

March 15, 2023

Mr. Tim Van Hinte
Manager of Planning
Township of Wellesley
4639 Lobsinger Line,
St. Clements, ON N0B 2M0

Dear Mr. Van Hinte:

**ZONING BY-LAW AMENDMENT APPLICATION
1060 QUEENS BUSH ROAD, WELLESLEYBRADLEY & COMPANY INC.**

On behalf of our client, Bradley & Co., please accept this letter and the following documents as the complete Zoning By-Law Amendment Application for the lands known as 1060 Queens Bush Road, Wellesley in the Township of Wellesley.

A Pre-Submission Consultation Meeting was held on July 19, 2022 with regard to a different development proposal. Following this meeting and based on the discussion, our client evaluated other development options and retained Arcadis IBI Group. On November 9, 2022 our client and Douglas Stewart met with yourself to review an alternative development concept like the one being included with this application. Minor modifications were undertaken to address comments discussed at the meeting.

Please find enclosed the following item as required in support of this application and in accordance with the Pre-Submission Consultation comments:

- One (1) copy of the signed and completed Zoning By-Law Amendment Application Form;
- One (1) copy of the Record of Pre-Submission Review dated July 19, 2022;
- One (1) copy of the Regional Pre-Submission Comments dated July 2022;
- One (1) copy of the Planning Justification Report prepared by Arcadis IBI Group;
- One (1) copy of the Servicing Brief prepared by Arcadis IBI Group;
- One (1) copy of the Proposed Site Plan prepared by Arcadis IBI Group; and
- One (1) copy of the Plan of Topographic Features prepared by J.D. Barnes Limited

Our client will be delivering the following payments/cheques for the required Township of Wellesley and Region of Waterloo Zoning By-Law Amendment application fees:

- One (1) cheque in the amount of \$2,625.00 made payable to the Township of Wellesley representing the Zoning By-Law Amendment Application fee;
- One (1) cheque in the amount of \$3,000.00 made payable to the Region of Waterloo representing the Zoning By-Law Application Review fee.

Mr. Tim Van Hinte – March 15, 2023

SUMMARY OF PROPOSED DEVELOPMENT

As shown on the proposed Site Plan, our client is proposing to redevelop the subject property with a new residential building comprised of 12 stacked Townhouse units. The proposed residential building will have a height of two-storey building (maximum of 9 metres). An off-street parking area will be provided for residents to the east side of the proposed building.

SUMMARY OF PROPOSED ZONING BY-LAW AMENDMENT

The subject property is currently zoned UR (Urban Residential) which does not permit stacked townhouse dwellings, therefore, an amendment to the Township's Zoning By-Law is required. In order to permit the proposed dwellings, we are proposing the subject lands be rezoned to UR2 with Site-Specific Exceptions. Please refer to the Zoning By-Law Amendment Application Form and Planning Justification Report for a summary of the requested Site-Specific Exceptions.

Based on our review of the applicable land use policies and regulations, the proposed Zoning By-Law Amendment, in our opinion, have regard for the "Matters of Provincial Interest" defined by the Planning Act, is consistent with the Provincial Policy Statement, and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Waterloo Official Plan, the Township of Wellesley Official Plan and Zoning By-Law.

Furthermore, it is our opinion that the proposed development makes efficient use of the land and contributes to the Township of Wellesley housing stock by way of an increased density, residential development that is in keeping with the surrounding residential uses. Based on the foregoing, it is our opinion that the proposed development represents good planning and is appropriate for the subject property and surrounding area.

CONCLUSION

We trust that you will find the enclosed application complete to undertake a review of the proposed development and processing of the Zoning By-Law Amendment Application.

Please contact our office if you have any questions or would like to discuss.

Yours truly,

ARCADIS IBI GROUP



Douglas W. Stewart, MCIP, RPP
Associate Manager – Urban & Regional Planning

DWS/ET/baw
Encl.

cc: Bradley & Co.