

May 3, 2023

Chantalle Pellizzari

Development Coordinator
Township of Centre Wellington
1 MacDonald Square
Elora, ON
N0B 1S0

Dear Ms. Pellizzari:

**RE: 350 WELLINGTON ROAD 7, CENTRE WELLINGTON
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT RESUBMISSIONS
TOWNSHIP FILE: OP 001-22 & RZ 017-22
OUR FILE: 2216B**

Further to the Official Plan and Zoning By-law Resubmission submitted on November 3, 2022, the Township and Agency comments dated December 16, 2022 to March 2, 2022, and the resident comments received at the applicant-led Open House that took place on January 26, 2023, we are pleased to submit the following updated material (digital copies) that supports a revised proposal for an OPA and ZBA to permit a townhome Community on the Subject Lands. A revised version of the draft Zoning By-law Amendment is also being submitted as part of the Resubmission at this time. No revisions to the draft Official Plan Amendment were required as a result of these changes and is therefore not being resubmitted. In addition, this letter is an addendum to our Planning and Design Rationale Report, dated November 2022, and therefore must be read together with this Resubmission Letter. Furthermore, given the minor adjustments to the overall plan, we do not believe an update to the Urban Design Brief is required as the conclusions remain the same, and therefore has not been provided. We continue to maintain our conclusions and opinions from our original Planning and Design Rationale Report, which continue to be applicable to the revised proposal.

In support of our resubmission, enclosed are the following digital copies of Plans and Reports/Studies:

1. Draft Zoning By-law Amendment prepared by MHBC Planning Limited;
2. Comment Response Matrix;

3. Concept Site Plan, prepared by We Merchandise Space Inc, dated April 3, 2023;
4. Landscape Concept Plan prepared by Schollen & Company Inc., dated April 25, 2023;
5. Engineering Plans prepared by MTE Consultants Inc.,, dated April 27, 2023, including:
 - o Existing Conditions Plan (C1.1);
 - o Functional Grading Plan #1 (C2.1);
 - o Functional Grading Plan #2 (C2.2)
 - o Functional Grading Plan #3 (C2.3);
 - o Functional Servicing Plan #1 (C2.4);
 - o Functional Servicing Plan #2 (C2.5);
 - o Functional Servicing Plan #3 (C2.6);
6. Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc., dated April 27, 2023;
7. Traffic Impact Study prepared by JD Engineering, dated April 27, 2023.

Revised Proposal

The revised proposal for the lands located at 350 Wellington Road 7 is similar to the original proposal and would provide a mixed townhome Community with 34 blocks, however as a result of the comments received from residents at the Public Open House the option for an 8-storey apartment building has been abandoned. In total, the number of proposed residential townhome units continue to be provided at 273, at a density of 61.3 units per hectare (24.8 units per acre). The proposed gross floor area has been reduced from 41,574.5 sq. m. (447,519 sq. ft.) to 41,520 sq. m. (446,928 sq. ft.). The proposed unit count is maintained at 70 live-work conventional townhomes, 96 back-to-back townhomes and 107 conventional townhomes. All back-to-back and conventional townhome blocks are 3 storey in height with the live-work conventional townhome blocks being 2-3 storeys.

The townhome blocks continue to occupy frontage along a private internal street network which wraps around the proposed back-to-back townhome units and obtains access to/from Wellington Road 7 at 3 driveways. The proposed live-work units continue to have frontage and access on both Wellington Road 7 and the private street network. The full right-of-way width of the private internal street network has been reduced from 6.5 m to 6.2 m in response to staff comments to accommodate an increased sidewalk width. In regards to the proposed parking spaces, the revised proposal maintains a combination of garages/driveways as well as surface parking spaces with 273 garage spaces, 273 driveway spaces, and 56 shared visitor surface parking spaces (including 15 barrier free parking space). In addition, there are 12 visitor bicycle parking spaces being proposed within the shared amenity space located at the centre of the Community.

All setbacks between property lines and proposed townhome blocks are being generally maintained to ensure that compatibility is provided to the surrounding existing uses, with the

minimum setback to the west increased from 4.9 m to 5.1 m. In addition, the proposal continues to provide a landscaped area of 28% or 12,547.53 sq. m.

The pertinent site statistics and revisions to the draft Official Plan and Zoning By-law Amendments being proposed are shown in the below table.

	Original Application (November 2022)	Revised Application (May 2023)
<u>SITE PLAN</u>		
<u>Number of Proposed Townhouse Blocks</u>	34	34
<u>Number of Proposed Townhouse Units</u>	273	273
15' Conventional TH Units	107	107
15' Live/Work Conventional TH Units	62	62
22' Live/Work Conventional TH Units	8	8
20' Back-to-Back Townhouse Units	96	96
<u>Density</u>	61.3 Units per Hectare	61.3 Units per Hectare
<u>Proposed Gross Floor Area</u>	+/- 41,574.5 m ²	+/- 41,520 m ²
<u>Proposed Lot Coverage</u>	33% (+/- 15,034.90 m ²)	40% (+/- 17,791.96 m ²)
<u>Proposed Building Height</u>	+/- 7.5 m (2 storeys) - +/- 10.9 m (3 storeys)	+/- 7.5 m (2 storeys) – +/- 10.9 m (3 storeys)
<u>Landscaped Open Space</u>	28% (12,588.6 m ²) includes 1,986.8 m ² of common park area	28% (12,547.53 m ²) includes 1,953.62 m ² of common park area
<u>Number of Proposed Parking Spaces</u>		
Resident	546 (2.0 spaces/unit)	546 (2.0 spaces/unit)
Garage	273	273
Driveway	273	273
Visitors	56 (0.2 space/unit)	56 (0.2 spaces/unit)
<u>OPA REQUEST</u>	<p>1. To create site specific policy to Highway Commercial designation.</p> <p>2. To add back-to-back, cluster and live-work townhouses as permitted uses at-grade and above a live-work unit.</p>	<p>1. To create site specific policy to Highway Commercial designation.</p> <p>2. To add back-to-back, cluster and live-work townhouses as permitted uses at-grade and above a live-work unit.</p>

	Original Application (November 2022)	Revised Application (May 2023)
	3. To recognize live-work units within the first 20 metres of Wellington Road 7 as commercial uses.	3. To recognize live-work units within the first 20 metres of Wellington Road 7 as commercial uses.
<u>ZBA REQUEST</u>	<p>1. To amend the Zoning By-law to rezone the Subject Lands from "Highway Commercial (Holding) (C2(H))" to "Highway Commercial (Holding) Site Specific Exception Zone (C2(H).XX)".</p> <p>2. To add live-work townhouse, cluster townhouse, apartment dwellings, retirement community residential, retirement residences, and nursing home as permitted uses.</p> <p>3. To exempt the requirements related to residential uses on the ground floor and require that a minimum of 8.0 m² of non-residential commercial floor area be provided for each live-work townhouse unit fronting onto Wellington Road 7;</p> <p>4. To permit a reduction in the rear yard setback from 7.5 m to 4.9 m.</p> <p>5. To permit a maximum height of 4-storeys for townhouses.</p> <p>6. To permit a maximum height of 8-storeys for apartment dwellings.</p> <p>7. To permit an increase in the number of proposed residential units to 317 for any use that includes an apartment building.</p>	<p>1. To amend the Zoning By-law to rezone the Subject Lands from "Highway Commercial (Holding) (C2(H))" to "Highway Commercial (Holding) Site Specific Exception Zone (C2(H).XX)".</p> <p>2. To add live-work townhouse, cluster townhouse as permitted uses.</p> <p>3. To exempt the requirements related to residential uses on the ground floor and require that a minimum of 8.0 m² of non-residential commercial floor area be provided for each live-work townhouse unit fronting onto Wellington Road 7;</p> <p>4. To permit a reduction in the rear yard setback from 7.5 m to 5.1 m.</p> <p>5. To permit a maximum height of 4-storeys for townhouses.</p>

Conclusion

The revised proposal responds to the Township of Centre Wellington and Agency comments that have been received and improves on the previous development proposal that was submitted. In response to the resident comments received at the Open House, the apartment option has been deleted. Therefore, the proposal is now limited to a proposed townhome Community containing a mix of townhouse units which continues to be compatible to the existing surrounding uses. We anticipate additional community comments at the upcoming Public Open House on May 31, 2023. We continue to maintain our conclusions and opinions from our original Planning and Design Rationale Report, which continue to be applicable to the revised proposal.

As such, the proposed amendments continue to be in the public interest and represent good planning for the following reasons:

1. The proposed amendments are consistent with the Provincial Policy Statement.
2. The proposed amendments conform to the Growth Plan for the Greater Golden Horseshoe.
3. The proposed amendments conform to the County of Wellington Official Plan.
4. The proposed amendments conform to the Township of Centre Wellington Official Plan.
5. The proposed amendments provide appropriate and reasonable density along a major County road to support the existing and planned infrastructure.
6. The proposed amendments will permit a range of housing units and types which will provide additional housing choices for existing and future residents, and attainable housing options for first time homebuyers in this Urban Centre, the Township, and the County as a whole.
7. The proposed amendments permit residential development on the site in a sensitive manner, and in a compact urban form utilizing existing and planned municipal infrastructure.
8. The proposed amendments will permit a Community which will not cause any environmental or public health and safety concerns.
9. The proposed amendments will allow a Community that will conform to the policies on sustainable development and promoting a sustainable community by incorporating low impact development measures and other green infrastructure which will be refined at the Site Plan stage.

10. The proposed amendments will permit a Community which has been planned and designed with the importance of healthy and active community living in mind, with family sized units.
11. The proposed amendments will permit a Community which is also in reasonable walking and cycling distance to commercial uses, including community facilities, thus supporting a healthy and active lifestyle for future residents.
12. The proposed amendments will permit a Community which is compatible with adjacent land uses and will fit harmoniously into the existing context.

We trust that the above Planning addendum letter and responses now satisfy the County, Township, and Agency comments however should you have any questions or comments please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Eldon C. Theodore, BES, MUDES, MLAI, MCIP, RPP
Partner | Planner | Urban Designer



Mariusz Jastrzebski, B.U.R.PI, MCIP, RPP
Associate | Planner