

# COVER LETTER

# APPLICATION FOR SITE PLAN CONTROL

1

October 17, 2022

**James Griffin**  
Planner, Approvals  
Development Services  
The Corporation of the County of Prince Edward

**RE: Cover Letter**  
**Site Plan Control**  
**80 Maple Street, Wellington**

Dear Mr. Griffin,

Fotenn Planning + Design has been retained by SG Real Estate Developments LP I to prepare this Site Plan Control application at 80 Maple Street in Prince Edward County. The purpose of this application is to permit a residential development on the site consisting of six residential buildings. Each building will consist of 16 units, resulting in 96 total residential units, 12 of which will be barrier-free. While the units are a form of stacked townhouse, the built form is more consistent with that of an apartment building and therefore, the performance standards applicable to an apartment building have been used as they are more conservative than those for a traditional townhouse. The applicant has met with several Councillors who confirmed that there are no concerns with the change in built form as it will accommodate future residents of all ages and abilities and maintains the density of development approved through the previous rezoning.

Vehicular access to the site is proposed off of an extension of Lake Breeze Court that will run along the western property line and provide a future connection to lands to the north, as requested. The land required to facilitate the road extension will be conveyed to the County. Private lanes are proposed to access units, parking, a stormwater management area, and a playground area. The site has been strategically developed to protect and enhance the amenities and natural heritage features on the site, including the Millennium Trail and Lane Creek.

A pre-application meeting was conducted with municipal staff on October 19, 2021 and a summary of comments was received on January 10, 2022 which identified the application requirements. Accordingly, the following are submitted in support of the application:

- / Site Plan;
- / Phase 1 & 2 Environmental Site Assessment (MECP is in receipt and is reviewing the RSC);
- / Functional Servicing Report (including Grading and Servicing Plans);
- / Traffic Impact Study;
- / Stormwater Management Report;
- / Geotechnical Report;
- / Landscaping Plan;
- / Application fee(s);
- / Completed Application forms;
- / This Planning Cover Letter.

The lands are zoned Special Urban Residential Type 3 (R3-68-H) Zone and Environmental Protection (EP) Zone in the County of Prince Edward Comprehensive Zoning By-law 1816-2006. The site is currently vacant, but previously accommodated industrial uses which have since been demolished.

The table below provides an overview of the proposed development relative to the approved zoning.

# COVER LETTER

## APPLICATION FOR SITE PLAN CONTROL

Table 1:

Special Urban Residential Type Three (R3-68-H) Zone- Comprehensive Zoning By-law 1816-2006			
Provision	Requirement	Proposed	Compliance
Permitted Uses	one unit of a semi-detached dwelling one semi-detached dwelling one duplex dwelling one triplex dwelling townhouse dwelling one unit of a townhouse dwelling apartment dwelling retirement home senior citizens' housing complex home business uses, buildings and structures accessory to the foregoing permitted uses additional units: converted dwelling with a maximum of four dwelling units; one second unit; or one garden suite.	Apartment dwellings	Yes
Zone Provisions for a Apartment Dwellings:			
Lot Area (minimum)	232 m <sup>2</sup> for first four units, plus 46 m <sup>2</sup> for each additional unit.  @96 units = 5,160 m <sup>2</sup>	16,941 m <sup>2</sup>	Yes
Lot Frontage (minimum)	23 m	113.6 m	Yes
Front Yard Depth (minimum)	9 m	9 m	Yes
Exterior Side Yard (minimum)	n/a	-	-
Interior Side Yard (minimum)	4.5 m	13.3 m (north) 11.3 m (south)	Yes
Rear Yard Depth (minimum)	9.0 m	17.9 m	Yes
Lot Coverage (maximum)	35%	16%	Yes
Landscaped Open Space (minimum)	35%	47%	Yes
Building Height (maximum)	15 m	+/- 10 m	Yes
Floor Area per Dwelling Unit (minimum)	i. semi-detached, duplex or triplex: 65 m <sup>2</sup> ii. converted dwelling: 60 m <sup>2</sup> iii. apartment dwelling 1. bachelor unit: 46 m <sup>2</sup> 2. one bedroom apartment unit: 55 m <sup>2</sup> 3. two-bedroom apartment unit: 60 m <sup>2</sup> 4. more than two-bedroom apartment unit: 65 m <sup>2</sup>	n/a	-

# COVER LETTER

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	5. senior citizen apartment unit: 42 m <sup>2</sup>		
Residential Density	50 units per net hectare	50 units per gross hectare	Yes
Maximum Parking Rate	1.25 spaces per dwelling unit (120 spaces total)	120 spaces	Yes
Parking Space Size	Minimum width: 2.7 m Minimum area: 16.7 m <sup>2</sup>	2.7 m x 6.2 m Area: 16.74 m <sup>2</sup>	Yes

The proposed development complies with all provisions of the site-specific zoning applicable to the site. We note that the density requirement found in the site-specific zoning does not include a minimum or maximum. It is therefore understood that the zoning is intended to permit a precise number of dwelling units, being 96. We also note that the zoning by-law in general calculates density on a net basis. However, the previously approved zoning by-law amendment and site-specific density requirement of 50 units/hectare was based on the gross area of the site, as it did not factor in the future conveyance of the required municipal road. To maintain consistency in the approach, a density of 50 units/gross hectare is being proposed. Despite this, the same number of dwelling units (96) are being proposed in the current plan as the previous plan presented at the rezoning stage.

We trust the submission of these documents, in addition to this planning letter, are sufficient to proceed with processing the zoning bylaw amendment on the subject lands. If you have any questions or would like to discuss further, please feel free to contact us at 613.542.5454 x 222 or [wood@fotenn.com](mailto:wood@fotenn.com).

Respectfully,



Jennifer Wood, RPP MCIP  
Associate  
Fotenn Consultants Inc.

Copy: John Cheung, SG Real Estate Opportunities I LP