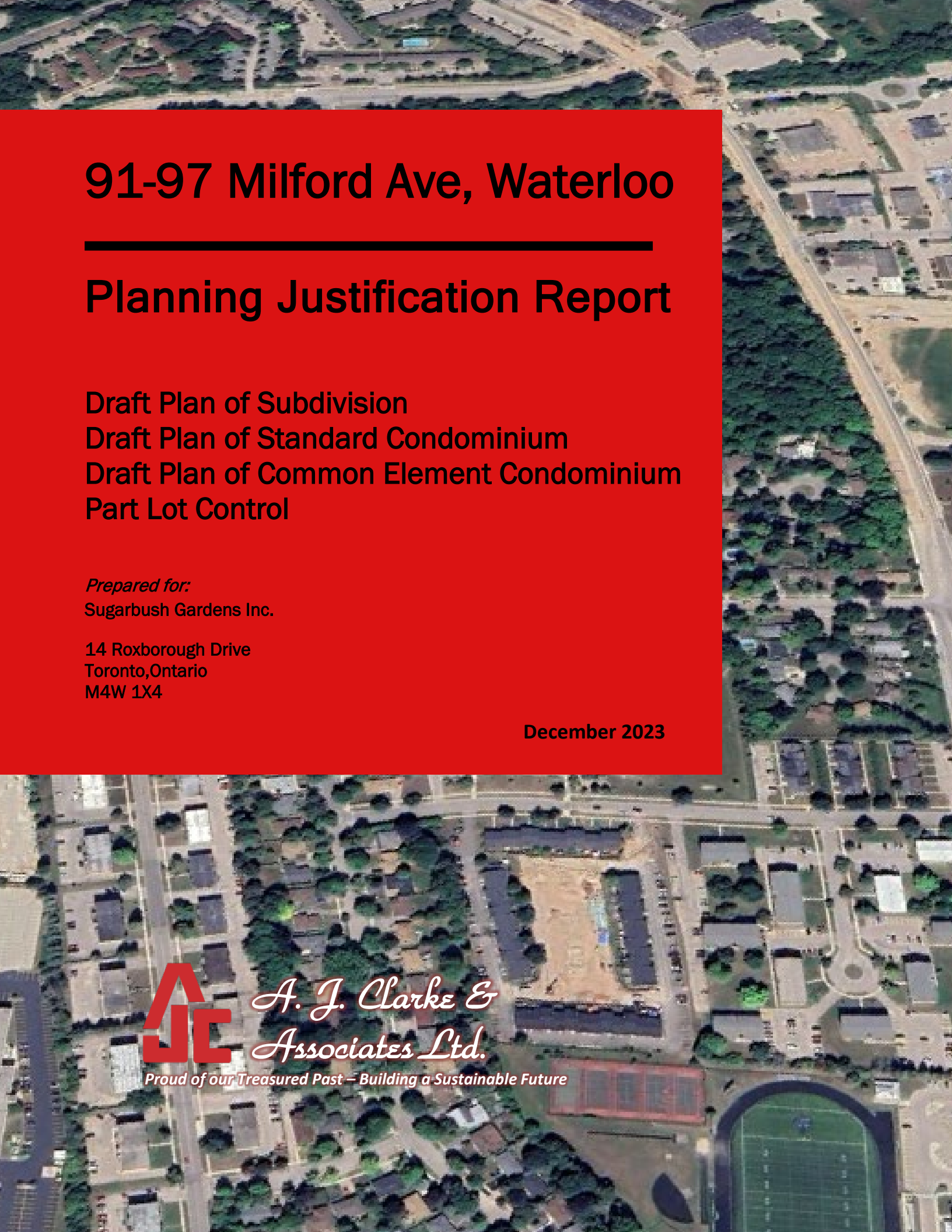

91-97 Milford Ave, Waterloo

Planning Justification Report

Draft Plan of Subdivision
Draft Plan of Standard Condominium
Draft Plan of Common Element Condominium
Part Lot Control

Prepared for:
Sugarbush Gardens Inc.

14 Roxborough Drive
Toronto,Ontario
M4W 1X4

December 2023

A. J. Clarke & Associates Ltd.
Proud of our Treasured Past – Building a Sustainable Future

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1 Introduction

The owner of the subject lands, Sugarbush Gardens Inc., has made applications for a Plan of Subdivision, Common Element Condominium, and Standard Condominium along with Part Lot Control to facilitate the development of the lands municipally known as 91-97 Milford Avenue, Waterloo (Region of Waterloo).

The subject property is approximately 1.76ha is size (17,582.8m^2). The subject lands currently contain a total of 51 residential units, which are within four blocks of two-storey townhouses with 95 parking spaces (four barrier-free). The subject lands also contain a newly constructed stacked townhouse building within the centre of the property, an outdoor amenity area, and nineteen (19) new surface parking spaces (three barrier-free) for the stacked townhouse building. The stacked townhouse building accommodates 44 dwelling units. The new stacked townhouse development has received

site plan approval (City No. SP-20-20) and construction has recently been completed. The new building is not yet occupied, but occupancies are targeted imminently (February 2024).

Ongoing discussions between the owners and agents with the Regional and City planning staff led to the provision of the Record of Pre-submission Application, dated December 8th, 2023. As part of the complete application submission under *The Planning Act*, in addition to this Planning Justification Report, the following materials are also submitted as part of complete applications for the Draft Plan of Subdivision, Common Element Condominium, and Standard Condominium Applications:

1.	Master Site Plan – Issued for Tender	ABA Architects Inc.
2.	Topographic Sketch of Existing Conditions	J.D. Barnes Ltd
3.	Draft Plan of Subdivision	J.D. Barnes Ltd.
4.	Draft Plan of Common Element Condominium	J.D. Barnes Ltd.
5.	Draft Plan of Standard Condominium	J.D. Barnes Ltd.
6.	Servicing Brief	MTE Consultants
7.	Stationary Noise Study	dBA Acoustical Consultants Inc.
8.	Architectural Package	ABA Architects Inc.

Sections 2 and 3 of this report discuss the subject lands and the proposed development, while Section 4 outlines how this proposal relates to the applicable Provincial and municipal land use planning policy documents. Section 5 discusses the various submitted technical materials and how they relate to the proposed development. Lastly Section 6 outlines the proposed Public Consultation Strategy, and Section 7 provides concluding remarks and a professional planning opinion.

2 Description of Subject Lands & Surrounding Neighbourhood

Legal Description: PART OF LOT 12 GERMAN COMPANY TRACT, BEING PARTS 1 & 2 ON 58R-18322 TOGETHER WITH AN EASEMENT AS IN 304130 SUBJECT TO AN EASEMENT AS IN WR1523981 SUBJECT TO AN EASEMENT IN GROSS AS IN WR1528626 CITY OF WATERLOO

The subject lands of 91-97 Milford Avenue in the City of Waterloo are located on the south side of Milford Avenue, between Tamarack Drive to the west, and Barrie Place to the east. The subject site has an approximate frontage along Milford Avenue of ±222.88 metres, an approximate depth of ±309.56 metres, and an approximate total area of ±16,462.59 square metres. The lands are currently occupied by four (4), two-storey, townhouse blocks containing 51 rental units with 95 surface parking spaces. A newly constructed stack townhouse structure is also located within the interior of the lands, accommodating 44 dwelling units with 19 additional parking spaces provided (114 spaces in total – 7 barrier free).

The subject lands are immediately adjacent to the following uses:

- North – Winston Churchill Public School
- South – St. David Catholic Secondary School
- East – Barrie Place: Low-Rise Apartment Complex
- West - Existing Single Detached Dwellings

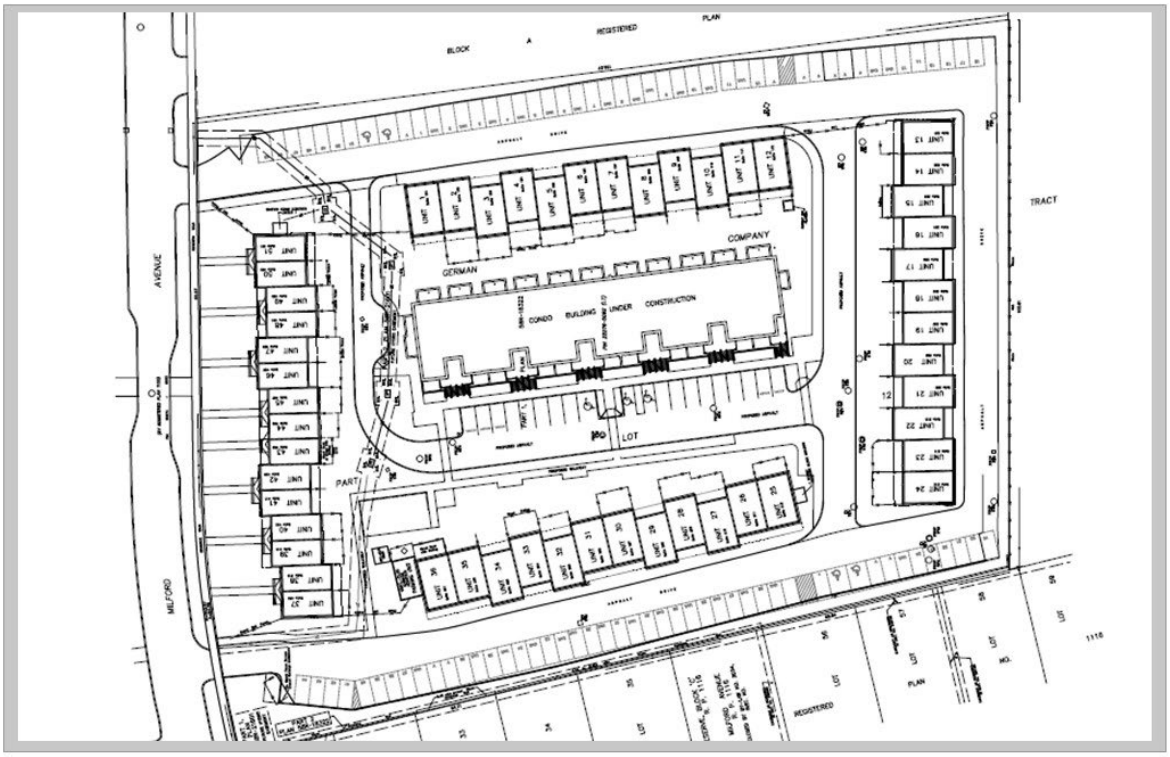


The subject lands are located in the interior of a residential neighbourhood consisting of low and medium density residential land uses in the form of single- and semi-detached, row townhouses, and low-rise multiple dwellings. The edge of the neighbourhood includes mid- to high-rise apartment complexes. The subject lands are located between the Winston Churchill Public School to the north, and St. David Catholic Secondary School to the south. Wilfred Laurier University (Waterloo Campus) is located one kilometre to the south. The University of Waterloo is located approximately 1.5 kilometres to the west. The Albert McCormick Community Centre is 1.3 kilometres away. To the east of the neighbourhood is Commercial Corridor designated lands along with "Mixed Use Community Commercial" designated lands along Weber Street North and King St North. The western edge of the neighbourhood is designated with employment lands along Albert Street. To the north of the lands is Sugarbush Park, which is also part of the Natural System as per Schedule A3 of the City of Waterloo Official Plan.

Hazel Street, to the west, is a designated as a minor collector, while Weber Street is a Regional Arterial. Access to Highway 85 is an approximate 3-minute drive from the subject lands. The "Research and Technology" Station of the ION LRT is located 1.5 kilometres from the subject lands (20-minute walk). Bus routes are available at multiple points along Hazel Street (5-minute walk from subject lands), King Street North (9 minutes), and Columbia Street West (13 minutes).

The lands have been designated as "Mixed Use Medium Density Residential" as per Schedule A: Land Use of the City of Waterloo Official Plan and are zoned "Residential Mixed Use (RMU-20)."

3 Proposed Development



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91-97 Milford Avenue, Waterloo
Excerpt from Topographic Survey of Existing Conditions

Construction of the interior stacked townhomes is nearing completion, permitted through Site Plan Control (SP-20-20), and through building Permit # 21 016472 000 00 RE – issued June 02, 2022. Construction began in July of 2022. The stacked townhome structure will add 44 dwelling units leading to a total net density of 54 units per hectare across the entire plan of subdivision, along with a total of 114 surface parking spaces.

The submitted applications are planning tools utilized to divide the lands into different ownership configurations that will facilitate a standard condominium over the new central building while ensuring the pre-existing row townhouses remain as rental units. As described in the Record of Pre-submission Consultation, dated December 8th, 2023, the planning process will be as follows:

"The proposed applications would implement a standard plan of condominium over the new apartment building constructed central to the site, while still maintaining the rental tenure of the existing townhouse blocks. These existing Townhouse Blocks can be described as follows in relation to the submitted plan:

Existing Townhouse Block A = Units 37-51

(Shown as PART 3 on submitted Draft Plan of Common Element Condominium (CEC))

Existing Townhouse Block B = Units 1-12

(Shown as PART 4 on submitted Draft Plan of CEC)

Existing Townhouse Block C = Units 13-24

(Shown as PART 5 on submitted Draft Plan of CEC)

Existing Townhouse Block D = Units 25-36

(Shown as PART 6 on submitted Draft Plan of CEC)

*The following steps are proposed to implement the creation of a standard condominium over the new Condominium Building Under Construction **(Building E- PART 2 on submitted CEC)** as labeled on the submitted plan:*

1. Application for a Plan of Subdivision to create one block over the entire property. This is required as both an application for a Common Element Condominium (CEC) and Part Lot Control can only be implemented over a block on a Plan of Subdivision.

2. Application for a Common Element Condominium over all lands except the existing townhouse blocks, as well as the new apartment building. **Described as Part 1 on submitted CEC.**

3. Application for Part Lot Control to create 5 separate POTLs over each except the existing townhouse blocks, as well as the new apartment building **Parts 2 - 6 of submitted CEC**

4. Application for a Standard Condominium over the CBUC - POTL to incorporate the future units in the apartment building.

The newly constructed stack townhouse development on the lands creates an additional 44 condominium dwelling units to the already present 51 rental dwelling units. In total, 114 surface parking spaces will be provided on the lands (19 additional spaces have been created with the new structure).

This process is intended to maintain the rental tenure of the four original and occupied Townhouse Blocks, while allowing for the creation of a new Standard Condominium over the central CBUC -POTL. This would mean that all services would be within the CEC of which all dwelling units are within POTLs of the CEC."

For further details, please refer to the concurrently submitted Plan of Subdivision, Plan of Common Element Condominium, and Plan of Standard Condominium.

4 Planning Policy Framework

The following land use planning policy and zoning instruments are considered in this Section:

- Planning Act (2023)
- Provincial Policy Statement, 2020
- Growth Plan for the Greater Golden Horseshoe, 2020
- Waterloo Regional Official Plan (ROP), 2015
- City of Waterloo Official Plan (Nov 2022 Consolidation)
- City of Waterloo Zoning Bylaw 2018-050

4.1 Planning Act, R.S.O. 1990

The *Planning Act* is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them.

This application does not speak to matters of permitting or altering land use or built form; rather it looks to create multiple forms of ownership within the same overall Plan of Subdivision. The land use and built form are already permitted through the Regional and City Official Plan, along with the City of Waterloo Zoning By-law 2018-050. The development was approved through Site Plan Control (SP-20-20) and received the appropriate building permits. The stacked townhome structure is nearing completion of construction with occupancy expected early 2024.

The applications are consistent with Part VI: Subdivision of Land of the *Planning Act.*

4.2 Provincial Policy Statement (2020)

The current Provincial Policy Statement (PPS) came into effect on May 1st, 2020. The principles of the PPS are about managing change and promoting efficient, cost-effective development and land use patterns, which encourage strong, sustainable, and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.

The intention of the concurrently submitted applications and related plans, reports, studies, etc., is to permit multiple forms of tenure within a Plan of Subdivision. As discussed above, this report and application do not speak to matters of permitting or altering land use or built form as it is already permitted through Site Plan Control approval that complies with the applicable zoning by-law.

Section 1.4 of the PPS contains policies specific to housing. The following sections are relevant to this proposal:

Policy 1.4.1 To provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and

b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Policy 1.4.2 Where planning is conducted by an upper-tier municipality:

a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and

b) the allocation of population and units by the upper-tier municipality shall be based on and reflect *provincial plans* where these exist.

Policy 1.4.3 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based and affordable housing need of current and future residents of the *regional market area* by:

b) permitting and facilitating:

1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *special needs* requirements and needs arising from demographic changes and employment opportunities; and
2. all types of *residential intensification*, including additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;

c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;

f) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The proposed forms of tenure on the subject lands, through the submitted applications for Subdivision and Condominium (both Standard and Common Element), are consistent with the PPS, as the structure is a permitted use and built form, already approved through Site Plan Control. The differing forms of tenure will provide a mix of housing options and densities within the same Plan of Subdivision.

Section 1.6 of the PPS contains policies related to infrastructure and public service facilities. Subsection 1.6.6 outlines policy regarding Water and Wastewater services as well as Stormwater Management:

Policy 1.6.6.2 *Municipal sewage services and municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. Within *settlement areas* with existing *municipal sewage services* and *municipal water services*, *intensification* and *redevelopment* shall be promoted wherever feasible to optimize the use of the services.

Policy 1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*. The determination of sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services and individual on-site sewage services.*

Policy 1.6.6.7 Planning for stormwater management shall:

a) be integrated with planning for *sewage and water services* and ensure that systems are optimized, feasible and financially viable over the long term;
b) minimize, or, where possible, prevent increases in contaminant loads;
c) minimize erosion and changes in water balance, and prepare for the *impacts of a changing climate* through the effective management of stormwater, including the use of *green infrastructure*;
d) mitigate risks to human health, safety, property and the environment;
e) maximize the extent and function of vegetative and pervious surfaces; and
f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

Through Site Plan Control (SP-20-20), the newly constructed building within the interior of the subject lands was required to provide a Functional Stormwater Management Report. This report, along with its associated engineering plans is included within this application. This report was approved through the Site Plan Control process and the construction is nearly complete.

As discussed above and as confirmed within the relevant studies and reports submitted in conjunction with the requisite applications, the proposed development is consistent with the applicable policies of the Provincial Policy Statement (2020).

4.3 Growth Plan for the Greater Golden Horseshoe (2020)

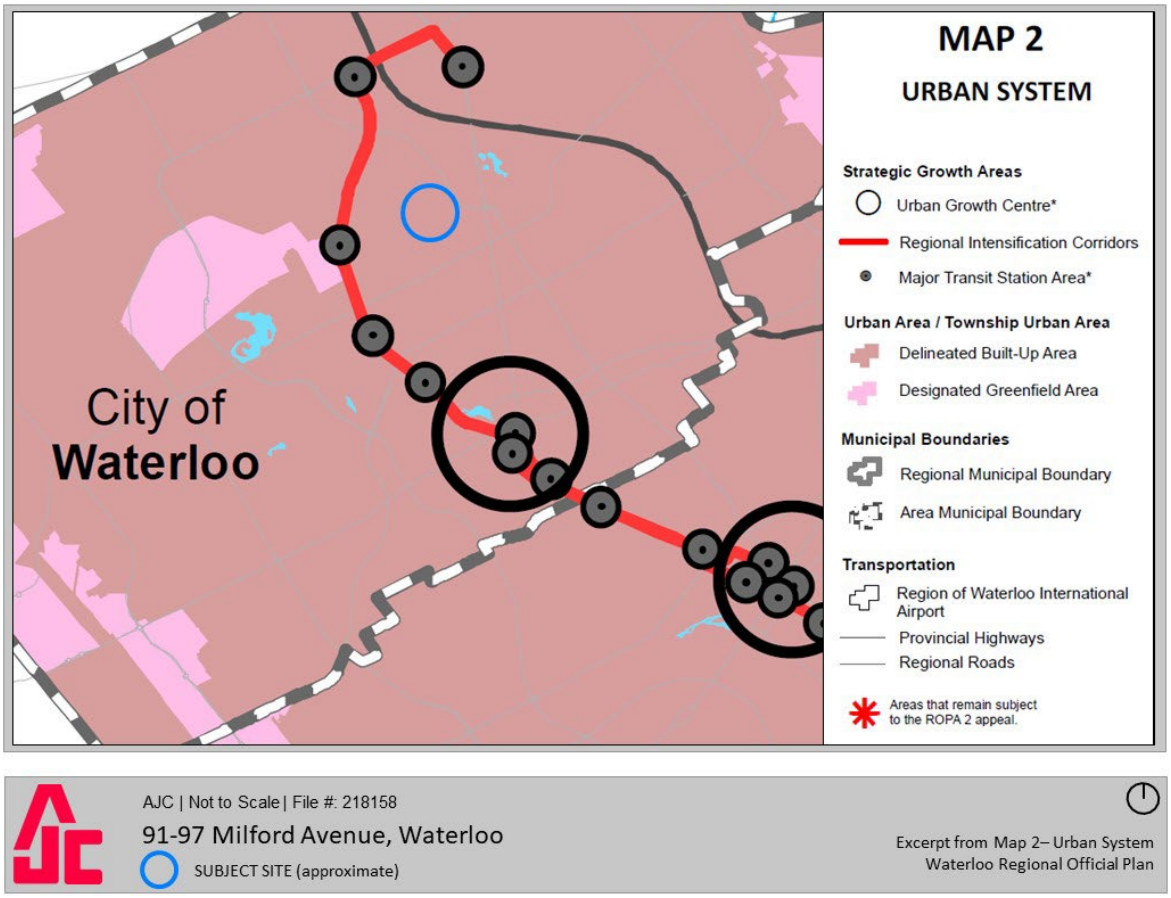
In 2019 the Ministry of Municipal Affairs and Housing approved a new version of the Growth Plan, which came into force and effect on May 16th of that same year. The Growth Plan (2019) replaced the Growth Plan (2017). Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved by the Lieutenant Governor in Council, Order in Council No 1244/2020 to take effect

on August 28, 2020. All decisions made on or after August 28,2020 in respect of the exercise of any authority that affects a planning matter will conform with the Growth Plan (2020), subject to any legislative or regulatory provisions providing otherwise.

The 2020 iteration of the Growth Plan builds upon the previous Growth Plan (2019) in its direction to prioritize intensification, support the achievement of complete communities, support a range, and mix of housing options, protect, and enhance natural heritage systems, support, and enhance the long-term viability of agriculture, conserve and promote cultural heritage resources, and integrate climate-change considerations into planning and managing growth.

As the development was approved through Site Plan Control, the submitted applications merely speak to the tenure of the lands. The proposal will retain the existing rental units, while adding additional housing options through the condominium applications. The site is located within a built-up, urban area and utilizes public infrastructure systems. As such, the development conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (2020).

4.4 Waterloo Regional Official Plan (ROP)



On June 16, 2009, Regional Council passed By-law No. 09-025 to adopt a new Official Plan for the Regional Municipality of Waterloo (Regional Official Plan). The new Regional Official Plan replaced the Region's previous Regional Official Policies Plan approved in 1995. The Ministry of Municipal Affairs

and Housing issued a Notice of Decision to approve the Regional Official Plan, with modifications on December 22, 2010. Several parties subsequently appealed the Ministry's decision to the Ontario Municipal Board for adjudication (Case No. PL110080).

The Ontario Municipal Board issued an Oral Decision to approve the Regional Official Plan in part, with modifications, on June 18, 2015. The Board confirmed its decision through a follow-up Memorandum of Oral Decision and Order of the Board dated July 14, 2015. As a result, the new Regional Official Plan came into effect on June 18, 2015.

On August 18, 2022, Regional Council passed By-law No. 22-038 to adopt Amendment No. 6 to the Regional Official Plan (ROP) in accordance with the Planning Act. On April 11, 2023, the Minister of Municipal Affairs and Housing (MMAH) decided to approve the Region of Waterloo's Regional Official Plan Amendment (ROPA) No. 6 with modifications.

As previously described, the enclosed applications along with this report do not speak to the matters of land use or built form as the use and structure are permitted through the Regional and City Official Plans, along with the City of Waterloo Zoning By-law 2018-050. The policies discussed hereon out will pertain to land division and tenure.

As per Map 2: Urban System, the subject lands are located within the "Delineated Built Up Area" of the Urban System.

Chapter 1: Introduction

Section 1.5 of the introductory chapter lists the Guiding Principles of the Regional Official Plan; of significance to this report is the fifth principle described as follows:

- Support a range and mix of housing options, including *additional residential units*, and *affordable* and *"missing middle"* housing, to serve all sizes, incomes, and ages of households in all residential areas;

The development applications submitted promote a range and mix of housing options including a built form described as the "missing middle". The stacked townhouse will utilize a standard condominium plan, providing private ownership of units; whereas the existing row townhomes will remain rental units, which can accommodate a range of income levels.

Chapter 3: Liveability in Waterloo Region

The Official Plan describes the liveability of a region as based on its design and infrastructure and how they are used to help the region become a more "desirable, accessible and safe community that places significant importance on providing choice and maintaining and fostering a high quality of life.' The overall objective of this chapter is to create vibrant urban and rural places. To achieve this, several objectives are used together including Objective 3.1 which is to 'Plan for an appropriate range and mix of housing choices for all income groups.

Section 3.A pertains to policies that will assist in providing a range and mix of housing.

3.A Range and Mix of Housing

"Housing is a necessity of life and is an essential element for achieving an equitable, thriving, and sustainable community. Communities thrive when everyone has a place they can afford and call home, and where they can feel safe, comfortable, and part of the community. The policies in this section are all about meeting this important goal. They seek to provide for a diverse range and mix of housing options that are safe, *affordable*, of adequate size and meet the accessibility requirements of all residents."

The very first objective reiterates the principle described in Section 1.5, above, and is described as follows:

- Support a diverse range and mix of housing options and densities, including *additional residential units*, *affordable,* and *missing middle housing*, to serve all sizes, incomes, and ages of households.

Policies 3.A.2, 3.A.5, and 3.A.6 particularly apply to the proposed development applications:

Policy 3.A.2 Area municipalities, in collaboration with the Region, will plan to provide a diverse range and mix of housing options with an overall target of a minimum of 30 percent of new ownership and rental housing being *affordable* to low- and moderate-income households. The range and mix of housing options provided will vary in terms of form, tenure, density, and number of bedrooms to accommodate the needs of all sizes, incomes, and ages of households.

The proposed development applications will facilitate a range and mix of housing types, density, and tenure. The 51 row townhouse dwellings will continue to maintain their existing lease agreements. The additional housing form and tenure provided by the newly constructed building conforms to the above policy.

Policy 3.A.5 A *development application* to create a plan of condominium, which would result in the conversion of rental housing to condominium ownership for buildings with six or more units, will only be permitted where:

(a) the rental vacancy rate for comparable units for the area municipality, or the Census Metropolitan Area, if not available for the area municipality, has been at or above three percent for the preceding two years; and

(b) the applicant notifies all tenants about the intention to convert the building(s) to condominium ownership and offers first right of refusal as appropriate, in accordance with the regulations of the Residential Tenancies Act, 2006.

As described by Regional Planning Staff in the Record of Pre-submission Consultation, "the proposed applications do not constitute a condominium conversion as the existing rental townhouses would remain under rental tenure.

Policy 3.A.6 Where a *development application* proposing residential uses is submitted for a site containing one hectare or more of developable land, the Region and the area municipalities will require, a minimum of 30 percent of new residential units to be planned in forms other than single-detached, semi-detached, and street fronting and single unit condominium townhouse units. Examples of other potential housing forms may include but are not limited to: duplexes; tri-plexes; four-plexes; multiplexes; stacked and back-to-back townhouses; and apartments.

Policy 3.A.17 *Development applications* proposing residential uses will be required to indicate if and how they are contributing to meeting the *affordable* housing target set out in Policy 3.A.2, and include an assessment of mix and range of types, bedroom mix, unit sizes, tenures, and accessibility requirements.

The development applications will facilitate a standard condominium plan over the newly constructed stacked townhouse structure. The existing row townhouses will continue to be rental units and the existing lease agreements will be maintained. The 44 units within the stacked townhouse represent 46% of the total dwelling units on the 1.76-hectare site.

The proposed division of land through the subdivision and condominium applications and the multiple forms of tenure across multiple built forms provides a range housing form, tenure, and density within the same overall Plan of Subdivision. Further, the existing rental units in the existing row townhouses will be maintained.

Chapter 10 – Fulfilling Consultation and Implementation Roles

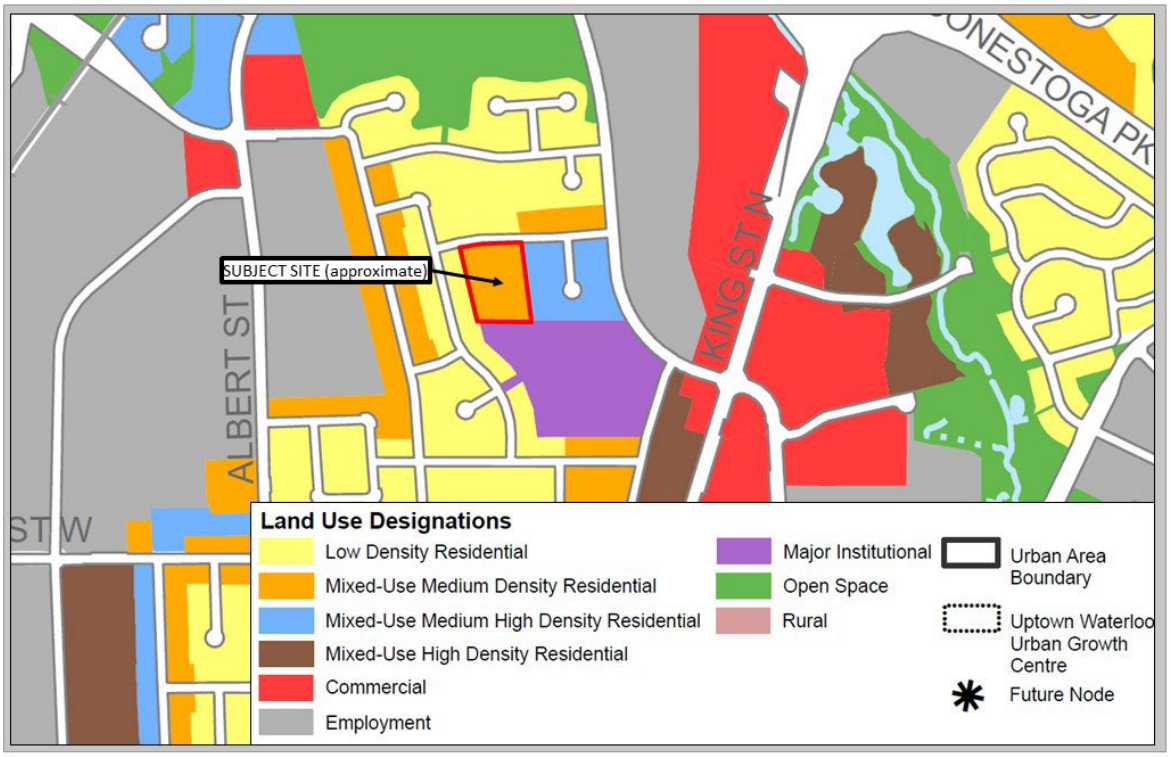
Chapter 10 details policy pertaining to the implementation of the Regional Official Plan.

Policy 10.D.5 The Region will only accept and process complete applications for plans of subdivision or plans of condominium for which the Region is the approval authority, and/or for amendments to this Plan. To be deemed complete, an application must satisfy all applicable statutory requirements, all requirements set out in the applicable Area Municipal Official Plan and be accompanied by all the other information and materials listed in Schedule 'C' except where some of these study requirements have been scoped or waived through a pre-submission consultation meeting as set out in a Record of Pre-submission Consultation issued by the Regional Commissioner of Planning, Housing & Community Services pursuant to the Region's Pre-submission Consultation By-Law.

The Record of Pre-submission Consultation, included with the application submission, lists the requirements of the submitted applications in order to be deemed complete. The application has met all requirements by providing the supporting materials listed.

As discussed above and as confirmed within the relevant studies and reports submitted in conjunction with the requisite applications, the proposed development conforms with the applicable policies of the Waterloo Regional Official Plan (ROP).

4.5 City of Waterloo Official Plan (Nov 2022 Consolidation)



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91-97 Milford Avenue, Waterloo
SUBJECT SITE (approximate)
Excerpt from Schedule A – Land Use Plan
City of Waterloo Official Plan

Council for the Regional Municipality of Waterloo approved the new City of Waterloo Official Plan, in part, with modifications, on November 21, 2012. The Region's decision was released in a Notice of Decision dated November 30, 2012 and revised though further correspondence dated December 13, 2012 (Correction to Schedule "E" Road Classification System). The Region's decision was subject to a 20-day appeal period under the Planning Act and a total of three appeals were filed to the Ontario Municipal Board (OMB). A summary list of appellants and the nature of their appeals is included below. The parts of Regional Council's decision that are not the subject of an appeal are final, and as a result, the parts of the City's Official Plan that were approved, and not the subject of an appeal, came into effect on December 21, 2012.

The subject lands have been designated as Mixed-Use Medium Density Residential, as per Schedule A – Land Use Plan, of the City of Waterloo Official Plan.

As mentioned through each level of policy planning analyzed in this report, this application does not seek permissions or amendments to permit the newly constructed stacked townhouse structure as this was approved through Site Plan Control (SP-20-20). The submitted applications are to facilitate multiple forms of tenure on the subject lands. This report will only speak to relevant policy regarding division of land and tenure.

Chapter 3 of the City's Official Plan pertains to policy that will shape the city form. Policy 3.1 lists the objectives of the city as it relates to its form.

3.1 OBJECTIVES

It is the Objective of the City to:

(3) Plan for neighbourhoods that:

(b) Have a range and mix of housing types, sizes, costs and tenure;

Once again, the proposed development applications are to facilitate multiple forms of tenure, in multiple built forms within the subject lands. The existing lease agreements in the row townhouses will be maintained while a plan of condominium will be placed over the newly constructed stacked townhouse.

10.1.2 Supporting a Range of Housing

Policy 10.1.2 (1) This Plan recognizes that access to a range of housing contributes to the quality of life within a City. The City will continue to plan for a range of housing types, including low density, medium density, medium high density, and high density housing. The City will also plan for a range of lot sizes in low-rise residential areas.

The proposed development applications provide for increased range of housing and tenure.

Policy 10.1.2(13) Regard shall be given to an adequate mix of rental and ownership units for a wide variety of household sizes when considering *development* applications, excluding *site plan* applications, and creating new or amending existing District Plans.

The proposed development applications will provide for new condominium ownership units, while maintaining the existing rental units and their associated lease agreements.

Residential Condominium Conversion Policy

(16) When reviewing an application to create a plan of condominium which would result in the conversion of a rental residential building to condominium ownership:

(a) Where the rental housing is considered to be *affordable*, the City shall only support such application where:

(i) The rental *vacancy rate* for comparable units is at or above 3% for the preceding three years; or

(ii) The conversion will address and result in the creation of affordable housing for *affordable* home ownership; or

(iii) The conversion will rectify existing health and safety issues through the completion of building renovations/retrofits, the cost of which would necessitate an increase in rent levels above the affordability threshold; and,

(iv) The owner/applicant submits a detailed inspection report, to the satisfaction of the City of Waterloo and Region of Waterloo, on the physical condition of the property by a qualified architect or engineer.

(b) Where the rental housing is not considered to be *affordable*, the City shall have regard for the criteria outlined in 10.1.2(16)(a) prior to taking a position with regard to whether to support the proposed conversion; **OPA No. 34, approved October 28, 2022**

(c) In all cases, the City shall consider:

(i) Whether the proposal conforms to the Zoning By-Law, and applicable performance standards are achieved or are proposed to be achieved prior to condominium registration;

(ii) Whether the proposal complies with the current Urban Design Manual, based on a review by the Site Plan Review Committee;

(iii) Whether the proposal satisfies legislation or criteria established by the Provincial Government that may be applicable;

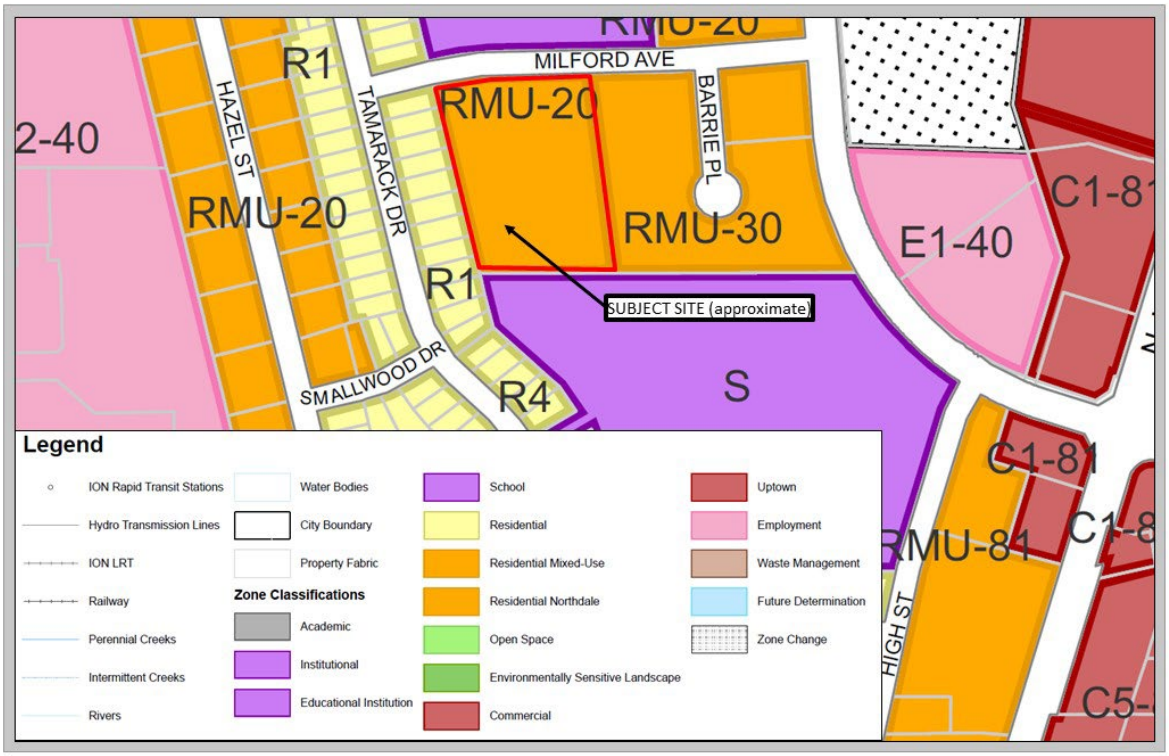
(iv) Whether the building for which conversion is proposed meets the requirements of the Property Standards By-law and the requirements of the Ontario Building Code and Ontario Fire Code, or securities and any necessary agreements are in place to ensure such necessary upgrades are undertaken to achieve the said standards and requirements; (v) Whether all applicable easements affecting the condominium lands are provided; and, (vi) Whether the proposal impacts the ability to maintain a reasonable supply of residential rental units within the Planning District and the appropriate distribution of

residential rental units through the community. **OPA No. 11, approved December 11, 2014**

As described in the Record of Pre-Submission Consultation, "the proposed applications do not constitute a condominium conversion as the existing rental townhouses would remain under rental tenure." As such, the above Condominium Conversion policies would not apply to the subject applications.

In consideration of the above noted policies, the proposal conforms to the overall intent of the City of Waterloo Official Plan.

4.6 City of Waterloo Zoning By-law 2018-050



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91-97 Milford Avenue, Waterloo
SUBJECT SITE (approximate)

Excerpt from Zoning By-law Schedule 'A'
City of Waterloo Zoning By-law 2018-050

The subject lands are zoned 'Residential Mixed Use (RMU-20)', as per Schedule 'A' of the City of Waterloo Zoning By-law 2018-050. Permitted uses of the RMU-20 zone include both Townhouse Buildings and Multi-Unit Residential Buildings. All uses existing and proposed are therefore permitted within the RMU-20 zone and no amendments are proposed.

A Zoning Table for the Regulations of the Residential Mixed-Use Zone (RMU-20) containing the zoning standards are provided below:

Zoning Item	Applicable Regulation	Proposed	Compliance
Lot Area (minimum)	N/A	1.76 ha	Yes
Lot Frontage (min)	20 metres	119.8m	Yes
Front Yard Setback (min)	5 metres	10.919m	Yes
Side Yard Setback (min)	3 metres	14.48m	Yes
Rear Yard Setback (min)	7.5 metres	10.724m	Yes
Building Height (max)	20 metres & 6 storeys	3 storeys (10m)	Yes
Parking Spaces (minimum)	95	114	Yes
Driveway (private ROW) Width	6.1m	6.1m	Yes
Parking Area	Approved in SP-20-20		Yes

As a note within the Record of Pre-Submission Consultation, the City Staff comments state that "all other applicable regulations of By-law 2018-050 shall be deemed to apply." No additional zoning comments were provided in the analysis of the submitted development applications. All zoning requirements would have been confirmed and approved through the Site Plan Approval (SP-20-20).

5 Supporting Technical Studies

In accordance with Record of Pre-Submission Consultation, dated December 8th, 2023, various technical studies are required in support of a complete application under the Planning Act. The findings of those studies are summarized below. For more detail, please refer to the original documents, submitted concurrently in support of the subject applications.

5.1 Servicing Brief

A Servicing Brief, as required in the Record of Pre-submission Consultation, was prepared by MTE Consultants detailing how services will be handled with respect to ownership, easements, and agreements.

The servicing is already in place and constructed through SP-20-20. All servicing is provided through the current easement (Part 2, Plan 58R-21601, S/T Easement, As in Instrument WR1528626), and extended to service the newly constructed stacked townhouse structure. These services will be a part of the Common Element Condominium.

Please see the attached Servicing Brief for full details.

5.2 Noise Study

A Noise Impact Study was undertaken by dBA Acoustical Consultants Inc, dated December 2023. The purpose of the noise impact study is to approve applications for Plan of Subdivision, Plan of Condominium and Part Lot Control. The application approval process will include noise impact from Weber Street North at Milford Avenue traffic volumes, as well as the 33 Keeprite small rooftop cooling systems stationary noise source that may impact the development and area residential properties.

The study found that outdoor noise levels did not exceed the 55 dBA criteria and no mitigation measures should be required. Further, specific building components are not required to mitigate indoor noise levels.

"This study detailed noise impacts at the proposed development and recommended no noise control measures necessary to meet Ministry of Environment Conservation and Parks (MECP) Publication NPC-300, Stationary & Transportation Sources-Approval & Planning, while satisfying the planning requirements of the Region of Waterloo. "

For further details please see the submitted Noise Study included in the applications' submission package.

6 Public Consultation Strategy

In accordance with Schedule 1 of Ontario Regulation 544/06: Plans of Subdivision "a proposed strategy for consulting with the public with respect to the application" is considered "prescribed information" to be provided as part of applications to amend a Zoning By-law or an Official Plan. The following discusses the Public Consultation Strategy for this application.

In accordance with Ontario Regulations 544/06 and Section 51 of the Planning Act, landowners within 120 metres of the subject lands will receive notice that a Plan of Subdivision application has been received by the City and Region and to inform them of the details of the application, as required in Section 4, Subsection 10 of O.Reg 544/06. These notices will advise those circulated that information and materials relating to the proposed development is available for their review and will invite them to make comments and present their views.

We trust this Public Consultation Strategy is adequate and will satisfy the requisite Public Consultation Strategy submission for the proposed development. We look forward to further discussing the details within the Public Consultation Strategy with City and Regional Staff at the appropriate juncture.

7 Conclusions & Planning Opinion

The proposed development complies with, conforms to, and is consistent with the intent and direction provided in the applicable provincial and municipal land use planning documents. The submitted applications will facilitate differing forms of tenure on the subject lands.

The submitted Plan of Subdivision application will create one block over the entirety of the subject lands. This is a requirement, as both a Common Element Condominium and Part Lot Control can only be implemented over a Plan of Subdivision.

The Common Element Condominium will apply to all lands except the Parcels Of Tied Land (POTL) associated with the existing row townhouses and the newly constructed stacked townhouse structure. Part Lot Control will create these five parcels at a later date (as per Regional and City direction) within the Plan of Common Element Condominium approval process.

Lastly, an application for a Standard Condominium will be nested within the POTL proposed central to the site and will incorporate the newly constructed stack townhouses to incorporate the future units of the building.

This entire process will provide a range of housing types, densities, and tenure within the subject lands and within the City of Waterloo. The existing lease agreements will be maintained for the rental units located in the existing row townhouses. Providing a range of housing types, densities, and tenure is consistent with the policies of the Provincial Policy Statement and conforms to the intent and direction of the Growth Plan for the Greater Golden Horseshoe, the Waterloo Regional Official Plan, and the City of Waterloo Official Plan. The newly constructed stacked townhouse structure was approved through Site Plan Control.

The policy discussion above, when considered jointly with the findings of the various technical studies prepared by others, confirms that the approval of the submitted Plan of Subdivision, Plan of Common Element Condominium (including Part Lot Control), and Plan of Standard Condominium implement the general intent of the relevant provincial and municipal land use policy structure. The proposed development represents good planning and should be approved.

Prepared by:



James Thomas, HBA
Planner
A. J. Clarke and Associates Ltd.

Under the Direction of, and reviewed by:



Franz Kloibhofer, MCIP, RPP, BES (Hons.)
Principal, Planning Manager
A.J. Clarke & Associates Ltd.

Appendix A

Master Site Plan

Issued for Tender, Oct. 2021

GENERAL NOTES

1. ALL REQUIRED SETBACKS TO BE VERIFIED WITH GOVERNING AUTHORITIES PRIOR TO CONSTRUCTION.
2. ALL ANCHORING DIMENSIONS ARE MEASURED TO THE CLOSEST SURVEYORS IRON BAR.
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE SERVING, GRADING AND DRAINAGE, SITE DETAILS, LANDSCAPE AND ELECTRICAL SITE PLAN DRAWINGS. ANY ERRORS AND/OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
4. ALL NEW CONCRETE SIDEWALKS AND PADS TO BE (5"/125mm) THICK POURED IN PLACE CONCRETE ON MINIMUM (6"/150mm) COMPACTED GRANULAR 'A' BASE. PROVIDE SAWCUTS AND BROOM FINISH.
5. ASPHALT SURFACING AS PER GEOTECHNICAL REPORT PREPARED BY MTE CONSULTANTS DATED JANUARY 18, 2021.
6. ALL PARKING STALL MARKINGS TO BE APPLIED TO ASPHALT SURFACES WHEN OUTSIDE TEMPERATURE EXCEEDS +8° CELSIUS.
7. ALL PARKING STALL MARKINGS SHALL BE PAINTED WHITE UNLESS NOTED OTHERWISE.
8. CONTRACTOR TO MAKE GOOD ALL DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE WORK CARRIED OUT UNDER THIS CONTRACT AT NO EXTRA CHARGE.
9. CONTRACTOR TO REMOVE ALL DEBRIS AND SURPLUS MATERIALS FROM THE SITE AT COMPLETION OF CONSTRUCTION.
10. MAINTAIN ACCESS TO THE PROPERTY INCLUDING OVERHEAD CLEARANCES FOR USE BY EMERGENCY RESPONSE VEHICLES.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO, ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES BEFORE COMMENCING THE WORK. SUCH UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THEIR POSITION IS NOT GUARANTEED.
12. ALL ROADS & ISLANDS SHALL HAVE 150mm CURBS UNLESS NOTED OTHERWISE.
13. CURB RADIUS = 1.20m UNLESS OTHERWISE DIMENSIONED.
14. STANDARD PARKING STALLS TO BE 2.8m x 5.5m
15. BARRIER FREE PARKING STALLS TO MEET CITY OF WATERLOO REQUIREMENTS FOR TYPE 'A' (3.7m x 5.5m) AND TYPE 'B', (2.4m x 5.5m) INCLUDING ALL APPLICABLE ACCESS AISLES (1.5m WIDE).
16. SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
17. LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
25. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF AND HAVE NO GLARE. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
26. TREE PROTECTION FENCING SHOULD BE ERECTED AROUND ALL EXISTING LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
27. ALL ROOF-TOP EQUIPMENT TO BE SCREENED AND/OR LOCATED SO THAT IT CANNOT BE VIEWED FROM THE STREET.
28. THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
29. ALL GARBAGE TO BE STORED IN SEMI-IN GROUND WASTE SYSTEM PROVIDED ON-SITE.
30. ANY MULTIPLE UNIT IDENTIFICATION SIGNAGE TO HAVE REFLECTIVE LETTERING.
31. THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
32. ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.
33. FUTURE DEVELOPMENT IS REQUIRED TO BE COORDINATED WITH SITE PLAN APPROVAL, APPROVED THROUGH A SEPARATE SITE PLAN APPLICATION.

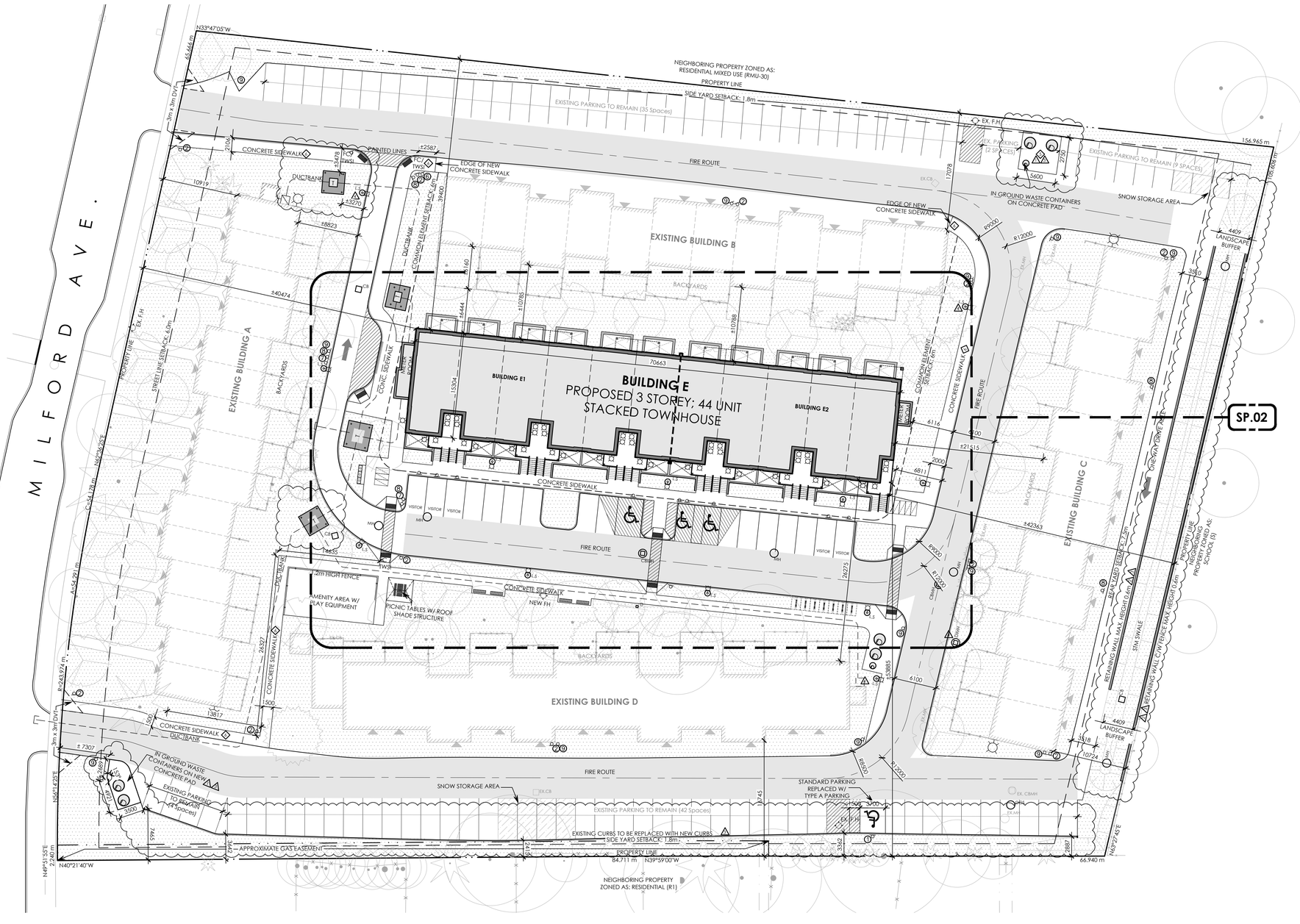
SITE LEGEND

- EX. L.S. — EXISTING LIGHT STANDARD
- EX. H.P. — EXISTING HYDRO POLE
- EXISTING HYDRO POLE & GUYWIRE
- EX. SIGN — EXISTING SIGN
- EX. CB — EXISTING CATCHBASIN
- EX. SICB — EXISTING CATCHBASIN
- EX. MH — EXISTING MANHOLE
- ENTRANCE/EXIT
- FIRE HYDRANT (FH)
- PROPOSED BOLLARD
- BARRIER FREE PARKING SPACE
- BIKE RACKS / BIKE LOCKERS
- FLUSH CURBING (FC)
- TACTILE WARNING STRIP INDICATOR (TWSI)
- CONCRETE CURB
- PROPERTY LINE
- PROPOSED FIRE ROUTE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE/SOD
- TRANSFORMER C/W CONCRETE PAD AND GROUNDING RODS
- PARKING COUNT BUBBLE
- PROPOSED FENCE

1. ACCESSIBLE PARKING SIGN Rb-93 (30x45) cm SUPPORT: STEEL
2. FIRE ROUTE SIGN S-5 (30x45) cm SUPPORT: STEEL OR WALL
3. 4. 5. VISITOR PARKING SIGN 300mmx450mm SUPPORT: STEEL
6. DO NOT ENTER SYMBOL Rb-19 (60x60) cm SUPPORT: STEEL
7. ONE-WAY SIGN RB-21 (30x90) cm SUPPORT: STEEL
8. NO PARKING SIGN Rb-51 (30x30) cm SUPPORT: STEEL OR WALL
9. STOP FOR PEDESTRIANS SIGN RA-4T (35x60) cm SUPPORT: STEEL

AREA OF IMPACT

- REFER TO LANDSCAPE DRAWINGS
- REFER TO STRUCTURAL DRAWINGS
- REFER TO SITE SERVICING AND GRADING DRAWINGS
- REFER TO ELECTRICAL DRAWINGS
- SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED. REPLACE WITH CONCRETE.
- POUR NEW 150mm CONCRETE SIDEWALK AND CURB



SITE PLAN
1:300

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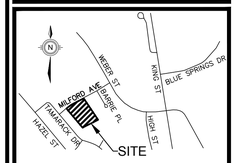
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

PROJECT NORTH

No.	REVISIONS	DATE
01	ISSUED TO LAWYERS	2021.10.12



ISSUED FOR TENDER	2021.10.05
BUILDING PERMIT APPLICATION	2021.08.26
SITE PLAN APPLICATION	2020.10.07
CHRONOLOGY	DATE

aba architects inc.
105 Bonnell Drive, Unit 8, Waterloo ON, TEL 519 884 2711 www.abaarchitects.ca

CLIENT
SUGARBUSH GARDENS INC
14 ROXBOROUGH DR., TORONTO, ON

PROJECT NAME
91-97 MILFORD AVE
91-97 MILFORD AVE.,
WATERLOO, ON

DRAWING TITLE
MASTER SITE PLAN

SCALE 1:300
SHEET SIZE 610x914
PROJECT NUMBER 2018-193
DRAWING NUMBER SP.01

LAST SAVED BY: Rubmar DATE: October 4, 2021
FILE LOCATION: Z:\2018\2018-193 91-97 Milford Ave\2.0 Site Planning\2018-193 DB Site Plans.dwg

SITE LEGEND

- EXISTING LIGHT STANDARD
- EXISTING HYDRO POLE
- EXISTING HYDRO POLE & GUYWIRE
- EXISTING SIGN
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN
- EXISTING MANHOLE
- ENTRANCE/EXIT
- FIRE HYDRANT (FH)
- PROPOSED BOLLARD
- BARRIER FREE PARKING SPACE
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- FLUSH CURBING (FC)
- TACTILE WARNING STRIP INDICATOR (TWSI)
- CONCRETE CURB
- PROPERTY LINE
- PROPOSED FIRE ROUTE
- PROPOSED CONCRETE
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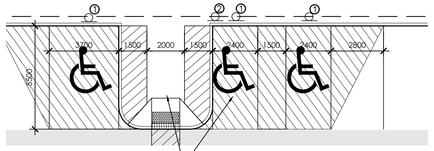
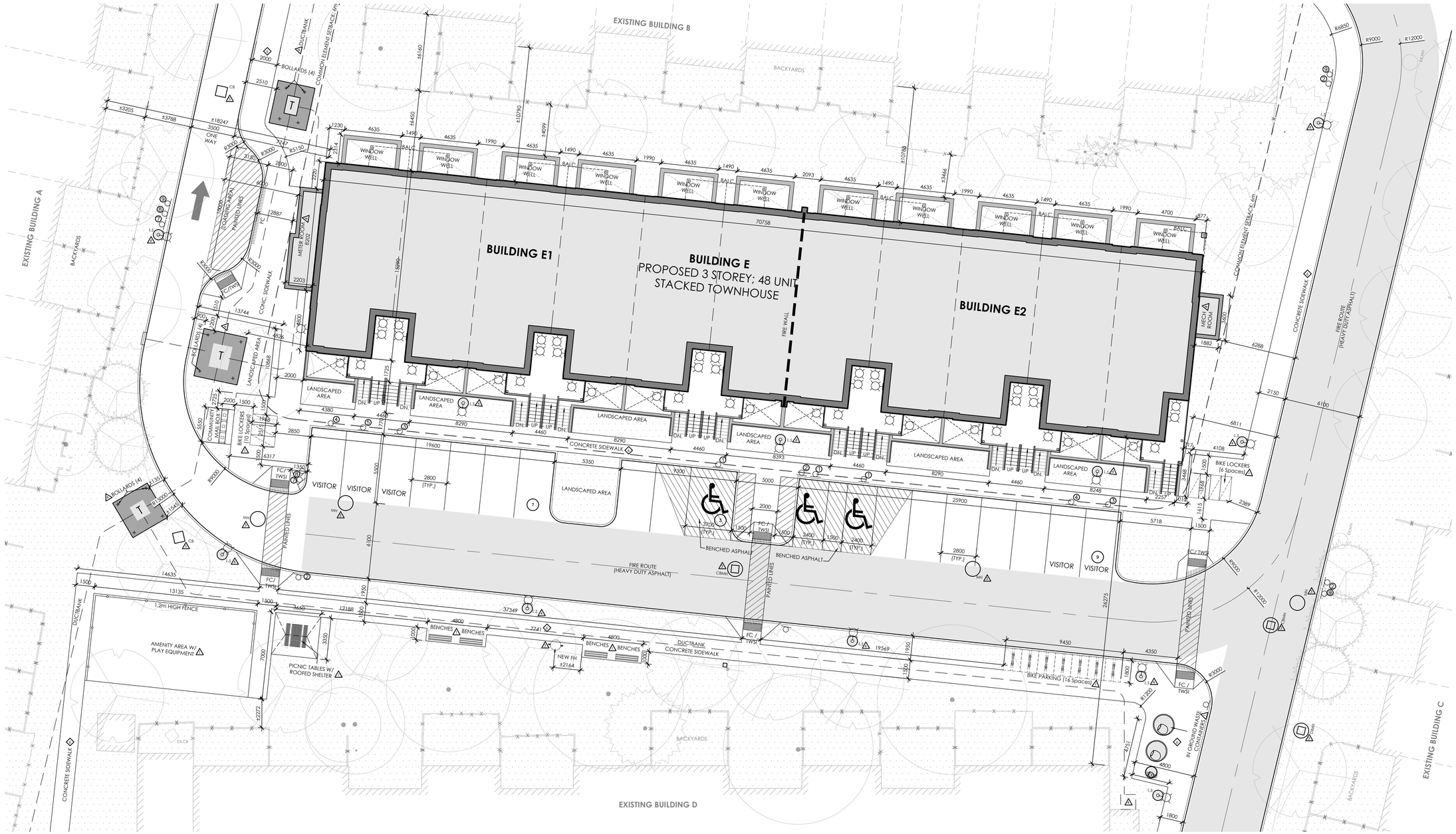


BARRIER FREE ACCESS AISLE BLOW UP
TEXTURED CONCRETE W/ CONTROL JOINTS



SITE PLAN

1:150

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PROJECT NORTH

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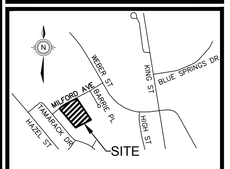
02	ISSUED TO LAWYERS	2021.10.12



CHRONOLOGY	DATE
ISSUED FOR TENDER	2021.10.05
BUILDING PERMIT APPLICATION	2021.08.26
SITE PLAN APPLICATION	2020.10.07

aba architects inc.
101 Randall Drive, Unit B, Waterloo ON, TEL 519 884 2711 www.abaarchitect.co

CLIENT
SUGARBUSH GARDENS INC
14 ROXBOROUGH DR., TORONTO, ON

PROJECT NAME
91-97 MILFORD AVE
91-97 MILFORD AVE., WATERLOO, ON

DRAWING TITLE
SITE PLAN

SCALE 1:150
SHEET SIZE 610x914
PROJECT NUMBER 2018-193

DRAWING NUMBER
SP.02

LAST SAVED BY: Rukmar DATE: October 4, 2021
FILE LOCATION: Z:\2018\2018-193 91-97 Milford Ave\2.0 Site Planning\2018-193 DB Site Plans.dwg

Appendix B

Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION

PART OF LOT 12
GERMAN COMPANY TRACT

CITY OF WATERLOO

REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 500

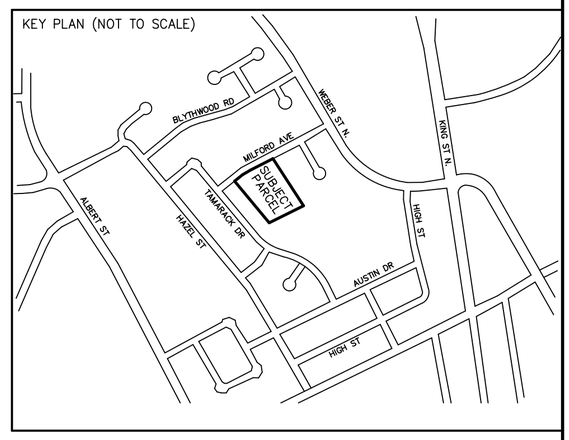
10 0 10 20 30 metres

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



KEY PLAN (NOT TO SCALE)



LAND USE ANALYSIS

BLOCK AREA	17580 sq.m.	
BUILDING AREAS		
TOWNHOUSE BLOCK A	718 sq.m.	
TOWNHOUSE BLOCK B	718 sq.m.	
TOWNHOUSE BLOCK C	722 sq.m.	
TOWNHOUSE BLOCK D	720 sq.m.	
STACKED TOWNHOUSE E	1076 sq.m.	
BUILDING COVERAGE	22.5%	
NUMBER OF UNITS	95	
PARKING	105	RESIDENT SPACES
	5	VISITOR SPACES
	6	ACCESSIBLE SPACES
	114	TOTAL SPACES

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

(A & B) SEE FACE OF PLAN

(C) SEE KEY PLAN

(D) FUTURE DEVELOPMENT OF THE BLOCK INCLUDES A COMMON ELEMENT AND STANDARD CONDOMINIUMS DESCRIBING EXISTING RESIDENTIAL UNITS AT 91, 93, 95, 97, AND 99 MILFORD AVENUE, WATERLOO.

(E TO G) SEE FACE OF PLAN

(H) MUNICIPAL WATER AVAILABLE FROM ADJACENT STREETS

(I) SOIL IS CLASSIFIED AS SANDY LOAM

(J) ELEVATIONS DERIVED FROM METZ AND LORENTZ LTD PLAN, FILE W4-11-41, DATED JULY 18 2012

(K) MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.

(L) ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

SUGARBUSH GARDENS INC.

December 21, 2023
DATE

PETER STANGER
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIPS TO THE ADJACENT LANDS, ARE ACCURATELY AND CORRECTLY SHOWN.

DECEMBER 21, 2023
DATE

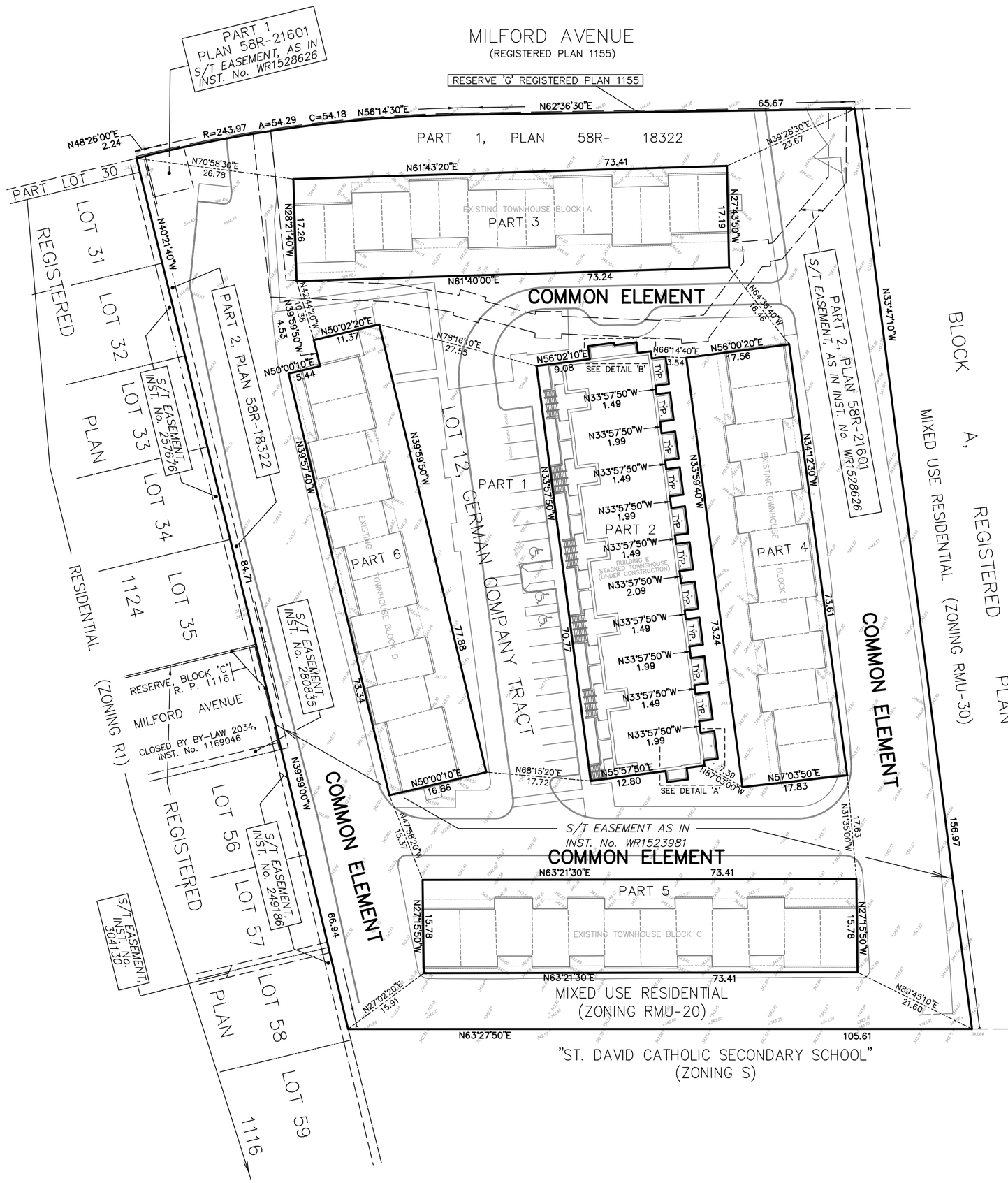
BEN RESTIVO
ONTARIO LAND SURVEYOR

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
4273 KING ST. E, #100, KITCHENER, ON, N2P 2E9
T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
CB	BR	23-40-130-00
PLOTTED: 12/21/2023		DATED: DECEMBER 19, 2023

Appendix C

Draft Plan of Common Element Condominium



LAND USE ANALYSIS

PARCEL AREAS

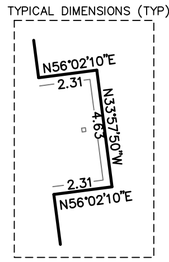
COMMON ELEMENTS (PART 1)	11052 sq.m.
TOWNHOUSE BLOCK A (PART 3)	1263 sq.m.
TOWNHOUSE BLOCK B (PART 4)	1299 sq.m.
TOWNHOUSE BLOCK C (PART 5)	1158 sq.m.
TOWNHOUSE BLOCK D (PART 6)	1287 sq.m.
STACKED TOWNHOUSE E (PART 2)	1521 sq.m.

BUILDING AREAS

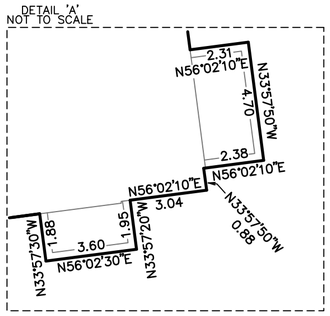
TOWNHOUSE BLOCK A	718 sq.m.
TOWNHOUSE BLOCK B	718 sq.m.
TOWNHOUSE BLOCK C	722 sq.m.
TOWNHOUSE BLOCK D	720 sq.m.
STACKED TOWNHOUSE E	1076 sq.m.

BUILDING COVERAGE	22.5%
NUMBER OF UNITS	95
PARKING	105 RESIDENT SPACES
	5 VISITOR SPACES
	6 ACCESSIBLE SPACES
	114 TOTAL SPACES

TYPICAL DIMENSIONS (TYP)



DETAIL 'A'
NOT TO SCALE



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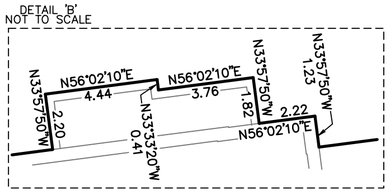
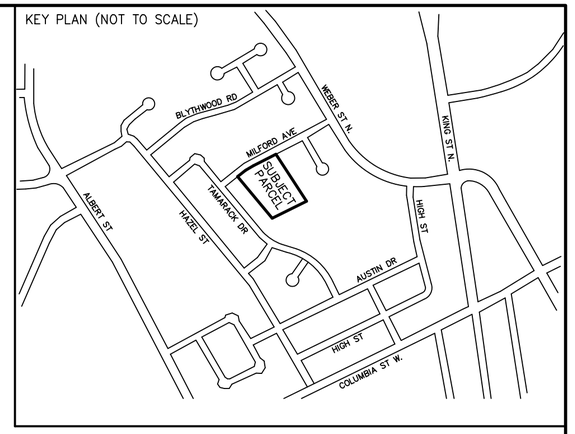


KEY PLAN (NOT TO SCALE)



DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM

PART OF LOT 12
GERMAN COMPANY TRACT

CITY OF WATERLOO

REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 500

10 0 10 20 30 metres

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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

(A & B)	SEE FACE OF PLAN
(C)	SEE KEY PLAN
(D)	FUTURE DEVELOPMENT OF THE BLOCK INCLUDES A COMMON ELEMENT AND STANDARD CONDOMINIUMS DESCRIBING EXISTING RESIDENTIAL UNITS AT 91, 93, 95, 97, AND 99 MILFORD AVENUE, WATERLOO.
(E TO G)	SEE FACE OF PLAN
(H)	MUNICIPAL WATER AVAILABLE FROM ADJACENT STREETS
(I)	SOIL IS CLASSIFIED AS SANDY LOAM
(J)	ELEVATIONS DERIVED FROM METZ AND LORENTZ LTD PLAN, FILE W4-11-41, DATED JULY 18 2012
(K)	MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.
(L)	ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

SUGARBUSH GARDENS INC.

December 21, 2023
DATE

PETER STANGER
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

SURVEYOR'S CERTIFICATE

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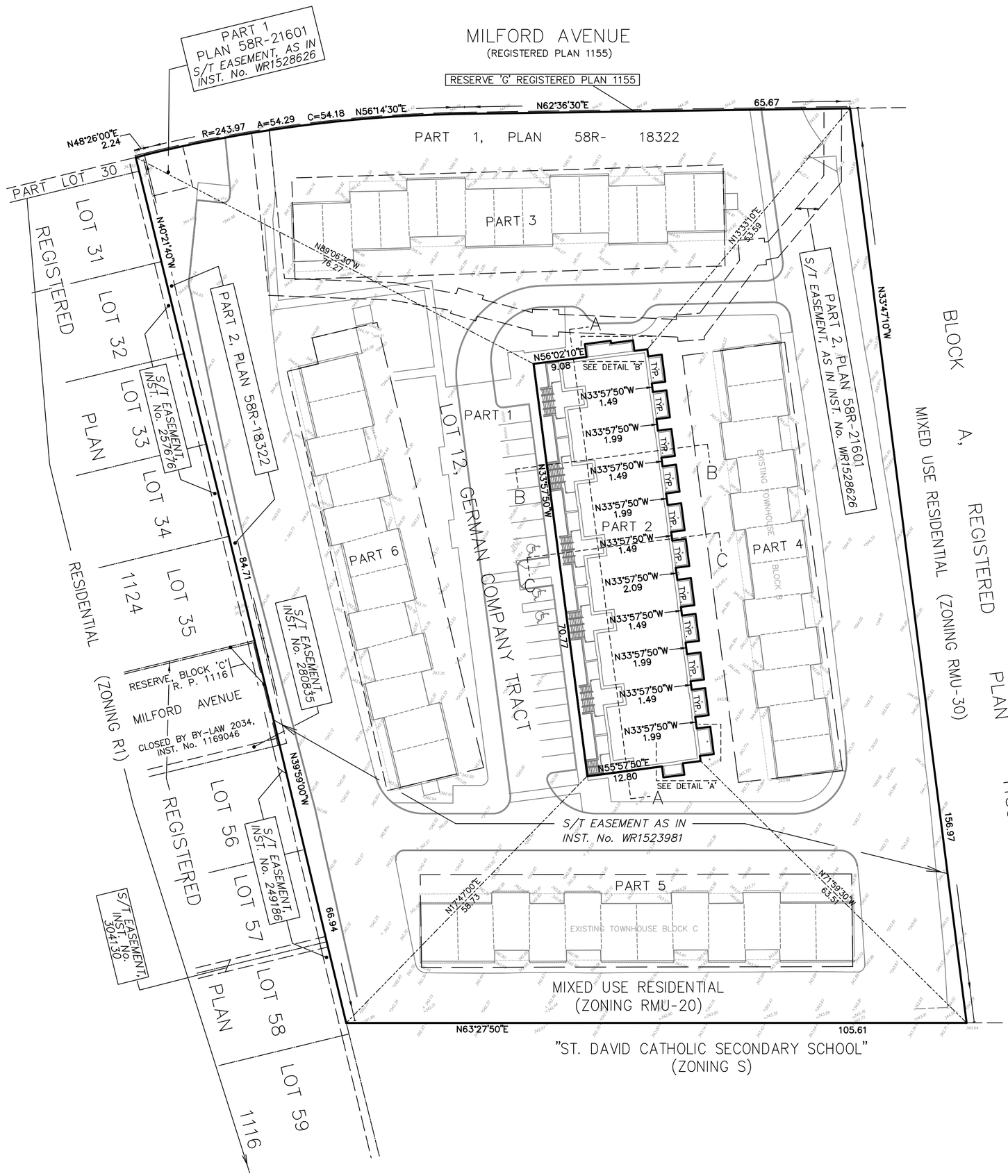
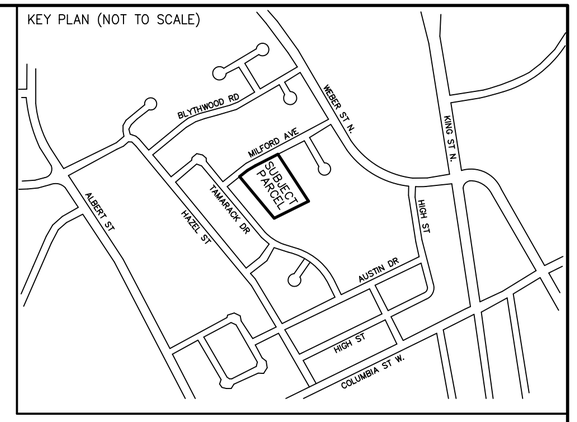
DRAWN BY:	CHECKED BY:	REFERENCE NO.:
TAB	BR	23-40-130-00
PLOTTED: 12/21/2023		DATED: 12/21/2023

FILE: G:\23-40-130\00\Drawing\Standard Condo\234013000-DPC.dgn

Appendix D

Draft Plan of Standard Condominium





DRAFT PLAN OF STANDARD CONDOMINIUM

PART OF LOT 12
GERMAN COMPANY TRACT

CITY OF WATERLOO

REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 500

10 0 10 20 30 metres

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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

(A & B) SEE FACE OF PLAN

(C) SEE KEY PLAN

(D) FUTURE DEVELOPMENT OF THE BLOCK INCLUDES A COMMON ELEMENT AND STANDARD CONDOMINIUMS DESCRIBING EXISTING RESIDENTIAL UNITS AT 91, 93, 95, 97, AND 99 MILFORD AVENUE, WATERLOO.

(E TO G) SEE FACE OF PLAN

(H) MUNICIPAL WATER AVAILABLE FROM ADJACENT STREETS

(I) SOIL IS CLASSIFIED AS SANDY LOAM

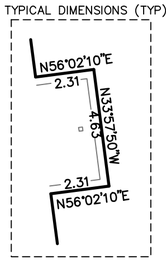
(J) ELEVATIONS DERIVED FROM METZ AND LORENTZ LTD PLAN, FILE W4-11-41, DATED JULY 18 2012

(K) MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.

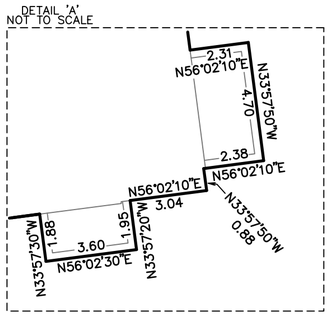
(L) ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

UNIT DETAILS ON PAGE 2

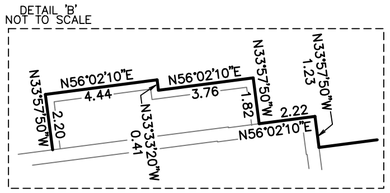
TYPICAL DIMENSIONS (TYP)



DETAIL 'A'
NOT TO SCALE



DETAIL 'B'
NOT TO SCALE



OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

SUGARBUSH GARDENS INC.

December 21, 2023
DATE

PETER STANGER
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIPS TO THE ADJACENT LANDS, ARE ACCURATELY AND CORRECTLY SHOWN.

DECEMBER 21, 2023
DATE

BEN RESTIVO
ONTARIO LAND SURVEYOR

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
4273 KING ST. E, #100, KITCHENER, ON, N2P 2E9
T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
TAB	BR	23-40-130-00
PLOTTED: 12/21/2023		DATED: 12/21/2023

FILE: G:\23-40-130\00\Drawing\Standard Condo\234013000-DPSC.dgn

DRAFT PLAN OF STANDARD CONDOMINIUM

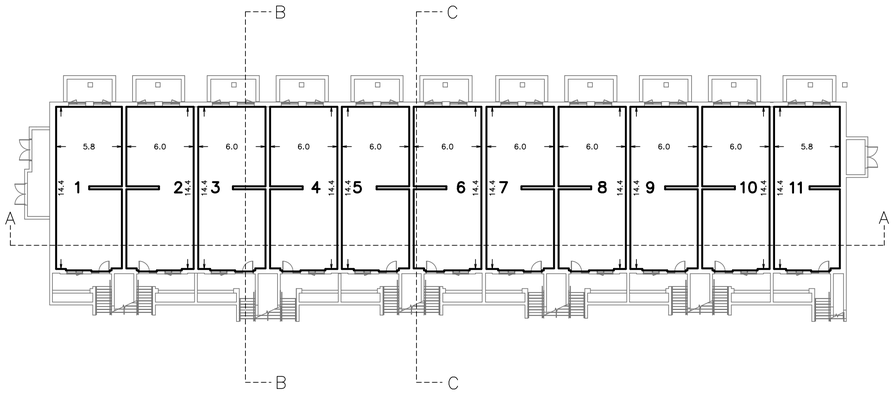
PART OF LOT 12
GERMAN COMPANY TRACT
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 1000

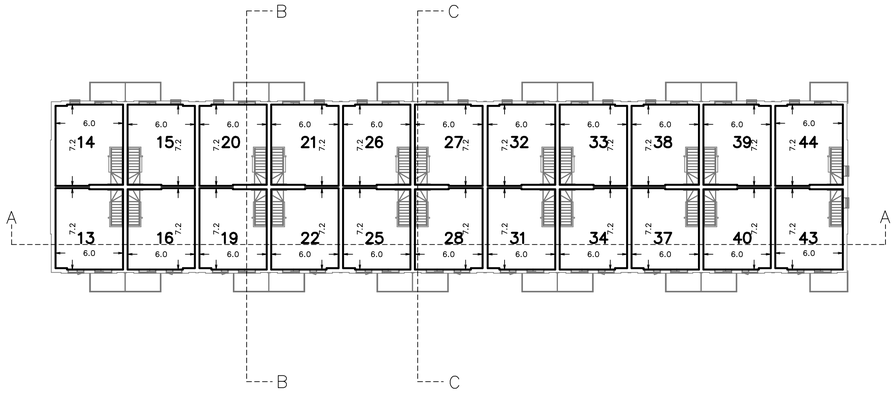
20 0 20 40 60 metres

J.D. BARNES LIMITED

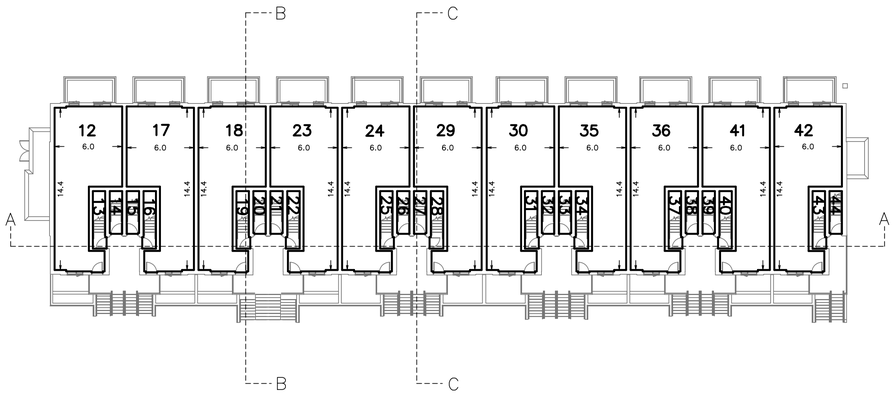
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



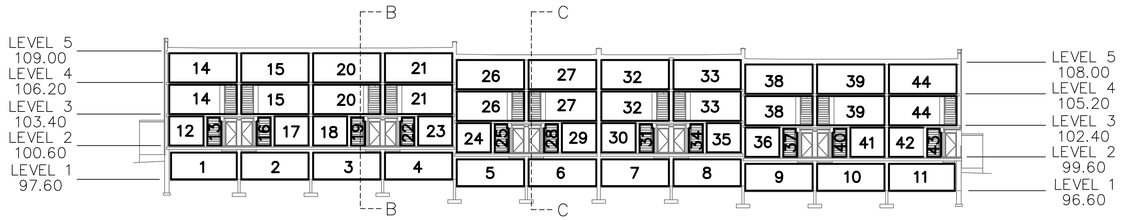
PLAN VIEW ILLUSTRATING UNITS 1 TO 11 ON LEVEL 1



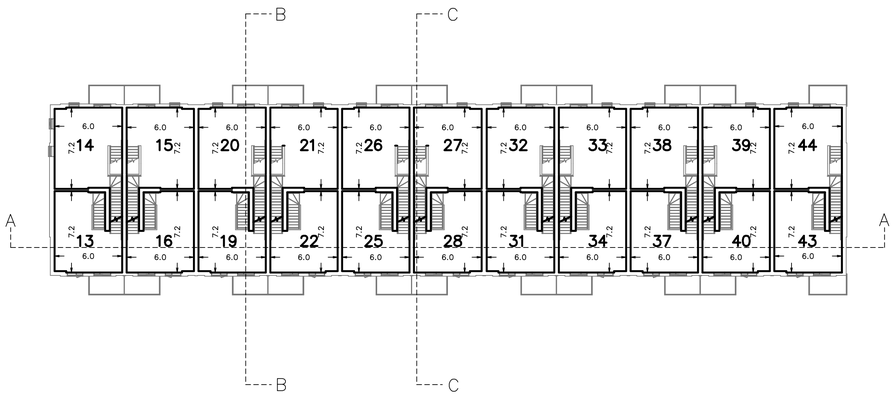
PLAN VIEW ILLUSTRATING UNITS 14 TO 16, 20 TO 22, 25 TO 28, 31 TO 34, 37 TO 30, 43 AND 44 ON LEVEL 4



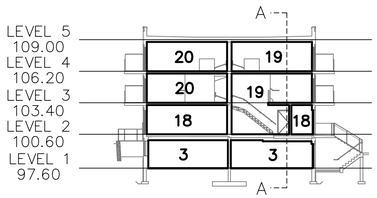
PLAN VIEW ILLUSTRATING UNITS 12 TO 44 ON LEVEL 2



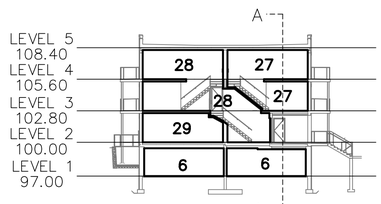
CROSS SECTION A-A



PLAN VIEW ILLUSTRATING UNITS 14 TO 16, 20 TO 22, 25 TO 28, 31 TO 34, 37 TO 30, 43 AND 44 ON LEVEL 3



CROSS SECTION B-B



CROSS SECTION C-C

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

SUGARBUSH GARDENS INC.

December 21, 2023
DATE

PETER STANGER
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

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TAB	BR	23-40-130-00
PLOTTED: 12/21/2023		DATED: 12/21/2023

FILE: G:\23-40-130\00\Drawing\Standard Condo\234013000-DPSC.dgn

Appendix E

Topographic Sketch of Existing Conditions

SKETCH SHOWING TOPOGRAPHIC DETAIL OF

PART OF LOT 12
GERMAN COMPANY TRACT
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 250

5 0 5 10 15 metres

J.D. BARNES LIMITED

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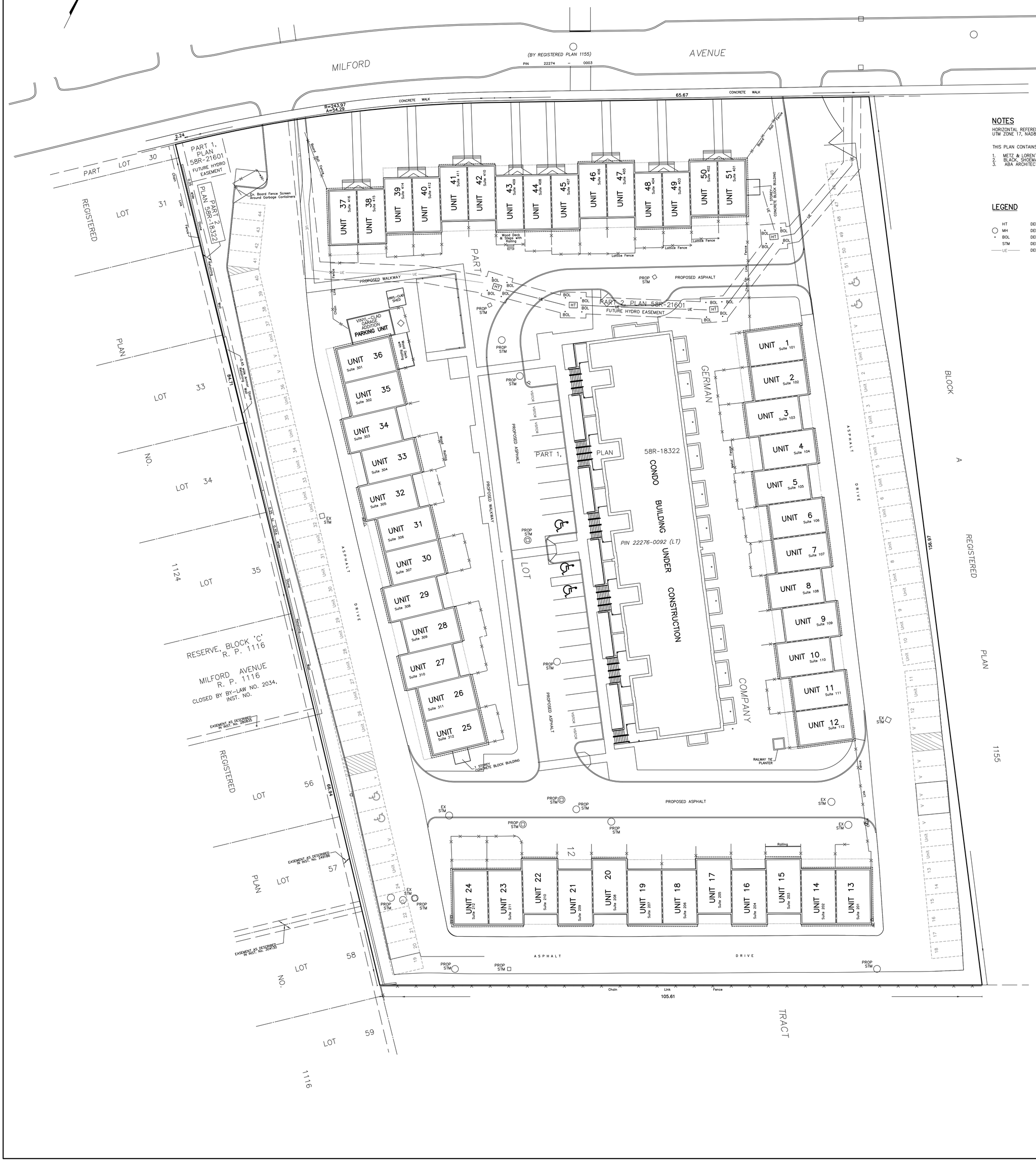

NOTES

HORIZONTAL REFERENCE FOR THIS PLAN IS UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

THIS PLAN CONTAINS INFORMATION COMPILED FROM PLANS:

1. METZ & LORENTZ LTD., REFERENCE FILE: W4-11-41; DATED: JULY 18, 2012.
2. BLACK, SHOEMAKER, ROBINSON, & DONALDSON LTD. REFERENCE FILE: 13-950; DATED: JANUARY 15, 2014.
3. ABA ARCHITECTS INC. REFERENCE FILE 2018-193; DATED: AUGUST 16, 2023.

LEGEND

HT	DENOTES HYDRO TRANSFORMER ON CONCRETE PAD
MH	DENOTES MANHOLE
BOL	DENOTES BOLLARD
STM	DENOTES STORM UTILITY
UE	DENOTES BURIED HYDRO CABLE

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CB	BR	23-40-130-00
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