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URBAN DESIGN
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ARCHITECTURE

KITCHENER
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BARRIE
BURLINGTON

PLANNING JUSTIFICATION **REPORT**

OFFICIAL PLAN AMENDMENT,
ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF CONDOMINIUM

720 Erbsville Road

City of Waterloo

Date:
December 2021

Prepared for:
Peter de Groot

Prepared by:
MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)
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Our File 0977D

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1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") has been retained by Peter de Groot ("the owner") to prepare the Planning Justification Report and coordinate the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium applications, for development of the property municipally known as 720 Erbsville Road, in the City of Waterloo ("the subject lands").

The subject lands are currently vacant with a total area of approximately 9.2 hectares, with approximately 3.6 hectares defined as developable for residential use. The lands are located on the east side of Erbsville Road with a portion having frontage on Conservation Drive in the north west portion of the City of Waterloo.

The proposed development is for low density residential housing types, including townhouses and stacked townhouses. A total of 179 residential dwelling units are proposed, including 59 townhouses and 120 stacked townhouses.

The subject lands are located in the Urban Area Boundary of the City of Waterloo and identified as Special Policy Area 3 on Schedule A6 of the Official Plan. The lands are subject to the Erbsville South Block Plan, approved by the City of Waterloo in 2020.

The subject lands are zoned Future Determination (FD) by the City of Waterloo Zoning By-law. The existing zoning only permits uses, buildings and structures which legally existed on the lot on the effective date of the By-law. No new residential uses are permitted on the subject lands under the existing zoning. Therefore, a Zoning By-law Amendment is required to permit the proposed low density residential development. Specifically, the Zoning By-law Amendment seeks to rezone the southern portion of the subject lands fronting Erbsville Road from FD to Conservation (OS3) and Residential Eight with exemptions (R8-XX) to permit site specific performance standards to facilitate the proposed development.

This planning report supports the required application and includes:

- An introduction and general description of the subject lands, surrounding uses and existing conditions, to provide an understanding of the locational and policy context;
- A description of the proposed Official Plan Amendment, Zoning By-law Amendment and overview of the proposed development;
- An assessment of the policy framework in relation to the proposed development and assessment of consistency with the Provincial Policy Statement and conformity with the Growth Plan, the Region of Waterloo Official Plan and the City of Waterloo Official Plan; and,
- Consideration and integration of recommendations from the supporting studies and reports.

MHBC has been responsible for the overall coordination of the applications. All required reports have been prepared and submitted concurrently with the planning applications.

1.1 Pre-Consultation

A pre-consultation meeting was held on August 14, 2020 to discuss the proposed Zoning By-law Amendment to permit the proposed townhouse development at 720 Erbsville Road. A list of the technical requirements for the submission of a complete zoning by-law amendment application was discussed during the meeting and are listed below.

- Cover Letter
- Zoning By-law Amendment Application Form
- City of Waterloo Fees
- Region of Waterloo Fees
- Grand River Conservation Authority Fee
- Permission to Enter Form
- Owner Authorization Form
- Environmental Site Screening Questionnaire
- Section 59 Notice
- Planning Justification Report
- Design Guidelines & Master Plan
- Draft Plan of Condominium
- Scoped Environmental Impact Study
- Environmental Noise Study
- Scoped Transportation Study
- Functional Engineering & Stormwater Management Report
- Chloride Impact Assessment & Salt Management Plan
- Record of Site Condition and Acknowledgement Letter from the Ministry of Environment & Climate Change
- Hydrogeological Assessment
- Archeological Assessment

The submission does not include the following studies:

- Scoped Transportation Impact Study (TSI) – Significant study was completed as part of the Erbsville South Block Plan and road improvements were considered on the basis of the land use designations that were established. The proposed development is based on the Block Plan approved land use framework. The Region has also identified the Erbsville Road improvements in the revised Capital Program.
- Chloride Impact Assessment & Salt Management Plan – The Region of Waterloo confirmed that a Chloride Impact Assessment is not required and that the Salt Management Plan is required at the Site Plan/Plan of Condominium stage.

- Record of Site Condition and Acknowledgement Letter from the Ministry of Environment & Climate Change – The need for a Record of Site Condition will be further discussed and timing can be addressed through the zoning by-law or draft plan conditions.

2.0 CONTEXT

The subject lands are located in the north-west portion of the City of Waterloo on the east side of Erbsville Road. The Laurelwood Commons commercial plaza and Sir John A. MacDonald Secondary School are located approximately 1.0 kilometres to the south of the subject lands, Conservation Drive is located approximately 300 metre north of the subject lands and Columbia Street West is located approximately 2.3 kilometres south of the subject lands. The location of the subject lands is shown on **Figure 1.**

The subject lands are a single property with a total area of approximately 9.3 hectares and a residential developable area of 3.23 hectares. The property is currently occupied by a single detached dwelling with the balance of the property farmed and treed with frontage on Erbsville Road and Conservation Drive. The subject lands are generally flat with a gentle slope beginning at Erbsville road and the elevation gently declining towards the treed portion at the eastern edge of the property.

The subject lands are located adjacent to existing residential neighbourhoods with excellent access to existing transportation networks, including:

- Erbsville Road which is a Regional Arterial, Columbia Street West which is a City Arterial, and Laurelwood drive and Conservation drive which are both Major Collector Roads;
- The existing City-Wide Cycling and Multi-Use Route on Erbsville Road, Conservation Drive and Laurelwood Drive; and
- Grand River Transit bus route 13 (Laurelwood), which includes a stop at Erbsville Road and Laurelwood Drive.

The surrounding area is characterized by low-rise residential development, generally comprised of single-detached dwellings with semi detached dwellings located further south on Erbsville Road towards Laurelwood Drive. Additional land uses in the area are open space and agriculture that are planned for future development. Community facilities and neighbourhood commercial-type uses are concentrated around the intersection of Erbsville Road and Laurelwood Drive, south of the subject lands. The surrounding context is described in detail below and illustrated on **Figure 2** to this report.

NORTH: Adjacent to the subject lands are single detached dwellings with frontage on Erbsville Road and Conservation Drive, as well as open space. A large portion of lands on the north side of Conservation drive is zoned Future Determination.

EAST: Land uses to the east are primarily agricultural and rural residential lots, with large areas of treed open space. The former Erbsville Kartway is also located east of the subject lands.

SOUTH: Immediately south of the subject lands is open space, and further south is the Forest gate subdivision comprised of single detached dwellings. A rural residential lot is located on the opposite side of Erbsville Road, facing the Forest Gate subdivision. Further south of the subject lands are more single detached dwellings, semi detached dwellings, Sir John A MacDonald Secondary School and the Laurelwood Commons Commercial Plaza, including a Grocery store, convenience commercial uses and various restaurants.

WEST: Immediately west of the property on the west side of Erbsville Road is the new Regal Place development comprised of single detached dwellings. Schnar Street is also located west of the subject lands and is occupied by single detached dwellings, the YMCA early years centre and open space. The remaining lands to the west of the subject lands fronting Erbsville Road and Conservation drive are occupied by single detached dwellings and open space. Lands fronting Schnarr Street and a large potion of lands located to the south west of the subject lands are included in the Erbsville South Block Plan and intended to the redeveloped though the City's Official Plan and Block Plan policies.



Figure 1:
Location

720 Erbsville Road
City of Waterloo
Region of Waterloo

Legend

Subject Property

Proposed Development Area

Source:
• Contains information provided by the Regional Municipality of Waterloo under licence

Date: May, 2021

Scale: 1:7,500

File: 0977D

Drawn: GC

north

Document Path: K:\0977D- Kahlen 720 Erbsville\RPT\Location.mxd

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Figure 2: **Context map**

720 Erbsville Road
City of Waterloo
Region of Waterloo, ON

LEGEND

- **Subject Property**
- **Proposed Development Area**
- **Trails**
- **Watercourse (GRCA)**
- **Parkland/ Open Space**

Sources:

- Contains information provided by the Regional Municipality of Waterloo under licence
- Waterloo Region 2020 Aerial Imagery

DATE:	May, 2021
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DRAWN:	GC

Document Path: K:\0977D- Kahlen 720 Erbsville\RPT\Context Map\Context Map2.aprx

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3.0 DEVELOPMENT PROPOSAL

3.1 Overview of Development Proposal

The development proposal includes the construction of 179 new residential units made up of townhouse units and stacked townhouse units.

The following is a summary of the planning applications:

- Official Plan Amendment – to permit an increased height of 4 storeys (12 metres) on the subject lands, a maximum width of 6 units, rather than 4 units, and an increased number of vertical units from 2 units to 4 units vertical.
- Zoning By-law Amendment – to permit reduced setbacks, increased building height and a reduced parking rate.
- Plan of Condominium – to establish a Standard Plan of Condominium on the subject lands comprised of 179 townhouse dwelling units, a private road, private amenity areas and a stormwater management facility.

3.2 Design Vision, Objectives and Description of Concept Plan

Design Vision:
The overall vision for the redevelopment of the subject lands is a low-rise sustainable development to provide additional housing choice to the area in a natural setting.

Design Objectives:

- Develop the site with housing types which are different from surrounding land uses to provide housing choice and a more efficient use of the land.
- Introduce pedestrian networks and connections to support the planned pedestrian network on Erbsville Road.
- Provide bicycle parking to promote alternative modes of transportation.
- Maintain the natural area and create views of the natural area from Erbsville Road.
- Provide a development that, through the combination of massing, orientation, pedestrian entrances, architectural elements, detailing, and material selection, will result in a positive addition to the Erbsville South Community.

Description of Development Proposal:

The proposed development is illustrated on the Development Proposal included as **Figure 3** to this Report and is described as follows:

- Stacked townhouse blocks that abut Erbsville Road with frontage on the internal road network. Four blocks will have dual frontage adjacent to Erbsville Road, and one block will be oriented with its flankage yard adjacent to Erbsville Road.
- The stacked and cluster townhouse units within the development will be accessed from an internal private condominium road.
- The density of residential dwellings transitions to a lower form towards the rear of the development limits. Internal blocks are planned to be three-storey cluster townhouse units and the lots along the eastern edge of the development limit are planned to be two-storey cluster townhouses.
- Common amenity area is located internal to the site in the north-east section of the property.
- Shared parking facilities are provided for the stacked townhouse units which will not have independent garages and driveways. These shared parking facilities are located adjacent to or in close proximity to each stacked townhouse block.
- Parking for cluster townhouse units is located in the garage of each unit.
- Internal sidewalks are also provided along the condominium roads, with the potential to connect to future pedestrian infrastructure on Erbsville Road.
- A road connection is provided to the adjacent lands.

The development is proposed to be serviced by municipal water and sanitary servicing off of Erbsville Road, and storm servicing will be provided by an internal storm sewer system which will convey runoff to the proposed stormwater management pond.



Figure 3:

Development Proposal

720 Erbsville Road
Pt. Lot 45 German Company Tract,
Geographic Township Of Waterloo. City Of Waterloo

LEGEND

Proposed Development Area

Property Area: 92,679m² / 9.3ha
Development Area: 32,322m² / 3.23 ha

Townhouses: 59
Stacked Townhouses: 120
Total Units: ± 179

Driveway Parking: 59
Surface Parking: 194
Total Parking: 251 (±1.41/unit)

Notes:
- For conceptual purposes only
- Property boundary approximate, to be verified by survey
- Region of Waterloo 2020 Aerial Imagery
- Environmental constraints based on Erbsville EA Study, September, 2018

DATE: October 4, 2021
FILE: 0977D
SCALE: 1: 750
DRAWN: GC

north

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3.2 Proposed Official Plan Amendment

The City of Waterloo Official Plan identifies the subject lands as Low Density Residential and Open Space on Schedule A (**Figure 4**) and Designated Greenfield Areas on Schedule B3 (**Figure 5**). Schedule A6 further identifies the subject lands as SPA 3. SPA 3 applies to the identified lands in the Erbsville community and permits the development of the SPA 3 lands prior to the preparation of a District Plan, provided a Block Plan has been prepared and approved by the City of Waterloo. In October 2020, Waterloo City Council approved Official Plan Amendment 29, which included the Erbsville South Block Plan Policies. The Erbsville South Block Plan identifies the subject lands as Low Density residential and Environmental System on Schedule A6B.

The Erbsville South Block Plan permits low density residential uses including single detached dwellings, semi-detatched dwellings, triplexes, and townhouse dwellings, excluding stacked townhouse dwellings with more than four dwelling units. Furthermore, section 11.1.3 (31) of the Block Plan states that stacked townhouse buildings will consist of a maximum of 6 units in width and 2 units vertical. The proposed Official Plan Amendment seeks to permit site specific policies for stacked townhouse units, specifically to permit stacked townhouse blocks of 6 units in width, with more than 4 dwelling units and 4 units vertical.

3.3 Proposed Zoning By-law Amendment

The City of Waterloo Zoning By-law zones the subject lands Future Determination (FD) (**Figure 9**). The FD zone was in place to prohibit new development on the subject lands until the City's Block Plan for the Erbsville South neighbourhood was complete. Now that the Block Plan is complete, it is an appropriate time to rezone the lands, to implement the land use policies outlined in the Erbsville South Block Plan.

The proposed zoning by-law amendment seeks to rezone the subject lands from Future Determination (FD) to Residential Eight (R8) and Conservation (OS3). The following site specific provisions are required for development:

- A minimum interior lot line setback of 2.8 metres
- Maximum building height of 12m for stacked townhouse
- Minimum Visitor parking spaces per townhouse unit of 0.05

The subject land will be developed as a plan of condominium, and as a result the lot lines and zoning regulations will not apply to each individual townhouse lot, but to the entire site as a whole property.

3.4 Proposed Draft Plan of Condominium

The subject lands are proposed to be developed through a plan of condominium, as illustrated on **Figure 6**. The proposed plan of condominium will be a standard plan of condominium, comprised of 179 residential units. A private common element road will provide internal circulation on the site and will provide access from Erbsville Road. The proposed common element road will also provide a connection at the south end of the property to the potential future development on the lands located adjacent to

the subject lands to the south. The condominium will also include a common outdoor amenity area. Surface parking will be provided near stacked townhouse unit's to provide parking for residents and visitors. Resident parking for cluster townhouse units will be provided in each unit's garage, and additional visitor parking will be located throughout the site alongside the parking for the stacked townhouse units. The proposed plan of condominium will also include a stormwater management pond as a common element at the north-west corner of the property to manage the storm water requirements of the entire condominium site.

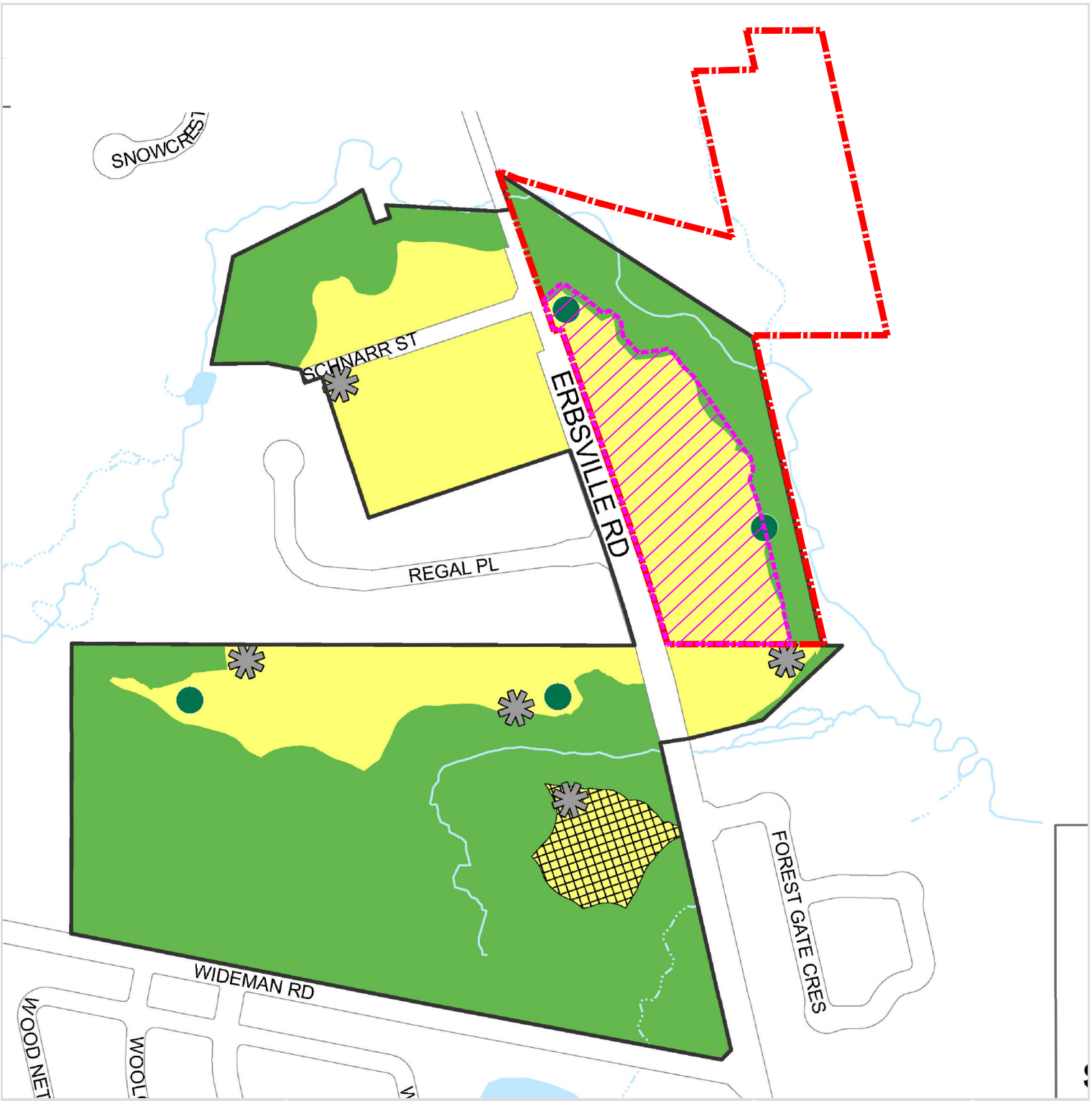


Figure 4:
City of Waterloo Official Plan: Schedule 'A6b'- Specific Provision Area: Erbsville South: Land Use Plan

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

- Subject Lands
- Lands to be redesignated to Low Density Residential Specific Provision Area XX
- Low Density Residential
- Low Density Residential: Specific Provision Area 1
- Conceptual SWM Facility Location
- Erbsville South Block Plan Area
- Environmental System

DATE:	May, 2021
SCALE:	NTS
FILE:	0977D
DRAWN:	GC

north

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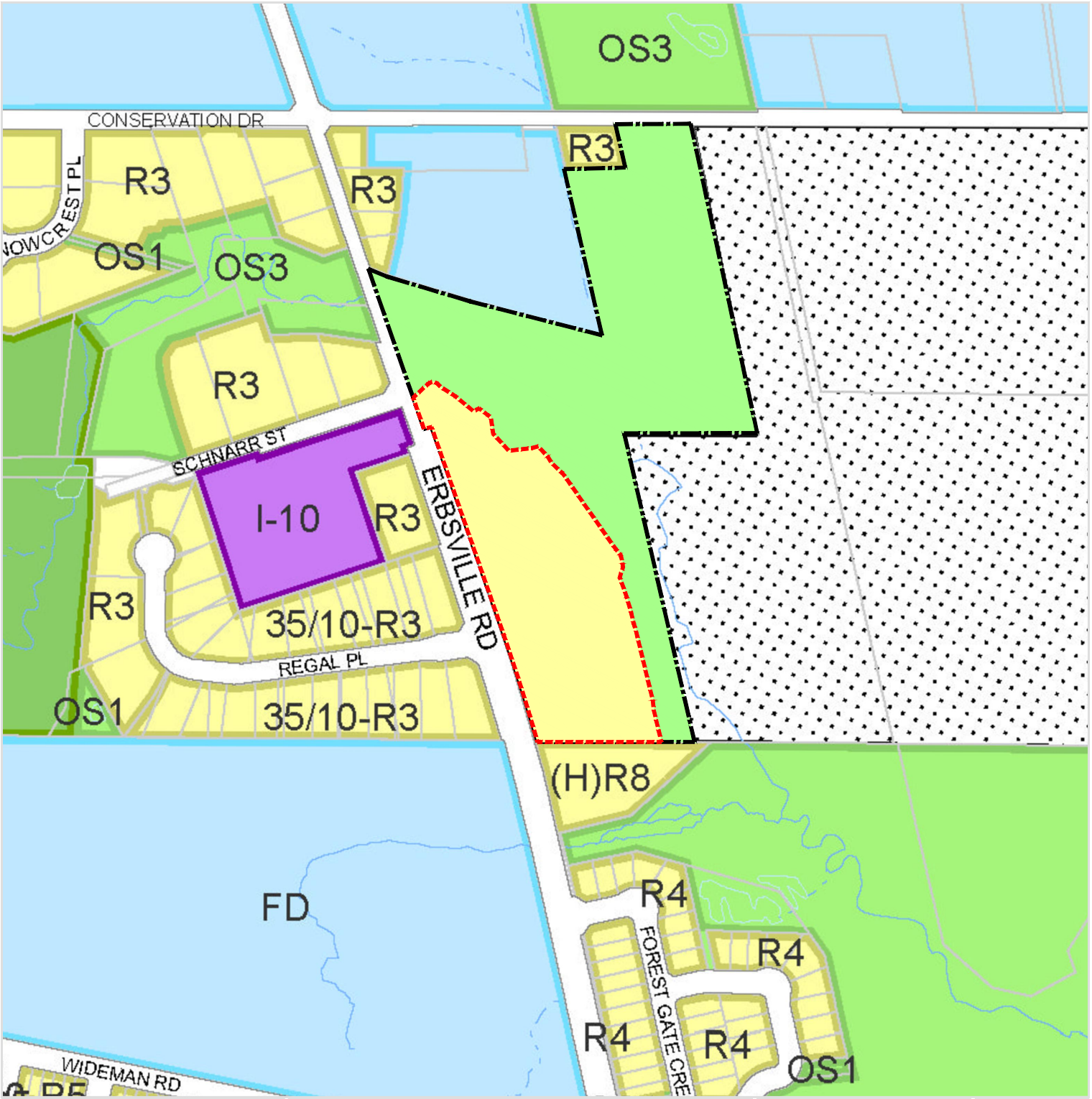


Figure 5:
Zoning By-law Amendement

LEGEND

Lands to be re-zoned from Future Determination (FD) Zone to Residential Eight Exception (R8 -XXX).

Lands to be re-zoned from Future Determination (FD) Zone to Conservation (OS3)

DATE:	May, 2021
SCALE:	NTS
FILE:	0977D
DRAWN:	GC

north

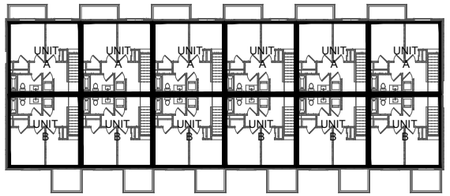
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720 Erbsville Road
City of Waterloo
Region of Waterloo

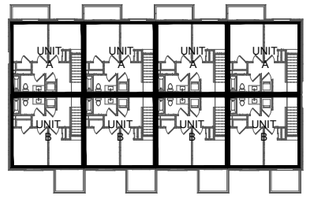
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Figure 6:

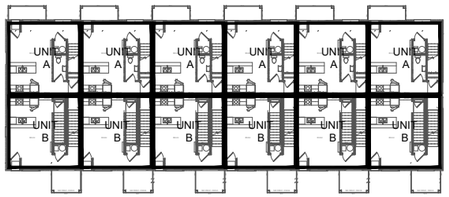
STACKED TOWNHOUSE (24)
3RD FLOOR (NOT TO SCALE)



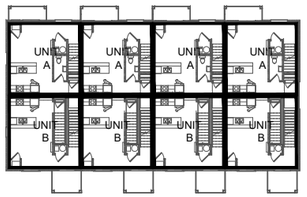
STACKED TOWNHOUSE (16)
3RD FLOOR (NOT TO SCALE)



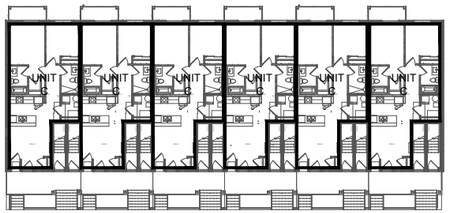
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2ND FLOOR (NOT TO SCALE)



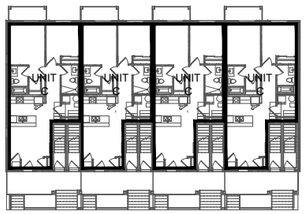
STACKED TOWNHOUSE (16)
2ND FLOOR (NOT TO SCALE)



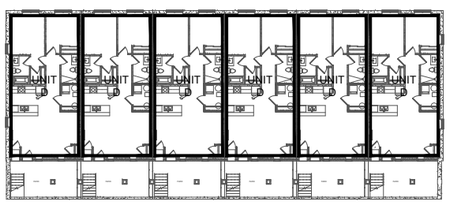
STACKED TOWNHOUSE (24)
GROUND FLOOR (NOT TO SCALE)



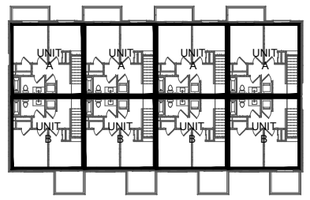
STACKED TOWNHOUSE (16)
GROUND FLOOR (NOT TO SCALE)



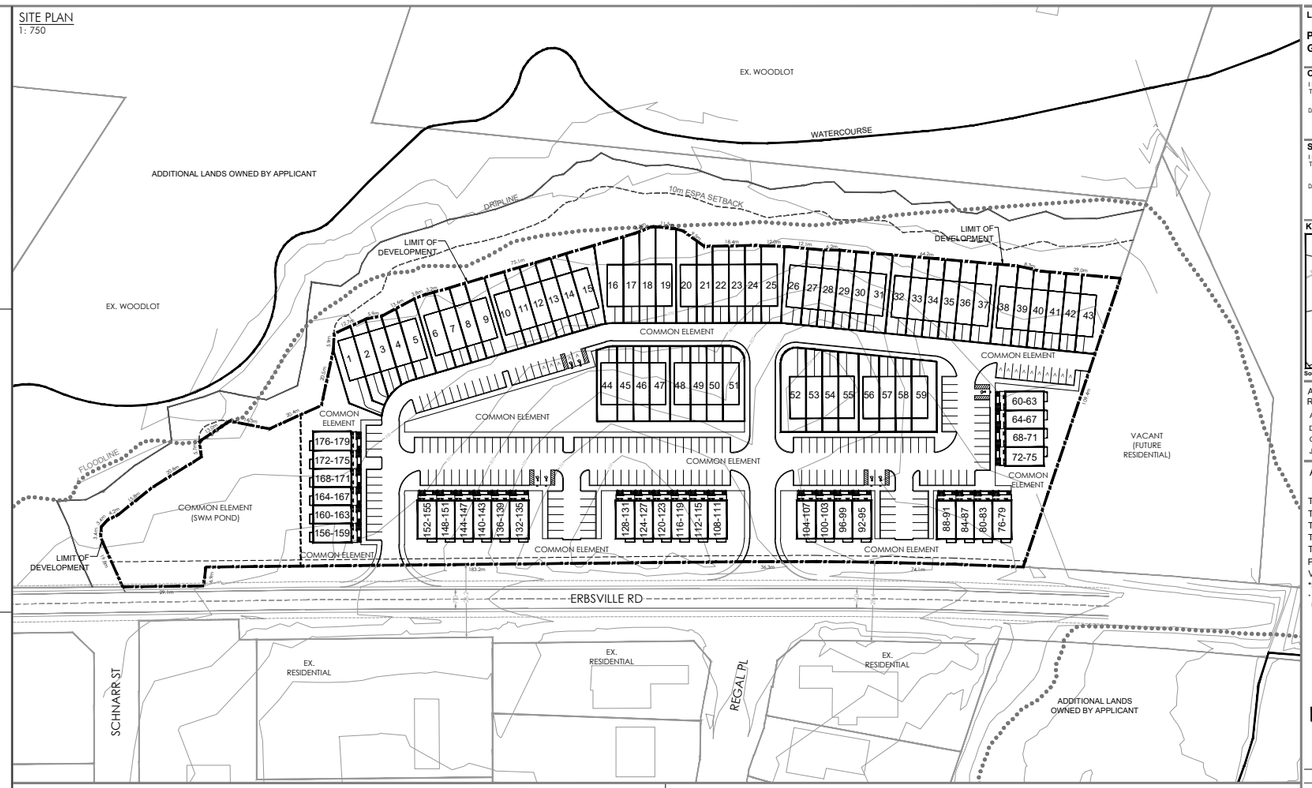
STACKED TOWNHOUSE (24)
LOWER FLOOR (NOT TO SCALE)



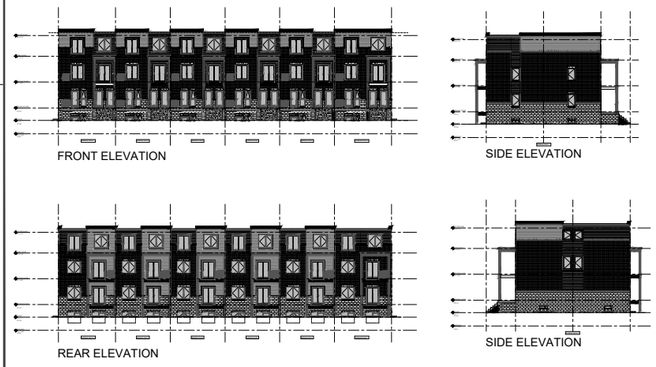
STACKED TOWNHOUSE (16)
LOWER FLOOR (NOT TO SCALE)



SITE PLAN
1: 750



STACKED TOWNHOUSE (24)
ELEVATIONS (NOT TO SCALE)



STACKED TOWNHOUSE (16)
ELEVATIONS (NOT TO SCALE)



Legal Description

Pt. Lot 45 German Company Tract, Geographic Township Of Waterloo. City Of Waterloo

Owner's Certificate

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____

Surveyor's Certificate

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: _____

Key Plan



Subject Lands

SCALE: NTS

Source: Region of Waterloo

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. AS SHOWN	B. AS SHOWN	C. AS SHOWN
D. AS SHOWN	E. AS SHOWN	F. NONE
G. AS SHOWN	H. MUNICIPAL WATER SUPPLY	I. SANDY LOAM
J. AS SHOWN	K. ALL SERVICES AS REQUIRED	L. AS SHOWN

Area Schedule

Total Units	179
Total Site Area	32,322 m²
Total Building Area	8,716 m²
Total Asphalt Area	8,643 m²
Total Landscape Area	14,963 m²
Parking Required	179
Visitor Parking Required	15
*Parking Provided	194

* Includes 15 visitor spaces
Includes 3 Type A & 4 Type B Accessible spaces

Unit Types	No.
Stacked Townhouse	
Unit A	30
Unit B	30
Unit C	30
Unit D	30
Townhouse	59

Total Units: 179

DENOTES PROPERTY BOUNDARY

DENOTES UNIT BOUNDARY

V DENOTES VISITOR PARKING SPACE

Rev.	Date	Issued / Revision	By
1	December 17, 2021	Preliminary draft plan	GC

Notes

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
2. PROPERTY BOUNDARY APPROXIMATE, TO BE VERIFIED BY SURVEY.
3. CONTOURS (1m) & ENVIRONMENTAL CONSTRAINTS BASED ON ERBSVILLE EA STUDY, SEPTEMBER 2018.
4. BUILDING ELEVATIONS AND FLOOR PLANS ARE PRELIMINARY.

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Approval Stamp

Date	December 17, 2021
File No.	0977D
Plan Scale	1:750 (24x48)
Drawn By	GC
Checked By	DA

Project

720 ERBSVILLE

NORTH

File Name **DRAFT PLAN OF STANDARD CONDOMINIUM**

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4.0 PLANNING ANALYSIS

This section of the report reviews the applicable land use policy framework as it applies to the subject lands and how the proposal is consistent with and/or conforms to, this framework.

4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") applies to planning decisions made on or after May 1, 2020 and planning decisions "shall be consistent with" the PPS.

The PPS outlines policy for Ontario's long term prosperity, economic health, and social well-being. These directives depend on the efficient use of land and development patterns that support strong, sustainable, and resilient communities that protect the environment and public health and safety, and facilitate economic growth.

4.1.1 Settlement Areas

Policy 1.1.3.1 of the PPS states that Settlement Areas shall be the focus for growth and development. The subject lands are located within the Urban Area Boundary of the City of Waterloo and are within a Designated Greenfield Area, as identified by the Region of Waterloo Official Plan. Accordingly, the subject lands are located within a settlement area.

Land use patterns within settlement areas shall be based on a density and mix of uses which: efficiently use land and resources; 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; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation; are transit-supportive, where transit is planned, exists or may be developed; and, are freight supportive (Policy 1.1.3.2).

Policy 1.1.3.6 requires that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The proposed development has been designed with a compact built form and mix of densities including townhouse dwellings and stacked townhouse dwellings. The development represents the efficient use of land as it will result in the development of a underutilized parcel of land on the edge of the existing built-up area, and in the designated greenfield area. The subject lands are located adjacent to the City of Waterloo Built-up area and will effectively utilize existing infrastructure, including servicing and transportation infrastructure in the area. The subject lands are also well-located in terms of community facilities and active transportation. The proposed development will utilize existing active transportation infrastructure on Erbsville Road, and is in close proximity to the existing Grand River Bus Route 13, which operates on Erbsville Road and Laurelwood Drive. As the Erbsville South neighbourhood continues to

develop, it is expected that the public transportation network will extend north on Erbsville Road to provide improved service to the subject lands and surrounding residential developments.

4.1.2 Housing

Policy 1.4.3 of the PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents.

The proposed development represents intensification of vacant lands in a compact form of development which will utilize existing infrastructure. The proposal will result in the development of lands on the edge of a built-up area where infrastructure and public services are available as well as where active transportation and transit systems exist. The proposed development includes a range of housing types which will contribute to the provision of housing options in the community which will help meet the social, health, economic and well-being requirements of current and future residents. Matters related to public health and safety have been considered in the design of the proposed development.

4.1.3 Public Spaces, Recreation, Parks, Trails and Open Space

Policy 1.5.1 of the PPS states that healthy, active communities should be promoted by: planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

The proposed development includes an internal pedestrian network, with sidewalks proposed on one side of each proposed street. This sidewalk network will provide a pedestrian connection to the cycling infrastructure and to future pedestrian infrastructure on Erbsville Road. Furthermore, the pedestrian infrastructure allows for the establishment of connections to a possible future trail network though the open space system located immediately east of the proposed development. The proposed development also includes an outdoor amenity areas which will promote social interaction amongst residents.

4.1.4 Sewage, Water and Stormwater

As per policy 1.6.6.2 of the PPS, municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. The Functional Servicing and Stormwater Management Report prepared in support of the proposed development assesses the feasibility of servicing the subject lands and concludes that the proposed development can be adequately serviced through connections to existing infrastructure and the provision of an onsite stormwater management pond.

4.1.5 Transportation

Policy 1.6.7 of the PPS provides that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs. Land use patterns, density and mix of uses should be promoted that minimize the length of vehicle trips and support current and future use of transit and active transportation.

The proposed development will be appropriately connected to the existing road network. The number of new entrances off of Erbsville Road will be limited with two entrances proposed, one at the north end of the site, and one at the south end of the site. The two major access points will connect to an internal private street network. The proposed development contains sidewalks throughout the site in order to incorporate pedestrian connectivity to the future pedestrian and existing cycling network on Erbsville Road and to nearby transit options and community services. The site's close access to the commercial

blocks and community services at the intersection of Erbsville Road and Laurelwood Drive will help minimize the length of vehicle trips. The subject lands are well served by and integrated with the existing and planned transportation network.

4.1.6 Natural Heritage

Section 2.1.1 of the PPS identifies that natural features and areas shall be protected for the long term. Section 2.1.8 further states that development and site alteration shall not be permitted on adjacent lands to natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.

The eastern portion of the subject lands are identified as Core Natural Features on Schedule A4 of the City of Waterloo Official Plan. As such, an Environmental Impact Study was undertaken on the subject lands to identify an appropriate limit of development. Based on the findings of the Environmental Impact Study, the proposed development will not have any negative impacts on the adjacent natural features or their ecological function. Further information about the Environmental Impact Study is included in **Section 5.4** of this report.

4.1.7 Cultural Heritage and Archeology

Section 2.6.1 of the PPS states that significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The subject lands are located within the Erbsville Cultural Heritage Landscape, identified though the City of Waterloo Cultural heritage Landscape Inventory 2019. The proposed development is composed of low-density residential uses which will maintain the character of the historic settlement area. The subject lands contain one single detached dwelling which will be demolished to facilitate the proposed development; however, the proposed townhouse units will maintain the area's character through thoughtful massing and limiting building heights. The cultural heritage landscape is also defined by the area's natural landscape. The subject lands include a large treed area containing natural heritage features at the eastern edge of the property and this section of the subject lands is proposed to be maintained as natural area by rezoning these lands to the Conservation Zone.

Based on the above, the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium are consistent with the policies of the Provincial Policy Statement.

4.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The 2020 A Place to Grow – Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') came into effect on August 28, 2020. This Plan is the framework for implementing the Provincial Government's initiative to plan for growth and development in a way that supports the economic prosperity, protects the environment, and helps communities achieve a high quality of life.

Policy 1.2.1 of A Place to Grow sets out the guiding principles of the Plan. These principles include: supporting the achievement of complete communities that are designed to support healthy and active living and meet the needs of daily living; prioritizing intensification and higher densities to make efficient use of land and infrastructure and support transit viability; supporting a range and mix of housing options; improving the integration of land use planning with planning and investment in infrastructure and public service facilities and providing for different approaches to manage growth that recognize the diversity of communities in the Greater Golden Horseshoe.

4.2.1 Designated Greenfield Area

The subject lands are located within the Designated Greenfield Area, as delineated in the City of Waterloo Official Plan. In accordance with policy 2.2.7 of A Place to Grow, new development in designated greenfield areas should support the achievement of complete communities, support active transportation, and encourage the integration and sustained viability of transit services. Section 2.2.7 of A Place to Grow also places a minimum density target on greenfield areas in the Region of Waterloo at 50 residents and jobs per hectare.

The subject lands are located within the designated greenfield area and are currently designated Low Density Residential, and Open Space on Schedule A of the City of Waterloo Official Plan. Furthermore, the subject lands are also included in the Erbsville South Block Plan which designates the subject lands as Low Density Residential and Environmental System. The proposed development will achieve a density of 119 residents and jobs per hectare. The development will support the achievement of complete communities through the introduction of a range of residential unit types on the subject lands. The existing Natural Open Space area on the eastern portion of the site will be retained as natural area and the development will include potential pedestrian connections to a possible trail system through the natural area. The proposed pedestrian network and outdoor amenity space will provide opportunities for outdoor recreation and social interaction.

4.2.2 Housing

Section 2.2.6 of A Place to Grow provides policies to support the achievement of complete communities.

The proposed townhouse and stacked townhouse buildings will contribute to the mix of housing options in the City of Waterloo, while maintaining an appropriate scale with the surrounding built environment, including the surrounding low density residential buildings and natural areas. The proposed development will make use of and support existing and planned transportation options, including public and active transit, and non-residential uses located within the community.

4.2.3 Natural Heritage System

Section 4.2.2 of A Place to Grow provides policies to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Growth Plan excludes lands within the settlement area boundaries that were approved and in effect as of July 1, 2017. The City of Waterloo is subject to the Settlement Area and Greenlands policies of the Region of Waterloo Official Plan, which was approved and in effect as of June 18th, 2015. Therefore, the subject lands are not subject to the Natural heritage policies of section 4.2.2.3 of A Place to Grow. Section 4.2.2.6 includes general policies for lands within the settlement area, including that

municipalities will continue to protect any other natural heritage features and area in a manner that is consistent with the PPS, and that municipalities may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.

The subject lands include lands identified as Core Natural Features by the City of Waterloo Official Plan. An Environmental Impact Study has been completed to determine the appropriate limit of development on the subject lands and the eastern portion of the property will not be developed and will be retained as natural open space. Additional information about the Environmental Impact Study is provided in **Section 5.4** of this report.

4.2.4 Cultural Heritage Resources

Section 4.2.7.3 of a Place to Grow encourages municipalities to prepare cultural heritage plans and to consider them in their decision making.

A Stage 1 and Stage 2 Archaeological Assessment has been completed and no further work has been required.

The subject lands are located within the Erbsville Cultural Heritage Landscape. The design of the proposed development was prepared with consideration of the areas cultural heritage landscape. In order to maintain the areas character, the development was designed with a low density built form and a large area of open space within the development.

Based on the above, it is concluded that the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium conforms to the policies of A Place to Grow.

4.3 Region of Waterloo Official Plan (2015)

The Region of Waterloo Official Plan (the "Official Plan") was passed by Regional Council on June 16, 2009, approved by the Ministry of Municipal Affairs on December 22, 2010 and approved by the Ontario Municipal Board on June 18, 2015.

4.3.1 Designated Greenfield Area

The subject lands are located within the Urban Designated Greenfield Areas of the Region of Waterloo on Map 3a of the Official Plan (**Figure 7).** Policy 2.D.17 of the Official Plan requires that development in the urban designated greenfield areas conform to the general development provisions described in Policy 2.D.1 of the Official Plan.

In accordance with Policy 2.D.1 of the Official Plan, the proposed development aligns with the planned community structure of the Region of Waterloo and the goal to direct new growth to the urban area. The proposed development has been designed to connect to municipal drinking water and wastewater infrastructure. The proposed development will contribute to the creation of a complete community in the Erbsville South neighborhood by introducing additional housing options to the area. The new residential dwellings in this development will help support extensions of active transportation infrastructure and transit services on Erbsville Road, north of Laurelwood Drive. The proposed development contributes to protecting the region's natural environment, surface water and

groundwater resources by retaining the majority of the sites natural area as undeveloped open space. The proposed development does not affect any listed or designated heritage buildings.

Policy 2.D.17 of the Official Plan sets out density targets for designated greenfield areas and requires that areas serving primarily a residential function will meet or exceed a minimum density of 55 residents and jobs combined per hectare. The proposed development is planned to achieve a density of 119 residents and jobs per hectare. The proposed development has been designed with a continuous pedestrian network that will allow for pedestrian links to a future pedestrian system on Erbsville Road. The proposed development has accommodated the required road widening along Erbsville road in order to accommodate future municipal road improvements. No transit routes currently exist on the northern portion of Erbsville Road, but the proposed pedestrian network will provide connections to transit services on Erbsville Road if they are provided in the future. An existing transit stop is located 1 kilometre south of the subject lands at the intersection of Erbsville Road and Laurelwood Drive. Although the subject lands are beyond the suggested 450 metre distance, an extension of the existing transit system towards to northern end of Erbsville Road would provide an easily accessible public transit option to future residents of the proposed development. The proposed stacked townhouse units have been designed to face the interior of the site, rather than Erbsville Road in order to provide noise separation for the site though the placement of buildings, and to avoid the need to construct a noise wall fronting Erbsville Road.

4.3.2 Range and Mix of Housing

Policy 3.A of the Official Plan outlines the importance of providing a range and mix of housing options in the Region in order to maintain and enhance its quality of life. Policy 3.A.2 requires that area municipalities plan to provide a range of housing in terms of form, tenure, density, and affordability to satisfy various physical, social, economic and personal support needs of current and future residents.

The proposed development is designed to provide various forms of low density housing on the subject lands. The development will include three different forms of townhouse dwellings, which will introduce a new low density built form to the area, where single detached dwellings make up the majority of existing development. The proposed development will assist the City of Waterloo to provide a wider range of housing options, specifically in the Erbsville South Community.

4.3.3 Core Environmental Features

Section 7.C.9 of the Official Plan outlines policies for lands identified as Core Environmental features. The subject lands include lands identified as Core Environmental features on Map 4 of the Official Plan (**Figure 8**). Section 7.C.10 of the Official Plan only permits Development on lands contiguous to core environmental features where an Environmental Impact Statement, or similar study, has been prepared and submitted in accordance with the region's Environment Impact Statement requirements outlined in Section 7.G of the Official Plan, and where the study determines that the proposed development would not result in adverse environmental impacts on the features and ecological functions of the Core Environmental Feature.

An Environmental Impact Statement has been prepared as part of the subject development application and has determined that the proposed development will not result in adverse environmental impacts on the features and ecological functions of the Core Environmental feature on and abutting the subject lands, adjacent to the proposed development boundary. Additional information about the Environmental Impact Statement is included in **Section 5.4** of this report.

4.3.4 Road Network and Access

The subject lands front Erbsville Road, which is identified as an Existing Region Road on Schedule E of the City of Waterloo Official Plan (**Figure 9**). Erbsville Road is a controlled access - regulated road which will require a permit from the Region of Waterloo at the site plan stage, prior to the construction of a new access off of Erbsville Road. Erbsville road has a designated road width of 30.480 metres through the Regional Official Plan. As a result, a 2.10 metre road widening is required along the frontage of the subject lands abutting Erbsville Road. The proposed draft plan of condominium has accounted for this 2.10 metre road widening to be conveyed to the Region. The proposed access points from Erbsville Road will align with the existing intersection of Erbsville Road and Regal Place, and will be located south of the intersection of Erbsville Road and Schnarr Street.

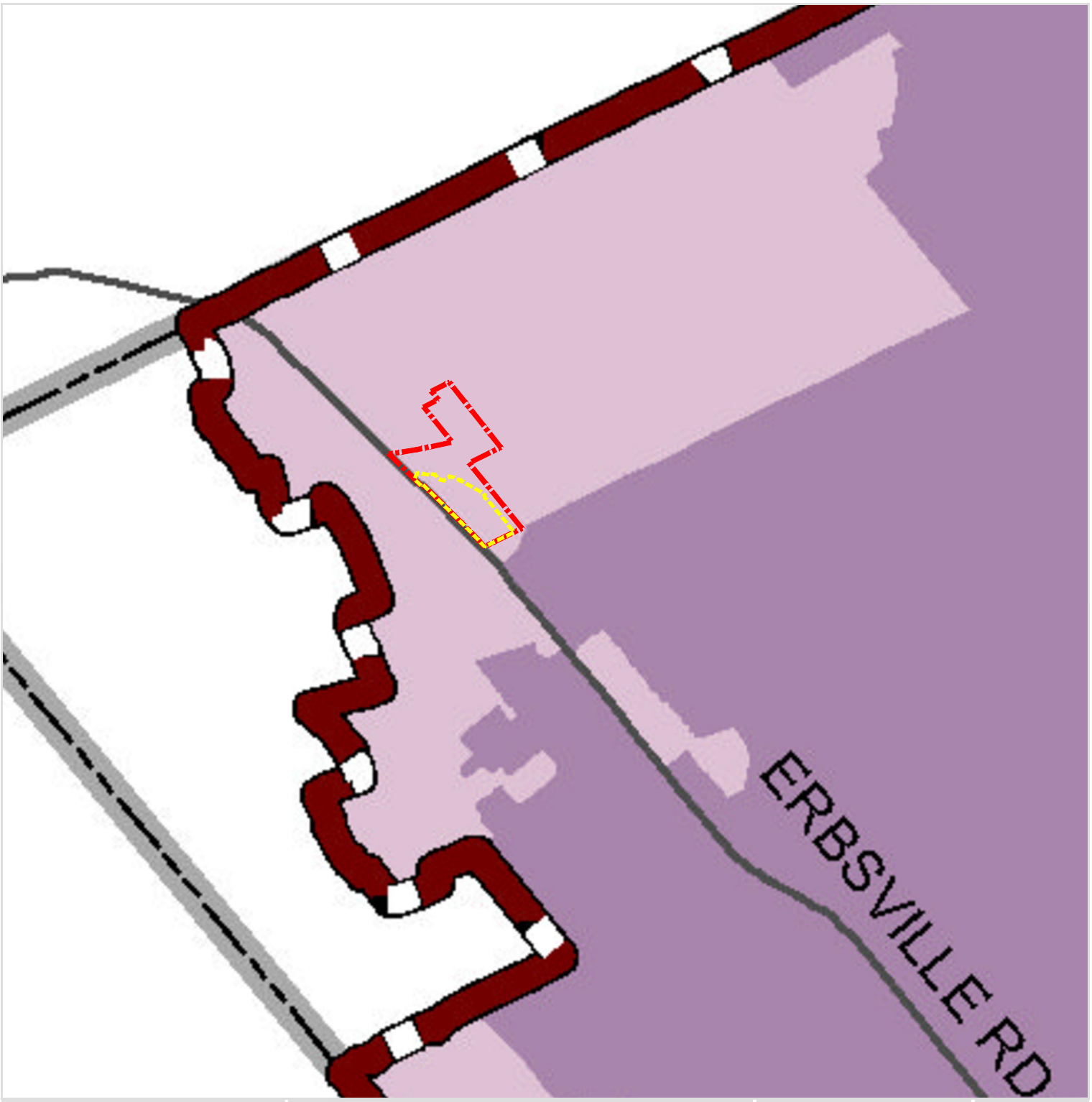


Figure 7:
Region of Waterloo Official Plan: Map 3a- Urban Area

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

- Subject Lands
- Proposed Development Area

Urban Area

- Built-Up Area*
- Urban Designated Greenfield Areas
- Urban Area Boundary
- Municipal Boundary

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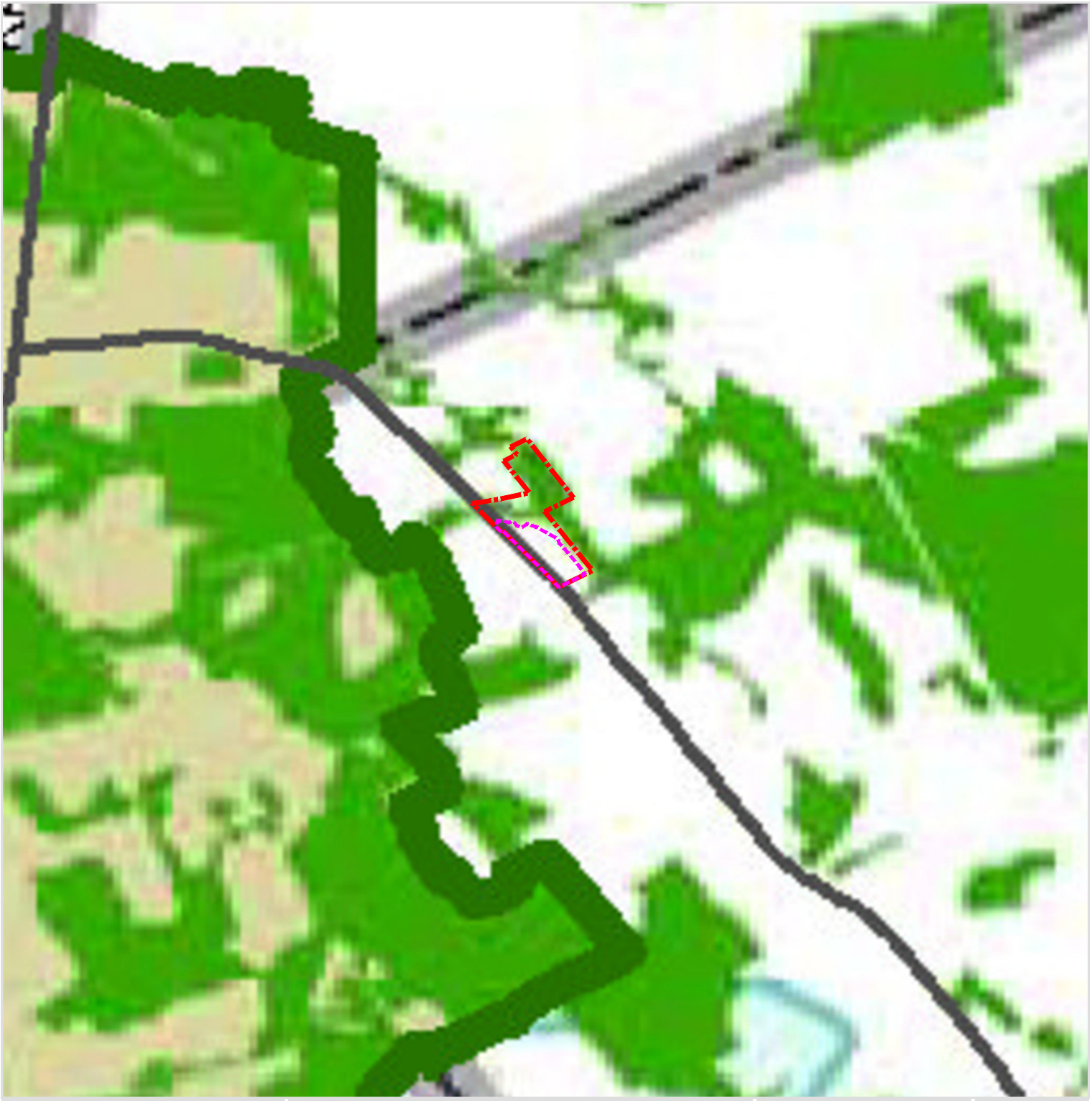


Figure 8:
Region of Waterloo Official Plan: Map 4- Greenlands Network

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

Subject Lands

Proposed Development Area

Landscape Level Systems

Significant Valleys

Environmentally Sensitive Landscape

Regional Recharge Areas (also shown on Map 6g)

Core Environmental Features include: Provincially Significant Wetlands; Environmentally Sensitive Policy Areas; Regional Forests; Forests greater than 4 ha; and Significant Valley Features

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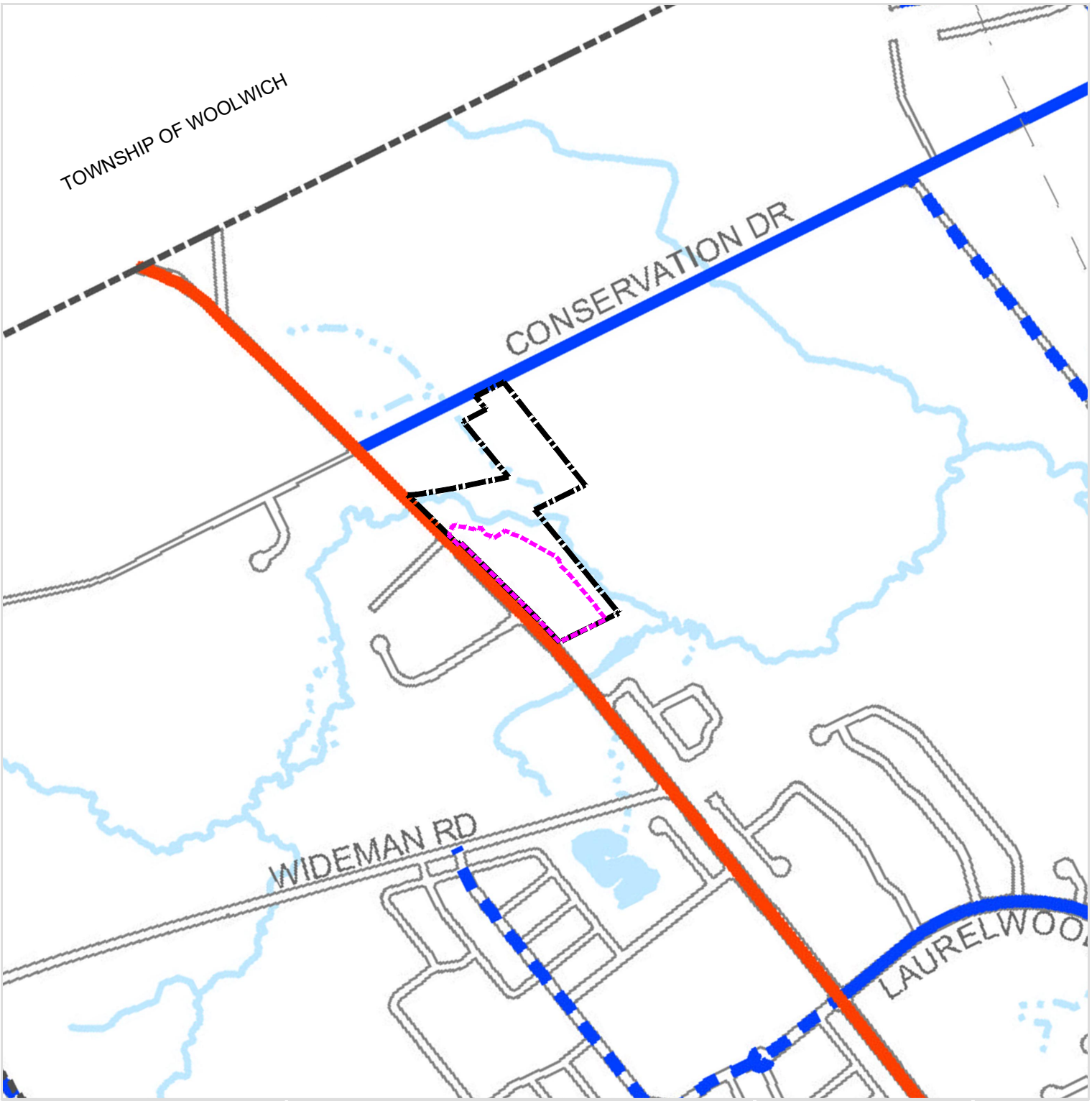


Figure 9:

City of Waterloo Official Plan: Schedule 'E'- Road Classification System

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

- Subject Lands
- Proposed Development Area

Secondary Roads
- Local Roads
- Minor Collector
- Major Collector

Primary Roads
- Regional Arterial
- City Boundary

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4.4 City of Waterloo Official Plan

The City of Waterloo Official Plan (the "Official Plan") was adopted by the Council of the Regional Municipality of Waterloo on November 12, 2012, and the plan was subsequently appealed to the Ontario Municipal Board. The portions of the decision of the Regional Municipality of Waterloo that are not subject to appeal are final and came into effect on December 12, 2012.

4.4.1 Overview of Land Use Designations

The subject lands are located within the Erbsville Planning District boundary as identified on Schedule C of the Official Plan and identified as Designated Greenfield Area.

The lands are designated Low Density Residential and Open Space on Schedule A (**Figure 10**), Core Natural Features on Schedule A4 (**Figure 11**), and Designated Greenfield Areas on Schedule B3 (**Figure 12**). Schedule A6 further identifies the subject lands as SPA 3, as identified on **Figure 13**. Special Policy Area 3 relates to the requirement for completion of a Block Plan. The Erbsville South Block Plan has been completed by the City.

4.4.1 Designated Greenfield Area

The subject lands are located within the designated greenfield area of the City of Waterloo on Schedule B3 of the Official Plan (**Figure 12**). The built-up area has been delineated in accordance with the Region of Waterloo Official Plan and the Growth Plan. Section 3.5 of the Official Plan provides that a significant portion of growth within the city will be accommodated in the designated greenfield areas. Designated greenfield areas are to be developed in a manner that allows new developments to integrate with existing communities and should support the achievement of complete communities and an urban form that meets the objectives of the plan.

The proposed development represents the development of lands within the designated greenfield area and addresses the city's goal of creating a complete community and providing a high standard of Urban Design.

4.4.4 Low Density Residential

The subject lands are identified as Low Density Residential and Open Space though Schedule A of the Official Plan (**Figure 10**). The Low Density Residential designation is intended to accommodate a variety of low-rise residential building types. New development in existing Low Density Residential areas is directed to be context sensitive to the surrounding area and to maintain a low-rise built form. Permitted built forms in this designation include single-detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings and townhouses. Complementary uses in the Low Density Residential designation include assisted living facility, child care centres, community uses, long term care facility and spiritual uses. Within the Low Density Residential designation, the density of development on one site shall not exceed 150 bedrooms per hectare and the maximum height of any building shall not exceed 10 metres.

The proposed plan of condominium is composed of 2, 3 and 4 storey townhouse and stacked townhouse buildings. The townhouse built form is permitted though the Low Density Residential Designation; however, the proposed height will require an amendment to the Official Plan. The proposed maximum building height for stacked townhouse units is 12 metres.

The proposed density maintains the low density context of the surrounding neighbourhood, while integrating an alternative built form to the neighbourhood in order to provide new housing options. The development will include a mix of 2 bedroom stacked townhouse units and 3 bedroom cluster townhouse units. When excluding the site's natural heritage features and floodplain, the site measures 3.687 hectares and the proposed development will establish a density of 114 bedrooms per hectare in accordance with the Official Plan policies for the Low Density Residential designation.

The proposed development will respect and reinforce the general physical patterns of the neighbourhood and the site will be accessed from Erbsville road by an internal access road. The proposed townhouse dwellings will front the internal access road, as is the consistent development approach on neighbouring lands which have been recently developed with new residential buildings.

Based on the foregoing, the proposed development adequately addresses the development criteria for Low Density Residential development projects established in the Official Plan.

4.4.5 Special Provision Area 3

The subject lands are identified as Specific Provision Area (SPA) 3 through Schedule A6 of the Official Plan. Section 11.1.3 identifies that development of the SPA 3 lands may proceed prior to the preparation of a revised District Plan, provided a Block Planning exercise has been completed for all lands subject to SPA 3. The SPA 3 lands were subject to a Block Planning Exercise initiated by the City of Waterloo, and approved by City council in 2020. Additional information about the Block Plan is found in Section 4.5 of this report.

In the Block Plan the lands are identified as Low Density Residential and Environmental System. Additional information about the specific block plan policies which effect the subject lands is in **Section 4.5** of this report.

In addition to the studies required for a development application, the City will require studies to determine if a pumping station is required to service the SPA 3 lands and any proposed development must demonstrate that it will not interfere with existing wells. The functional servicing report completed in support of this application concluded that a pumping station is not requirement to service the lands and the proposed development will not interfere with existing wells.

4.4.3 Urban Design

Section 3.11.1 of the Official Plan outlines general urban design policies for the City and how new sites should be designed to create and maintain sensitive designs in terms of the planned physical context in which the development is located.

The proposed development is made up of low rise, townhouse and stacked townhouse units which will be well integrated into the existing neighbourhood, while providing a new built form in the area. The low rise design of the proposed townhouse and stacked townhouse units will maintain human scale though 2, 3 and 4 storey building heights with prominent windows and entrance points. The site does not include any identified views or vistas through the City's planning policy; however, the lands are adjacent to a large natural area which is identified as a defining feature of the Erbsville Cultural Heritage Landscape. The proposed low rise built form maintains view locations from Erbsville Road to the existing natural area south of the subject development boundary. The proposed private road and pedestrian network though the site has been designed with emphasis on creating a positive pedestrian realm with frequent landscaped areas and connections to the Open Space to the south of the development boundary. The site will be designed to be accessible to persons with disabilities, and

connections are provided to Erbsville Road for pedestrians to access future active transportation infrastructure and future public transportation facilities, if established by the Region. The site was designed with small surface parking areas throughout the site, in order to limit the size of surface parking areas on the property and to provide landscape breaks throughout the site.

4.4.6 Open Space and Natural Heritage

A portion of the subject lands are identified as Open Space though Schedule A of the Official Plan (**Figure 10**) and are identified as Core Natural Features on Schedule A4 of the Official Plan. As such, the subject lands are subject to the policies of Section 10.5.2.5 of the Official Plan.

The Official Plan requires that the form and ecological function of Core Natural Features will be maintained, enhanced or, where feasible, restored. In general, the Plan does not permit development within Core Natural Features, but development or site alteration is permitted on lands contiguous to Core Natural Features if it has been demonstrated though an Environmental Impact Study that there will be no adverse environmental impacts on the features or it's ecological functions.

The subject lands include Core Natural Features and in accordance with the policies of section 8.2.4 of the Official Plan, an Environmental Impact Study was completed on the subject lands. The Environmental Impact Study identified the limits of the Core Natural Features and appropriate buffers to the Features. The proposed development will not take place on any lands identified as Core Natural Features or on the buffer lands identified though the Environmental Impact Study completed in accordance with the Official Plan policies. The Environmental Impact Study also identified the appropriate limit of development for the subject lands. The limit of development identified through the Environmental Impact Study was used to determine where development will be located on the subject lands, and all proposed residential buildings and uses are proposed to be oriented away from the limit of development with setbacks between the limit of development and each building. Further information about the Environmental Impact Study can be found in **Section 5.4** of this report.

Based on the foregoing, the proposed development adequately addresses the development criteria for Lands included in the Core Natural Features designation, and lands adjacent to the Core Natural Features established in the Official Plan.

4.4.8 Transportation

Chapter 6 of the Official Plan provides that the City's transportation system will be designed to facilitate the safe and convenient movement of people and goods between land uses within the City and to destinations outside of the city. The policies of this section of the plan encourage managing the City's travel to reduce reliance on the automobile in favour of transit and active transportation.

The subject lands are well-located with respect to the City's existing road network and have convenient access to the existing network of regional arterial (Erbsville Road) and major collector roads (Conservation Drive and Laurelwood Drive). The relationship of the subject lands to the integrated transportation network is shown on **Figure 9** to this report.

The subject lands also have excellent access to the City-Wide Cycling and Multi-Use Routes identified on Schedule F of the Official Plan (**Figure 14**). The multi-use routes extend down Erbsville Road to the north and south towards Conservation Drive and Laurelwood Drive, providing cyclist connections to the commercial facilities on Laurelwood drive, and connections to neighbouring municipalities north of Conservation Drive. The proposed development also will be able to accommodate future connections to a future trail network though the Open Space lands which abut the proposed development area to

the east. Further, the proposed development will include an internal sidewalk network which will connect to Erbsville Road in advance of the construction of a sidewalks on Erbsville Road.

The proposed development provides vehicle parking at grade in garages within the proposed townhouse dwellings, and in small clusters adjacent to stacked townhouse dwellings. The proposed parking rate will be able to accommodate the number of dwellings on the subject lands and bicycle parking will also be provided for visitors and residents at grade, in multiple locations on the site.

A Transportation Impact Study was prepared as part of the Block Plan and determined that the proposed development will take advantage of the existing transportation networks surrounding the subject lands and will not require the expansion of any facilities or the creation of new infrastructure. If new infrastructure is extended to the area, the subject development will be able to support these connections, specifically an extension of pedestrian facilities on Erbsville Road.

The Region of Waterloo is planning for the improvement and widening of Erbsville Road which includes the addition of sidewalks. The extension of these roadway improvements along the northern section of Erbsville road to Conservation Drive is planned to be completed in the near future. The appropriate road widening from the subject lands is proposed to be conveyed to the Region to support the widening.

A private road is proposed to provide access to the townhouse development. A municipal road would not be an efficient use of the City's transportation infrastructure system. The proposed private road will be maintained through a condominium corporation and has been designed to allow unrestricted public access to the pedestrian and vehicular component of the private road network off of Erbsville Road.

The proposed development will be easily accessible to emergency response vehicles, with direct access from a Regional Arterial Road. Furthermore, the proposed internal private road network will be constructed to allow for large trucks to access the site and navigate the internal road network without issue.

Based on the foregoing, the proposed development will benefit from proximity to existing transportation networks and has been designed to be consistent with the transportation policies of the Official Plan.

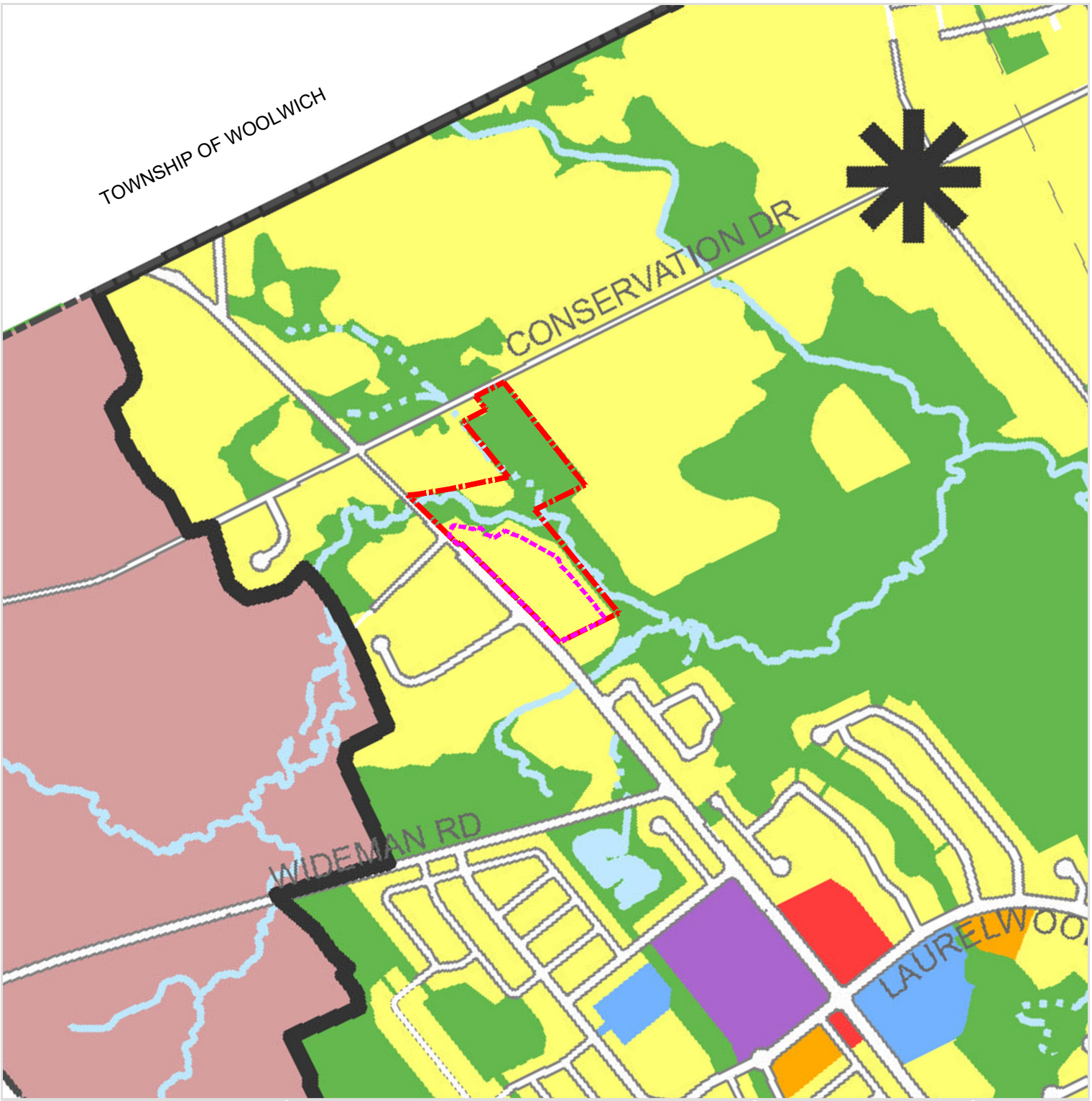


Figure 10:

City of Waterloo Official Plan: Schedule 'A'- Land Use Plan

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

- Subject Lands
- Proposed Development Area
- Low Density Residential
- Mixed-Use Medium Density Residential
- Mixed-Use Medium High Density Residential
- Commercial
- Major Institutional
- Open Space
- Rural
- Urban Area Boundary
- Future Node

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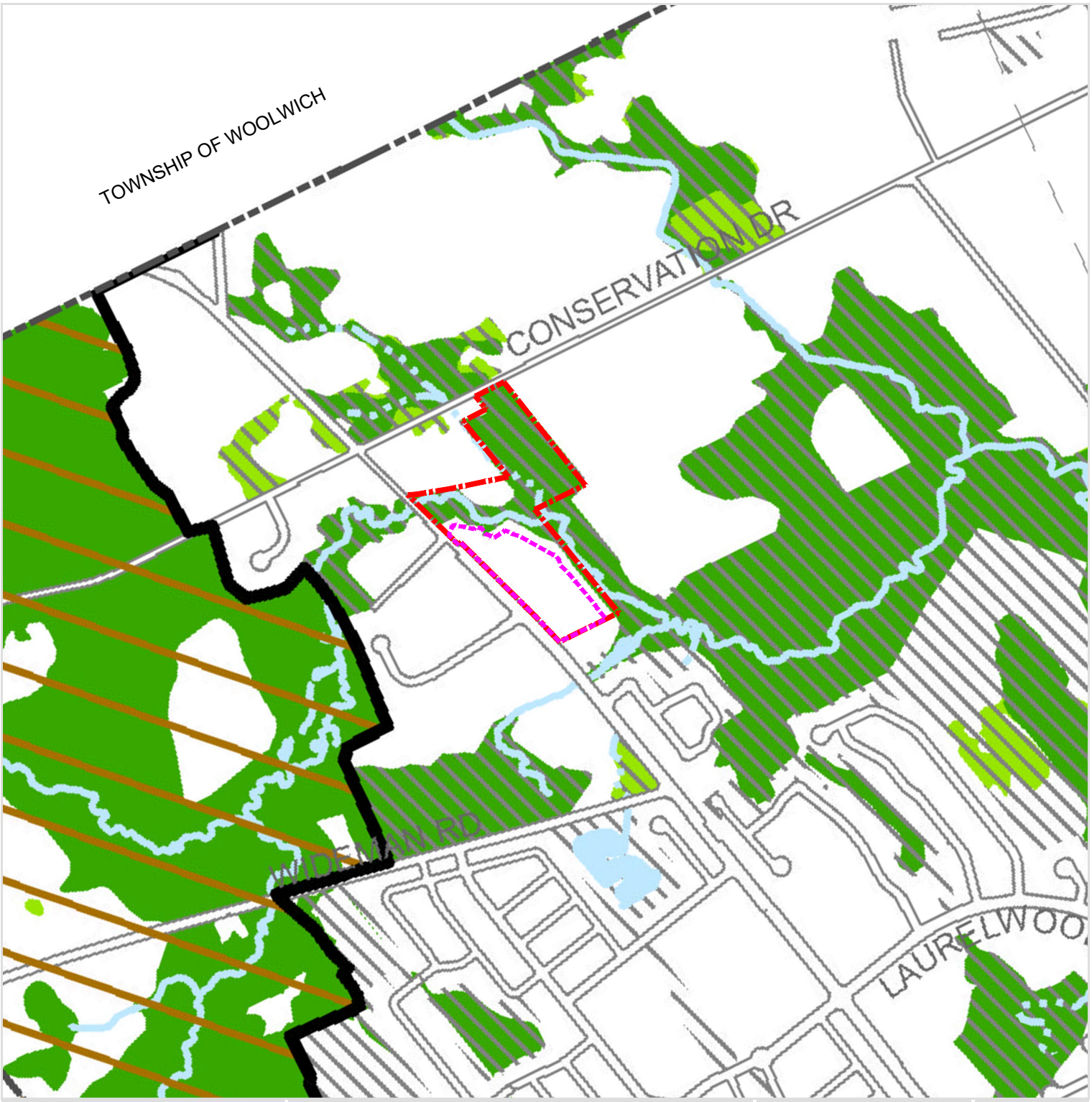


Figure 11:

City of Waterloo Official Plan: Schedule 'A4'- Natural System

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

- Subject Lands
- Proposed Development Area
- Environmentally Sensitive Landscape
- Core Natural Features
- Supporting Natural Features
- Other Open Space Land Uses
  Refer to Schedule "A3"

DATE:	May, 2021
SCALE:	NTS
FILE:	0977D
DRAWN:	GC

north

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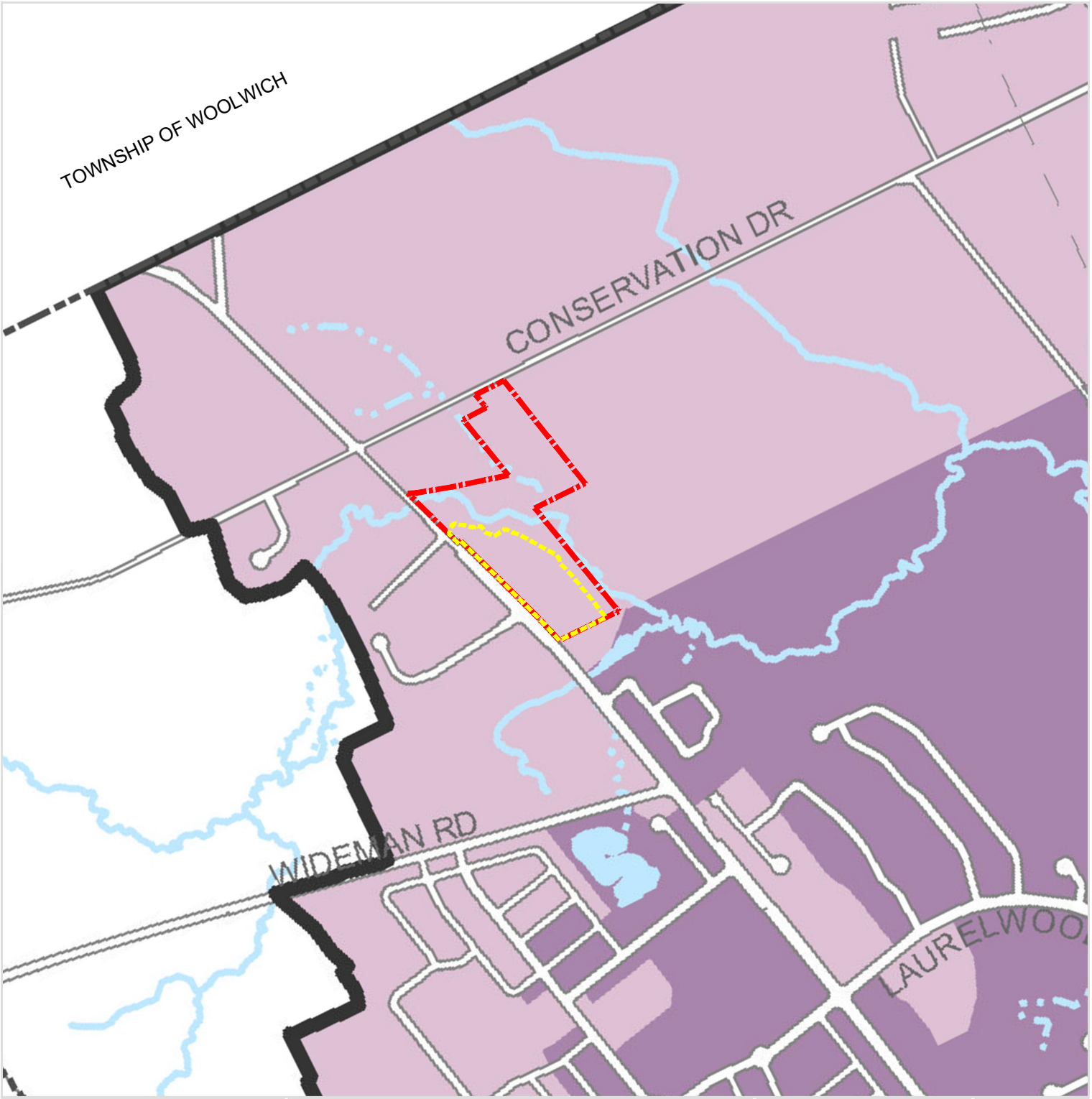


Figure 12:

City of Waterloo Official Plan: Schedule 'B3'- Designated Greenfield Areas

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

- Subject Lands
- Proposed Development Area
- Urban Area Boundary
- Designated Greenfield Areas
- Built Up Area

DATE:	May, 2021
SCALE:	NTS
FILE:	0977D
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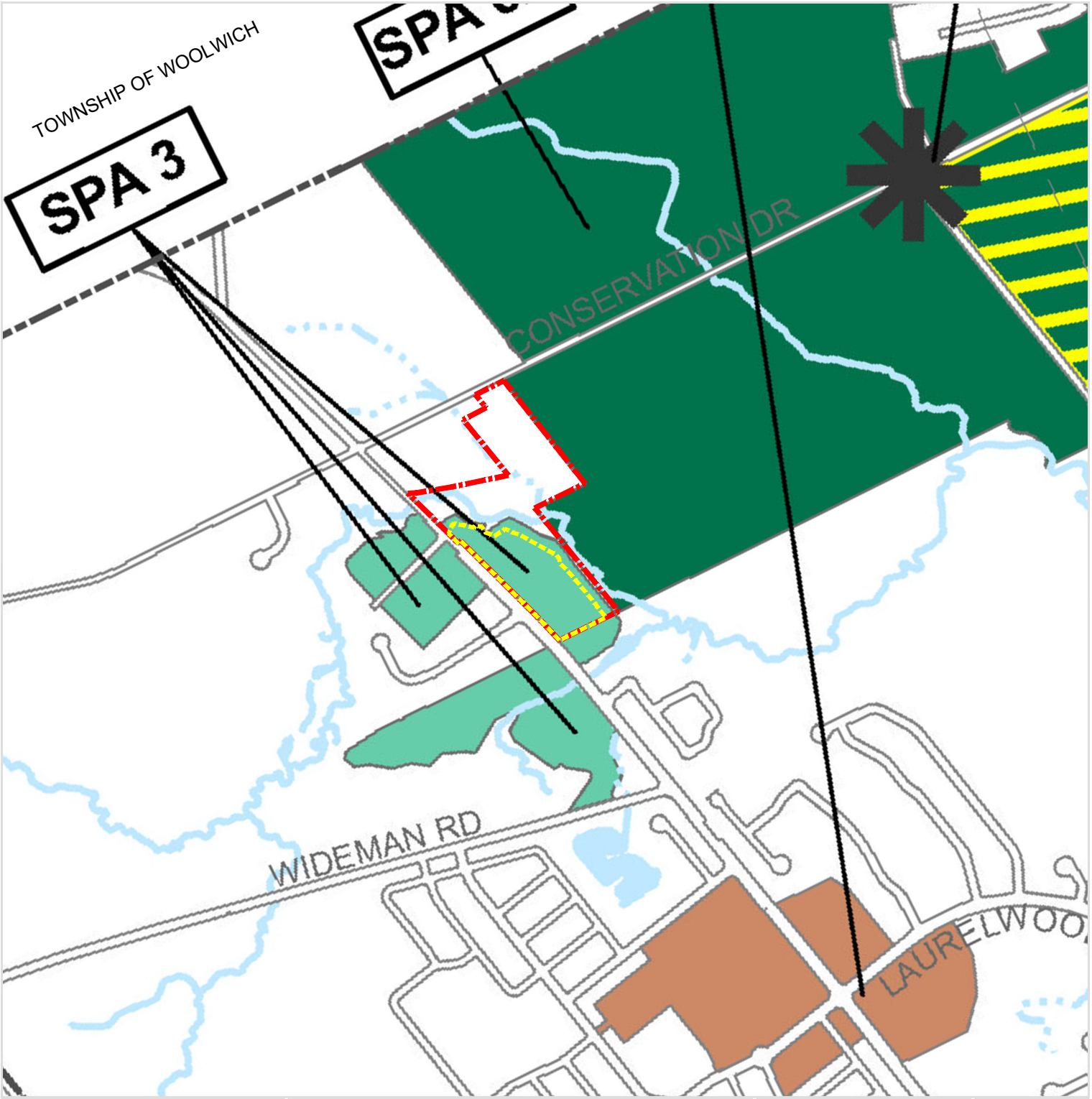


Figure 13:

City of Waterloo Official Plan: Schedule 'A6'- Specific Provision Areas

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

- Subject Lands
- Proposed Development Area
- SPA — Specific Provision Area
- Future Node

DATE:	May, 2021
SCALE:	NTS
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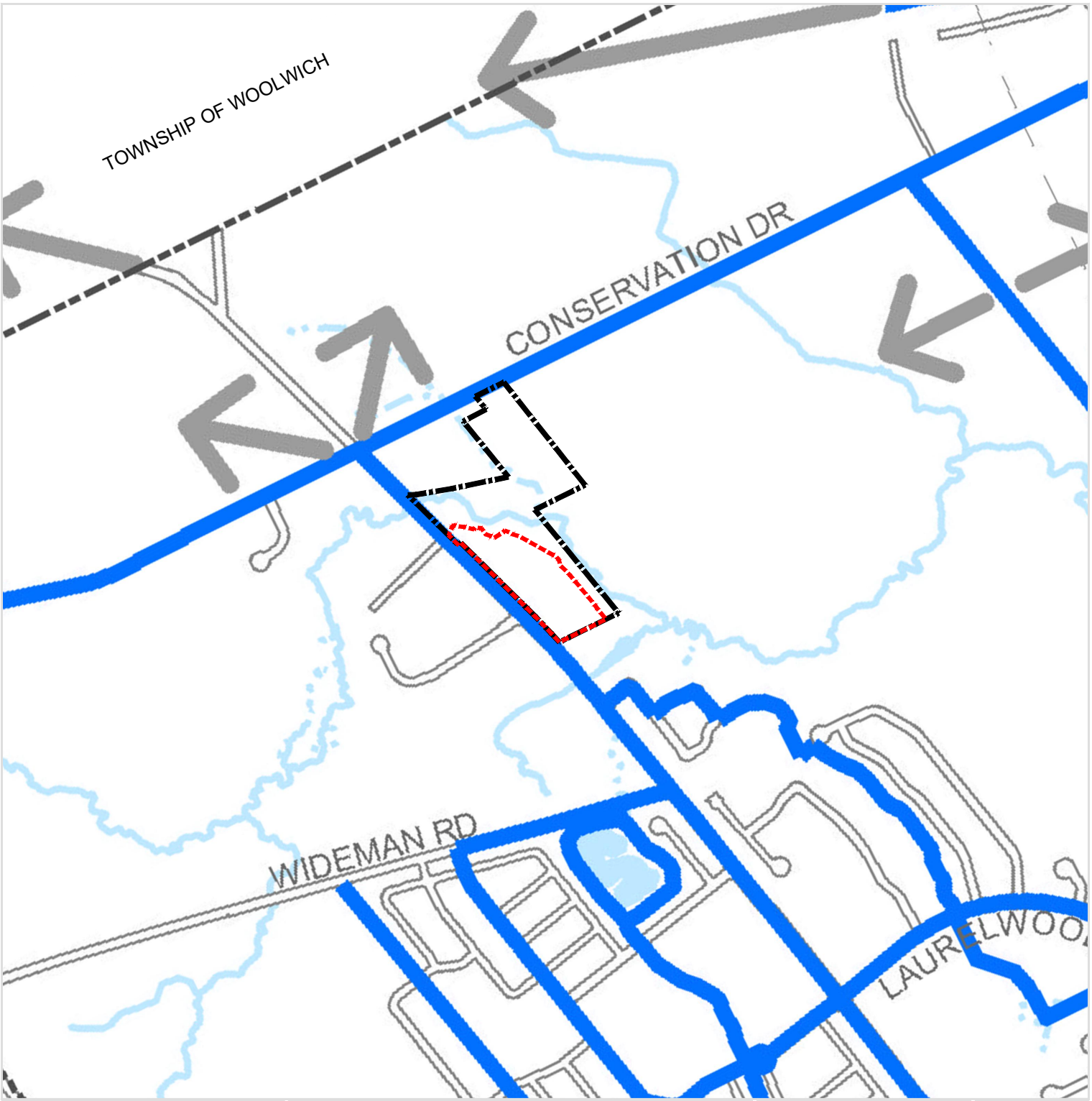


Figure 14:

City of Waterloo Official Plan: Schedule 'F'- Active Transportation Framework

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

- Subject Lands
- Proposed Development Area
- City-Wide Cycling and Multi-Use Routes
- Connection to Adjacent Municipality / Lands
- City Boundary

DATE:	May, 2021
SCALE:	NTS
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4.5 Erbsville South Block Plan (OPA #29)

The Erbsville Block Plan was approved by the Council of the City of Waterloo on October 2020 as part of Official Plan Amendment (OPA) 29.

The Erbsville South Block Plan provides detailed land use policy for the Block Plan area. It is intended to ensure orderly development and coordination of development with protection and enhancement of the natural features and functions. The Block Plan encourages development that is compatible with surrounding residential uses and is supportive of a variety of modes of transportation including active transportation and transit. New development is intended to facilitate access to and conservation of nature, and to promote walkability through the development of a clear pedestrian network and trail system.

The Block Plan aims to achieve a collective density of at least 55 residents and jobs per hectare across the block plan area. New development is directed to achieve a density of 55 persons and jobs per hectare, excluding Core and Supporting Natural Features, their buffers and the regulatory floodplain. The proposed development will achieve a density of 119 persons per hectare, excluding the property's Core Natural features and floodplain area.

4.5.1 Guiding Principles

The Block Plan includes 5 categories of guiding principles:

a) Environment Principles
b) Built Form Principles
c) Mobility Principles
d) Context and Compatibility Principles
e) Cultural heritage Principles

Environment Principles

The proposed development has been designed in accordance with the Block Plan's guiding principles. The proposed development will only make up a small portion of the overall lot area, retaining the balance of the land as open space to protect the floodplain, buffers and core natural features, which are present on the north and east portions of the subject lands.

Built Form Principles

The proposed development has also been designed with short block lengths of a maximum of 6 units in width and multiple breaks in the internal street network to maintain views of the abutting natural areas and to establish an appropriate built form in the context of the surrounding residential land uses. The proposed development is made up of different forms of townhouse dwellings, which will provide more housing types in the neighbourhood. The subject lands make up the majority of lands planned for development east of Erbsville Road and will include a connection to the remaining lands east of Erbsville Road, to ensure that the separate developments are planned in a comprehensive manner.

Mobility Principles

The proposed development includes two access points to Erbsville Road which meet Regional and City guidelines and will accommodate future transit service with all dwellings located within a 400 metres

walk of Erbsville Road. Sidewalks will be provided on one side of each street, with short block lengths and pedestrian connections to Erbsville Road. The proposed development will include a future road connection to the lands south of the subject lands and will not include any cul-de-sacs or dead end streets. The proposed development includes possible future pedestrian connections to future trails and provides cycling infrastructure though the provision of bicycle parking.

Context and Compatibility Principles

The proposed development will be compatible with surrounding low-rise residential land uses through the development of small block sizes, consideration of surrounding built forms in the design of each residential block and the provision of large landscaped areas on site where mature canopy trees can grow.

Cultural Heritage Principles

The subject lands fall within the Erbsville Cultural Heritage Landscape, therefore the following principles apply:

i. Encourage the retention of and continued use of historic buildings, where possible;
ii. Encourage new development that respects the character of the historic settlement in terms of built form, setbacks and orientation;
iii. Conserve and enhance the historic street tree canopy by retaining mature trees wherever possible, and ensuring that new development allows for mature vegetation such as large shade trees;
iv. Conserve natural features and functions, including woodlands, wetlands and creeks; and,
v. Design a street and trail network that promote views to natural features and open space lands.

The subject lands do not include any designated or listed heritage buildings and the existing single detached dwelling on the north end of the property will be demolished. The proposed development will be composed of townhouse and stacked townhouse dwellings, which is a new form of residential use in the area. The proposed townhouses will be designed to be compatible with the existing built form in the area and will be constructed with small block sizes to create a similar mass as the existing single detached dwellings on the surrounding lands. The proposed development area does not include any mature trees along the streetscape. The existing natural area surrounding the Wideman Creek on the eastern side of the property will be maintained as Open Space. The proposed small block sizes and street network will ensure that views of the site's natural features will be maintained from Erbsville Road.

4.5.2 Low Density Residential

The subject lands are designated Low Density Residential and Environmental System though schedule A6b of the Block Plan (**Figure 15**). Within the Low Density Residential Designation of the Erbsville South Block Plan, permitted uses include single detached dwellings, semi-detached dwellings, triplexes, and townhouse dwellings, excluding townhouse dwellings with more than four dwelling units. A mix of unit types and lot sizes are encouraged to accommodate a range of housing typologies. Residential dwellings are encouraged to face or flank Erbsville road, without direct vehicular access to Erbsville road. The proposed development will include townhouse blocks which will flank Erbsville Road and will be designed with dual frontages to address Erbsville Road. The dual frontage units will be accessed from the internal road network, and will not include amenity area adjacent to Erbsville Road. The units have been designed to accommodate traffic noise levels from Erbsville road and to avoid the

need to construct a noise walls, which would not be conducive to a high quality urban realm. Dual frontage units will be constructed with a high level of urban design to maintain an attractive streetscape on Erbsville Road. Furthermore, the area between the dual frontage buildings and the street will be landscaped in order to establish a positive urban realm on Erbsville Road.

The location of the Storm Water Management Facility and the retained natural area on the north end of the site will provide a buffer between the proposed townhouse units and the existing single detached dwellings located north of the subject lands. In accordance with the Block Plan, the stacked townhouses will be located along Erbsville Road, and cluster townhouses will be located away from Erbsville road towards the Open Space lands.

The block plan sets out specific policies for townhouses in Section 11.1.3(31). Townhouses are restricted to a maximum of six units per block and stacked townhouses are restricted to a maximum width of 6 units and a maximum of two units vertical. The proposed townhouse unit blocks will not exceed a total of six units per block; however, the stacked townhouses will exceed the permitted density. An Official Plan Amendment is required to permit stacked townhouse units with a maximum width of 6 units, and a maximum of four units vertical. The proposed townhouse and stacked townhouse units will achieve a high standard of architectural design/treatment, which is further discussed in **Section 5.6** of this report.

4.5.3 Environmental System, Parks and Open Space

The subject lands are designated Low Density Residential and Environmental System though Schedule A6b of the Block Plan (**Figure 15).** The subject lands are further designated Core and Supporting Natural Features, Conceptual Open Space Locations, Natural Feature Buffer and Floodplain on Schedule A6c of the Block Plan (**Figure 16**).

The Block Plan required that development within the plan is subject to the policies of the 2018 Environmental Study, as well as the Environmental Impact Statement requirements of the City of Waterloo Official Plan, the Region of Waterloo Official Plan and the Grand River Conservation Authority Policies.

The subject lands include conceptual open space locations where small parks or trail connections could be provided. No development is currently proposed for these lands, but the proposed development could easily integrate entrance points and pathways to these features if they are deemed to be appropriate locations.

An Environmental Impact Statement was prepared in support of the proposed development and further information about the study can be found in **Section 5.4** of this report. The Scoped Environmental Impact Study confirmed the limits of the core natural areas on the subject lands. The Environmental Impact Study establishes a limit of development, based on the required setbacks to the site's core natural areas and no development is proposed within the required buffers to the site's core natural areas. The EIS concludes that the proposed development has been designed to conserve and protect the site's core natural areas and is consistent with the recommendations of the Erbsville South Environmental Study and Erbsville South Block Plan.

4.5.4 Transportation and Streetscaping

The Block Plan outlines specific streetscaping policies to be considered alongside the policies of the Official Plan. The proposed development will include an internal street network to limit new entrances onto Erbsville Road. The internal road network will also include a road connection to the southern lands which will be developed separately, but with a connected road network. The proposed internal street

network utilizes short block lengths in order to ensure that all residents are within a short distance of Erbsville Road. The proposed development was designed with a complete streets approach, including sidewalks on one side of the internal road network, short block lengths and intersections with surface treatment for pedestrian crossings. The internal street system will prioritize active transportation users with the provision of sidewalks, and sidewalk connections to Erbsville Road. These pedestrian connections will also provide access to any future transit stops on Erbsville road.

4.5.5 Servicing Policies

Development in the Block Plan Area should be serviced by the municipal sewage treatment system and the municipal water supply. The proposed development is proposed to connect to existing municipal sewer and water infrastructure on Erbsville Road.

The proposed stormwater management facility is located on the northern edge of the draft plan of condominium boundary, and will provide water quantity control for 2,5,25 and 100 year storms. The stormwater management facility will utilize Low Impact Development measures and the grading and drainage design will ensure that there will be no adverse impacts on groundwater and on the adjacent significant natural features. The proposed stormwater management strategy will meet the requirements of the Block Plan and the Erbsville South Environmental Study. Further information about the development's stormwater management strategy is found in the Functional Servicing and Stormwater Management Report summarized in **Section 5.3** below.

A stormwater management facility is proposed on the north end of the property, between the proposed plan of condominium and the retained natural features.

4.5.6 Cultural Heritage

A cultural heritage assessment is not required for the subject lands as the development is proposed to take place on a property that is not listed or designated under the Ontario Heritage Act, and will not include development of multiple lots and public works within an approved Cultural Heritage Landscape boundary. The proposed development area does not include any mature trees, but landscape areas will be created to provide locations for new large canopy trees to grow.

Based on the foregoing, the proposed development will be compatible with the surrounding neighbourhood, and will implement the intent of the Erbsville South Block Plan by introducing new low density residential building types to the neighbourhood.

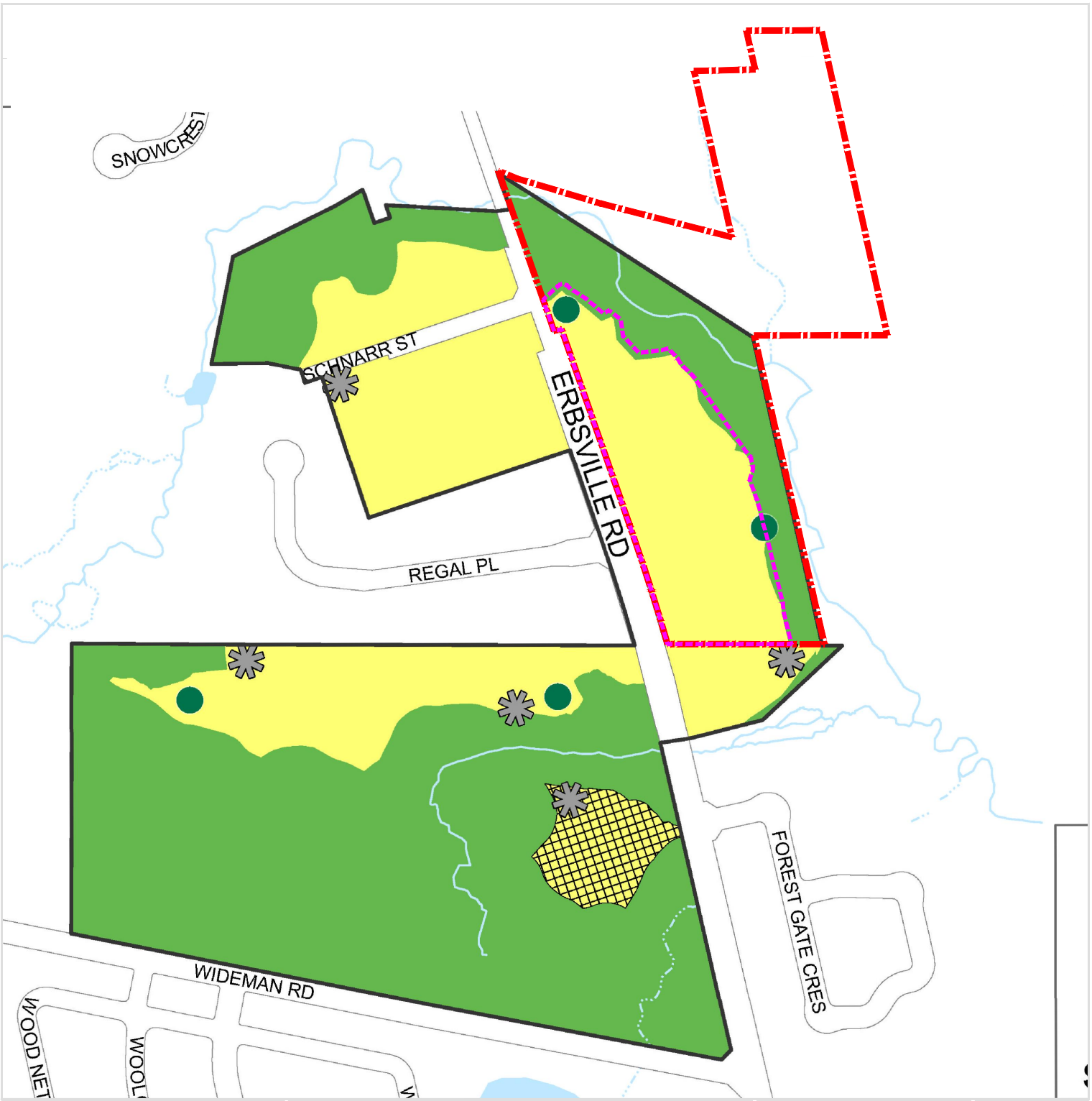


Figure 15:
City of Waterloo Official Plan: Schedule 'A6b'- Specific Provision Area: Erbsville South: Land Use Plan

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

- Subject Lands
- Proposed Development Area
- Low Density Residential
- Low Density Residential: Specific Provision Area 1
- Conceptual SWM Facility Location
- Erbsville South Block Plan Area
- Environmental System

DATE:	May, 2021
SCALE:	NTS
FILE:	0977D
DRAWN:	GC

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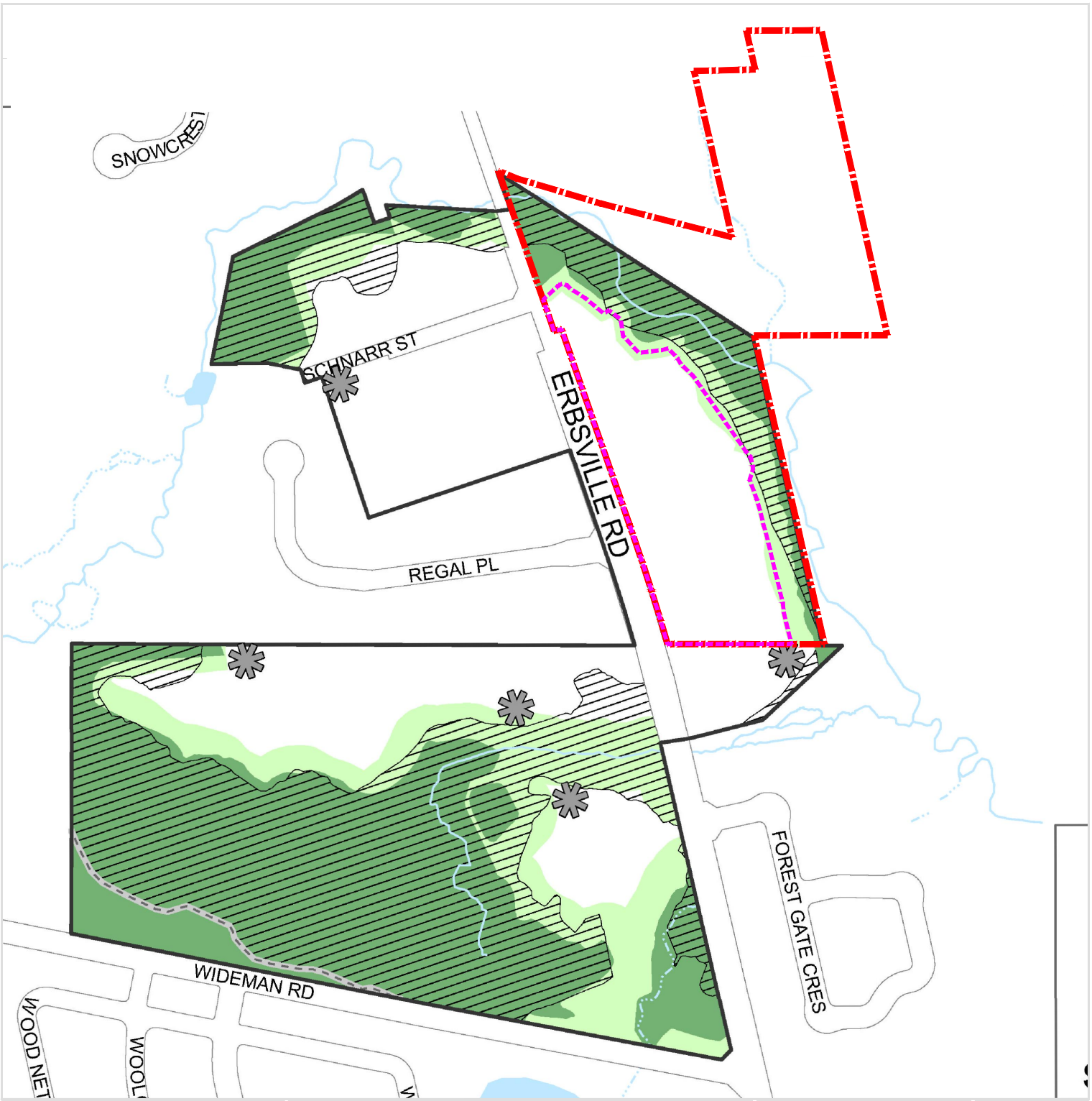


Figure 16:
City of Waterloo Official Plan: Schedule 'A6c'- Specific Provision Area: Erbsville South: Environmental System

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

- Subject Lands
- Proposed Development Area
- Core and Supporting Natural Features
- Natural Feature Buffer
- Regulatory Floodplain (based on culvert replacement)
- Limit of Regulatory Floodplain **
- Conceptual SWM Facility Location
- Erbsville South Block Plan Area

DATE:	May, 2021
SCALE:	NTS
FILE:	0977D
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4.6 City of Waterloo Zoning By-law

As set out in **Section 3.3** of this report, the subject lands are currently zoned Future Determination (FD) (**Figure 17**). The lands are proposed to be rezoned to the Conservation (OS3) and Residential Eight Zone with exceptions (R8-XX). The proposed rezoning will facilitate the development of the subject lands with a condominium townhouse development.

The site specific regulations for the R8 zone are required to establish appropriate regulatory standards for the proposed development. The following site specific regulations are requested:

- A minimum interior lot line setback of 2.8 metres
- A maximum building height of 12 metres for Stacked Townhouse dwellings
- A minimum visitor parking rate of 0.05 per townhouse dwelling unit

The proposed development has been designed generally in accordance with the zoning regulations of the R.8 zone contained in the Zoning By-law. The Zoning By-law has been prepared to implement the Official Plan and represents current standards for development within the City of Waterloo.

The following provides a rationale for the site specific provisions requested:

Interior Lot Line Setback
The minimum lot line setback proposed is 2.8 metres and the required setback is 7.5 metres. The 7.5 metre setback applies to townhouse dwellings under the R8 zone, and to Cluster Developments under Section 3 of the Zoning By-law. The intention of the 7.5 metre interior lot line setback is to ensure that cluster townhouse developments have an appropriate separation distance from neighboring uses. This policy is particularly important when developments will be disconnected from neighboring land uses, and the land uses in the area diverse.

The requested interior lot line setback will apply to the side yards of the proposed townhouse and stacked townhouse units. Furthermore, the proposed development, while independent of the lands located south of the subject lands, will include a private street connection to the southern lands, in preparation for their development at a later date. The subject lands, while developed independently, will function together with the lands to the south when they are eventually developed, and a smaller setback is appropriate as it will establish a consistent street line pattern within the proposed development, and with the future development of the southern lands. The southern interior lot line setback of the townhouse units will function as an interior side yard setback, rather than an interior lot line setback, and will allow for sufficient area for a landscape buffer with a minimum width of 1.5 metres and an average width of 3.0 metres across the property. As such, a reduced setback requirement is considered to be appropriate.

Maximum Building Height
The maximum building height proposed is 12 metres for stacked townhouse dwellings and the maximum height permitted in the R8 zone is 10 metres. The intent of the 10 metre maximum building height for all uses in the R8 zone is intended to maintain a low-rise residential built form. The increased building height will apply to the stacked townhouse dwelling units and will permit an additional half storey, over the typical 3 storey building height permitted with a 10 metres maximum building height. The proposed 3 and a half storey buildings will be designed to maintain the low-rise residential character of the neighbourhood, and will not create any negative shadow or wind impacts for

surrounding residential uses or the surrounding streetscape. As the proposed increased height will increase the proposed building height by less than a storey, and will not create any negative externalities for the surrounding land uses, the requested increased building height is considered to be appropriate.

Minimum Visitor Parking Rate
A minimum visitor parking rate for townhouse dwellings is proposed as 0.05 spaces per dwelling unit, while the R8 zone requires 0.33 per dwelling unit. The required visitor parking rate is intended to ensure that the site is designed in order to accommodate both residents and visitors on the subject lands. The required 0.33 visitor parking rate is applied to townhouse dwellings, regardless of whether a garage is provided as part of each unit. Furthermore, the zoning by-law does not allow parking on a driveway between the street line and the building line to count towards to parking requirements of the zoning by-law.

The proposed amendment will provide visitor parking spaces for the development's townhouse units separate from the parking provided on the driveways of each townhouse at a rate of 0.05 visitor spaces per townhouse dwelling unit, but it should be noted that additional parking will be available on driveways and that the reduced parking rate will not create a shortage of visitor or resident parking on the subject lands. In total, three visitor parking spaces will be provided for the development's townhouse units. Therefore, based on the proposed form of development on the subject lands, the proposed 0.05 visitor parking rate per townhouse dwelling will be able to accommodate the parking needs of the proposed development and is considered to be appropriate.

Based on the foregoing, the proposed Zoning By-law Amendment and site specific regulations are considered to be appropriate for the efficient development of the subject lands and conform to the Official Plan.

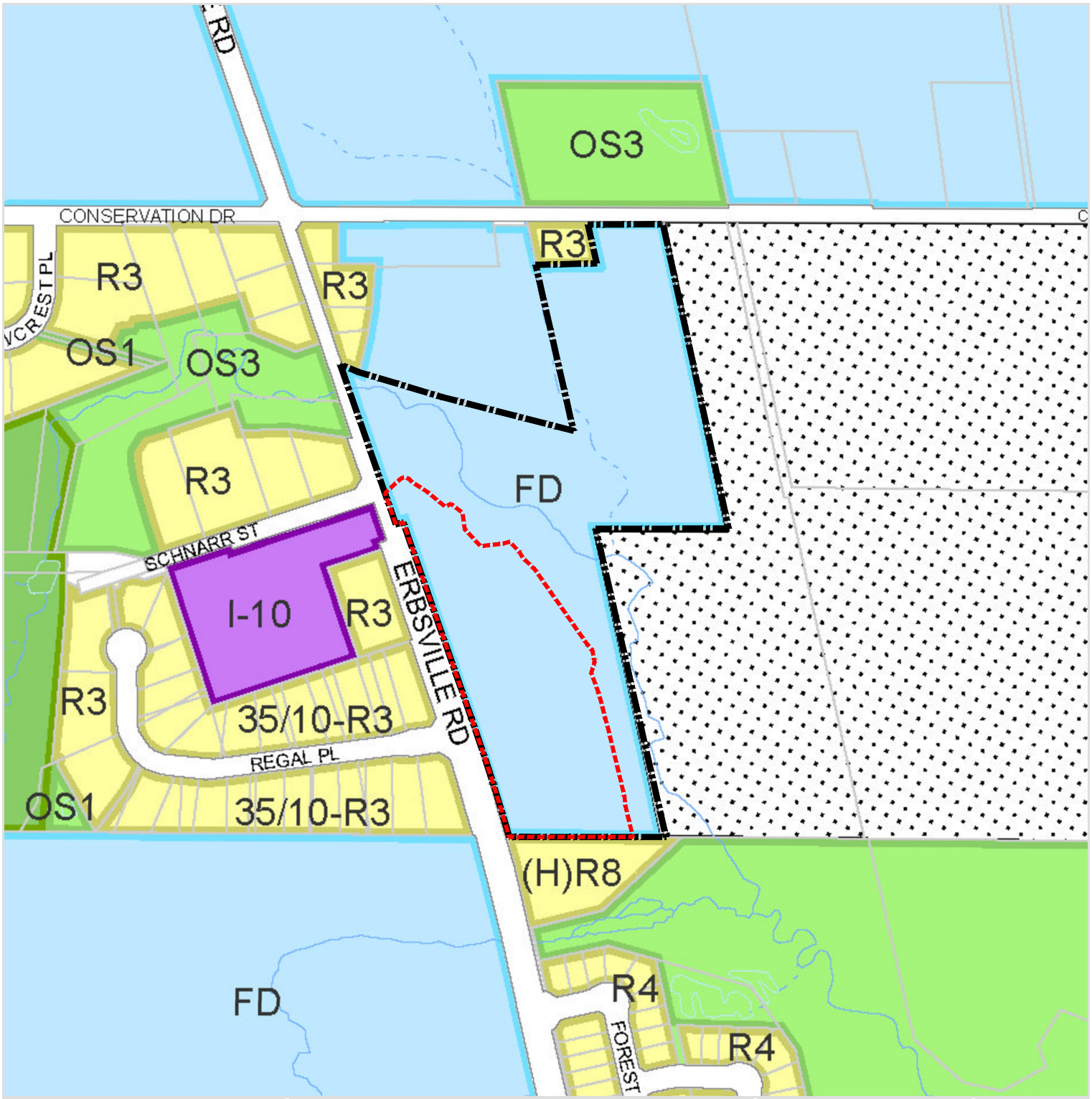


Figure 17:
City of Waterloo Zoning By-law 2018-050: Zoning Map Schedule 'A'

720 Erbsville Road
City of Waterloo
Region of Waterloo

LEGEND

- Subject Lands
- Proposed Development Area
- Institutional
- Residential
- Future Determination
- Zone Change
- Open Space
- Environmentally Sensitive Landscape

DATE:	May, 2021
SCALE:	NTS
FILE:	0977D
DRAWN:	GC

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5.0 REVIEW OF TECHNICAL REPORTS

5.1 Archaeological Assessment (Stage 1-2)

The Stage 1-2 Archaeological Property Assessment prepared by AMICK Consultants Limited, reviewed the subject lands archaeological potential. The Stage 1 Archaeological Assessment found that the study area had potential for archaeological resources of native and post-contact origins. The current conditions of the study area indicated that some areas of the subject lands had no or low archaeological potential, therefore, these areas were excluded from the Stage 2 Archaeological assessment. These excluded areas included the footprint of existing structures and paved or graveled areas.

The Stage 2 Archaeological assessment was carried out using high intensity test pit methodology and a high intensity pedestrian survey. One isolated find was encountered during the Stage 2 Assessment, as documented in detail in the Stage 1-2 Archaeological Assessment Report. As the find was deemed to be isolated, the report concluded that no further archaeological assessment of the site is warranted.

5.2 Functional Servicing and Stormwater Management

The Functional Servicing and Stormwater Management Report (FSR & SWMR) dated October 2021 and prepared by IBI Group, reviewed the subject land's opportunities and constraints relating to servicing, grading and stormwater management, and demonstrated the functional serviceability of the property for the proposed development of 6 stacked townhouse blocks and 12 townhouse blocks, a surface parking lot and outdoor amenity area.

The conclusions and recommendations contained in the FSR & SWMR demonstrate that the proposed residential development can be accommodated by the existing local infrastructure, specifically:

- The proposed stormwater management pond will provide stormwater quantity and erosion control for the developing area.
- An OGS unit in conjunction with the stormwater management pond will provide a treatment-train for stormwater quality control to provide 80 percent TSS removal.
- An infiltration swale will retain and infiltrate the 100 year storm from rear yard areas.
- Active infiltration of rooftop runoff will be provided throughout the site to be finalized during Site Plan Approval.

- The existing 300mm diameter sanitary sewer infrastructure on Erbsville Road will provide sanitary service to the site.
- The existing 300mm diameter watermain on Erbsville Road will provide potable water and fire protection for the site.
- Three (3) private fire hydrants will provide fire protection.

The report also includes a Subwatershed Study and Hydrogeological Investigation which concludes that post-development site infiltration should be designed to match pre-development recharge rates. The Hydrogeological Investigation found that the use of active infiltration measures will be feasible on the subject lands and will ensure that the existing annual infiltration rate will be maintained.

5.3 Environmental Impact Study

The Environmental Impact Study (EIS) was prepared by Natural Resource Solutions Inc. (NRSI) and dated December 2021. The report identifies that the development has been located outside of natural features and their buffers. Category 3 habitat for Barn Swallow and Blanding's Turtle overlaps the development footprint, but this category of habitat is the most tolerant of disturbance and the quantity and quality of habitat that will be remove is not likely to impact either species.

The recommended buffers of the Erbsville South Environmental Study and Erbsville South Block Plan were employed for the design of the proposed development. The enhanced buffer areas will provide improved habitat and movement corridors for wildlife including Barn Swallow and Blanding's Turtle. A pre, during and post construction monitoring program will be required to ensure that the development does not create any negative impacts. The details of the monitoring program will be identified at the detailed design stage. Based on the recommendations of the EIS, no negative impacts to natural features or their ecological functions are anticipated as a result of the development.

5.4 Environmental Noise Study

The Noise Report was prepared by IBI Group and dated October 2021. Road Traffic data was used to predict future traffic sound levels at the facades of the proposed residential buildings and in outdoor amenity areas. The primary source of transportation noise was from Erbsville Road.

The study concludes that the road traffic sound levels will exceed the Ministry of Environment, Conservation and Parks (MECP) guidelines for the daytime and nighttime period for all residential units. In order to exceed MECP requirements, the dwelling units will be fitted with the provision for air conditioning. The study also concluded that the residential units will include a Type "C" warning clause:

> *"This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment."*

5.5 Design Guidelines and Master Plan

The Urban Design Guidelines and Master Concept Plan were prepared by MHBC Planning, Urban Design and Landscape Architecture. The Design Guidelines are dated December 2021 and review the development's goals and objectives, conceptual design, surrounding neighbourhood context, and City of Waterloo design framework including the City's Official Plan and Urban Design Manual.

The guidelines conclude that the proposed development will contribute positively to the neighbourhood by introducing a more sustainable housing option to the Erbsville South Community. The guidelines also conclude that the proposed density is sensitive to surrounding land uses, is located in an appropriate location with access to a Regional Road, will create a pedestrian friendly environment that supports active transportation, and will improve the Erbsville Road Streetscape through high quality architectural detailing, contemporary design and landscaping.

The Master Concept Plan dated October 4, 2021, illustrates the conceptual layouts, net and gross land area, building setbacks, internal streets and drive aisles, parking spaces, amenity area, sidewalks, unit count and an overall data chart. The plan demonstrates that the proposed development will be well integrated into the surrounding road network with consolidated accesses from Erbsville Road and a robust pedestrian network. The townhouse blocks of 4 to 6 units in width will integrate well with the building sizes of the surrounding neighbourhood and the location of the amenity area will provide an accessible amenity area for all residents to enjoy.

6.0 PUBLIC CONSULTATION STRATEGY

The Planning Act (specifically O. Reg 544/06, amended by O. Reg. 178/16) requires that applicants submit a proposed strategy for consulting with the public with respect to an application as part of the 'complete' application requirements. This section summarizes the proposed Public Consultation Strategy.

The public consultation process for the proposed Official Plan, Zoning By-law Amendment and Draft Plan of Condominium applications are anticipated to follow the Planning Act statutory requirements. The following points of public consultation are proposed:

- An Informal Public Meeting at which time all available information, and public input will be considered.
- Direct written responses to comments raised through the public consultation process will be provided to City Staff for their review and consideration in the preparation of a City Staff Report.
- Preparation of a City Staff Report, with the Report to be available to the public in advance of City Council's consideration of the applications. It is understood that City Staff will post information on the City's website for public review. This will include the City Staff Report and may also include technical studies and reports prepared in support of the application.
- A Formal Public Meeting will occur at the Council Meeting, at which time the City Staff Report, all available information, and public input will be considered in Council's final decision.

The consultation strategy proposed will provide members of the public with opportunities to review, understand and comment on the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium applications. The consultation strategy will be coordinated with City Staff and additional opportunities for consultation will be considered and may be warranted based on the input received.

7.0 SUMMARY & CONCLUSIONS

The purpose of this Planning Report was to evaluate the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium for the subject lands in the context of existing land use policies and regulations including the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Waterloo Official Plan, the City of Waterloo Official Plan, the Erbsville South Block Plan, The Erbsville South Environmental Study and the City of Waterloo Zoning By-law. The analysis contained in this report demonstrates that the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium represents good planning for the following reasons:

I. The proposed development is consistent with the Provincial Policy Statement and conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe and represents development in the Designated Greenfield Area;
II. The proposed development conforms to the Region of Waterloo Official Plan, City of Waterloo Official Plan and Erbsville South Block Plan. The proposed amendment to the Official Plan maintains the intent of the Low Density Residential designation and the Natural System policies, and will assists in achieving the City's intensification targets;
III. The proposed development provides for the development of an underutilized site in the Designated Greenfield Area of the City of Waterloo on lands that are well located with respect to transportation and servicing infrastructure;
IV. The proposed development will implement the planned land use policies of the Erbsville South Block Plan and will contribute to the range of residential building types within the community; and
V. The proposed development can be adequately serviced through connections to existing infrastructure.

Based on these conclusions, it is our opinion that the application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium is appropriate and should be considered for approval.



Dave Aston, M.Sc, MCIP, RPP
Vice President & Partner



Aleah Clarke, BES
Planner