



2020-03-12

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**Subject: Zoning By-law Amendment Application Re-Submission, 262-280 Albert St.  
(Z-19-04)  
Client ref.: 18M-01394-00**

Dear Mr. Vos,

On behalf of 2616359 Ontario Inc., WSP Canada Group Limited (WSP) is pleased to provide this Planning and Urban Design Rationale Addendum Letter, in support of changes to the original zoning by-law amendment application (Z-19-04), submitted to the City of Waterloo on May 8, 2019 with respect to 262-280 Albert Street (the “Subject Property”) and further to our prior Planning and Urban Design Rationale Addendum Letter, dated November 6, 2019.

The purpose of this Addendum Letter is to provide an update to the Planning and Urban Design Rationale, dated May 8, 2019 to reflect the revised development concept for the Subject Property. The revised development concept has evolved significantly since the initial design presented at the Informal Public Meeting (June 10, 2019) through the Site Plan Review process (SP-19-17). This report provides further information and justification in support of the requested zoning by-law amendment and should be read in conjunction with the Planning and Urban Design Rationale.

As detailed in this Addendum Letter, it is our opinion that the revised proposal is appropriate and desirable and helps achieves the vision for the Northdale Community.

### **SUMMARY OF CHANGES TO THE ZONING BY-LAW AMENDMENT**

Following the Informal Public Meeting held on June 10, 2019 and the Site Plan Review process, the applicant has iteratively revised the design of the proposed building based on City Staff and agency comments and input. The following tables outline the proposed changes to the original building design (**Table 1**) and to the requested zoning by-law amendment as was presented to Council in June 2019 (**Table 2**).

Further, in the time since the Informal Public Meeting, the appeals to Zoning By-law 2018-050 were scoped, and By-law 2018-050 is now in full effect as it relates to the Subject Property. Therefore, the original amendments which were required under former Zoning By-law 1108 are no longer required.

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*Table 1 - Revisions to the proposed development*

	<b>ORIGINAL SUBMISSION (MAY 2019)</b>	<b>REVISED SUBMISSION (MARCH 2020)</b>
Gross Floor Area	17,465 m <sup>2</sup>	17,624 m <sup>2</sup>
Number of Units	190	185
Number of Bedrooms	235	222
Density	598 bedrooms/ha.	566 bedrooms/ha.
Parking	Total – 84 spaces	Total – 79 spaces
Height	21.3 m	21.4 m
Setbacks	Min. Interior Side Yard – 3.3 m Min. Exterior Side Yard – 1.0 m Min. Front Yard Setback – 1.0 m Max. Front Yard Setback – 2.3 m Min. Rear Yard Setback – 7.5 m	Min. Interior Side Yard – 3.0 m Min. Exterior Side yard – 1.8 m Min. Front Yard Setback – 1.1 m Max. Front Yard Setback – 6.2 m Min. Rear Yard Setback – 7.5 m
Landscaped Area	1427 m <sup>2</sup>	1194 m <sup>2</sup>
Bicycle Parking	68 total spaces (44 combined / 12 bike room / 12 outdoor)	56 total spaces (plus 4 outdoor)

The revised plans prepared by MasriO Architects, dated March 11, 2020, incorporate several significant exterior and internal design changes from the previously submitted plans, including:

- Shifting the centre portion of the building towards the rear property line to match the building line of the southern portion of the building;
- Updating and making improvements to the overall building massing and architectural elements;
- Revising amenity space allocation;
- Shifting and expanding the secondary lobby at the southern end of the building; and,
- Reducing the unit and bedroom count which achieves an overall lower density than initially proposed.

The revised plans continue to consist of a 6-storey multi-unit residential building with a total gross floor area of 17,624 m<sup>2</sup>.



Table 2 - Summary of revised zoning by-law amendment request

STANDARD	ORIGINAL REQUEST	REVISED REQUEST
<b>Required Amendments (Zoning By-law 2018-050 (RN-6))</b>		
<p><b>Maximum Density (Table 7Q)</b> (*Section 37 Agreement)</p> <p>250 bedrooms per hectare (98 bedrooms)</p>	<p>598 bedrooms per hectare (235 bedrooms)</p>	<p>To permit a maximum density of 566 bedrooms per hectare (222 bedrooms).</p>
<p><b>Daylight Triangle (3.D.1)</b></p> <p>Notwithstanding anything to the contrary, buildings and structures are prohibited within a daylight triangle.</p>	<p>-</p>	<p>To permit the third, fourth, fifth, and sixth floors to extend into the daylight corner triangle adjacent to intersection of Hickory Street and Albert Street.</p>
<p><b>Mezzanines</b></p> <p><i>Zoning By-law 2018-050 does not currently include specific regulations for mezzanines. However, City Staff will be introducing a City-initiated amendment to address mezzanines. For consistency purposes, it is proposed that mezzanine regulations be added to this request to align with the City-initiated amendment.</i></p>	<p>-</p>	<p>To add provisions to the site-specific zoning by-law which provide clarity around mezzanine spaces.</p> <p><i>(see discussion below)</i></p>
<p><b>Street Line Setback (Table 7Q)</b></p> <p>Maximum Street Line Setback – 75% of the street line building façade within 5 metres of the street line.</p>	<p>-</p>	<p>To permit 56% of the street line building façade within 5 metres of the street line along Albert Street.</p>
<p><b>Remove the Holding (H) Symbol from the Subject Lands (7.11.17)</b></p>	<p><i>(see below discussion)</i></p>	



## DAYLIGHT TRIANGLE

City Staff raised concerns through the Site Plan Review process regarding the overall massing of the proposed building and a need to reduce the massing and improve the overall design of the building. It was desired to balance out the design of the two end portions of the proposed building and create a stronger sense of symmetry. Working iteratively with City Staff, the need to replicate the massing of the fourth floor on the Albert Street façade to the third floor was identified. In addressing this change, the revised development proposal contemplates a building where the third, fourth, fifth, and sixth storeys extend into the daylight triangle. Zoning By-law 2018-050 prohibits buildings and structures within the daylight triangle (Section 3.D.1). The intent of this provision is to maintain an unobstructed view for a motor vehicle driver or cyclist approaching the intersection at Albert Street and Hickory Street (**Figure 1**). The third-floor projection is 4.75 m above the entrance plaza / daylight triangle.

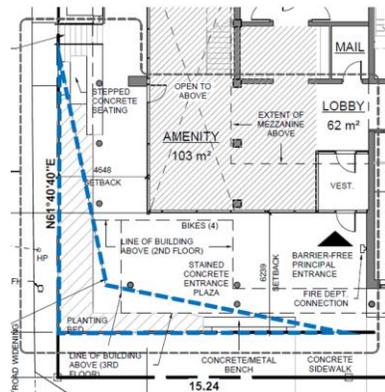


Figure 1 - Daylight triangle

The first and second floors do not encroach into the daylight triangle. Within the daylight triangle, Zoning By-law 2018-050 permits landscaping up to a maximum height of 0.50 m (Section 3.D.1.2). A flush planting bed and 0.46 m signage bench is proposed within the daylight triangle, which comply with the provisions of the Zoning By-law.

The corner of the building at Albert Street and Hickory Street West is notched and has elevated architectural treatments to properly address the intersection and creates a prominent entrance into the development. The requested amendment facilitates an enhanced architectural treatment along the building façade.

## MEZZANINES

The revised development contemplates 25 mezzanine-style residential units on the ground floor level, as well as an amenity mezzanine space above the primary lobby (**Figure 2**).

The mezzanines are designed to be open to the space below. The mezzanine units which front onto Albert St. are along the convertible frontage area of the building. This interior design layout would be appealing to non-residential tenants who may wish to make use of the mezzanine space in their operation in the future.



Figure 2 - Revised mezzanine plan



In February 2020, City Staff indicated that they are in the process of introducing mezzanine provisions into Zoning By-law 2018-050 to help provide clarity around these spaces and define the term mezzanine.

To align with the proposed City-initiated zoning by-law amendment regarding mezzanine spaces, and in consultation with City Staff, it is proposed that the following definition and zoning provisions apply on a site-specific basis to the Subject Property (**Table 3**).

*Table 3 - Proposed mezzanine zoning provisions*

PROPOSED ZONING PROVISIONS	COMPLIANCE
<p>Definition: Mezzanine</p> <p>MEZZANINE means an intermediate floor within a STOREY</p>	<p>N/A</p> <p><i>This is a new definition being introduced alongside the provisions.</i></p>
<p>a) The floor area of a MEZZANINE shall be included in the BUILDING FLOOR AREA of a non-residential USE.</p>	<p>N/A</p> <p><i>This provision will be included in the amendment; however, as the mezzanine area is related to the residential units and associated amenity space, and not non-residential uses, it does not apply to the application.</i></p>
<p>b) When the floor area of a MEZZANINE exceeds forty percent (40%) of the open floor area of the room in which it is located, it shall be considered as constituting an additional STOREY, as determined by the BUILDING CODE.</p>	<p>The proposed mezzanine areas are under 40% of the open floor area of the room in which they are located.</p>
<p>c) The MEZZANINE shall be open and unobstructed to the room in which such MEZZANINE is located except for safety guards, as determined by the BUILDING CODE.</p>	<p>The proposed mezzanines are open and unobstructed to the room in which they are located except for safety guards.</p>
<p>d) The space included in a MEZZANINE is permitted to contain an enclosed space not exceeding ten percent (10%) of the open floor area of the room in which such MEZZANINE is located, provided the enclosed space does not obstruct visual connection between the open space of the MEZZANINE and the room below, as determined by the BUILDING CODE.</p>	<p>14 of the residential mezzanine units have an enclosed space which contains the primary bathroom for the unit. 10 units contain closet space. These spaces do not exceed 10% of the open floor area of the room in which the mezzanine is located, and are located to the rear or side of the mezzanine to not obstruct the visual connection to the open space of the room below.</p>

**PROPOSED ZONING PROVISIONS**

**COMPLIANCE**

<p>e) An enclosed MEZZANINE exceeding ten percent (10%) of the open floor area of the room in which such MEZZANINE is located shall be considered as constituting an additional STOREY, as determined by the BUILDING CODE.</p>	<p>N/A</p> <p><i>This provision does not apply as the enclosed mezzanine areas are less than 10% of the open floor area of the room in which the mezzanine is located, and therefore do not constitute an additional storey.</i></p>
<p>f) Where a zone requires a minimum height of the FIRST STOREY, the MEZZANINE shall not be located adjacent to the STREET LINE BUILDING FAÇADE.</p>	<p>The RN-6 zone requires a minimum height of 4.5 m for the first storey. The residential unit mezzanines are situated at the rear of each unit, while the amenity area mezzanine is positioned 2.4 m from the street line building façade. This maintains the intent of the provision which is to reduce the visibility of mezzanines along the building façade.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>Proposed by Applicant</b></p> <p>g) Notwithstanding b), above, where the floor area of an AMENITY MEZZANINE is less than 10% of the open floor area of the rooms in which such MEZZANINES are located, such AMENITY MEZZANINE shall not be considered as constituting an additional STOREY.</p>	<p>To facilitate the proposed amenity mezzanine (94 sq. m.), the applicant has proposed an additional provision to provide clarity around the maximum size of the amenity mezzanine space in line with the Building Code and to support the interpretation of the maximum permitted number of storeys.</p> <p>The total area of mezzanine spaces which do not meet Clause b) above, including the amenity mezzanine, is equal to 189 sq. m. which is 8.6% of the floor area below in which the mezzanine spaces are located.</p> <p>Overall, the proposed building design complies to the mezzanine standards of the Building Code, and the mezzanine spaces do not constitute an additional storey. These provisions provide additional clarity in the determination of the overall building height (i.e., if a mezzanine constitutes a storey).</p>

**STREETLINE SETBACK**

Zoning By-law 2018-050 requires that within the Convertible Frontage area of the RN-6 zone that a maximum of 75% of the street line building façade is within 5 m of the street line. The intent of this provision is to ensure that ground floor units can easily be converted to commercial space (or vice versa) and to allow for a residential front yard condition that animates the sidewalk.



**CONDITIONS TO REMOVE THE HOLDING (H) PROVISION**

**STATUS**

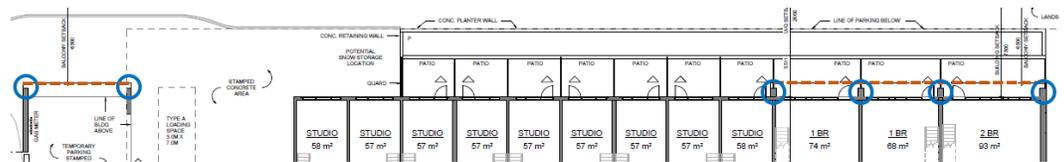
<p>d) Verification through site plan control approval that the development will conform to the City’s Official Plan, the Region’s Official Plan, and the City’s Urban Design Manual, including the Northdale Urban Design Guidelines.</p>	<p><b>SATISFIED</b></p> <p>To be determined through Site Plan Approval. The Site Plan Application (SP-19-17) has been submitted concurrently with this revised Zoning By-law Amendment application and has received approval in-principle.</p>
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**OTHER MATTERS**

**REAR YARD SETBACK AND ARCHITECTURAL PROJECTIONS**

Zoning By-law 2018-050 requires a minimum rear yard setback of 7.5 m in the RN-6 Zone; however, the By-law permits specific types of architectural building projections to encroach into the minimum setbacks (Section 3.A.5). Specifically, balconies are permitted to project 1.0 m into the minimum rear yard setback.

The revised development proposal achieves the minimum 7.5 m rear yard setback for the building, while the balconies achieve a setback of 6.5 m. The balcony structure (and projection) is inclusive of the vertical support columns, circled in **Figure 4**, along the rear yard façade.



*Figure 4 - Balcony projections*

**HEIGHT**

The Official Plan establishes a maximum permitted height of 6-storeys within the Low Density Residential designation within the Northdale neighbourhood (Schedule B1 – Height and Density). Further, Policy 11.1.45(14d) establishes that where an apartment building is permitted and subject to bonusing provisions to achieve community benefits, the maximum net residential density is 600 bedrooms per hectare within a maximum 6-storeys. Zoning By-law 2018-050 permits a maximum height of 21.5m.

The revised development proposal is within the requirements of the Official Plan and Zoning By-laws with a proposed height of 6-storeys / 21.4m.

**URBAN DESIGN**

The proposed development will include high quality urban design standards as outlined in the Planning and Urban Design Rationale report, dated May 8, 2019. It will also comply with the Urban Design policies of the Official Plan and the Northdale Urban Design Guidelines as summarized below. A detailed Design Brief (dated March 2020, prepared by WSP) has also been prepared in support of the concurrent Site Plan Application. Additional copies of this Design Brief have been enclosed in support of this Zoning By-law Amendment Resubmission.

In accordance with the urban design policies under Section 3.0 of the City of Waterloo’s Official Plan, the proposed development will be respectful of its relationship and remain compatible with the surrounding neighbourhood context. It will reinforce and maintain the character of the neighbourhood through sensitive architectural design and articulation. The proposed development will be oriented towards the street to enhance the attractiveness of the streetscape and promote natural surveillance. It will be a transit-oriented and barrier free development with considerations of safety related to site circulation and loading. Further, parking will be located underground to reduce the visual and environmental impact of surface parking.

In accordance with the Northdale Urban Design and Built Form Guidelines the proposed development will provide a higher density urban condition to the neighbourhood as opposed to the existing single detached homes. The proposed building will be oriented towards Albert Street to better define the street edge and promote “eyes on the street”. Units on the ground floor along Albert Street will have individual entrances to enhance visibility and transparency and have the option for future commercial use. Pedestrian walkways to the units along Albert Street have been consolidated, where possible, to provide additional space for landscaping and mature tree growth. Shared and private amenity spaces will also be provided to promote a healthy social environment for residents and visitors.

In addition, the proposed building façade is articulated through the use of varied architectural materials, colours and balconies, which help to break up the massing along the street edge. The corner of the building at Albert Street and Hickory Street West is notched and has elevated architectural treatments to properly address the intersection and create a prominent entrance into the development. The southern section of the building reinforces a sense of symmetry across the building, while maintaining the appearance of three separate buildings between the three building sections.

The centre portion of the building has been recessed from Albert Street to help reduce the visual bulk and overall massing of the structure. In addition, the upper three storeys of the centre portion are further stepped back to help break up the massing of the building and features symmetrically arranged balconies. The ground floor units within the centre portion of the building are accessed through recessed entrances which further contribute to the visual interest and articulation of the façade.

Together, these measures help to improve the attractiveness of the streetscape and minimize its impact on surrounding properties.

## **NOISE STUDY**

A Noise Impact Study has not been included with this re-submission and it will be deferred to a later planning application stage, such as through a Plan of Condominium application or building permit stage. Per comments received from the Region of Waterloo on July 22, 2019, Regional Staff will require the detailed noise study to be secured in the Section 37 agreement with the City, or to leave implementation to the condominium application stage.

## **SUMMARY OF REVISED REPORTS AND STUDIES**

On November 6, 2019, a revised Transportation Impact Study (TIS), Stormwater Management Report, and Functional Servicing Report were submitted to the City of Waterloo. These reports and studies remain current for the purposes of this zoning by-law amendment application as discussed



with City Staff and have not been re-submitted alongside this submission. Below is a summary of the reports and studies as were submitted on November 6, 2019.

### **TRANSPORTATION IMPACT STUDY**

A revised Transportation Impact Study (TIS) has been prepared by WSP (dated October 25, 2019), and offers the following conclusions:

- Traffic generated by the proposed development (28 a.m. peak hour trips and 48 p.m. peak hour trips) will have negligible impacts on nearby intersections, and the intersections will continue to operate at acceptable levels of service (LOS ‘D’ or better);
- No boundary road improvements are required as a result of site traffic;
- Vehicular and bicycle parking spaces were reviewed using the City of Waterloo By-Law 2018-050 rates. The proposed vehicular and bicycle parking supply of 79 and 56 spaces, respectively, was found to be acceptable for the site based on our review; and,
- Loading and Passenger vehicles, including garbage collection vehicles can circulate the site without any conflicts.

### **STORMWATER MANAGEMENT REPORT**

A revised Stormwater Management Report has been prepared by WSP (dated October 28, 2019) in support of the concurrent Site Plan Application for this site, and has been included with this Zoning By-law Amendment re-submission to address comments received from the City of Waterloo and Region of Waterloo. The updated Stormwater Management Report offers the following conclusions:

- The storage provided by the controlled roof area and stormwater cistern will ensure that the peak offsite discharge rates to the storm sewer on Hickory Street West will be below the allowable maximum rates for all storms up to and including the 100-year event. A 150-mm orifice tube on the infiltration chamber ensures the flow is controlled to the allowable release rate. In addition to 139 m<sup>3</sup> of roof storage, the infiltration chamber storage required for the 100-year storm is 9.13 m<sup>3</sup>. Modeling results show that the peak discharge rate from site is 65.2 L/s for the 100-year storm event. This peak discharge rate also includes the runoff generated from the uncontrolled areas draining to the right of way.
- Under the City of Waterloo Development Engineering Manual (2013), the Subject Property is required to target a long-term removal of 70% of total suspended solids (TSS) on an annual loading basis. A Jellyfish™ Filter unit model JF4-4-1 was sized to achieve 70% TSS removal for this site.
- According to the City of Waterloo Development Engineering Manual (2013), if subsurface conditions are suitable, at-source infiltration of roof drainage is encouraged as a method of quantity and quality control. In addition to water quantity control, an infiltration chamber is specified to provide additional quality control through infiltration of roof drainage.

### **FUNCTIONAL SERVICING REPORT**

A revised Functional Servicing Report has been prepared by WSP (dated November 6, 2019), and offers the following conclusions:

- The proposed development will be serviced by one 150mm diameter domestic connection and one 200mm diameter fire connection to the proposed 6-storey mixed-use building. The maximum day demand is 2.38 L/s. The required fire flow plus domestic demand flows for the proposed site is 11,591 L/min. The services will connect to the upgraded 300mm diameter watermain on Albert Street. A water meter, backflow preventer and a detector check valve will be installed as close to the property line as possible. All internal plumbing will meet Ontario Building Code standards.

- The Subject Property will be serviced by one 200mm PVC sanitary service connection, which will be connected to the existing 200mm diameter sanitary sewer on Hickory Street West. Total peak sanitary discharge is 4.40 L/s. The receiving sanitary sewer has the capacity to accept the increase in sanitary flow from the site and therefore the development will not have any negative impact on the downstream receiving sanitary sewers. The development will provide one control manhole per City of Waterloo standards.
- The site will be serviced by a proposed 250mm diameter storm service connection which will be connected to the upgraded storm sewer on Hickory Street West. A control manhole is proposed to be placed immediately inside the property line. The proposed development will reduce the flow coming from the site to the Hickory Street sewer to less than the allowable release rate for 2-year, 5-year, and 100-year events respectively. The post-development peak flow rates are less than existing-development peak flow rate for each design storm event. The storm flow from roof area will be controlled with a storm cistern equipped with a 150mm diameter orifice plate at the outlet. For all storm events the proposed on-site storm controls will reduce the storm flow to the site to below the pre-development condition. Therefore, we can conclude that the proposed development will have a positive impact and create additional capacity in the receiving storm sewer system.

## CONCLUSIONS

We believe that the above details and information regarding the revised proposed development will satisfy the requirements for the City’s review and report at the upcoming Formal Public Meeting. Residential intensification on the Subject Property is supported by numerous policy directions in the PPS, the Growth Plan, the Region of Waterloo Official Plan and the City of Waterloo Official Plan, which are supportive of intensification on underutilized sites that are well served by transit and municipal infrastructure.

The revised development is compatible with the existing and planned context of the Northdale neighbourhood, and will enhance the Albert Street and Hickory Street West frontages by urbanizing an underutilized site with a well-designed mid-rise building. The proposed height, density and massing are appropriate for the immediate context and are compatible and complementary to the adjacent developments in the Northdale neighbourhood. Further, the proposed density represents a reduction from the initially proposed density. Through the Site Plan Review process, the proposed development has progressed significantly to ensure it meets a high-standard of architecture and urban design, and meets the evolving needs of the Northdale neighbourhood.

We look forward to working with the City towards the Formal Public Meeting in March 2020. Please contact the undersigned should you have any questions.

Yours sincerely,



Matthew Rodrigues  
Planner, B.E.S.