



August 19, 2019

Project No. 1736

Township of Centre Wellington
1 MacDonald Square
P.O. Box 10
Elora, Ontario
N0B 1S0

Attention: Brett Salmon, MCIP, RPP, Director of Planning and Development
Township of Centre Wellington

**Re: Planning Report Addendum
Jennark Homes – 6552, 6554, 6556 and 6558 Beatty Line North (Fergus)
Zone Change Application**

Further to your request, an analysis and review of the density of the proposal has been completed. The total area of the subject property is 1.865 ha. A mix of housing types is proposed including 12 single detached, 18 semi-detached and 87 apartment units for a total of 117 units. The density of the entire property is 63 units per hectare which is below the 75 units per hectare suggested by the Official Plan. If the entire parcel was proposed as an apartment block at 75 units per hectare 139 units could be achieved. While the entire site could be developed as an apartment, only a portion of the site is being developed for an apartment with a total of 22 fewer units being provided than would be permitted by the density included in the Official Plan. An excerpt of this Official Plan policy is found below;

“Township of Centre Wellington Official Plan

D.2.5 Medium Density Development

Multiple residential developments such as ... apartments may be allowed in areas designated RESIDENTIAL subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:

- 1. that medium density development on full municipal services **should not exceed ... 75 units per hectare ... for apartments, although it may not always be possible to achieve these densities on smaller sites.**”*

I note that the wording of this policy is “*should*” not “*shall*”. While “*shall*” is prescriptive, “*should*” is not and in my opinion “*should*” allows other policies related to affordable rental housing and compatibility to be considered when determining the appropriate density for a specific property. This policy also states in relation to the density that, “*it may not always be possible to achieve these densities on smaller sites.*” I would characterize the subject property as a smaller site where the policy intends there to be flexibility in relation to density.

The requested density analysis is outlined below;

- The apartment proposal is consistent with the Provincial Policy Statement 2014 in that land use patterns within the Fergus Settlement Area should have a density that efficiently uses land while promoting intensification and redevelopment in a compact form. The development is proposed within a serviced Settlement Area with appropriate development standards.
- The proposal for the apartment will assist the Township in meeting the vision of Places to Grow to build in a compact and efficient form.
- The subject property is located within the built boundary. The Growth Plan directs growth through intensification to the built-up area in a compact and efficient form that optimizes the use of municipal infrastructure. A minimum of 40 per cent of all residential development occurring annually within each municipality will be within the built-up area. This proposal is in conformity with the Provincial Growth Plan and will assist the Township in meeting this target.
- An apartment building is permitted by the Residential designation that applies to the subject property both in the County Official Plan and the Township of Centre Wellington Official Plan.
- The Beatty Hollow Subdivision includes an apartment site zoned R.4 also located on Farley Road.
- A solid fence and a 3 m wide landscape buffer will be provided between the Duncaun Court lots and the single detached homes proposed abutting these lots.
- The proposed density consideration is a similar approach taken for the approved RHC site in South Fergus where the density of the apartment block in isolation is greater than 75 units per hectare (at 90 units per hectare) but the density of the overall site is within 75 units per hectare.
- The proposal implements policy C.5.5 d) of the Centre Wellington Official Plan "*encouraging intensification within urban centres along major roadways and arterial roads*".
- The R4 zoning standards which would typically limit the density of a site are all met by the proposed apartment. For example, parking, setbacks, landscaped open space, and common amenity area regulations are all met which will ensure that the proposed density creates a built form that is compatible with existing uses. The one exception is building height. The R4 Zone permits a maximum of 4 storeys but not more than 15 m. The proposed building height is 5 storeys or 16.8 m. The intent of the zoning by-law to ensure that the proposed density creates a built form that is compatible with existing uses. A specialized zoning regulation is proposed to permit a maximum 5 storey apartment building.

- While the total area of the subject property could be developed as a 139 unit apartment site in conformity with the County and Township Official Plan, a better more compatible design solution has been proposed even though 22 fewer units are achieved. The design solution presented, provides a transition with single detached homes proposed abutting the existing single detached homes located on Duncaun Court which then transition to semis and then to the apartment site. This is preferred to one large apartment site being proposed. Within the proposed apartment site there is also a transition provided with the common amenity area then parking then the building. The proposed apartment building is located as far away from the existing homes as is possible at the intersection of Beatty Line North and Farley Drive.
- Specialized Zoning regulations are proposed to be included to ensure that these compatibility measures will be built into the zoning for the subject property. Further to our meeting on July 2, 2019, I wanted to provide you with the proposed zoning that would implement the revised plan. As discussed, the owner has agreed to provide a solid fence and landscape buffer abutting the existing homes on Duncaun Court. In addition, the owner has agreed to limit the height of the homes backing onto the existing homes as bungalows when possible. Two storey semi-detached dwellings would provide a transition to the apartment building.

Specialized R2- __ Zone

- Single detached dwellings permitted with a maximum building height of two storeys.
- 1.8 m solid wood or wood equivalent fence required along west property line.
- Minimum 3 m wide landscape buffer required abutting west property line.

R2 Zone

In accordance with the R2 Zone. No specialized zoning regulations requested.

Specialized R4-___ Zone.

- Maximum 5 storey apartment (16.8m building height).
- Maximum 87 apartment units.
- All other R.4 regulations are applicable.

On the basis of this analysis, it is my opinion that the proposal including the density and building heights is in conformity with Places to Grow, consistent with the Provincial Policy Statement and in conformity with the County and Township Official Plan, represents appropriate development of the property and is good planning.

Yours truly,



Astrid Clos, MCIP, RPP
cc: Taylor McDaniel, Jennark Homes