

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – FEBRUARY 21, 2023 @ 7:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

Members Present:

**Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Penny Renken**

Staff Present:

**Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Economic Development Officer: Dale Small
Human Resources Manager: Amy Tollefson
Director of Finance: Farhad Hossain
Director of Operations: Matthew Aston
Recreation Services Manager: Tom Bowden
Director of Fire Services: Chris Harrow
Senior Planner: Matthieu Daoust**

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

OWNERS/APPLICANT

2786713 Ontario Inc. operating as VED Homes

LOCATION OF THE SUBJECT LAND

The land subject to the proposed zoning amendment and Draft Plan of Subdivision is legally described as Part Park Lot 3, South of Domville St. The subject property has a total area of 0.984 ha (2.43 ac).

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from Residential (R1C) Zone to Site Specific Holding Residential (H) R3-35 and Site Specific Holding Residential (H) R3-36. The amendment is required in order to facilitate the proposed Draft Plan of Subdivision (23T-22006).

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on January 20, 2023.

PRESENTATIONS

Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated February 21, 2023

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Residential (R1C) zone to Holding Site Specific Residential (H)R3-35, (H)R3-36 and (H)R3-37 to facilitate the proposed development of 15 street townhouses and 20 cluster townhouse units.

A draft plan of subdivision (23T-22006) has been filed with the County of Wellington. The draft plan of subdivision proposed to create four blocks for the proposed townhouse development.

The purpose of this report is to provide the Township with an overview of the proposed zone amendment application and facilitate the public meeting. Further, this statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address some of the concerns that have been raised through the notification process.

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 3, South of Domville St, Geographic Town of Arthur. The subject property is 0.984 ha (2.43 ac) in size and is currently vacant.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Residential (R1C) zone to Holding Site Specific Residential (H)R3-35, (H)R3-36 and (H)R3-37 to facilitate the development of 15 street townhouses and 20 cluster townhouse units. The proposed development will include the extension/construction of Adelaide Street.

DRAFT PLAN OF SUBDIVISION

A draft plan of subdivision was filed with the County of Wellington (23T-22006). The applicant is proposing 15 street townhouses and 20 cluster townhouse units. The draft plan of subdivision proposed to create four blocks for the proposed townhouse development with a private street. The proposed development will include the extension/construction of Adelaide Street. As a result of recent legislative changes, namely Bill 23, Subdivisions no longer require a public meeting.

SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the proposed applications:

- A Planning Justification Report prepared by Patterson Planning Consultants
- A Functional Servicing Report prepared by K. Smart Associates
- A Scoped Hydrogeological Assessment prepared by Chung & Vander Doelen
- A Traffic Impact Study prepared by R.V Anderson Associates
- A Geotechnical Investigation prepared by Chung & Vander Doelen
- An Archaeological Report prepared by Lincoln Environmental Consulting
- A Phase 1 Environmental Site Assessment Report prepared by Chung & Vander Doelen
- A Stormwater Management Report prepared by K. Smart Associates

Please consult <https://www.wellington.ca/en/resident-services/pl-2786713-ontario-inc-ved-homes.aspx> for access to the aforementioned studies and reports.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Arthur. Section 1.1.3.1 of the PPS states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

A PLACE TO GROW

The Growth Plan for the Greater Golden Horseshoe, 2020, came into effect on August 28, 2020.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields. The vast majority of growth will be directed to settlement areas that have a delineated built boundary.

Section 2.2.1.4 of the Plan seeks to achieve a complete community including a diverse mix of lands uses and provide for a more compact built form and vibrant public realm.

Section 2.2.2 establishes growth targets for development within delineated built-up areas. The proposed subdivision is located within a built boundary per the Official Plan which states that a minimum of 20% of new housing must be within the built-up area.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated RESIDENTIAL in the Urban Centre of Arthur. The property is located within the defined “built boundary”.

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

Section 3.3.1 identifies targets and states “by the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area”. This application is located within the build boundary and will continue to support this target.

Urban Centres

Section 7.5.1 of the County Official Plan provides details on land use compatibility in Urban Centres “Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available.”.

Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, e) to ensure that an adequate level of municipal services will be available to all residential areas”, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighborhoods.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks”.

WELLINGTON NORTH COMMUNITY GROWTH PLAN (WNCGP)

The Community Growth Plan was completed in February 2018 for the Township by GSP Group to establish a strategic vision for development. The Plan builds on and promotes a continued and strengthened community partnership, and the Township’s leadership role in engaging and working with the community, public and private partners, stakeholders and investors, to shape the future of Wellington North.

The Plan was shaped by a Steering Committee comprised of residents, stakeholders, Township Council and County Planning staff. Beyond that community workshops, focus groups and online surveys were conducted in September 2017.

Through these efforts the following relevant Growth Management Goals have been identified:

- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.
- Intensification Goals – To encourage intensification generally to achieve the desired urban structure.
- To protect prime agricultural land and rural resources for farming and rural economic development.

Available residential lands are generally sufficient to address future needs based on the population and housing growth forecasts; however, potential additional intensification, integration of a greater housing mix on available residential lands, and the positioning of greenfield development opportunities in opportune locations would optimize the land supply towards achieving the current and future targets.

In line with provincial direction for intensification at the time, the WNCGP proposed three intensification targets. The Plan identifies a recommended intensification target of 30-40% between 2022 to 2041 within Arthur and Mount Forest.

Planning Staff note the subject lands are located within Stage 1 of the WNCGP Development Stages mapping for Arthur and will contribute to the proposed intensification targets outlined above. Stage 1 is identified as the first priority area for development in Arthur.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Residential (R1C). The applicant is seeking to rezone to Holding Site Specific Residential (H)R3-35, (H)R3-36 and (H)R3-37 to facilitate the proposed Draft Plan of Subdivision (23T-22006). The development is proposed to include 15 street townhouses and 20 cluster townhouse units.

This amendment is seeking zoning relief to permit reductions in frontage, lot area and setbacks. The proposed zoning and associated site specific criteria is provided below:

Zone		Required	Proposed
(H)R3-35	R3 Zoning Provisions – Street Townhouse: LOT AREA, Minimum LOT FRONTAGE, Minimum	232 m ² (2,497 ft ²) 6.5 m (21.3 ft)	227.2 m ² (2,445 ft ²) 5.79 m (19 ft)
(H)R3-36	R3 Zoning Provisions – Cluster Townhouse: LOT AREA, Minimum (for this development) FRONT YARD, Minimum REAR YARD, Minimum	5,630.3 m ² (60,604 ft ²) 6 m (19.7 ft) 7.6 m (24.9 ft)	4,983.3 m ² (53,639.8 ft ²) 4.5 m (14.7 ft) 6 m (19.7 ft) (to side of dwelling)
(H)R3-37	R3 Zoning Provisions - Street Townhouse: LOT AREA, Minimum LOT FRONTAGE, Minimum FRONT YARD, Minimum REAR YARD, Minimum	232 m ² (2,497.3 ft ²) 6.5 m (21.3 ft) 6 m (19.7 ft) 7.6 m (24.9 ft)	161.7 m ² (1,740.5 ft ²) 5.79 m (19 ft) 3.7 m (12.1 ft) (to porch) 7.5 m (24.6 ft)

PLANNING DISCUSSION

Medium Density Development - Compatibility

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses 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:

Policy Requirement:	Response:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses	The proposed townhouse development is to be built with a total of 35.6 units on a 0.984 ha (2.43 ac) (14.4 units per ac). The proposed density is consistent with the Official Plan policies for medium density. The maximum density as stated in the County Official Plan is 35 units per hectare (14 units per acre) identified for townhouses.
b) The design is compatible with existing or future development on adjacent properties	Adjacent land uses include residential and institutional uses along Conestoga St N. The surrounding properties include low low/medium density residential. Planning Staff will be requesting an updated preliminary site plan following the public meeting which shows and addresses buffering, fencing and snow storage.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The subject lands are 0.984 ha (2.43 ac) in size which is suitable in size and shape for a townhouse development.
d) Adequate services are available	The subject lands are proposed to be rezoned (H)R3-35, (H)R3-36 and (H)R3-37. The holding provisions are put in place on the subject lands until confirmation of allocation of services to the development. The applicant will be required to apply for servicing capacity through the Township's sewage allocation policy. Until allocation is confirmed the Holding symbol will remain on the subject lands.
e) In the built boundary, medium density townhouses are encouraged to locate on major roadways and arterial roads	The property is located on Conestoga St N in Arthur. Although Conestoga St N is not considered an arterial road, it does have direct access to Smith St/Highway 6. A Traffic Impact Study was submitted by the applicant which indicated "the existing surrounding road

	network has ample capacity to accommodate the future site generated traffic. There are no recommendations to improve the operational performance.” This report will be reviewed by Township Staff and Township Engineer.
f) Appropriate zoning is provided	The property is proposed to be zoned Holding Site Specific Residential (H)R3-35, (H)R3-36 and (H)R3-37 to facilitate the proposed Draft Plan of Subdivision (23T-22006). The R3 zoning provides standards for cluster and street townhouses. Site specific standards have been proposed and are being reviewed by Planning Staff.

Traffic Impact Study

A Traffic Impact Study has been prepared in support of the application prepared by R.V Anderson Associates dated May 30th, 2022.

The study focused on the intersections of Smith St. and Frederick St., Smith St. and Conestoga St., and Smith St. and Preston St. A Traffic Impact Study was submitted by the applicant which indicated “the existing surrounding road network has ample capacity to accommodate the future site generated traffic. There are no recommendations to improve the operational performance.” This report will be reviewed by Township Staff and Township Engineer.

According to the Traffic Study, the proposed development is expected to generate approximately 151 two way trips in the a.m. peak hour (busiest hour in the morning, during the week) and 196 two way trips in the p.m. peak hour (busiest hour in the afternoon, during the week). The study identified that Preston St. should be paved and a sidewalk should be constructed on the east side of the street. The report concluded that the proposed development can be supported from a transportation perspective with the implementation of the noted recommendations. The Traffic Impact Study is being reviewed by the Township Staff and Engineer.

Stormwater Management

A Functional Servicing Report prepared by K. Smart Associates and Stormwater Management Report prepared by K. Smart Associates dated November 2nd, 2022 have been submitted in support of the application.

The post development runoff from the entire site will be directed to Catchet Development located west of the subject lands as well as utilizing 60 underground chambers to control flows on the VED Homes site. The report summarizes that site peak flows will be improved from pre-developments conditions to post development. Further, its anticipated that the proposed development will not result in an increase in peak discharge rates to the storm sewer system of Catchet Development. Township Staff and the Township Engineer are reviewing the Functional Servicing Report.

A final detailed design will be required which will be reviewed by the Township Engineer and the GRCA prior to final approval and construction of the subdivision.

Site Plan Approval

The proposed townhouse development will be subject to Site Plan Review by the Township. Final Site design, grading, servicing, stormwater management, buffering, parking, fencing etc. matters are reviewed as part of the site plan review.

NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report including a recommendation on the draft plan of subdivision, conditions of draft approval and a draft zoning by-law amendment for Council's consideration.

Scott Patterson, Principal, Patterson Planning Consultants Inc.

- Presentation of Proposed Development

Mr. Patterson reviewed the project description, current conditions, proposal, proposed zoning for street townhouses and cluster townhouses, and materials submitted with the application.

The 0.9848 ha (2.43ac) property is vacant and located immediately east of the Cachet development. A Draft Plan of Subdivision Application has been filed with the County of Wellington to divide the property into four blocks for residential land use, and recognize the completion of Adelaide Street from the Cachet project through to Conestoga Street North.

A Zoning By-law Amendment application was filed to change the zoning of the lands from R1C to site specific versions of the R3 zoning. A total of 35 units are proposed in the form of 15 street fronting townhouses and 20 cluster townhouses. All townhouses are proposed to be two storey.

Materials submitted with the subdivision application included an archaeological study, functional servicing report, stormwater management report, civil engineering plans, geotechnical investigation, scoped hydrogeological assessment, phase 1 environmental site assessment and traffic impact study.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Mike Linseman

- Email dated February 11, 2023 (Objection)
- Email dated February 17, 2023 (additional concerns of increased traffic and noise pollution)

Tracey Swift

- Email dated February 20, 2023 (Concerns)

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future council meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

George and Lynda White registered to speak at the meeting but were not present.

Tracey Swift, 303 Domville expressed her concerns, and those of her neighbour at 305 Domville, of ponding on their properties. They have done work to mitigate water from the rear of the properties from entering their homes and are concerned that if approved the retaining wall may cause more ponding. Mr. Patterson stated that they have received the comments regarding these concerns and made the engineer aware of the issues.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Renken inquired what will go into the buffer area. Matthieu Daoust, Senior Planner, explained that a buffer strip 1.5m high is required around the whole property and

can be fencing or trees. Mr. Patterson stated that it will be dealt with through the Site Plan Approval and that fencing is being proposed.

Councillor Renken asked what the common amenity area is. Mr. Daoust explained that a common amenity area is a standard requirement in the R3 zone when anyone builds any kind of apartment or cluster townhouse development. It is flexible in the form it can take, whether it be a park, parkette, or a grassed area with landscaping and benches. It's based on the unit breakdown in terms of how much area is required. The proposed area meets the requirements and details will be ironed out in the site plan. Councillor Renken inquired if it is possible if could be an area for children to play. Mr. Patterson stated that it is shown as a rectangle right now and nothing has been included, but will be dealt with at site plan approval process. It is part of the cluster townhouse block so it will be part of the condominium. That area will be subject to a condominium approval and won't be a public park. It will be owned and maintained by the condominium corporation, and typically will only be available to the 20 townhouse unit residents. Access for the other townhouse blocks, or the public, would be up to the condo block and how they restrict or allow access. It would be under private ownership.

Councillor McCabe asked who VED is. Mr. Patterson stated that they are a group of five partners in the project who pooled their resources and bought the land and are looking forward to taking this through the process and getting approvals. An individual appearing as VED, who identified as Harry, introduced himself as a structural engineer and one of the partners. He stated that they are planning a versatile development.

Councillor McCabe inquired if the reduction from 232 to 161 in Block 3 was to make room for more housing. Mr. Patterson explained that it was the result of putting all the pieces together and ending up with that block size.

Councillor McCabe asked what the square footage of the townhomes and condominiums will be, what the pricing will be for the townhouses and condos, and if the driveways for the townhouses will be one lane. Mr. Patterson stated that the square footage will be 1,300 to 1,400 sq. ft. VED commented that they will follow the affordable housing plan and pricing will be dependant on the market. Mr. Patterson confirmed that the driveways will be one lane.

Mayor Lennox expressed concern with Block 3 regarding snow storage on the properties with minimal front yards and the reduction of rear yards. He asked if consideration could be given to a smaller number of differently configured units to give more front and rear yard. Mr. Patterson explained that it is a design consideration and he prefers to give more space in the rear yards. He will work with staff to give consideration to a smaller rear yard set back for Block 3. Mayor Lennox asked for consideration to where snow will melt to and stated that this design may work in an area with less snowfall but may not work here.

ADJOURNMENT

RESOLUTION: 002-2023

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Public Meeting of February 21, 2023 be adjourned at 8:05 pm.

CARRIED

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MAYOR

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CLERK