

PROPOSED DEVELOPMENT OF THE BALL DIAMOND LANDS VILLAGE OF HASTINGS

On December 6, 2016, a Public Meeting was held to consider a Zoning Amendment Application for the redevelopment of the ball diamond lands in Hastings.

The lands in question have been deemed surplus to the needs of the Municipality for several years.

The purpose of the Public Meeting was to hear comments and public input regarding the redevelopment proposal.

There had been a previous proposal to redevelop these lands. At the time, the proposal was to develop all the lands as Commercial. One component of that plan was an eating establishment with a drive through lane.

At the time of that proposal, the main public concerns expressed were with the creation of the drive through lane. The public also expressed the view that there should be a residential component to the redevelopment.

The previous proposed redevelopment did not go forward, by choice of the developer.

The current redevelopment proposal has come forward from a different developer. In keeping with the previous public comments, Council asked that if there was commercial development, that there be no drive through lane and that there be a residential component to the development.

The current proposal is 70% residential with a commercial component. The commercial component is intended to serve the residential development and be part of the Main Street commercial mix.

The residential component is to be marketed to seniors.

The ball diamond lands are part of the Hastings Central Business District. There are numerous commercial land uses and residential uses adjacent to this property. The lands are designated as Central Area in the Official Plan. This designation encourages investment in the urban centres and recognizes the development of commercial and residential uses to increase the vibrancy of downtown areas.

The General Commercial zoning proposed would allow any of the permitted retail or commercial uses currently permitted in the downtown or the surrounding General Commercial lands.

The residential component of this redevelopment proposal is a mix of styles and densities. The residential dwellings are being designed and marketed to seniors who may be looking to downsize.

The units will be developed to be sold. The residential component consists of a mix of nine townhouse units. These will be one story units of 1300 square feet. They will have basements and a single car attached garage.

The three detached units will be three bedroom, one story dwellings with basements and attached garages. These units could be changed to townhouse units if there is additional demand during the marketing phase.

Currently, there are also two semi-detached duplex units proposed with four, 880 square foot units. These are two bedroom units with basements and garages.

The developer is in the process of providing examples of what these dwellings would look like from the builder he is planning on working with. These designs should also demonstrate the types of materials that are to be used on the exterior of the buildings.

It was noted by Council that the ball diamond has been declared surplus with plans to redevelop the area in place for a number of years.

This site was recognized to be under utilized and too small to meet ballpark standards at the time Council identified the area for redevelopment.

Council has been in the process of implementing redevelopment plans through the creation of the Hastings Marina, the Hastings Field House, the improvements to the area around the Marina and the improvements to the Market Square.

These plans have been developed in conjunction with the public.

The plans for the ball diamond incorporates the playground, treed sidewalks and connections between all parts of the development.

Municipal staff have met with the developer. He will consider the overall design to try to accommodate issues coming out of the public discussion.