



August 15, 2025

Ms. Natalie Hardacre, MCIP, RPP
 Manager of Planning Approvals
 City of Waterloo
 100 Regina St S
 Waterloo, ON N2A 4J8

via email

Dear Ms. Hardacre:

**RE: Planning Justification Addendum
 Official Plan and Zoning By-law Amendment
 1 Dunbar Road North, Waterloo**

Further to correspondence provided by the City on July 28, 2025, MHBC has been retained by 2744668 Ontario Inc. (the 'owner') to prepare a Planning Justification Addendum for 1 Dunbar Road North in support of Official Plan Amendment No. 60 and Zone Change Z-24-18. This Addendum should be read in conjunction with the Planning Justification Report prepared by MHBC, dated September 2024 that was provided with the application submission.

Revised Development

The owner has considered the comments received from City staff and has revised the design to address and/or respond to some of the comments, as appropriate, with the objective of advancing the application to Council in fall 2025, such that construction can proceed in 2026. In this regard, the following summarizes the changes to the building and related site statistics:

- The height of the building has been reduced to 9 storeys (approximately 29.1 metres)
- The number of units has been modified – 169 units and 210 bedrooms are proposed
- The building includes a 6-storey podium with step backs along the two front lot lines above the 6th storey
- A total of 108 parking spaces are proposed (though none are required)
- A total of 102 bicycle parking spaces are proposed
- A total of 1,675 square metres of amenity space is proposed

The depth of the building has been decreased, which has resulted in the face of the building being located further from the north lot line. Balconies remain proposed on the podium portion of the building – however they have been removed from the upper three storeys. Parking is almost entirely located below ground. There is limited surface parking at the rear of the building – it is no longer covered. Landscaping is proposed around the entire perimeter of the site, including along all three street frontages and the north lot line. The building maintains a mix of units, including studio, one bedroom, one bedroom + den and two-bedroom

units. Common amenity space is proposed within and outside the building. The following image provides a visual representation of some of the changes:



Revised Official Plan Amendment

The City adopted Official Plan Amendment No. 58 (OPA 58) in December 2024. It has since been submitted to the province, who released it for comment in June. The commenting period has closed and it is anticipated that provincial approval of OPA 58 will occur this summer or fall. We note that OPA 58 has removed maximum densities from the policy framework. In anticipation of OPA 58 being approved by the province, the only amendment to the Official Plan is an increase in maximum permitted height from 6 storeys to 9 storeys through an 'Area Specific Policy (ASP)'.

In the event that OPA 60 proceeds to Council for approval prior to provincial approval of OPA 58, the ASP would also require permission for a maximum density of 740 bedrooms per hectare. The August 2024 Planning Justification Report provided justification for an increase in density on the lands.

Revised Zoning Bylaw Amendment

The Zoning Bylaw Amendment still proposes that the lands be zoned Residential Mixed-Use 30 (RMU-30). The following site-specific provisions are required:

- Density
 - A maximum density of 740 bedrooms per hectare (210 bedrooms proposed)
- Landscape Open Space
 - 24% landscape open space (after second road widening conveyance)
- Low-Rise Residential Area Landscape Buffer

- Due to the underground parking structure and the width of stalls and drive aisles, a 2 metre landscape buffer is proposed. No part of the structure would be located below the landscape buffer.
- Podium Height (maximum)
 - 6 storeys (20 metres)
- Tower Stepback (minimum)
 - 1.8 metres on two front lot lines (Dunbar and Roslyn)
 - No stepback along flankage lot line (Erb)
- Tower Footprint (maximum)
 - 1,110 square metres (floors 7-9)
- Horizontal Tower Dimension (maximum)
 - 64.5 metres (floors 7-9)
- Class 'B' Architectural Projection
 - The balconies oriented to Erb St W project 1.8 metres from the building face
 - We note that the Side Yard setback requirement is 3.0 metres and the balconies along the north side of the building (which faces the side lot line) are approximately 12.7 metres from the side lot line. If the Side Yard is determined by the outer face of the balconies on the podium, the balconies are not projecting into the Side Yard.

Planning Analysis

The September 2024 Planning Justification Report (2024 PJR) provided a thorough analysis of the OPA and ZBA, which included analysis of and justification for an increase in height and density. The revised development has a lower height and while the density in bedrooms has increased from 191 to 210, this is largely due to the internal re-organization of the building – the actual gross floor area of the building has decreased as has the total supply of parking.

Provincial Planning Statement

At the time the application was submitted, the 2020 Provincial Policy Statement and Growth Plan were in force and effect. Following the submission, the province repealed both and replaced them with the 2024 Provincial Planning Statement. We have considered the 2024 PPS as it relates to the revised development.

Chapter 2 of the PPS includes policies related to building homes and sustaining strong and competitive communities. Subsection 2.2.1 requires that planning authorities provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) (subsection c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- b) (subsection d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations

The proposed development efficiently uses land, infrastructure and public service facilities and supports existing transit by locating the development within a walkable area, close to multiple transit routes and options, including the ION LRT.

Subsection 2.3.1.1 states that settlement areas shall be the focus of growth and development, and within settlement areas, growth should be focused in strategic growth areas, including major transit station areas. The subject lands are located within a strategic growth area, and more specifically within a Major Transit Station Area, where growth is to be focused.

Subsection 2.3.1.4 states that planning authorities should permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form. The proposed development achieves a compact built form and broadens the land uses within the immediate area, which contains a mix of residential housing types, commercial uses, and institutional uses.

Subsection 2.4.2 includes policies for Major Transit Station Areas ("MTSAs"). The policies establish minimum density targets for MTSAs. The proposed development will assist the City in achieving the minimum density targets.

Subsection 3.6.2 states that municipal sewage and municipal water services are the preferred form of servicing for settlement areas. The subject lands will be serviced with municipal water and sanitary sewage services. Section 3.9 refers to public spaces, recreation, parks, trails and open space. More specifically, healthy, active and inclusive communities should be promoted by planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages. The subject lands are within a short walk of the Waterloo Memorial Recreation Complex and the City's largest park, Waterloo Park, offering a wide range of recreational opportunities for the future residents.

In our opinion, the application is consistent with the 2024 PPS.

Balcony Projection

The 2024 PJR also provided justification for the balcony projection increase of 0.8 metres into the Flankage Yard. No additional justification is required. There remains ample space for landscaping along this frontage (even excluding the significant road widenings) as well as separation from the hydro poles and lines.

Landscape Open Space and Landscape Buffer

The 2024 OPA/ZBA submission included a proposed reduction in Landscape Open Space. The location of the building has not changed relative to Erb Street, Dunbar Road or Roslyn Avenue. As such all three street frontages will contain landscaped open space between the building and property line. As discussed previously, the lands were subject to a significant widening along Erb Street, as well as two large daylight visibility triangles, which were also conveyed to the Region. All of those areas will be landscaped or contain public sidewalks. In addition to this significant widening, the lands are now subject to a further widening, which is expanding the Erb Street road allowance again. This extra road allowance will be landscaped and/or contain sidewalk infrastructure. As a result, even though the percentage of landscaped open space on the subject lands is less than 30%, the area between the building and travelled portion of the three roads, particularly Erb Street, will contain significant areas that can be landscaped.

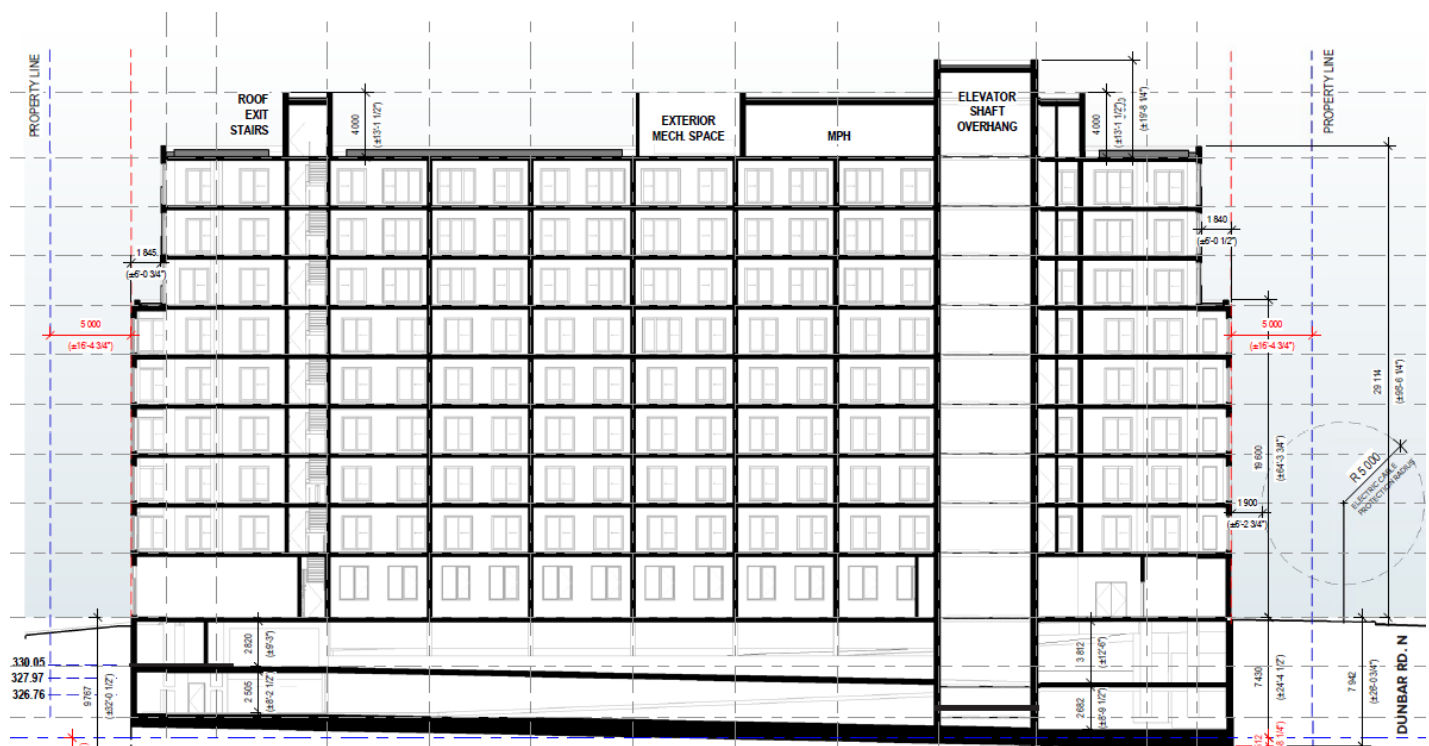
The majority of the parking on the lands is below ground. The underground parking structure complies with all three street line setbacks. As discussed above, the various widenings have reduced the lot area, effectively requiring that the underground structure be moved further to the north. As there are minimum stall size and drive aisle width requirements and structural components associated with the walls within the underground structure, there is insufficient space to provide the full 3 metre landscape buffer with a full 1.2 metres of soil depth. The landscape buffer is 2.0 metres, with no structure below, which provides sufficient space for plantings and a fence to screen any vehicles using the driveway and surface parking.

Tower and Podium

The application submitted in 2024 included a stepped 6-10 storey building. It was not designed with a 'podium' and 'tower'. The revised building is a mid-rise building. However, the Zoning Bylaw requires a podium and considers any floors above the podium to be a tower. In this case, the revised design includes a 6-storey podium for the purposes of the Zoning By-law, with the upper three floors technically considered the 'tower'.

The RMU zone permits a maximum podium height of 4 storeys and 14.3 metres. The proposed podium exceeds this height. The intent of podiums is to provide a ground related building component distinct from the tower portion of the building. A 6-storey podium is permitted in other zones and is recognized to be an appropriate pedestrian scale. As noted above, in our opinion a 9-storey building is a mid-rise building and is not a tower. However, the design has included a podium element to address the Bylaw requirement.

The regulations also require a 'step back' between the podium and tower on street facing facades. As the subject lands face three streets, the Bylaw would require a significant adjustment to the upper floors of the building which would render them inefficient to build on such a narrow floor plate. In lieu of providing step backs on all three streets, step backs are proposed facing Dunbar Road North and Roslyn Avenue, which are the two front lot lines. The cross section below illustrates the proposed 1.8 metre stepbacks on both front building facades. From a constructability perspective, this allows the majority of the residential units to be maintained in vertical alignment.



The proposed step backs push the upper floors of the mid-rise building further from the two streets. When combined with the use of Juliet balconies on the upper floors and the colour change in building materials, the base of the building is more prominent allowing the upper floors to recede both physically and visually. In our opinion, the intent of the podium requirement and related step back regulation is achieved.

The Bylaw also includes tower related regulations including a maximum footprint (1,000 m²) and length (40 m). As described above, the proposed building is a mid-rise building and isn't a tower. However, in terms of

the Bylaw, floors 7-9 are considered the 'tower'. The length of the building is 64.3 metres while the footprint is 1,110 m². The building is intentionally designed as a mid-rise building that appropriately addresses all three streets, including the long Erb Street frontage. While the length and floor area exceed the Bylaw regulations, as viewed from both Dunbar Road and Roslyn Avenue, it is a slender building, while along Erb Street, the building appears as a stepped mid-rise building. In our opinion, it is appropriate in scale for its context.

Shadow Study

The project architect, ACDF, prepared updated shadow images that illustrate the shadows cast by the proposed development, as well as what would be cast with a similar sized 6-storey building. For the spring and fall equinoxes, the shadows cast in the morning move across the adjacent lands to the north. By noon the adjacent dwelling on Roslyn Avenue is in full sun, while their rear yard has full sun all afternoon. Similarly, the adjacent dwelling on Dunbar Road North has full sun from 2 pm onwards. Other surrounding properties have significant periods of time in full sun and generally are only impacted for short periods of the day, early in the morning or late in the afternoon.

In the summer, the shadow impacts are less. The shadows are largely contained within the site or adjacent road from 11am to 4pm. There are minimal shadow impacts on adjacent lands.

In the winter, the sun is much lower in the sky. As the images demonstrate, even a 6-storey building would cast long shadows.

Hydrogeological Report and Sourcewater Vulnerability Assessment

Included with this submission is an updated *Hydrogeological Report* and a *Sourcewater Vulnerability Assessment* prepared by MTE, prepared in response to comments from Regional staff with regard to the proposed underground parking structure.

Conclusion

We have assessed the revised development in consideration of the 2024 PPS, City Official Plan and Zoning Bylaw. In our opinion, the revised development represents good planning.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner