SHAPING GREAT COMMUNITIES

February 12, 2024 File No. 09009

City of Waterloo
Integrated Planning & Public Works, 2nd Floor
100 Regina Street South
Waterloo, ON N2J 4A8

Attention: John Vos, MCIP, RPP
Senior Planner

Re: Supplementary Commentary – Density and Population Projections
Draft Plan of Subdivision 30T-16402, Zone Change Application Z-16-14
556, 560 and 576 Conservation Drive
2115881 Ontario Limited and 2014707 Ontario Inc.

Further to the submission of the comprehensive response package for the above-noted development, please accept the following supplementary planning commentary related to density and population projections.

The subject property is subject to the polices of the Beaver Creek Meadows District Plan ("District Plan"). In accordance with the Land Use Plan of District Plan (Map 3), the following designations apply to the subject property:

- Low Density Residential 1. Permitted uses include single detached, semi-detached, duplex and townhouse dwellings with a maximum height of 3 storeys, and a target density range of 25 to 35 units per hectare (maximum 150 bedrooms per hectare).
- Low Density Residential 2. Permitted uses include duplexes, townhouses, triplexes, terrace dwellings and low rise apartments with a maximum height of 4 storeys and target density range of 35 to 60 units per hectare (maximum 150 bedrooms per hectare). Furthermore, apartments are only permitted along Conservation Drive, and shall not exceed 4 storeys in height, or 6 storeys in height if located in the Minor Node.
- Mixed Use Medium Density Residential. Permitted residential uses include townhouses, triplexes, terrace dwellings and low-rise apartments, with a minimum height of 9.0 metres, maximum height of 6-storeys, and density target of 60 to 100 units per hectare (maximum 300 bedrooms per hectare).
- Open Space Land Uses – Park. Predominant use of land to include municipal parks and trails, which shall be easily accessible walkable areas and close to community trails.
- Stormwater Management Facility. Facilities will ultimately be conveyed to the City and should be designed to provide for a park-like setting, which could include enhanced landscape design and connections to community trails.

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- Natural System. Area includes *Core Natural Features* and associated *Buffers*. Contiguous development must demonstrate no adverse environmental impact on the existing natural feature or its ecological function.

In accordance with Policy 3.4.6 of the District Plan, density refers to "the land used for housing, but does not include road right-of-way and other residentially associated land uses".

The proposed draft plan of subdivision has been revised as follows, in accordance with the land use designations identified within the District Plan:

Table 1: Proposed Draft Plan of Subdivision

Description	Lot/Block	Units	Area (ha)
STAGE 1			
Residential (Single Detached)	1-3, 5-22	184-255	7.80
Street Townhouses	23-27	74-105	2.09
Multiple Residential	28, 29	160-268	2.37
School	30		3.21
Park	31		1.41
Open Space	32,33		4.75
Stormwater Management	34		1.05
Walkway	35-37		0.05
Trail	38		0.40
Road Widening	39		0.53
0.3 Reserves	40, 41		0.00
Roads			4.73
STAGE 2			
Residential (Single Detached)	4	4-6	0.18
Future Development	42,43		0.05
TOTAL		**418-630**	**28.63**

In accordance with Policy 3.4.6 of the District Plan, the proposed development has a total area of 28.63 hectares with a net developable area of 12.44 hectares (land area to be used for housing). In accordance with the District Plan, the proposed draft plan of subdivision results in the following density ranges:

Table 2: Proposed Density (District Plan)

Description	Units	Area (ha)	Density (uph)
STAGE 1			
Residential (Single Detached)	184-255	7.80	23.6 to 33.7 uph
Street Townhouse	74-105	2.09	35.41 to 50.24 uph
Multiple Residential	160-268	2.37	67.51 to 113.1 uph

Stage 2			
Residential (Single Detached)	4-6	0.18	22 to 33 uph
OVERALL DENSITY (District Plan)	**418-630**	**12.44**	**33.6 to 50.6 uph**

Places to Grow: Growth Plan for the Greater Golden Horseshoe ("Growth Plan") defines total development area as the "total area of the property les the area occupied by key natural heritage features, key hydrologic features and any related vegetation protection zone".

Based on the Growth Plan, the total development area of the property is 23.88 hectares and would result in the following density ranges:

Table 3: Proposed Density (Growth Plan)

Description	Units	Area (ha)
STAGE 1		
Residential (Single Detached)	184-255	7.80
Street Townhouses	74-105	2.09
Multiple Residential	160-268	2.37
School		3.21
Park		1.41
Open Space		4.75
Stormwater Management		1.05
Walkway		0.05
Trail		0.40
Road Widening		0.53
0.3 Reserves		0.00
Roads		4.73
STAGE 2		
Residential (Single Detached)	4-6	0.18
Future Development		0.05
TOTAL UNITS	**418-630**	
TOTAL AREA		**28.63**
TOTAL DEVELOPMENT AREA		**23.88**
OVERALL DENSITY (Growth Plan)		**17.50 to 26.4 uph**

The following persons per unit and commercial use rates as published by the Region of Waterloo have been used to calculate population projections (people and jobs per hectare) for the proposed development:

- Single detached/semi-detached dwellings 3.25 persons
- Townhouse dwellings 2.44 persons
- Apartments 1.77 persons

- Multiple residential — 50% townhouse and 50% apartments
- School — 30 persons
- Work from home — 28% of residential population

Based on the assumptions noted above as published by the Region, the proposed development provides for the following Projected Persons and Jobs per hectare (PPJ/ha):

Table 4: Projected Persons and Jobs per Hectare (PPJ/ha)

Description	Units	Area	Population Projection (PPJ/ha)
STAGE 1			
Residential (single detached)	184-255	7.80	598-829
Street Townhouse	74-105	2.09	181-256
Multiple Residential	160-268	2.37	337-564
School			30
Work from Home			321-470
TOTAL STAGE 1	**414-624**		**1,467-2,149**
STAGE 2			
Residential (single detached)	4-6	0.18	13-20
Work from Home			4-6
TOTAL STAGE 2	**4-6**		**17-26**
TOTAL PROJECTED POPULATION			**1,484 to 2,175**
TOTAL PPJ/ha (District Plan)		**12.44**	**119.3 to 174.8 PPJ/ha**
TTOAL PPJ/ha (Growth Plan)		**23.88**	**62.1 to 91.1 PPJ/ha**

I trust the above-noted commentary will assist in your review and consideration of the comprehensive submission package for the above-noted development. Please don't hesitate to contact me if you have any questions or require anything further.

Sincerely,
GSP Group Inc.

Kristen Barisdale

Kristen Barisdale, MCIP, RPP
Vice President, Planning