



STAFF REPORT
Planning

Title: Minor Zoning By-law Amendment Z-25-20, Dennis Home Corp., 273 and 275 Sunview Street

Report Number: IPPW2026-009

Author: Ashlyn Fox

Date: August 20, 2026

File: Z-25-20

Attachments: Map 1 - Location Map
Appendix 'A' - Public, Agency, and Staff Comments
Appendix 'B' - Draft By-law

Ward No.: 6 – Central Columbia Ward

Recommendation:

1. That the City's Director of Planning, under delegated authority pursuant to City of Waterloo By-law No. 2023-073, approve Zoning By-law Amendment Z-25-20, Dennis Home Corp., for 273 and 275 Sunview Street, in accordance with Section 6 of report IPPW2026-009.

A. Executive Summary

Pursuant to City of Waterloo By-law No. 2023-073, and Section 39.2 of the Planning Act (the "Act"), Waterloo City Council has delegated the authority to pass zoning by-laws that are of a minor nature to the City's Director of Planning.

Dennis Home Corp. (the "Applicant") is proposing to amend Zoning By-law 2018-050 (the "By-law") for the lands municipally known as 273 and 275 Sunview Street (the "Lands"), to establish two site-specific provisions and to remove the Holding (H) symbol to facilitate the development of four (4) townhouse buildings.

The Lands currently contains two one-storey detached dwellings. Demolition of the existing detached residential buildings is required to redevelop the Lands.

Based on a comprehensive review of the application, Planning staff support the approval of Z-25-20. The Applicant has fulfilled the applicable requirements for the removal of the holding symbol, including:

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- Verification of sufficient transportation capacity and transportation infrastructure within the surrounding road network affected by the development and/or use of the lands.
- Verification through an urban design brief that the development will conform to:
 - a. The City's Official Plan
 - b. The Region's Official Plan
 - c. The City's Urban Design Manual in effect, including the Northdale Urban Design Guidelines

The Holding (H) provision requirement to verify sufficient servicing capacity (water, sanitary and stormwater) for the Lands and development thereon is separately secured through regulation 3.S.2 of Zoning By-law 2018-050, allowing the (H) symbol to be lifted as the public interest in relation to servicing capacity is adequately protected.

Planning staff recommend approval of Zoning By-law Amendment Z-25-20, as outlined in Section 6 of this report, and in accordance with the site specific zoning provisions as set out in Appendix 'B' to this report.

B. Financial Implications

None.

C. Technology Implications

None.

D. Link to Strategic Plan

(Strategic Priorities: Reconciliation, Equity, Accessibility, Diversity and Inclusion; Environmental Sustainability and Climate Action; Complete Community; Infrastructure and Transportation Systems; Innovation and Future-Ready)

(Guiding Principles: Equity and Inclusion; Sustainability; Integrity; Workplace Wellbeing; Community-centred; Operational Excellence)

Application Z-25-20 generally aligns with the 'Complete Community' pillar of the 2023-2026 Strategic Plan.

E. Previous Reports on this Topic

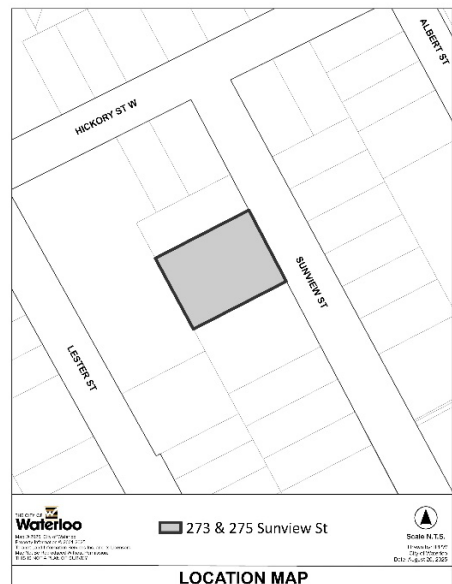
None.



**Minor Zoning By-law Amendment Z-25-20, Dennis Home Corp., 273 and 275
Sunview Street
IPPW2026-009**

SECTION 1: SUBJECT LANDS

Location:	273 and 275 Sunview Street
Ward:	Central Columbia, Ward 6
Total Lot Size:	0.17 hectares
Owner/Applicant:	Dennis Home Corp.
Existing Land Use:	Two one-storey detached dwellings
Proposed Land Use:	Four three-storey townhouse buildings



The Lands are located south of the intersection of Hickory Street West and Sunview Street. The Lands are approximately 0.17 hectares in size with approximately 36.6 metre frontage along Sunview Street. The Lands are currently occupied by two single detached residential buildings. The Lands are located with the Northdale neighbourhood and within the University of Waterloo Protected Major Transit Station Area.

A neighbourhood park (Sunview Park) is located directly to the north of the Lands, existing one-storey detached residential dwellings to the east, a six-storey residential building to the south, and an eight-storey mixed-use building to the west.

SECTION 2: PUBLIC INPUT

The mechanisms utilized to gather input in relation to Z-25-20 are as follows:

Mechanism	Date	Results
Engage Waterloo	August 28, 2025	Engage Waterloo page published for project with background information on proposed development and submission materials.
Agency and Staff Circulation	August 27, 2025 October 24, 2025	Agency and staff comments are summarized in 'Appendix 'A'
Advertise the Formal Application	September 22, 2025	A letter was mailed to all property owners within 120 metres of the Lands.
Sign posted on the Lands	October 3, 2025	Staff received photo verification from the Applicant that the sign was installed.

Public Comments have been received and are summarized in Appendix A. Staff circulated the application to internal divisions and external agencies and received minimal comments.

SECTION 3: PURPOSE OF APPLICATION

The Applicant is proposing to construct four three-storey townhouse buildings, containing 18 residential units with a total of 43 bedrooms. Three (3) parking spaces (including one accessible space) and 18 bicycle parking spaces are proposed at grade. Pedestrian access to each unit will be from an internal driveway, with the exception of the end units where access is provided from Sunview Street.

The Owner is requesting removal of the Holding (H) symbol from the Lands to facilitate the proposed development containing 18 townhouse units with a total of 43 bedrooms and 3 parking spaces. The Owner submitted a Site Plan Application in January 2025 (SP-25-02). Conditional Endorsement has been granted by the Site Plan Review Committee, with final Site Plan Approval outstanding. The proposed Site Plan is included as Figure 1.

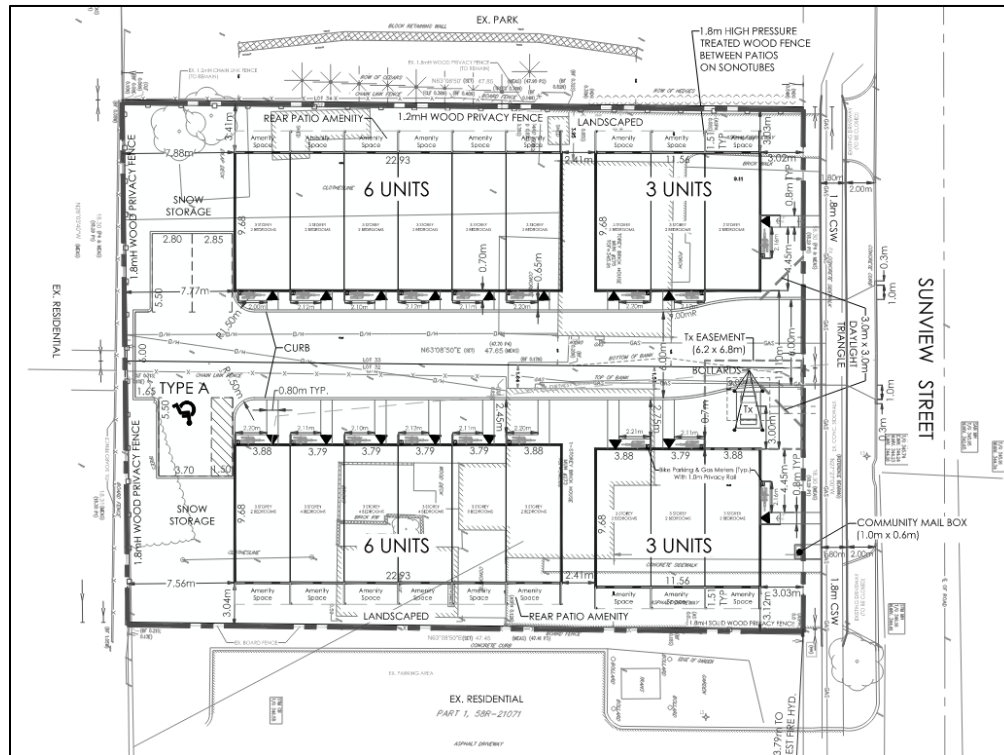
The Owner is requesting removal of the Holding (H) symbol from the Lands to facilitate the proposed development. In addition, two site-specific zoning amendments are requested:

- a. To permit a reduction of the minimum first storey height from 4 metres to 2.7 metres; and,
- b. To exempt the Lands from the cluster development provisions of the by-law.

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Staff are of the opinion that this application may proceed through Delegated Authority as it is a minor Zoning By-law Amendment and aligns with Section 2(a) of the City of Waterloo Delegation By-Law No. 2023-073. This By-law delegates authority to the Director of Planning to approve an application and/or pass a zoning by-law to remove a holding (H) symbol pursuant to Section 36 of the Act and to approve an application to amend the Zoning By-law that is of a minor nature pursuant to Section 34 and 39.2 of the Act.

Figure 1: Proposed Site Plan



SECTION 4: PLANNING EVALUATION

4.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (the “PPS”) provides policy direction on matters of provincial interest and directs municipalities to focus growth and development within existing settlement areas. In addition, the policies aim to create healthy, liveable, and safe communities sustained by efficient and logical development patterns to meet the long-term needs and growth of the community. Any amendment to the Zoning By-law is required to demonstrate consistency within the PPS.

In staff's opinion, the application is consistent with the PPS for reasons including:

- The proposed development will contribute to a mix of housing options that is developed with a more compact built form.
- The proposed development provides opportunities for intensification within an existing urban area that results in a net increase in residential units.
- The proposed development will result in the efficient use of land and existing infrastructure.

4.2 Region of Waterloo Official Plan

The Regional Official Plan ("ROP") provides a land use policy framework that implements the Provincial Planning Statement in the regional context. The lands are located within the Urban Area Boundary and Delineated Built-Up Area (as shown on ROP Map 2, Urban System).

In staff's opinion, the application conforms to the ROP for reasons including:

- The proposed development is located within the delineated built-up area.
- The proposed development represents an opportunity for intensification and transit-oriented development within a Major Transit Station Area.
- The proposed development promotes a more compact built form that will contribute to providing a diverse range and mix of housing options.

4.3 City of Waterloo Official Plan

The City of Waterloo Official Plan ("City OP") designates the Lands as follows:

Official Plan Schedule	Designation
Schedule A: Land Use	Low Density Residential
Schedule A6: Specific Provision Areas	Specific Provision Area 45
Schedule B: City Structure	Minor Corridor
Schedule B1: Height and Density	Low Density Northdale, 6 storeys
Schedule B3: Designated Greenfield Area	Built Up Area
Schedule C: District Boundaries	Columbia
Schedule E: Road Classification System	Sunview St – Local Road
Schedule J: Station Areas	University of Waterloo Station Area

The Lands are designated Low Density Residential on Schedule "A" – Land Use Plan of the City OP. The Lands are also identified within the Specific Provision Area 45, which provides guidance for the redevelopment of the Northdale neighbourhood as a complete community through infill and intensification in proximity to post-secondary institutions, designated Nodes and Corridors, and Major Transit Station Areas.

The Low Density Residential designation within the Northdale neighbourhood contemplates high intensity developments compared to other low density areas throughout the city. It contemplates low to mid-rise residential lands uses, which supports neighbourhood redevelopment and intensification. Specifically, the designation contemplates a residential built form with a maximum height of 6 storeys, that is compatible and context sensitive to the surrounding neighbourhood and provides an appropriate transition with adjacent land uses. Contemplated uses within this designation include townhouses.

In staff's opinion, the application conforms to the City OP for reasons including:

- The proposed development conforms to the Low Density Residential and Northdale neighbourhood policies of the Official Plan.
- The proposed development provides opportunities for intensification that will contribute to increasing the supply of a range of housing forms.
- The proposed development is context sensitive and does not negatively impact the surrounding residential uses.
- The proposed development provides appropriate transition to the existing neighbourhood park to the north.

4.3 City of Waterloo Zoning By-Law

The Lands are zoned (Holding) Residential Northdale Six ((H)RN-6). The Applicant has proposed to remove the Holding symbol that is applied to the Lands. To satisfy the requirements listed in Section 7.11.17 of the Zoning By-law, the Applicant has provided the required materials, which have been reviewed by staff. The following table provides a summary of how each technical criterion has been met or satisfied:

Holding Removal Criteria (Section 7.11.17)	Evaluation of whether criteria is satisfied
(a) Verification of sufficient servicing capacity (water, sanitary, and stormwater) to fully service the lot and development thereon.	A Functional Servicing Report was submitted by the Applicant, which assess the servicing capacity to fully service the proposed development. Based on staff and external agencies review, compliance with this requirement has been sufficiently satisfied. Water allocation is separately secured through regulation 3.S.2.2.1(b) of Zoning By-law 2018-050 and the City's Water Supply Allocation Policy and By-law 2026-059.
(b) Verification of sufficient transportation capacity and transportation infrastructure within the surrounding road network affected by the development and or use of the lot.	The Lands are within a Protected Major Transit Station Area. No parking is required for the proposed development. Based on a review of the information submitted, the City's Transportation Services Division has confirmed that the requirement for sufficient transportation capacity

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	and infrastructure within the surrounding road network is satisfied.
(c) For known or suspected contaminated sites as identified by the Region, verification from the Region and or the Province of Ontario that the owner has completed a Record of Site Condition.	Not applicable. The Lands are not known to be contaminated and therefore a Record of Site Condition was not required.
(d) Where an increase in building density is proposed pursuant to Section 37 of the Planning Act, the completion and registration of an agreement pursuant to subsections 37.3 and 37.4 of the Planning Act between the owner and the City.	Section 37 of the Planning Act is no longer applicable. In addition, no increase to the maximum building density is being proposed through this application.
(e) A Block Plan has been prepared in accordance with the Block Plan policies of the Official Plan for the Northdale Neighbourhood Specific Provision Area, where applicable.	Not applicable. The Lands are not within a Block Plan Area as identified in Schedule A45b of the Official Plan.
(f) Verification through an urban design brief that the lot and development thereon will conform to: (i.) the Official Plan; (ii.) the Region's Official Plan; and (iii.) the City's Urban Design Manual in effect, including the Northdale Urban Design Guidelines.	The development as proposed conforms to the City's Official Plan, the Regional Official Plan and the City's Urban Design Manual. In addition, site plan endorsement has been received by the Site Plan Review Committee.
(g) Demonstrate compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses" where there are potential land use compatibility issues associated with existing and or planned industrial uses operating in proximity to residential or other sensitive land uses.	The Lands are not in proximity to any industrial uses. As such, no issues of land use compatibility between industrial and sensitive land uses exist on the Lands or within proximity to the Lands.

The proposed development is permitted within the Residential Northdale Six (RN-6) zone, subject to minor amendments as requested through application Z-25-20. Below is a list of the relief being requested to the regulations of the by-law:

- 1) To permit a reduction of the minimum first storey height from 4.0 metres to 2.7 metres; and,
- 2) To exempt the Lands from the cluster development provisions of the by-law.

Within the Residential Northdale Six (RN-6) zone, the minimum height of the first storey is 4.0 metres, whereas the Applicant is proposing a minimum 2.7 metres. The intent of the minimum 4.0 metre first storey height is to allow for mixed use buildings or convertible spaces on the ground floor. The proposed development is intended for residential purposes only, designed as townhouses, and is small scale. Planning staff do not object to the requested reduction to the minimum height of the first storey.

Furthermore, the Applicant has proposed that the Lands be exempt from the cluster development regulations in the by-law. The intent of the cluster provisions is to provide for appropriate setbacks and connectivity between each townhouse block and surrounding land uses. Setbacks within the RN-6 zone also apply and where there is a conflict, the most restrictive regulation shall prevail. Due to the scale of the proposed townhouse development and existing site constraints, coupled with the development being subject to site plan control, staff do not object to this amendment.

SECTION 5 – CONCLUSION

Based on Planning staff's review of the application, staff support Zoning By-law Amendment Z-25-20 as set out in Section 6 of report IPPW2026-009, for reasons including:

- The application is consistent with the 2024 Planning Policy Statement.
- The application conforms to the policies of the Regional Official Plan, as implemented by the City of Waterloo.
- The application conforms to the City of Waterloo Official Plan.
- The intent of Zoning By-law 2018-050 is generally maintained; the site specific amendments are tailored to the proposed development and site conditions.
- The proposed development provides additional housing options in the city and Northdale neighbourhood.
- The application represents an opportunity for intensification of underutilized lands.
- Sufficient servicing and transportation infrastructure is available to accommodate the proposed development. Water supply capacity is separately addressed, as discussed herein.
- The proposed amendments are minor in nature, in staff's opinion.

SECTION 6 – RECOMMENDATIONS

- A. That the Director of Planning approve Zoning By-law Amendment Z-25-20, for the lands municipally known as 273 and 275 Sunview Street, as shown on Map 1 of IPPW2026-009, as follows:
 - a. That Zoning By-law No. 2018-050 be amended by changing the zoning category as shown on Schedule 'A' of Zoning By-law 2018-050, for the lands shown on Map 1 attached hereto as "273 & 275 Sunview Street", from "(Holding) Residential Northdale Six ((H)RN-6)" to "Residential Northdale Six (RN-6)".

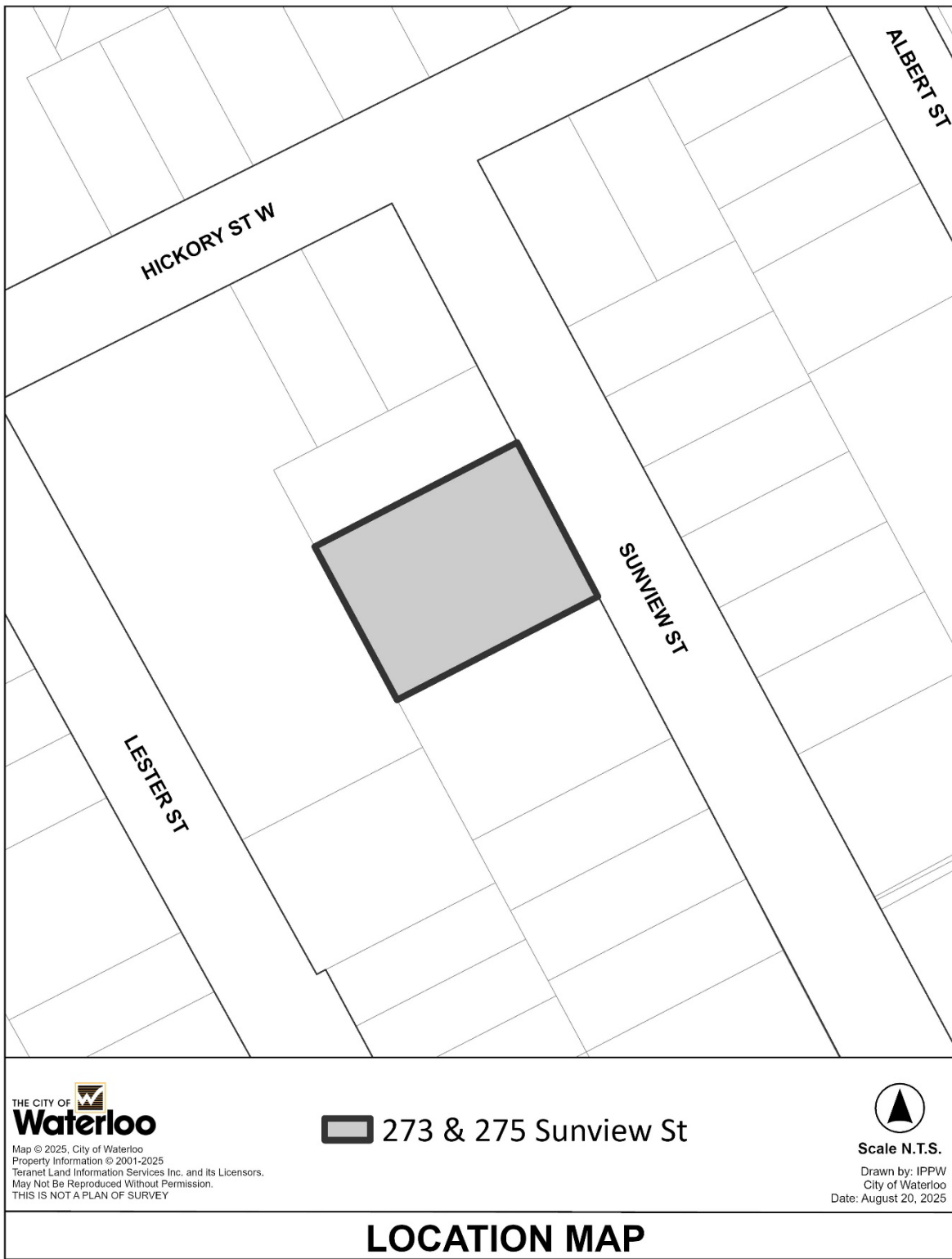
- b. That Zoning By-law 2018-050 be amended by adding Site Specific Exemption "C295" to Schedule 'C' of Zoning By-law 2018-050 as set forth in Appendix 'B' attached to IPPW2026-009.
- c. That Zoning By-law 2018-050 be amended by adding Site Specific Exemption "C295" to Schedule 'C1' of Zoning By-law 2018-050, for the lands known municipally as "273 and 275 Sunview Street" as set forth on Map 1 attached to IPPW2026-009.

Prepared By:

A handwritten signature in black ink, appearing to read "Ashlyn Fox". The signature is written in a cursive, flowing style.

Ashlyn Fox, BES
Development Planner, Development Planning, IPPW

MAP 1



APPENDIX A Public, Agency, and Staff Comments

Internal Comments	
Fire	It will be important to ensure fire access has been provided in accordance with the Ontario Building Code.
Building	No Comments.
Engineering	Engineering is not in opposition to the proposed zone change application, specifically the lifting of the holding provision as defined in By-Law 2018-050 ((H)RN-6) - Residential Northdale Six).
Landscape	No Comments.
Urban Design	Urban Design staff are of the opinion the proposed redevelopment at 273-275 Sunview conforms to: "(iii.) the City's Urban Design Manual in effect, including the Northdale Urban Design Guidelines".
Heritage	<i>No Comments received.</i>
Roads	Transportation Services supports the removal of the holding provision as it relates to transportation network capacity. Noting there are only 3 parking spaces proposed.
Community Planning	<i>No Comments received.</i>
Economic Development	No Comments.
Environmental Planning	<i>No Comments received.</i>

External Comments	
The Region of Waterloo	Staff note that Section 7.11.17 c) identifies the Region (or the Province of Ontario) as responsible for clearing the requirement for a Record of Site Condition. Pursuant to Bill 23, the Region is no longer responsible for reviewing Record of Site Conditions. As such, we have not commented on 7.11.17 c). Regional council adopted a Water Allocation Policy on May 6, 2026 for the Mannheim Service Area, which includes the subject lands. In accordance with this policy and in accordance with any applicable water allocation by-law(s), policies and guidelines, the City of Waterloo is responsible for committing water supply to the proposed development. The Region of Waterloo continues to be responsible for committing sanitary capacity to the proposed development and has no concerns with Lifting of the Holding Provision with respect to sanitary capacity. The Regional September 25, 2025 comments confirm that there are no further Regional requirements regarding 7.11.17 b).
Six Nations	Haldimand Tract and 1701 Nanfan Treaty Preamble: Six Nations of the Grand River (SNGR) Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of SNGR. The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on its ability to exercise Aboriginal and Treaty Rights that are not only set out in the treaties themselves but

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	are also recognized and affirmed in Section 35 of the Constitution Act, 1982. These treaty lands are subject to unresolved litigation and any infringement upon our treaty rights must be fully mitigated by the proponent. The 1701 Nanfan Treaty guarantees SNGR's right to harvest and hunt on this property for perpetuity, but this proposal undermines those rights. SNGR must be accommodated to mitigate any harm to its treaty rights caused by the proponent. Unit Density & Parking Spaces: SNGREC approves of the high density of units on a small space and the lack of parking spaces as it will incentivize using public transit instead of car-centric living. Bird and Light Friendly Design: SNGREC requests that the building is designed using bird and light friendly practices. This includes minimizing reflective surfaces, creating visual markers on windows, and directing light downwards. Please see the City of Toronto's bird friendly practices for glass and for lighting as guidelines and implement them thoroughly across the entire design: https://www.toronto.ca/wp-content/uploads/2017/08/8d1c-Bird-Friendly-Best-Practices-Glass.pdf https://www.toronto.ca/wp-content/uploads/2018/03/8ff6-city-planning-bird-effective-lighting.pdf Landscaping: SNGREC requests that only native plant species are used in landscaping efforts. Please provide SNGREC with a landscape plant list before procurement begins. SNGREC requests that the proponent uses Kayanase Plant Nursery for procurement of plants if Kayanase's capacity allows.
GRCA	No Comments.
WCDSB	That any Education Development Charges shall be collected prior to the issuance of a building permit(s). That the developer shall include the following wording in the site plan agreement to advise all purchasers of residential units and/or renters of same: "In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point."
WRDSB	<i>No comments received</i>
MTO	The subject properties are located beyond MTO's Permit Control Area (PCA) and as such, No MTO review, approval or permits are required.
Telus	No Comments.
Rogers	<i>No comments received</i>
Canada Post	<i>No comments received</i>
Enova Power	<i>No comments received</i>
Hydro One	<i>No comments received</i>
Infrastructure Ontario	<i>No comments received</i>
MPAC	<i>No comments received</i>
Enbridge Gas	<i>No comments received</i>

APPENDIX B
Draft By-Law



THE CORPORATION OF THE CITY OF WATERLOO

BY-LAW NO. 2026 –

BY-LAW TO AMEND BY-LAW NO. 2018-050, BEING A ZONING BY-LAW CONTROLLING LAND USE DEVELOPMENT WITHIN THE CITY OF WATERLOO

273 and 275 Sunview Street

WHEREAS:

1. By-law 2018-050 was passed by the Council of The Corporation of The City of Waterloo on September 10, 2018 and is in full force and effect.
2. Section 39.2 the Planning Act, R.S.O. 1990 c.P.13 (the “**Act**”) enables the council of a local municipality to delegate the authority to pass certain by-laws under Section 34 of the Act that are of a minor nature.
3. The Council of The Corporation of The City of Waterloo passed By-law 2023-073 pursuant to Section 39.2 of the Act to delegate to the City’s Director of Planning the authority to approve an application and/or pass a by-law to amend the Zoning By-law that is of a minor nature pursuant to Section 34 and 39.2 of the Planning Act.
4. The Director of Planning of the City of Waterloo deems it desirable to pass this minor amendment to the Zoning By-law with respect to lands municipally known as 273 and 275 Sunview Street, as identified on Schedule ‘A’ attached hereto (the “**Lands**”).

**THEREFORE THE DIRECTOR OF PLANNING OF THE CORPORATION OF
THE CITY OF WATERLOO ENACTS AS FOLLOWS:**

1. That Zoning By-law No. 2018-050 is hereby amended by changing the zoning category as shown on Schedule ‘A’ of Zoning By-law 2018-050, for the lands shown on Schedule ‘A’ attached hereto as “*Lands to be rezoned from ‘(H) RN-6’*”

to 'RN-6' with site specific provisions in C295", from "(Holding) Residential Northdale Six ((H)RN-6)" to "Residential Northdale Six (RN-6)".

2. That Zoning By-law 2018-050 is hereby amended by adding Site Specific Exemption "C295" to Schedule 'C' of Zoning By-law 2018-050 as set forth in Schedule 'B' attached hereto.
3. That Zoning By-law 2018-050 is hereby amended by adding Site Specific Exemption "C295" to Schedule 'C1' of Zoning By-law 2018-050, for the Lands shown on Schedule 'A' attached hereto as "*Lands to be rezoned from '(H) RN-6' to 'RN-6' with site specific provisions in C295*", municipally known as 273 and 275 Sunview Street.
4. This by-law shall come into force and effect on the date of its final passing by the Director of Planning of the City of Waterloo, subject to the provisions of the Planning Act, R.S.O.1990, C.P.13 and amendments thereto.

Enacted this _____ day of _____, 2026.

N. Hardacre, Acting Director of Planning

J. Finley-Swaren, City Clerk

Schedule 'A'

This is Schedule 'A' to By-Law 2026 - ____ passed on this ____ day of _____, 2026



Schedule 'B'

This is Schedule 'B' to By-Law 2026 - ____ passed on this ____ day of _____, 2026

Exception	Address	Zoning	File Reference
C295	273 and 275 Sunview Street	RN-6	Z-25-20

Location: 273 and 275 Sunview Street, as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to TOWNHOUSE BUILDINGS on the lands municipally known as 273 and 275 Sunview Street (the "**Lands**"):
 - i. Height of FIRST STOREY (minimum): 2.7 metres
 - ii. Regulation 3.C.10 (Cluster Development) shall not apply.