

# Supplementary Planning Report

Application for Draft Plan of Subdivision, Official  
Plan Amendment, Zoning By-law Amendment

Proposed Residential Development

TPC. At Marlwood Inc.

Lot 26, Concession 7, Town of Wasaga Beach

**31 Marlwood Avenue, Town of Wasaga Beach**

**September 27, 2017**

Prepared for: TPC. At Marlwood Inc.

Prepared by: Loft Planning Inc.

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## 1.0 Introduction

We represent TPC at Marlwood in regards to the development applications for the Marlwood Golf and Country Club in the Town of Wasaga Beach. A Supplemental Planning Report has been prepared to provide further analyses on growth management, affordability and urban design. We have further reviewed and identified relevant policies in the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the County of Simcoe Official Plan and the Town of Wasaga Beach Official Plan. As well, we also have reviewed the Town of Wasaga Beach Residential Land Budget 2016.

As part of this supplementary submission, the following reports have been submitted:

- 1) Archaeological Assessment, Amick Consulting
  - a. *No further archaeological assessment of the study area is warranted;*
  - b. *The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;*
  - c. *The proposed undertaking is clear of any archaeological concern.*

The report has been submitted to the Ministry of Tourism, Culture and Sport for approval by Amick Consultants Limited.

## 2.0 Growth Management

We have reviewed the growth management policies in the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the County of Simcoe Official Plan and the Town of Wasaga Beach Official Plan. As well, we also have reviewed the Town of Wasaga Beach Residential Land Budget 2016. Most of the policies that manage growth are found in the PPS, the Growth Plan and the County of Simcoe Official Plan. Our review of these policy documents and reports reveals the following projections in regards to the Town of Wasaga Beach that will guide the discussion:

- Population of 27,500 persons by 2031 (Growth Plan for the Greater Golden Horseshoe)
- Intensification target of 20% (County of Simcoe).
- 3930 housing units will be required by 2031 (Land Budget).
- Future housing unit potential of 8307 based on currently approved units and additional unit potential of which (Land Budget):
  - 6809 units proposed on designated Greenfield Areas (82% of total)
  - 1498 units proposed in existing built boundary (18% of total)

Most of the growth management policies are directed at lower and upper tier municipalities and do not directly apply to individual development applications. Nevertheless, we have reviewed the policies and offer an analysis insofar as they relate to the proposed residential development on the subject lands. The proposed development will result in the creation of 65 single detached units that will be designed to accommodate additional accessory units.

### 2.1 Provincial Policy Statement, 2014

The Provincial Policy Statement, 2014, provides policy direction on growth management in **Section 1.1**. This section promotes efficient and cost effective development and land use patterns and a range and mix of land uses, including residential. Sufficient land (**Section 1.1.2**) must be made available to accommodate

an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years and, within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Growth and development is directed to settlement areas, like Wasaga Beach, at densities and with a mix of uses that use land and resources efficiently (**Section 1.1.3**). Planning authorities are instructed to identify appropriate locations and promote intensification and redevelopment where it can be accommodated.

Furthermore, planning authorities are required to establish and implement minimum targets for intensification and redevelopment within built-up areas (**Section 1.1.3.5**). Phasing policies must be implemented which achieve targets for intensification and redevelopment prior to, or concurrent with, new development within designated growth areas (**Section 1.1.3.7**).

As stated in the introduction, most of these policies provide direction to upper and lower tier municipalities but individual development applications can be reviewed to determine if they assist the municipalities in achieving the policies of the PPS. The proposed development supports the policies of the PPS through the following:

- ✓ By re-developing an existing golf course,
- ✓ By intensifying the use of an already developed parcel of land within the built-up area of a settlement area,
- ✓ By more efficiently using existing services,
- ✓ By expanding the housing options available within the Town and,
- ✓ By providing an opportunity for affordable housing in the form of secondary units.

## 2.2 Growth Plan for the Greater Golden Horseshoe, 2017

The Growth Plan provides population and employment forecasts for upper- and single-tier municipalities in the GGH and steers growth to complete communities, prioritizing intensification within built up areas. **Section 2.2.1** states that the majority of growth within the GGH must be directed to settlements with delineated built boundaries and

municipal services and with the ability to support the achievement of complete communities. Wasaga Beach meets all of these criteria. Furthermore, within settlement areas like Wasaga Beach, growth shall be focused within:

- i. *delineated built-up areas;*
- ii. *strategic growth areas;*
- iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
- iv. *areas with existing or planned public service facilities;*

The Growth Plan requires municipalities to prioritize development within settlement areas. To achieve these objectives, **Section 2.2.2** provides policies for increasing intensification within delineated settlement areas. The current County of Simcoe Official Plan has set an intensification rate of 20% for Wasaga Beach, meaning that 20% of new residential growth must locate within the delineated built boundary of the Town. By the time the next municipal comprehensive review is approved and in effect, each year until 2031, a minimum of 50 per cent of all residential development occurring annually must be within the delineated built-up area. By 2031 and thereafter, this target must increase to 60%. Municipalities must develop a strategy to accommodate the forecasted growth and to achieve the intensification target and municipalities are encouraged to exceed the minimum intensification and density targets (**Section 5.2.5**).

**Section 6** of the Growth Plan provides further direction for development specifically within the County of Simcoe and identifies primary settlement areas within the County. The Plan directs development to communities where it can be "*most effectively serviced, and where growth improves the range of opportunities for people to live, work, and play in their communities, with a particular emphasis on primary settlement areas.*" Wasaga Beach is identified as a settlement area within Simcoe County but is not recognized as a primary settlement area. Growth forecasts are provided in Schedule 7, forecasting the Town of Wasaga Beach to growth to 27 500 persons by 2031.

As with the PPS, most of the growth plan policies are directed towards upper and lower tier municipalities and are not meant to direct specific development applications but rather direct planning authorities in managing growth within their communities. In particular, **Section 5.2.4** advises that the forecasts “cannot be applied on a site-specific scale as the basis for approving or refusing proposals for development that would otherwise conform with all the policies of this Plan”.

The proposed development is located within the built boundary of the Town with dedicated services. The proposal involves the conversion of a land extensive use, a golf course, to single detached units, some of which will be designed to accommodate secondary units. A total of 65 single detached units are proposed which will result in a proposed net density of 10 units per net residential hectare (Phase 1) and 11.5 units per net residential hectare (Phase 2). The proposed development will accommodate a population of approximately 175 people and will add to the supply of housing within Wasaga Beach. By accommodating secondary units, the proposed development has the ability to provide a more affordable style of housing, increase the density of the area over time and assist the Town in meeting the intensification targets set the Growth Plan.

### 2.3 County of Simcoe Official Plan

**Part 3** of the County of Simcoe Official Plan provides a Growth Management Strategy for the County. As provided by the Growth Plan, the County of Simcoe projects the Town of Wasaga Beach to grow to 27,500 persons by 2031 as directed by the Growth Plan, the County policies require that a significant portion of growth and development be located in settlement areas with full municipal services and the Plan emphasizes primary settlement areas in particular. A land budget is provided by the Plan in order to manage the amount of designated land within the County to accommodate uses. The County Plan directs local municipalities to accommodate the majority of their growth in settlement areas and have provision for residential, commercial, industrial, and institutional development including affordable housing. Finally, the growth targets

in **Section 3.5** will guide development within the County and municipalities are to use the information contained within **Section 3** to direct growth within their own communities. **Section 3.5.8** specifically requests that municipalities undertake growth studies to identify a hierarchy of settlements and distribute the population and employment.

The County Plan includes policies that require a land budget be established and maintained in consultation with the municipalities. A 2016 land budget was developed for the Town of Wasaga Beach that provided the following information:

- 3930 housing units will be required by 2031.
- Future housing unit potential of 8307 based on currently approved units and additional unit potential of which:
  - 6809 units proposed on designated Greenfield Areas (82% of total)
  - 1498 units proposed in existing built boundary (18% of total)

A review of the land budget reveals that the majority of the Town's proposed residential units are located within designated Greenfield Areas and that only 18% of proposed residential units are located within the built boundary of the Town. This number is slightly below the target of 20% as set by the County and significantly below the future growth projections of 50% by 2031 and 60% thereafter. The proposed re-development of a portion of the subject lands will assist the Town in meeting these intensification targets. Overall, the Town has exceeded the number of residential units required based on the 2031 population projection, however the County advises that development may be approved in settlement areas in excess of what is needed provided the following conditions are met (**Section 3.5.9**):

- a) *Contributes to the achievement of the density targets or intensification targets as applicable, in accordance with sections 3.5.23 and 3.5.24 of this Plan;*

The subject site is located on an already developed parcel of land that is within the built boundary of the Town and the applications propose an intensification of the site in part, from a golf course (land extensive) to single detached lots similar to what currently

existing adjacent to all of the exterior golf holes. Further, secondary units within the proposed residential units will be an option available at the time of construction.

*b) Is on lands for urban uses as of January 19, 2012;*

The subject property is located within a settlement area on full municipal services.

*c) Can be serviced in accordance with applicable provincial plans, provincial policies and section 4.7 of this Plan; and*

The site has dedicated servicing and the proponent has agreed to add a pumping station to service the new homes.

Accordingly the proposed development meets the criteria of **Section 3.5.9**.

**Section 3.5.15** advises that the progression of development within a settlement area will be based on a sustainable and logical progression of development, considering the following matters:

*a) The required infrastructure and public service facilities are approved and implementable in a timely and cost-effective manner;*

The subject site has access to full municipal services and the extension of any services have been reported on within the Functional Servicing Report provided.

*b) The development promotes sustainability and energy efficient design and contributes to the achievement of a complete community, including the provision of a full range of housing types, and/or the provision of commercial and employment opportunities;*

The development will meet a high standard of design and efficiency and contribute to the affordable housing within the area. The units will be designed in such a way that accessory units can be added. Jasper Design has provided a design brief outlining standard of design.

*c) Priority given to infill and intensification proposals that utilize existing infrastructure and public service facilities;*

The proposed development will intensify the use of the property by re-developing a portion of an existing golf course into new single detached homes. The development

will increase the density of the site and can continue to do so through the addition of accessory units.

*d) Absorption rate of new construction in previous phases and the need for additional phases of development;*

There are two phases planned for the proposed development. The first phase of development comprises 10 single detached units on the north parcel. The second phase of development comprises 45 single detached units in south area of the golf course. This has been prepared as a phased development to take into consideration the absorption rate and the cost of development.

*e) Local municipalities may place lands within a Holding Zone provision to ensure timing of release of subsequent phases is justified and satisfies other policies of this Plan and the local municipal official plan.*

We acknowledge these policies.

**Section 3.5.24** directs municipalities to achieve minimum percentages of all new residential units occurring annually to be developed within the built boundaries of settlement areas by the year 2015. As has already been discussed, the target set for Wasaga Beach is 20% and the proposed development will assist the Town in meeting this target.

The proposed development conforms to the growth management policies of the County Plan by re-developing an existing site within the built boundary of the Town on existing services. The proposal will result in an intensification of the use of the property and an increase in the density of the area. By accommodating secondary units within the proposed homes, the density can continue to increase over time and the options for affordable housing within the Town can be expanded. The proposed development can assist the Town in directing growth to an area that is already developed and increasing the density of an existing site.

### 3.0 Affordability Analysis

The County of Simcoe and the Town of Wasaga Beach Official Plan provide policies that encourage the development of affordable housing within the Town of Wasaga Beach. It is a policy of the County Plan that a range of types of housing, including detached, semi-detached, townhouse, and apartment units, are provided, including a mix of affordable housing, to meet a variety of housing needs. The policies do not specifically require development applications to provide affordable housing but rather the County Plan directs municipalities to include policies that encourage and facilitate the development of affordable housing.

In order to provide affordable housing within Simcoe County, the County Official Plan directs municipalities to permit, wherever possible, individual lot intensification such as secondary or accessory suites in residential buildings subject to meeting building, health, and safety regulations. Local municipalities also are directed to revise their zoning bylaws to ensure that minimum zoning provisions do not hamper the provision of affordable housing at any residential locations and to implement alternate development standards in order to facilitate the development of affordable housing. Other incentives include height and density increases in exchange for the provision of affordable housing and grants. The County has set a target that a minimum of ten percent (10%) of all new housing units created each year must be affordable housing.

The Town of Wasaga Beach supports the provision of affordable housing by permitting an accessory dwelling unit in residential areas within a single-detached, a link, a semi-detached, and a townhouse dwelling unit where appropriate. Exterior alterations or additions shall not significantly change the appearance of the main residential dwelling and shall have regard for any applicable urban design guidelines. When determining the density of an area, accessory dwelling units shall not be included in the density calculation to determine conformity with the maximum density constraints.

The proposed development is for single detached homes within a low density residential zone. The homes will be designed to accommodate accessory units at the

time of construction. Although there is a need for affordable housing in Wasaga Beach, we are sensitive to the fact that this is proposed residential development in an area of generally single detached – low density residential uses. Further the intent is to maintain a golf course on the subject lands moving forward. As a result, the proposal is for single detached units, that will be similar to other existing residences along Masters Lane and Golf Course Road, and that secondary units will be offered at the time of purchase/construction which may be an enticing feature of the homes and would often create more suitable secondary units over a retro-fit. The offer of secondary units can be a benefit to a range of ages whereby the owner can benefit from living in the home, and obtaining additional rent from a secondary unit. In turn, the secondary units increases the number of rental units in the area.

## 4.0 Urban Design Brief

Jasper Design Group has been retained to provide design services regarding the proposed development. The following is a brief synopsis of the basic design standards that have been produced:

- Units would range from 1800-2200 square feet in size
- Architectural Style would be contemporary
- Number of storeys would range from single storey bungalows to two storey homes
- Exterior finishes would be stone, siding (wood or composite) and asphalt shingles
- Attached garages
- Colour scheme would be complementary to the surround area and overall feel of the golf course
- The proposed units would range from 2-3 bedrooms

As the project moves forward and further design is completed the optional house plans will be more fully developed with overall square footages and options and the exterior

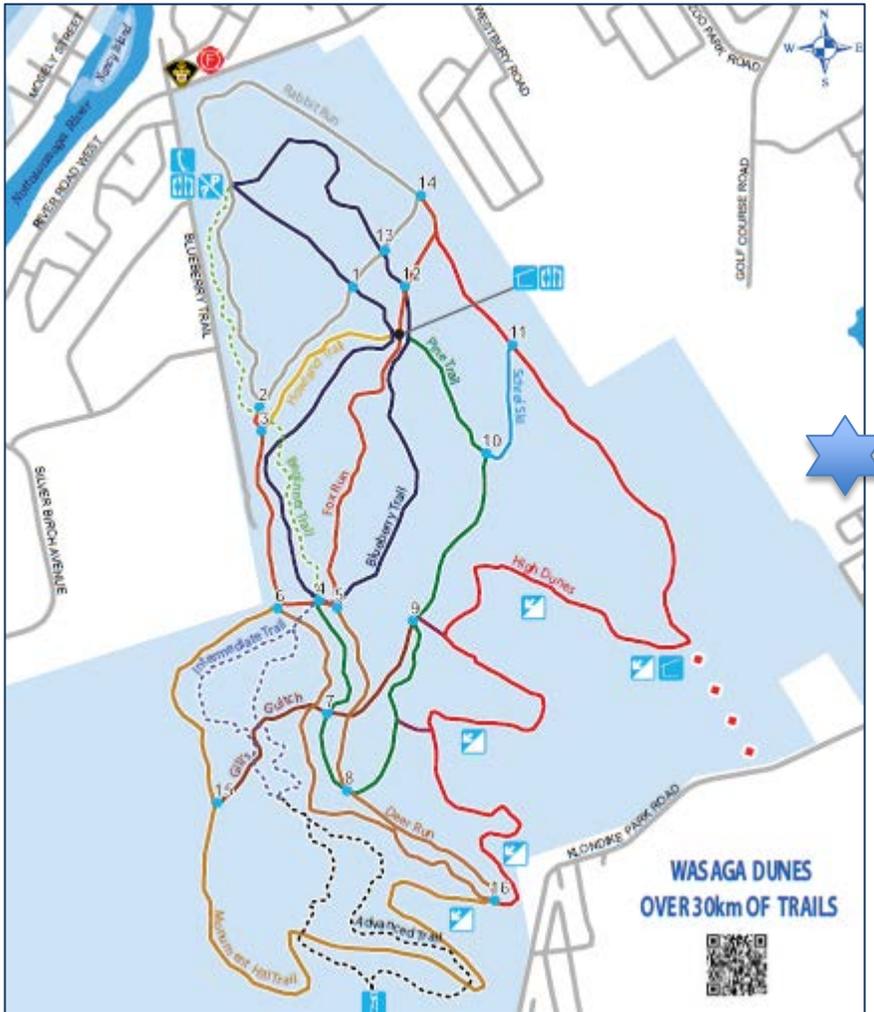
façade of the units will be enhanced to help maximize curb appeal and cohesiveness with the area.

## 5.0 Open Space / Trail Master Plan

The proposed development would continue to be located on golf course lands. Sidewalks are proposed on one side of the internal street network as per municipal standards. Currently the Town of Wasaga Beach Master Trail Plan identifies a monarch butterfly garden as well as the existing municipal trail, the trail being located on the municipal road (Golf Course Road). The majority of municipal trails are located north and west of the site through Provincial Park and connecting with municipal parks along the way. Connectivity between the Masters Lane proposed development and the Golf Course Road municipal trail could be made via a dedicated trail connection or continuing on the proposed roads. Utilizing the existing roads would utilize and connect with sidewalks – which may be most favourable.

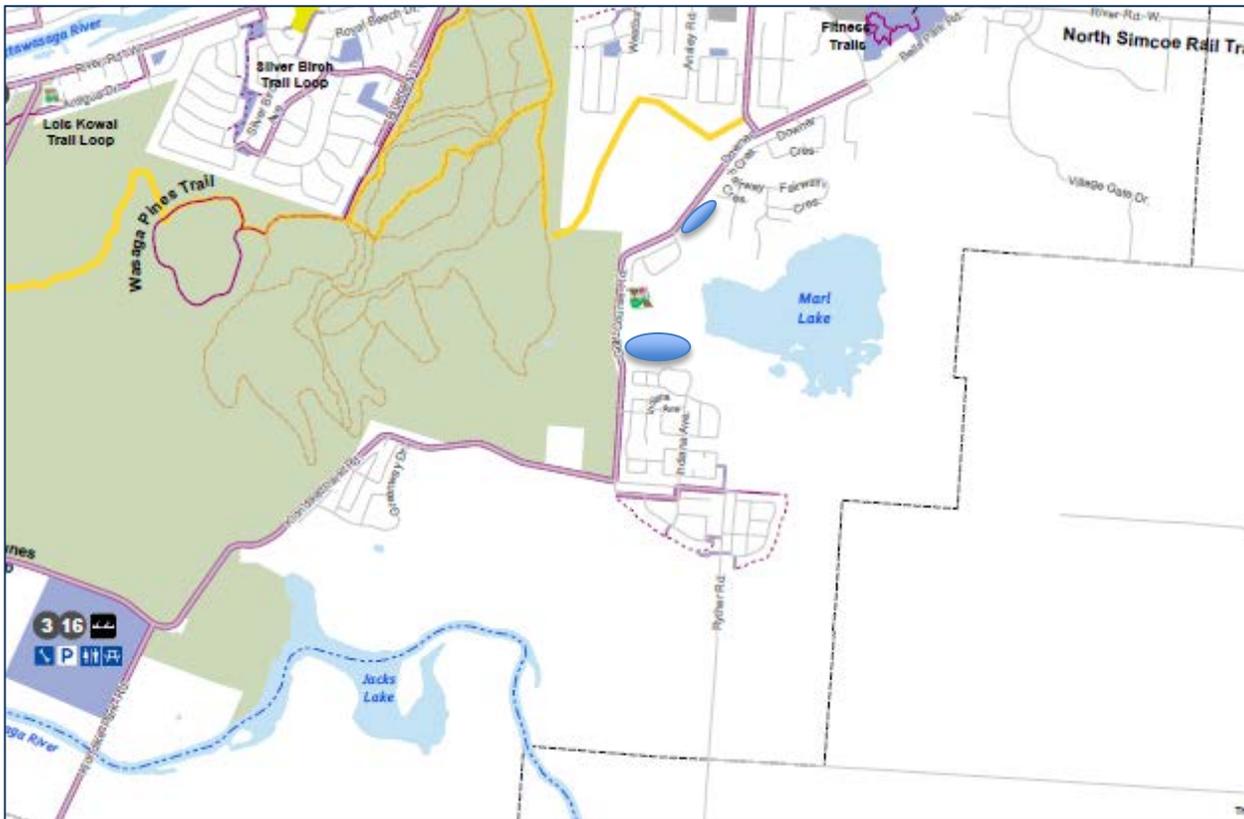
It is noted that the Town has hundreds of km's of trail (as per <http://www.wasagabeach.com/maps/parks-trails>) that are both on and off road trails. There are also extensive Ontario Parks Nordic and Trail Systems in Wasaga Beach which are in very close proximity to the site and primarily on Provincial Park lands. There are also additional facilities in the Town for example two dog parks, as well as various beautification initiatives that are located at public parks (Townhall Garden) or at key intersections (Powerline Arches). There are twenty parks and parkettes identified on the town website including a passive park at Masters Lane and Marlwood Avenue. This site provides for a passive park including a garden feature and gazebo. There is also the Marlwood Parkette which is also a passive park and includes a bench. There may be an opportunity for a further passive parkette with a bench at the end of the extended Masters Lane. As engineering design moves forward – this option can be investigated. Its connectivity would be from the sidewalk provided along the road extension.

The following are taken from the Town’s website and provide the Town’s trail system as well as Ontario Parks Nordic and Trail System – which are both extensive and located in closer proximity to the site (trails thru Provincial Park). The walking trail in this generally area is located on the Golf Course road and could be connected via the proposed extension of Master’s Lane and the sidewalks proposed (municipal standard).



Ontario Parks Nordic and Trail Systems –

[http://www.ontarioparks.com/pdf/maps/wasagabeach/nordic\\_trail\\_map.pdf](http://www.ontarioparks.com/pdf/maps/wasagabeach/nordic_trail_map.pdf)



Town of Wasaga Beach Trail System

Trail Systems - <http://www.wasagabeach.com/maps/parks-trails>

This has been addendum report specific to requirements relating to the above noted areas.

Respectfully Submitted,

**LOFT PLANNING INC.**

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