

Planning Justification Report

200 University Avenue W
City of Waterloo, Region of Waterloo

Diamond + Schmitt Architects Inc.

Zoning By-law Amendment

July 2023



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1. Introduction

1.1 Background

GSP Group has been retained by the University of Waterloo (the “Owner”) via Diamond Schmitt Architects to prepare a Planning Justification Report in support of an application for a Zoning By-law Amendment for the property located at 155 University Avenue W in the City of Waterloo (the “Subject Property”).

The Owner is proposing to create a twelve-storey student residence building on the Subject Property which currently only provides motor vehicle parking.

The Subject Property is located within an Built-Up Area on the Region of Waterloo Official Plan. The Subject Property is designated “Employment” in the City of Waterloo Official Plan. The “Employment” designation permits a *“broad range of employment uses, Complementary uses, where permitted, are anticipated to directly support the primary employment use on the lands and adjacent areas. Ancillary uses, where permitted, are anticipated to provide opportunities for mixed-use developments within specific Employment land use designations”*.

The Subject Property is currently zoned “*Holding University College*” ((H)UC-40) (Classification: Academic) in the City of Waterloo Zoning By-law 2018-050.

A Zoning By-law Amendment is required to permit a reduction in side yard setback to accommodate the pedestrian bridge, to permit a reduced tower setback above the podium where a building face is within 15 meters from the street. A twelve-storey student residence building is proposed on the Subject Property, which currently only contains motor vehicle parking. This Planning report is provided in support of the submitted Zoning By-law Amendment application.

A pre-submission consultation was held by the City of Waterloo on December 19th, 2022, where the following list of documents were listed as required plans and studies for a complete Zoning By-law Amendment application. Please find the following documents in support of the submitted Zoning By-law Amendment application:

- Cover Letter,
- Completed/Signed Application Form
- Permission to Enter Form
- Owner Authorization Form

- Municipal Application Fee (ZBA) in the amount of \$13,685
- Zoning Sign Fee(s) in the amount of \$352
- Regional Application Fee (ZBA) in the amount of \$3,000
- Environmental Site Screening Questionnaire
- Notice of Source Protection Plan Compliance
- Section 59 Notice
- Property Survey or Existing Conditions Plan
- Building Elevation Drawings and Renderings
- Floor Plans
- Preliminary Grading Plan
- Scoped Planning Justification Report (This Report)
- Energy Strategy
- Functional Servicing Report

This Report has been prepared to address the requirement for Electronic (PFD) version reports/studies that accompany this Plan of Subdivision application, as laid out in the application form.

1.2 Purpose and Scope

This report has been prepared in support of the submitted Zoning By-law Amendment Application. The objectives of this report are as follows:

- To provide a description of the Site's existing conditions and its context within City of Waterloo and the immediate surroundings (Section 2);
- To outline the proposed planning application for the Proposed Development (Section 4); and
- To provide an overview and analysis of the relevant Provincial and Municipal planning policy and regulatory context relevant to the proposed application, as well as to demonstrate consistency with or conformity to such policies and provisions (Part 5).
- To provide an overview of the conclusions of supporting plans and studies for the proposed development

2. Site Information

2.1 Site Location and Description

The Subject Property is located on the University of Waterloo Campus, just east of South Campus Hall. The Subject Property is located on the east side of University Avenue West (Figure 1). University employment land uses surround the west, north, and east sides of the Subject Property. Waterloo Park is located south of the Subject Property. Directly adjacent the north-eastern lot line, the Subject Property abuts the ION Rail Corridor.

The Subject Property is corner lot with 233 metres of frontage along University Avenue W and an area of approximately 4.8 hectares.

The Subject Property currently contains motor vehicle parking for the University of Waterloo. 0.4 hectares of land is proposed as a public street providing access and lot frontage to the five proposed lots.

The Subject Property is not regulated by the Grand River Conservation Authority.



Figure 1: Site Location Map.

2.2 Site Context

The Laurier-Waterloo Park ION LRT station is located within an approximately five-minute walk (400m) of the proposed residence (Figure 2). The University of Waterloo ION LRT station is located an approximately six-minute walk (550m) from the proposed student residence.

The Waterloo Memorial Recreational Complex is located an approximately 11-minute walk (950m) from the proposed student residence. The Subject Property directly abuts Waterloo Park and its various amenities and destinations, including: soccer fields, baseball diamonds, cricket pitches, Victorian gardens, outdoor theatre, and the Eby Farmstead Animal Farm.

As the Subject Property is part of the University of Waterloo Campus, almost all of the various campus amenities are located within an approximately 12-minute walk (1km) from the proposed student residence.

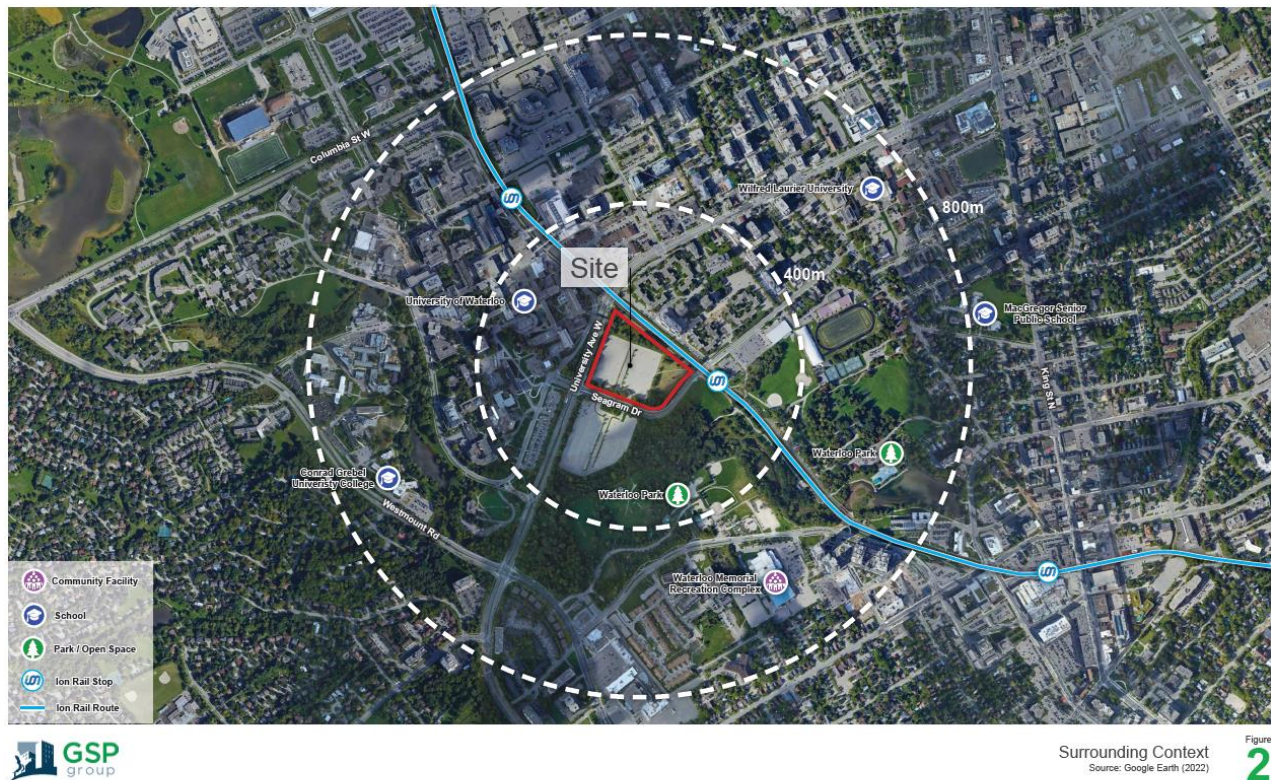


Figure 2: Surrounding Context

2.3 Existing Conditions

The Subject Property currently contains motor vehicle parking spaces for the University of Waterloo. A pedestrian multi-modal path connects the east side of the parking lot to the Laurier-Waterloo Park ION LRT stop.

An access building provides overhead access over University Avenue W to the north end of the Subject Property. This pedestrian access provides foot traffic to and from the main university campus.

Two motor vehicle entrances are provided along the south side of the Subject Property. Both entrances converge at a central lane which breaks off into a north-west and south-east parking lot.

Trees of various ages and types exist along the landscape buffers and yards in all directions around the Subject Property.

The Laurel Trail currently provides no pedestrian access to the subject site beyond where it converges at the very east corner, directly abutting the Laurier-Waterloo Park Station. Sidewalks exist along University Avenue W and Seagram Drive.

A bus stop on the west corner of the Subject Property provides access to bus routes 12, 29, and express 202.

3. Proposed Development

A twelve-storey student residence building is proposed along the northern corner of the Subject Property. The proposed student residence will house 510 students. A pedestrian bridge is proposed over the ION railway corridor, which will connect the proposed student residence with Claudette Millar Hall (CMH).

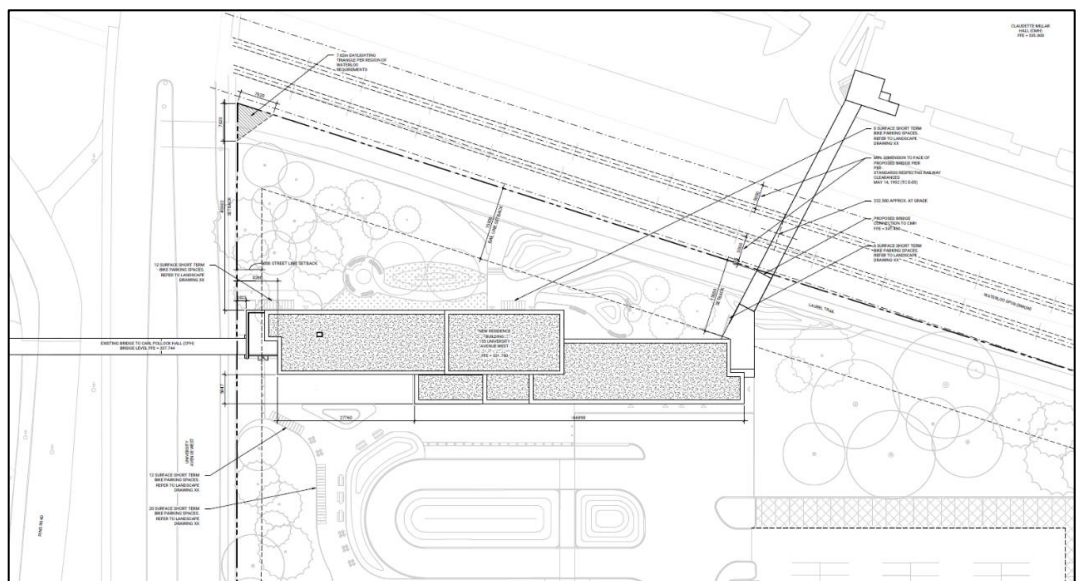


Figure 3: Proposed Student Residence, excerpt from Site Plan

The building is proposed to contain primarily residential dwelling units for students, but contains a number of ancillary uses and common amenities through the floors, with the majority of ancillary spaces proposed on floor one and floor two.

The first floor is proposed to include a games room, open study spaces, media room, bicycle storage room, mechanical room, electrical rooms, and a waste collection and storage room.

The second floor proposes staff rooms, large open study spaces, a music room, a seminar room, and a multi-faith room.

The third through twelfth floor propose residential dwelling units for students. A small study lounge, larger social lounge spaces, and a shared kitchen are proposed on each of the residential floors.

A mechanical penthouse is proposed above the twelfth storey.

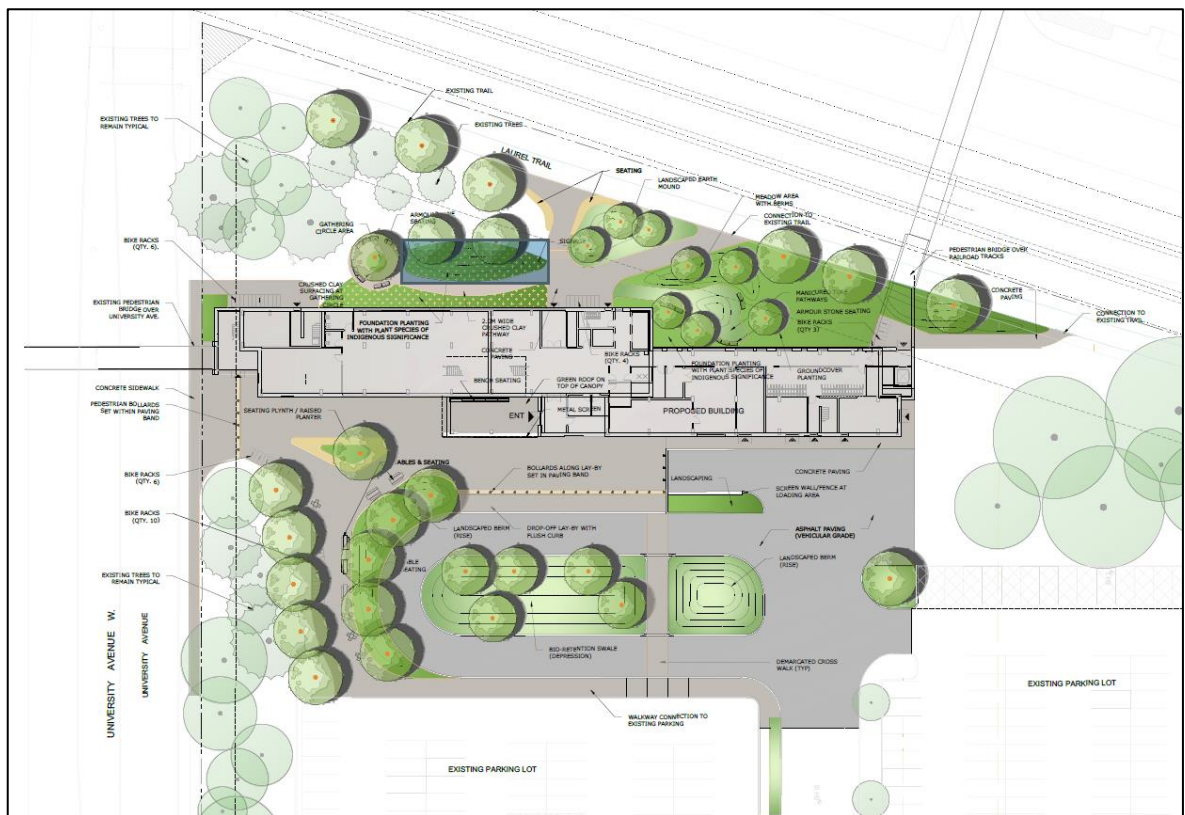


Figure 4: Exterior spaces, excerpt from the Landscape Plan.

The exterior portion of the proposed development provides for a variety of communal and pedestrian-oriented spaces (Figure 4).

Motor vehicle access from the south side of the site provides access to a vehicle drop-off area and continues to provide access to the eastern portion of the parking lot.

The proposed development will provide access from the proposed student residence to Laurel Trail. Pedestrian access is also enhanced from University Avenue W to the Subject Property.

A total of 66 bicycle parking spaces are proposed outside of the student residence. A total of 58 bicycle parking spaces are proposed inside the first floor of the student residence. A total of 124 bicycle parking spaces are created as part of the proposed development.

A total of 117 bicycle parking spaces are required by the City of Waterloo Zoning By-law. The proposed development meets the minimum required bicycle parking spaces required by the City of Waterloo Zoning By-law.

4. Proposed Applications

4.1 Zoning By-law Amendment

A Zoning By-law Amendment has been submitted to provide relief from provisions of the City of Waterloo Zoning By-law 2018-050. A site-specific exception is proposed to provide for the required relief.

The required relief is as follows:

Provision	Required	Provided
Minimum Side Yard Setback (m)	5	0
Tower Stepback Above Podium (m)	3	0

4.2 Removal of Holding Symbol

A holding provision applied to lands that are within 75 metres of a railway right-of-way applies to the Subject Property.

This application proposed to lift the holding symbol to permit the construction of a sensitive land use and to permit a pedestrian bridge above the railway right-of-way to access another residence.

The Noise and Vibration Impact Study concluded that *“the noise impact of the transportation noise sources and stationary noise sources on the Project will meet MECP criteria... Ground-borne vibration from CN Rail train passes exceeded the CN vibration criteria at the location of the proposed building. Therefore, vibration mitigation measures may be required”*.

The Noise and Vibration Impact Study further concludes that *“Achieving the required noise control requirements relies on correct incorporation of noise control recommendations into architectural and mechanical drawings and specifications, as well as correct installation during construction”*.

The University of Waterloo entered into a Railway Spur Access Agreement with the Region of Waterloo in 20023 to permit for a pedestrian bridge over regional railway at another location on the University’s campus.

5. Planning Rationale

5.1 Zoning By-law Amendment

5.1.1 Planning Act (R.S.O. 1990)

Subsection 51 (5) of the Planning Act R.S.O. 1990 (“The Planning Act”) states:

51. (5) Subject to subsection (6), if land is in an upper-tier municipality with an approved official plan, the upper-tier municipality is the approval authority for the purposes of this section and section 51.1. 2002, c. 17, Sched. B, s. 19 (3).

Subsection 51 (6) of the Planning Act states:

51. (6) If land is in a prescribed lower-tier municipality, the lower-tier municipality is the approval authority for the purposes of this section and section 51.1. 2002, c. 17, Sched. B, s. 19 (3). Planning justification addressing the criteria prescribed in subsection 51 (24) of the Planning Act will be addressed in the order in which it is described in the relevant subsection.

The City of Waterloo is a prescribed lower-tier municipality. The City of Waterloo is the approval authority for the proposed Zoning By-law Amendment.

5.1.2 Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under the *Planning Act* with the latest version coming into effect on May 1, 2020 which provides direction on matters of provincial significance related to land use planning. The *Planning Act* requires that, “*decisions affecting planning matters shall be consistent with*” the PPS. The overriding vision of the PPS states that “*the long-term prosperity and social well-being of Ontarians depends on maintaining strong communities, a clean and healthy environment and a strong economy.*” The below sub-sections address the relevant PPS policies concerning the Site and the Proposed Applications and assess the consistency of the latter with these policies.

Section 1.1.1 of the PPS seeks the establishment of “*healthy, liveable, and safe communities*” through:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

The proposed development provides for the provision of student residential dwelling units directly adjacent to other University of Waterloo campus amenities. The proposed development provides for intensification in a manner that implements efficient development and land use patterns.

The proposed development will utilize municipal services, providing a sustainable form of intensification to benefit the financial well-being of the City of Waterloo.

- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

An assortment of one-bedroom and two-bedroom student dwelling units are proposed on the Subject Property. Such units will provide the opportunity for students to utilize financial aid, provide the opportunity for student dorm supervisors, and create student units typically associated with affordable rates.

The proposed development enhances the pedestrian connection to Laurel Trail, accommodating existing recreation and active transportation routes from the university to Waterloo Park.

- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

The proposed development directs pedestrian and active transportation towards the interior of the site, away from University Avenue W. The proposed development also enhances the natural and open environment by creating outdoor amenity spaces. Trees are to be planted as part of the proposed development.

- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

The proposed development creates student housing in on a property directly abutting an ION Light Rail Transit station. The University of Waterloo ION Light Rail Transit station is located within 1km of the Subject Property. The proposed development provides intensification on a property directly adjacent to a Grand River Transit bus stop that facilitates three transit routes.

- g) *ensuring the necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*

The Functional Servicing and Stormwater Management Brief prepared by MTE Consultants in support of the proposed Zoning By-law Amendment concludes:

“• The anticipated maximum day domestic water demand is 2.41L/s and the maximum fire flow demand is 150L/s based on OBC calculations. Based on the flow tests provided by Classic Fire and Life Safety, it can be confirmed that the minimum residual pressure of 140.0kPa can be achieved;

- The sanitary service connection is proposed off of the Laurel Trail;*

- The storm service connection is proposed off of an existing manhole connecting to the Seagram Drive right-of-way storm network;*

- The proposed stormwater management design provides adequate attenuation of the 5- and 100-year storm events; and,*

- On-site water quality control will be met through the installation of snouts”.*

- h) *promoting development and land use patterns that conserve biodiversity; and*

The proposed development provides for the placement of new trees, providing development while still providing an environmental dimension to the proposed public spaces.

- i) preparing for the regional and local impacts of a changing climate.*

The proposed development utilizes existing services, promoting urban intensification rather than an urban sprawl development typology. Urban intensification more efficiently utilizes electrical, stormwater, and sewage services provided by the City of Waterloo whereas greenfield developments necessitate the extension and expansion of municipal services.

Section 1.1.3.1 and 1.1.3.2 describes policies for Settlement Areas and how the vitality and regeneration of these areas are critical to the long-term economic prosperity of the community. It is stated in this Section that:

Settlement areas shall be the focus of growth and development.

Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*

The proposed development will create residential units in an urban area, adding a residential use to a property that currently contains only motor vehicle parking spaces by building on underutilized space on the site. The proposed development will utilize existing municipal services. The proposed development makes efficient use of land and resources.

- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

The proposed development will utilize existing municipal services. The proposed development will not require any expansion to public services.

- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*

The proposed development creates outdoor amenity spaces with proposed trees and soft landscaping. The proposed development promotes energy efficiency.

d) prepare for the impacts of a changing climate;

The proposed development utilizes existing services, promoting urban intensification rather than an urban sprawl development typology. Urban intensification more efficiently utilizes electrical, stormwater, and sewage services provided by the City of Waterloo whereas greenfield developments necessitate the extension and expansion of municipal services.

e) support active transportation;

The proposed development is located in close proximity to a wide variety of amenities, commercial retail areas, public parks and trails, and other amenities within a 15-minute walking distance of the Subject Property. The proposed development enhances the pedestrian access to Laurel Trail. The proposed development supports active transportation.

f) are transit-supportive, where transit is planned, exists or may be developed; and,

The proposed development creates student housing in on a property directly abutting an ION Light Rail Transit station. The University of Waterloo ION Light Rail Transit station is located within 1km of the Subject Property. The proposed development provides intensification on a property directly adjacent to a Grand River Transit bus stop that facilitates three transit routes. The proposed development is transit-supportive, where transit exists.

g) are freight-supportive. Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Not applicable.

The proposed development is consistent with relevant policies of the Provincial Planning Statement.

5.1.3 Places to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) came into effect on May 16, 2019 with Amendment 1 (2020) coming into effect on August 28, 2020. The Growth Plan supports the development of complete communities that are compact, transit-supportive and make efficient use of infrastructure and public service facilities.

The Growth Plan provides an overall growth strategy for the Greater Golden Horseshoe region that complements the Provincial Policy Statement and is implemented by municipal planning documents.

The provincial government is currently evaluating consolidating the Provincial Policy Statement and Growth Plan for the Great Golden Horseshoe into a new Provincial Policy Statement.

At the core of the Growth Plan are guiding principles for building compact, vibrant and complete communities; planning and managing growth to support a strong, competitive economy; and optimizing the use of existing or planned infrastructure to support growth in a compact and efficient form. As demonstrated in response to policies of the Provincial Policy Statement, the proposed development meets the provincial priorities and objectives addressed by the Growth Plan.

5.1.3.1 Growth Management

Section 2.2.1 of the Growth Plan outlines the growth management policies for Ontario. Section 2.2.1.2a) directs that most growth will be directed to settlement areas that have delineated boundaries, have existing or planned water and wastewater systems, and can support achieving complete communities. Within Settlement Areas, Section 2.2.1.2c) directs that growth will be focused in delineated built-up areas, strategic growth areas, locations with existing or planned transit (prioritizing those existing or planned “higher order transit”), and areas with existing or planned public service facilities. Section 2.2.1.4 identifies the Growth Plan policies meant to support the achievement of complete communities that:

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*

The proposed development provides a residential land use in an area designated “Employment” by the City of Waterloo Official Plan. The proposed development is located next a wide variety of local amenities, retail and restaurant shops, public parks, and other land uses.

- b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*

The proposed development provides opportunities for moto vehicle transportation, public transit, active transportation options, and public amenity space to rest along an enhanced connection to Laurel Trail and University Avenue W. The proposed development will encourage active transportation around campus. While the primary demographic benefiting from this will be students, a number of staff will be employed at the Subject Property and be equally encouraged to utilize active or public transportation options. The outdoor amenity areas serve as an excellent place for older individuals to rest along their travels, taking a seat either in the sun or beneath shaded trees. The proposed development facilitates the improvement of overall quality of life, human health, and for people of all abilities and incomes.

- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*

The proposed development will house students of the University of Waterloo, providing a range of unit typologies and to provide affordable living to students with incomes less than that of full-time professionals.

- d) expand convenient access to:*
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. public service facilities, co-located and integrated in community hubs;*
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and,*
 - iv. healthy, local, and affordable food options, including through urban agriculture.*

The proposed development enhances the pedestrian connection to Laurel Trail, strengthening the connectivity to two nearby ION Light Rail Transit stations and promotes active transportation. The proposed development also provides for publicly-accessible open spaces in the form of outdoor amenity areas connected to a variety of trails.

- e) provide for a more compact built form and a vibrant public realm, including public open spaces;*

The proposed development is a form of urban intensification, providing a compact built form. The proposed development also proposed softly-landscaped and publicly-oriented outdoor amenity spaces.

- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*

The proposed development utilizes existing services, promoting urban intensification rather than an urban sprawl development typology. Urban intensification more efficiently utilizes electrical, stormwater, and sewage services provided by the City of Waterloo whereas greenfield developments necessitate the extension and expansion of municipal services.

g) integrate green infrastructure and appropriate low impact development.

The proposed development creates softly-landscaped areas to direct pedestrian traffic and integrates trees canopies positioned above sitting areas in the proposed outdoor amenity spaces.

5.1.3.1 Delineated Built-Up Areas

The Site is within the “delineated built-up area” for the City of Waterloo as designated in the Growth Plan. Section 2.2.2 of the Growth Plan requires a minimum of 50 percent of all residential development for municipalities will occur within the delineated built-up area by the year 2031 and for each year thereafter.

According to Section 2.2.2 of the Growth Plan, municipalities in Ontario are encouraged to direct a significant portion of their residential growth to built-up areas. As the Site is within Waterloo’s built-up area, it is located within urbanized portions of the City, where infrastructure and services are already in place. The proposed development adheres to the principles of intensification and promotes efficient land utilization, minimizing urban sprawl and the need for expanding infrastructure into undeveloped areas.

5.1.3.1 Housing

Section 2.2.6 of the Growth Plan includes policies for the provision of housing as part of complete communities. Section 2.2.6.3 states, *“To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.”*

The proposed development enhances the pedestrian connection to Laurel Trail, strengthening the connectivity to two nearby ION Light Rail Transit stations and promotes active transportation. The proposed development also provides for publicly-accessible open spaces in the form of outdoor amenity areas connected to a variety of trails.

An assortment of one-bedroom and two-bedroom student dwelling units are proposed on the Subject Property. Such units will provide the opportunity for students to utilize financial aid, provide the opportunity for student dorm supervisors, and create student units typically associated with affordable rates.

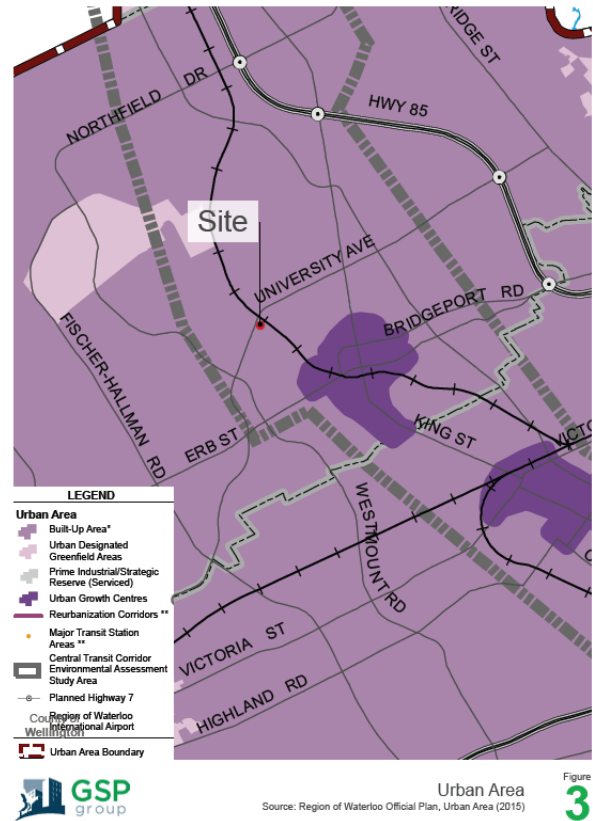
The proposed development supports the achievement of complete communities by providing a multi-unit residential development with a range of unit sizes for students of the University of Waterloo.

The proposed development is consistent with relevant policies of Places to Grow: Growth Plan for the Greater Golden Horseshoe.

5.1.4 Region of Waterloo Official Plan

The Region of Waterloo Official Plan (the “ROP”) was adopted by Regional Council on June 16, 2009 and received final approval from the Ontario Municipal Board (“OMB”) on June 18, 2016. The *Planning Act* requires that all local official plans, local land use related by-laws, and all future development must conform to the ROP. The below sub-sections address the relevant ROP policies concerning the Site, the proposed applications and evaluate conformity with each of the applicable policies.

The Subject Property is located within the Built-Up Area on Schedule B3 of the Region of Waterloo Official Plan (Figure 5).



5.1.4.1 Community Structure and Reurbanization

The Site is part of the Urban Area on Map 3a of the ROP, which as per Section 2.B.2 is meant to accommodate most of the Region’s growth and development over the ROP’s horizon.

The Proposed Development is mixed use in nature and is located within the Urban Area Boundary and Built-Up Area on Map 3a of the Regional Official Plan (ROP), which signifies its importance in accommodating a share of the Region’s future population and employment growth, as outlined in Section 2.D.3 of the ROP.

The proposed development is well-suited to support the Region’s growth objectives. The combination of residential and community components within a high-rise structure better utilizes land use efficiency and allows for a larger concentration of people and community activities in a compact area. This promotes a vibrant and walkable urban environment, reduces the need for extensive commuting, and supports the efficient provision of services and amenities.

5.1.4.2 General Development Policies

Section 2.D.1 identifies general development policies for the review of development planning applications. These policies seek to ensure that development in the Urban Area is *“planned and developed in a manner that:*

- a) *supports the Planned Community Structure described in this Plan;*

The proposed development provides intensification within an urban area, will utilize existing services, is located close to public transit and active transportation infrastructure, and is located close to a variety of restaurants and retail amenities.

- b) *is serviced by a municipal drinking-water supply system and a municipal wastewater system;*

The proposed development will utilize existing municipal services, including drinking-water supply and municipal wastewater.

- c) *contributes to the creation of complete communities with development patterns, densities and an appropriate mix of land uses that supports walking, cycling and the use of transit;*

The proposed development provides intensification within an urban area that is located close to public transit and active transportation infrastructure and is located close to a variety of restaurants and retail amenities. The proposed development contributes to the creation of complete communities.

- d) *protects the natural environment, and surface water and groundwater resources;*

The proposed development will utilize municipal stormwater management services and provide a variety of soft landscaping and vegetation to assist with protecting the quality of surface water.

- e) *conserves cultural heritage resources and supports the adaptive reuse of historic buildings;*

Not applicable.

- f) *respects the scale, physical character and context of established neighbourhoods in areas where reurbanization is planned to occur;*

The proposed dwelling is surrounded by employment and open park space land uses. The proposed development will respect the physical character and context of the established urban form in its vicinity.

- g) *facilitates residents' access to locally grown and other healthy foods in neighbourhoods; and*

The proposed development will provide access to an array of food options along University Avenue W.

- h) *promotes building designs and orientations that incorporate energy conservation features and the use of alternative and/or renewable energy systems.*

The Energy Strategy Report completed on July 21, 2023 in support of the proposed Zoning By-law Amendment states:

“The current design of the University of Waterloo New Residence achieves high levels of energy performance. The project achieves the below metrics with the three mechanical options analyzed. There is an opportunity to improve the performance of the building and achieve the University of Waterloo Net Neutrality targets with further energy improvements”.

5.1.4.3 Delineated Built-Up Areas

The Site is within the “delineated built-up area” for the City of Waterloo as designated in the Growth Plan. Section 2.2.2 of the Growth Plan requires a minimum of 50 percent of all residential development for municipalities will occur within the delineated built-up area by the year 2031 and for each year thereafter.

The Proposed application aligns with Section 2.2.2 of the Growth Plan as the Site is located within Waterloo's built-up area and the Proposed Development will contribute towards the residential target of 50 percent.

According to Section 2.2.2 of the Growth Plan, municipalities in Ontario are encouraged to direct a significant portion of their residential growth to built-up areas. As the Site is within Waterloo's built-up area, it is located within urbanized portions of the City, where infrastructure and services are already in place. The proposed development adheres to the principles of intensification and

promotes efficient land utilization, minimizing urban sprawl and the need for expanding infrastructure into undeveloped areas.

The proposed development is consistent with relevant policies of the Region of Waterloo Official Plan.

5.1.5 City of Waterloo Official Plan

5.1.4.2 Employment Land Use Designation

Section 10.3 of the City of Waterloo Official Plan states that *“The City will plan for employment areas that provide a broad range of employment opportunities to meet the needs of the City’s employees, businesses and residents. The City will also plan for transit and pedestrian-supportive employment areas, wherever possible, while recognizing that traditional employment areas are currently automobile-oriented”*.

Section 10.3 of the City of Waterloo Official Plan also states that *“The Employment land use designations permit a broad range of employment uses. Complementary uses, where permitted, are anticipated to directly support the primary employment use on the lands and adjacent area”*.

The proposed development provides residential intensification and employment opportunities on a property located withing close proximity to public transit and active transportation opportunities. The proposed development adds a residential use on a property currently only containing motor vehicle parking. The proposed residence is a complementary use to the University of Waterloo as an employment area, directly supporting the primary employment use on the lands and adjacent area.

5.1.4.3 Residential Intensification

Section 3.3 of the Waterloo Official Plan provides direction to general development within the Region of Waterloo.

Section 3.3 states that *“Within the Built-Up Area, intensification will occur, for the most part, in a series of designated Nodes and Corridors described further in policy 3.6 of this chapter and referred to throughout this Plan”*.

Section 3.3 then references Deferral No. 5, stating *“Consistent with Regional Official Plan policy 2.C.2, the City will plan for, beginning in 2015, a minimum of 45 percent of residential development to occur within the City’s Built-up Area. This target will be measured every five years by the City”*.

The proposed development is located within a Built-Up Area and will contribute to the required intensification within the Urban Area.

The proposed development is consistent with relevant policies of the City of Waterloo Official Plan.

6. Supporting Studies

6.1 Noise and Vibration Impact Study

A Noise and Vibration Impact Study was completed by Thorton Tomasetti on July 17, 2023 in support of the submitted Zoning By-law Application.

The Noise and Vibration Impact Study concluded that *“the noise impact of the transportation noise sources and stationary noise sources on the Project will meet MECP criteria... Ground-borne vibration from CN Rail train passes exceeded the CN vibration criteria at the location of the proposed building. Therefore, vibration mitigation measures may be required”*.

The Noise and Vibration Impact Study further concludes that *“Achieving the required noise control requirements relies on correct incorporation of noise control recommendations into architectural and mechanical drawings and specifications, as well as correct installation during construction”*.

6.2 Functional Servicing and Stormwater Management Brief

A Functional Servicing and Stormwater Management Brief was completed on July 21, 2023 by MTE Consultants in support of the submitted Zoning By-law Application.

The Functional Servicing and Stormwater Management Brief concludes:

- *The proposed grading design will respect the existing grades along all property lines;*
- *The water service connection is proposed off of University Avenue West;*
- *The anticipated maximum day domestic water demand is 2.41L/s and the maximum fire flow demand is 150L/s based on OBC calculations. Based on the flow tests provided by Classic Fire and Life Safety, it can be confirmed that the minimum residual pressure of 140.0kPa can be achieved;*
- *The sanitary service connection is proposed off of the Laurel Trail;*
- *The storm service connection is proposed off of an existing manhole connecting to the Seagram Drive right-of-way storm network;*
- *The proposed stormwater management design provides adequate attenuation of the 5- and 100-year storm events; and,*
- *On-site water quality control will be met through the installation of snouts”*.

6.3 Energy Strategy Report

An Energy Strategy Report study was completed on July 21, 2023 in support of the submitted Zoning By-law Application.

The Energy Strategy Report concluded that *“The current design of the University of Waterloo New Residence achieves high levels of energy performance. The project achieves the below metrics with the three mechanical options analyzed. There is an opportunity to improve the performance of the building and achieve the University of Waterloo Net Neutrality targets with further energy improvements.*

The additional photovoltaic generation to meet the University of Waterloo TEUI target is also shown in right column of the summary table. Scope 1 emissions are direct greenhouse (GHG) emissions that occur from sources that are controlled or owned by the building (e.g., emissions associated with fuel combustion in boilers, furnaces, etc.). Scope 2 emissions are indirect GHG emissions associated with the purchase of electricity, steam, heat, or cooling”.

6.4 Urban Design Report

An Urban Design Report was completed by GSP Group on July 25, 2023 in support of the submitted Zoning By-law Application.

The Urban Design Report concluded that *“the proposed development at 155 University Avenue exemplifies good urban design principles and aligns with the City of Waterloo’s vision for a vibrant and pedestrian-friendly community. Its strategic location near the main campus and two ION stations promotes accessibility to public transit and encourages sustainable transportation options, such as walking and cycling. The building’s human-scale design, with a two-storey podium and a staggered tower, seamlessly integrates with the surrounding environment and fosters a cohesive urban fabric”.*

The Urban Design Report further concludes by summarizing that *“Overall, the proposed development at 155 University Avenue presents a harmonious integration of urban design elements, contributing positively to the character of the Site and the surrounding major node”.*

7. Conclusions

The proposed Plan of Subdivision has regard for matters of provincial interest, achieves growth in an area indicated by the Growth Plan, is consistent with the policies of the Regional and Municipal Official Plans, makes efficient use municipal services, energy, and utilities, and contributes to the creation of complete communities.

The proposed Zoning By-law Amendment aligns with broader planning objectives represents good land use planning.

Should you have any questions regarding these applications, please do not hesitate to contact me.

Yours truly,



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