



August 24, 2019

Mr. Steven Montgomery
Senior Planner
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON L9S 1A1

Dear Steven:

**Re: Place Making Brief
22, 24, 30, & 36 Wellington St
Cookstown, ON**

1.0 INTRODUCTION

This Place Making brief has been prepared to outline how the proposed development of 22, 24, 30, & 36 Wellington Street (Paolini lands) in Cookstown is in line with the place making goals of Our Place - Innisfil Official Plan, as approved by the County of Simcoe in October 2018.

The Town of Innisfil plans to connect, grow, and sustain the Town's communities by providing gathering places for residents living in a range of housing types who will use local business and community spaces.

This brief should be read in conjunction with the Planning Justification Report submitted in support of the planning applications for the subject property.

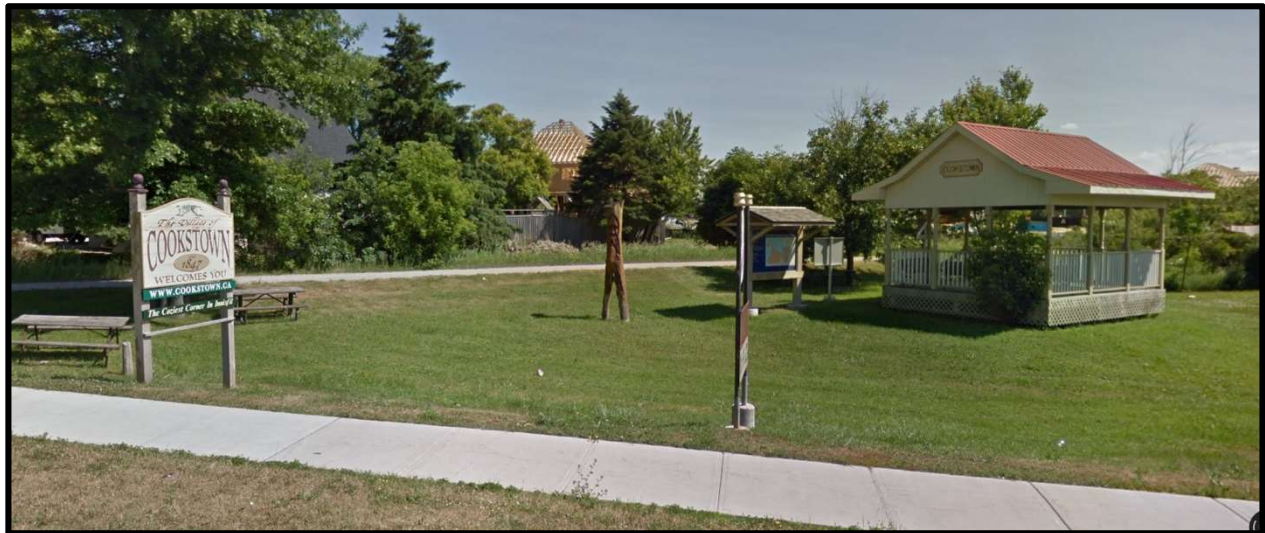
2.0 DEVELOPMENT CONCEPT

The concept plan for the Paolini lands includes 28 townhomes, consisting of 10 freehold street townhomes and 18 condominium townhomes on a private lane. The plan also includes a future commercial block, open space areas, and one single detached dwelling that has been listed by the Town of Innisfil as a building of historical significance in Cookstown.

Figure 1 illustrates the planned walkway connection to the existing Thornton-Cookstown Trans Canada Trail, a shared multi-use trail (walking, cycling, horseback riding, cross country skiing, snowmobiling) that extends 2.8 kilometres to the south and 13.6 kilometres to the north of the subject lands.

3.0 PLACE MAKING OPPORTUNITIES

The proposed development will attract residents that can enjoy the existing features of the surrounding areas. The proposed townhomes are mostly within lands identified as Downtown Cookstown, a **Key Place Making Destination** on Appendix 1 of the Town's Official Plan. Within a 10 minute walking distance is another local **Key Place Making Destination:** the public library and community centre. The multi-use trail intersects with a small side-trail just north of Cookstown, providing a 2 kilometre fully accessible trail loop. In addition to a variety of recreational activities and pedestrian connections, the trail offers a nearby picnic area just south of Queen St in the Cookstown public gazebo.



The primary gathering place proposed within the subject lands is in a central location west of the visitor parking spaces as shown on Figure 1. This 8.0 metre wide landscaped strip would naturally become a gathering place for the residents of the new development. The landscaped open space along the eastern boundary will enhance the existing Trans Canada Trail corridor and will likely become another gathering or meeting place.

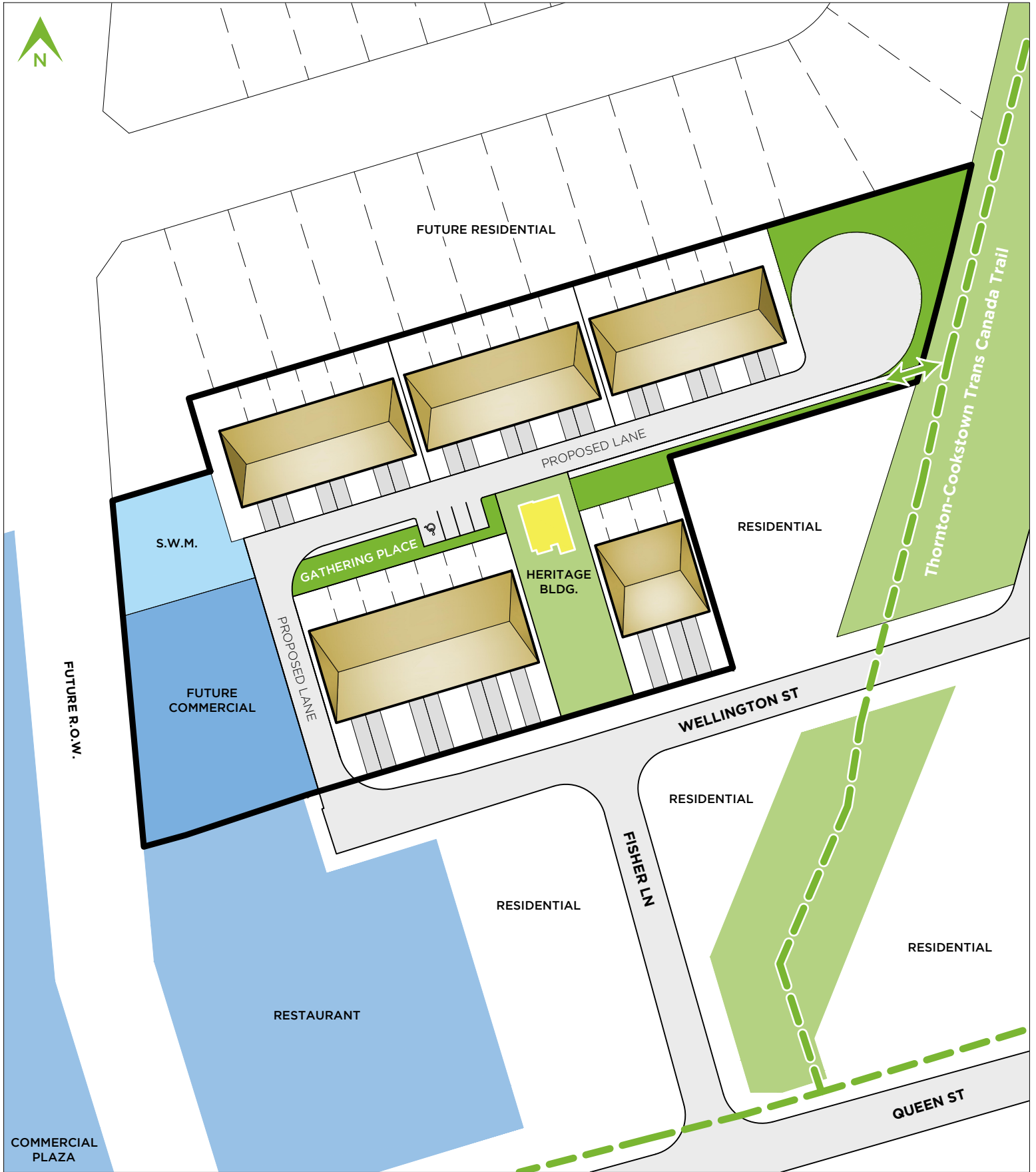





FIGURE 1 **PEDESTRIAN** **CONNECTIONS**

22, 24, 30, & 36 Wellington St
Town of Innisfil, ON

LEGEND

-  Subject Lands
-  Pedestrian Connections
-  Existing/Future Commercial

0 10 20 30 40m
Scale: 1:1,000

Date: August 16, 2019 Drawn By: A.M.



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The future commercial block will provide new pedestrian connections to the mixed-use plaza to the west. This additional block will enhance the existing commercial area that includes restaurants, a grocery store, a pharmacy, a home improvement store and other retail uses. The nearby restaurant will naturally become another gathering place. The proximity of these essential commercial establishments will encourage the new residents to walk and interact with other pedestrians along the way.

4.0 CONCLUSIONS

The proposed mixed-use development for the Paolini lands will create gathering places that will complement the existing neighbourhood features such as the Thornton-Cookstown Trans Canada Trail and the surrounding commercial areas. The development will help connect, grow, and sustain Cookstown by increasing the number of residents within walking distance of the local **Key Place Making Destinations** and other existing commercial areas.

For all these reasons, it is my professional planning opinion that the proposal will assist the Town of Innisfil in achieving its place making objectives.

Respectfully submitted,










Celeste Phillips, B.A, B.A.A, MCIP



FIGURE 2
ACTIVITY MAP

22, 24, 30, & 36 Wellington St
Town of Innisfil, ON

LEGEND

- | | |
|--|--|
|  Downtown Commercial Area |  Multi-use Trail |
|  Proposed Gathering Place |  Commercial |
|  Community Space |  Existing Sidewalks |
|  Parks and Open Space | |

0 50 100 150 200 250m

Scale: 1 : 6,000

Date: August 16, 2019 Drawn By: A.M.



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