



STAFF REPORT
Planning

Title: Zoning By-law Amendment Z-20-06 to Remove the Holding Symbol from 364 Woolwich Street, Sunvest Homes Corp.
Report Number: IPPW2021-018
Author: John Vos
Meeting Type: Council Meeting
Council/Committee Date: April 19, 2021
File: Z-20-06
Attachments: Map 1 – Schedule “A” to Zoning By-law Amendment Z-20-06
Appendix ‘A’ – Deferral
Appendix ‘B’ – Proposed Lotting Concept
Appendix ‘C’ – Block Plan
Ward No.: Southeast, Ward 5

Recommendations:

1. That IPPW2021-018 be approved.
2. That Council approve Zoning By-law Amendment Z-20-06 to remove the holding (H) symbol from the lands municipally known as 364 Woolwich Street in accordance with Section 6 of IPPW2021-018.
3. That Council adopt the Block Plan attached as Appendix ‘C’ to IPPW2021-018 to guide the future division of land on the north side of Woolwich Street between Maverick Street and Cedarcliffe Drive.

A. Executive Summary

Sunvest Homes Corp. (“the Applicant”) is requesting to remove the holding (H) symbol from the lands known municipally as 364 Woolwich Street (the “Lands”) to permit the redevelopment of the parcel, which includes the demolition of the existing residence and the creation of three (3) serviced lots for single detached dwellings fronting onto Woolwich Street.

Based on Integrated Planning & Public Works’ review of the application, the Applicant has fulfilled the requirements for removal of the holding symbol in staff’s opinion, including verification that:

- Street trees and their root zones will not be impacted, including the large elm tree on Woolwich Street.

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- Private services on nearby lands will not be permanently disrupted or degraded as a result of development or home construction on the lands.
- The building footings will be located at least 0.5 metres above the maximum elevation of the seasonally high groundwater table and/or maximum elevation of any groundwater mounding.
- Development on the lands will not impact the Walter Bean Grand River Trail within the abutting Woolwich Street road allowance.
- Development on the land will be compatible with nearby residential properties and that the planned residential character on the north side of Woolwich Street will not be adversely impacted.

B. Financial Implications

Staff is not aware of any financial implications to the City with respect to the requested application. Only the Applicant has the right to appeal. Should the application be appealed, potential costs related to a Local Planning Appeal Tribunal (LPAT) 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 'Healthy Community & Resilient Neighbourhoods' Strategic Objective by allowing for context appropriate infill development on fully serviced lands.

E. Previous Reports on this Topic

N/A

F. Approvals

Name	Signature	Date
Author: John Vos		
Director: Joel Cotter		
Commissioner: Cameron Rapp		
Finance: N/A		

CAO



**Zoning By-law Amendment Z-20-06 to Remove the Holding Symbol
from 364 Woolwich Street, Sunvest Homes Corp.
IPPW2021-018**

SECTION 1 – SUBJECT LANDS

Location: 364 Woolwich Street

Ward: Southeast, Ward 5

Size: 0.22 hectares

**Owner/
Applicant:** Sunvest Homes Corp.

Existing Land Use: One single detached dwelling

Proposed Land Use: Three single detached dwellings



Public Input:

A Public Meeting was held on February 22, 2021 to inform property owners in the surrounding area about the details of the application and proposed Block Plan. A follow-up letter regarding the proposed block plan was mailed to all property owners along Lexington Crescent, Cedarcliffe Drive, and the properties fronting on Woolwich Street (between Maverick Street and Cedarcliffe Drive). Notice of the Formal Public Meeting was advertised in the Waterloo Chronicle on April 1, 2021, and mailed to all property owners within 120 metres of the subject property as well as the properties identified

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above. If Council desires further public consultation prior to making a decision on this application, Council may defer its decision to a subsequent Council meeting using the resolution provided in Appendix A. Planning staff will circulate resident's comments received to date to Council under separate cover, to protect personal information (re: privacy).

SECTION 2 – BACKGROUND

Through the comprehensive Zoning By-law Review, the property was zoned Residential Three (R3) in By-law 2018-050 which requires the following lot dimensions for properties with full municipal services:

Lot Area (minimum):	750 square metres
Lot Frontage (minimum):	19.5 metres for an interior lot 22.5 metres for a corner lot

The Applicant requested site specific zoning provisions for the Lands through the comprehensive Zoning By-law Review, and were granted the below regulations as set out in Exemption C214 subject to a holding (H) provision being applied to the Lands to confirm various planning matters of interest to the City of Waterloo prior to development proceeding. Subject to satisfying the matters set out in the holding (H) provision, the site specific provisions would allow for the Lands to be divided into three lots:

Lot Area (minimum):	660 square metres for an interior lot 840 square metres for a corner lot
Lot Frontage (minimum):	15.8 metres for an interior lot 20.0 metres for a corner lot

The proposed lotting concept for 364 Woolwich Street is included in Appendix 'B'.

SECTION 3 – APPLICATION REQUEST

The Applicant is proposing to amend Zoning By-law 2018-050 by removing the holding (H) symbol, allowing for redevelopment to proceed. The Applicant is proposing to demolish the existing house and construct three (3) new single detached dwellings.

SECTION 4 – PLANNING EVALUATION

The Lands are designated Low Density Residential and located within Specific Provision Area 2 ("SPA 2") as set out in the City's 2012 Official Plan. SPA 2 requires that all new residential development be on full municipal services (i.e., water and sanitary sewers) and that severances will not occur until services are available. Full municipal services were installed as part of the reconstruction of Woolwich Street in

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2016, to provide municipal sanitary and water services to the lots abutting Woolwich Street, including 364 Woolwich Street.

As noted in Section 2, the Lands are zoned Residential Three (R3) in Zoning By-law 2018-050 with site specific zoning provisions (C214) which prescribes minimum lot area and lot frontage for the Lands. C214 also applies a holding symbol to the property which requires verification that certain matters of municipal interest have been addressed prior to redevelopment, including:

- a) Verification through a detailed vegetation management plan that street trees and their root zones will not be impacted, including the large elm tree on Woolwich Street, to the satisfaction of the City of Waterloo.

Engineering Services has reviewed the Vegetation Management Plan and accepted the proposed buffer which is intended to minimize impacts to street trees including the large Elm tree in front of 358 Woolwich Street.

- b) Verification through a Scoped Hydrogeological Assessment and scoped engineering study that private services on nearby lands will not be permanently disrupted or degraded as a result of development or home construction on the lands, to the satisfaction of the City of Waterloo.

Engineering Services accepted the conclusions of the Scoped Hydrogeological Assessment which indicates that the proposed development is not expected to create a significant reduction in groundwater recharge quantity, ensuring that private services on nearby lands will not be permanently disrupted or degraded as a result of development.

Further, as a condition of subdividing lands, the City can apply conditions such as:

If an existing private water supply is permanently disrupted or degraded as a result of developing the subject lands or home construction on the subject lands, the Owner shall provide, at its sole expense, a water supply to the affected property, to the satisfaction of the City.

- c) Verification through a scoped hydrogeological assessment that building footings will be located at least 0.5 metres above the maximum elevation of the seasonally high groundwater table and or maximum elevation of any groundwater mounding, unless otherwise directed by the City of Waterloo.

Engineering Services accepted the conclusions of the Scoped Hydrogeological Assessment which recommends a finished floor elevation of 321.8 to 321.6 metres above sea level (west to east) with standard basements below, and could be lower should the dwellings be designed without basements. This elevation are based on keeping the basement footings at least 0.5 metres above the water table.

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- d) Verification through a scoped multi-use trail assessment that development on the lands will not impact the Walter Bean Grand River Trail within the abutting Woolwich Street road allowance, to the satisfaction of the City of Waterloo.

Transportation Services accepted the conclusions of the Multi-Use Trail Assessment Report for the Lands, which recommends:

- The driveway on the corner lot (identified as Lot A as shown on Appendix B) should be routed to Lexington Crescent. Transportation Services has further recommended that the driveway be a minimum of 15 metres from the Woolwich/Lexington intersection.
- That the driveways on Lots B and C (as shown on Appendix B) be separated to improve sighting distance for the future residents and trail users.
- That the driveway length should be a minimum of 7 metres to allow for vehicles to park on the Lands without obstructing the trail. The R3 zone requires a minimum front yard setback of 13.5 metres which is sufficient for parking two vehicles in tandem.

Further, the proposed Block Plan attached as Appendix C limits the division of lots on the north side of Woolwich Street, in part to reduce driveway conflicts in relation to the Walter Bean Grand River Trail.

- e) Verification through a Block Plan that development on the lands will be compatible with nearby residential properties and that the planned residential character on the north side of Woolwich Street will not be adversely impacted, to the satisfaction of the City of Waterloo.

The Applicant has submitted a Block Plan Report and accompanying Block Plan which evaluates the existing lot fabric, housing typology, character of the surrounding neighbourhood, and identifies lots which have potential for being divided (as shown on Appendix C). The Block Plan is intended to be adopted by Council, to set the City's general expectations regarding the future division of land on the north side of Woolwich Street between Maverick Street and Cedarcliffe Drive, recognizing the potential for infill development on lots abutting Woolwich Street given the provision of full municipal services in 2016 (re: these lots were provided with a second set of municipal service laterals as part of the reconstruction of Woolwich Street).

The report describes the "large lot" character of Lexington Crescent and Cedarcliffe Drive which is, in part, a result of private septic systems as municipal sanitary services are unavailable. The width of these lots range from 28 meters to 103 metres, with an overall average of 47 metres. The Block Plan maintains this existing character, identifying only one potential lot that could be severed into two (re: 482 Lexington Crescent).

Lots fronting on the north side of Woolwich Street (between Maverick Street and Cedarcliffe Drive) are currently occupied by single detached dwellings. Full municipal services (water and sanitary sewers) are available. Under the Residential Three (R3) zone, each of these lots has the potential to be divided into one or two additional lots. The width of these lots at Woolwich Street ranges from 23.5 meters to 57.6 metres. The widest lot is 354 Woolwich Street, an irregular shaped corner lot. The second widest lot is 364 Woolwich Street at 52.12 metres per Registered Plan 825 (approved in 1954).

The lots fronting on the south side of Woolwich Street are developed with single detached dwellings and linear townhouses. These lots have an average width of 12.8 metres for the single detached dwellings and the townhouse lots range in width from 8.2 to 10.0 metres.

The Block Plan represents modest intensification within a stable low density area of the city. The plan proposes a transition of lot sizes and frontages from the south side of Woolwich Street northward, with moderate sized lots fronting Woolwich Street and estate residential lots interior to Lexington Crescent and Cedarcliffe Drive. In staff's opinion, the proposed division of 364 Woolwich Street into three lots with frontages of 15.8 metres, 15.8 metres and 20 metres for single detached dwellings aligns with the principle of transitioning lots sizes towards the Grand River, and allows for compatible development.

The holding provision requires consideration of the planned residential character on the north side of Woolwich Street. In broad terms, the planned residential character is to intensify lands abutting Woolwich Street given the availability of full municipal services, and to maintain the interior areas of Lexington Crescent and Cedarcliffe Drive as estate residential lots. In staff's opinion, infill development should be context sensitive. Staff note:

- consistent land uses are secured through the R3 zone (i.e., single detached homes)
- consistent setbacks are maintained through the R3 zone (e.g. streetscape)
- setbacks in the R3 zone allow for substantial landscaping of the lots
- lot sizes transition from the south side of Woolwich Street towards the Grand River
- the interior areas of Lexington Crescent and Cedarcliffe Drive remain estate residential lots of varying sizes and configurations

In staff's opinion, the proposed Block Plan maintains the planned residential character contemplated for this area of the City of Waterloo. Staff acknowledge that the proposed lots at 364 Woolwich Street (15.8 metres) are less than the minimum in the R3 zone (19.5 metres), however the proposed lots are considered "large" in terms of contemporary planning in the City of Waterloo and exceed the lot sizes on the south side of Woolwich Street (12.8 metres fronting Woolwich Street, and 9.1 to 10.9 metres fronting Steeplechase Way). As shown on the Block Plan, only two of the existing lots abutting

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Woolwich Street have the potential to be divided into three lots based on lot frontage and dimensions, subject to planning approvals.

Planning Approvals supports the proposed Block Plan Report to guide future development on the north side of Woolwich Street between Maverick Street and Cedarcliffe Drive, with one exception. In order to protect the large Elm tree, staff does not support the division of 358 Woolwich Street into two lots while the Elm tree remains. The Block Plan will establish a clear municipal expectation for development in this area of the city, discouraging development proposals for other forms of infill development, and may be integrated into Specific Provision Area 2 of the Official Plan through the Official Plan Review that is currently underway.

Staff has received feedback from local residents regarding concerns with the loss of privacy. In respect to 364 Woolwich Street, this concern primarily relates to 442 Lexington Crescent, which contains an existing bungalow on the south side of the property. Staff recommend that a landscape buffer comprising of coniferous trees is provided along the common lot line of 364 Woolwich Street and 442 Lexington Crescent within the 13.5 metre rear yard setback to enhance the privacy between the adjacent properties. This can be secured through the forthcoming consent applications, and is agreeable to the owner of 364 Woolwich Street. The landscape buffer will be in addition to the existing wooden fence, as shown in the following image:



SECTION 5 – CONCLUSIONS

In the opinion of Integrated Planning & Public Works, the Applicant has satisfied the requirements for removal of the holding symbol from 364 Woolwich Street.

SECTION 6 – RECOMMENDATIONS

- A. That IPPW2021-018 be approved.
- B. That Council approve Zoning By-law Amendment Z-20-06, submitted by Sunvest Homes Corp., to remove the holding (H) symbol from the lands municipally known as 364 Woolwich Street to permit the redevelopment of the site.
- C. That Council adopt the Block Plan attached as Appendix 'C' to IPPW2021-018 to guide the future division of land on the north side of Woolwich Street between Maverick Street and Cedarcliffe Drive.

Submitted by:

John Vos
Planner, Planning Approvals

Map 1 – Schedule “A” to Zoning By-law Amendment Z-20-06



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Subject Property



364 Woolwich Street

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Scale N.T.S.

Drawn by: IPPW
City of Waterloo
Date: November 10, 2020

LOCATION MAP

Appendix A – Deferral

If Council desires further technical evaluation and or public consultation related to this application, Council may defer its decision using the resolution below:

Resolution

Recommendations:

1. That IPPW2021-018 be deferred; and
2. That Council direct staff to further evaluate the application and consult local residents / stakeholders.

Appendix B – Proposed Lotting Concept



Appendix C – Block Plan

