SHAPING GREAT COMMUNITIES

April 17, 2025 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 – REVISED 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 resubmission of the comprehensive response package for the above-noted development in April 2025, 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.

- 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.

Please refer to the attached revised draft plan of subdivision. 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)	1-2, 5-20	173-232	7.200
Street Townhouses	21-26	98-128	2.353
Multiple Residential	27, 28	96-185	1.879
School	29		3.198
Park	30		1.408
Open Space	31, 32		4.938
Stormwater Management	33		1.173
Walkway	34, 35		0.046
Trail	36, 37		0.497
0.3 Reserves	38, 39		0.00
Roads			4.786
Total (Stage 1)		**367-545**	**27.479**
STAGE 2			
Residential (Single Detached)	3, 4	10-13	0.567
Future Development	42,43		0.080
Total (Stage 2)		**10-13**	**0.648**
TOTAL		**377-558**	**28.127***

* Please note since last submission, the draft plan of subdivision has been revised to exclude previously identified road widenings as such road widenings have since been conveyed to the City.

The draft plan of subdivision has been prepared to include lotless blocks, with ultimate lot size to be determined at the time of detailed design and registration. The above-noted unit ranges account for the range in potential lot sizes that could be accommodated as part of the future development of the draft plan of subdivision.

Policy 2.E.6 of the Regional Official Plan notes that densities are to be measured "*in accordance with the methodology established by the Province, which excludes only provincially constrained environmental areas*". Open Space Blocks 31 and 32 as identified on the draft plan of subdivision are identified as Core Environmental Feature

Policy 3.1.2 of the District Plan notes that that as part of the overall density projections for the Beave Creel Meadows Community, the total land area as noted does not include Core Environmental Features.

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

In accordance with the ROP and District Plan, the net developable area of the proposed draft plan of subdivision is **18.403 hectares** (total land area of 28.127 hectares less 4.786 hectares for roads and 4.938 hectares for open space).

Based on a net developable area of 18.403 hectares, the proposed draft plan of subdivision results in the following density ranges:

TABLE 2: Proposed Density

Description	Block	Units	Area (ha)	Density (uph)
STAGE 1				
Residential (Single Detached)	1-2, 5-20	173-232	7.200	24.03 to 32.22 uph
Street Townhouse	21-26	98-128	2.353	41.65 to 54.5 uph
Multiple Residential	27, 28	96-185	1.879	51.09 to 98.46 uph
Stage 2				
Residential (Single Detached)	3, 4	10-13	0.567	17.64 to 22.93 uph
DENSITY (Residential Area ONLY)		**377-558**	**11.999**	**31.42 to 45.50 uph**
OVERALL DENSITY (Net Developable Area)		**377-558**	**18.403**	**20.49 to 30.32 uph**

Lots/Blocks 1-20 are designated as Low Density Residential 1 in the District Plan, which notes a minimum density requirement of 25 to 35 units per hectare. With a projected density of approximately 23.56 to 31.54 units per hectare (Blocks 1 to 20 with total area of 7.767 hectares), the draft plan of subdivision generally conforms with the intent of the minimum density requirements with respect to the Low Density Residential 1 designation.

Block 21 is designated as Low Density Residential 2 in the District Plan, which notes a minimum density requirement of 35 to 60 units per hectare. With a project density of approximately 41.65 to 54.4 units per hectare, the draft plan of subdivision conforms with the density requirements with respect to the Low Density Residential 2 designation.

Blocks 22-28 are designated as Mixed Use Medium Density Residential in the District Plan, which notes a minimum density requirement of 60 to 100 units per hectare. The following summarizes the proposed density ranges for the portions of the draft plan of subdivision designated as Mixed Use Medium Density Residential:

TABLE 3: Proposed Density for Mixed Use Medium Density Residential

Description	Units	Area (ha)	Density (uph)
Block 22	12-15	0.242	49.59 to 61.98 uph
Block 23	11-14	0.224	49.11 to 62.5 uph
Block 24	26-33	0.535	48.6 to 61.68 uph

Block 25	12-15	0.351	34.19 to 42.74 uph
Block 26	26-33	0.540	48.15 to 61.11 uph
Block 27	90-175	1.656	54.35 to 105.68 uph
Block 28	6-10	0.223	29.91 to 44.84 uph
TOTAL	**183-295**	**3.771**	**48.53 to 78.23 uph**

With a projected density of approximately 48.53 to 78.23 units per hectare, the draft plan of subdivision is consistent with the general intent of the minimum density requirements in the Mixed Use Medium Density Residential designation.

It is important to note that the proposed draft plan of subdivision has been designed to accommodate a future elementary school block for the Waterloo Region District School Board as well as an enlarged stormwater management facility to accommodate storm drainage and run off from developable lands to the west of the subject property. The inclusion of these two significant features impacts the overall density potential of the proposed draft plan of subdivision.

The following persons per unit rates as published by the Region of Waterloo have been used to calculate population projections (people and jobs per hectare) for the proposed development[1]:

- Single detached/semi-detached dwellings 3.25 persons
- Townhouse dwellings 2.44 persons
- Apartments 1.77 persons
- Multiple residential unit types 2.11 persons
- 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: Proposed Population Projections			
Description	**Units**	**Area**	**Population Projection (PPJ/ha)**
STAGE 1			
Residential (single detached)	173-232	7.200	562 to 754
Street Townhouse	98-128	2.05	239 to 312
Multiple Residential	96-185	1.879	203 to 390
School			30
Work from Home			281 to 408
TOTAL STAGE 1	**367-545**		**1,315 to 1,894**
STAGE 2			
Residential (single detached)	10-13	0.567	32 to 42

[1] Region of Waterloo 2024 Water and Wastewater Monitoring Report. Source: 2024 Water and Wastewater Monitoring Report

Work from Home			9 to 12
TOTAL STAGE 2	**10-13**		**41 to 54**
TOTAL PROJECTED POPULATION	**413-475**		**1,356 to 1,948**
TOTAL PPJ/ha		**18.403**	**73.68 to 105.85**

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