



Sugarbush South Corridor Expansion Project

**In-person Engagement Session
August 15, 2024 6:30-8:30p.m.**





Territorial Acknowledgement

We would like to begin the meeting by acknowledging that Waterloo is situated on the land traditionally cared for by the Haudenosaunee, Anishnaabe and Chonnonton Peoples.

We acknowledge the enduring presence and deep traditional knowledge and philosophies of the Indigenous Peoples with whom we share this land today.



Agenda

1. Initiative Background and Overview
 - Initiative Component 1
 - Initiative Component 2
2. Proposed Planning Framework for Discussion
3. Q&A
4. Next steps

Purpose of Today's Neighbourhood Meeting

To introduce the Sugarbush South Corridor
Expansion Study and Plan Initiative.

Provide an overview of the project and
proposed planning framework for discussion.



Q1. Where are you participating from?

- Sugarbush South
- In the larger Sugarbush Community
- Elsewhere in the City of Waterloo
- Outside of the City of Waterloo



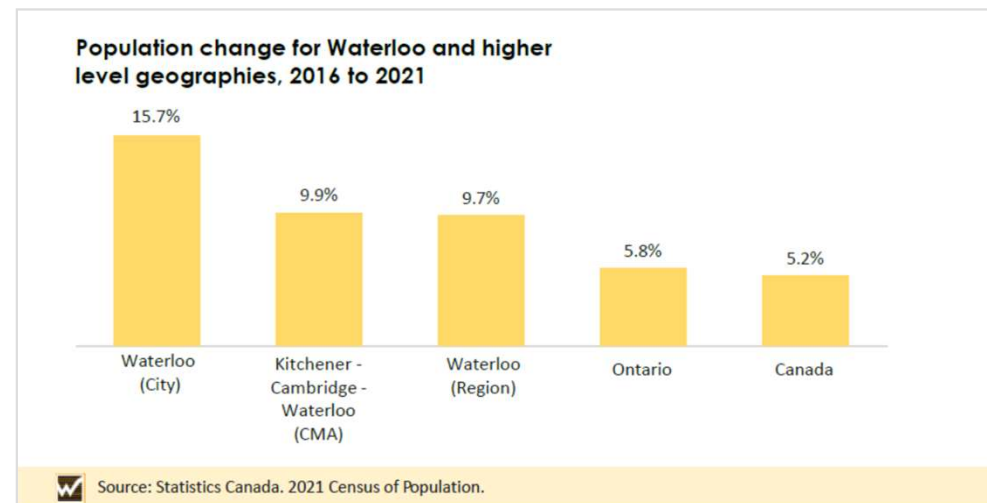
Q2. What is your interest in the project?

- I live in the Project Area
- I live near the Project Area
- I own a business in/near the Project Area
- I am a developer
- I am here on behalf of a developer/landowner
- Other



Housing Need

- Population grew 15.7% from 2016 to 2021.
- Low rental vacancy rate of 1.5%.
- Provincial housing target of 16,000 new homes by 2031.
- 2023 Student Accommodations Study identified a deficit of -4,730 beds.
- Affordability Housing Strategy identified gaps e.g. need for rental and ownership units within medium density “missing middle” built forms near transit and amenities.



“Missing Middle” Housing

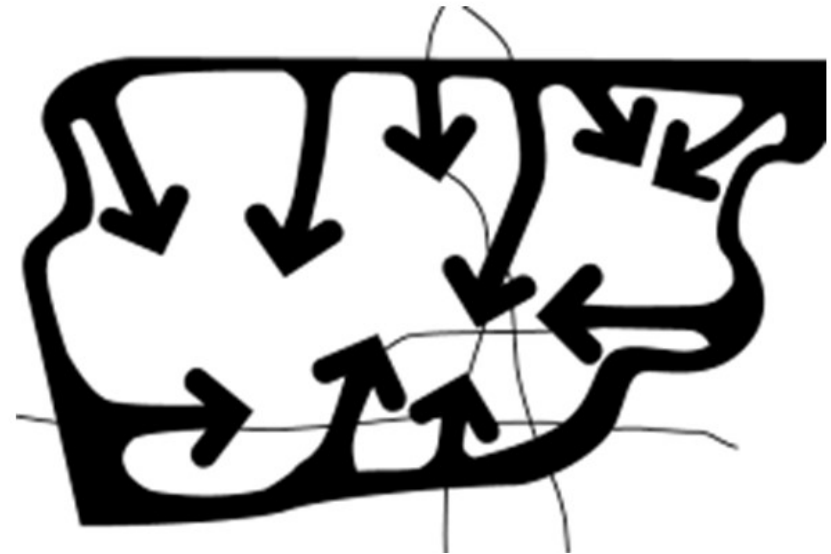
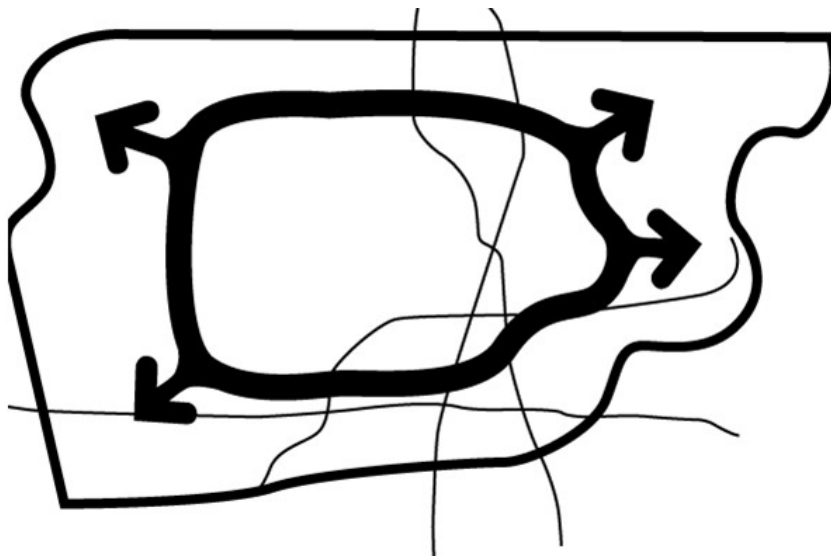
- Refers to a variety of low and medium density, multiple-unit housing forms. For this project, it generally refers to four to eight storeys and building typologies such as townhouses and mid-rise apartments.



Source: MMAH (2018)



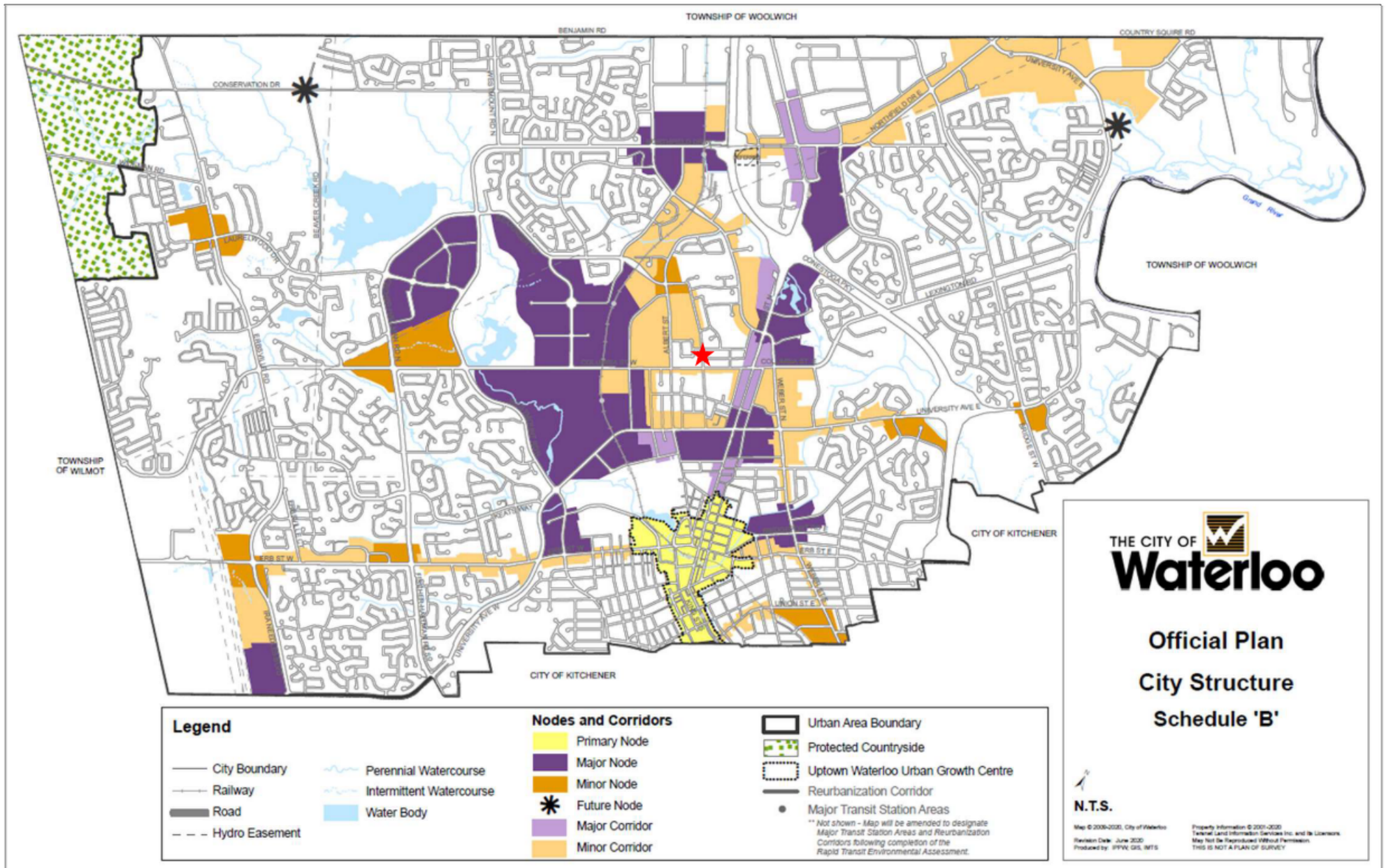
Height & Density Policy Study (2001-2005)



- Nodes and Corridors
- Mixed Use Buildings



Nodes and Corridors Framework





Q3. Have you ever heard of the City's Nodes and Corridors framework?

- Yes – I have heard/read about it
- Yes – I have heard about it but am not very familiar with it
- No- I have never heard of it before
- Unsure



Housing Accelerator Fund

- The City was awarded \$22M in funding from the federal government's Housing Accelerator Fund (HAF). This program provides financial support to local governments to address housing affordability and supply challenges in their communities.
- This money is contingent upon the achievement of a housing action plan, specific milestones, and 650 additional units over and above the City's historical housing growth rate.





HAF Action Plan Initiatives

1. Municipal Lands Program
2. Employment Land Conversion
- 3. Corridor Expansion Study and Plan**
4. Online Development Application Submission/Approvals System
5. Multi-Unit Residential Acquisition Program
6. Additional Residential Unit Toolkit and Financial Incentives
7. Community Planning Permit System
8. Parking Framework/Approvals Process Update

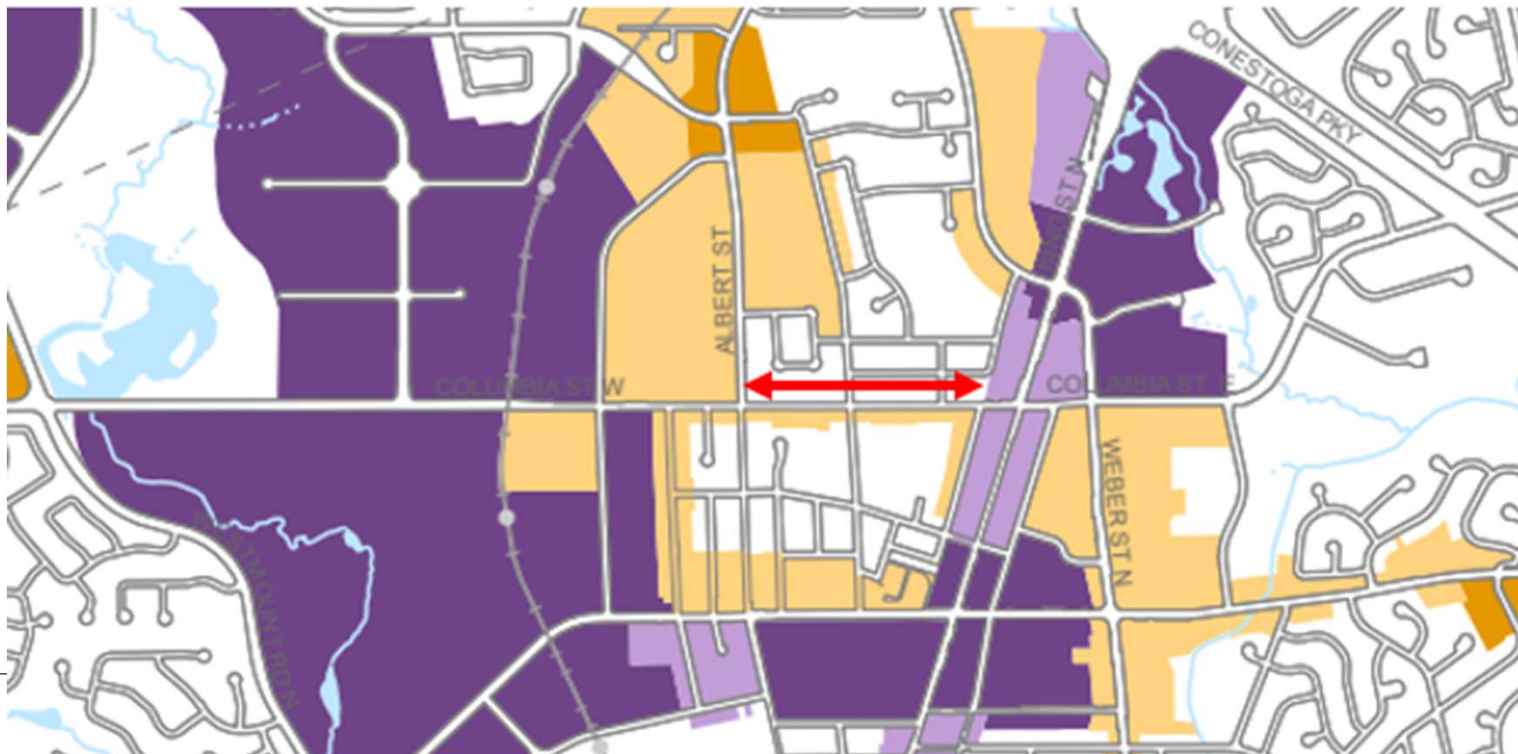




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Part I – Expansion of Columbia Minor Corridor (Area A)

- Expand Minor Corridor to include the north side of Columbia through the Official Plan Review process



Nodes and Corridors

- Primary Node
- Major Node
- Minor Node
- Future Node
- Major Corridor
- Minor Corridor



Part I – Expansion of Minor Corridor

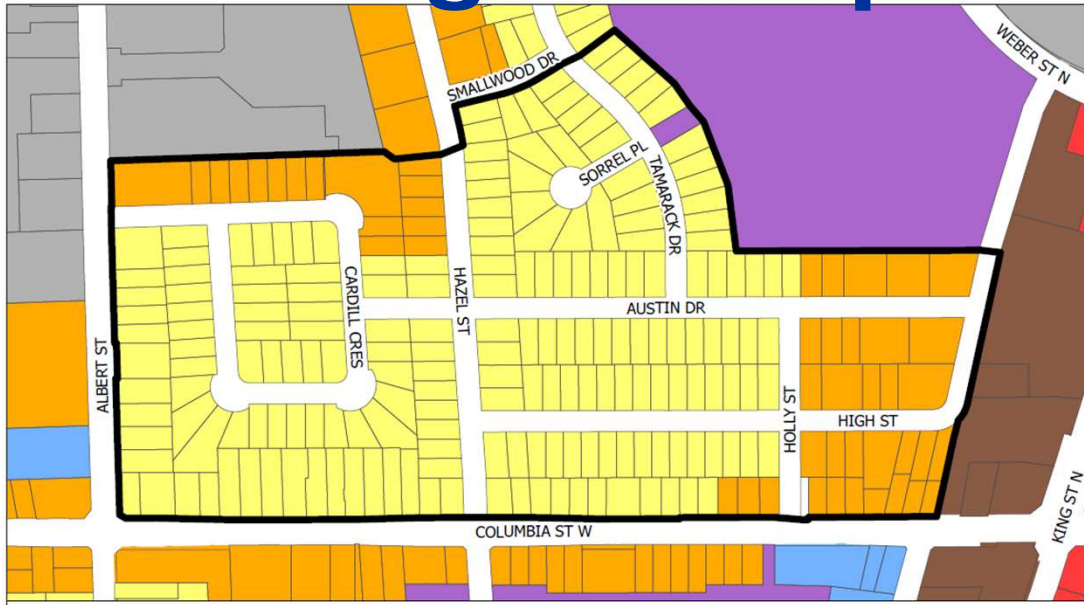
- In line with the existing Official Plan, the Area A lands could be designated Mixed-Use Medium Density Residential. Considering similar permissions to the existing Columbia Street Minor Corridor to the south, which would permit development up to eight storeys and a maximum density of 450 bedrooms per hectare.



Part 2 – Enabling of Missing Middle Housing (Area B)

- a) Redesignate and rezone the existing Low Density lands to enable missing middle housing types
 - b) Modify the existing Medium Density lands
- To facilitate public consultation and discussion, staff have proposed a planning framework that could facilitate development that is similar to what can be seen in the interior of the Northdale neighbourhood, being multi-unit buildings up to 6 storeys in height, while existing Medium Density Residential properties could facilitate multi-unit buildings up to 8 storeys

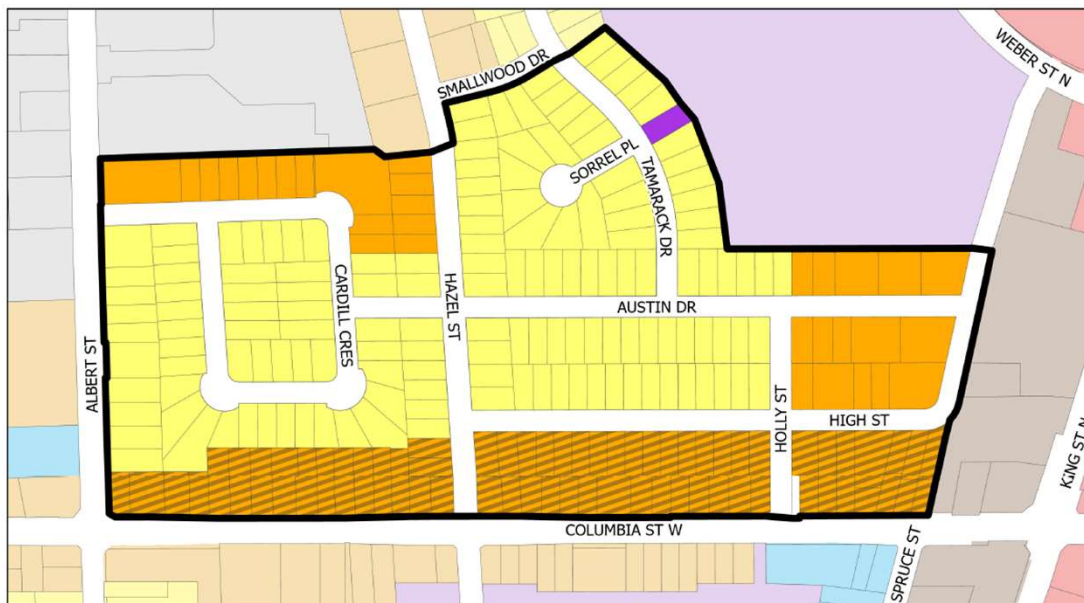
Existing vs. Proposed OP Designations



Existing Official Plan Designations

- HAF Initiative Area
- Low Density Residential
- Mixed-Use Medium Density Residential
- Mixed-Use Medium High Density Residential

- Low Density Residential
 - 10m & 150 bph
- Medium Density Residential
 - 20m & 450 bph



Proposed Official Plan Designations

- HAF Initiative Area
- Low Rise Residential: 6 storeys, 250 beds/ha as of right; 600 beds/ha with ZBA
- Medium Rise Residential: 8 storeys, 450 beds/ha as of right; 600 beds/ha with ZBA
- Minor Corridor and Medium Rise Residential: 8 storeys, 450 beds/ha as of right; 600 beds/ha with ZBA
- Major Institutional

*ZBA refers to a Zoning By-law Amendment



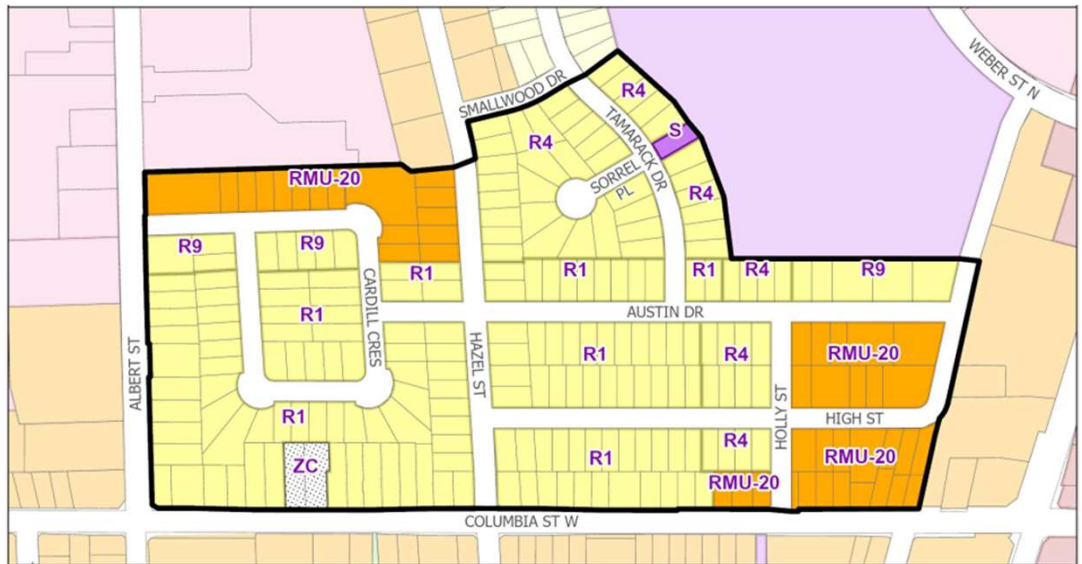
Designation Comparison Table

	Northdale As-of-Right ('bonusing')	Existing OP Permissions
Low Density Residential	(i) Max density 250 bph (600 with ZBA) (ii) Max height 6 storeys	(i) Max density 150 bph (ii) Max height 10m (3 storeys)* *12m if apt permitted
Mixed-Use Medium Density Residential	(i) Max density 450 bph (600 with ZBA) (ii) Max height 8 storeys	(i) Max density 450 bph (ii) Max height 20m (6 storeys)

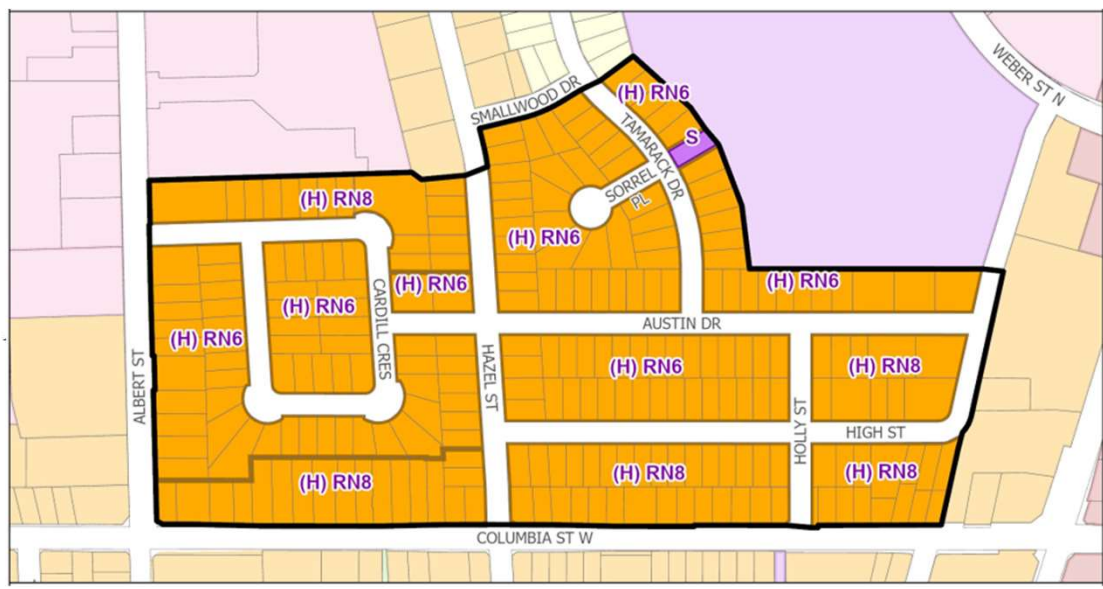
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Existing vs. Proposed Zoning Designations



- HAF Initiative Area
- Zone Classifications
 - Residential
 - Residential Mixed-Use
 - School
 - Zone Change



- HAF Initiative Area
- Zone Classifications
 - School
 - (Holding) Residential Northdale





Existing vs. Proposed Zoning Designations

	Existing Zone				Proposed Zone	
Permitted Primary Uses (Simplified)	R1	R4	R9	RMU-20	RN-6	RN-8
Single detached building	*	*				
Semi-detached building		*				
Duplex building		*				
Triplex building			*	*		
Townhouse building			*	*	*	
Apartment building			*			
Multi-unit residential building (including apartment)				*	*	*
Mixed use building with dwelling units above the first storey				*	*	*

Northdale Developments

- Since 2012:
 - 5,000+ new units (8,000+ beds) built
 - 400,000+ square feet of non-residential/commercial space built





Northdale Framework Features

- Lot consolidation (at least 2 lots depending on lot size)
- Development brought closer to the street
- Street Frontage Area provisions
- ‘Bonusing’ abilities for higher density permissions
- Enabling of mixed-use – ground floor commercial retail uses
- Amenity area requirement
- Ability to achieve walkways/pedestrian corridors
- Holding provisions to achieve important elements



Potential Missing Middle Redevelopment Examples

18-20 Hickory St W Redevelopment*



- Lot Consolidation: 2
 - Lot area: 0.1065 ha
 - Dwelling: Townhouse
 - Storeys: 3.5 storeys
 - Units: 9
 - Beds: 26 (2 & 3-bed units)
- *Current development application, subject to approval

3 | Batavia Street Redevelopment



- Lot Consolidation: 2
- Lot area: 0.2309 ha
- Dwelling: Apartment
- Storeys: 6
- Units: 57
- Beds: 57



309-311 Hawthorn St. Redevelopment



- Lot Consolidation: 2
- Lot area: 0.15 ha
- Dwelling: Apartment (rental)
- Storeys: 6
- Units: 55
- Beds: 80
- OPA/ZBA approved January 2024

50 Hickory Street West Redevelopment



- Lot Consolidation: 3
- Lot area: 0.1606 ha
- Dwelling: Apartment
- Storeys: 6
- Units: 40
- Beds: 40

257 Hemlock Street Redevelopment



- Lot Consolidation: 4
- Lot area: 0.2895 ha
- Dwelling: Apartment
- Storeys: 6
- Units: 137
- Beds: 146

288 Albert Street Redevelopment



- Lot Consolidation: 5
- Lot area: 0.39 ha
- Dwelling: Stacked Townhouses with main floor commercial along Albert St (170 sqm)
- Storeys: 3
- Units: 33
- Beds: 98



280 Lester Street Redevelopment



- Lot Consolidation: 7
- Lot area: 0.4967 ha
- Dwelling: Mixed-Use Building (1,558 sqm. commercial)
- Storeys: 8
- Units: 167
- Beds: 223

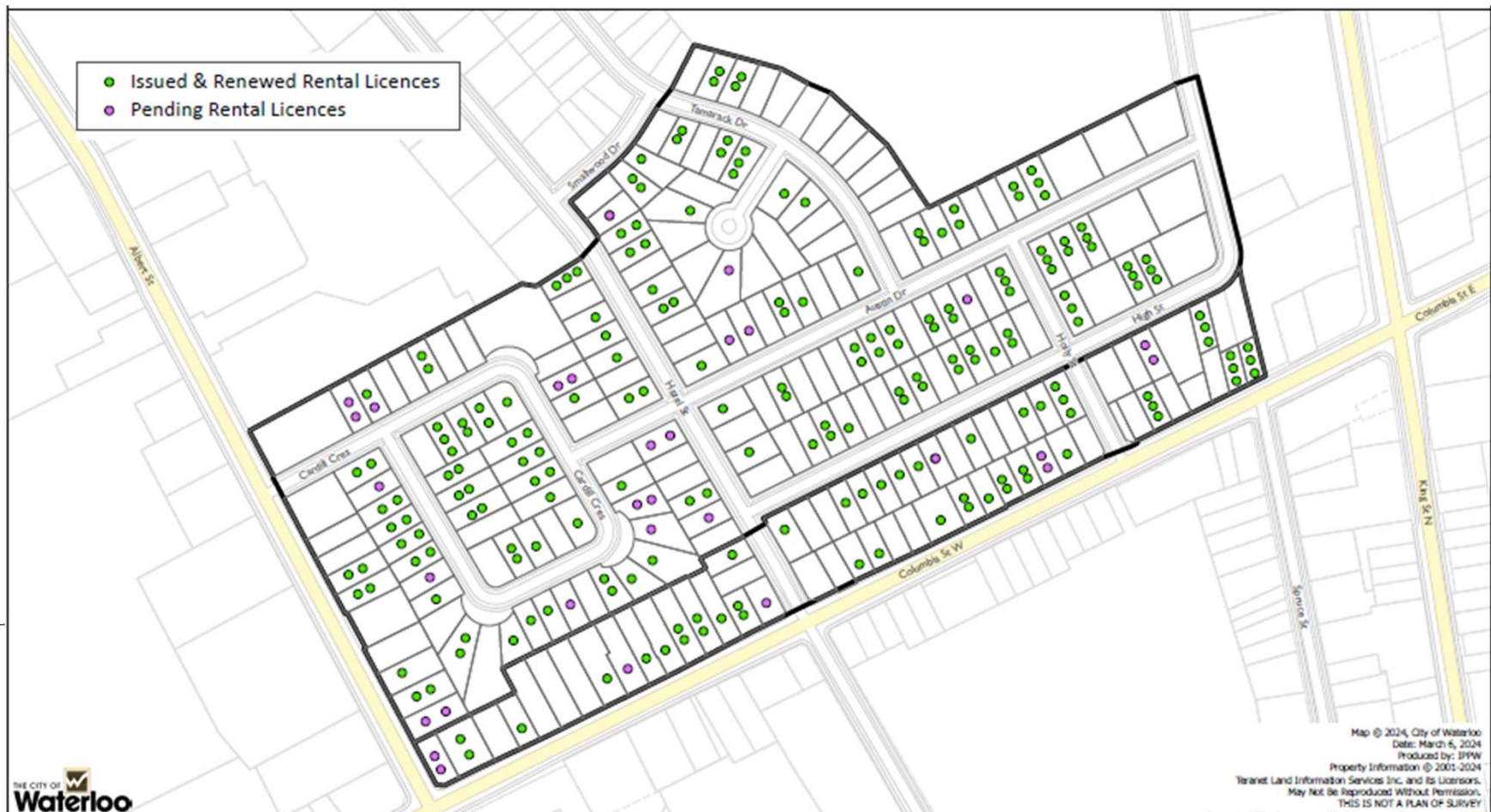


HAF Initiative 3

- This initiative is anticipated to support an estimated 4,800 additional bedrooms. The potential yield does not take into consideration additional development which may be achieved through 'bonusing' provisions.
- Opportunity to comprehensively plan area noting development application enquiries, rental licensing characteristics and additional residential unit permissions (existing and potential).

Residential Rental Licences

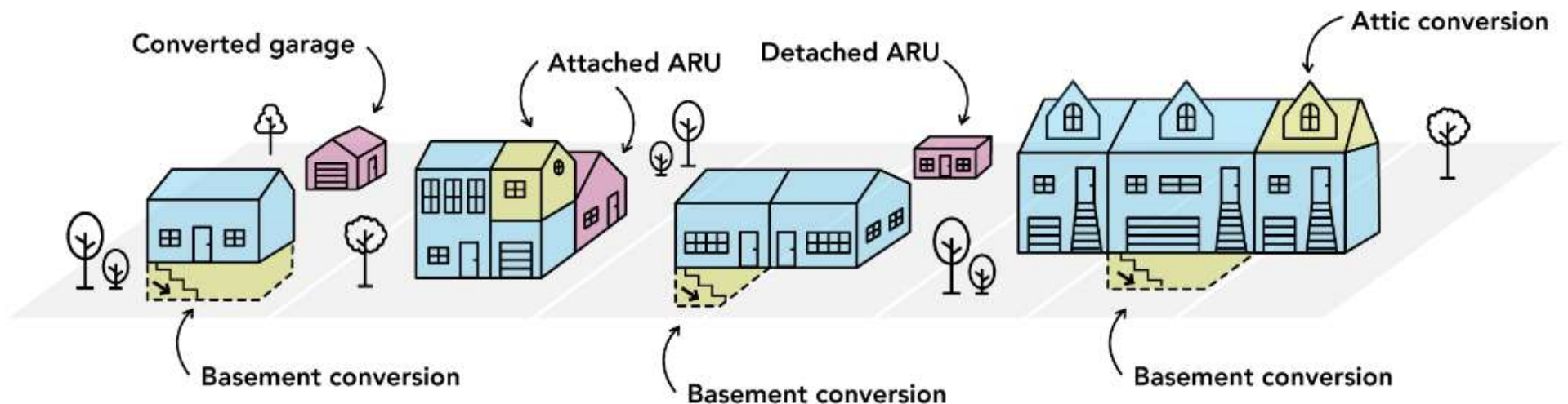
- Low-rise rental units require an annual licence
- ~65% of properties have an active/pending licence, of which half have more than one rental licence



Additional Residential Units

- 3 units as of right
- 4 units and 4 storeys under review
- Bill 185 enacted in June includes enhanced Minister's regulation-making authority to remove zoning barriers to building small multi-unit residential such as maximum lot coverage.

Additional Residential Units Examples





Anticipated Project Timing

- **Part I – Minor Corridor Expansion by way of Official Plan Review process**
 - Official Plan Review - Council report with draft updated Phase I policies (June 24)
 - **Official Plan Review engagement (Summer)**
 - Public Open House (September 12)
 - Formal Public Meeting and Council consideration of Official Plan modifications by way of Official Plan Amendment (Fall)
 - Zoning By-law Amendment to implement the Official Plan modifications (by year-end 2025)



Anticipated Project Timing

- **Part 2 – Enabling Missing Middle Housing**
 - **Engagement with the neighbourhood, staff, agencies, and other interested parties (June to early October 2024).**
 - Staff report including planning framework recommendations to Council to enable missing middle housing (December 2024)
 - Official Plan Amendment and Zoning By-law Amendment process to enable missing middle housing in the neighbourhood (by year-end 2025).



Project Timeline Part 2 – Enabling Missing Middle Housing

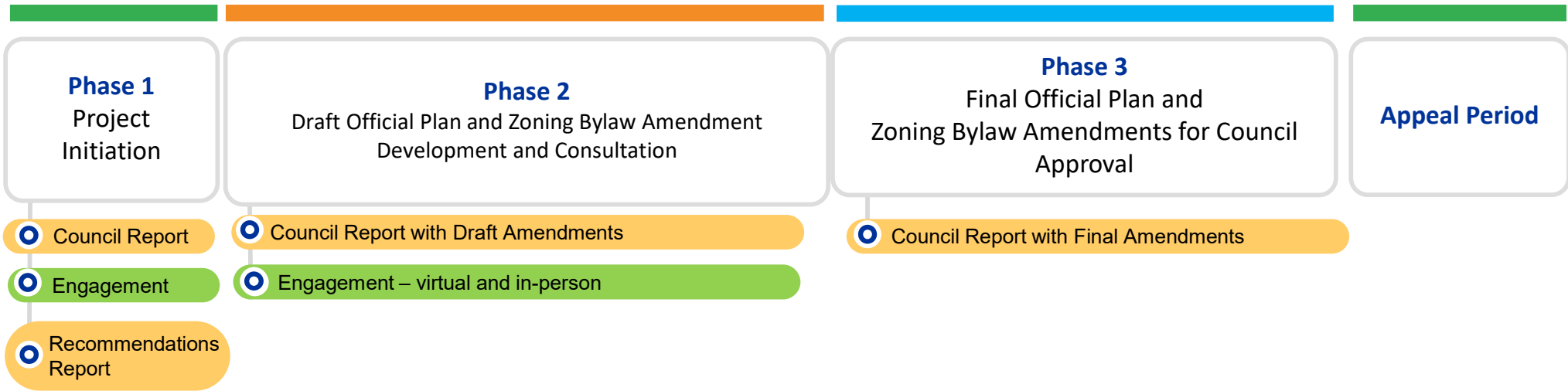
 **We Are Here**

Summer – Fall 2024

Winter – Fall 2025

Late Fall 2025 – Winter 2026

Spring 2026





Q4. Have you ever been involved in a Zoning By-law Amendment / Official Plan Amendment process?

- Yes, as an applicant
- Yes, as an affected landowner
- No
- Unsure



Matters Being Reviewed



Preliminary Property Lot Review

- Average lot frontage - Many properties have ~15 metres
- Average lot depth – Many properties have ~40 metres however there are several that have shorter than average lot depths (e.g. Hazel, Columbia Street West east of Hazel, portions of Cardill)

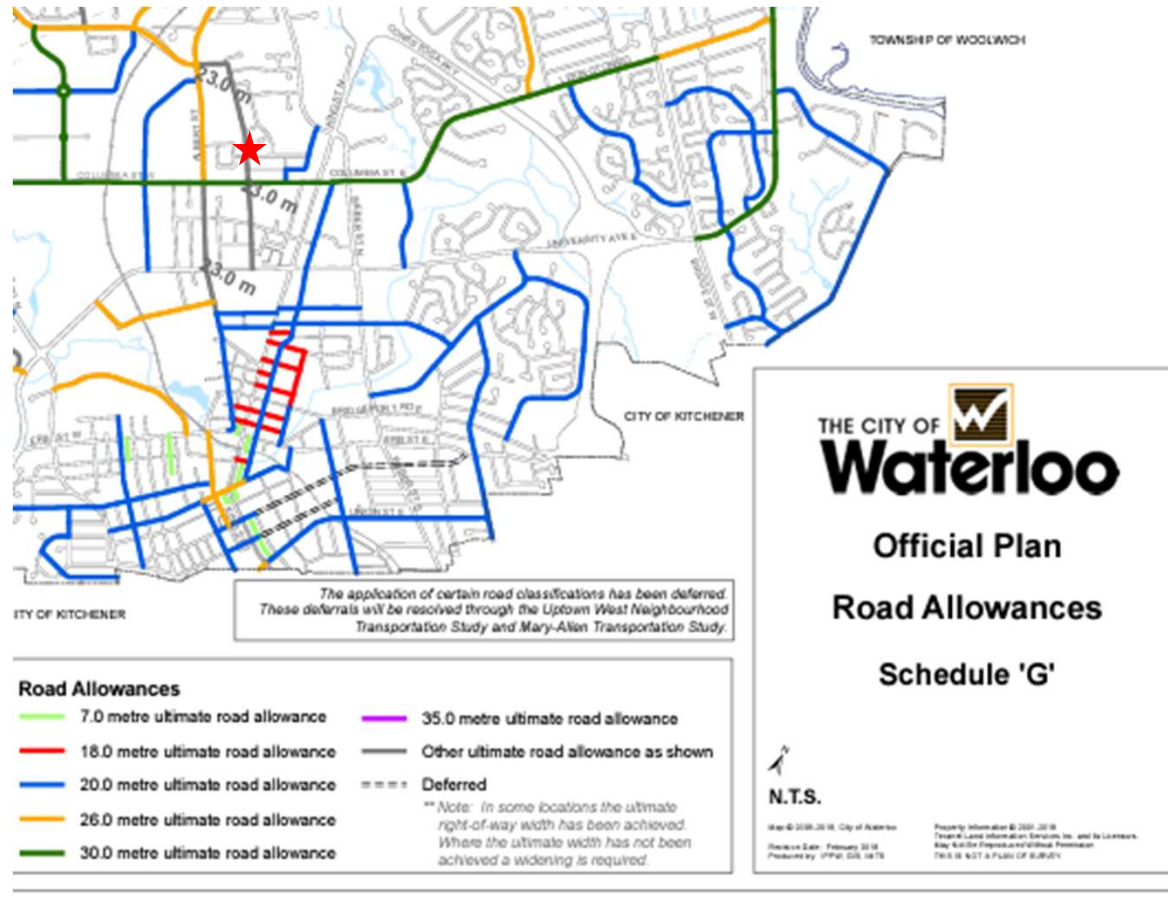
Infrastructure Capacity

- **Watermains**
 - Water Distribution Master Plan identifies lower than ideal water pressure in this area currently
- **Sanitary sewers**
 - Sanitary Master Plan has flagged Austin Drive as needing increased capacity and pipes needing to be upsized
 - Capacity issues flagged along segments of Holly Street and Cardill Crescent
- **Stormwater sewers**
 - No issues identified at this time



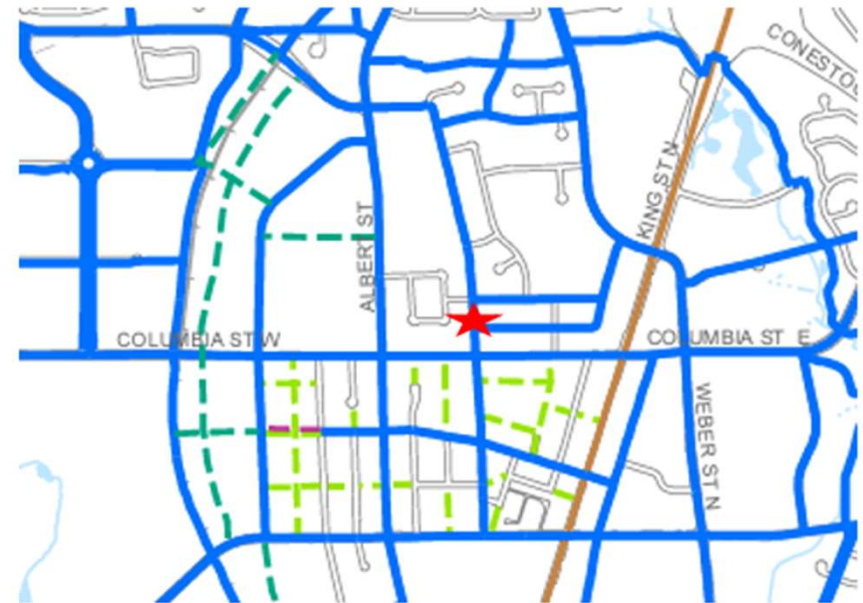
Transportation

- Road widenings identified:
 - Albert St (Major Collector)
 - Columbia St W (City Arterial)
 - Hazel St (Minor Collector)
- Are taken as part of development approvals process for future road improvements



Active Transportation Network

- Proposed future walkway connections to facilitate greater mobility
- Sidewalks and addressing any curb-faced ones (west side of High Street between Austin and curve)



Existing and Planned Active Transportation Framework

- City-Wide Cycling and Multi-Use Routes
- - - Proposed City-Wide Cycling and Multi-Use Routes (Conceptual)
- King Street Corridor
- - - Potential Pedestrian Corridor (Conceptual)
- - - Active Transportation Connections (Conceptual)
- Connection to Adjacent Municipality / Lands

Q5. This project will consider several matters, what do you think is the most important? Multiple response.

- Mix of unit types
- Affordable housing contributions
- Mixed-use development (commercial retail opportunities)
- Transportation/traffic
- Parkland improvements
- Active transportation connections (walkways)
- Preservation/enhancement of the natural environment e.g. trees
- Design excellence
- Public art
- Other



Q6. This project will consider several matters, what do you think is the most important? Single response.

- Mix of unit types
- Affordable housing contributions
- Mixed-use development (commercial retail opportunities)
- Transportation/traffic
- Parkland improvements
- Active transportation connections (walkways)
- Preservation/enhancement of the natural environment e.g. trees
- Design excellence
- Public art
- Other



Virtual Neighbourhood Meeting Multiple Response

Options	Responses 
Mix of unit types	12/27 (44%)
Affordable housing contributions	11/27 (41%)
Mixed-use development (commercial retail opportunities)	12/27 (44%)
Transportation/traffic	16/27 (59%)
Parkland improvements	11/27 (41%)
Active transportation connections (walkways)	9/27 (33%)
Preservation/enhancement of the natural environment eg. trees	13/27 (48%)
Design excellence	12/27 (44%)
Public art	4/27 (15%)
Other (please identify in the chat)	2/27 (7%)



Virtual Neighbourhood Meeting Single Response

Options	Responses 
Mix of unit types	3/27 (11%)
Affordable housing contributions	4/27 (15%)
Mixed-use development (commercial retail opportunities)	8/27 (30%)
Transportation/traffic	4/27 (15%)
Parkland improvements	0/27 (0%)
Active transportation connections (walkways)	0/27 (0%)
Preservation/enhancement of the natural environment eg. trees	7/27 (26%)
Design excellence	1/27 (4%)
Public art	0/27 (0%)
Other (please identify in the chat)	0/27 (0%)



Received Comment/Question Themes

- Unit mix
- Trees (replacement)
- Park space
- Urban design – dark coloured facades
- Hydro wires
- Outdoor air conditioner placement
- Redevelopment zoning particulars
- Process/timing



Engagement

- Engage Waterloo for project updates
 - <https://www.engagewr.ca/waterloo-haf-initiative-3>
- Project Email List

Q7. What are your preferred ways of staying informed and engaged in this process? Please select all that apply.

- Project website
- Virtual events
- In person events
- Recordings of presentations
- Online surveys
- Other



Questions





Next Steps

- **Part 1 – Minor Corridor expansion via Official Plan Review**
 - Public Open House (September 12)
 - Formal Public Meeting and Council consideration of Official Plan modifications by way of Official Plan Amendment (Fall)
- **Part 2 – Enabling Missing Middle Housing**
 - Engagement through Engage Waterloo project page survey
 - Review and analysis of initial staff, agency, and other interested parties' comments (summer to early October)
 - Staff report including planning framework recommendations to Council to enable missing middle housing (December 2024)