



STAFF REPORT
Planning

Title: Official Plan Amendment 51, Zoning By-law Amendment Z-24-02, Lester Sunview Development Inc, 249-253 Sunview Street

Report Number: IPPW2024-016

Author: Amanda Wyszynski

Meeting Type: Council Meeting

Council/Committee Date: October 21, 2024

File: OPA 51 and Z-24-02

Attachments: Map 1 – Location Map
Appendix A – Proposed Site Specific By-law C275
Appendix B – Public, Agency, and Staff Comments
Appendix C – Proposed Building Site Plan
Appendix D – Proposed Building Elevations

Ward No.: Central-Columbia, Ward 6

Recommendations:

1. That Council approve report IPPW2024-016.
2. That Council adopt Official Plan Amendment No. 51 (OPA 51), Lester Sunview Development Inc, 249-253 Sunview Street, in accordance with Section 7 of Staff Report IPPW2024-016.
3. That Council request that the Regional Municipality of Waterloo approve Official Plan Amendment No. 51 (OPA 51).
4. That Council approve Zoning By-law Amendment Z-24-02, Lester Sunview Development Inc, for 249-253 Sunview Street, in accordance with Section 7 of Staff Report IPPW2024-016.

A. Executive Summary

Lester Sunview Development Inc (the “Applicant”) is proposing to amend the City’s Official Plan (“City OP”), remove the Holding (H) symbol from the lands know municipally as 249-253 Sunview Street (the “Lands”), and establish site specific zoning provisions. Zoning By-law Amendment Z-24-02 is being requested to facilitate the development of a thirteen (13) storey apartment containing:

- 131 units (131 bedrooms)

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- 33 vehicular spaces
- 45 bicycle spaces (40 indoor and 5 outdoor)

Specific Provision Area 45 limits the maximum number of storeys to 12. An Official Plan Amendment is therefore being sought by the Applicant to increase the maximum building height to 13 storeys.

To facilitate the proposed development, the Applicant is also requesting a Zoning By-law Amendment to permit the following site specific regulations:

1. Permit a minimum of 2 entrances on the first storey, whereas a total of 4 are required.
2. Permit a minimum first storey height of 2 metres, whereas a minimum of 4 metres is required.
3. Permit a minimum landscape area of 27%, whereas a minimum of 30% is required.
4. Permit a minimum rear yard setback of 1 metre to structured parking, whereas a minimum of 7.5 metres is required.
5. Permit a maximum podium height of 20.5 metres, whereas a maximum of 20 metres is permitted.
6. Permit a minimum rear building setback of 0 metres, whereas a minimum of 3 metres is required.
7. Permit a minimum side yard setback of 0.5 metres to structured parking along the northern property line, whereas a minimum of 3 metres is required.
8. Permit a minimum tower setback of 0.75 metres to an architectural feature on the front building façade, whereas a minimum of 3 metres is required.
9. Permit a minimum tower separation of 9.5 metres to the southern interior lot line, whereas a minimum of 11 metres is required.
10. Permit the exterior stairs to have a maximum height of 2 metres, and to project a maximum of 2 metres into the front yard.
11. Permit an architectural feature on the front building façade which projects 2.25 metres from the front building façade, has a length of 6.68 metres and surrounds the balconies on stories 4 through 13.
12. To be exempt from provision 7.13.15(b) and permit structured parking adjacent to the uses identified in Section 7.13.15(a).
13. To be exempt from provision 7.13.15(c) and permit structured parking along the front building façade.

Based on a comprehensive review of the application, Planning staff support the approval of OPA 51 and Z-24-02. Staff also confirm the Applicant has fulfilled the applicable requirements for the removal of the holding symbol, including:

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- Verification of sufficient servicing capacity (water, sanitary and stormwater) to fully service the lands and development thereon.
- 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

Staff support the approval of Official Plan Amendment 51 and Zoning By-law Amendment Z-24-02, including the requested site-specific zoning amendments, for reasons including:

- The application is consistent with the 2024 Provincial Policy Statement.
- The application conforms to the policies of the Regional Official Plan.
- The application conforms to the City of Waterloo Official Plan.
- The Official Plan Amendment is due to a technical interpretation related to the proposed building design.
- The intent of Zoning By-law 2018-050 is maintained; site-specific amendments proposed that are tailored to recognize site conditions and to facilitate the redevelopment of the site.
- The proposed development will contribute to a complete community.
- The proposed development provides additional housing options in the City of Waterloo.
- The application represents an opportunity for intensification of underutilized lands.
- Sufficient servicing and transportation infrastructure is available to accommodate the proposed development.
- The application represents good planning, in staff's opinion.

B. Financial Implications

Staff are not aware of any financial implications to the City with respect to this application. Should the application be appealed, potential costs related to an Ontario Land Tribunal (OLT) hearing may be incurred.

C. Technology Implications

None.

D. Link to Strategic Plan

(Strategic Objectives: Equity, Inclusion and a Sense of Belonging; Sustainability and the Environment; Safe, Sustainable Transportation; Healthy Community & Resilient Neighbourhoods; Infrastructure Renewal; Economic Growth & Development)

(Guiding Principles: Equity and Inclusion; Sustainability; Fiscal Responsibility; Healthy and Safe Workplace; Effective Engagement; Personal Leadership; Service Excellence)

The recommendations in this report support the 'Complete Community' pillar of the Strategic Plan through infill development within an established neighbourhood and by providing additional housing units in Northdale.

E. Previous Reports on this Topic

None.



Official Plan Amendment 51, Zoning By-law Amendment Z-24-02, Lester Sunview Development Inc, 249-253 Sunview Street IPPW2024-016

SECTION 1 – SUBJECT SITE

Location: 249-253 Sunview Street

Ward: Central-Columbia, Ward 6

Size: 0.2194 hectares
(0.52 acres)

Owner/Applicant: Lester Sunview Development Inc.

Existing Land Use: Three single detached dwellings

Proposed Land Use: 13 storey apartment
131 units (131 beds)

Public Input: The mechanisms used to gather input for OPA 51 and Z-24-02 are shown in the table below.



Mechanism	Date	Results
Agency and Staff Circulation	January 19, 2024 and July 22, 2024	Agency and staff comments are attached as 'Appendix B'
Advertised that applications were received	February 04, 2024	Advertised in The Record and a letter was mailed to all property owners within 120 metres of the subject property
Sign posted on property	April 10, 2024	The Applicant provided photos of the sign, verifying it was installed
Informal Public Meeting	No informal public meeting	Staff waived the requirement for an informal public meeting due to the nature and scope of the application
Advertised Formal Public Meeting	September 05, 2024	Advertised in The Record and a letter was mailed to all property owners within 120 metres of the subject property
Formal Public Meeting	October 21, 2024	Council's consideration of the application.

SECTION 2 – BACKGROUND

2.1 Northdale Land Use and Community Improvement Plan Study

Council approved the Northdale Land Use and Community Improvement Plan Study in June 2012, implemented by an Official Plan Amendment and Zoning By-law Amendment, to guide development in Northdale. The implementing zoning for the Northdale neighbourhood placed a Holding (H) symbol on most lands within the neighbourhood. Prior to the development of such lands, the Holding (H) symbol must be removed. To remove the holding symbol from the Site, a number of criteria must be satisfied, including:

- Verification of sufficient servicing capacity (water, sanitary and stormwater) to fully service the lands and development thereon.
- 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

Planning staff note that other criteria for removal of the holding symbol are not applicable to the subject lands being the Record of Site Condition, Density Bonusing Agreement, Block Plan, and Provincial D-6 Guidelines criteria.

2.2 Site Description and Neighbourhood Context

The Lands are located on the west side of Sunview Street between University Avenue West and Hickory Street West. The Lands are comprised of three residential lots, each containing a single detached dwelling as shown in Figure 1.



Figure 1: The Subject Lands (2024)

Figure 2 identifies the location of the Lands and surrounding context. To the west of the proposed development, there are three 12-storey apartment buildings fronting Lester Street. To the east of the proposed development, there are two 13-storey apartment buildings. To the north of the proposed development is a 12-storey apartment building.

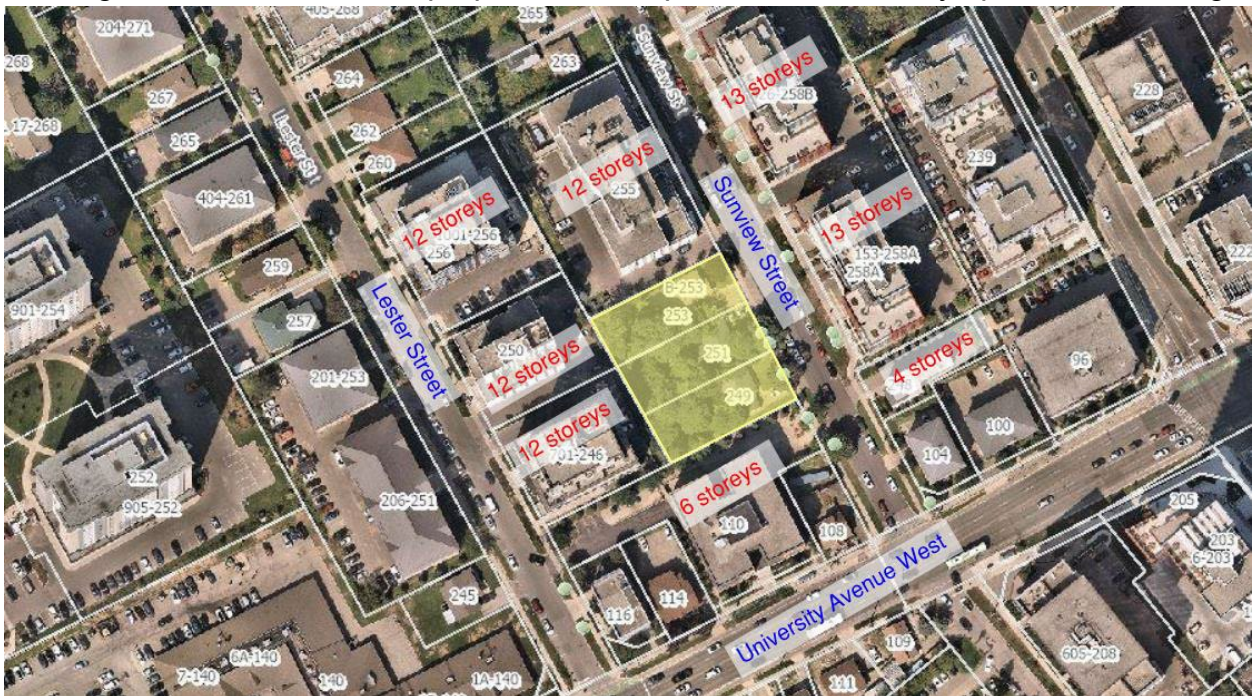


Figure 2: Surrounding Context

SECTION 3 – APPLICATION REQUEST

Specific Provision Area 45 limits the maximum number of storeys to 12 for lands designated as Mixed-Use Medium High Density Residential. The Applicant is seeking to amend the City OP and add a Specific Provision Area to permit a maximum height of 13 storeys.

The Applicant is proposing to amend Zoning By-law 2018-050 to remove the holding (H) symbol from the Lands, and to establish the following site-specific provisions:

1. Permit a minimum of 2 entrances on the first storey, whereas a total of 4 are required.
2. Permit a minimum first storey height of 2 metres, whereas a minimum of 4 metres is required.
3. Permit a minimum landscape area of 27%, whereas a minimum of 30% is required.
4. Permit a minimum rear yard setback of 1 metre to structured parking, whereas a minimum of 7.5 metres is required.
5. Permit a maximum podium height of 20.5 metres, whereas a maximum of 20 metres is permitted.
6. Permit a minimum rear building setback of 0 metres, whereas a minimum of 3 metres is required.
7. Permit a minimum side yard setback of 0.5 metres to structured parking along the northern property line, whereas a minimum of 3 metres is required.
8. Permit a minimum tower setback of 0.75 metres to an architectural feature on the front building façade, whereas a minimum of 3 metres is required.
9. Permit a minimum tower separation of 9.5 metres to the southern interior lot line, whereas a minimum of 11 metres is required.
10. Permit the exterior stairs to have a maximum height of 2 metres, and to project a maximum of 2 metres into the front yard.
11. Permit an architectural feature on the front building façade which projects 2.25 metres from the front building façade, has a length of 6.68 metres and surrounds the balconies on stories 4 through 13.
12. To be exempt from provision 7.13.15(b) and permit structured parking adjacent to the uses identified in Section 7.13.15(a).
13. To be exempt from provision 7.13.15(c) and permit structured parking along the front building façade.

The site-specific amendments are being sought to facilitate the development of a thirteen (13) storey apartment building containing 131 units (131 beds). The proposed building is technically 13-storeys due to grades and based on the City's definition of storey and

average grade. The existing grades along Sunview Street slope down from north to south, meaning the building will have the appearance of a 12-storey building at the north end of the Lands and the appearance of a 13-storey building at the south end of the Lands. The building will function as a 12-storey building with the “first storey” at the south end of the Lands functioning as an extruded basement. Vehicular access is proposed along the southerly property line with 6 surface parking spaces, and 27 structured parking spaces, for a total of 33 vehicular parking spaces. The Applicant is also proposing 45 bicycle parking spaces (40 indoor + 5 outdoor). No commercial uses are proposed. The proposed site plan and elevations are included in Appendices ‘C’ and ‘D’. The proposed development is subject to Site Plan Control.

SECTION 4 – POLICY EVALUATION

4.1 Provincial Policy Statement

The 2024 Provincial Policy Statement (the “PPS”) establishes the vision and policy framework for matters of provincial interest related to land use planning and development in Ontario. Collectively, the policies aim to focus growth within existing settlement areas and to create healthy, liveable, and safe communities sustained by accommodating institutional uses to meet the long-term needs of the community.

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

- The new development will contribute to a mixture of housing types in the city.
- The application represents an opportunity for intensification of underutilized lands.
- The application is transit supportive, located in a Major Transit Station Area (UW ION Station) and are in proximity to the GRT bus terminal on Phillip Street.

4.2 Region of Waterloo Official Plan

The Regional Official Plan (“ROP”) provides a land use policy framework that implements the PPS and Growth Plan in the regional context. The lands are located within the Urban Area Boundary and designated Built-Up Area (as shown on ROP Map 3a, Urban Area).

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

- The development is located within the designated urban area and a major transition station area.
- The development represents an opportunity for intensification and transit-oriented development.
- The proposed development will contribute to the creation of a complete community.
- There is sufficient servicing infrastructure for the proposed development.

4.3 City of Waterloo Official Plan

The City of Waterloo Official Plan designates the Lands as follows:

Official Plan Schedule		Official Plan Designation
Land Use Plan	Schedule 'A'	Mixed Use Medium High Density Residential
Specific Provision Areas 20 & 45	Schedule 'A6a'	SPA 45 – Northdale Neighbourhood
Street Frontage and Streetscape Elements	Schedule 'A45a'	Neighbourhood Frontage Areas
City Structure	Schedule 'B'	Minor Corridor
Height and Density	Schedule 'B1'	Northdale – Medium High Density
Source Water Protection Areas	Schedule 'B4'	WPSA-8 (southwesterly portion only)
District Boundaries	Schedule 'C'	Columbia
Road Classification System	Schedule 'E'	Local Road
University of Waterloo Station Area	Schedule 'J4'	Station Area

The Lands are designated Mixed Use Medium High Density Residential in the City OP. The intent of this designation is to provide opportunities for substantial levels of intensification in a mid-high rise built form. Properties in this designation are to be developed primarily for residential purposes, however mixed use development is permitted.

Section 10.1.5(1) of the City OP speaks to multiple unit residential buildings being a permitted use.

Section 10.1.5(3)(a) of the City OP contemplates a maximum density of 600 bedrooms per hectare. The Applicant is proposing a density of 597 bedrooms per hectare.

Section 10.1.5(3)(b) of the City OP contemplates a maximum building height of 40 metres. Although the Applicant is seeking to increase the number of stories permitted, the total building height is 39.01 metres based on the average grade, which is in alignment with the maximum height contemplated in the Official Plan, in metres.

Specific Provision Area 45 limits the maximum number of storeys to 12 for lands designated as Mixed-Use Medium High Density Residential. The Applicant is not proposing to increase the permitted metric height. Rather, given that height is measured based on average grade, the number of storeys proposed is technically 13. The Applicant is therefore seeking an amendment to the City OP to add a Specific Provision Area to permit a maximum height of 13 storeys on the Lands, primarily in response to grades.

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

- The proposed development conforms to the Mixed Use Medium High Density Residential policies of the City's Official Plan.
- The proposed Official Plan Amendment maintains the intent of SPA 45.
- The proposed development will contribute to the creation of a complete community.
- The proposed development provides additional housing options within the City of Waterloo.
- The proposed development represents an opportunity for intensification on underutilized lands.
- There is sufficient servicing infrastructure for the proposed development.
- The proposed development is context sensitive and does not negatively impact surrounding properties.

4.4 City of Waterloo Zoning By-law 2018-050

The Lands are zoned (Holding) Residential Northdale 12 ((H)RN-12), with a neighbourhood frontage along Sunview Street.

The proposed development is permitted within the Residential Northdale 12 (RN-12) zone, subject to amendments as requested through application Z-24-02. Section 3 outlines the amendments being requested to the regulations of the by-law. Section 7.13.3, Table 7Q of Zoning By-law 2018-050 includes performance standards for lands zoned Residential Northdale Six (RN-6) – those regulations denoted with an asterisk (*) require an amendment to the by-law.

Provision	Required	Proposed
LOT AREA (minimum)	1,000 sq.m	2,194.4 sq.m
LOT FRONTAGE (minimum)	20m	50.16m
STREET LINE setback (minimum) Sunview Street (neighbourhood frontage)	3m	3m
STREET LINE setback (maximum) Sunview Street (neighbourhood frontage)	6m	3m

Provision	Required	Proposed
SIDE YARD setback (minimum)	3m	Structured Parking – 0.5m* North (to building) – 3.3m South (to building) – 6.3m
REAR YARD setback (minimum)	7.5m	Structured Parking – 1.09m* Building – 12m
Height of FIRST STOREY (minimum)	4m	2m* (extruding basement on south building façade)
BUILDING HEIGHT (maximum)	41.5m	39.01m
PODIUM Height (minimum)	10.5m	20.5m
PODIUM Height (maximum)	20m	20.5m*
BUILDING STEPBACK above PODIUM (minimum)	3m	Front Façade – 0.75m* to Architectural Feature Front Façade – 3m to building Rear Façade – 0m* Side (N) – 8.6m Side (S) – 3.2m
TOWER Footprint above the Eighth Storey (maximum)	800 sq.m	659.97 sq.m
TOWER separation measured from exterior face of the BUILDING, including balconies	b) 11m	9.59m*
Horizontal TOWER Dimension (maximum)	35m	28.08m

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Provision	Required	Proposed
Density (minimum)	250 BEDROOMS per hectare	596 bedrooms/ hectare
Density (maximum)	600 BEDROOMS per hectare	596 bedrooms/ hectare
Number of FIRST STOREY Entrances to the BUILDING (minimum) (neighbourhood frontage)	1 per 15 metres of STREET LINE BUILDING FAÇADE 4 required	2 entrances* 4 entrances into podium
AMENITY AREA	3 sq.m for the first bedroom, and 2sq.m for each additional BEDROOM in the DWELLING UNIT 393 sq.m	691 sq.m
LANDSCAPED OPEN SPACE (minimum)	30%	27%*
Residential PARKING SPACE	n/a Bill 185	33 vehicular spaces total 26 vehicular parking spaces
VISITOR PARKING SPACE	n/a Bill 185	33 vehicular spaces total 7 vehicular parking spaces
BICYCLE PARKING space (minimum)	Residential – 0.25 bedroom 33 bicycle parking spaces	45 bicycle parking spaces 40 indoor + 5 outdoor
Number of DRIVEWAYS per LOT (maximum)	1	1
Number of main BUILDINGS per LOT	More than one (1) permitted	1
7.13.15(a)	A minimum twenty five percent (25%) of the FIRST STOREY shall be comprised of one or more of the following uses:	25%

Provision	Required	Proposed
	• HABITABLE FLOOR SPACE • circulation spaces, such as hallways, elevators, and the like • common indoor AMENITY AREA • DWELLING UNIT • commercial uses specified in section 7.13.1.4 • institutional uses specified in section 7.13.1.2 • entrance / foyers • hydro transformer room • management office • lobby, reception area, seating area, and the like	

*Requested Site Specific Amendments to the Zoning By-law

Should Council support application Z-24-02, a by-law will be required to amend Zoning By-law 2018-050 to establish the site specific provisions as described in Section 7 of this report and Appendix 'A' of this report.

SECTION 5 – PLANNING EVALUATION

Staff have reviewed Official Plan Amendment No. 51 and Zoning By-law Amendment Z-24-02 and provide the following comments:

5.1 Holding Provision

The Applicant has requested, and provided justification in support of, the removal of the Holding (H) symbol from the Lands. The following chart provides a summary of the requirements for removal of the holding (H) symbol, which are outlined in Section 7.11.17 of the Zoning By-law:

Zoning By-law Regulation 7.11.17		Staff Comment
A	Verification of sufficient servicing capacity (water, sanitary, and	Development Engineering staff have reviewed the submitted Functional

	stormwater) to fully service the LOT and development thereon.	Servicing Report and Stormwater Management Brief and are satisfied with the analysis and conclusions thereof. City of Waterloo Engineering Staff are of the opinion that the Applicant has demonstrated that sufficient servicing capacity (water/sanitary/stormwater) exists to fully service the lands. The Applicant has also performed hydraulic modeling to ensure there is sufficient water flow.
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 City's Transportation Services staff have reviewed the Transportation Impact Letter and are satisfied with the analysis and conclusions, and therefore do not object to the removal of the holding (H) symbol.
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 site is not known or suspected of contamination.
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.	Not applicable. The Applicant is not seeking to increase the maximum permitted density of the site.
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.
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,	Through the review of an Urban Design Brief, staff confirmed the proposed development sufficiently conforms to the City's Official Plan and the City's Urban Design Manual including the Northdale Urban Design Guidelines for the

	including the Northdale Urban Design Guidelines.	purposes of removing the holding symbol. Region staff confirmed conformity with the Region Official Plan.
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.	Not applicable. The proposed sensitive uses are not in proximity to industrial lands.

Based on the information submitted, Planning staff have no objection to the proposed removal of the holding (H) symbol.

5.2 Number of Storeys

The Applicant is seeking an Official Plan Amendment to allow a maximum building height of 13 storeys due to grades, as seen in Figure 3. Lands designated as Mixed-Use Medium High Density within SPA 45 contemplate a maximum building height of 12 storeys. This Official Plan Amendment is technical in nature due to the slope of the Lands and given that measurement of building height is based on average grade along the front of the building. As the existing grades along Sunview Street slope down from north to south, the proposed building will have the appearance of a 12-storey building at the north end of the Lands and the appearance of a 13-storey building at the south end of the Lands. As a result of the slope, the extruding basement level along the south building façade is technically the first storey because it is more than 1.8 metres above grade. It is staff's understanding that this level will be designed and programmed as a basement which will contain functional elements such as an electrical room, bike rooms, garbage and amenity space. From Sunview Street, the building is designed to emphasize the public realm and building entrances, while responding to grades, as shown on the 'East Elevation' in Appendix D. Staff are in support of the Official Plan Amendment as the intent of the Mixed-Use Medium High Density designation and SPA 45 are maintained.



Figure 3: Storeys

5.3 First Storey Relief

As a result of grades on the Lands, the Applicant is technically proposing a 13-storey apartment building and seeking relief from the following zoning regulations:

- minimum first storey height
- minimum number of first storey entrances
- maximum stair height
- maximum stair projection
- maximum podium height

Each of these amendments are technical in nature and are being requested largely to account for the change in grade along Sunview Street. Staff do not object to the requested amendments and believe that the intent of Zoning By-law 2018-050 is being maintained. These requested amendments are further described below.

In regard to first storey height, the RN-12 zone requires a minimum first storey height of 4 metres, whereas 2 metres is proposed (re: extruding basement) based on grades.

The Applicant is requesting relief from the minimum number of first storey entrances required. Due to average grades, the Applicant is proposing 2 first storey entrances,

whereas the RN-12 zone requires 4. However, the Applicant is proposing a total of 4 entrances along the front building façade, which will be accessible to pedestrians.

The Applicant is requesting relief to the maximum stair height and maximum stair projection to facilitate 2 pedestrian entrances from Sunview Street to the technical second storey at the north end of the building's front facade. Specifically, the Applicant is proposing a maximum stair height and projection of 2 metres from average grade, whereas a maximum stair height and projection of 0.6 metres is permitted.

The Applicant is requesting a maximum podium height of 20.5 metres, whereas 20 metres is permitted. Staff do not oppose this amendment as the additional 0.5 metres will not negatively impact the pedestrian realm.

5.4 Structured Parking

The development as proposed by the Applicant includes structured parking. The Applicant is requesting relief from the minimum rear yard setback, minimum side yard setback and the location of parking. The Applicant believes the intent of these provisions is maintained as there is sufficient distance between structures and lot lines, to allow for landscape, lighting and drainage.

The relief required for the rear yard and side yard setbacks are technical in nature as Section 6.2.2 of Zoning By-Law 2018-050 permits underground parking to extend to the rear and side lot lines. This amendment is required as a portion of the retaining wall for the structured parking is greater than 1.8 metres in height due to grades on the Lands, as illustrated in Figure 4. The Applicant is specifically seeking to permit a rear yard setback to structured parking of 1.09 metres, whereas a minimum of 7.5 metres is required. They are also proposing to permit a side yard setback of 0.5 metres to structured parking along the north property line, whereas a minimum of 3 metres is required.



Figure 4: Rear Structured Parking

The Applicant is also seeking relief from provisions 7.13.15 (b) and (c). This is a technical amendment due to the existing grades and the relationship between the first storey and structured parking. The intent of these provisions is to ensure the front building façade is not dominated by visible structured parking. It is staff's opinion that the intent of these provisions is maintained as the structured parking is not visible from the pedestrian realm and streetscape.

5.5 Landscape Open Space

The Applicant is proposing a minimum landscape open space of 27%, whereas a minimum of 30% is required in the RN-12 zone. Staff do not oppose this reduction as the Applicant has maximized the landscape areas where practicable while maintaining vehicular functionality for the development. The Applicant is proposing enhanced landscaping on top of the structured parking, and to exceed the required amenity space.

Staff do not object to the requested amendment as enhanced landscaping and additional amenity space is proposed, which will be secured/confirmed through Site Plan Control.

5.6 Rear Building Stepback

The Applicant is proposing a rear building stepback of 0 metres, whereas a minimum of 3 metres is required. The intent of this regulation is to ensure there is articulation and variation in the building, in addition to ensuring adjacent properties have sufficient access to daylight. Rather than proposing a traditional stepback above the building podium, the Applicant is proposing that a portion of the entire rear building façade be recessed 3 metres to create vertical articulation. Staff do not object to this site-specific amendment. The recessed area along the entire rear building façade creates articulation and variation. Furthermore, it creates additional landscape areas for residents of the development.

5.7 Architectural Feature

The Applicant is proposing an architectural feature along the front building façade, which is currently not permitted as an architectural projection in Section 3.A.5(c) of Zoning By-law 2018-050 (see image below). The Applicant is proposing this feature to frame the balconies continuously between floors 4 to 13, which will in turn act as a privacy screen between balconies. The architectural feature will also add additional articulation and architectural variety to the front building façade:



Since the Applicant is proposing an architectural feature along the front building façade, a tower stepback of 0.75 metres is also proposed, whereas a minimum of 3 metres is required. Staff do not oppose these amendment as the architectural feature will create

visual interest and the majority of the front building façade is maintaining the 3 metre minimum setback required by Zoning By-law 2018-050.

5.8 Tower Separation

The Applicant is proposing a reduced tower separation setback to the southerly lot line. The RN-12 zone requires a minimum separation of 11 metres, whereas 9.5 metres is proposed. Zoning By-Law 2018-050 permits a reduced tower separation of up to 6 metres if the combined tower separations equal 22 metres per Section 3.T.5.2. The Applicant has a combined tower separation of 21.62 metres (12.09m + 9.5m), close to the provision set out in Section 3.T.5.2. Staff do not object to this site-specific amendment and are of the opinion that the general intent of the tower separation provisions are maintained.

SECTION 6 – CONCLUSION

Based on Planning staff's review of the application, staff support Official Plan Amendment 51 and Zoning By-law Amendment Z-24-02 as set out in Section 7 of report IPPW2024-016, for reasons including:

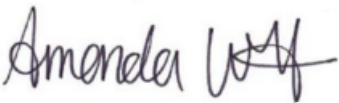
- The application is consistent with the 2024 Provincial Policy Statement.
- The application conforms to the policies of the Regional Official Plan.
- The application conforms to the general intent of the City of Waterloo Official Plan.
- The intent of Zoning By-law 2018-050 is maintained, with amendments tailored to recognize site conditions and to facilitate the proposed development.
- The proposed development will contribute to a complete community.
- The proposed development provides additional housing options in the neighbourhood.
- The application represents an opportunity for intensification of underutilized lands.
- Sufficient servicing and transportation infrastructure is available to accommodate the proposed development.

SECTION 7 – RECOMMENDATIONS

1. That Council approve staff report IPPW2024-016.
2. That Council adopt Official Plan Amendment No. 51 (OPA 51), Lester Sunview Development Inc, 249-253 Sunview Street, in accordance with IPPW2024-016.
3. That Council request that the Regional Municipality of Waterloo approve Official Plan Amendment No. 51 (OPA 51).
4. That Council approve Zoning By-law Amendment Z-24-02, Lester Sunview Development Inc, 249-253 Sunview Street, as follows:

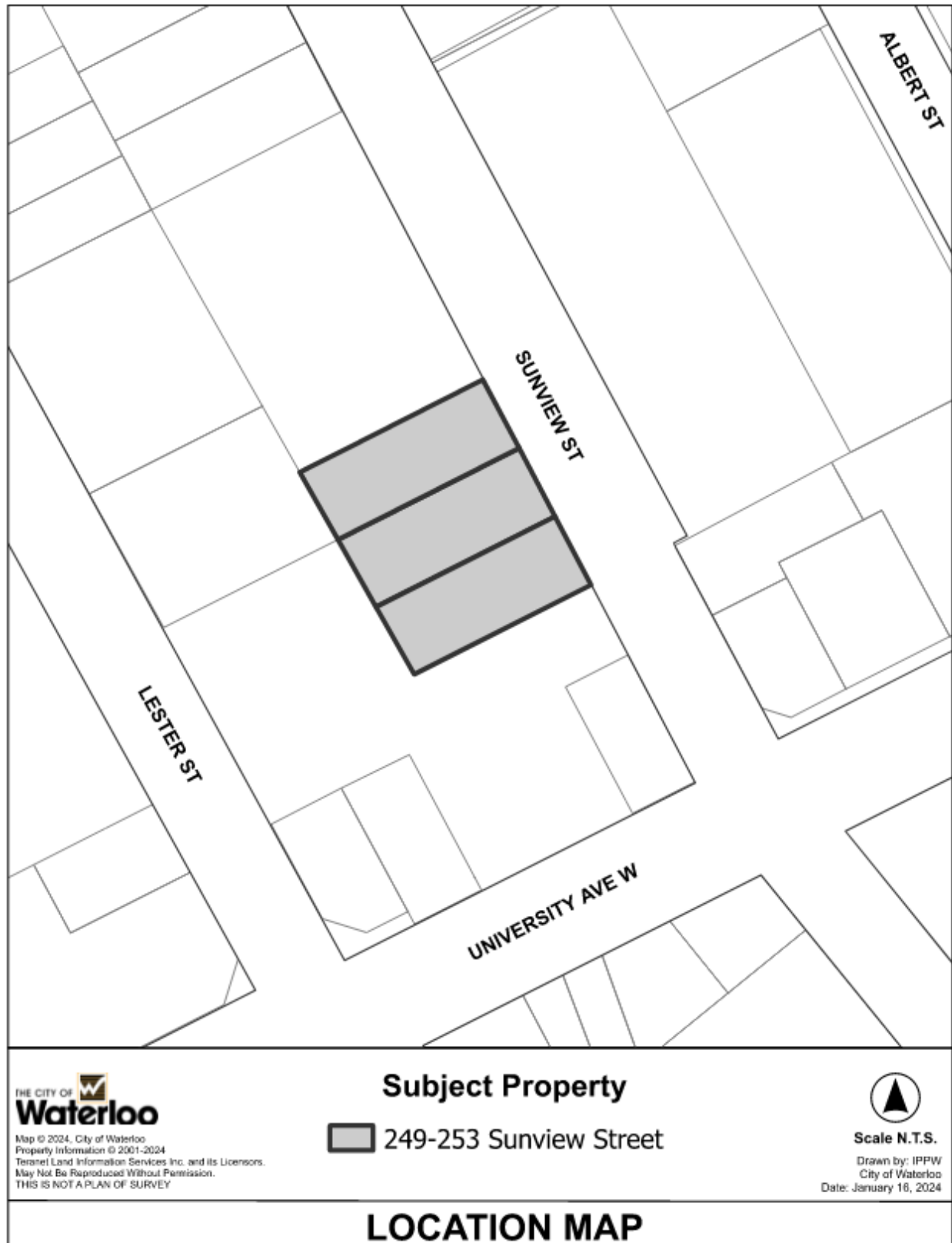
- a) That Zoning By-law No. 2018-050 is hereby amended by removing the holding symbol from the lands municipally known as 249-253 Sunview Street.
- b) That Zoning By-law No. 2018-050 is hereby amended by adding Site Specific Exemption 'C275' to Schedule 'C' of Zoning By-law 2018-050 as set forth in Appendix 'A' attached to IPPW2024-016 for the Lands (249-253 Sunview Street).
- c) That Zoning By-law No. 2018-050 is hereby amended by adding Site Specific Exception 'C275' to Schedule 'C1' of Zoning By-Law 2018-050 as set forth on 'Map 1' attached to IPPW2024-016 for the Lands (249-253 Sunview St).

Submitted by:



Amanda Wyszynski, BATech, MES(PI), MCIP, RPP
Senior Development Planner, Development Planning

Map 1 – Location Map



Appendix A – Site Specific By-law

Exception	Address	Zoning	File Reference
C275	249-253 Sunview Street	(H)RN-12	Z-24-02 OPA 51

Location: 249-253 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 the lands identified as 249-253 Sunview Street ("the Lands"):
 - a. Number of FIRST STOREY Entrances to the BUILDING (minimum): 2 entrances
 - b. Height of FIRST STOREY (minimum): 2 metres, measured from average GRADE
 - c. LANDSCAPE OPEN SPACE (minimum): 27%
 - d. REAR YARD setback (minimum): 1 metre to STRUCTURED PARKING, 12 metres to the PODIUM
 - e. SIDE YARD setback (minimum): 0.5 metres to STRUCTURED PARKING on the north LOT LINE
 - f. PODIUM Height (maximum): 20.5 metres
 - g. BUILDING HEIGHT (maximum): 41.5 metres and 13 storeys
 - h. BUILDING STEPBACK above PODIUM (minimum): 0m, applicable to the rear BUILDING FACADE only
 - i. BUILDING STEPBACK above PODIUM (minimum): 0.75 metres to an architectural feature and 3 metres to the building, applicable to the front façade only
 - j. BUILDING STEPBACK above PODIUM (minimum): 3 metres, applicable to the side BUILDING FACADE
 - k. TOWER Separation (minimum): 9.5 metres to the south lot line
 - l. Exterior stairs shall be permitted to have a maximum height of 2.0 metres measured from average GRADE and may project a maximum of 2.0 metres into the FRONT YARD
 - m. An architectural projection on the FRONT BUILDING façade, having a width of no greater than 6.7 metres, for storeys 4 through 13, shall be permitted to project a maximum of 2.25 metres from the FRONT BUILDING FACADE towards the FRONT LOT LINE
 - n. STRUCTURED PARKING shall be permitted on the FIRST STOREY adjacent to the uses specified in Section 7.13.15(a)
 - o. STRUCTURED PARKING shall be permitted on the FIRST STOREY to a maximum of 45% of the FRONT BUILDING FAÇADE

Appendix B – Public, Agency, and Staff Comments

PUBLIC COMMENTS

Five public comments were received which spoke to traffic considerations, access to public transit, unit diversity, affordable housing, number of parking spaces, the intent of zoning by-laws, building height, green space and the cumulative effect of all proposed developments in Northdale.

STAFF AND AGENCY COMMENTS

No comments or concerns:

- City of Waterloo Building
- City of Waterloo Urban Design
- City of Waterloo Transportation
- City of Waterloo Fire
- City of Waterloo Policy Planning
- Canada Post

City of Waterloo – Engineering

- The applicant has addressed the water supply/capacity. No further comments.

City of Waterloo – Landscape

Vegetation Management Plan:

1. No vegetation management plan comments relating to the proposed Official Plan and Zoning By-law Amendments.

Landscape Plan:

2. The Landscape Open Space Chart, Context Plan detail 3/S1.1B, shows stairs included in the Landscaped Open Space (LOS) calculation graphic, which would not meet the City's by-law definition. Staff understand the calculation included on the Site Plan of 27.82% to be accurate (i.e., to exclude the proposed stairs). Please advise if the LOS noted on the Site Plan (27.82%) is incorrect.
3. Staff appreciate the adjustments made to the site design that have increased the width of the perimeter landscape strips. Please explore possible ways to meet the required 30% LOS. For example, can the patio space expand south over one additional parking space to make up the LOS deficiency? It appears that the snow storage & staging area will be used for garbage staging, but if not, perhaps this space can be converted to sod/LOS.

Region of Waterloo:

- Regional Water Services staff are satisfied with the materials submitted to verify servicing capacity.
- Region staff have confirmed that an RSC is not required for the subject development.
- The applicant has noted that no increase in density is proposed. Region Staff have no comments.
- The applicant has noted that the proposed development is in conformity with the relevant City Official Plan policies, and as such Region Staff have no comments.
- The noise study has confirmed the feasibility of the development and the Region will require a detailed noise study through the future Plan of Condominium application.
- The Environmental Noise Report indicates that the noise levels in the Outdoor Living Area (OLA) will not exceed the limit and a noise warning clause will not be required.
- The Environmental Noise Report notes that for all dwelling units, exterior wall and window construction meeting the Ontario Building Code (OBC) will be sufficient to achieve the indoor sound level criteria.
- The Environmental Noise Report indicates that all dwelling units will require central air conditioning and Type D noise warning clause.
- Regional staff have no objections to the proposed lifting of the Holding Provision for Z-24-02.
- Be advised that any future plan of condominium application must be deemed complete PRIOR to occupancy of any residential units. If residential units are occupied before the application is deemed complete, Regional staff will review the application as a proposed condominium conversion. Condominium conversion policies of the Region Official Plan (ROP) can be found within Section 3.A.5 of the ROP.

Waterloo Region District School Board:

- That the Owner/Developer supply, erect and maintain a sign (at the Owner/Developer's expense and according to the WRDSB's specifications), near or affixed to the development sign, advising prospective residents about schools in the area and that prior to final approval, the Owner/Developer shall submit a photo of the sign for review and approval of the WRDSB.

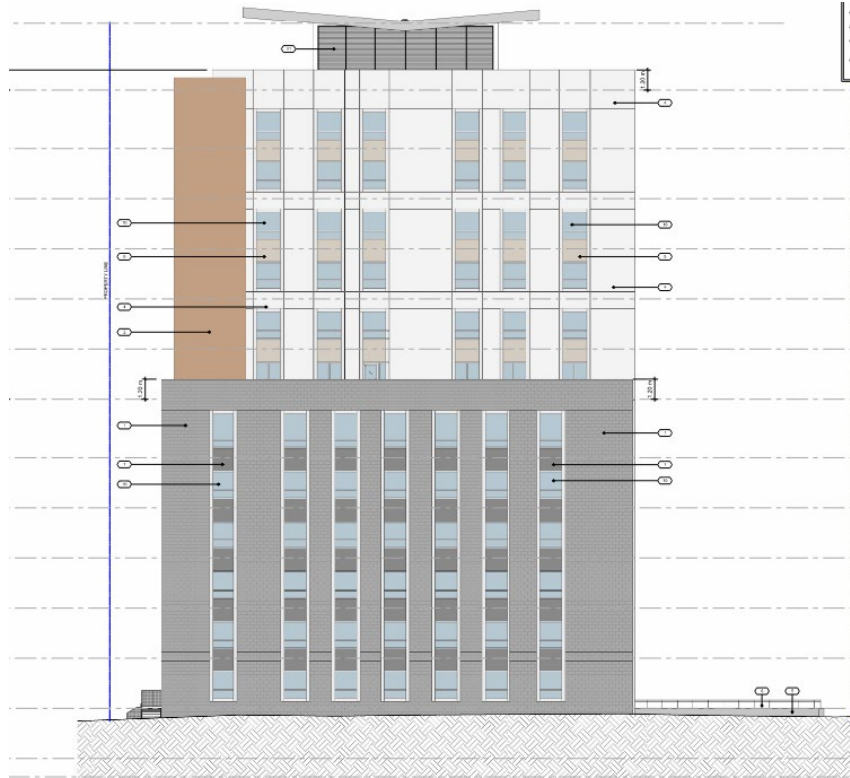
Waterloo Catholic District School Board:

- That any Education Development Charges shall be collected prior to the issuance of a building permit(s).

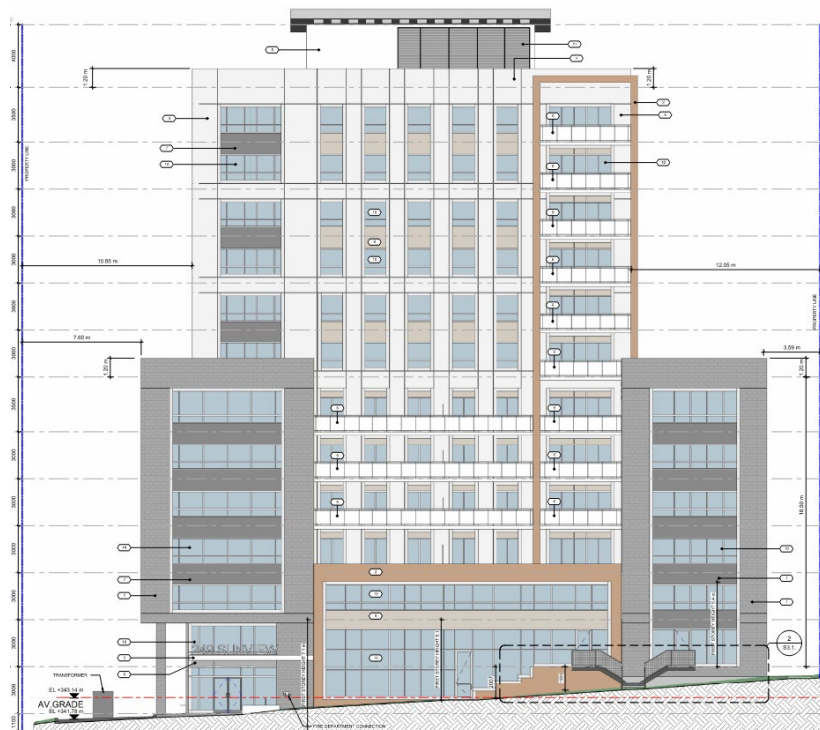
Enova

- Ensure the CBMH2 (catch basin / manhole) is outside of Enova's easement.

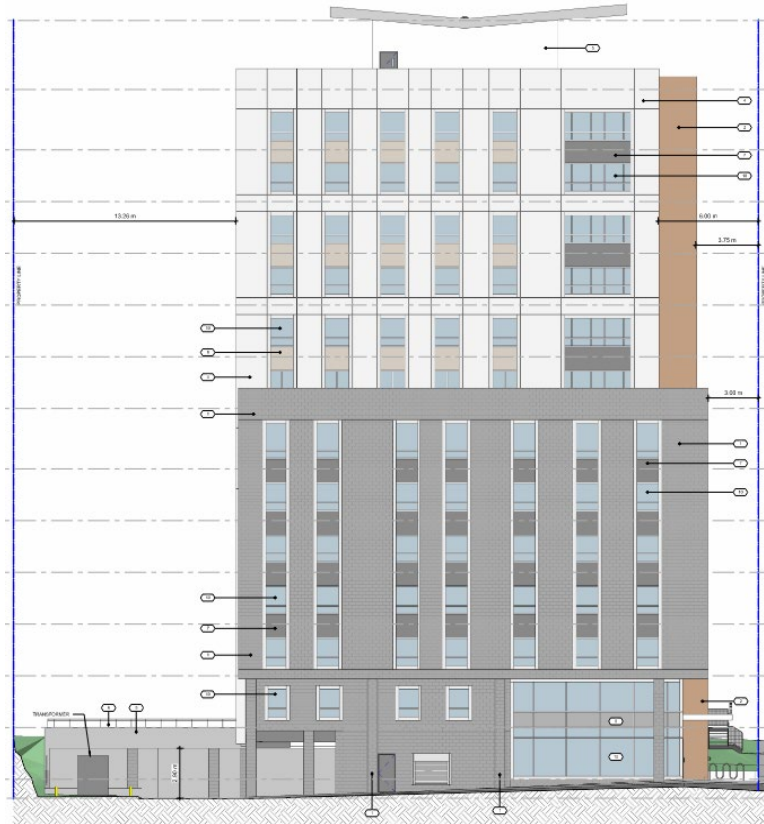
Appendix D – Proposed Building Elevations



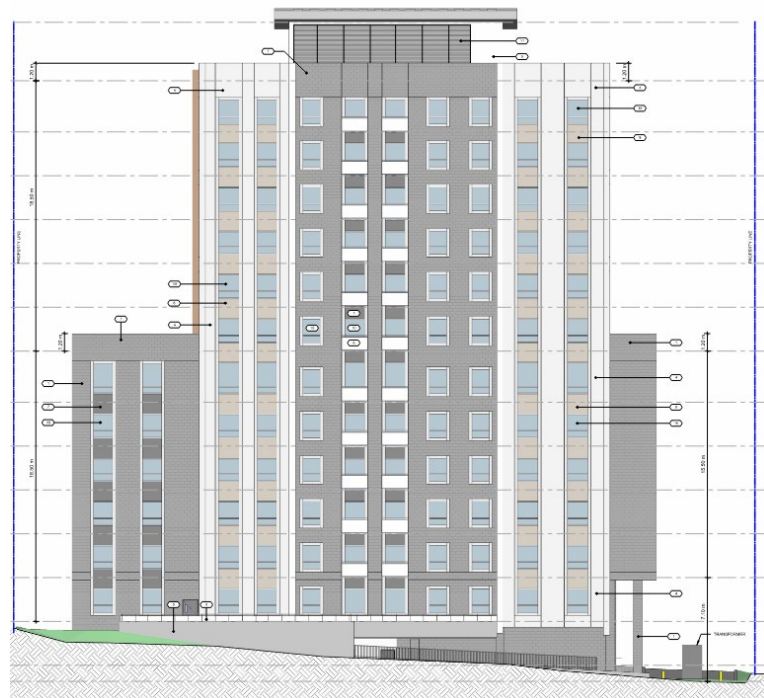
North Elevation



East Elevation (Sunview Street)



South Elevation



West Elevation (rear elevation)