PLANNING JUSTIFICATION REPORT

556, 560 and 576 Conservation Drive



2115881 Ontario Limited

City of Waterloo, Regional Municipality of Waterloo

Zoning By-law Amendment
Draft Plan of Subdivision

July 2016

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1. Introduction

1.1 Background and Overview

GSP Group Inc. has been retained by 2115881 Ontario Limited to coordinate the submission of applications for Draft Plan of Subdivision and Zoning By-law Amendments for the property located at 556, 570 and 576 Conservation Drive in the City of Waterloo ("Property"). The Zoning By-law Amendment and Draft Plan of Subdivision are required to permit the proposed development, which is comprised of single detached and townhouse dwelling units, open space and park blocks, a future school block, and associated stormwater management facility (the "Proposed Development").

The Property is located north of Conservation Drive, and west of the future extension of Beaver Creek Drive in the northwest end of the City of Waterloo. The property is currently used for agricultural purposes and is legally described as Part of Lot 28, German Company Tract, City of Waterloo, Regional Municipality of Waterloo.

1.2 Proposed Applications

The purpose of the proposed Draft Plan of Subdivision is to provide for the future residential development of the Property with a combination of single detached and townhouse units, open space and park blocks, a future school block, and stormwater management facility.

The purpose of the proposed Zoning By-law Amendment is to rezone the Property from Agricultural (A) Zone to a combination of the following:

- Residential (R) Zone with site specific provisions for front yard, side yard, rear yard and maximum building height requirements;
- Medium Density – Three (MD3) Zone with site specific provisions for front yard, side yard, rear yard and building height requirements;
- Institutional (IN) Zone;
- Green One (G1) Zone;
- Green Two (G2) Zone; and
- Green Three (G3) Zone.

1.3 Purpose and Scope

This Report has been prepared in support of the proposed applications for Draft Plan of Subdivision and Zoning By-law Amendment, and will provide planning justification in support of the Proposed Development. The objectives of this Report are as follows:

- To provide a site overview of the Property, including a site description, summary of the community context, and identification of surrounding land uses;
- To provide an overview of the Proposed Development;
- To provide a summary of the existing and future Provincial, Regional and City of Waterloo planning policies and regulations that will influence the future development of the Property;
- To identify the details of the proposed Draft Plan of Subdivision and Zoning By-law Amendment; and
- To provide a planning opinion and justification for the Proposed Development based on the community context, existing planning policies and regulations, and site suitability.

Pre-Submission Consultation with the Region of Waterloo and City of Waterloo occurred on September 8, 2015. A copy of the Record of Pre-Submission Consultation, dated and signed by the Region on November 13, 2015, has been included as Appendix A.

1.4 Supporting Studies and Reports

The following reports and studies have been prepared in support of the proposed Draft Plan of Subdivision and Zoning By-law Amendment:

- Servicing Strategy Report, prepared by Meritech Engineering;
- Preliminary Design Stormwater Management Report, prepared by Meritech Engineering;
- Stage 1 and 2 Archaeological Assessment, prepared by Archaeological Research Associates Ltd.;
- North Waterloo, Phase 1 Groundwater and Surface Water Monitoring Program, prepared by Stantec;
- Westmount Road and Conservation Drive Intersection Operation Assessment Summary Report, prepared by Salvini Consulting;
- Environmental Impact Statement, prepared by Natural Resource Solutions Inc.;
- Geotechnical Engineering Report, prepared by LVM; and
- Preliminary Environmental Noise Impact Assessment, prepared by Meritech Engineering.

2. Site Location and Context

2.1 Location and Description

As shown on Figure 1, the Property is located in northwest Waterloo, north of Conservation Drive and east of Erbsville Road. Municipally known as 556, 560 and 576 Conservation Drive, the Property is bound by the Township of Wilmot municipal boundary to the north, Roy Schmidt Road to the east, Conservation Drive to the south, and Beaver Creek to the west. The Property is 28.64 hectares is size with approximately 480 metres of frontage along Conservation Drive.



The Property remains largely undeveloped, with the exception of two previous residential uses and associated structures along the southern edge of the site, adjacent to Conservation Drive. The two previous residential structures have recently been demolished.

The majority of the Property was previously used for agricultural purposes.

The Property contains an existing natural feature and wetland associated with Beaver Creed along the western site boundary. The existing natural feature is comprised of mature trees and vegetation that remains undisturbed.

There is also an existing hedgerow at the rear of the Property, along municipal boundary between the City of Waterloo and Township of Wilmot.

The Property generally slopes down from east to west, and from north to south, with the highest elevation in the northwest corner at 363.1 metres and the lowest elevation at the southeast at 351.9 metres.

2.2 Community Context and Surrounding Uses

The surrounding area in northwest Waterloo generally remains undeveloped, with the exception of the existing residential uses to the east of the Property along Conservation Drive. The Property is located in Ward 2: Northwest, and is within proximity to the existing, mature residential uses located within Ward 3: Lakeshore. In addition, the Property is within 2 kilometres of the existing commercial and retail uses at the corner of Weber Street and Northfield Drive West, as well as the St. Jacobs Farmers Market.

The Property is located in Beaver Creek Meadows in the City of Waterloo, which is generally centred on the main intersection of Conservation Drive and Beaver Creek Road.

The Property is adjacent to existing single detached residential uses to the east, on the east side of Roy Schmidt Road. The existing residential neighbourhood to the east is comprised of 2-storey houses that are approximately 5 to 15 years old.

Green Acre Park is located south of the Property, on the south side of Conservation Drive. The seasonal recreational vehicle park provides overnight, short- and medium-term accommodations between March 1 and December 31. The park is comprised of short-term and permanent lots for recreational vehicles, as well as a network of private roads, amenities and recreational facilities.

There are a few existing single detached residential uses located to the west of the Property, along Conservation Drive. Creekside Church is located approximately 500 metres east of the Property, east of Beaver Creek and its associated natural features.

The Property is located northwest of the Laurel Creek Conservation Area and Laurel Creek Reservoir (Conservation Drive and Westmount Road North).

The Property is adjacent to existing agricultural uses to the north, located within the Township of Wilmot.

3. Proposed Development

2115881 Ontario Limited is proposing a draft plan of subdivision with a total area of 28.64 hectares, comprised of single detached and townhouse dwelling units, open space and park blocks, a future school block, and associated stormwater management facility ("Proposed Development").



GSP group

Proposed Draft Plan of Subdivision
Source: GSP Group (April 2016)

Figure 2

The Proposed Development will contain 258 single detached residential lots, ranging in lot size from 9 metres to 13.1 metres in width. The proposed single detached residential lots are generally located on the north and northeast portion of the property, on the east side of Roy Schmidt Drive.

The Proposed Development will also contain a total of 220 townhouse units, comprised of both traditional street townhouse and back-to-back townhouse units. The proposed townhouse units are generally located on the southeast portion of the property, and centred on the intersection of Conservation Drive and Beaver Creek Road.

The Proposed Development contains an elementary school block and park block located centrally on the Property with direct and indirect access to the internal road network. The proposed school block is 2.88 hectares in size, and the proposed park block is 1.22 hectares in size.

The Proposed Development also contains a stormwater management block that has been designed and located to accommodate the majority of stormwater management flows for the Property. The proposed stormwater management block is 1.06 hectares in size, and is located immediately adjacent to the existing natural features associated with Beaver Creek.

Finally, a large portion of the Proposed Development along the western property boundary has been identified as open space. The proposed open space blocks, having a total land area of 4.75 hectares, are comprised of the natural features and required development setbacks associated with Beaver Creek. In addition, three small parkette blocks has been proposed at the intersection of Conservation Drive and Beaver Creek Road.

The Proposed Development will be accessed via the extension of Beaver Creek Road at the intersection with Conservation Drive (identified as a future roundabout). In addition, a second street access to the Proposed Development has been identified at the southwest end of the Property west along Conservation Drive. The Proposed Development will also be access via the extension of Rideau River Street and Pinery Drive from the east of the Property.

The Proposed Development will be serviced by an internal road network providing direct and indirect access to the future elementary school and park block. The proposed network has been designed to accommodate future access to Roy Schmidt Drive to the east, as well as future residential development at the northwest corner of the Property.

In addition to the road network, the Proposed Development includes future trails and pedestrian linkages, such as connections between streets, the proposed trail at the north end of the Property (adjacent to the Township of Wilmot municipal boundary), and the proposed park and open space features.

4. Planning and Regulatory Overview

The following provides a summary of the relevant planning policy and regulatory framework to provide an opinion and planning justification for the Proposed Development, which is contained within Section 7.2 of this Report.

4.1 Provincial Policy Statement (2014)

The Provincial Policy Statement ("PPS") provides policy direction on matters of provincial interest, and guides growth and development in Ontario. The PPS supports land use planning that contributes to effective and efficient growth and development while protecting resources, public health and the environment.

The PPS is issued under Section 3 of the Planning Act, and came into effect on April 30, 2014. It applies to all land use planning matters considered after this date. The following provides a summary of the key policy considerations of the PPS as related to the Proposed Development.

Policy 1.1.1 of the PPS states that healthy, livable communities are sustained by an "appropriate range and mix" of residential, employment, institutional and recreational uses through the promotion of "cost-effective land use patterns" that minimize land consumption and servicing costs.

The PPS states that sufficient land shall be made available to accommodate a range and mix of land uses for a 20-year time horizon, including land within "designated growth areas".

The PPS states that settlement areas "shall be the focus of growth and development", and that land use patterns should be based on densities and mixes of land uses which efficiently use land and available or planned infrastructure.

Policy 11.3.6 states that new development taking place in "designated growth areas" should occur adjacent to existing development, and shall have a "compact form, mix of uses and densities" to promote the efficient use of land and infrastructure.

The PPS also requires the planning authorities provide for a range and mix of housing types by "promoting new densities which efficiently use land, resource, infrastructure and public services, and support the use of active transportation".

The PPS also requires the protection of natural features and areas for the long term, and states that the “diversity and connectively of natural features” and “long-term ecological function of natural heritage systems” should be maintained, restored and enhanced.

Justification for the Proposed Development in terms of the PPS is provided in Section 7.2.1 of this Report.

4.2 Places to Grow: Growth Plan for Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) provides policy direction on a range of land use planning considerations, including promoting mixed-use, compact urban form, redevelopment and intensification, and the efficient use of community infrastructure.

The Growth Plan derives its authority from the Places to Grow Act, 2005, and guides decisions on how land is developed, resources are managed, and public interests are protected. The following provides a summary of the key policy considerations of the Growth Plan as related to the Proposed Development.

The Property is located within a Designated Greenfield Area as identified in the Growth Plan.

Policy 2.2.2.1 states that population and employment growth will be accommodated by building “compact, transit-supportive communities in designated greenfield areas” and by encouraging the development of “complete communities” with a diverse mix of land uses, and a range of employment and housing types.

The Growth Plan requires that new development within Designated Greenfield Areas be planned to contribute to complete communities, and provide for a diverse mix of lands uses, including residential, employment, and open space.

Policy 2.2.7.2 of the Growth Plan requires that development within a Designated Greenfield Area be planned to achieve a minimum density of not less than 50 residents and jobs per hectare.

Similar to the PPS, the Growth Plan encourages municipalities to identify natural heritage features, and provide for their long-term protection, restoration and enhancement.

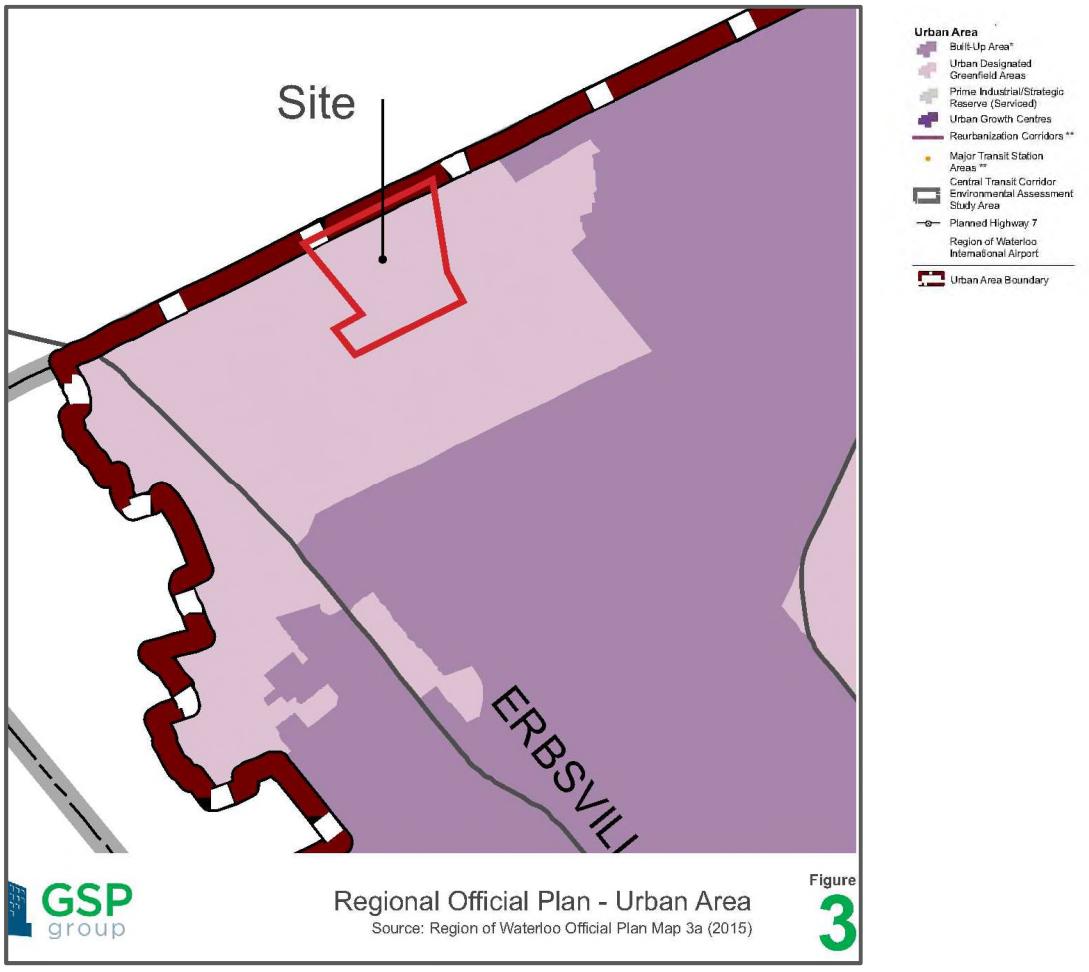
Justification for the Proposed Development in terms of the Growth Plan is provided in Section 7.2.2 of this Report.

4.3 Regional Official Plan

The new Regional Official Plan ("ROP") was adopted by the Region of Waterloo in June 2009 and received final approval from the Ontario Municipal Board ("OMB") on June 18, 2016. The ROP provides policy direction on planning matters for the Region, and includes all policy changes and amendments since the adoption of the Regional Official Policies Plan ("ROPP") in 1995.

The following provides a summary of the relevant ROP policy considerations as related to the Proposed Development.

The Property is located within the City Urban Area in the ROP (Figure 3), which is intended to accommodate the majority of population and employment growth throughout the Region.



The Property is located within an Urban Designated Greenfield Area in the ROP. In accordance with Policy 2.D.17 (b), development within Urban Designated Greenfield Areas are required to meet or exceed a minimum density target of 55 residents and jobs per hectare.

The ROP contains policies regarding housing and density. Policy 7.6.1.4 requires area municipalities to establish targets for development of new housing through infill, conversion and redevelopment within existing built-up areas. Policy 7.6.2.1 further states that municipalities should provide for a "full range of housing types and densities".

The southwest portion of the Property (Beaver Creek) is also designated as a Core Environmental Feature. In accordance with the ROP, development on lands contiguous to a Core Environmental Feature requires the completion of an Environmental Impact Statement to confirm that development will have no adverse impact on the feature and its ecological functions.

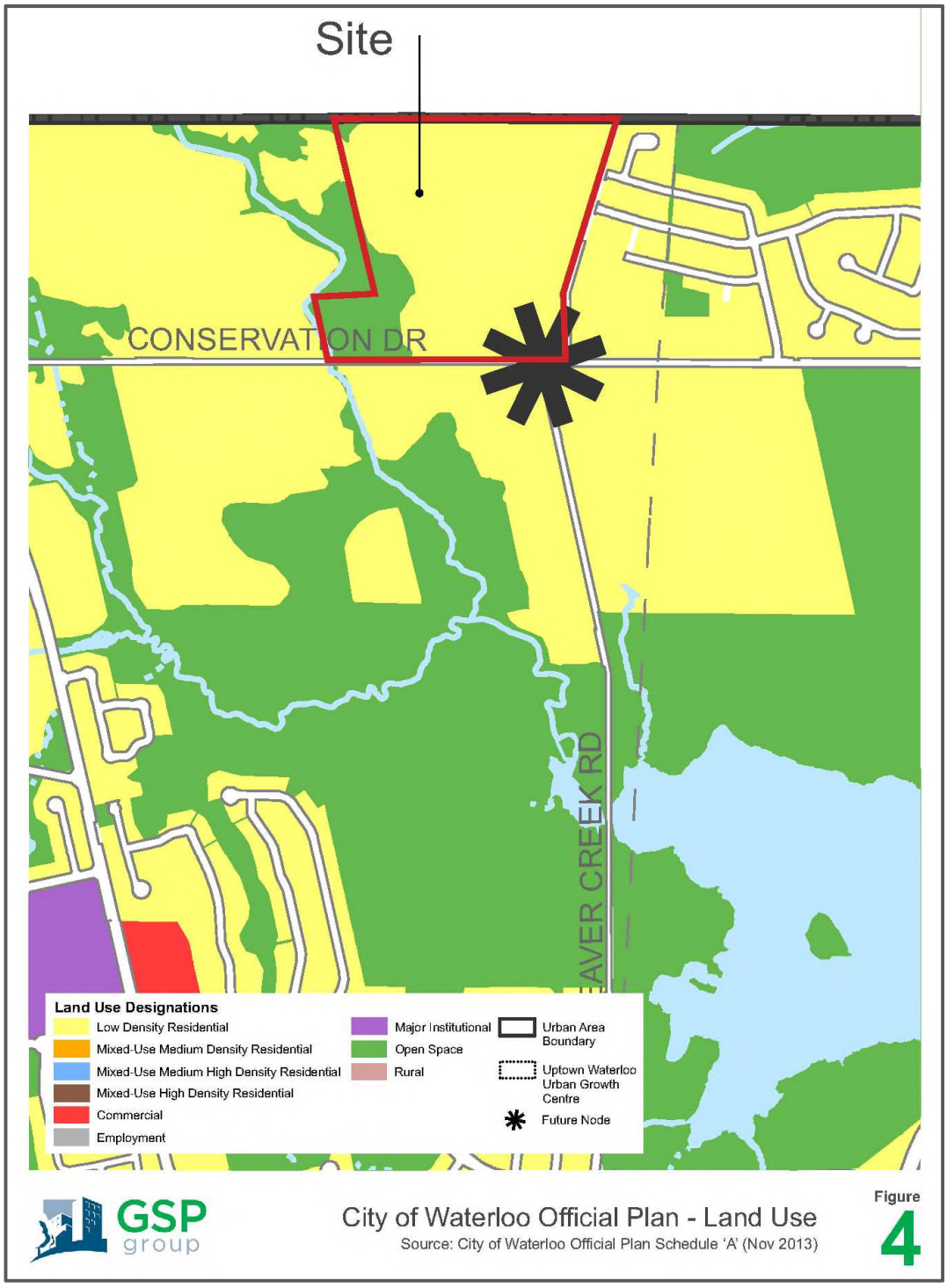
Justification for the Proposed Development as it relates to the ROP is provided in Section 7.2.3 of this report.

4.4 City of Waterloo Official Plan

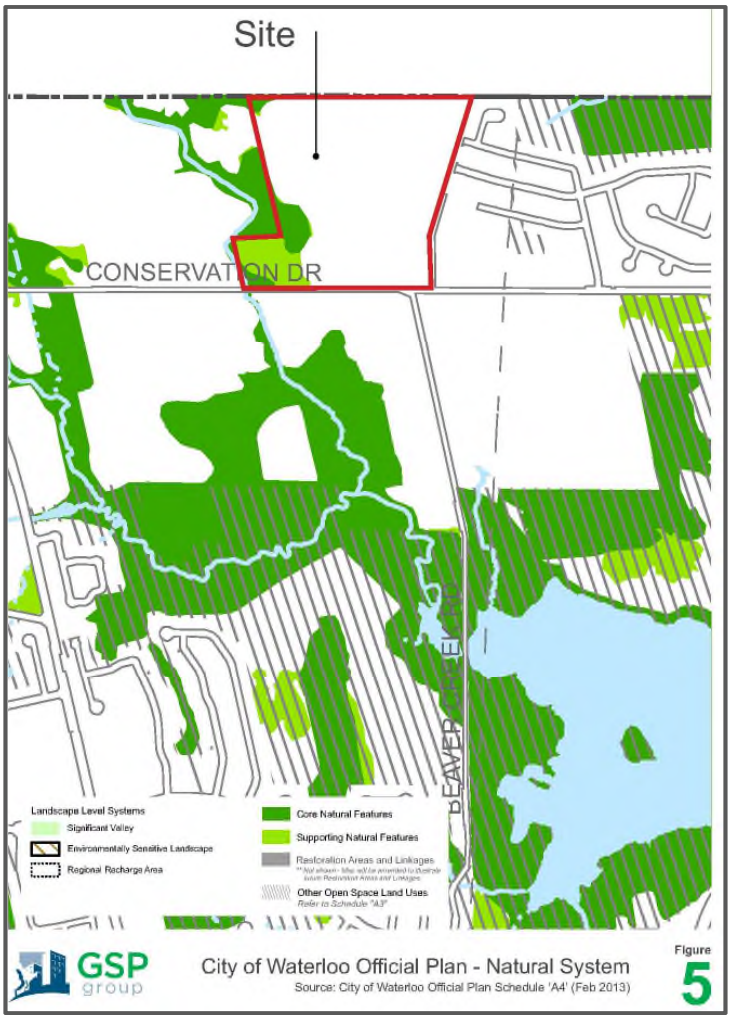
The City of Waterloo Official Plan was adopted by Council on April 16, 2012 ("OP"). The OP includes changes to provincial policy since the previous Consolidation, including the PPS and the Growth Plan. In addition, the OP includes all policy changes as a result of the new ROP.

The OP received final approval from the Region of Waterloo on November 30, 2012, and came into force and effect on December 20, 2012. While portions of the OP were appealed to the Ontario Municipal Board ("OMB"), the policies that affect the Property are in full force and effect. The following provides a summary of the key policy considerations of the OP as they relate to the Proposed Development.

The Property is designated as Low Density Residential in the OP (Figure 4), which permits a mix of low-density residential uses such as single-detached dwellings, semi-detached dwellings, townhouses, and terrace dwellings. In addition, lands may be zoned to permit offices and convenience retail uses on the ground floor of a multi-storey mixed use building.


Site
CONSERVATION DR
BEAVER CREEK RD
Land Use Designations
Low Density Residential
Mixed-Use Medium Density Residential
Mixed-Use Medium High Density Residential
Mixed-Use High Density Residential
Commercial
Employment
Major Institutional
Open Space
Rural
Urban Area Boundary
Uptown Waterloo Urban Growth Centre
Future Node
GSP group
City of Waterloo Official Plan - Land Use
Source: City of Waterloo Official Plan Schedule 'A' (Nov 2013)
Figure
4

The southwest portion of the Property is designated as Core Natural Feature and Supporting Natural Feature in the OP. Development is not permitted within a Core Natural Feature or a Supporting Natural Feature. Development on land contiguous to a Core Natural Feature or Supporting Natural Feature will only be permitted if it is demonstrated that there are no adverse environmental impacts on the feature.



The intersection of Beaver Creek Road and Conservation Drive is identified as Special Provision Area #37. The lands identified as Future Node are intended to be developed as a Minor Node, mixed-use centre with a mix of commercial, institutional, employment and residential uses. Special Provision Area #37 also directs the preparation of a District Plan, which will be discussed in further detail in Section 4.5 of this report.

Justification for the Proposed Development as it relates to the OP is provided in Section 7.2.4 of this report.

4.5 Beaver Creek Meadows District Plan

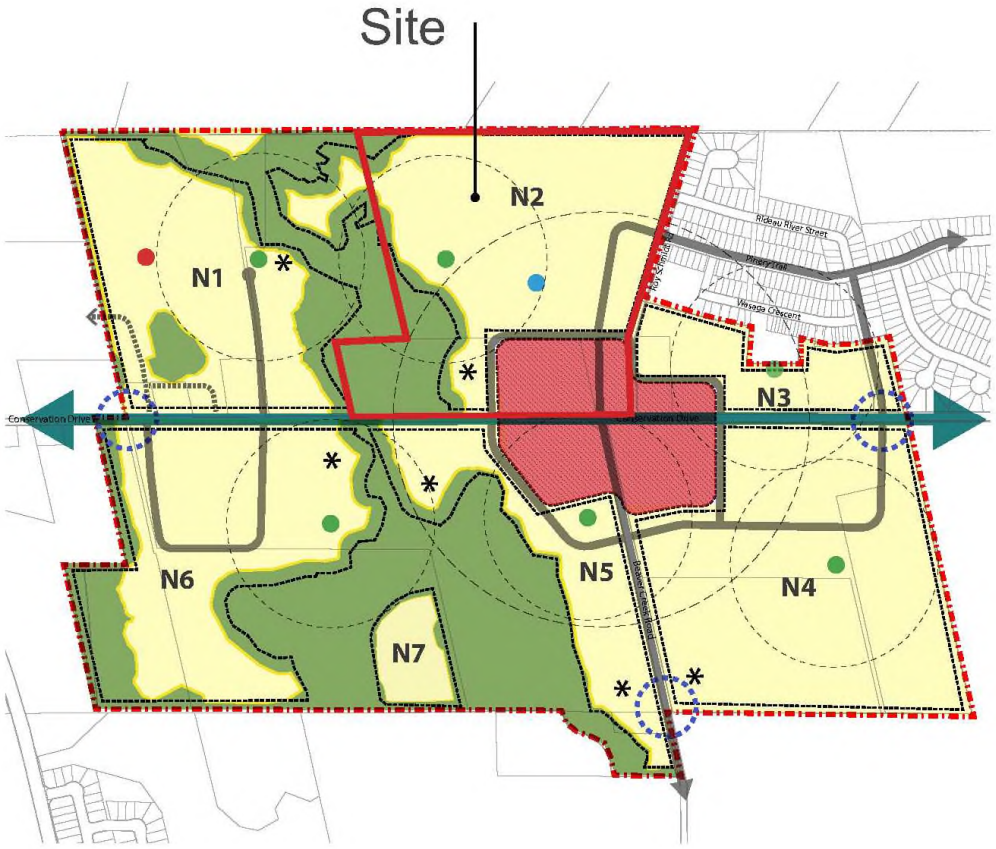
The Beaver Creek Meadows District Plan ("District Plan") applies to the area of northwest Waterloo, generally located around the intersection of Beaver Creek Road and Conservation Drive. Approved by City Council on January 25, 2016, the District Plan provides policy direction for residential, commercial, open space, mixed, and institutional uses as well as contains requirements for transportation, urban design and environmental protection. The following provides a summary of considerations of the District Plan as related to the Proposed Development.

In general terms, the Beaver Creek Meadows area is intended to be developed as a complete community based on the following principles:

a) Pedestrian-oriented and transit-supportive
b) Diversity of residential uses focused around a Mixed-Use Node;
c) Distinguished by high quality urban design;
d) Strong connections to Open Space Land Uses, the Natural System, and other Districts;
e) Multi-modal options for residents; and
f) Creating a sense of place.

The intersection of Beaver Creek Road and Conservation Drive is identified as a Mixed-Use Node in the District Plan (Figure 6). The Mixed-Use Node is intended to provide for a concentration of neighbourhood oriented retail and service commercial uses, as well as opportunities for mixed-use, live-work, and medium density dwelling units.

The balance of the Property, north of Conservation Drive and west of the proposed Beaver Creek Road extension, is identified as Neighbourhood, which is intended to provide for a mixture of single-detached, semi-detached, townhouses and low-rise apartment buildi forms.



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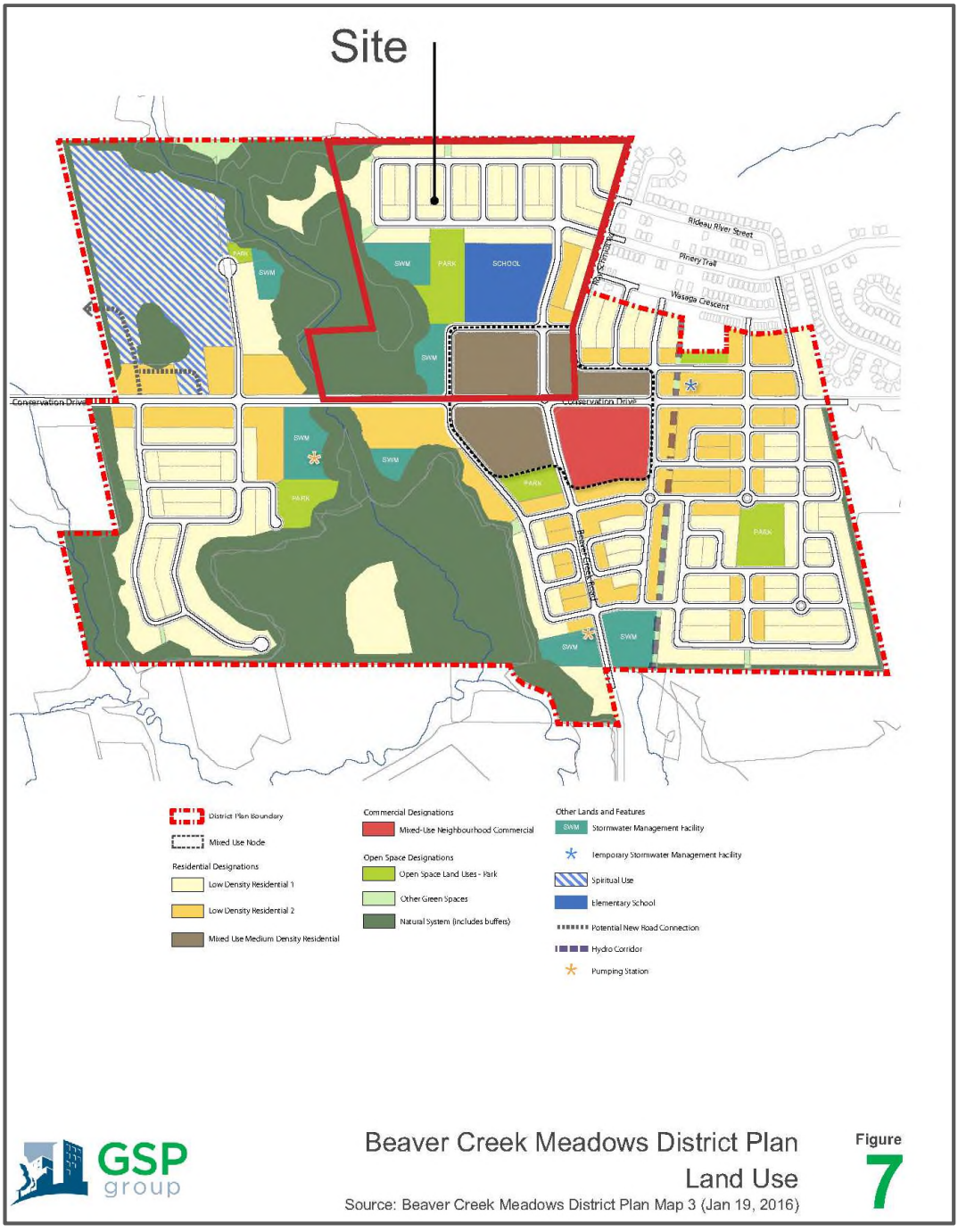
Beaver Creek Meadows District Plan
Community Structure
Source: Beaver Creek Meadows District Plan Map 2 (Jan 19, 2016)

Figure 6

Referring to Figure 7, the following land use designations from the District Plan apply to the 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. Single detached dwellings shall generally have a lot frontage between 9 and 12 metres, semi-detached dwellings a lot frontage of between 6.8 metres to 9 metres, and townhouses a lot frontage of between 5 and 9 metres.
- 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. 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. Land may be zoned to permit offices, medical clinics, convenience retail, restaurants, childcare centres, and personal services that are ancillary to residential uses. The ground floor of buildings located along Conservation Drive and Beaver Creek Road shall be planned and designed with convertible frontages to allow for ease of conversion of units from residential to mixed commercial uses as required.
- 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. Parks are to be designed to consider four seasons of active and passive use.
- 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.

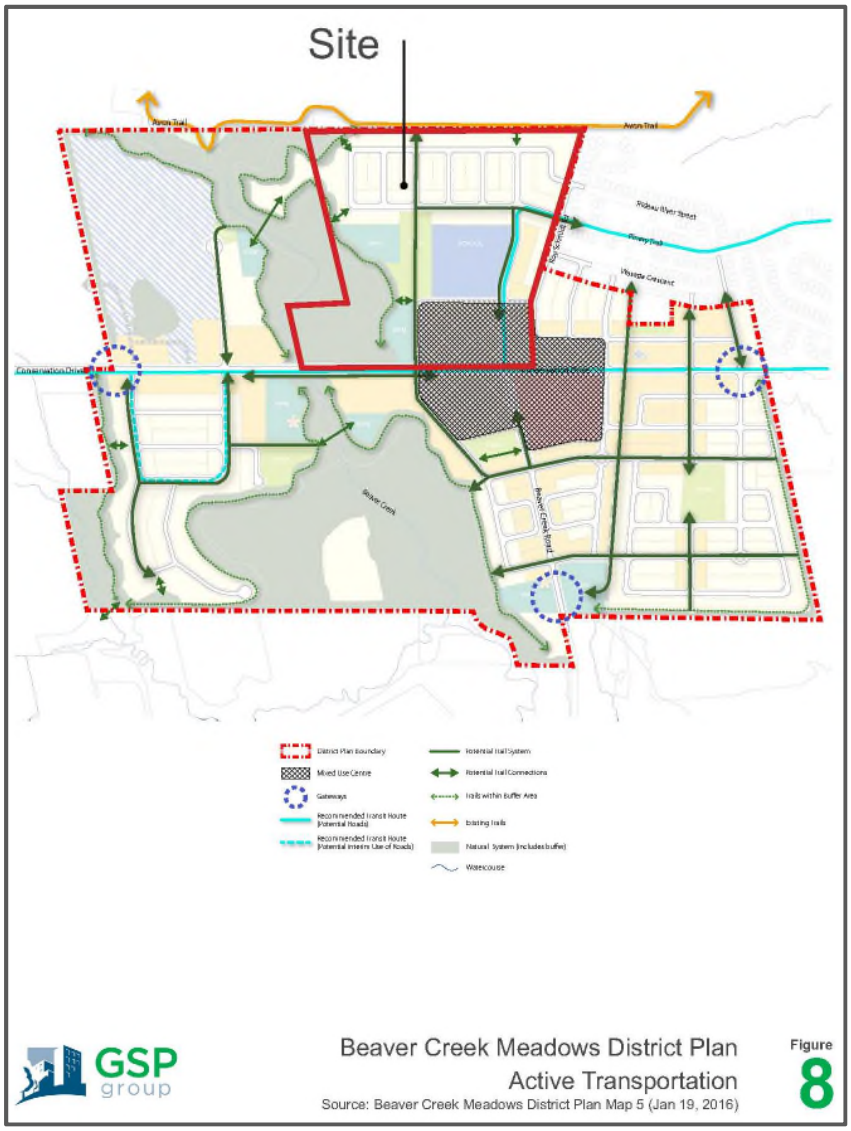
The District Plan also identifies a Potential Elementary School on the Property.


Site
Rideau River Street
Piniery Trail
Wasaga Crescent
Conservation Drive
Conservation Drive
SWM
PARK
SCHOOL
SWM
SWM
PARK
SWM
PARK
PARK
SWM
SWM
District Plan Boundary
Mixed Use Node
Residential Designations
Low Density Residential 1
Low Density Residential 2
Mixed Use Medium Density Residential
Commercial Designations
Mixed-Use Neighbourhood Commercial
Open Space Designations
Open Space Land Uses - Park
Other Green Spaces
Natural System (includes buffers)
Other Lands and Features
SWM
Stormwater Management Facility
Temporary Stormwater Management Facility
Spiritual Use
Elementary School
Potential New Road Connection
Hydro Corridor
Pumping Station
GSP group
Beaver Creek Meadows District Plan
Land Use
Source: Beaver Creek Meadows District Plan Map 3 (Jan 19, 2016)
Figure
7

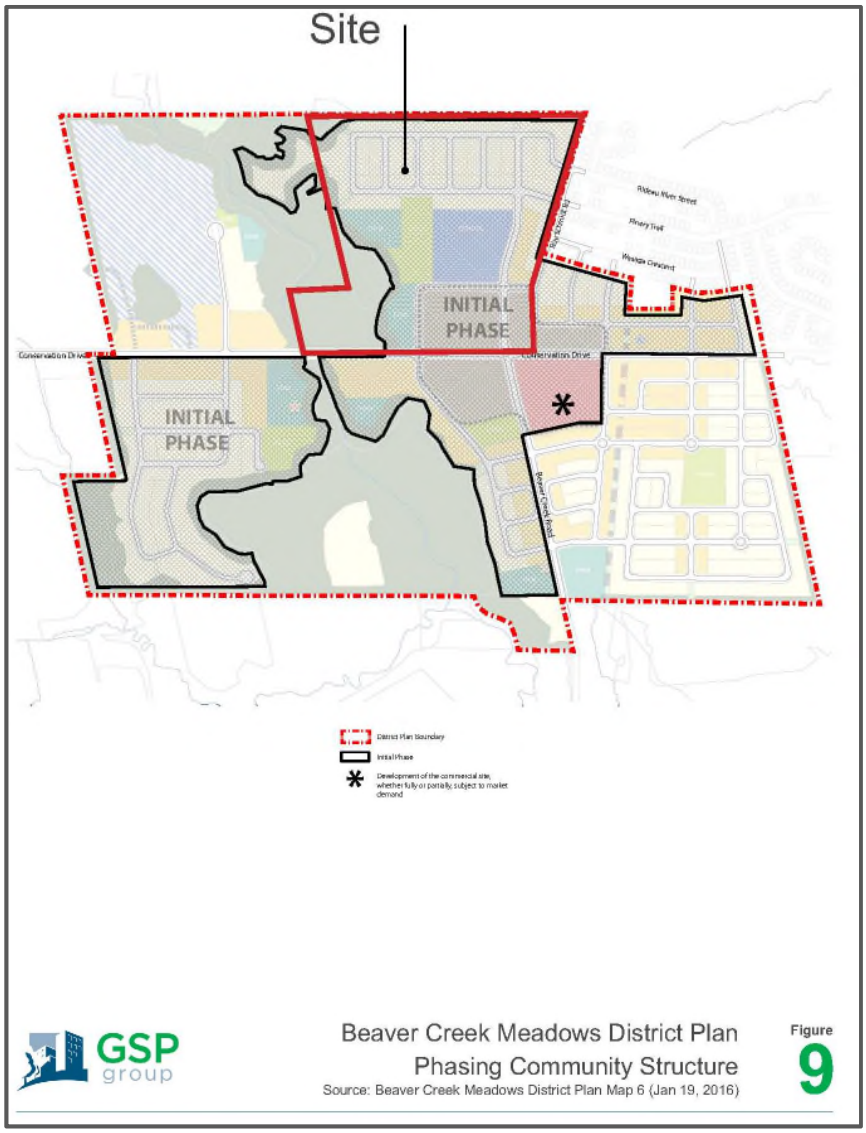
Conservation Drive is identified as a Major Collector Road, which shall have a right-of-way width of 26 metres.

The extension of Beaver Creek Drive north of Conservation Drive has been identified as a Minor Collector, which shall have a right-of-way width of 20 metres.

The District Plan identifies different components of an Active Transportation network, including existing trails as well as potential transit routes, trails, and trail connections. As identified on Figure 8, Conservation Drive and the extension of Beaver Creek Drive north of Conservation Drive have been identified as Recommended Transit Route. In addition, the Existing Trail located along the northern boundary of the property has been identified, as well as a Potential Trail System and Potential Trail Connections.



Finally, the District Plan identifies phasing of future development. As identified on Figure 9, the Proposed Development is intended to be part of the Initial Phase of Beaver Creek Meadows District.



Justification for the Proposed Development as it relates to the District Plan is provided in Section 7.2.4 of this Report.

4.6 City of Waterloo Zoning By-law No. 1408

The Property is zoned Agricultural (A) in the City of Waterloo Zoning By-law No. 1418. Permitted uses include a farm, a single detached dwelling, class A group home and bed and breakfast, and a public park, playground, recreation or conservation area.



GSP group

City of Waterloo Zoning

Source: City of Waterloo Zoning By-law Map (Feb 26, 2015)

Figure 10

5. Proposed Applications

5.1 Proposed Draft Plan of Subdivision

The Proposed Development is comprised of single detached and townhouse dwellings, open space and park blocks, a future school block, and associated stormwater management facility.

The proposed draft plan of subdivision has been identified schematically on Figure 2.

The proposed draft plan of subdivision contains the following uses:

Description	Lot/Block	Units	Area (ha)
Residential (single detached)	1-258	258	8.62
Street Townhouses	259-301, 441-478	108	2.22
Back-to-Back Townhouses	302-413	112	1.14
School	479		2.88
Park	480		12.22
Parkette	481-483		0.12
Open Space	484-486		4.75
Stormwater Management	487		1.06
Trail	488		0.31
Walkways	489-492		0.07
Road Widening	493		0.20
0.3m Reserve	494-496		0.00
Roads			6.05
TOTAL		**478**	**28.64**

A copy of the proposed draft plan of subdivision has been included in Appendix B.

5.2 Proposed Zoning By-law Amendment

The Property is currently zoned Agricultural (A), which does not permit the mix of residential, open space, park and institutional uses as contained within the Proposed Development.

As identified on Figure 11, the purpose of the proposed Zoning By-law Amendment is to rezone the Property from Agricultural to a combination of the following uses:

- Residential (R) Zone
- Medium Density – Three (MD3) Zone

- Institutional (IN) Zone
- Green One (G1) Zone
- Green Two (G2) Zone
- Green Three (G3) Zone

In addition, the proposed Zoning By-law Amendment contains a number of requested site specific provisions for the proposed residential uses. The requested site specific provisions for the proposed Residential (R) Zone are as follows:

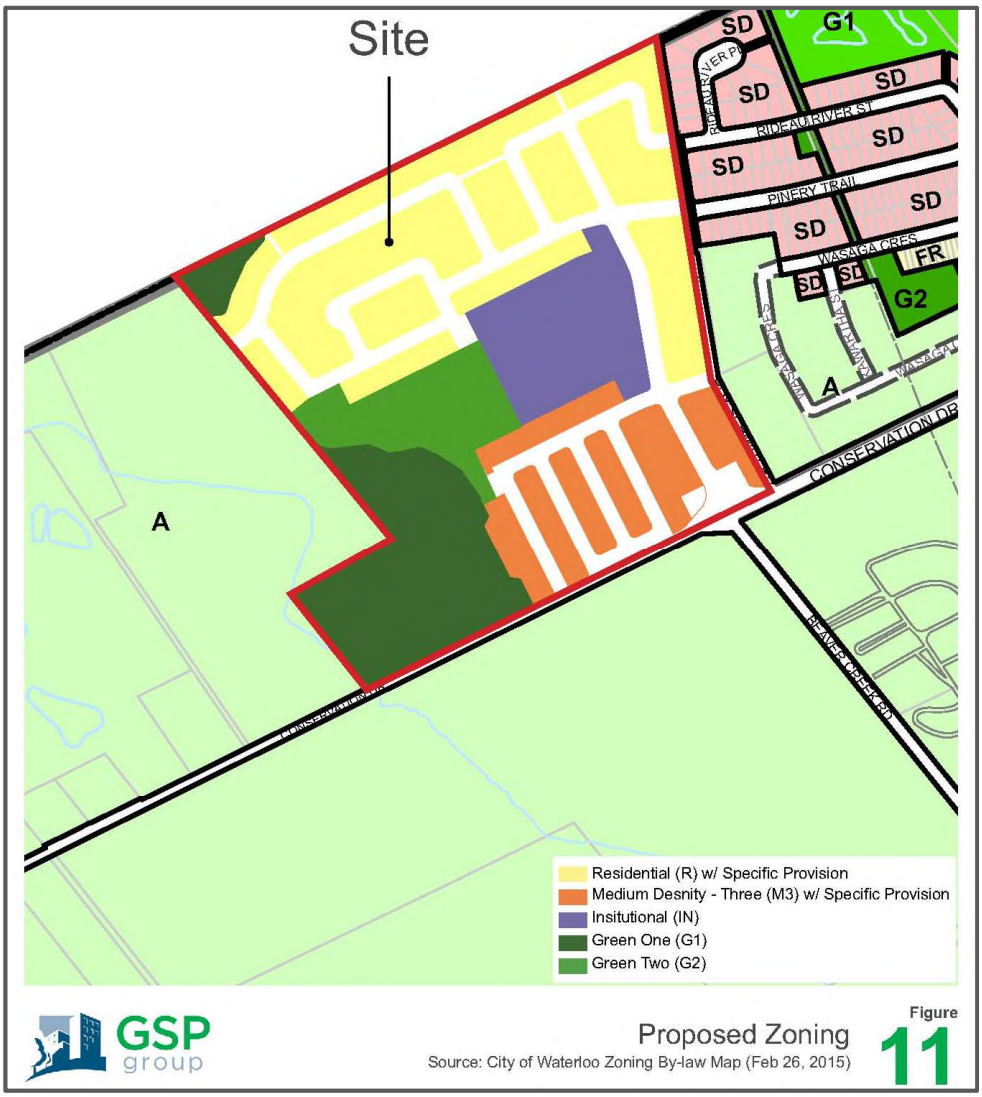
Regulation	Required	Proposed
Single Detached		
Minimum lot width	9.0m	9.0m
Minimum corner lot width	12.5m	11.0m
Minimum front yard setback to house	7.0m	3.0m
Minimum rear yard setback	7.5m	7.0m
Minimum flankage (corner) setback to house	6.0m	3.0m
Minimum side yard	1.2m both (0m/2.5m)	1.2m/0.6 m
Minimum setback to garage	7.0m	5.8m
Maximum chimney encroachment into side yard	0.6m	1.0m
Maximum porch encroachment (front, side, or flankage)	1.5m	2.0
Maximum steps and walkway encroachment into side yard	0.6m	0.5m
Maximum building height	9.5m	11.5m
Minimum distance between buildings	2.4m	2.0m

The requested site specific provisions for the proposed Medium Density – Three (MD3) Zone are as follows:

Regulation	Required	Proposed
Back to Back Townhouses		
Minimum lot width	9.0m	6.0m
Minimum front yard setback to house	6.0m	3.0m
Minimum flankage (corner) setback to house	6.0	3.0m
Minimum corner lot width	12.5m	9.0m
Maximum porch encroachment (front, side or flankage)	1.5m	2.0
Maximum building height	10.5m	13.5m
Street Townhouses		
Minimum lot width	9.0m	6.0m
Minimum corner lot width	12.5m	9.0m

Minimum front yard setback to house	6.0m	3.0m
Minimum rear yard setback	7.5m	7.0m
Minimum flankage (corner) setback to house	6.0m	3.0m
Minimum side yard setback	1.2m (0.0m/2.5m)	1.5m
Minimum setback to garage	7.0m	5.8m
Maximum chimney encroachment into side yard	0.6m	1.0m
Maxim porch encroachment (front, side or flankage)	1.5m	2.0
Maximum steps and walkway encroachment into side yard	0.6m	0.5m
Maximum building height	10.5m	11.5m

A copy of the proposed zoning has been included as Appendix C.



6. Summary of Technical Studies

6.1 Servicing Strategy Report

The purpose of the Servicing Strategy Report ("Servicing Strategy") is to identify constraints for environmental issues, sanitary sewage, water supply, and storm drainage/stormwater manage. The Servicing Strategy also considers grading constraints, transportation and utility availability.

The Servicing Strategy concludes that the Proposed Development can be adequately serviced in accordance with the Beaver Creek Road and Conservation Drive Upgrades and Extension of Municipal Services Class Environmental Assessment as follows:

- Sanitary outlet to be located at Conservation Drive and Beaver Creek Road, and will drain to the future Beaver Creek Sanitary Pumping Station;
- 300mm diameter primary watermains to be located on Conservation Drive and Beaver Creek Road, with a combination of 150mm, 200mm and 300mm watermains providing service to the Proposed Development;
- Storm drainage on the west side of the Property discharging to an on-site stormwater management facility, and storm drainage on the east side of the Property discharging off-site for quality enhancement downstream. Future storm sewer to be provided along Beaver Creek Road for discharge into off-site facility.

Copies of the Servicing Strategy, which includes the required water servicing strategy, have been submitted in support of the Proposed Applications.

6.2 Preliminary Design Stormwater Management Report

The purpose of the Preliminary Stormwater Management Report ("Preliminary SWM Report") is to summarize the stormwater management requirements for the Proposed Development and present a preliminary design configuration. The proposed preliminary SWM design satisfies the criteria set forth by the City of Waterloo, the Grand River Conservation Authority, and the MOECC, and has been coordinated within the Environmental Impact Statement, North Waterloo Phase 1 Groundwater and Surface Water Monitoring Program, and North Waterloo Scoped Subwatershed Study.

The Preliminary SWM Report, as prepared in accordance with the North Waterloo Scoped Watershed Study and the Beaver Creek Road and Conservation Drive Upgrades and Extension of Municipal Services Class Environmental Assessment, concludes that storm drainage from the Proposed Development can be accommodated on and off site.

Storm drainage for the west portion of the Property will be accommodated through an on-site stormwater management facility, located adjacent to Beaver Creek. The on-site facility will be comprised of a sediment forebay and constructed wetland to meet the Ministry's requirements for enhanced levels of water quality and peak floor attenuation.

Storm drainage for the smaller east portion of the Property will be discharged south of Conservation Drive, along Beaver Creek Road, to an off-site stormwater management facility for quality control.

Copies of the Preliminary SWM Report have been submitted in support of the Proposed Applications.

6.3 Stage 1 and 2 Archaeological Assessment

The purpose of the Stage 1 and 2 Archaeological Assessment ("Archaeological Assessment") was to undertake background research and fieldwork to determine any significant archaeological concerns for the Property.

The Archaeological Assessment provides an overview of geography, history and condition of the Property, determined the presence of knowledge archaeological sites in the area, evaluated the archaeological potential of the Property, and identified archaeological resources requiring further assessment.

The Archaeological Assessment has concluded that the area directly adjacent to Beaver Creek do not require further archaeological assessment (they will remain undisturbed as part of the Proposed Development), and recommends that a number of "findspots" be subject to a Stage 3 site-specific assessment.

Copies of the Archaeological Assessment have been submitted in support of the Proposed Applications.

6.4 North Waterloo, Phase 1 Groundwater and Surface Water Monitoring Program

The purpose of the Phase 1 Groundwater and Surface Water Monitoring Program ("Groundwater Monitoring Report") is to address the recommendations of the North Waterloo Scoped Watershed Study ("NWSSS"), which required a minimum of 2 years of pre-development monitoring in support of any future development applications.

The Groundwater Monitoring Report provides a background of previous groundwater and surface water investigations, identifies a methodology in which the report was prepared,

summarizes the 2009 to 2015 monitoring results, and provides conclusions and recommendations based on the 2011 to 2015 monitoring program.

Completed in conjunction with pre-construction terrestrial monitoring undertaken by NRSI, the Groundwater Monitoring Report contains the following recommendations:

- The proposed grading and development should be reviewed with respect to the peak spring groundwater levels to confirm design
- Surface water levels and manual flow measurements should continue to be collected to provide for a basis of comparison of during and post-construction monitoring
- Water quality monitoring should continue at the specified stations to establish background water quality characteristics.

Copies of the Groundwater Monitoring Report have been submitted in sport of the Proposed Applications.

6.5 Westmount Road and Conservation Drive Intersection Operation Assessment Summary Report

The purpose of the Intersection Operations Assessment Summary Report ("Operations Assessment") is to provide greater details and assessment related to the operation of the intersection at Westmount Road North and Conservation Drive.

The Operations Assessment determined the intersection is currently operating at acceptable traffic levels, with the following conclusions and recommendations made for future time horizons when the Property and surrounding sites are fully developed:

- The intersection will become congested in the interim (2021) and by full build-out of the Beaver Creek District community (2035), with several movements operating at a Level of Service F in both weekday morning and afternoon peak hours, based on background traffic volumes;
- The City should restripe the south bound approach to the intersection to allow for two southbound approach lanes, which would result in acceptable Level of Service in the interim (2021) but still results in a Level of Service F by 2035;
- The intersection meets traffic signal warrants for traffic signal control in 2035, based on background traffic volumes;
- The City should begin to monitor the intersection for signal justification in 2020; and

- A roundabout with a 45 metres diameter could be accommodated within the right-of-way at the intersection, and should be considered by the City when traffic signals are justified.

Copies of the Operations Assessment have been submitted in support of the Proposed Applications.

6.6 Environmental Impact Statement

The purpose of the Environmental Impact Statement ("EIS") is to identify natural features in associated with land use policy designations, assess potential impacts of the Proposed Development, and provide mitigation measures to reduce or eliminate impacts.

In accordance with the North Waterloo Scoped Subwatershed Study, the EIS includes two years of pre-construction monitoring, and contains the following assessments:

- Site screening for Species at Risk (SAR) and Species of Conservation Concern (SCC);
- Detailed vegetation classification and inventory;
- Breeding bird surveys;
- Amphibian call surveys;
- Reptile surveys;
- Mammals and other wildlife identification;
- Road crossing mortality monitoring;
- Terrestrial feature monitoring; and
- Aquatic habitat descriptions.

The EIS also identified and summarized the existing conditions of the Property, including soils and terrain, groundwater, and aquatic habitat.

The EIS includes an impact analysis of the Proposed Development on the existing natural features of the Property and classifies the impacts as direct, indirect or induced based on the level of anticipated disruption or displacement. The EIS makes the following recommendations with respect to mitigation of impacts of the Proposed Development on the existing natural features:

- A Stewardship Management Plan be prepared for the Proposed development, and that the Common Hackberry within the hedgerow to the north be integrated into such a plan;
- During the time period from May 1 to July 31, no clearing of vegetation occur within the thicket or woodland habitats;

- A buffer of 30 metres be provide along the edge of the existing wetland. Minor encroachments into the proposed buffer are justified on page 53 of the EIS;
- Implementation of stormwater management strategy, as identified on the Preliminary SWM Report prepared by Meritech Engineering, including the continuation of groundwater monitoring during and post-development and mitigation of sedimentation and erosion;
- Mitigation of dust, noise and lighting impacts on wildlife by imploring best practices during construction, and limiting construction to daytime hours;
- Assessment wildlife use of proposed on-site SWM pond prior to clean-out, and avoid in-water maintenance during the summer season;
- Development of educational and stewardship materials as well as signage for future residents regarding existing natural features; and
- Adherence to the pre-, during and post-construction monitoring program as identified in the EIS.

Copies of the EIS have been submitted in support of the Proposed Applications.

6.7 Geotechnical Engineering Report

The purpose of the Geotechnical Engineering Report ("Geotechnical Report") was to determine the subsurface soil and groundwater conditions, and prepare geotechnical recommendations regarding site grading, site servicing, pavement construction, house construction, excavation and dewatering, and stormwater infiltration.

The Geotechnical Report concludes that the Property is suitable for the proposed residential development, subject to a number of recommendations related to site grading, site servicing, pavement design, building foundations and basements, and infiltration.

Copies of the Geotechnical report have been submitted in support of the Proposed Applications.

6.8 Preliminary Environmental Noise Impact Assessment

The purpose of the Preliminary Environmental Noise Impact Assessment ("Noise Impact Assessment") is to summarize the expected noise levels for the proposed development based on traffic information provided for Beaver Creek Road and Conservation Drive.

The Noise Impact Assessment concludes that several lots are anticipated to be subject to noise levels exceeding the objectives set by the Regional Municipality of Waterloo, and recommends that noise warning clauses be included for specific lots, along with the erection of a noise wall at specified locations along Conservation Drive.

Copies of the Noise Impact Assessment have been submitted in support of the Proposed Applications.

7. Planning Justification and Analysis

7.1 Context and Site Suitability

The Property is located in northwest Waterloo, and remains as one of the last undeveloped greenfield properties within the municipal boundary. The Property is immediately adjacent to existing low rise residential to the east, which is approximately 5 to 15 years old. The adjacent residential community to the east is generally comprised of low density, single detached houses and was designed to allow for the future extension of Rideau River Road and Pinery Trail westward. The Proposed Development will result in appropriately sized and scaled low and medium density residential development that is consistent and compatible with the existing residential uses to the east.

The Proposed Development has been designed with a central park and future elementary school site. With the extension of Rideau River Road and Pinery Trail, the proposed neighborhood park and future school are easily accessible to future residents of the Proposed Development as well as the existing residents to the east.

There are a number of community amenities and services within reasonable proximity to the Property, including Laurel Creek Conservation Area and Reservoir and the Stork Family YMCA on Fisher-Hallman Road. There are also a number of commercial and convenience retail services located in proximity to the Property, including the St. Jacob's Farmers Market, the Sobey's plaza at Weber Street and Northfield Drive, and the Food Basic's plaza at Erbsville Road and Laurelwood Drive.

In addition to the existing community and commercial amenities within a reasonable distance to the Proposed Development, the recently approved District Plans identifies a number of community and commercial amenities that will ultimately service future residents of the Proposed Development. These include neighbourhood commercial uses at the southeast corner of Conservation Drive and Beaver Creek Road, neighbourhood and community-scale parks strategically located throughout the Beaver Creek Meadows district, and plans for a future municipal outdoor sports facility.

In summary, the Proposed Development is appropriate in terms of site suitability and context as it provides for the logical and efficient extension of the existing residential neighbouhood to the east, and will result in additional community amenities and services available to the broader community. The Proposed Development is consistent in size and character of the surrounding residential uses, and is within reasonable proximity to a number of existing and proposed community and commercial services and amenities that are accessible for future residents.

7.2 Policy and Regulatory

7.2.1 Provincial Policy Statement

The PPS states that healthy and liveable communities are sustained by an “appropriate range and mix” of residential, employment, institutional and recreational uses. The Proposed Development is comprised of a mix of urban uses, including singles and townhouse, open space and park blocks, and a future school block. In addition, there are future small-scale mixed-use and commercial uses identified in the District Plan on the south side of Conservation Drive. The Proposed Development will result in a mixed-use community consisting of a range of urban using, providing amenities and services on both a neighbourhood and community level.

The PPS encourages cost effective and efficient land use patterns that minimizes land consumption by promoting growth adjacent to existing development. The Proposed Development is an extension of the existing low density residential uses to the east of the Property, and will connect to the existing road network, community infrastructure and municipal services.

The existing low density residential development to the east of the Property is comprised of larger single detached lots with very few townhouse developments. The Proposed Development includes a mix of smaller single detached lots with street townhouses and back-to-back townhouses, broadening the type of housing available within the community. The result is a higher density, more compact form of development, which is consistent with the policy directives of the PPS.

Finally, the PPS encourages the protection of natural features and areas. The Proposed Development contains large open space blocks adjacent to Beaver Creek that are comprised of the existing natural features and landscapes as well as appropriate development buffers. The open space blocks will provide for the protection of the existing natural features as well as ensure sufficient separation from the future urban uses, which is consistent with the policy objectives of the PPS regarding the maintenance and enhancement of natural features.

In summary, the Proposed Development is consistent with the PPS as it will result in a compact, mixed-use development at higher densities. The Proposed Development represents a logical extension of an existing residential community that will make efficient use of existing infrastructure and services. Finally, the Proposed Development provides for the protection and maintenance of existing natural features for the long-term.

7.2.2 Places to Grow: Growth Plan for Greater Golden Horseshoe

The Growth Plan states that growth and development will be accommodated by building compact, complete communities in designated greenfield areas that provide for a mix of land uses and housing types. The Proposed Development, which is located within a greenfield area, is comprised of residential, open space/park, and institutional uses with commercial/retail uses are identified in the District Plan for the southeast quadrant of Conservation Drive and Beaver Creek Road.

The Growth Plan requires that all development within designated greenfield areas be planned to achieve a minimum density of not less than 50 people and jobs per hectare. The Proposed Development, which contains single detached, townhouse and back-to-back townhouse dwellings and a future elementary school block, would result in a total of approximately 1800 people and jobs. With a total developable area of 24.88 hectares (28.64 hectares less 3.76 for the existing wetland), this equates to an approximate density of 58.4 persons and jobs per hectare, which is greater than the density targets established in the Growth Plan for designated greenfield areas.

In summary, the Proposed Development is consistent with the Growth Plan as it will provide for a compact, complete community comprised of a mix of land uses and housing types, and will achieve the density targets established by the Province for designated greenfield areas.

7.2.4 Region of Waterloo Policy Considerations

The Proposed Development is comprised of a mix of urban land uses, all of which are permitted within the City Urban Area designation as contained with the ROP.

As required by the Growth Plan, the ROP contains a minimum density target for Urban Designated Greenfield Areas. In accordance with Policy 2.D.17 (b), the Proposed Development is required to meet or exceed a minimum density target of 55 residents and jobs per hectare. As noted above, the Proposed Development will result in an approximate density of 58.4 people and jobs per hectare, exceeding the Region's greenfield density target.

A portion of the Property is designated as Core Environmental Feature in the ROP. Accordingly, no development is permitted within the existing feature. The EIS completed in support of the Proposed Development has identified a 30 metre buffer from the existing wetland, which has been incorporated into the open space blocks as identified on the draft plan of subdivision. The inclusion of the 30 metre buffer provides sufficient separation

between the existing natural feature and future urban uses, enhancing the protection of the natural feature and its ecological function.

In summary, the Proposed Development conforms to the ROP as is provides for a mix of urban land uses in a compact form, and will assist the Region in achieving its density targets for Urban Designated Greenfield Areas. The Proposed Development will also provide for the protection and enhancement of the natural features associated with Beaver Creek and their ecological function.

7.2.4 City of Waterloo Policy Considerations

The Official Plan designates the majority of the site as Low Density Residential, which permits the range of residential uses identified as part of the Proposed Development, as well as the future elementary school block and neighbourhood park block.

The Property is also designated as Core Natural Feature and Supporting Natural Feature in the Official Plan. As discussed above, the EIS completed in support of the Proposed Development identified a 30 metre buffer from the existing wetland to provide a sufficient development setback, which has been incorporated into the open space blocks as identified on the draft plan of subdivision.

The Property is located within the Beaver Creek Meadows District and subject to the policy objectives of the District Plan. In accordance with the District Plan, the Beaver Creek Meadows neighbourhood is intended to be developed as a complete community based on a vision and guiding principles. The following provides a summary of how the Proposed Developments helps to achieve the vision for the Beaver Creek Meadows neighbourhood:

Vision	Response
Pedestrian-oriented and transit-supportive	The Proposed Development provides for the extension of Rideau River Road and Pinery Trail westward, which each have municipal sidewalks. The Proposed Development has been designed to include a number of walkway blocks and linkages, providing pedestrian connections within the immediate neighbourhood and to the broader community. These walkways and linkages also provide connections to proposed community amenities on the Property, including parks, open space and future institutional uses.

	There is an existing Grand River Transit (GRT) Route (73) that loops from Conservation Drive to Lake Louise Drive and back to Westmount Road, which is approximately 850 metres east of the Property. The District Plan identifies recommended transit routes along Conservation Drive and Pinery Trail connecting to Beaver Creek Road, which will serve this neighbourhood.
Diversity of residential uses focused around a Mixed-Use Node	The Proposed Development provides for a mix of single detached, townhouse and back-to-back townhouse units, varying in size and scale. The higher-density townhouse and back-to-back townhouses have been located around the Mixed-Use Node identified at the corner of Conservation Drive and Beaver Creek Road.
Distinguished high quality urban design	The Proposed Development has been designed with priority views and enhanced urban design in mind, such as the parkettes located at the intersection of Conservation Drive and Beaver Creek Road, and a number of terminating street views located throughout the draft plan subdivision. An urban design brief will be prepared in accordance with the District Plan at the time of development that will detail the various urban design principals and guidelines
Strong connections to Open Space Land uses, the Natural System and other Districts	The Property contains a portion of Beaver Creek and its associated natural area, which has been identified as open space as part of the Proposed Development. The intent is to provide for future passive recreational trails on the periphery of the open space block, providing linkages to existing natural features to the south and north of the property. In addition, the Proposed Development has been design with a number of walkways, trails and connections, providing pedestrian linkages on and off the Property.
Multi-modal transportation options	As noted above, the Proposed Development has been designed with a number of walkways, trails and pedestrian connections.

	The District Plan recommends a future transit route along Conservation Drive and Pinery Trail connecting to Beaver Creek Road.
Creating a sense of place	The Proposed Development has been designed as a compact, complete mixed community comprised of residential, open space and park, and institutional uses. The Property is immediately adjacent to a future mixed-use commercial use on the south side of Conservation Drive in the District Plan. Future residents will have access to a number of community and commercial amenities, creating a community in which residents can live, work, and play, and integrate with Beaver Creek.

The Property contains a number of land use designations as identified in the District Plan. The following provides a summary of those designations, and how they have been incorporated into the Proposed Development:

Proposed Designation	Objectives	Commentary
Low Density Residential 1	• Single detached, semi-detached and townhouse dwellings • Maximum height of 3 storeys • Target density range of 25 to 35 uph • Minimum frontage of 9.0 metres; maximum frontage of 13.0 metres	• Single detached residential • Lot frontage of 9.0 metres to 13.1 metres • Tradition two-storey building height • Approximate density of 30 uph
Low Density Residential 2	• Duplexes, townhouses, triplexes, terrace dwellings and low rise apartment • Maximum height of 4 storeys • Target density range of 35 to 60 uph • Apartments only along Conservation Drive	• Proposed as single detached residential due to proximity to school block and anticipated traffic; townhouses would result in additional driveway locations along Beaver Creek Road extension, which has the potential to interfere with school traffic during peak hours • Lot frontage of 9.0 metres to 11.0 metres • Tradition two-storey residential units
Mixed Use Medium Density Residential	• Townhouse, triplexes, terrace dwellings and low rise apartments	• Street townhouses and back-to-back townhouses proposed

	• Minimum height of 9.0 metres, maximum height of 6 storeys • Density target of 60 to 100 uph • Can include office, medical clinics, convenience retail, restaurants, childcare centres, and personal services	• Minimum height of 2-storeys; maximum height of 3-storeys • Approximate density of 65 uph • Considerations for possible live/work units
Open Space – Park	• Municipal parks and trails • Easily accessible and walkable • Close to community trails	• Neighbourhood park located adjacent to future school • Three points of access (Street 'C', Street 'E' and through school block) • Proximity to open space block and future community trail
Stormwater Management Facility	• Designed to provide park-like setting • Enhance landscape and connections to community trails	• Adjacent to proposed park block; to be designed in coordination • To provide access to future community trail on open space block
Natural System	• Demonstrate no adverse impact on natural feature or its ecological function	• Open space blocks incorporated 30.0 metres setback to wetland to protect natural feature.

The intersection of Conservation Drive and Beaver Creek Road is the main intersection within the Beaver Creek District, and has been identified as future Mixed Use Node. The intersection also acts as the primary entrance to the Proposed Development. The Proposed Development has been designed to provide for increased densities and potential mixed-use residential development on the north side of the intersection, which will help reinforce the intended function of the node at the intersection of Conservation Drive and Beaver Creek Drive. In addition, parkette blocks have been identified on the northeast and northwest corner of the intersection to provide for additional design elements and/or features to reinforce the prominence of the intersection.

The District Plan identifies different components of an Active Transportation Network, including trails, pedestrian linkages and future transit routes. The Proposed Development has been designed to provide for ease of access within and between communities; a number of walkway blocks and pedestrian linkages have been provided for as well as street connections to the existing road network to the east.

In summary, the Proposed Development conforms to the Official Plan as it provides for the range of low density residential and accessory uses permitted within the Low Density Residential designation, and results in the protection and enhancement of the existing natural features. The Proposed Development implements the proposed land use

designations and policy objectives of the District Plan, resulting in a complete and compact mixed-use community.

8. Summary and Conclusion

GSP Group Inc. has been retained by 2115881 Ontario Limited to submit applications for a Draft Plan of Subdivision and Zoning By-law Amendment for the property located at 556, 570 and 576 Conservation Drive in the City of Waterloo. The Draft Plan of Subdivision and Zoning By-law Amendment are required in order to permit the proposed development, which is comprised of single detached and townhouse dwelling units, open space and park blocks, a future school block, and associated stormwater management facility.

A series of technical studies and reports have been undertaken for the Proposed Development. These studies have demonstrated the technical feasibility of the Proposed Development, and form the basis for future detailed design.

The Proposed Development is appropriate in terms of site suitability, character, compatibility and context as it provides for the logical and efficient extension of the existing residential neighbouhood to the east, and will result in additional community amenities and services available to the broader community.

The Proposed Development is consistent with the PPS as it will result in a compact, mixed-use development. The Proposed Development is a logical extension of an existing residential community that will efficiently use existing infrastructure and services. Finally, the Proposed Development provides for the protection and maintenance of existing natural features for the long-term.

The Proposed Development is consistent with the Growth Plan as it will provide for a compact, complete community comprised of a mix of land uses and housing types, and will achieve the density targets established by the Province for designated greenfield areas.

The Proposed Development conforms to the ROP as is provides for a mix of compact land uses, and will assist the Region in achieving its density targets for Urban Designated Greenfield Areas. The Proposed Development will also provide for the protection and enhancement of the natural features associated with Beaver Creek and their ecological function.

Finally, the Proposed Development conforms to the City of Waterloo Official Plan as it provides for a range of low density residential housing forms permitted within the Low Density Residential designation, and results in the protection and enhancement of the existing natural features. The Proposed Development implements the proposed land use

designations, policy objectives and visions of the District Plan, resulting in a complete and compact mixed-use community.

The Proposed Development and related Official Plan and Zoning By-law Amendments are appropriate for the Property, and represent good plan as it implements the provincial, regional and local municipal planning policy directions regarding appropriate, effective and efficient growth and development, and are suitable in terms of site context.

APPENDIX A:
Pre-Submission Consultation

Record of Pre-submission Consultation

Region of Waterloo

The purpose of the Pre-submission Consultation Meeting is to review a proposed development application and identify the need for, and scope of, the *other information and materials* necessary for a thorough review of the development application. This Record of pre-submission consultation documents the required *other information and materials* that must be submitted in conjunction with the application form and fees. It will be used by Planning Staff in determining whether the application is complete. This form does not preclude staff or other agencies from requiring additional reports/studies/plans throughout the development review process as required.

Owner: 2115881 Ontario Limited (Cook Homes) **Applicant:**

Agent: GSP Group **File No (if applicable):**

Project Name:

Type of Application: Plan of Subdivision **Site Location:** Conservation Dr. and Beaver Creek Rd., Waterloo

Meeting Date(s): September 8, 2015 **Submission Date:** July 31, 2015

Meeting Participants:

Name	Agency	Contact
Glenn Scheels	GSP Group	
Kristen Barisdale	GSP Group	
Ian Cook	2115881 Ontario Limited	
Amanda Froese	Meritech Engineering	
Elaine Gosnell	Natural Resource Solutions	
Kaitlyn Smith	Grand River Conservation Authority	
Trevor Hawkins	City of Waterloo	
Robyn McMullen	City of Waterloo	
Shilling Yip	Region of Waterloo	

File summary:

2115881 Ontario Limited is proposing a plan of subdivision to provide for a range of low rise residential units (approximately 350) consisting a mix of singles, semis and townhouses, together

with blocks for a school, park, stormwater and open space on full municipal services. The 28.64 ha (70.77 ac) site is situated on the north side of Conservation Drive at Beaver Creek Road in the new Beaver Creek Meadows District area of the City of Waterloo. A corresponding City of Waterloo zone change application will be required for the uses proposed.

Presubmission Consultation Meeting

A joint Presubmission meeting for the plan of subdivision and corresponding zone change applications was held at the City of Waterloo on September 8, 2015. The following matters were discussed:

- The Beaver Creek Meadows District Plan will need to be adopted by City of Waterloo Council which is expected to tabled next month.
- Infrastructure upgrades required to Beaver Creek Road and Conservation Drive (including municipal services) in order to accommodate growth in the area. Class EA underway.
- Residential units to face Conservation Drive (no driveways)
- Street connection to Brohman property to the west to be considered
- Traffic calming required
- Waterloo Region District School Board site requirements (size of block)
- No commercial is being proposed
- Two (2) years of environmental predevelopment monitoring has been completed to date
- EIS: 1) Blanding's turtle (threatened species) on adjacent lands. The Ministry of Natural Resources is currently working on mapping; 2) Requirements of the North Waterloo Scoped Subwatershed Study need to be addressed, e.g., establishment of (and uses within) buffers

Agency comments:

The proposal was circulated to the following agencies: Bell Canada, Union Gas, Rogers Cable Communications, Waterloo Region District School Board, Waterloo Catholic District School Board, Conseil scolaire de district catholique Centre-Sud, Conseil scolaire de District du Centre-Sud-Quest, Prestige Telecom, Hydro One Networks, Waterloo North Hydro, Goderich-Exeter Railway, Township of Woolwich, City of Waterloo, Canada Post, and the Grand River Conservation Authority. Responses were received from the City of Waterloo, the Grand River Conservation Authority and the Waterloo Region District School Board.

The **City of Waterloo** requires the following reports as part of complete zone change and subdivision plan applications (please note the required copies noted are in addition to those copies required by the Region in the attached table at the end of this document):

1. Planning Justification Report (6 copies)
2. Preliminary Servicing Report (8 copies)
3. Preliminary Stormwater Management Report (8 copies)
4. Pre-development monitoring – 2 years minimum (6 copies)

5. Environmental Impact Study – Terms of Reference approved by GRCA, City and Region
6. Hydrogeological and Geotechnical Study (6 copies)
7. Transportation Impact Study (6 copies) – terms of reference approved by City & Region
8. Draft Plan (32 copies)
9. Application fee ($56,549) + sign deposit fee ($311)
10. A signed copy of the Permission to Enter Form (attached), authorizing City staff to enter onto the subject lands for the purposes of evaluating the application
11. A letter of authorization from the land owner authorizing GSP to act on their behalf
12. Digital copies of the above notes plans and studies that meet AODA requirements

The **Grand River Conservation Authority** has indicated a portion of the subject property is regulated by the Conservation Authority and has requested a review of the formal application to ensure conformance with relevant policies of the Provincial Policy Statement, the North Waterloo Scoped Subwatershed Study, and O. Reg. 150/06. The Conservation Authority's review requirements are detailed in the attached comments dated September 14, 2015.

The **Waterloo Region District School Board** has indicated Block 34 on the draft plan is generally a location and configuration that the Board finds appropriate and desired. Its size (2.54 ha) however, does not meet the Board's minimum required 2.83 hectares (7 acres). The School Board requests that the applicant consider a layout that accommodates the additional acreage.

Region of Waterloo Comments

A water servicing strategy will be required. Water Services Engineering & Planning staff has acknowledged receipt of a modelling request by the applicant.

Water Services Hydrogeology and Source Water staff has indicated this proposed development lies within WPSA 8 of the Waterloo North Well Field. The proposed development also lies within the subwatershed boundary defined in the North Waterloo Scoped Subwatershed Study. The proponent will be required to conform to the requirements presented in the North Waterloo Scoped Subwatershed Study as it relates to technical study and ongoing monitoring specifications.

The following will be required as part of complete subdivision and zone change applications:

- Hydrogeological Study (must include a proposed ongoing monitoring program)
- Preliminary Stormwater Management and Grading Plan (to include maximum infiltration of clean stormwater runoff through lot-level and conveyance infiltration features)

Subject to review of the formal planning applications, the following will be required as conditions of draft approval:

- Final Stormwater Management Plan and Grading Plan. The final SWM will need to demonstrate that soils are capable of infiltrating the design capacity volumes for any conveyance and/or end-

of-pipe infiltration galleries. This will require soil testing for confirmation (i.e. Guelph Permeameter or equivalent method)

- Decommissioning of the existing domestic well and septic system on the property

- Salt Management Plan (SMP) for any multiple-residential, institutional or employment land blocks (at site plan). As part of the SMP staff would encourage the proponent to incorporate design considerations with respect to salt management, including:

  - Ensure that cold weather stormwater flows are considered in the site design. Consideration should be given to minimize the transport of meltwater across the parking lots or driveway. This also has the potential to decrease the formation of ice and thereby the need for de-icing.
  - Directing downspouts towards pervious (i.e. grassy) surfaces to prevent runoff from freezing on parking lots and walkways.
  - Locating snow storage areas on impervious (i.e. paved) surfaces.
  - Locating snow storage areas in close proximity to catchbasins.
  - Using winter maintenance contractors that are Smart About Salt™ certified.
  - Using alternative de-icers (i.e. pickled sand) in favour of road salt.

The proponent is eligible for certification under the Smart About Salt™ program for this property. Completion of the SMP is one part of the program. To learn more about the program and to find accredited contractors please refer to: http://www.smartaboutsalt.com/. Benefits of designation under the program include cost savings through more efficient use of salt, safe winter conditions by preventing the formation of ice, and potential reductions in insurance premiums.

Corridor Management staff identified two issues/concerns: transit and road traffic noise.

Grand River Transit plans on coming into this subdivision on Pinery Trail, and come south on Street A. These two streets will require adequate designs to accommodate transit services. The number of stop locations and financial contribution can be determined at time of formal review of the applications.

A road traffic noise study will be required if the forecast for Conservation Drive is near or at 4,000 AADT.

Though not discussed at the presubmission meeting, a Transportation Impact Study will be required (a pre-TIS submission meeting will also be required). This meeting notwithstanding, the following intersections should be assessed: Erbsville Rd. and Conservation Dr., Northfield Dr. and Westmount Rd., and Bearinger Rd. and Laurelwood Dr. FYI, there is currently no road works scheduled in the Region's 10-year Transportation Capital Program for Erbsville Road in this area.

A portion of the property is within a Core Environmental Feature. An Environmental Impact Statement will be required. A terms of reference must be determined by the City, GRCA and Region.

Planning Justification Report is also required with the application. This should include whether the density meets ROP requirements.

An archaeological assessment will be required.

Other Criteria & Additional Notes (attach additional information as required):

The Region's Plan of Subdivision application form and additional application submission requirements are available on the Region's website.

The fee for submission of a complete application is $2,500.00 plus $250.00 per hectare (to maximum fee of $10,000.00).

The fee for draft approval is $3,500.00.

The fee for registration release is $2,000.00 per phase.

Staff Person handling the file:	Shilling Yip	**Contact information:**	syip@regionofwaterloo.ca (519) 575-4496

To whom should all correspondence be sent?

Owner	
Applicant	
Agent	X
Other	

Contact information:

Glenn Scheels
GSP Group
72 Victoria Street S., Suite 201
Kitchener, ON N2G 4Y9

Staff Signature: Shilling Zhao **Date:** November 12/15

Commissioner (or delegate) Signature: B Shore **Date:** Nov 13/15

Checklist of *Other Information and Materials* Required for a Complete Application:

Report/Study	Required	Reviewing Agent	# of Copies	*For Office Use Only* Provided	Date	Complete	Date
Affordable Housing Report/ Rental Conversion Assessment							
Aggregate/Mineral Resource Analysis							
Agricultural Impact Assessment							
Archaeological Assessment	2						
Chloride Impact Study							
Cut & Fill Analysis							
Development Phasing Plan							
Dust Impact Analysis							
Environmental Impact Study	6						
Environmental Site Assessment /Record of Site Condition							
Groundwater Monitoring (Minimum 2 years)	4						
Heritage Impact Assessment							
Hydrogeological Assessment	3						
Land Use Compatibility Study							
Landfill Impact Study							
Local Air Quality Study							
Minimum Distance Separation							
Natural Heritage Inventory							
Noise Study (stationary noise)							
Odour Impact Assessment							
Parking Analysis							
Pedestrian Route and Sidewalk Analysis							
Planning Report	25						
Preliminary Grading, and Erosion & Sedimentation Control Plan	5						
Preliminary Stormwater Management Report/Plan	4						
Retail/ Commercial Impact Analysis Study							
Roundabout Feasibility Analysis							
Servicing Report	5						
Slope Stability Study and Report							
Soils/Geotechnical Study	3						
Subdivision/Condominium Plan(s)	30						
Traffic Calming Options Report							
Transit Assessment							
Transportation Demand Management Options Report							
Transportation Impact Study	4						
Urban Design Report/Brief							
Vibration Study							
Water Servicing Strategy	2						

___ **Complete** ___ **Application cleared for acceptance and circulation**

___ **Incomplete**

___ **Letter identifying which additional studies are required** **Date:** _____

PERMISSION TO ENTER

APPLICATIONS SUBMITTED UNDER THE PLANNING ACT

Date:_____

Director of Development Approvals
City of Waterloo
100 Regina St S
Waterloo, ON N2J 4A8

Re: _____
(insert application type(s))

Location of subject property(ies): _____
(municipal address or legal description)

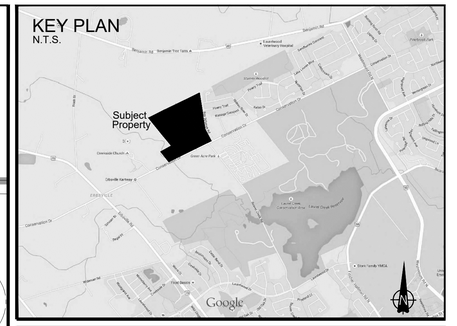
I hereby authorize the City of Waterloo and each of its directors, officers, employees, solicitors and agents to enter onto the above noted property(ies) for the purpose of evaluating the merits of this/these application(s) or request(s) over the time this/these application(s) or request(s) is/are under consideration by the City of Waterloo.

_____
(signature of owner or authorized agent)

_____
(please print name)

APPENDIX B:
Draft Plan of Subdivision





DRAFT PLAN OF SUBDIVISION

Part of Lot 28
German Company Tract
City of Waterloo
Regional Municipality of Waterloo

LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Residential (single detached)	1-258	258	8.62
Street Townhouses	259-301, 414-478	108	2.22
Back-to-Back Townhouses	302-413	112	1.14
School	479		2.88
Park	480		1.22
Parkette	481-483		0.12
Open Space	484-486		4.75
Stormwater Management	487		1.06
Trail	488		0.31
Walkway	489-492		0.07
Road Widening	493		0.20
0.3m Reserve	494-496		0.00
Roads			6.05
Total		478	28.64

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT)

INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and I ARE AS SHOWN ON THE DRAFT PLAN.
h) Municipal water supply
i) Well-drained sandy loam on lacustrine deposits
k) All sanitary and storm sewers as required

OWNER'S CERTIFICATE

I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE REGIONAL MUNICIPALITY OF WATERLOO.

OWNER _____ DATE _____

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

SURVEYOR _____ DATE _____

GSP group
PLANNING I URBAN DESIGN I LANDSCAPE ARCHITECTURE
gspgroup.ca

REVISIONS
February 1, 2016
March 3, 2016
March 30, 2016
May 2, 2016

Date: July 29, 2015	Drawn By: S.L.	Dwg. File Name: dp09009h.dwg
Scale: 1:1250 metric	Project No.: 09009.40	

APPENDIX C:
Proposed Zoning By-law

Proposed Zoning By-law Amendment
556, 560 and 576 Conservation Drive
Part Lot 28, German Company Tract, City of Waterloo

a) That By-law No. 1418 is hereby amended by changing the zoning on the lands shown on Map XX, attached hereto, from Agricultural (A) to Residential (R), Medium Density – Three (MD3), Institutional (I), Green One (G1), Green Two (G2) and Green Three (G3), municipally known as 556, 560 and 576 Conservation Drive, provided further that:

I. Notwithstanding Section 17A.2.3, the following regulations shall apply:

a) Minimum corner lot width of 11.0 metres
b) Minimum front yard setback to the house of 3.0 metres
c) Minimum rear yard setback of 7.0 metres
d) Minimum flankage (corner) setback to the house of 3.0 metres
e) Minimum side yard of 1.2 metres on side, 0.6 metres on other side
f) Minimum setback to the garage of 5.8 metres
g) Maximum chimney encroachment into side yard of 2.0 metres
h) Maximum steps and walkway encroachment into site yard of 0.5 metres
i) Maximum building height of 11.5 metres
j) Minimum distance between buildings of 2.0 metres

II. Notwithstanding Section 19A.2.1, the following regulations shall apply to back-to-back townhouses:

a) Minimum front yard width of 6.0 metres
b) Minimum front yard setback to house of 3.0 metres
c) Minimum flankage (corner) lot setback to house of 3.0 metres
d) Minimum corner lot width of 9.0 metres
e) Maximum porch encroachment (front, side or flankage) of 2.0 metres
f) Maximum building height of 13.5 metres

III. Notwithstanding Section 19A.2.1, the following regulations shall apply to street townhouses:

a) Minimum lot width of 6.0 metres
b) Minimum corner lot width of 12.0 metres
c) Minimum front yard setback to house of 3.0 metres
d) Minimum rear yard setback of 7.0 metres
e) Minimum flankage (corner) setback to house of 3.0 metres
f) Minimum side yard setback of 1.5 metres
g) Minimum setback to garage of 5.8 metres
h) Maximum chimney encroachment into side yard of 1.0 metres
i) Maximum porch encroachment (front, side or flankage) of 0.5 metres
j) Maximum step encroachment of 0.5 metres
k) Maximum building height of 11.5 metres