

PLANNING JUSTIFICATION REPORT

ZONING BY-LAW AMENDMENT

350 ST. ANDREW ST. WEST, FERGUS
Township of Centre Wellington

Date:

August 2021

Prepared for:

VanGrootheest Holdings Inc.

Prepared by:

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Our File 18107B

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1.0 INTRODUCTION

MHBC Planning has been retained by Van Grootheest Holdings Inc. to provide planning opinion related to the redevelopment and proposed rezoning of the property municipally known as 350 St. Andrew Street West, Fergus, Ontario and legally described as Part of Lot 2, Southeast Side of St. Andrews Street and Part of Lot B, Southeast Side of River Alley Place, Registered Plan 77 (hereinafter referred to as the “subject lands”). In order to permit the proposed redevelopment, and amendment to the Township of Centre Wellington Zoning By-law is required.

The subject lands are located on the south side of St. Andrew Street West, in between the intersections with Tower Street and Maiden Lane. The property is irregularly shaped with frontage on St. Andrew Street and backing onto the Grand River, and has an area of approximately 1,148.8 m² (0.28 acres). The subject lands are presently developed with one existing building – an office building – with surface parking.

The proposal includes the demolition of the existing office building and the development of a new 5 storey mixed-use building with a total of 36 residential units and 127 m² of commercial area. A total of 21 surface and structured parking spaces are proposed, and vehicular and pedestrian access is proposed from St. Andrew Street West via an existing easement over the adjacent lands at 300 St. Andrew Street West (Melville United Church lands).

The subject lands are located within an Urban Centre and designated as such in the County of Wellington Official Plan. The rear portion of the subject lands are also designated Core Greenlands in the County of Wellington Official Plan as a result of the site backing onto the Grand River and the associated floodplain and valley slope hazards. The subject lands are designated Central Business District and Core Greenlands in Schedule A-1 of the Township of Centre Wellington Official Plan. The subject lands are also in the Built Boundary, therefore, the redevelopment of the subject lands will contribute towards the residential intensification target.

Implementation of the proposed redevelopment requires approval of a Zoning By-law Amendment. The existing zoning of the subject lands permits a maximum height of 3 storeys (11 metres), and the proposed Zoning By-law Amendment is to increase the maximum permitted height for the lands. This planning report assesses the planning framework relative to the proposed use of the lands and includes the following:

- An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational and policy context;

- Overview of the proposed development and applications;
- Description of the vision and design elements of the proposed development;
- Review of existing policy framework and assessment of consistency with the Provincial Policy Statement and conformity with the Growth Plan, County Official Plan and the Township of Centre Wellington Official Plan;
- Consideration and integration of recommendations and conclusions from the supporting studies and reports.

1.1 Preliminary Planning Review/Pre-Consultation

Township of Centre Wellington Planning staff have completed a preliminary policy and zoning review of the proposed mixed-use development, and provided their comments in a memorandum dated January 8, 2021. This memorandum is attached as **Appendix A**.

In addition to this Planning Justification Report, the following items were identified in the preliminary review as required for the submission of this application:

- Urban Design Brief
- Stormwater Management Report
- Functional Servicing Report
- Heritage Impact Assessment

All required reports have been included with the application submission, and are summarized in **Section 5.0** of this Report.

2.0 SITE DESCRIPTION & SURROUNDING LAND USES

The subject lands are located within close proximity to the commercial core of Fergus, on the south side of St. Andrew Street West. The subject lands also back directly onto the Grand River, and are located to the west of the downtown core (Central Business District). The location of the subject land is shown on **Figure 1** of this Report.

The subject lands have total area of approximately 1,148.8 m² (0.28 acres), and are presently developed with an existing office building –with surface parking at the rear. Access to the rear portion of the subject lands is currently provided by the drive aisle on the east side of the existing building, closest to the shared lot line with the adjacent church property.

The subject lands have a frontage of approximately 19 metres along St. Andrew Street West. The subject lands are located within the Central Business District of Fergus, which is a designation that permits residential development provided that retail, office, or service commercial uses are located at street level.

The subject lands are located within close proximity to the downtown core of Fergus, and back onto the Grand River. A context plan is included as **Figure 2** to this Report. Generally, surrounding land uses include the following:

NORTH: Melville United Church, a variety of commercial/office uses along St. Andrew Street W., and existing single detached dwellings further to the north.

EAST: The Grand River, and a variety of commercial/retail uses further to the east as part of the Fergus Central Business District.

SOUTH: The Grand River, and existing single detached dwellings fronting onto Queen Street West.

WEST: Variety of commercial/office uses along St. Andrew Street W., and existing single detached dwellings further west.

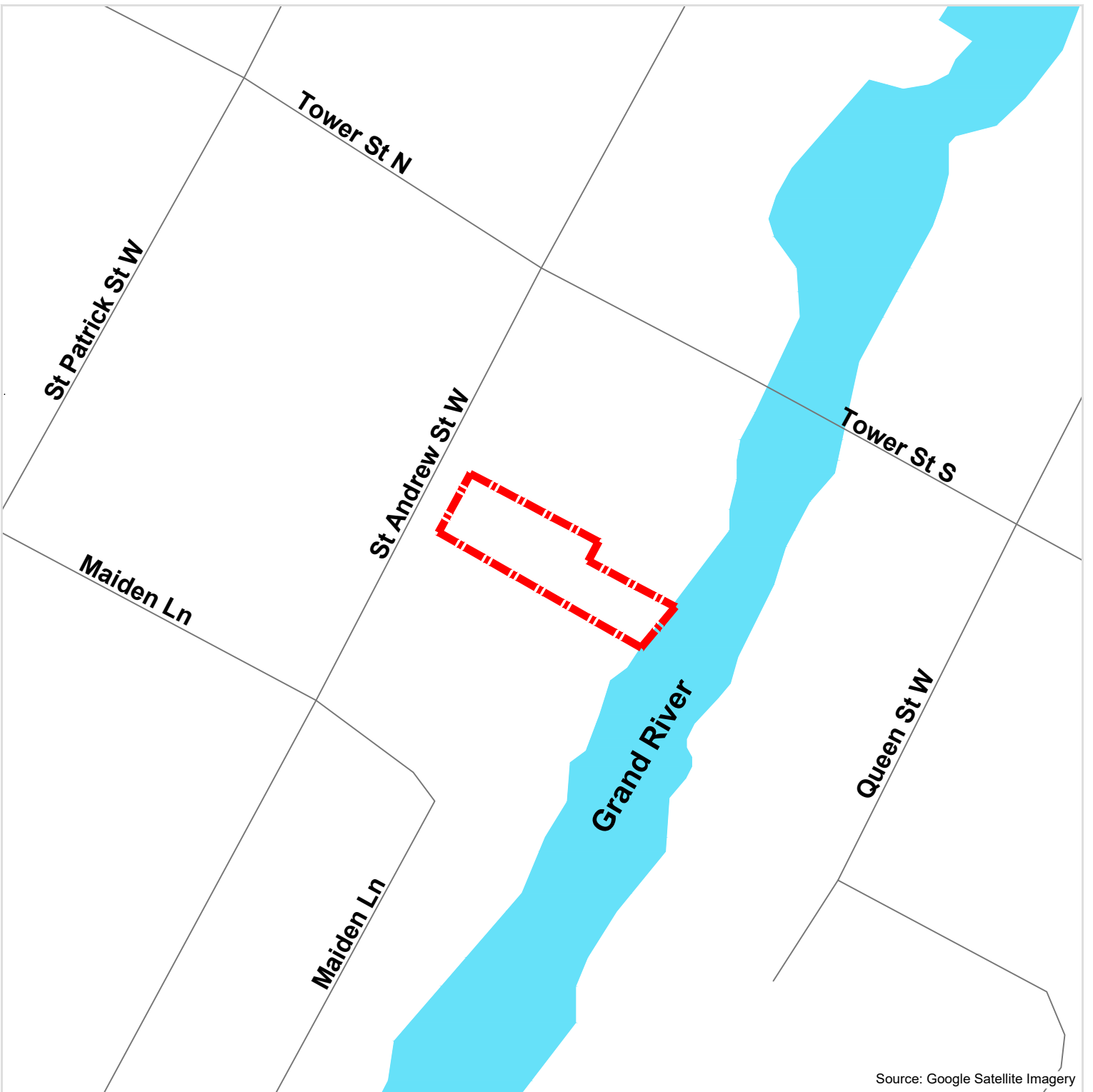



Figure 1:
Location Map

LEGEND

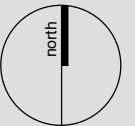
 Subject Lands

DATE: April, 2021

SCALE: 1:1,500

FILE: 18107B

DRAWN: LC



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350 St. Andrew St W
Township of Fergus
County of Wellington

 **PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**
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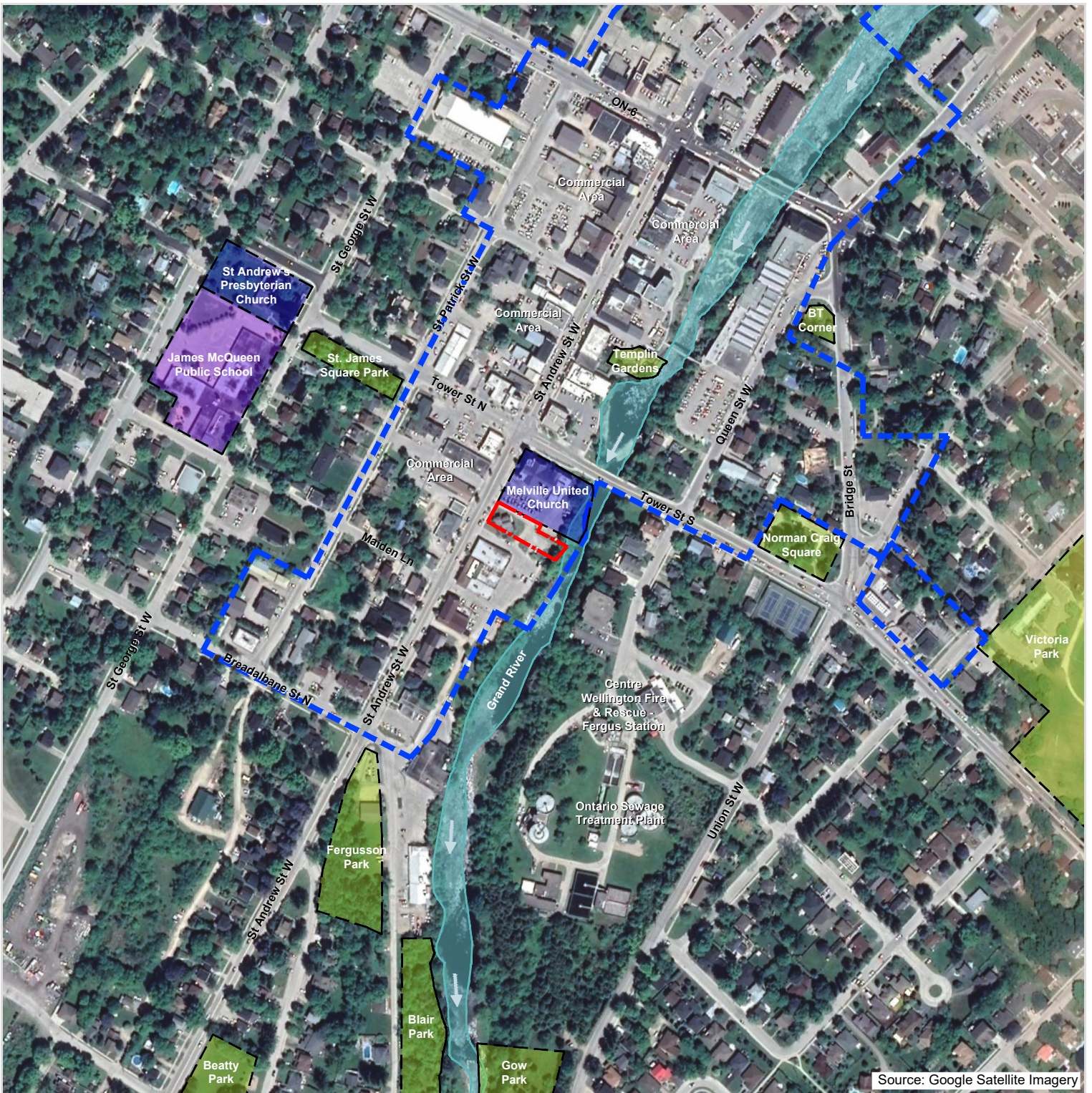


Figure 2:
Context Map

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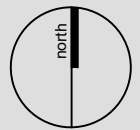
- Subject Lands
- Central Business District
- Institutional Use
- Place of Worship
- Park

DATE: August, 2021

SCALE: 1:4,500

FILE: 18107B

DRAWN: LC



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350 St. Andrew St W
Township of Fergus
County of Wellington

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The subject lands are an underdeveloped parcel within the Central Business District, and are well surrounded by commercial uses and within proximity to institutional uses and other public service uses, including schools, library, post office and the County Social Services Office. James McQueen Public School is located approximately 200 metres away and is within walking distance of the subject lands. The subject lands are also well located with respect to recreational uses and open space uses, and within a 10 minute walk to Victoria Park, Fergusson Park, Beatty Park and Blair Park.

The subject lands are well connected to the local and provincial road network, via St. Andrew Street West and Tower Street South (which connects to Highway 6), which is an arterial County road and provides connection to a Provincial Highway that travels northbound and southbound. With respect to active transportation, sidewalk infrastructure exists along both the north and south sides of St. Andrew Street West.

In summary, the site is well-located within the Central Business District of Fergus, and is located in close proximity to a range of non-residential uses including commercial, institutional and recreational uses. The site is well-connected to the collector road network and existing active transportation routes.

3.0 PROPOSED DEVELOPMENT

3.1 Vision

The proposed development represents a high quality, vibrant mixed-used redevelopment that will provide additional housing units into central business district of Fergus, and that is well connected to surrounding commercial, institutional, and recreational uses within Fergus.

3.2 Conceptual Site Plan

The proposed development will include the demolition of the existing one-storey office building, and the construction of a new 5-storey mixed-use building. Associated surface/structured parking, landscaping and amenity space is also proposed within the development, including a connection to a passive trail along the top of the bank of the Grand River. The site plan is enclosed as **Figure 3**.

In summary, the proposed development includes the following:

- Construction of a new 5-storey mixed-use building, with a total of 36 rental apartment units and 127 m² of ground floor commercial space;
- Associated structured and surface parking with a total of 21 parking spaces; and
- A rooftop common amenity area of 286 m², with a mix of landscaped and hardscaped areas.

Access and Parking

Vehicular access to the site will be provided from St. Andrew Street West via the existing access via an easement on the Melville Church lands on the east side of the property to the rear of the site to access the surface and structured parking area.

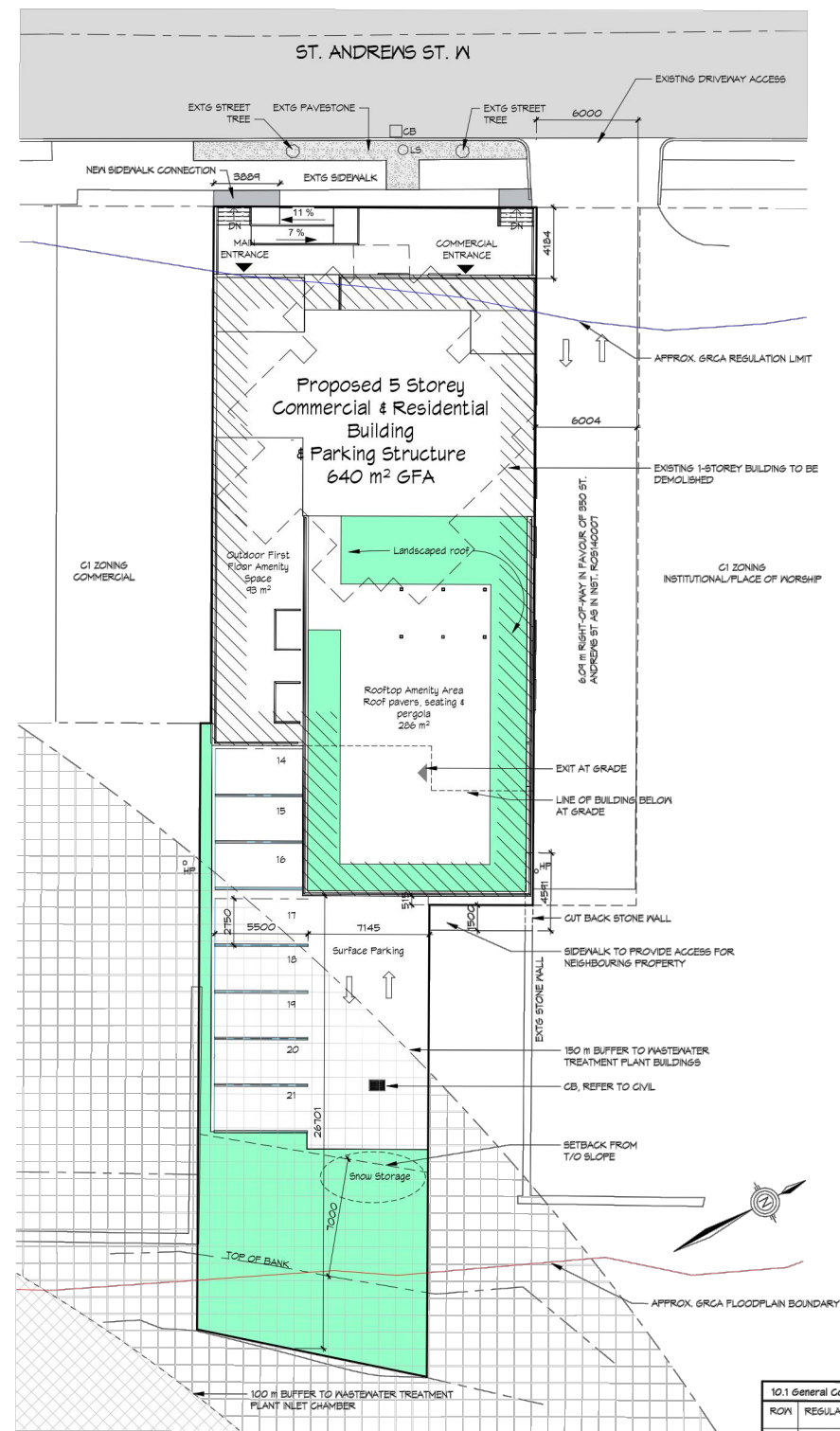
A total of 21 parking spaces are proposed on the subject lands, including residential and commercial parking. The proposed uses on site make it appropriate for a shared parking arrangement between the residential and non-residential uses.

Figure 3:
Site Plan

350 St. Andrew St W
Township of Fergus
County of Wellington

DATE: August, 2021
SCALE: As Noted
FILE: 18107B
DRN: LC

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1 Site Project North
A1.0 1:200

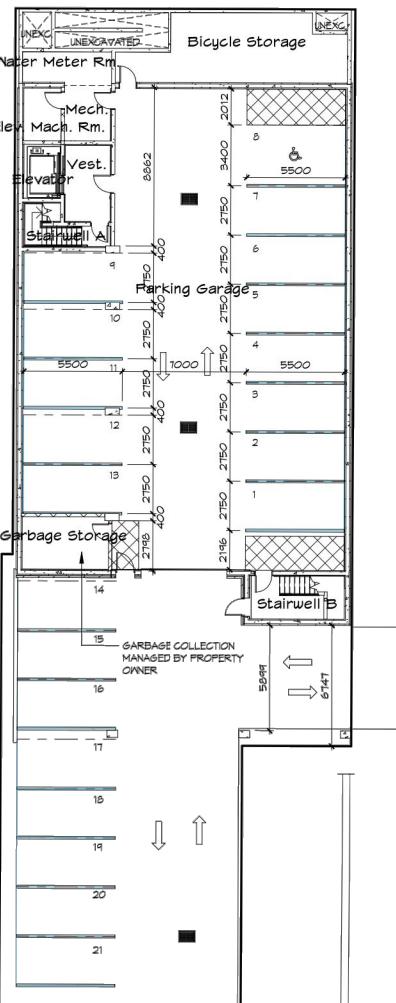


GIS Map of Wastewater Treatment Buffers provided by TCR

Note: All lighting to be dark sky compliant

Survey Information taken from Topographic Survey of Part of Lot 2 Southeast side of St. Andrew Street and Part of Lot B Southeast side of River Alley Place, Registered Plan T1 (Geographic Township of Fergus) Township of Centre Wellington, County of Wellington, prepared by Van Harten Surveying Inc. June 22, 2016.

LEGEND
HF HYDRO ROLE
LS LIGHT STANDARD
CB CATCH BASIN



2 000 Parking Garage
A1.0 1:200

Area Schedule (Gross Building)					
Floor	Level	Name	Area	Area SF	Area Total
0	000	Area	595 m ²	6401 ft ²	595 m ²
1	001	Area	451 m ²	4857 ft ²	451 m ²
2	002	Area	534 m ²	5746 ft ²	534 m ²
3	003	Area	539 m ²	5801 ft ²	539 m ²
4	004	Area	527 m ²	5671 ft ²	527 m ²
5	005	Area	192 m ²	2063 ft ²	192 m ²
Grand total					2837 m ²

Parking Schedule		
Family	Family and Type	Number of Spaces
CV Parking Space	CV Parking Space: 2150 X 5500 - 90 deg	20
CV Parking Space	CV Parking Space: 3400 X 5500 - 90 Deg Type A	1
Grand total:		21

Area Schedule (Rentable)						
Level	Number	Name	Area Type	Area	Area SF	Unit
000	001	Elevator	Building Common Area	9 m ²	93 ft ²	
000	002	Bicycle Rm	Building Common Area	46 m ²	497 ft ²	
000	003	Vest	Building Common Area	13 m ²	136 ft ²	
000	004	Stair	Building Common Area	11 m ²	119 ft ²	
000	005	Stair	Building Common Area	18 m ²	191 ft ²	
000	006	Parking Garage	Building Common Area	451 m ²	4858 ft ²	
000	007	Mechanical	Building Common Area	29 m ²	308 ft ²	
000	008	Garbage	Building Common Area	18 m ²	199 ft ²	
001	101	BACH	Floor Area	27 m ²	295 ft ²	Unit
001	102	BACH	Floor Area	29 m ²	310 ft ²	Unit
001	103	BACH	Floor Area	28 m ²	298 ft ²	Unit
001	104	BACH	Floor Area	45 m ²	481 ft ²	Unit
001	105	Recreation	Floor Area	44 m ²	473 ft ²	Unit
001	106	Laundry	Store Area	59 m ²	635 ft ²	Unit
001	107	Commercial	Store Area	68 m ²	735 ft ²	Unit
001	108	Elevator	Building Common Area	8 m ²	91 ft ²	
001	109	Lobby	Building Common Area	21 m ²	230 ft ²	
001	110	Stair	Building Common Area	14 m ²	150 ft ²	
001	111	Corridor	Building Common Area	28 m ²	301 ft ²	
001	112	Corridor	Building Common Area	43 m ²	460 ft ²	
001	113	Vest	Building Common Area	7 m ²	78 ft ²	
001	114	Washroom	Building Common Area	8 m ²	90 ft ²	
001	507	Vest	Building Common Area	20 m ²	210 ft ²	
002	201	2 BED	Floor Area	79 m ²	853 ft ²	Unit
002	202	BACH	Floor Area	27 m ²	295 ft ²	Unit
002	203	BACH	Floor Area	28 m ²	297 ft ²	Unit
002	204	BACH	Floor Area	28 m ²	297 ft ²	Unit
002	205	BACH	Floor Area	28 m ²	297 ft ²	Unit
002	206	BACH	Floor Area	28 m ²	304 ft ²	Unit
002	207	BACH	Floor Area	40 m ²	430 ft ²	Unit
002	208	1 BED	Floor Area	48 m ²	518 ft ²	Unit
002	209	1 BED	Floor Area	45 m ²	483 ft ²	Unit
002	210	BACH	Floor Area	28 m ²	297 ft ²	Unit
002	211	BACH	Floor Area	28 m ²	296 ft ²	Unit
002	212	BACH	Floor Area	29 m ²	308 ft ²	Unit
002	213	Elevator	Building Common Area	9 m ²	101 ft ²	
002	214	Corridor	Building Common Area	66 m ²	715 ft ²	
002	215	Stair	Building Common Area	16 m ²	175 ft ²	
002	216	Stair	Building Common Area	16 m ²	175 ft ²	
003	301	2 BED	Floor Area	79 m ²	853 ft ²	Unit
003	302	BACH	Floor Area	27 m ²	295 ft ²	Unit
003	303	BACH	Floor Area	28 m ²	297 ft ²	Unit
003	304	BACH	Floor Area	28 m ²	297 ft ²	Unit
003	305	BACH	Floor Area	28 m ²	297 ft ²	Unit
003	306	BACH	Floor Area	28 m ²	304 ft ²	Unit
003	307	BACH	Floor Area	41 m ²	439 ft ²	Unit
003	308	1 BED	Floor Area	48 m ²	520 ft ²	Unit
003	309	1 BED	Floor Area	46 m ²	492 ft ²	Unit
003	310	BACH	Floor Area	28 m ²	306 ft ²	Unit
003	311	BACH	Floor Area	29 m ²	307 ft ²	Unit
003	312	BACH	Floor Area	30 m ²	320 ft ²	Unit
003	313	Elevator	Building Common Area	9 m ²	101 ft ²	
003	314	Corridor	Building Common Area	67 m ²	717 ft ²	
003	315	Stair	Building Common Area	17 m ²	179 ft ²	
003	316	Stair	Building Common Area	15 m ²	165 ft ²	
004	401	2 BED	Floor Area	104 m ²	1122 ft ²	Unit
004	403	BACH	Floor Area	28 m ²	297 ft ²	Unit
004	404	BACH	Floor Area	28 m ²	297 ft ²	Unit
004	405	BACH	Floor Area	28 m ²	304 ft ²	Unit
004	406	BACH	Floor Area	41 m ²	439 ft ²	Unit
004	407	1 BED	Floor Area	48 m ²	515 ft ²	Unit
004	408	1 BED	Floor Area	44 m ²	477 ft ²	Unit
004	409	BACH	Floor Area	27 m ²	295 ft ²	Unit
004	410	BACH	Floor Area	27 m ²	295 ft ²	Unit
004	411	BACH	Floor Area	29 m ²	307 ft ²	Unit
004	412	Elevator	Building Common Area	9 m ²	99 ft ²	
004	413	Corridor	Building Common Area	68 m ²	728 ft ²	
004	414	Stair	Building Common Area	16 m ²	175 ft ²	
004	415	Stair	Building Common Area	15 m ²	165 ft ²	
005	501	2 BED	Floor Area	106 m ²	1137 ft ²	Unit
005	502	Elevator	Building Common Area	10 m ²	103 ft ²	
005	503	Vest	Building Common Area	37 m ²	396 ft ²	
005	504	Stair	Building Common Area	16 m ²	176 ft ²	
005	505	Mechanical	Building Common Area	24 m ²	262 ft ²	

Unit Schedule - Totals			
Name	Count	Unit	Area Type
1 BED	6	Unit	Floor Area
2 BED	5	Unit	Floor Area
BACH	21	Unit	Floor Area
Grand total	35		

ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
a)	Minimum Lot Area	No Minimum	1145.5 m ²	YES
b)	Minimum Lot Frontage	No Minimum	14.05 m	YES
c)	Minimum Front Yard	No Minimum	4.0 m	YES
d)	Minimum Rear Yard	No minimum except where a rear yard abuts a Residential Zone, the minimum shall be 3.0 metres (R.D.)	26.77 m	YES
e)	Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 metres (R.D.)	0 m	YES
f)	Maximum Lot Coverage	90% 1145.5 m ² x .9 = 1030.92 m ²	854.81 / 1033.92 m ² = 89%	YES
g)	Minimum Exterior Side Yard	No Minimum	N/A	
h)	Maximum Building Height	5 storeys but not more than 11 m (36ft)	5 Storeys 16.4 m (53.8ft)	NO
i)	Buffer Strip	A buffer strip is required along any interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	N/A	YES
j)	Parking	Commercial space requires: 1 space / 30m ² gfa 126 m ² / 30 = 4.2 spaces x 3 = 21 spaces (C1 Commercial zone reduction of 50%) Residential (dwelling unit above ground floor commercial): 1 space / unit: 35 x 1 = 35 spaces Total Residential = 35 spaces x 3 = 105 spaces Total Parking Required = 211 rounded to 222 spaces, including 1 Barrier-Free	21 spaces, incl. 1 BF	NO

3.3 Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to establish a site-specific regulation to permit a high quality, mixed use redevelopment on the subject lands.

A special C1 zone is proposed to establish appropriate regulatory standards for the proposed development. The site specific provision that is proposed is as follows, and is further detailed in **Section 4.6** of this report.

- Permit an increase in the maximum height from 3 storeys (11 metres) to 5 storeys (17.5 metres).

The Amendment will apply site specific regulations to the existing C1 Zone which applies to the subject lands.

4.0 POLICY ANALYSIS

The following is a review of the Provincial and Municipal land use policy framework related to the subject lands, and how the proposal has met those policy considerations.

4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) was issued by the Province of Ontario in accordance with Section 3 of the Planning Act. The 2020 PPS applies to all decisions regarding the exercise of any authority that affects a land use planning matter made on or after May 1st, 2020.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages an efficient use of land, resources and public investment in infrastructure. The PPS encourages a diverse mix of land uses in order to provide choice and diversity to create complete communities. A variety of modes of transportation are required to facilitate pedestrian movement, active transportation opportunities and less reliance on the automobile. The PPS strongly encourages development that will provide long term prosperity, environmental health and social wellbeing. One of the key considerations of the PPS is that planning decisions 'shall be consistent' with the Policy Statement. The following is an analysis of the proposed development in the context of the policies in the PPS.

Settlement Areas

Section 1.1.3.1 of the PPS states that Settlement Areas shall be the focus of growth and development, and that their vitality and regeneration shall be promoted. The proposed development is located within Fergus, a designated settlement area within the Township of Centre Wellington. Further, section 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- *Efficiently use land and resources;*
- *Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or economic expansion;*
- *Minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- *Support active transportation;*

- *Are transit supportive, where transit is planned, exists or may be developed; and*
- *Are freight-supportive.*

As well, a range of uses and opportunities for intensification and redevelopment are encouraged in the PPS.

The proposed development provides an opportunity for both the redevelopment and intensification of an existing underdeveloped parcel of land within the Fergus Settlement Area. The proposed development will provide residential units and commercial uses in an area that has existing municipal services and is well served by the existing arterial road network and existing active transportation routes. The proposed development will have a density of 313 units per hectare and will provide a compact housing form, further minimizing the impacts on air quality and climate change.

Housing

Section 1.4.3 of the PPS identifies that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- *Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;*
- *Permitting and facilitating: all forms of housing required to meet the social, health, and well-being requirements of current and future residents, including special needs requirements; and all forms of residential intensification, including additional residential units, and redevelopment;*
- *Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- *Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- *Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposed development represents a compact form of development which will utilize existing infrastructure and public service facilities, and will efficiently use land in an area that is intended for and encourages intensification. The proposal will offer commercial space, as well as rental residential units above ground level in the form of an apartment building, which is

considered to be an efficient form of development that will contribute to the range and mix of housing types offered in the Township of Centre Wellington. The proposed unit types and tenure will provide housing that is attainable to low and moderate income households. The proposed redevelopment will result in the intensification of lands where infrastructure and public services are available as well as where active transportation and transit systems exist, as well as the preservation and adaptive reuse of existing buildings.

Public Spaces, Recreation, Parks, Trails and Open Space

Section 1.5.1 of the PPS states that healthy, active communities should be promoted by: planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity

The proposed development includes sidewalk and driveway connections from the proposed development to the surrounding neighbourhood and the Fergus Central Business District further east along St. Andrew Street West. Internally, the proposed development contains sidewalks and is planned with access to passive recreation in the form of a trail connection along the Grand River.

Sewage, Water and Stormwater

As per Section 1.6.6.2 of the PPS, municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

The subject lands are serviced by existing municipal services. The Functional Servicing Report submitted with this application confirms that municipal servicing requirements can be satisfied and the site can be adequately serviced by existing municipal infrastructure for water and sanitary along St. Andrew Street West.

Transportation

Section 1.6.7 of the PPS provides that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs. Land use patterns, density and mix of uses should be promoted that minimize the length of vehicle trips and support current and future use of transit and active transportation.

The proposed development is for a mixed use development containing both commercial uses and residential uses. This form of development supports the overall objectives of the PPS, and will contribute to minimizing vehicle trips and supporting active transportation in the area.

The proposed redevelopment contains sidewalks through the site in order to incorporate pedestrian connectivity to the existing sidewalk network and to nearby active transportation options. The subject lands are well served by and integrated with the existing transportation network.

Cultural Heritage and Archaeology

Section 2.6.3 of the PPS states that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

A Heritage Impact Assessment (HIA) has been prepared to assess the impacts of the proposed development on the heritage attributes of the existing buildings on the adjacent lands at 300 and 380-389 St. Andrew Street West. The HIA has been submitted with the ZBA application, and is summarized in **Section 5.2** of this Report. The HIA concludes that no major adverse impacts are anticipated as a result of the proposed development, provided that the recommendations within the HIA are incorporated into the design of the overall development.

Summary

Based on the above, the proposed Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement.

4.2 A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2020

The 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') came into effect on August 28, 2020. This Plan is the framework for implementing the Provincial Government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps the communities achieve a high quality of life.

The policies of A Place to Grow centre on the key themes of directing growth to Built-Up Areas, promoting intensification in strategic growth areas and a healthy mix of residential and employment land uses.

Guiding principles of the Plan include:

- *Support the achievement of complete communities that are designed to support healthy and active living and meet the needs of daily living;*
- *Prioritize intensification and higher densities to make efficient use of land;*
- *Support a range and mix of housing options;*

- *Improve the integration of land use planning with planning and investment in infrastructure and public service facilities;*
- *Provide for different approaches to manage growth that recognize the diversity of communities in the Greater Golden Horseshoe.*

Delineated Built-Up Area

The subject lands are located within the Delineated Built-Up Area of the Township of Centre Wellington. Section 2.2.2 of A Place to Grow identifies general intensification targets for the Built-Up area, stating that through the next municipal comprehensive review, each establish the minimum percentage of all residential development occurring annually that will be within the delineated built-up area, based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan. It is noted that, in accordance with Section 2.2.2.2, until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target is that which is contained in the applicable municipal official plan. In the case of the County of Wellington, the minimum residential intensification target is 20% of all new development to occur within the built-up area.

The proposed development is within the Delineated Built-Up Area and will contribute to the intensification targets of A Place to Grow. The proposed development will contribute to the supply of residential units in the area and optimize the use of existing infrastructure. Approximately 36 new units are proposed to be developed on the subject lands which will achieve a density of approximately 313 units per hectare, which exceeds the minimum density target.

The proposed development supports intensification within the Built-Up area of the Township of Centre Wellington.

Housing

Section 2.2.6 of the Growth Plan provides policies to support the achievement of complete communities. Specifically, Section 2.2.6.2 states that municipalities will support the development of complete communities by: planning to accommodate forecasted growth to the horizon of this Plan; planning to achieve the minimum intensification target and density targets; considering the range and mix of housing options and densities of the existing housing stock; and planning to diversify the overall housing stock across the municipality.

The proposed redevelopment will assist the County of Wellington and the Township of Centre Wellington in achieving the minimum density targets set out in the Growth Plan through the redevelopment and intensification of an underutilized site. The proposed apartment units will contribute to the range and mix of housing options in the County and in the Township by offering

a more dense housing form, while maintaining compatibility with the surrounding built neighbourhood. The proposed commercial/retail uses will contribute to a complete community by complimenting the residential uses on site, and offer a built-in market for the retail uses, positively impacting these businesses.

The proposed development will make use of support existing transportation options, including active transit. Compatibility considerations are included at **Section 4.4** of this Report.

Summary

Based on the above, it is concluded that the proposed Zoning By-law Amendment conforms to the policies of the A Place to Grow.

4.3 County of Wellington Official Plan

The County of Wellington Official Plan (County OP) was adopted by County Council on September 24, 1998 and approved by the Province on April 13, 1999. The County OP serves as an upper-tier Official Plan for the Township of Centre Wellington, as the Township has its own lower-tier Official Plan, the applicable policies of which are analyzed in **Section 4.4** of this report.

The County OP provides a policy framework that establishes the goals and objectives, statements, land use designations, and policies intended to guide physical, social, and economic development within the County while protecting the natural environment. The County OP aims to balance social, economic, and environmental matters to ensure the health and well-being of the residents and the creation of sustainable communities. It is designed to assist Council and other public agencies in their consideration of public and private development planning issues.

Provided below is a review and analysis demonstrating how the proposed development conforms to the policies and intent of the County Official Plan.

The subject lands are designated Urban Centre by the County OP. Lands within urban areas are intended to accommodate the majority of growth (82% of population growth forecasted) within Wellington County to the year 2041. A substantial portion of growth in the Urban Area is to be accommodated within the Built-Up Area. The designation of the subject lands by the County OP is illustrated on **Figure 4** to this report.

Wellington Growth Strategy

According to the County OP, the County is committed to managing its growth and development in a sustainable, comprehensive manner that is cost efficient, environmentally sound, maintains

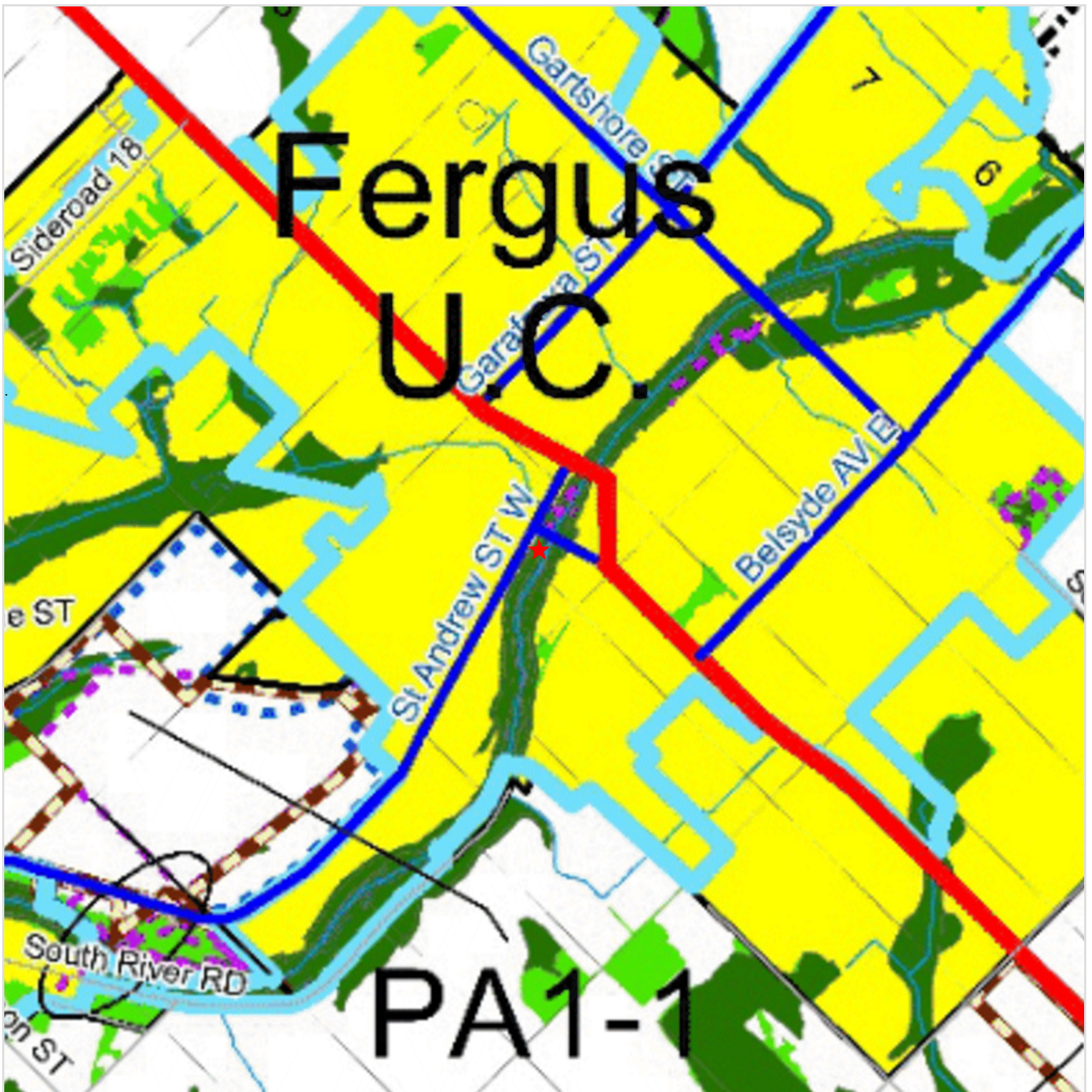













Figure 4:
**County of Wellington
 Official Plan,
 Schedule A1 -
 Land Use**

350 St. Andrew St W
 Township of Fergus
 County of Wellington

LEGEND

 Subject Lands

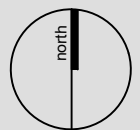
The Greenlands System	
	Core Greenlands
	Greenlands
	Earth Science ANSI
The Rural System	
	Prime Agricultural
	Recreational
	Rural Employment Area
	PA Policy Area
	Community Planning Study Area
The Urban System	
	H Hamlet Area
	U.C. Urban Centre
Other	
	Trail
	Landfill Site
	Montrose Water Management Protection Area
	Grand River Crossing
	Deferral
	County Roads
	Provincial Highways
	Built Boundary

DATE: August, 2021

SCALE: 1:20,000

FILE: 18107B

DRAWN: LC



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small town character, and provides access to community services and facilities. To help achieve this, the County will encourage a greater share of the County's growth to locate in the urban system than has been the norm. The County's priority for directing growth includes directing the majority of growth to urban centres that offer municipal water and sewage services. As previously mentioned, about 82% of new growth is expected to take place in Urban Centres, and the remainder will largely occur within Hamlet Areas.

Section 3.3 further identifies the County's objectives for growth, which includes identifying and promoting opportunities for growth in the built up areas of urban centres through intensification and redevelopment, while taking into account small town scale and historic streetscapes. The County objectives also encourage mixed-use and pedestrian-friendly development in appropriate locations. Wellington County will provide for the efficient and environmentally sound use of land by encouraging full municipal water and waste water services for new development, as stated in Section 3.4. Given the existing municipal infrastructure within urban centres, these areas are expected to provide the greatest opportunities for growth within the County.

Section 3.5 of the County OP provides the portion of growth allocated to each of the seven municipalities specifically. For Centre Wellington, the projected growth of households in 2041 is 18,690 in total (10,785 in 2016), with 11,415 households within the Urban Centres of Fergus and Elora-Salem (5,605 in 2016). These forecasts are to be used by all municipalities and agencies in planning for growth and related developments.

The subject lands are designated as a Urban Centre on Schedule A1 of the County OP (see **Figure 4**), being within Fergus's settlement boundaries. If approved, the proposed development will provide for growth and development within the existing Urban Centre boundaries. The proposed development will utilize lands that are currently underdeveloped and encouraged for intensification and redevelopment by the County for the accommodation of projected growth and development. In addition, the scale of the proposed development is appropriate considering the urban context of the site and existing municipal services available within Fergus. The subject lands back onto the Grand River, and thus a portion of the rear of the lands are also designated Core Greenlands as they incorporate floodplain and valley slope hazards.

Residential Development

Section 8.1 of the County OP provides detailed land use policies for all urban centres within the County. Specifically, Section 8.1.3 identifies the County's vision for urban centres and reaffirms the County's desire to maintain small town character within urban centres, while still providing

for a greater variety of housing types beyond single-detached homes, the current dominant form of housing.

In Section 8.3.1, the County OP acknowledges that residential development within Wellington County has primarily been in the form of single-detached residences. However, the OP recognizes that new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. As such, the OP anticipates that semi-detached, townhouse and apartment dwellings will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in most urban centres. The County is also committed to ensuring that controlled growth and development occur within the community in order to maintain and enhance the small town character of urban centres.

Section 8.4.3 states that residential development may be permitted within the Central Business District designation, provided that retail, office or service commercial uses are located at street level. With respect to intensification, Policies 4.4.3 b), c), d) and g) encourages additional housing above commercial uses in and near the downtown; intensification within urban centres, along major roadways and arterial roads, and within the built boundary; and intensification which results in new rental accommodation. The proposed development is line with these policies as it will provide new rental units above commercial uses, and will be located along a major roadway.

Policy 8.3.12 provides criteria which intensification within all residential land uses designations shall be evaluated. **Table 1** demonstrates how this criteria has been considered in the proposed development.

Table 1 – Wellington County Official Plan Intensification Criteria Compliance

WELLINGTON COUNTY OFFICIAL PLAN INTENSIFICATION CRITERIA COMPLIANCE	
Policy 8.3.12 Criteria	Response Based on Proposed Development
a) the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that	<ul style="list-style-type: none"> The proposed development will be comprised of 36 residential units, a majority of which will be bachelor-type units. The proposed building form has been designed to provide an appropriate height, massing, setbacks, and architectural character to complement existing nearby buildings along St. Andrew Street West, as well as

<p>may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;</p>	<p>the adjacent Melville United Church. In this way, the proposed development is compatible.</p>
<p>b) the degree to which building height and massing shall provide a transition between planned and existing development;</p>	<ul style="list-style-type: none"> • The proposed development is planned to have a height of 5 storeys (17.5 metres). Though the height and massing of the proposed development is larger than that of adjacent existing surrounding structures, the shadow impacts for the proposed development have been evaluated through a shadow study to ensure no adverse shadowing effects will occur on nearby properties. Additional details regarding the evaluation of shadow impacts and the angular plane analysis are summarized in Section 5.1 of this report. • Furthermore, and HIA has been prepared to evaluate and assess the impacts of the proposed development on the heritage attributes of the existing building. The HIA concluded that no major adverse impacts are anticipated as a result of the proposed development. The final recommendations and conclusions of the HIA are summarized in Section 5.2 of this Report.
<p>c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;</p>	<ul style="list-style-type: none"> • Not applicable – there is no new lotting pattern proposed as part of this development. The existing lot is consistent and compatible with adjacent lots along St. Andrew Street W.
<p>d) the ability of infrastructure to accommodate the proposal;</p>	<ul style="list-style-type: none"> • As per the Functional Servicing and Stormwater Management Report, it has been confirmed that the subject lands and proposed development can be serviced by municipal infrastructure.
<p>e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;</p>	<ul style="list-style-type: none"> • Existing pedestrian paths municipal street trees which form the existing streetscape will be maintained; additional consideration to streetscape can be addressed through the site plan application.
<p>f) the degree to which impact on the adjacent properties is minimized in relation to grading, drainage,</p>	<ul style="list-style-type: none"> • The Functional Servicing and Stormwater Management Report concluded that the subject lands can be suitably graded and will have

location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing; and	suitable drainage capabilities, and will minimize impact to adjacent properties from a drainage perspective.
g) the conservation of significant cultural heritage resources	<ul style="list-style-type: none"> • While the subject lands do not contain cultural heritage resources, the adjacent church property is a designated property. An HIA has been prepared to evaluate and assess the impacts of the proposed development on the heritage attributes of the adjacent church building, and concluded that no major adverse impacts are anticipated as a result of the proposed development.

Source Water Protection

Schedule B1 of the County Official Plan (**Figure 5**) shows that the subject lands are not within, but are in close proximity to Wellhead Protection Areas in and around Fergus. The subject lands are also not within any Vulnerable Areas or Issues Contributing Areas. As requested by the Township, a Source Water Protection Screening Form will be submitted concurrently with the Zoning By-law Amendment application.

Greenlands System

The subject lands back onto the Grand River, and as such there is a portion of the lands along the rear lot line that are designated Core Greenlands due to the floodplain and valley slope hazards which are partially located on and abutting the subject lands. Therefore, the Greenlands System policies in Section 8.9 of the County OP have also been evaluated in the context of the proposed development.

Policy 8.9.4 a) states that lands which may be hazardous because of unstable slopes or other hazards will be identified in the implementing Zoning By-law, in consultation with the Conservation Authority. The subject lands are accordingly zoned with an Environmental Protection (EP) overlay, and the proposed development will need to meet the required regulations for the underlying zone (C1) as well as the EP overlay. The GRCA has been consulted on the proposed development of the site, and have no concerns provided that an appropriate setback is provided from the top of bank for any proposed development. The proposed building and parking area are setback from the GRCA floodplain boundary, and the identified top of bank.

Section 8.9.5 contains policies which apply to lands designated Greenlands within a flood plain. The policies state that development is restricted below the regulatory flood plain, and that no

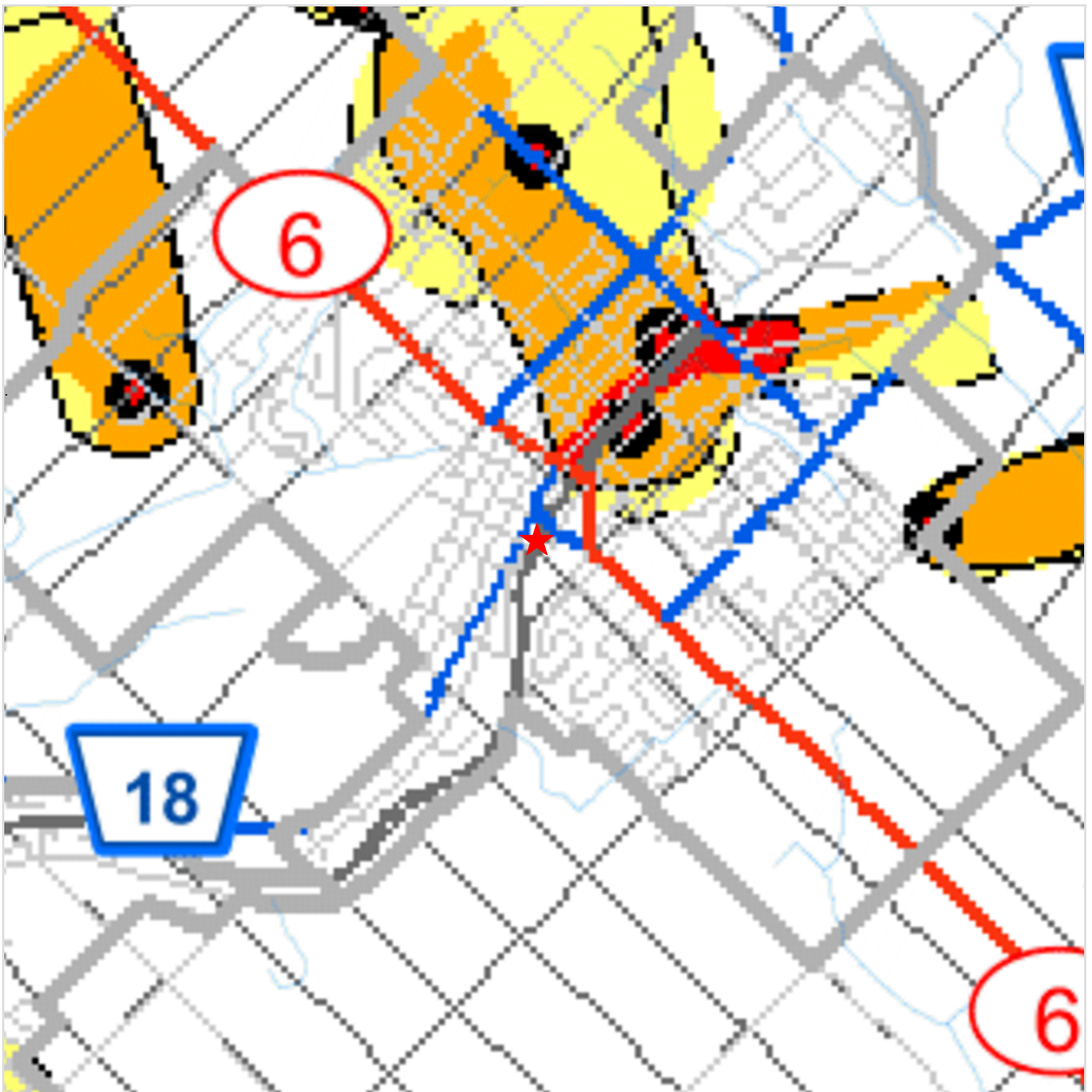


Figure 5:
**County of Wellington
 Official Plan,
 Schedule B1 -
 Grand River Source
 Protection Plan**

350 St. Andrew St W
 Township of Fergus
 County of Wellington

LEGEND

★ Subject Lands

□ Source Protection Plan Boundary

Wellhead Protection Area

- A
- B
- - - C

Vulnerability Score

- 10
- 8
- 2,4,6

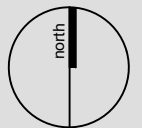
▨ Issues Contributing Area

DATE: August, 2021

SCALE: 1:25,000

FILE: 18107B

DRAWN: LC



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buildings or structures shall be erected and no placement, movement or removal of fill may occur within the flood plain without the prior approval of the Conservation Authority. Notwithstanding, the reconstruction or minor alteration of existing uses may occur subject to the approval of Council and any required Conservation Authority permits. While no portion of the proposed new building will be located within the Core Greenlands designation or the regulatory flood plain, a portion of the proposed surface parking lot is within the Greenlands designation, and will reflect the existing conditions of the site. As previously noted, the GRCA has been consulted on the proposed development and confirmed that they have no concerns provided that an appropriate setback is provided from the top of bank for any proposed development. The proposed building provides a setback of more than 15 metres from the top of bank, and 7 metres from the proposed parking to the top of the slope.

Summary of County of Wellington Official Plan

The proposed development conforms to the County of Wellington Official Plan and no amendment is required. The proposed development contributes to the intensification target for the Built-Up Area.

4.4 Township of Centre Wellington Official Plan

The Township of Centre Wellington Official Plan (Township OP) was adopted on November 24, 2003, and subsequently approved on May 31, 2004. The following provides an assessment of the proposed application in the context of the Official Plan.

The majority of the subject lands are designated Central Business District on Map A-1 of the Official Plan (**Figure 6**), with a small portion along the rear lot line that is designated Core Greenlands and located within the Regulatory Flood Line. The land use designations for the subject lands are in line with the designations in the County OP. The subject lands are also within the St. Andrew Street West Municipal Service Area of Fergus on Schedule B of the Township OP (**Figure 7**).

Central Business District Designation

The majority of the subject lands are designated Central Business District in the Township's Official Plan, and are located in close proximity to the downtown core of Fergus. The Central Business District designation is intended to accommodate a wide range of uses including retail, office, service, administrative, religious, cultural and entertainment uses. In addition, residential development is permitted within this designation, provided that retail, office, or service commercial uses are located at street level. Policy D.3.4 states that the Central Business District is intended to accommodate the most intensive development within the urban centres, thus



Figure 6:
**Township of
 Centre-Wellington
 Official Plan,
 Schedule A1 -
 Land Use**

350 St. Andrew St W
 Township of Fergus
 County of Wellington

LEGEND

- Subject Lands
- Residential
- Highway Commercial
- Central Business District
- Residential Transition
- Industrial
- Core Greenlands
- Recreational
- Future Development
- Mixed Use
- Secondary Planning Area
- Future Residential
- Future Employment Lands
- Urban Boundary
- Built Boundary
- Heritage Area
- Policy Area
- Regulatory Flood Line
- Regulatory Flood Fringe
- S.C.** Shopping Centre
- Former Waste Disposal Site

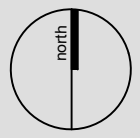
Note: The identification of Future Residential and Future Employment Lands is for public notice only and is subject to future considerations through Secondary Plan requirements.

DATE: August, 2021

SCALE: 1:5,000

FILE: 18107B

DRAWN: LC



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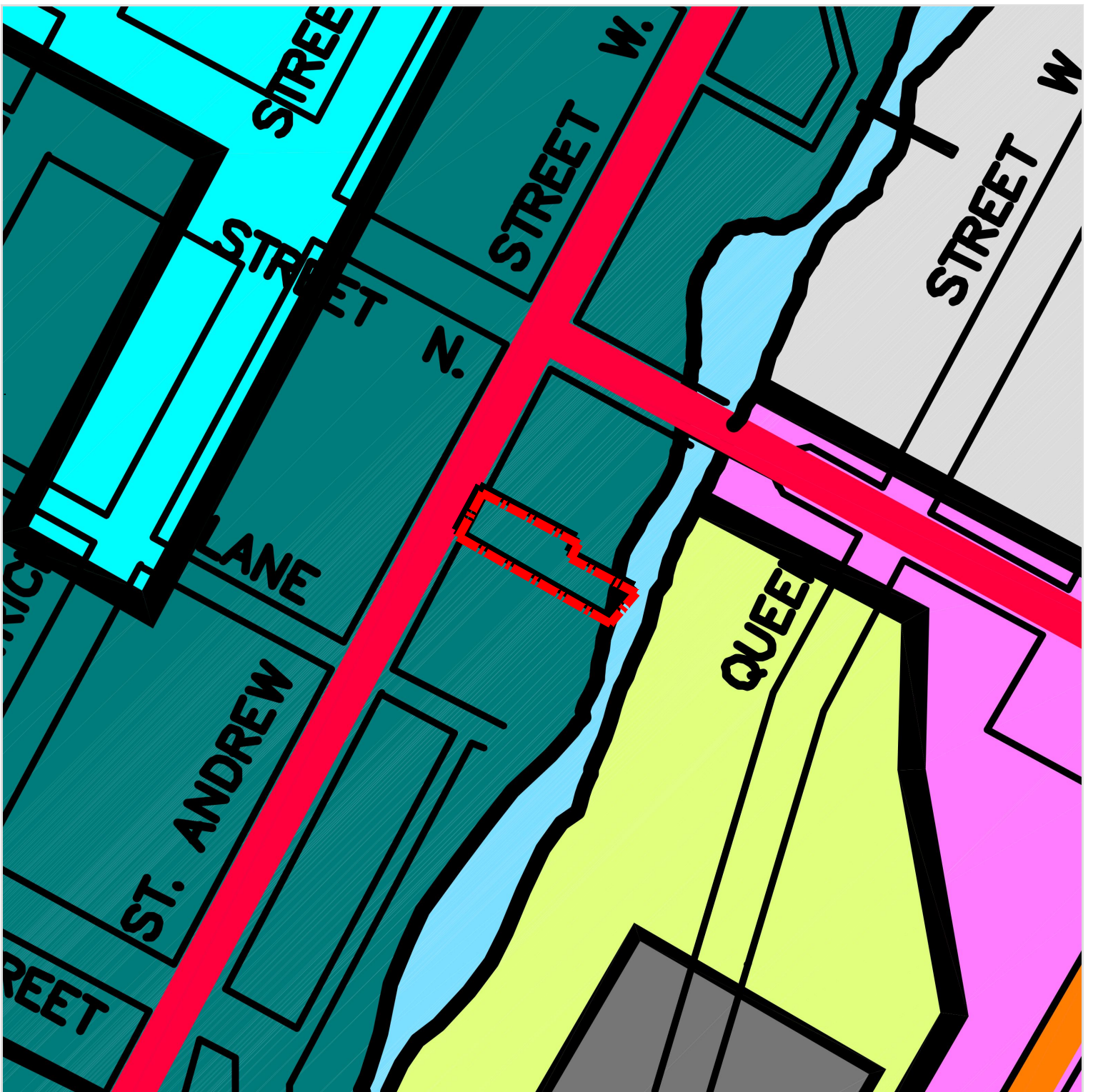






















Figure 7:
**Township of
 Centre-Wellington
 Official Plan,
 Schedule B -
 Servicing**

350 St. Andrew St W
 Township of Fergus
 County of Wellington

LEGEND

 Subject Lands

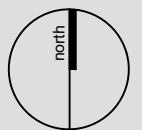
LEGEND: ELORA/SALEM MUNICIPAL SERVICE AREAS		FERGUS MUNICIPAL SERVICE AREAS	
	NORTHEAST		NORTHEAST
	NORTHWEST		NORTHWEST
	SOUTHEAST		SOUTHEAST
	SOUTHWEST		SOUTHWEST
	NORTH CENTRAL		TOWER STREET
	FUTURE ROADS		ST. ANDREW ST. EAST
	ARTERIAL ROAD		ST. ANDREW ST. WEST
	FUTURE ARTERIAL ROAD		ST. DAVID ST. NORTH
	COLLECTOR ROAD		GRAND RIVER CROSSING WEST
	FUTURE COLLECTOR ROAD		

DATE: April, 2021

SCALE: 1:2,000

FILE: 18107B

DRAWN: LC



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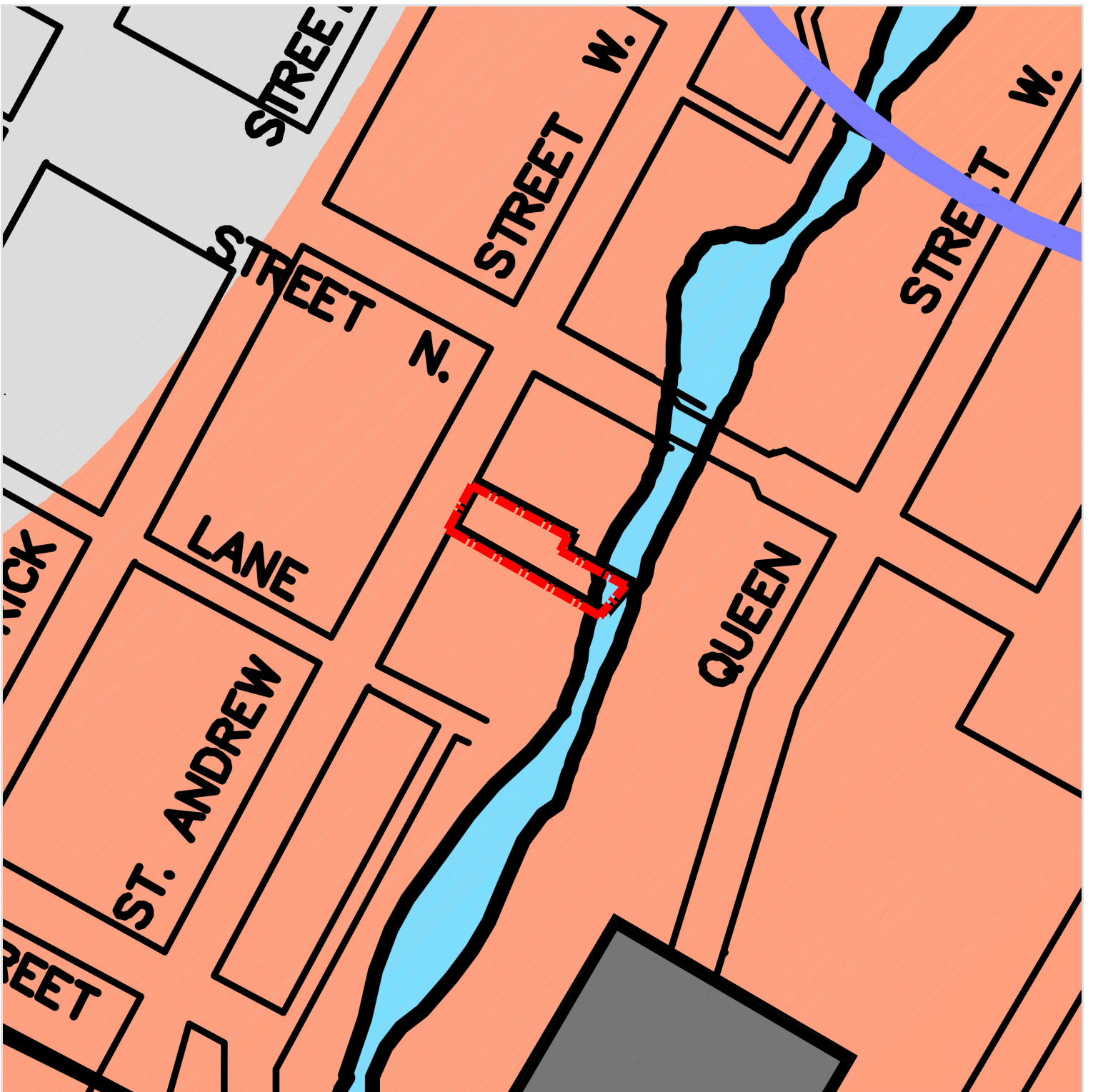








Figure 8:
**Township of
 Centre-Wellington
 Official Plan,
 Schedule C -
 Groundwater
 Management**

350 St. Andrew St W
 Township of Fergus
 County of Wellington

LEGEND

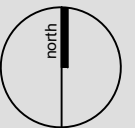
-  Subject Lands
-  POTENTIAL AREAS FOR FUTURE WATER SUPPLY TAKING
-  2 YEAR CAPTURE ZONE
-  HIGH AQUIFER VULNERABILITY
-  POTENTIAL RECHARGE AREAS
-  URBAN CENTRE LIMITS

DATE: April, 2021

SCALE: 1:2,000

FILE: 18107B

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making the subject lands an optimal location to propose a higher-density, mixed-use development.

Policy D.3.6 states that when considering any development or redevelopment within this designation, Council shall ensure that such proposals are both aesthetic and functional with respect to building height, bulk, setback, landscaping, parking and vehicular circulation. In addition, where any development or redevelopment is proposed adjacent to residential areas, appropriate measures shall be taken to provide adequate setbacks and screening for the residential areas. The subject lands are not located adjacent to existing residential areas, thus additional screening is not required. The parking for the proposed development will be in the form of both structured and surface parking which are to be located at the rear of the property and not be visible from the pedestrian realm. Vehicles will access the parking at the rear portion of the site via an existing easement over the existing driveway on the east side of the subject lands, located on the adjacent property (300 St. Andrew Street West).

Furthermore, the proposed development has been architecturally designed to compliment the existing built form of the Central Business District and the adjacent buildings. The height and bulk of the proposed structure has been minimized by providing a stepped back 5th storey, and shadow impacts have been evaluated to ensure no adverse shadowing effects will occur on nearby properties. Additional details regarding the evaluation of shadow impacts will be provided in the Urban Design Brief, and are summarized in **Section 5.1** of this report.

The proposed development will provide for a 5-storey mixed-use apartment building, with retail units at grade, and residential units above, and has designed with consideration for the surrounding uses and buildings. As such, the proposed development conforms to the Central Business District designation of the Official Plan.

Core Greenlands/Floodplains

A small portion of the subject lands along the rear lot line are designated Core Greenlands and are partially within the Regulatory Flood Line, which corresponds with the designation in the County Official Plan. The Township has determined that the policies and land use plans of the County Official Plan pertaining to the Greenlands are appropriate for Centre Wellington. As such, it is not necessary for the Township to maintain its own local municipal plan policies for the Greenlands areas. An analysis of the proposed development against the County Official Plan policies for the Core Greenlands has been provided in the County OP section of this report.

Section D.8.1 of the Township OP identifies permitted uses within the designated Core Greenlands, and states that no development or site alteration is permitted within Provincially Significant Wetlands (PSW), in provincially significant portions of the habitat of threatened or endangered species, or in the floodway. The subject lands do not contain any PSW's, nor are

they a habitat for threatened/endangered species, or located in a floodway. Section D.8.2 also states that Zoning By-laws shall place lands that are designated Core Greenlands into restrictive zones that shall generally prohibit buildings, structures, and site alterations, and may also establish setbacks from Core Greenlands areas in which no buildings or structures shall be permitted. Zoning by-laws may also recognize existing land uses in Core Greenlands areas, and, where appropriate, provide for reasonable expansions or alterations.

The proposed residential building will be constructed largely outside of the Core Greenlands designation/features and approximately 15 metres from the GRCA Floodplain Boundary, and thus will minimize impacts on the natural heritage system, and is in line with the policies for the Core Greenlands designation. The GRCA has been consulted on the proposed development concept as it is within the regulation limit, and has confirmed that they have no concerns provided that an appropriate setback is provided from the top of bank for any proposed development (7 metres from top of bank for the proposed parking).

Development within Heritage Areas

The subject property is located within a Heritage Area, as shown in Schedule A-1 of the Township Official Plan (**Figure 6**). Section C.2.10 of the Township OP identifies policies relating to development within Heritage Areas. The policies state that in reviewing any development or redevelopment proposals within the Heritage Areas, the Township will encourage the design of new development in a manner that is compatible, sensitive and sympathetic to any existing heritage buildings, neighbouring buildings and the area.

Furthermore, the policies recognize that while Heritage Areas are broadly defined and contain many buildings that are not heritage resources, the intent of Heritage Areas is to identify an area in which a significant number of buildings contain heritage values and to ensure proper consideration is given to protecting these buildings when development proposals are put forward.

A Heritage Impact Assessment (HIA) has been prepared to assess the impacts of the proposed development on the heritage attributes of the existing buildings on the adjacent lands at 300 and 380-389 St. Andrew Street West. The recommendations and conclusions of the HIA are summarized in **Section 5.2** of this Report.

Residential Intensification

Section C.5.5 of the Township OP contains policies encouraging intensification, primarily in the urban centres. The Township's approach to intensification is to retain small town character and revitalize downtown areas by:

- b) *supporting appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields;*
- c) *encouraging added housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas;*
- d) *encouraging intensification within urban centres along major roadways and arterial roads;*
- g) *encouraging intensification which results in new rental accommodation;*
- i) *encouraging the development of appropriate standards for residential intensification, redevelopment and new residential development which are cost effective, environmentally sound and compatible with existing uses, small town scale and character.*

The proposed development will result in the redevelopment and intensification of an existing underutilized property within the built boundary, and is located along a major roadway/arterial road. Furthermore, the proposed development will provide for additional rental housing above commercial uses in and near the downtown commercial area (Central Business District). The proposed development will provide for a compact, and cost-effective building design that is compatible with existing surrounding uses and the small town scale and character of downtown urban centres within the County. The proposed development will provide residential uses, and commercial uses which will provide for both residential and employment growth in the built-up area of Fergus.

The proposed mixed use building is similar to the downtown core, which has street level retail with residential uses above. The stepping, articulation and material changes, minimize the impact of the height, and the angular plane analysis (**Figure 11**) demonstrates that the height is at an appropriate human scale. The street front will be animated and the development will create a pedestrian scaled public realm that will be compatible with existing uses, and maintain the small town scale and character.

Section D.2.12 of the Township Official Plan identifies a number of intensification criteria which shall be used in the evaluation of intensification proposals within all residential land use designations. The criteria provided in this section is identical to those that are identified in Policy 8.3.12 of the County Official Plan, and have previously been analyzed in the County OP section of this planning report.

Municipal Services

The proposed development and is located within the Urban Centre boundary, and will efficiently utilize existing servicing infrastructure for water and waste water systems. Section C.6.2 and

C.6.4.2 states that new development within the Fergus Urban Centre shall be required to connect to the existing municipal services when they are available. The existing building in the subject lands is connected to the municipal servicing system, and the proposed building will also connect to the existing available services. The analysis and findings contained in the Functional Servicing Report (FSR) submitted in support of the proposed development confirm that the subject lands can be serviced by municipal infrastructure. Schedule B of the Township OP identifies the subject lands as being within the St. Andrew Street West major trunk Sanitary Sewer Servicing Area (**Figure 7**).

Compatibility

Section C.11 of the Township OP contains policies to ensure the continued compatibility between new proposed land uses and sensitive land uses. The Township OP identifies a sensitive land use as a use associated with residences, schools, hospitals and senior citizen homes or other land uses such as outlined in the Ministry of Environment's Separation Distance Guideline.

The subject lands are located across the river from the Fergus Sewage Treatment Plant. Township staff have advised that the plant is intended to be expanded in the future. As such, an analysis of Section C.11.4 – which concerns compatibility with sewage treatment plants – has been provided in this report. The policies of Section C.11.4 state that as a means to reduce the adverse impacts of offensive odours that may occur during the normal daily functioning of the sewage treatment system, new sensitive land uses shall not be allowed within 100 metres of existing sewage treatment plants. The proposed building is located more than 100 metres from the closest existing operational building within the sewage treatment plant complex (as shown by the buffer line on the site plan (**Figure 3**), thus the proposed sensitive uses (i.e. residential uses) should be sufficiently setback from the sewage treatment plant facility. The separation distance varies depending on the sewage system and the adjacent land uses in accordance with the guidelines of the Ministry of Environment. Similar to the policies of the Township OP, Section 3.0 of the MOE D-2 Guidelines (Compatibility between Sewage Treatment and Sensitive Land Use) identify a minimum separation distance of 100 metres between sensitive land uses and existing sewage treatment facilities with a capacity greater than 500 m³/day, but less than 25,000 m³/day.

Section D.2.11 discusses compatibility between new developments and existing land uses. It states that the development of vacant or under-utilized properties for residential uses are encouraged but should be compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.

Section D.2.11 has been considered in the development proposal, as follows:

- The proposed land uses, include residential apartment uses and commercial uses, which are an appropriate mix of uses for the subject lands, given the size, configuration and location.
- The concept plan includes sufficient areas for on-site landscaping and buffering. Details regarding landscaping and lighting will be addressed during site plan approval process. The proposed building has been sited and designed to minimize impacts of shadows and wind. A shadow study has been completed which does not identify and negative impacts. A copy of the shadow study is included as an Appendix to the Urban Design Brief submitted with the application.
- The transition of the proposed development and existing land uses has been considered, and there are no adverse impacts on adjacent land uses.
- The proposed development is compatible with the existing cultural heritage resources, so long as the recommendations within the HIA are incorporated into the design of the overall development.

Being compatible does not mean being the same as but rather speaks to existing in harmony with existing development. In summary, the redevelopment proposal addresses the compatibility policies set out in the Official Plan and is considered to be compatible with the surrounding neighbourhood.

Community/Urban Design

Section C.15 of the Township Official Plan provides details urban design policies and guidelines which generally encourage a higher standard in the physical design of the built and natural environment in its Urban Centres. An Urban Design Brief has been prepared in support of the proposed development and includes a detailed assessment of the proposal in the context of the policies of the Official Plan and the Township's draft Urban Design Guidelines.

Generally, the proposed development will be designed as a safe, attractive, pedestrian friendly mixed-use development, with high quality building and site design, and sensitive to the existing surrounding land uses, including the adjacent cultural heritage resources.

Given the location and prominence of the subject lands, a high level of urban design and materials will be incorporated into the proposed development, and are detailed in the Urban Design Brief submitted with the application.

Township of Centre Wellington Official Plan Summary

The subject lands are currently designated Central Business District, with a small portion of the lot designated Core Greenlands. The proposed development is permitted within the existing land use designations, as the policies state that residential development may be permitted

within the Central Business District designation, provided that retail, office or service commercial uses are located at street level. Furthermore, the GRCA has been consulted on the proposed development concept as it is within the regulation limit, and has confirmed that they have no concerns provided that an appropriate setback is provided from the top of bank for any proposed development.

The proposed development represents the intensification of an underutilized parcel of land within the Built-up Area and will contribute to the intensification targets established by the County of Wellington Official Plan. The proposed redevelopment conforms to the objectives and relevant policies of the Township of Centre Wellington Official Plan.

4.5 Township of Centre Wellington Zoning By-law

The Township of Centre Wellington Zoning By-law No. 2009-045 is the in-force Zoning By-law for the Township of Centre Wellington. By-law No. 2009-045 zones the subject lands, as shown on **Figure 9**:

- Central Business District Commercial (C1) Zone; and
- Environmental Protection (EP) and Environmental Protection (EP) Overlay

The subject lands are zoned in accordance with the land designations of the Township of Centre Wellington Official Plan (Central Business District and Core Greenlands) and the County of Wellington Official Plan (Urban Centre and Core Greenlands).

The C1 zone permits dwelling units above a ground level commercial use, in addition to a variety of commercial/retail uses. Therefore, the proposed uses are permitted within the existing C1 zone.

To permit the proposed development, a Zoning By-law Amendment is required in order to establish additional site specific zoning exceptions. The Zoning By-law Amendment proposes to keep the lands within the C1 zone, but would apply additional site specific exception to:

- Permit an increase in the maximum height from 3 storeys (11 metres) to 5 storeys (17.5 metres).

The following section will provide an overview of the proposed Zoning By-law Amendment to By-law No. 2009-045.

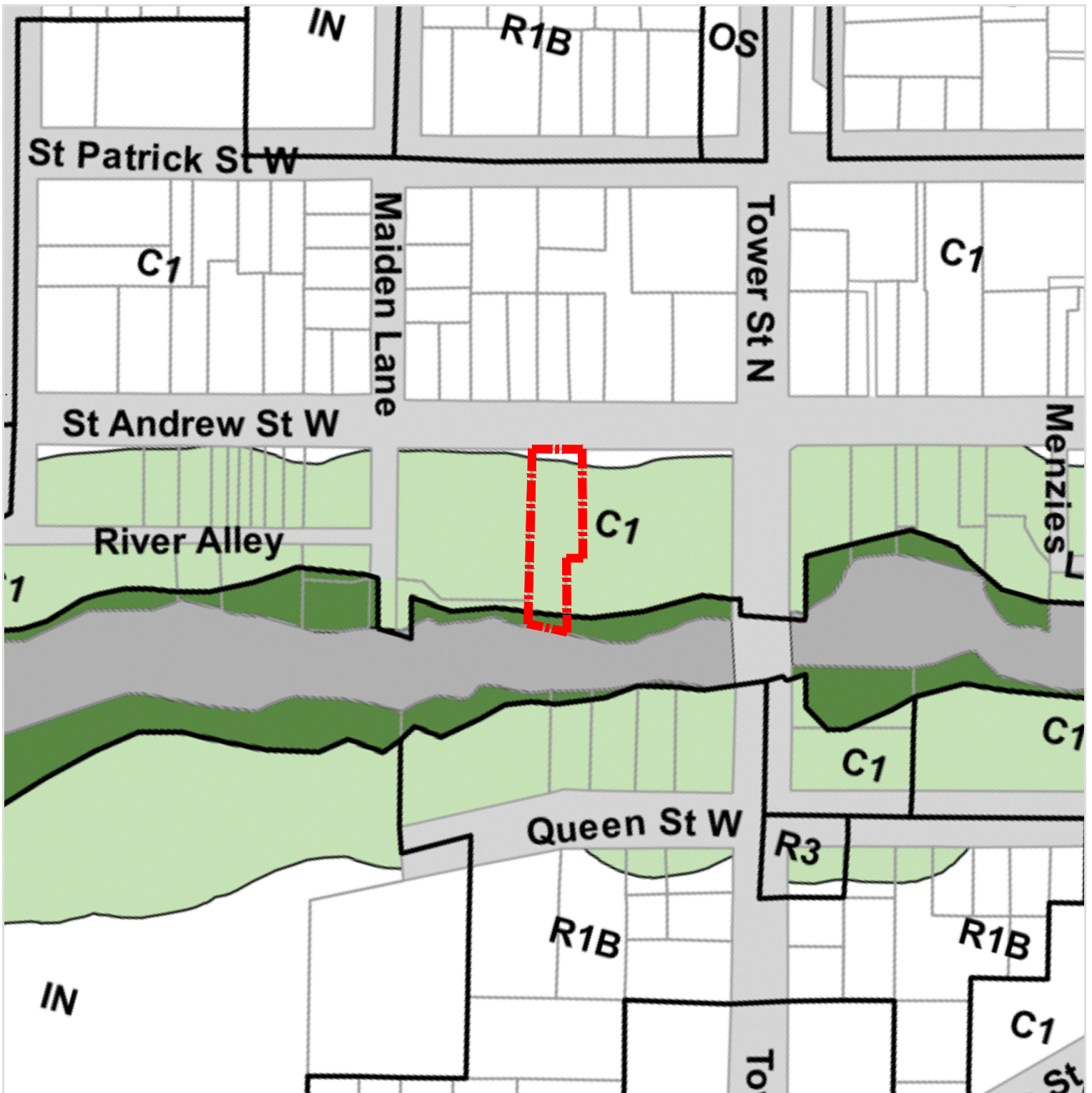


Figure 9:
**Township of
 Centre-Wellington
 Zoning By-law
 2009-045 -
 Existing Zoning**

350 St. Andrew St W
 Township of Fergus
 County of Wellington

LEGEND



Subject Lands

- C1 Central Business District Commercial
- IN Institutional
- R1B Low Density Residential
- R3 High Density Residential
- OS Open Space

DATE: April, 2021

SCALE: 1:2,000

FILE: 18107B

DRAWN: LC



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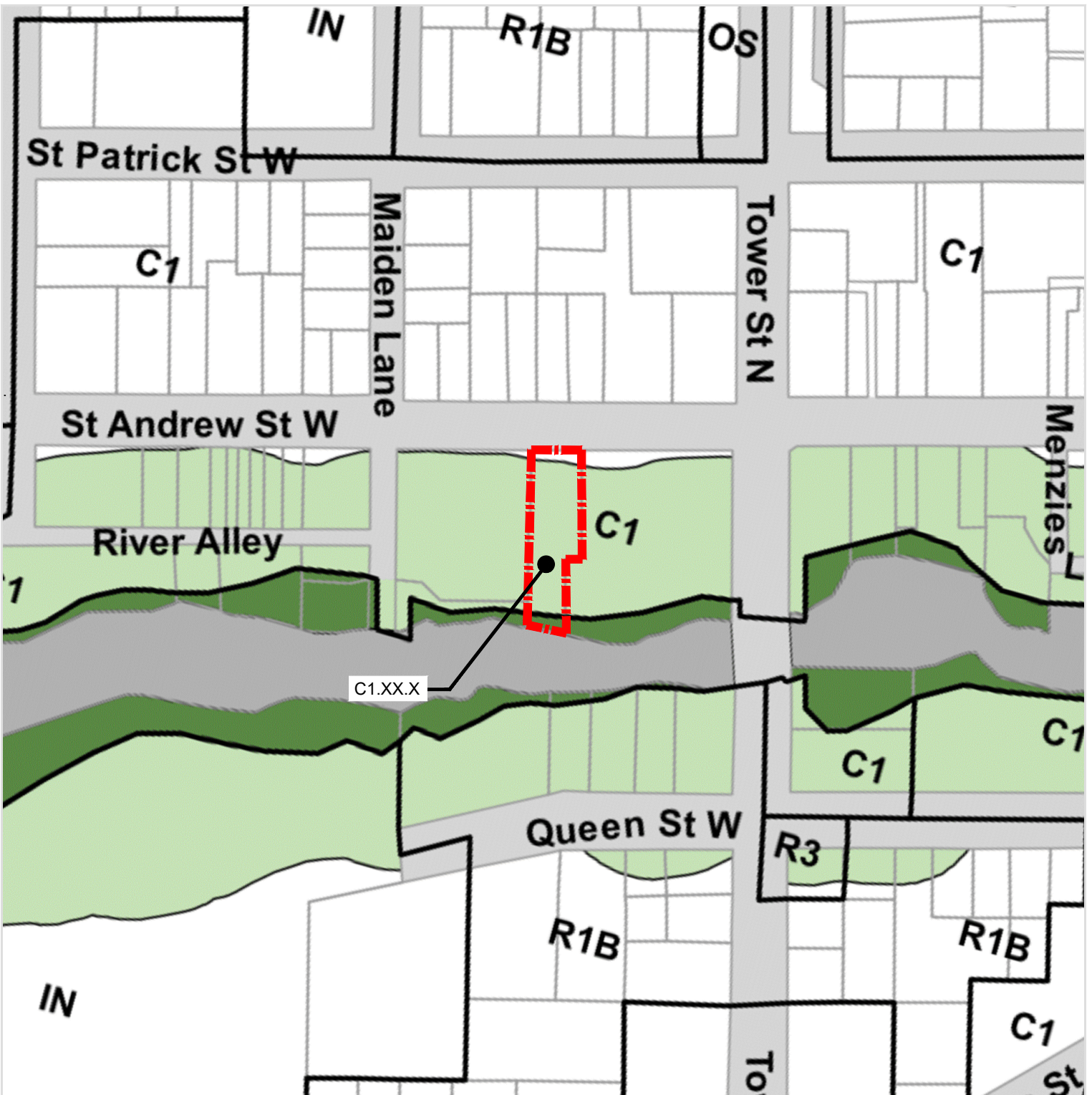


Figure 10:
**Township of
 Centre-Wellington
 Zoning By-law
 2009-045 -
 Proposed Zoning**

LEGEND



Subject Lands

- C1 Central Business District Commercial
- IN Institutional
- R1B Low Density Residential
- R3 High Density Residential
- OS Open Space

DATE: April, 2021

SCALE: 1:2,000

FILE: 18107B

DRAWN: LC



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350 St. Andrew St W
 Township of Fergus
 County of Wellington

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
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4.6 Proposed Zoning By-law Amendment

A Zoning By-law Amendment seeks to apply the following site specific provisions in order to permit the proposed development as designed in the current Site Plan (**Figure 3**):

Table 2 – Proposed Zoning Amendment and Specific Regulations

PROPOSED ZONING AMENDMENT AND SPECIFIC REGULATIONS		
Zone	Existing Regulations	Proposed Regulations
Central Business District Commercial (C1) Zone	Maximum Building Height – 3 storeys (11 metres)	Maximum Building Height – 5 storeys (17.5 metres)

Building Height

The policies of the Township of Centre Wellington OP do not limit the height of development within the Central Business District, but rather state that "*Council shall ensure that such proposals [for new development] are both aesthetic and functional with respect to building height, bulk, setback, landscaping, parking and vehicular circulation*". The proposed development has been architecturally designed to complement the existing built form of the Central Business District and the adjacent buildings.

The height and bulk of the proposed structure has been minimized by providing a 5th storey that is stepped-back from the front facade, and shadow impacts have been evaluated to ensure no adverse shadowing effects will occur on nearby properties. As it relates to building form and massing, the 5th storey only occupies approximately 25% of the total depth of the building, with the remainder of the depth consisting of the rooftop amenity area. As such, the step-back of the 5th storey and overall massing will help ensure a human-scale of development that takes into consideration the context of the surrounding built form and scale by creating a 'narrower' building mass at the top.

Impacts relating to physical separation and overlook are not anticipated to impact adjacent properties, and the proposed building meets the requirements of the zoning by-law relating to side and rear-yard setbacks. The proposed massing for the building establishes an appropriate relationship to the surrounding built form using building setbacks at various levels to lessen the perceived mass from the public realm and adjacent properties.

It is also noted that several 4 storey buildings has been approved in other parts of Fergus and Elora. Other approved 4 storey buildings have gabled roof lines, which gives the mass/impression of a taller building. Therefore, the mass and height contemplated for the proposed development is in keeping with other developments in the community.

Furthermore, the design of the building provides a continuous street frontage which enhances the pedestrian realm, and the orientation of the building provides the narrowest façade along the frontage to minimize the visual impact of the additional building height.

An angular plane analysis (**Figure 11**, below) has been prepared in support of the proposed development demonstrating that the proposed building falls well within the ideal 45-degrees. The angular plane has been measured from the curb on the opposite side of St. Andrew Street West. The approach to the angular plane analysis is intended to demonstrate the proposed development recognizes and preserves the significant sight lines to Melville United Church along the St. Andrew Street West streetscape. Upper storey stepbacks and landscaping have been introduced to minimize visual impacts on adjacent property owners.

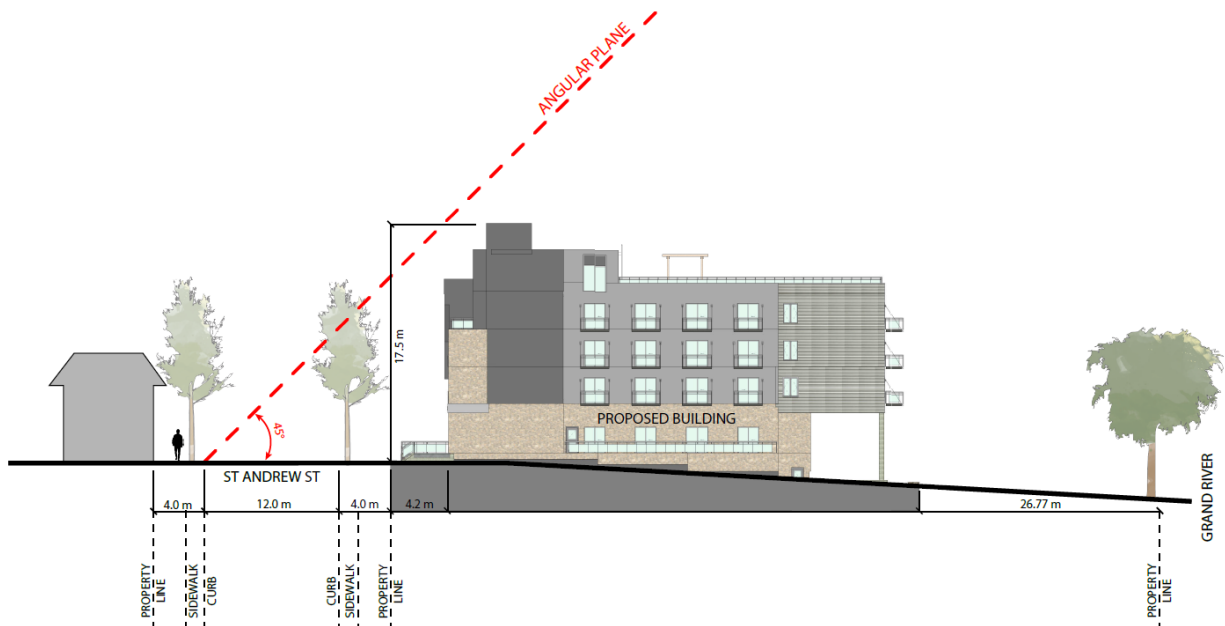


Figure 11: Angular Plane Analysis

Additional details regarding the evaluation of shadow impacts and the evaluation of the proposed building design against the Township's urban design policies has been provided in the supporting Urban Design Brief.

Summary

Based on the above rationale, the requested Zoning By-law Amendment to apply a site specific provision to the existing C1 zone to permit an increased building height is appropriate and conforms to the County and Township Official Plans.

5.0 SUMMARY OF TECHNICAL REPORTS

The following is a summary of the key findings and recommendations of the supporting technical reports and studies that were required to support the proposed applications.

5.1 Urban Design Brief

An Urban Design Brief has been prepared by MHBC Planning Ltd. in support of the proposed redevelopment. The purpose of this brief was to establish the vision for the redevelopment, and assess the development in the context of the Township of Centre Wellington's policies, regulations and standards related to the development in the community. The study concluded that the proposed redevelopment represents a significant investment in Fergus, and will create new residential units in a high-quality development, all of which will contribute positively to the Central Business District. The proposed development will:

- Capitalize on the existing location of the subject lands within close proximity to the Downtown Core and within the designated Central Business District;
- Provide for intensification that is sensitive to the existing and planned surrounding context;
- Result in a pedestrian friendly development that supports active transportation and would be supportive of transit services (if it became available), thereby minimizing future occupants' reliance on the automobile;
- Create strong visually appealing street edges;
- Result in a more efficient and sustainable use of the property;
- Increase the variety of unit types within Downtown Fergus by offering smaller multiple residential units at an attainable price point; and
- Define the St. Andrew Street West street edge by incorporating high quality architectural detailing.

The proposed redevelopment is appropriate for this location and will contribute positively to the character and built form of downtown Fergus. The proposal additionally supports the vision to provide additional housing units into the downtown core, and that are well connected to surrounding commercial, institutional, and recreational uses within Fergus.

5.2 Heritage Impact Assessment

A Heritage Impact Assessment (HIA) has been prepared by MHBC Planning to assess the level of impact that the proposed redevelopment would have on the adjacent properties that are listed on the Centre Wellington Heritage Register (300 and 380-389 St. Andrew Street West).

The HIA concludes that the subject property has no cultural heritage value or interest, and the evaluation has determined that there are no anticipated adverse impacts identified on the adjacent cultural heritage resources.

As a precaution to protect the adjacent cultural heritage resources, the following mitigation measures are recommended:

- Allow for a minimal buffer of a metre between the stone wall in the rear yard and construction activities in addition to installing a construction fence along the buffer; the stone wall should be removed in a manner as to not damage the remaining portion of the wall;
- Material storage, grading and dumping of other materials is prohibited in the immediate area of the heritage resources; and,
- Install construction fencing along the north property line to reduce that amount of debris that may impact the south elevation of the Melville United Church.

5.3 Functional Servicing Review & Stormwater Management Report

A Functional Servicing Review and Stormwater Management Report has been prepared by MTE in support of the proposed development. The purpose of this report is to examine existing conditions and existing services and propose a grading and servicing strategy for the development as well as stormwater management design. Based on the analysis contained in the report, it was concluded that:

- The proposed grading design will respect the natural topography of the site to achieve a reasonable cut/fill balance where possible;
- Existing municipal infrastructure for water and sanitary is available along St. Andrew Street West;
- The storm sewer service will outlet to the Grand River and has been sized to convey the 100 year flow; and,
- The SWM criteria can be satisfied with the implementation of on-site controls for water quality.

6.0 PUBLIC CONSULTATION STRATEGY

The Planning Act (specifically O. Reg 544/06, amended by O. Reg. 178/16) requires that applicants submit a proposed strategy for consulting with the public with respect to an application as part of the 'complete' application requirements. This section summarizes the proposed Public Consultation Strategy.

We propose that the public consultation process for the proposed Zoning By-law Amendment application follow the Planning Act statutory requirements. The following points of public consultation are proposed:

- A public meeting advertised by the Township and heard by Council.
- Direct written responses to comments raised through the public consultation process will be provided to Township Staff for their review and consideration in the preparation of a Township Staff Report.
- Preparation of a Township Staff Report, with the Report to be available to the public in advance of Township Council's consideration of the applications. It is understood that Township Staff will post information on the Township's website for public review. This will include the Township Staff Report and may also include technical studies and reports prepared in support of the applications.
- A Council Meeting, at which time the Township Staff Report, all available information, and public input will be considered in Council's final decision.

The consultation strategy proposed will provide members of the public with opportunities to review understand and comment on the proposed Zoning By-law Amendment application. The consultation strategy will be coordinated with Township Staff and additional opportunities for consultation will be considered and may be warranted based on the input received.

7.0 SUMMARY & CONCLUSIONS

The purpose of this Planning Report was to evaluate the proposed application for the subject lands in the context of existing land use policies and regulations including the provincial, County and local planning framework. The analysis contained in this report demonstrates that the application represents good planning. This opinion recognizes the following:

- I. The proposed redevelopment is consistent with the Provincial Policy Statement;
- II. The proposed redevelopment conforms to the Growth Plan for the Greater Golden Horseshoe and represents intensification in the Built-Up Area;
- III. The proposed redevelopment conforms to the County of Wellington Official Plan and contributes to the intensification target;
- IV. The proposed redevelopment provides for the intensification and redevelopment of an underutilized site in the Built-Up Area of the Township of Centre Wellington on lands that are well located with respect to existing non-residential uses;
- V. The proposed redevelopment will contribute to additional residential housing supply and will provide the range of unit types, and mix of uses within the community and addresses compatibility considerations;
- VI. The proposed redevelopment will optimize the use of available infrastructure within the developed portion of the community and can be adequately serviced through connections to existing infrastructure; and
- VII. The proposed development will not adversely affect the adjacent cultural heritage resources, nor other adjacent uses.

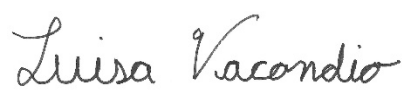
Based on the forgoing, the proposed Zoning By-law Amendment application should be accepted for processing and deemed complete.

Yours Truly,

MHBC



Pierre Chauvin, MA, MCIP, RPP
Partner



Luisa Vacondio, BES
Planner

8.0 APPENDIX A -

TOWNSHIP OF CENTRE WELLINGTON PRELIMINARY PLANNING REVIEW



Centre Wellington

MEMORANDUM

TO: Jim Fryett, Fryett Turner Architects

FROM: Brett Salmon, Managing Director of Planning and Development
Mariana Iglesias, Senior Planner

DATE: January 8, 2021

RE: Preliminary Planning Review for 350 St. Andrew St. W., Fergus
Mixed Use Redevelopment

Township Planning staff have completed a preliminary policy and zoning review of the proposed mixed use development at 350 St. Andrew Street West.

County OP

The County Official Plan contains general policies that apply throughout the County including within Centre Wellington, even though the Township has its own OP for the Urban Centres. In the County OP, the subject land is in an Urban Centre. The property also incorporates Core Greenland features so the County Core Greenland policies apply. The land is also in the Built Boundary, therefore the redevelopment of this property will contribute towards the residential intensification target.

The County intensification policies identify the downtown cores as intensification areas. The policies specifically encourage added housing above commercial uses in and near the downtown, and intensification which results in new rental accommodation. The proposed development would be consistent with these objectives, but policies regarding the conservation of cultural heritage and small town scale and character will need to be addressed through the planning process. Similar policies are included in the Township OP.

The County OP also addresses affordable housing. It is the policy of the County that a minimum of 25% of new housing units in the County will be affordable. Including units in this development that meet the definition of affordable is encouraged.

The County Core Greenlands designation applies as a result of the site being adjacent to the Grand River and incorporating the floodplain and valley slope hazards. The developer should consult with the GRCA to determine their requirements.



Centre Wellington

Township OP

In the Township OP, the subject land is designated Central Business District and Core Greenlands. The Central Business District permits a variety of retail, office, service, administrative, religious, cultural and entertainment uses. Service uses include restaurants, personal service establishments and financial institutions. Residential development may be permitted within this designation provided that retail, office or service commercial uses are located at street level.

In terms of the general policies of the Township OP, there are several that would apply to this proposal:

- Policies for development adjacent to the Grand River would encourage public access to the river and respect for the riverscape in terms of the maintenance of vistas to the river. Buildings should be designed to be attractive in appearance from both the street side and from the river side of the building. Vegetation zones adjacent to the river are also recommended. Our waterfront parkland policies would encourage cooperation with private land owners in obtaining leases, easements, rights-of-way, dedications and other means of acquiring access to waterfront lands.
- The Township OP identifies a Heritage Area that includes the subject land. The Township encourages the design of new development in a manner that is compatible, sensitive and sympathetic to any existing heritage buildings, neighbouring buildings and the area. The adjacent buildings to the east and west of the subject land are listed on the Township's heritage register. A Heritage Impact Assessment would be recommended for this development.
- The Township OP also contains policies related to compatibility with the municipal sewage treatment plants. The subject land is across the river from the Fergus Sewage Treatment Plant, which is intended to be expanded in the future. A portion of the subject land may be within 150 metres of operational areas of the Plant, which could impact the provision of residential uses in the building.

Site Plan/Zoning Comments

Below are preliminary comments based on planning staff's review of the proposed site plan prepared by Fryett Turner Architects Inc., dated October 16, 2020. ****Outstanding items that need to be addressed are noted in bold type.*** The review is based on the submission of the following plans:

- Plan A1.0, Site Plan – 350 St. Andrew St. W., Fergus, Project No. 20044, prepared by Fryett Turner Architects Inc., dated October 16, 2020



Centre Wellington

- Plan A2.1, Parking & Ground Floor Plans – 350 St. Andrew St. W., Fergus, Project No. 20044, prepared by Fryett Turner Architects Inc., dated October 16, 2020
- Plan A2.2, Typical 4th and 5th Floor Plans – 350 St. Andrew St. W., Fergus, Project No. 20044, prepared by Fryett Turner Architects Inc., dated October 16, 2020
- Plan A4.0, Building Elevations – 350 St. Andrew St. W., Fergus, Project No. 20044, prepared by Fryett Turner Architects Inc., dated October 16, 2020
- Plan A5.0, Building Sections – 350 St. Andrew St. W., Fergus, Project No. 20044, prepared by Fryett Turner Architects Inc., dated October 16, 2020

Official Plan Designation: “Central Business District” permits mixed use commercial/residential and within “Fergus Heritage Area” (policy review provided separately)

Zoning: “C1 – Central Business District Commercial”; located within “Wellhead Protection Area” under Source Water Protection Act (*screening form to be completed and submitted to Kyle Davis); majority of the property is within Grand River Conservation Authority regulation limit (***applicant to consult with GRCA**)

Uses

- Permitted uses include commercial with residential above ground floor

Building Regulations

- Min. lot area: No minimum
- Min. lot frontage: No minimum
- Min. front yard: No minimum; 0m setback proposed
- Min. rear yard: No minimum except where abutting Residential zone
- Min. interior side yard: No minimum except where abutting Residential zone
- Max. lot coverage: 90% permitted; 49% provided
- Max. building height: 3 storeys but not more than 11m (36ft); 5 storeys (16.4m) proposed; ***does not comply**
- Buffer strip: N/A

Parking

- Total parking required per Table 5A: 1 space per 30m² GLA (133m²) = 4.4 spaces, plus 1 per residential unit for 39 units = 44 x 0.5 (CBD reduction of 50%) = 22 total spaces required, including 1 barrier free (*not 29 spaces as indicated on plan); *28 spaces proposed, as indicated on plan A1.0, including 1 barrier free (parking stall size requirements are met and all parking is proposed as hard surface to be asphalted); ***plans require all spaces to be shown and numbered to confirm total spaces proposed and consistency between plans A1.0 and A2.1 (parking spaces shown differs between plans)**



Centre Wellington

- Parking spaces must be located no closer than 3m from street line and 1.5m from any other lot line; ***to be confirmed, but plans indicate this is not met (underground parking garages must be 1.5m to side or rear property line (Section 5.4.5))**
- Easement agreement for access to rear parking area east of the property line is to be provided and terms confirmed

Garbage

- ***Garbage storage locations not shown on plans**

Snow Storage

- ***Snow storage not shown on plans**

Lighting

- ***All lighting is to be dark sky compliant; note to be shown on plans**

Landscaping

- No minimum landscape requirements; grassed areas proposed on plans

Urban Design Guidelines Compliance Review

<https://www.centrewellington.ca/en/doing-business/resources/Documents/Planning/Draft-UDG-April-22-2015.pdf> (beginning on page 55)

- Property is adjacent to two listed heritage properties (300 St. Andrew St. W. and 380 St. Andrew St. W.) and is located within a historic block in the downtown with potential significant cultural heritage value as identified in the Cultural Heritage Landscape Study referenced below; appropriate and compatible design, scale, and massing are required (***to be evaluated through submission of a Heritage Impact Assessment**).
- **Below are design guidelines that apply and that will need to be considered.**
- Buildings within the downtowns should reflect the form, scale, and rhythm of the best examples of the existing building stock within each of the downtowns. New buildings, additions, or structures should not negatively impact the existing heritage stock of the collective streetscape, nor diminish individual heritage attributes of a building, but complement and highlight these valuable community assets
- Architectural styles that are inconsistent with and not part of the local vernacular should not be used in the design of new buildings or additions (i.e. French or Spanish influenced architectural styles)
- Roof type, scale, and pitch, as well as design elements, should be complementary to adjacent heritage buildings.
- Existing historic rooflines should be maintained, where feasible (***proposed height to be further evaluated for compatibility**)



Centre Wellington

- Infill buildings should integrate into the existing fabric, and be aligned with the horizontal building elements (base, body, cap) of adjacent buildings.
- ***Generally complies with guidelines for new buildings in terms of setback and location on the property, but design, façade treatment and materials to be reviewed**

Cultural Heritage Landscape Study Review

<https://www.connectcw.ca/CHL>

- The subject property is included in the area identified as CHL #12 – Fergus Historical Village Core, which has been identified as having significant cultural heritage value (see Volume 1, page 29 and Volume 3, page K-28 for detailed information). As such, a Heritage Impact Assessment is required to ensure the proposed development is compatible with the identified heritage attributes and values within the CHL, as well as compatible with the adjacent listed heritage properties of significance.

Urban Design Development Standards for Private Realm Review

<https://www.centrewellington.ca/en/doing-business/resources/Documents/Planning/Manuals/CW-Urban-Design-Standards---Private-Realm--December-1-2017.pdf>

- The Township's Urban Design Development Standards address matters such as vehicular and fire route access, parking lots, outdoor lighting, accessibility, landscaping, utilities, etc. and must be adhered to for any new development. These standards will be reviewed upon submission of a formal site plan application.

Note: *Detailed grading/drainage, fire routes and turning movements to be shown on plans. Heritage Impact Assessment is required to be submitted.

I trust these comments are of assistance. If you have any questions, please do not hesitate to contact Mariana at (519) 846-9691, ext. 289.