



Ms. Natalie Hardacre, BES, MCIP, RPP
Manager, Development Planning
City of Waterloo
100 Regina Street South
PO Box 337, Station Waterloo
Waterloo, ON N2J 4A8

Arcadis Professional Services (Canada) Inc.
101-410 Albert Street
Waterloo
Ontario N2L 3V4
Phone: 519 585 2255
www.arcadis.com

Date: December 8, 2023

Our Ref: 139419

Subject: Official Plan Amendment and Zoning By-Law Amendment Application
249-253 Sunview Street, Waterloo
Lester Sunview Development Inc.

Dear Ms. Hardacre:

On behalf of our client, Lester Sunview Development Inc., please accept this letter and the following materials as the complete Official Plan and Zoning By-Law Amendment application for the lands known as 249-253 Sunview Street, Waterloo, consistent with the requirements identified in the Record of Consultation dated April 1, 2022:

- One (1) original and two (2) copies of the completed and signed application form,
- One (1) original and two (2) copies of the Permission to Enter Form,
- One (1) original and two (2) copies of the Owner Authorization Form,
- One (1) original and two (2) copies of the City of Waterloo Source Protection Plan Screening Form,
- Two (2) copies of the Region of Waterloo's Environmental Site Screening Questionnaire,
- Five (5) copies of the Architectural package, prepared by Arcadis, including the Site Plan, Building Elevation Drawings and Renderings, Building Cross-sections, and Floor Plans,
- Five (5) copies of the Civil Engineering submission package, prepared by Arcadis, including a Cover Letter, Existing Conditions Plan, Erosion and Sediment Control Plan, Site Grading Plan, Site Servicing Plan, Details and Notes Plan, and Stormwater Management Report, as well as the Domestic Water, Sanitary & Storm Loading sheet, prepared by Rombald Inc.,
- Five (5) copies of the Tree Preservation Plan, prepared by Arcadis,
- Five (5) copies of the Landscape Plan, prepared by Arcadis,
- Five (5) copies of the Planning Justification Report, prepared by Arcadis,
- Five (5) copies of the Urban Design Brief, prepared by Arcadis, which includes a written summary of the shadow impacts in relation to Urban Design Manual criteria based on the Shadow Study,
- Three (3) copies of the Shadow Study, prepared by Arcadis,
- Three (3) copies of each of the Wind Study and Wind Study addendum letter, prepared by SLR Consulting (Canada) Ltd.,
- Three (3) copies of the Energy Study, prepared by Rombald Inc.,
- Three (3) copies of the Environmental Noise Study, prepared by JJ Acoustic Engineering Ltd.,
- Three (3) copies of the Transportation Impact Study, prepared by Arcadis, and
- One (1) copy of the Record of Consultation, dated April 1, 2022.

Ms. Natalie Hardacre, BES, MCIP, RPP – December 8, 2023

Digital copies of the above forms, packages, reports, and plans have also been provided to you through a secure OneDrive link.

The following fees have also been included with this application payable to the City of Waterloo:

- A cheque for Application Fees in the amount of \$35,610.00, which includes the Official Plan Amendment fee of \$23,550.00 and the Zoning By-Law Amendment fee of \$12,060.00,
- A cheque for one (1) Sign Fee in the amount of \$135.02,
- A cheque for one (1) Sign Deposit Fee in the amount of \$380.00, and
- A cheque for one (1) Public Notice Advertisement fee in the amount of \$2,547.02.

A cheque payable to The Region of Waterloo in the amount of \$10,000.00, which includes the Official Plan Amendment fee of \$7,000.00 and the Zoning By-Law Amendment fee of \$3,000.00, has been sent directly to the Region to the attention of Amanda Kutler.

Proposal Summary

Lester Sunview Development Inc. is proposing to redevelop the subject property into a 12-storey residential apartment building with a total of 131 residential units containing 131 bedrooms. A 7-storey tower will sit atop and set back from a 5-storey podium. The main building entrance is proposed at the southern portion of the lot within a basement level that, except for the main entrance and a common indoor amenity area, is below the grade of the street, providing an accessible entrance without the need for a ramp on a site with a significant change in grade across the Sunview Street frontage.

Based on consultation with staff, an Official Plan Amendment and Zoning By-Law Amendment are required to facilitate the redevelopment of the site as the definition of first storey in the new Zoning By-Law interpret the design response to the significant slope across the site as providing a 13-storey building instead of a 12-storey building.

The requested Official Plan and Zoning By-Law Amendments are summarized as follows:

Official Plan Amendment

- To add a 'Specific Provision Area' to the subject property with the following policy:
 - The maximum height shall not exceed 13 storeys.

Zoning By-Law Amendment

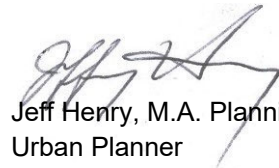
- To remove the Holding provision and re-zone the subject property from '(H)RN-12' to 'RN-12 with Site Specific Provisions' as follows:
 - STREET LINE setback (Neighbourhood Frontage of 0.95 metres to the raised terrace and partially underground STRUCTURED PARKING extending above grade,
 - SIDE YARD setback (northerly lot line) of 0.5 metres to the partially underground STRUCTURED PARKING extending above grade,
 - REAR YARD setback of 0.6 metres to the partially underground STRUCTURED PARKING extending above grade,
 - PODIUM HEIGHT of 20.5 metres,
 - TOWER Separation to the southerly INTERIOR LOT LINE of 9.5 metres, and
 - LANDSCAPE OPEN SPACE of 29.3%.

Ms. Natalie Hardacre, BES, MCIP, RPP – December 8, 2023

We trust the materials provided in this submission satisfy the complete application requirements. Should you require anything further, please do not hesitate to contact the undersigned.

Respectfully Submitted,

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.



Jeff Henry, M.A. Planning
Urban Planner

Email: jeff.henry@arcadis.com

Direct Line: 519 585 2255 ext. 63223



Victor Labreche, RPP, MCIP
Associate Principle – Practice Lead, Planning

Email: victor.labreche@arcadis.com

Direct Line: 519 585 2255 ext. 63252

JH/VL/baw

Encl.

cc: Amanda Kutler, Region of Waterloo
Xiang (Hebert) Zhang, Lester Sunview Development Inc.