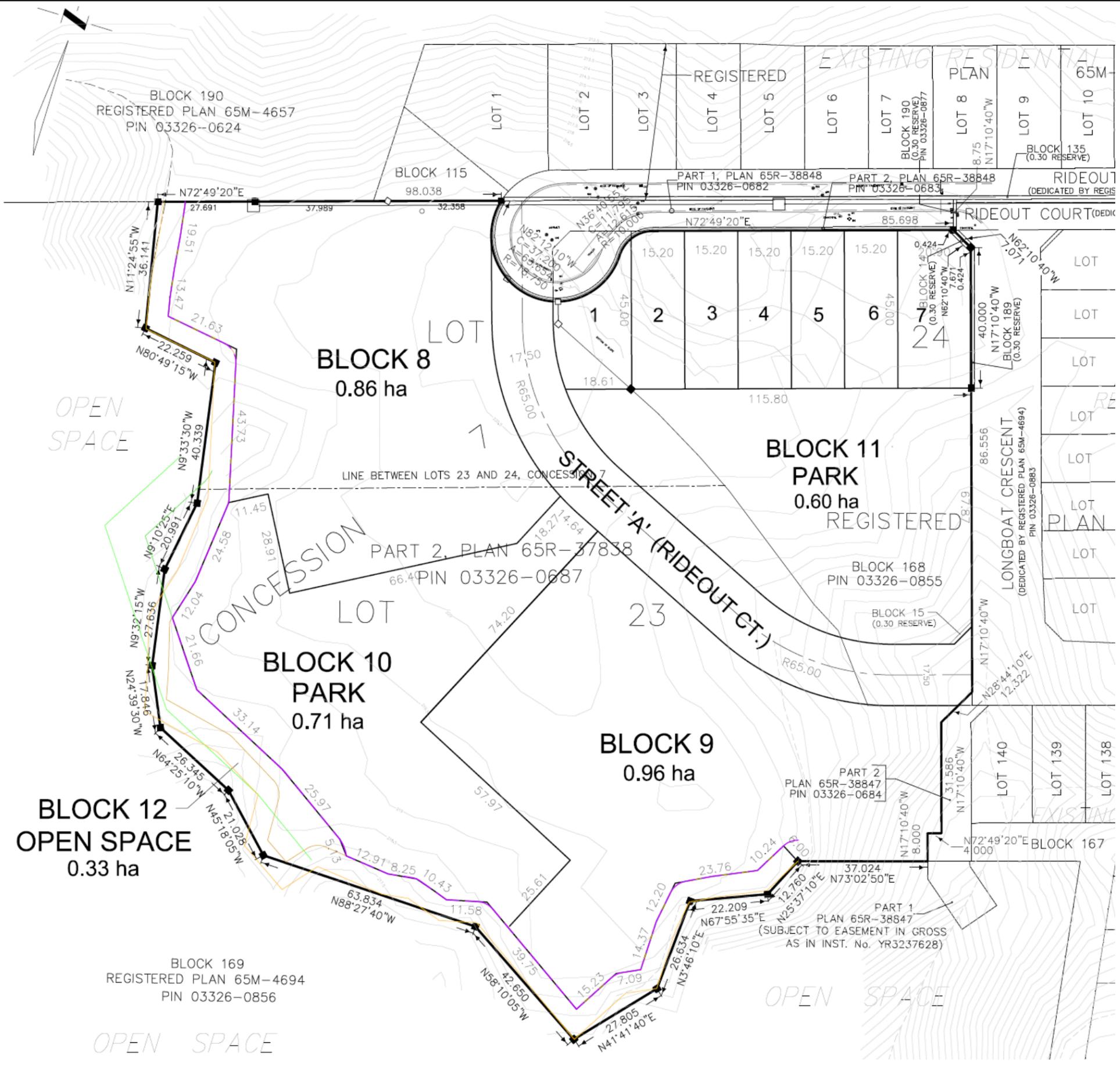
Potential Medium Density/Commercial (Final use to be determined)



SUBJECT SITE
(Approximate)

LEGEND

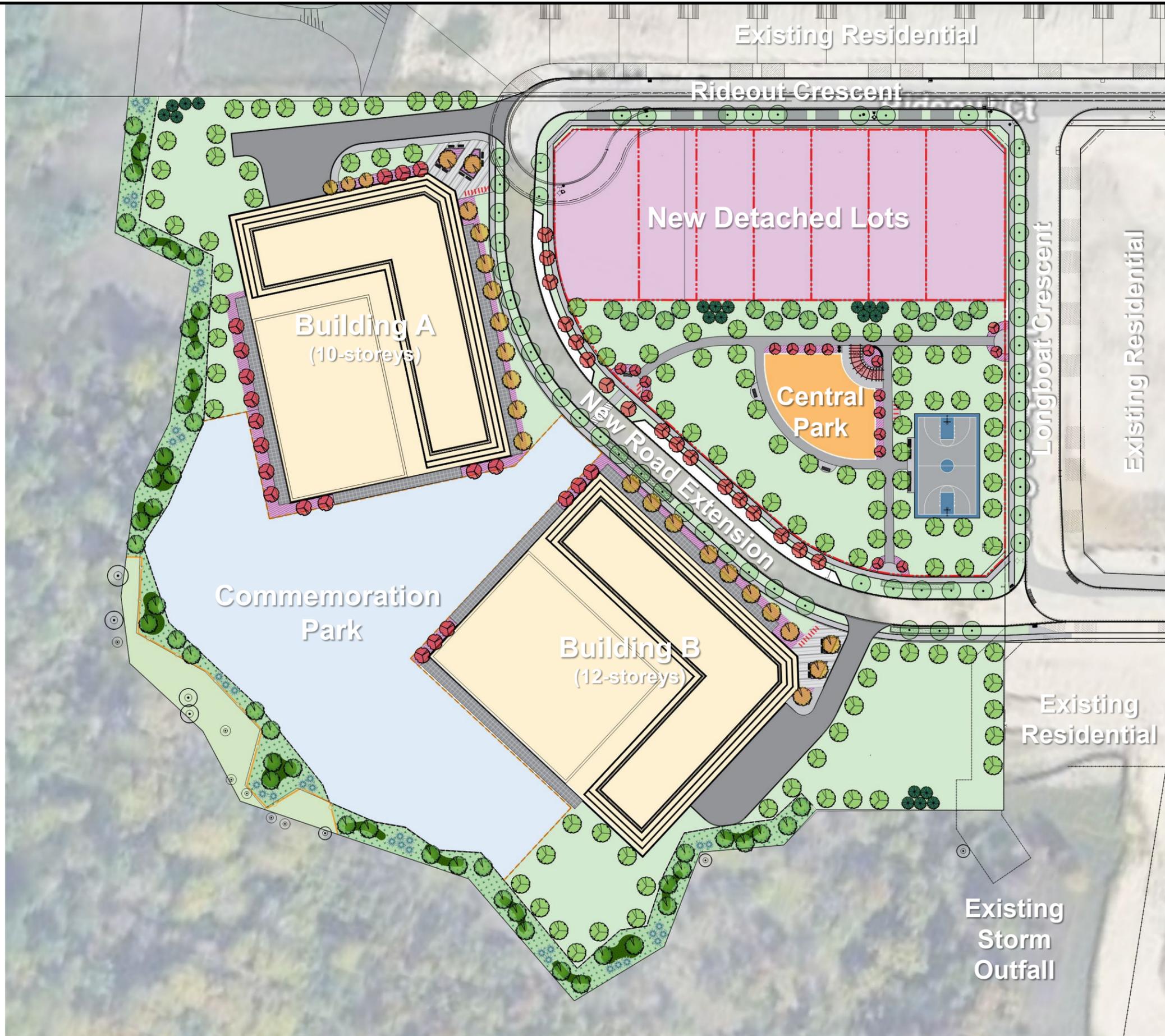
- Major Gateway
- Minor Gateway
- Purpleville Character Area
- Neighbourhood Node
- Arterial Roads
- Community Collector Roads
- Local Roads
- Valley Lands
- Open Space
- Vistas
- Buffers & Walkways
- Urban Area
- Stormwater Management Pond
- Neighbourhood Park
- School



Gross Lot Area	4.31 hectares (+/- 10.65 acres)	
Parkland	1.31 hectares (+/- 3.2 acres)	+/- 30.4%
Public Road (Rideout Court)	0.34 hectares (+/- 0.84 acres)	+/- 7.9%
Open Space	0.33 hectares (+/- 0.82 acres)	+/- 7.7%
Apartment Blocks	1.82 hectares (+/- 4.49 acres)	+/- 42.2%
Residential Lots	0.50 hectares (+/- 1.24 acres)	+/- 11.6%

DRAFT PLAN OF SUBDIVISION





Existing Residential

Rideout Crescent

New Detached Lots

Building A
(10-storeys)

Central Park

Longboat Crescent

Existing Residential

New Road Extension

Commemoration Park

Building B
(12-storeys)

Existing Residential

Existing Storm Outfall

- LEGEND:
- PROPERTY LINE
 - PROPOSED DECIDUOUS TREES
 - PROPOSED CONIFEROUS TREES
 - PROPOSED STREET TREES
 - COMMEMORATIVE PARK (TO FUTURE DETAIL)
 - RESIDENTIAL LOTS
 - PROPOSED PLANTING
 - PROPOSED SOD
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED BIKE RINGS
 - PROPOSED GATHERING TABLES
 - PROPOSED BENCHES
 - EXISTING TREE TO REMAIN



DETACHED DWELLINGS | CONCEPTUAL RENDERINGS

Building 'A' | 10-Storeys



2 West Elevation - Building A
A-A502 Scale: 1 : 250



1 South elevation - Building A
A-A502 Scale: 1 : 250

Building 'B' | 12-Storeys



1 East Elevation - Building B1
A-B501 Scale: 1 : 250

[No Title]



2 North Elevation - Building B
A-B501 Scale: 1 : 250





LEGEND:

	PROPERTY LINE
	PROPOSED DECIDUOUS TREES
	PROPOSED CONIFEROUS TREES
	PROPOSED STREET TREES
	COMMEMORATIVE PARK (TO FUTURE DETAIL)
	RESIDENTIAL LOTS
	PROPOSED PLANTING
	PROPOSED SOD
	PROPOSED CHAIN LINK FENCE
	PROPOSED BIKE RINGS
	PROPOSED GATHERING TABLES
	PROPOSED BENCHES
	EXISTING TREE TO REMAIN



WOOD FIBRE SURFACING



SWING SET (WITH ACCESSIBLE & TODDLER SWINGS)



SR/JR STRUCTURE WITH CLIMBING & SPINNING FEATURES ACTIVITIES



GROUND LEVEL ACCESSIBLE PLAY PANELS

NOTE : EXAMPLE PLAYGROUND IMAGERY FOR DESIGN INTENT ONLY



Concept 1



Concept 2















THANK YOU | QUESTIONS?