

June 29, 2022
Mariana Iglesias
Centre Wellington, ON
1 Macdonald Square
N0B 1S0

Dear Mariana Iglesias,

**RE: Application for Zoning By-law Amendment
223 St. Andrew Street E, Fergus
MMDG Health Services Inc
OUR FILE 17389F**

On behalf of our client MMDG Health Services Inc., MHBC Planning is pleased to submit a Zoning By-law Amendment application in support of a redevelopment proposal for the property addressed as 223 St. Andrew Street E, Fergus (the subject property). The proposed development will consist of a five storey mixed-use building containing commercial and residential units. Implementation of the proposed development requires approval of a Zoning By-law Amendment.

The subject property is located on the north-east corner of the Gowrie Street N and St. Andrew Street E intersection, in the Fergus downtown area. The subject property is approximately 978m² in area with 38 metres of frontage on Gowrie Street N and 25 metres of frontage on St. Andrew Street E.

Presently, there is a two storey single detached dwelling and accessory shed on the property. The owner is proposing to demolish the existing buildings and construct a five storey mixed-use building, with ground floor commercial space and four storeys of multiple residential dwellings. A total of two commercial units and 17 residential units are proposed. Access to the proposed development will be provided from Gowrie Street N via a driveway, with vehicular parking provided in the form of 12 surface spaces. Private amenity space will be provided for residential units in the form of balconies.

The subject property is zoned 'Urban Centre' in the County of Wellington Official Plan, 'Central Business District' in the Township of Centre Wellington Official Plan, and zoned 'C1' (Central Business District) in Zoning By-law No.2009-045. The proposed development is permitted by the Official Plans and Zoning By-law, however, requires an amendment to the 'C1' zone. The 'C1' zone permits a maximum height of three storeys, whereas the application is proposing a height of five storeys. The proposed development will require an amendment to the Zoning By-law in order to permit a maximum height of five storeys.

We are of the opinion that the proposed use is consistent with the provincial legislation including the Provincial Policy Statement, the A Place to Grow legislation, as well as the County and Township Official

Plans. The proposed development will increase housing supply and provide more housing choice, which is both encouraged and a priority for the Province, County and Township.

In support of our application, please find enclosed the following materials:

- A copy of the signed Application for a Zoning By-law Amendment;
- The Conceptual Site Plan, prepared by Fryett Turner Architects;
- A Planning Justification Report, prepared by MHBC;
- An Urban Design Brief, prepared by MHBC;
- A Heritage Impact Assessment, prepared by MHBC;
- A Functional Servicing Report and Preliminary Stormwater Management Report prepared by MTE; and
- An Arborist Report and Tree Inventory Plan, prepared by MHBC.

Additionally, please note:

- The cheque will be provided to the Township under separate cover.

We look forward to working with staff on the review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'P. Chauvin', with a large, stylized flourish extending to the right.

Pierre Chauvin, MA, MCIP, RPP
Partner