

WELLINGS OF PORT HOPE

Owner: Choice Property Limited Partnership

Developer: Wellings 2019 Inc

60 HENDERSON STREET

Official Plan & Zoning Bylaw Amendment

File No:OP02-2022 and ZB04-2022

DECEMBER 13, 2022



Official Plan and Zoning Bylaw Amendment

Official Plan Amendment

- ▶ To permit a seniors residential community which includes a 4-storey mid-rise building with 74 units and main floor amenities along with 36 bungalow town house units

Zoning By-law Amendment

To permit:

- ▶ A 4-storey residential apartment is permitted
- ▶ Bungalow townhouses
- ▶ Residential Seniors independent living suites
- ▶ Main floor amenities including: dining/restaurant, bar, fitness centre, personal service
- ▶ We are requesting relief for:
 - ❖ Minimum Front Yard setback of 6.0m
 - ❖ Minimum Rear Yard setback of 6.0m
 - ❖ Minimum Interior Side Yard setback of 6.0m
 - ❖ Parking requirement 1 space per unit plus 0.25 spaces per unit for visitor/employee parking

Background

- ▶ The existing site is currently vacant
- ▶ The Site is under the same ownership as the commercial plaza
- ▶ The application is seeking approval to permit a senior's residential 4 storey mid-rise building on the site with 74 units and 36 bungalow townhouse units
- ▶ The building and bungalows are for independent seniors living. All units will have full kitchens, laundry and balconies will be provided for the apartment suites
- ▶ The amenity space in the 4 storey building will include: restaurant, bar, fitness area

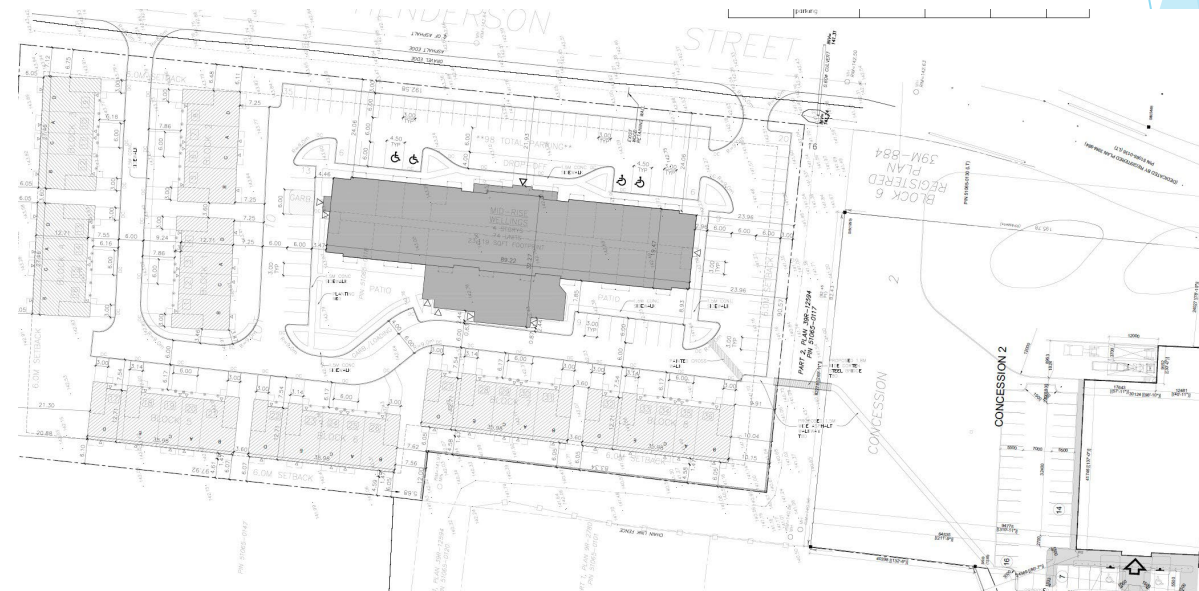
Wellings of Port Hope Site Location

The Site is part of a commercial complex located north of Jocelyn Street and west of Henderson Street



Site Plan

The Site is located adjacent to the grocery store and will be under the same landholding as the commercial development. The proposal is for a 4 storey mid rise building and 8 blocks of bungalow townhouses with 36 units



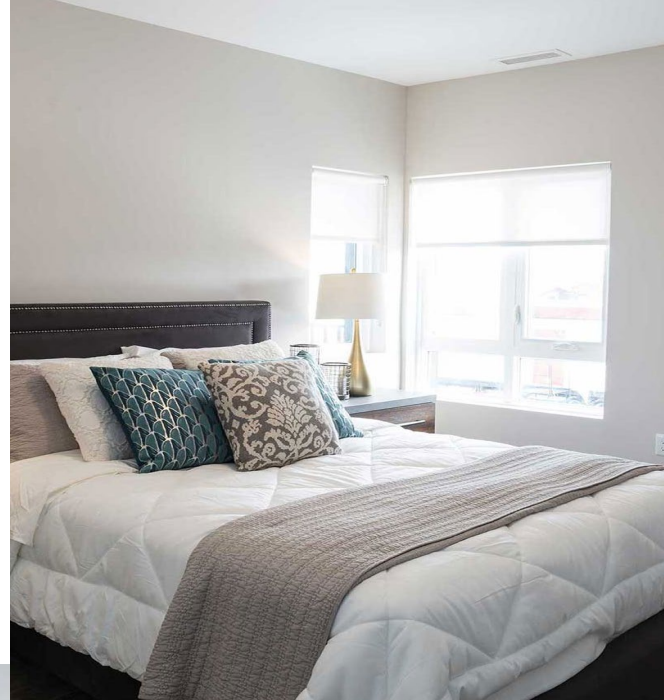
Building Elevation



Wellings Suite Design



Full kitchen



Bedroom



Apartment view

Images from other
Wellings Communities

Wellings Amenity Space



Stittsville Bar



Stittsville Atrium



Fitness Room

Amenity space from other Wellings Communities

Outdoor Amenity



Wellings Patio

Bungalow Elevation

5 -Unit Bungalow
Townhouse block

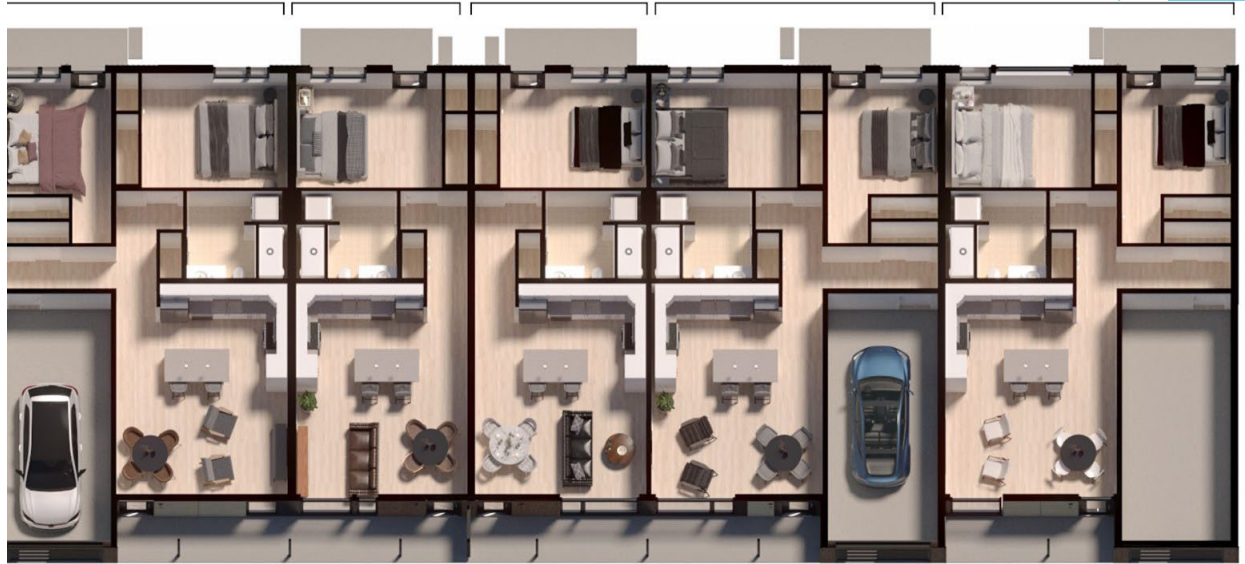


4- Unit Bungalow
Townhouse block



Bungalow Interiors

5-Unit Interior
Layout



4-Unit Interior
Layout



Benefits of the Development

- ▶ Provide affordable and desirable well appointed seniors independent living rental apartment and townhouse units
- ▶ Fills a need for this type of development in Port Hope
- ▶ Provides living options for independent seniors, allowing them to remain in their communities “age in place”
- ▶ Ideally located with a proposed pedestrian access to grocery, retail, and restaurants. Located near walking, bicycle paths, waterfront trail and golf courses
- ▶ Surface parking is provided on site

COMMENT RESPONSES

Responses have been provided to the Town for the First Submission Comments.

TRAFFIC IMPACT

Our traffic consultant is currently working with Municipal staff to prepare the full Transportation Impact Study.

It should be noted that based on ITE Trip Generation Manual 10th Edition, traffic generated by the site is expected to not to make a significant impact to the surrounding road network as the number of trips generated is 45 new trips (11 inbound and 34 outbound) during AM peak period and 62 new trips (39 inbound and 23 outbound) during PM peak periods. This is based on other municipalities that we have worked with; they do not require a full TIS if the number of trips generated are less than 100 during AM and PM peak periods. Also, based on traffic data collected there are a low number of vehicles travelling within the road network of the subject site. Thus, it is our opinion that the proposed development will make a negligible impact on the adjacent road network and there should be no anticipated problems.

SIDEWALK AND PEDESTRIAN CONNECTION

Dialogue will continue between municipal staff and the proponent. Once timing is determined for Phase 2 of the Business Park urbanization, a side walk can be constructed. We will provide a pedestrian connection from the residential portion of the site to the commercial via a pedestrian path and bridge over the storm water drainage swale into the commercial plaza, towards the new Shoppers Drug Mart Store. The proponent will work with town staff.

Responses continued

MTO COMMENTS and GRCA COMMENTS

Functional Servicing Report and Storm Water Management report have been updated to respond to the comments from the First Submission.

Additional comments have been received and will be addressed with our next submission.

PLANNING

It should be noted that this Site is designated General Commercial and identified as Major Intensification Area in the Official Plan.

Thank you

