

Planning Justification Report

1016 & 1018 Doering Street

Township of Wellesley

Draft Plan of Condominium

March 2021



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Prepared for:

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1. Introduction

1.1 Background

GSP Group has been retained by Mr. Jim Flynn (the “Applicant”), to coordinate the preparation and submission of a Draft Plan of Condominium Application for the properties municipally known as 1016 and 1018 Doering Street in the Township of Wellesley (the “Site”).

In 2020, Official Plan and Zoning By-law Amendments (Township File Nos. OPA 01-19 and ZBA 07-19) were approved for the Site including re-designation of part of the developable area of the Site from Open Space and Environmental Constraint to Urban Residential (see Township of Wellesley OPA 16), and re-zoning of the developable area to Urban Residential Two with special provisions and a holding provision (UR2-2 (h-1)) (see Township of Wellesley By-law 34-2020).

1.2 Application

The purpose of the Application for a Draft Plan of Standard Condominium (the “Application”) is to create 50 condominium residential units including 46 townhouse units, 2 semi-detached units and incorporation of the 2 existing single detached dwellings as part of the condominium development, and related common elements including the internal condominium streets, parking spaces, stormwater management facility and landscaped areas. The land below the floodline is proposed to be dedicated to the Township as open space save for the existing rear yard of the existing dwelling at 1016 Doering Street (Unit 50).

1.3 Purpose and Scope

A Formal Pre-Consultation Meeting was held with the Region of Waterloo and the Township of Wellesley on December 8, 2020 to discuss the requirements of a complete application for Plan of Condominium. As identified in Pre-submission Record, the requirements for a complete application include a Planning Justification Report.

Planning justification for the prior OPA and ZBA applications is provided in the related Planning Justification Report dated September 2019 and the Addendum letter dated April 21, 2020, prepared by GSP Group. As planning justification for the proposed land use and development has been established through the previous report and addendum and related OPA and ZBA approvals, this Planning Justification Report is scoped to address the planning report requirements outlined in the Region of Waterloo Plan of Condominium Application Form.

This Planning Justification Report should be read in conjunction with the previous planning report and addendum for the related OPA and ZBA approved in 2020, and other associated reports and drawings prepared in support of the Application. Through correspondence during pre-application consultation, it was confirmed by the Township of Wellesley that site plan approval is not required.

2. Site Description

2.1 Site Location and Description

The Site is located east of the intersection of Nafziger Road and Doering Street in the Township of Wellesley. The Site is comprised of two (2) properties, including, 1016 and 1018 Doering Street.

The property at 1016 Doering Street contains an existing dwelling and accessory buildings, and is partially within the floodplain of Firella Creek. The existing dwelling and accessory buildings are located at the east end Doering Street and are proposed to be retained and incorporated with the condominium development. The existing dwelling has been floodproofed to permit residential use.

The land area of 1016 Doering Street includes land that was formerly part of the adjoining properties at 1024, 1030 and 1032 Doering Street and which has been added to 1016 Doering Street by Consent (B13/19, B14/19 and B1/20). Additionally, an easement has been granted across parts of 1032 Doering Street in favour of 1016 Doering Street providing for future access and servicing.

The property at 1018 Doering Street is an existing residential lot with an existing dwelling. The existing dwelling is proposed to be retained and incorporated with the condominium development. The rear yard of the property is proposed for a semi-detached dwelling to be incorporated with the condominium development.

The Site is located within the Urban Area and Built-Up Area of the Township of Wellesley. The existing land uses to the north and west of the Site are low rise residential. To the east and south of the Site is open space (Firella Creek). The Site generally slopes west to east and north to south, in the direction of Firella Creek.

There is a 1.3 hectare portion of the Site that is regulated by the Grand River Conservation Authority (GRCA) due to the presence of Firella Creek and associated floodplain. A GRCA permit will be required prior to development or site alterations within the regulated portions of the Site.

Phase 1 and 2 Environmental Site Assessments have been prepared and a Record of Site Condition (RSC) has been filed and is currently under review by the Ministry of Environment, Conservation and Parks (MECP). An application to lift the Holding (H) provision will be made when the MECP acknowledgement of the RSC is received.

The legal descriptions of 1016 and 1018 Doering Street are as follows:

PT LT 61 PL 1148 WELLESLEY BEING PARTS 9,12,13,14,16, 58R20167; S/T 1052604, 515873, 652823; PART LOT 65 PLAN 1148, PART 1 PLAN 58R20751; S/T INTEREST IN 875475; PART LOT 65 PLAN 1148, PART 4 58R-20751; TOGETHER WITH AN EASEMENT AS IN 375950; TOGETHER WITH AN EASEMENT OVER PART LOT 65 PLAN 1148, PARTS 3 & 5 PLAN 58R20751 AS IN WR1243882; TOGETHER WITH AN EASEMENT OVER PART LOT 65 PLAN 1148, PART 5 PLAN 58R20571 AS IN WR1243883; TOGETHER WITH AN EASEMENT OVER PART LOT 65 PLAN 1148, PART 3 PLAN 58R20751 AS IN WR1243884; TOWNSHIP OF WELLESLEY

PIN # 22170-0813 (LT)

PT LOT 60 PLAN 1148 WELLESLEY BEING PART 1, 58R-2180; TOWNSHIP OF WELLESLEY.

PIN # 22170-0048 (LT)

3. Proposed Development

3.1 Proposed Draft Plan of Standard Condominium

The proposed Draft Plan includes 46 townhouse dwellings, 2 semi-detached dwellings and 2 existing single detached dwellings within the Draft Plan of Standard Condominium. The layout of the development is as previously proposed in the Development Concept presented as part of the approved OPA and ZBA applications in 2020, with some minor refinements, and the total number of units proposed has been reduced from 51 to 50 units. The OPA and ZBA application originally proposed 61 units, but the density was reduced based on feedback from the Township and comments received through the applications review process and related revisions to the Development Concept.

The two (2) existing single detached dwellings will retain their existing built form and floor areas. The two (2) semi-detached units have ground floor areas of 82 square metres (880 square feet) to 90 square metres (970 square feet) including an attached single car garage for each unit. Single storey townhouses ranging from 4 to 7 attached units are proposed.

The townhouse units include 14 units with a ground floor area of approximately 102 square metres (1,100 square feet), 23 units with a ground floor area of approximately 112 square metres (1,200 square feet), 8 units at approximately 115 square metres (1,270 square feet) and 1 unit at approximately 152 square metres (1,640 square metres). It is anticipated that there may be a partial/half-storey loft space in each of the units that would add to the total floor area; however, this will be confirmed at the time of detailed building design.

The Draft Plan of Condominium depicts the location and type of the proposed residential units fronting onto a 6.0 metre wide private condominium road. Two accesses are proposed from Doering Street, with the main access being at the south end of Doering Street, and a secondary/emergency access is protected via an easement over the existing driveway at 1032 Doering Street.

There are 122 parking spaces proposed, with each townhouse and semi-detached unit having a single car garage (1 space) and a driveway (1 space), the single detached dwelling at 1016 Doering Street having a single car garage plus two parking spaces in front of the existing house for a total of 3 spaces, and the single detached dwelling at 1018 Doering Street having a single car garage and one or more parking spaces available in the existing driveway. There are 21 common/visitor spaces proposed, including 5 barrier-free parking spaces. Please see the Draft Plan of Condominium for the proposed parking areas.

Consistent with the previous Development Concept, the Draft Plan maintains the existing floodline and all proposed development is outside of the floodline. The land below the flood line (except for the existing rear yard of the existing single detached dwelling at 1016 Doering Street being Unit 50 on the Draft Plan) is identified as an open space block and is proposed to be dedicated to the Township including the existing sanitary sewer easements. The land to be dedicated to the Township will provide additional land for trail purposes, in conjunction with the land that was dedicated as part of Consent Application B3-17.

4. Planning Policy Review and Analysis

The following section sets out the relevant planning policy framework to assess the appropriateness of the Application in the context of Provincial, Regional and Township policies and regulations.

4.1 Provincial Policy

4.1.1 Planning Act R.S.O 1990, c.P.13

Section 51 of the *Planning Act* identifies the requirements for the legal division of land and/or property, such as the subject application for Draft Plan of Condominium. Specifically,

Section 51 (24) outlines the criteria that should be considered when making decisions regarding a draft plan of subdivision and/or draft plan of condominium. The following table provides an analysis of the proposed Draft Plan under the applicable criteria:

Criteria (s. 51(24))		Response
a)	The effect of the proposed subdivision on matters of provincial interest;	See previous Planning Justification Report and Addendum for approved OPA and ZBA. The Development supports / provides for: <ul style="list-style-type: none"> • Efficient use of communication, transportation, sewage and water services; • Avoidance of natural hazards and protection of natural heritage; • Orderly development; • Accessibility for persons with disabilities; • A range of housing types; • An appropriate location for growth and redevelopment; • Minimization of waste.
b)	Whether the proposed subdivision is premature or in the public interest;	The Development broadens the range of housing types and tenure choice within the community, and is an appropriate form of intensification that will bring additional population within proximity to the community core to support local businesses.
c)	Whether the plan conforms to the official plan;	The Development conforms to the Region of Waterloo and Township of Wellesley Official Plans (see sections 4.2 and 4.3 and previous Planning Justification Report and Addendum for approved OPA and ZBA.
d)	The suitability of the land for the purposes for which it is to be subdivided;	The Development provides for the intensified use of the developable area of underutilized land within the Built-Up Area and makes efficient use of existing municipal services and infrastructure.
e)	The number, width, location and proposed grades and elevations of the highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The Development has direct access to Doering Street which is a municipal right-of-way adequate to accommodate the proposed intensification of the Site.
f)	The dimension and shape of proposed lots;	Not applicable.
g)	The restrictions or proposed restrictions, if any, on the land proposed to be subdivided, or the buildings and structures proposed to be erected on it and the restrictions, if any, on the adjoining land;	The Development respects Firella Creek and its associated floodplain and the area of the Site proposed to be developed is above the floodline. The existing single detached dwelling at 1016 Doering Street has been floodproofed for residential use.

Criteria (s. 51(24))		Response
h)	Conservation of natural resources and flood control;	
i)	Adequacy of utilities and municipal services;	The Development is accommodated by existing municipal utilities and services, as confirmed through the approval of the OPA and ZBA.
j)	Adequacy of school sites;	Not applicable.
k)	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	The land to be dedicated to the Township will provide additional land for trail purposes, in conjunction with the land that was dedicated previously along Firella Creek.
l)	The extent to which the plans design optimizes the available supply means of supplying, efficient use and conservation of energy; and	Achieved through compact development and optimization of the layout and efficiency of providing hydro and other services to the proposed units, in an area that is already serviced by the distribution system.
m)	The interrelationship between the design of the proposed plan of subdivision and site plan control measures relating to any development on the land, if the land is located within a site plan control area.	Not applicable.
M	The co-ordination of planning activities of public bodies	Not applicable as the land in the proposed Draft Plan is privately owned. Draft and final approval of the Draft Plan will be coordinated with the Township and Region and other public authorities through appropriate conditions.
N	The resolution of planning conflicts involving public and private interests	No conflicts identified.
O	The protection of public health and safety	The proposed development will not create public health or safety issues. Firella Creek and its associated floodplain will be respected and protected. The site location presents opportunity for residents to become less reliant on automobiles to travel as it is within convenient walking distance of existing services and amenities in Wellesley.
P	The appropriate location of growth and development	The proposed development will facilitate development of an underutilized site and represents a logical continuation and intensification of an existing residential area in the existing Built-Up Area of Wellesley.
Q	The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians	Although there is not public transportation available in the Township of Wellesley at this time, the intensification of the Site with medium density housing is transit supportive should transit services be considered in Wellesley in the future. There are sidewalks along the

Criteria (s. 51(24))		Response
		majority of Nafziger Road and a portion of Doering Street which promotes walkability and pedestrian connections, active transportation.
R	The promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant	Siting plans and building elevations will be submitted for review and approval by the Township of Wellesley as part of required building permit applications.
S	The mitigation of greenhouse gas emissions and adaptation to a changing climate	As noted above, existing dwellings will be maintained/renovated for continued use to reduce waste and impacts of landfilling, active transportation will be supported to reduce automobile reliance, and the development is compact which will minimize the consumption of land for housing and related impacts. Tree plantings within the development will provide shade and reduce heat impacts and as the tree canopy establishes it can also help to mitigate the potential for flooding, erosion or other impacts of major rainfall events.

4.1.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the Planning Act, provides direction on matters of provincial significance related to land use planning, and guides growth and development in Ontario. The PPS supports land use planning and management that contributes to effective and efficiently managed growth and development. The proposed Draft Plan is consistent with the PPS as demonstrated in the previous Planning Justification Report and Addendum for the approved OPA and ZBA for the Site.

4.1.3 A Place to Grow Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe is issued under section 7 of the 2005 Places to Grow Act. The most recent Growth Plan for the Greater Golden Horseshoe came into effect on May 16, 2019. The Site is located within an existing Built-Up Area as identified by the Growth Plan, and the intensification of the Site implements and is supported by the Growth Plan and will contribute to meeting the intensification target. The proposed Draft Plan conforms with the Growth Plan as demonstrated in the previous Planning Justification Report and Addendum for the approved OPA and ZBA for the Site.

4.2 Region of Waterloo Official Plan

The Region of Waterloo Official Plan (ROP) was adopted by the Region of Waterloo in June 2009 and received final approval from the Ontario Municipal Board in June 2016. The ROP provides goals and objectives for future growth and development within the Region.

The Site is within the Built-Up Area as is identified on Map 3d in the ROP. In accordance with Policy 2.B.2 of the ROP, lands within the Built-Up Area are intended to accommodate the majority of the Region's future growth and development.

The Planning Justification Report prepared and submitted for the approved OPA and ZBA for the Site in 2020 summarizes key relevant policies of the ROP that are applicable to the Site and how the Development conforms with and implements those policies. As demonstrated through the previous Planning Justification Report and Addendum, the Development conforms with the ROP.

4.3 Township of Wellesley Official Plan

The Township of Wellesley Official Plan (the "OP") was approved in 2004 and was updated in 2013 to bring it into conformity with Provincial and Regional policy direction.

The Site is within the Urban Area Boundary as is depicted on Map 4 of the OP. The Urban Area is intended to accommodate a broad range and mix of uses and is to serve as the main focus for population and employment growth.

In 2020, the limit between the Urban Residential and Open Space designation and the Environmental Constraint Overlay applicable to the Site were amended by OPA 16. The proposed Draft Plan of Condominium implements the Development Concept previously proposed as part of the related OPA and ZBA applications in 2020. The Planning Justification Report prepared and submitted for the approved OPA and ZBA for the Site in 2020 summarizes key relevant policies of the OP that are applicable to the Site and how the Development conforms with and implements those policies. As demonstrated through the previous Planning Justification Report and Addendum, the Development conforms with the OP.

4.4 Township of Wellesley Zoning By-law 28/2006

The zoning of the Site was amended in 2020 by By-law 34/2020. The development area of 1016 Doering Street and all of 1018 Doering Street are zoned Urban Residential Two with special provisions and a holding provision (UR2-2(h-1)), and the balance of 1016 Doering Street is zoned Open Space (OS) along Firella Creek.

The following table outlines the applicable General Provisions and the regulations of the UR2-2 Zone and summarizes information to demonstrate that the Draft Plan complies with the applicable standards.

	Regulation	Required	Provided	Complies?
4.10.1	Driveway Width	Each driveway shall have a minimum width of 3.0 metres and a maximum width of 9.0 metres, measured along the street line.	Driveway locations are shown on the Draft Plan and all have a minimum width of 3m.	Yes
4.10.4		The minimum distance between an interior side lot line and any driveway, with the exception of a mutual or common driveway, shall be 1.0 metre.	Driveway locations are shown on the Draft Plan are paired where possible for attached units. Existing driveways for Units 49 and 50 are setback more than 1m from the interior side lot lines.	Yes
4.29	Parking Requirements	Two parking spaces per dwelling unit for single detached, semi-detached and townhouses. If accessed by a private street, an additional 0.4 spaces per unit is to be provided for visitor parking. 2 spaces/unit = 100 spaces required plus 20 visitor spaces Total of 120 spaces required Minimum Parking Space Dimensions: 2.7m x 6m	122 spaces Including 2 spaces per unit (1 in garage, 1 in driveway) for Units 1 to 48 = 96 spaces, plus at least 2 existing spaces for Unit 49, plus 3 spaces for Unit 50, plus 21 visitor parking spaces (2.7m x 6m)	Yes
4.29.2	Minimum Number and Type of Accessible Parking Spaces	1 space plus 3% of total = 5 spaces	5 spaces including 3 Type A (3.4m wide) and 2 Type B (2.7m wide) spaces, with 1.5m access aisles provided for all spaces	Yes
11.11.2	Parking	The lot coverage of required parking spaces shall not exceed 20% of the total lot area.	Standard driveways and garages are each 3m wide by 6m long = 36 m ² of parking area. The smallest lot area is 178 m ² . The parking area is 20% of the lot/unit area.	Yes

	Regulation	Required	Provided	Complies?
11.2, 11.11.2	Minimum Lot Area	Semi-detached: 210m ² /unit Townhouse: 175 m ² /unit Single detached: 510m ²	Semi-detached: Unit 1 213 m ² Unit 2 206 m ² Townhouses: Unit 3 319 m ² Unit 4 212 m ² Unit 5 178 m ² Unit 6 178 m ² Unit 7 179 m ² Unit 8 212 m ² Unit 9 254 m ² Unit 10 249 m ² Unit 11 204 m ² Unit 12 204 m ² Unit 13 204 m ² Unit 14 204 m ² Unit 15 278 m ² Unit 16 286 m ² Unit 17 204 m ² Unit 18 204 m ² Unit 19 204 m ² Unit 20 204 m ² Unit 21 204 m ² Unit 22 240 m ² Unit 23 240 m ² Unit 24 204 m ² Unit 25 204 m ² Unit 26 204 m ² Unit 27 250 m ² Unit 28 444 m ² Unit 29 193 m ² Unit 30 193 m ² Unit 31 193 m ² Unit 32 218 m ² Unit 33 328 m ² Unit 34 269 m ² Unit 35 198 m ² Unit 36 198 m ² Unit 37 198 m ² Unit 38 198 m ²	Yes

	Regulation	Required	Provided	Complies?
			Unit 39 232 m ² Unit 40 223 m ² Unit 41 181 m ² Unit 42 194 m ² Unit 43 341 m ² Unit 44 272 m ² Unit 45 186 m ² Unit 46 186 m ² Unit 47 186 m ² Unit 48 303 m ² Single Detached: Unit 49 627 m ² Unit 50 996 m ²	
11.11.2	Minimum Lot Frontage	Semi-detached: 9m/unit Townhouse: 6m/unit Single detached: 12m	Semi-detached: Unit 1 9.3 m Unit 2 9.3 m Townhouses: Unit 3 11.5 m Unit 4 8.1 m Unit 5 6.3 m Unit 6 6.3 m Unit 7 6.3 m Unit 8 7.7 m Unit 9 9.2 m Unit 10 9.2 m Unit 11 7.7 m Unit 12 7.7 m Unit 13 7.7 m Unit 14 7.7 m Unit 15 10.7 m Unit 16 9.8 m Unit 17 7.7 m Unit 18 7.7 m Unit 19 7.7 m Unit 20 7.7 m Unit 21 7.7 m Unit 22 9.2 m Unit 23 9.2 m Unit 24 7.7 m	Yes

	Regulation	Required	Provided	Complies?
			Unit 25 7.7 m Unit 26 7.7 m Unit 27 9.7 m Unit 28 12 m Unit 29 6.4 m Unit 30 6.4 m Unit 31 6.4 m Unit 32 7.7 m Unit 33 20.2 m Unit 34 9.9 m Unit 35 6.4 m Unit 36 6.4 m Unit 37 6.4 m Unit 38 6.4 m Unit 39 7.5 m Unit 40 7.5 m Unit 41 6.4 m Unit 42 7.0 m Unit 43 8.4 m Unit 44 9.2 m Unit 45 7.0 m Unit 46 7.0 m Unit 47 7.0 m Unit 48 7.8 m Single Detached: Unit 49 22 m Unit 50 19.2 m	
11.4. 11.11.2	Maximum Building Height	Semi-detached and townhouse units: 7.5m Single detached: 9.0m (building height measured along the front façade of the building)	Units 1 to 48: ≤ 7.5m Units 49, 50: ≤ 9.0m (existing)	Yes
11.11.2	Minimum Floor Area (per dwelling unit)	Semi-detached and townhouse dwellings: 80 m ² Single detached dwelling: 100 m ²	Units 1 to 48: All semi-detached and townhouse units have a ground floor area >80 m ² Including the garage. Excluding the floor area of the attached garage, Units 1, 2 and 40 have ground floor areas of 72	Yes

	Regulation	Required	Provided	Complies?
			<p>m², 64 m² and 78 m² respectively. Detailed building design will address the additional floor area required (e.g. by including loft space).</p> <p>Units 49, 50: both existing single detached dwellings have floor areas >100 m²</p>	
11.11.2	Minimum Front Yard Depth	<p>4.5 m for dwelling / 3.0 m for dwellings on a curved street 6.0 m for garage Existing single detached dwelling at 1016 Doering Street: 3.0 m</p>	<p>Unit 1: Dwelling: 4.7m Garage: 6.5m</p> <p>Unit 2: Dwelling: 4.6m Garage: 6.2m</p> <p>Unit 3: Dwelling: 3.1m to curve Garage: 6m</p> <p>Units 4-14: Dwelling/Garage: 6m</p> <p>Unit 15: Dwelling: 4.8m to curve Garage: 6m</p> <p>Unit 16: Dwelling: 3.9m to curve Garage: 6m</p> <p>Units 17-21: Dwelling/Garage: 6m</p> <p>Unit 22: Dwelling: 5.9m to curve Garage: 6m</p> <p>Unit 23: Dwelling: 4.m to curve Garage: 6.1m</p> <p>Units 24-27: Dwelling/Garage: 6.1m</p> <p>Units 18-32: Dwelling/Garage: 6m</p>	Yes - for Lot 2 only

	Regulation	Required	Provided	Complies?
		Single detached dwelling: Interior Side Yard: one-half (1/2) building height but no less than 3 metres	Unit 50: Int. Side: 3.2m (north), 3m (south)	
11.11.2	Minimum Rear Yard Depth	Semi-detached and townhouse dwellings: 6m Single detached dwellings: 7.5 m	Units 1 to 48: ≥ 6m Unit 49: 7.5m Unit 50: 24m	Yes
11.11.2	Maximum Lot Coverage	Semi-detached dwellings: 45% Townhouse dwellings: 55%, 10 lots/units may have up to 60% if an equal number of lots/units do not exceed 50% Single detached dwellings: 50%	Unit 1: 42% Unit 2: 39% Units 4, 8, 11-14, 17-21, 24-26, 41, 45-47 (18 units) ≤ 55% Units 5-7, 29-31, 35-38 (10 units) ≤ 60% Units 3, 9, 10, 15, 16, 22, 23, 27, 28, 33, 34, 39, 40, 43, 44, 48 (16 units) ≤ 50% Unit 49: 30% Unit 50: 20%	Yes
11.10	Minimum Landscaped Open Space	30 percent	All units ≥ 30% landscaped open space	Yes

The proposed Draft Plan of Condominium complies with the Township of Wellesley Zoning By-law, as amended.

4.4 Draft Plan of Condominium Application Form

The following table summarizes the information required in the Planning Report as outlined in the Draft Plan of Condominium Application Form:

a) Introduction – A general discussion of the subject area that is under consideration and any pertinent background information.	See Section 1.
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b) General Description – A legal description of the property including location, size and physical features.	See Section 2.
c) Conformity – A discussion on conformity of the proposed plan of subdivision with the Regional Official Policies Plan, the Area Municipal Official Plan and Area Zoning By-law as well as consistency with the Provincial Policy Statement, and conformity/non-conformity with Provincial Plans.	See Section 4 and previous Planning Justification Report dated September 2019 and related Addendum dated March 2020 for approved OPA and ZBA.
d) The Concept – A brief description of a theme, market orientation or special aspects to the physical layout of the subdivision.	The theme and market orientation is intended to cater to adult lifestyle and to provide local downsizing options in a close-knit community atmosphere with common amenities, services and open spaces.
e) Road Patterns – A description of the principal road pattern with regard to public transit and traffic flow such as ring road, spine system and hierarchy of internal streets, as well as proposed street names.	A continuous private condominium street provides internal access and circulation for pedestrians and vehicles throughout the development including a continuous sidewalk on one side which will connect to existing sidewalk on Doering Street, and access to and from common/visitor parking spaces. Street names are to be determined in consultation with the Township.
f) Site Development – A description of the elements in the plan such as walkways/park link network, utilization of watercourses, area grading, and treatment of low lying wetlands and organic soils.	A continuous sidewalk is provided along the private condominium street as noted above. Land along the existing watercourse is proposed to be dedicated to the Township to complete the public open space connection with previously dedicated land to the south, providing an opportunity for a public trail. New units, roads and services are located above the floodline.
g) Land Use Patterns – A discussion of proposed densities, location of housing types, commercial facilities, schools, parks etc. and the relationship of these land uses to the natural features of the site. A discussion of existing buildings or structures on the site, and if any, those intended for demolition or retention, including a review of heritage impact.	As calculated below, the overall gross density proposed is 22.7 units per hectare (upha). The net density is 40.7 upha. The mix of housing unit types include single detached (2 existing), semi-detached (2 units) and townhouses (46). The site is located near the downtown core area of Wellesley and the existing community park. Firella Creek and its floodplain are protected by the design of the development which is above the flood line. Two (2) existing single detached dwellings to e retained. There is no heritage impact.
h) Statistical Analysis – A calculation of density ranges, service and commercial facilities, schools, parks and open spaces, churches, major roads, community centre etc. with sizes noted and percentage of land proposed for each use.	Net Density: Units 1-2 (semi): 2 units/0.04ha = 50 upha Units 3-48 (towns): 46 units/1.05ha = 43.8 upha Units 49-50 (single): 2 units/ 0.16ha = 12.5 upha Net density (all units): 50 units/1.23ha = 40.7 upha

	<p>Gross Density: 50 units / 2.2ha = 22.7 upha (excluding land area below the floodline)</p> <p>Land Area by Land Use: The land area by land use is 72% residential and 28% open space (land to be dedicated to the Township). Within the residential land use area, 7% of the area is proposed for single detached units/lot area, 2% for semi-detached, and 47% for townhouses, with the remaining 44% allocated to the common private streets, sidewalks, parking areas and landscaped open space. Existing and proposed buildings are 26% of the residential land area and 45% of the total residential lot/unit area. Parking areas for each unit including the attached garage and driveway are a maximum of 20% of the total lot/unit area.</p>
<p>i) Utilities and Engineering – A discussion of sanitary sewers or sewage disposal, water supply/distribution, lands below Regional floodlines, urban drainage and stormwater management, master drainage plan and conformity, watershed study and conformity, and gas, hydro and telecommunication servicing. At the initial review stage this information will be of a preliminary nature but will indicate an awareness of conditions to be resolved between the applicant/developer and the applicable public body.</p>	<p>See Servicing Plan and Stormwater Management Report prepared by GM Blue Plan. The condominium development will be connected to existing municipal water and sanitary services. The internal water distribution system will be in accordance with the Building Code. Land below the floodline is proposed to be dedicated to the Township as open space.</p>
<p>j) Boundary Conditions – A discussion of existing land use and environmental conditions at least 20 metres (64 feet) beyond the subject area. Such a discussion shall be sufficiently thorough to ensure that no detrimental impact is caused by the development on any adjacent lands.</p>	<p>The north boundary of the Site adjoins Doering Street, open space land along Firella Creek, and existing residential properties. The west boundary adjoins existing residential properties along Doering Street and Nafziger Road. The south boundary adjoins existing vacant residential land. The east boundary adjoined Firella Creek and Township-owned open space. The proposed development does not have a detrimental impact on any adjacent land.</p>
<p>k) Environmental Assessment (EA) – What services and facilities are covered by EA and under which schedule will these projects be assessed?</p>	<p>N/A.</p>

<p>l) Staging and Phasing of Development – An estimate should be included as to phasing and timing of development with particular direction from the applicant regarding how the subdivision registration (final approval) will be staged and how servicing and development will be phased within each registration.</p>	<p>If the development is phased based on sales/ market demand, a phasing plan will be provided and will ensure each phase has adequate access and servicing. Site servicing and construction is proposed to commence as soon as possible after approvals are in place.</p>
<p>m) Noise Impacts – A discussion of how the plan has been designed to address impacts from nearby road, rail or stationary noise sources. The discussion should also identify the manner in which mitigation, if any, may be implemented.</p>	<p>None. Pre-application consultation confirmed that a noise study is not required.</p>
<p>n) Odour Impacts – A discussion of how the plan has been designed to address impacts from existing or proposed odour sources in the vicinity of the subject site. The discussion should also identify the manner in which mitigation, if any, may be implemented.</p>	<p>N/A</p>
<p>o) School Accommodation – A discussion of the availability of and access to school sites for the proposed development. Where a school site is needed, as identified by the schoolboard(s), the options for the location of the site.</p>	<p>The School Boards were circulated during the review of the related OPA and ZBA approved in 2020, and no comments or concerns have been identified. Need for a school site has not been identified in this location. As the development is anticipated to be geared to adult lifestyle, no impacts to school accommodation needs are expected.</p>

5. Conclusions

GSP Group Inc. has been retained by Mr. Jim Flynn (the “Owner”) to coordinate the Draft Plan of Condominium application for properties municipally known as 1016 and 1018 Doering Street in the Township of Wellesley. The Draft Plan includes a mix of housing types including a total of 50 units with 2 existing single detached dwellings, 2 semi-detached units and 46 townhouses.

This Planning Justification concludes that the propped Draft Plan of Condominium:

- Is consistent with the policies of the Provincial Policy Statement (2020);
- Conforms with the Growth Plan for the Greater Golden Horseshoe (2019);
- Conforms with the ROP;
- Conforms with the policies for Built-Up Areas and the Urban Residential policies in the OP;
- Complies with UR2-2 Zone applicable to the Site;
- Will provide additional housing choice in the Township of Wellesley;
- Can be serviced through proposed service connections to the existing sanitary, water and stormwater networks and appropriate measures for stormwater management quality control can be implemented; and
- It is appropriate within this urban context, within the Built-Up Area.