



NOTICE OF PROPOSED SETTLEMENT

Property:	508 Beechwood Drive, Ward 1, City of Waterloo
Appellant & Applicant:	508 Beechwood Inc.
Application:	Zoning By-law Amendment Z-16-01 (Comprehensive Zoning By-law Review as scoped to 508 Beechwood Drive and surrounding lands) and Zoning By-law Amendment Z-18-07
LPAT Case Nos.:	PL180793 (appeal of Z-18-07) and PL180874 (site specific appeal of the City's Comprehensive Zoning By-law No. 2018-050)
LPAT Contact:	Tribunals Ontario – Environment and Land Division Local Planning Appeal Tribunal, Mr. Brandon Stevens, Case Coordinator/Planner 655 Bay Street, Suite 1500, Toronto, ON, M5G 1E5 Tel: (416) 326-6780 Facsimile: (416) 326-5370 E-Mail: Brandon.Stevens@ontario.ca Website: www.elto.gov.on.ca

Background:

In April 2018, 508 Beechwood Inc. submitted Zoning By-law Amendment Z-18-07 to rezone the lands municipally known as 508 Beechwood Drive.

The original application proposed a zoning framework that would allow the existing 7 storey apartment building on the lands to be retained, and the intensification of the site with a new 12 storey, 140-unit apartment building. The Applicant subsequently revised its proposal to a 12 storey, 132-unit building with modified massing. Shortly afterwards, the Applicant appealed the application to the Local Planning Appeal Tribunal (LPAT). The appeal was submitted on the basis of the City's failure to make a decision within the prescribed timelines in the Planning Act (120 days). The Applicant also appealed the City's Comprehensive Zoning By-law (Z-16-01) in relation to 508 Beechwood Drive and surrounding lands.

On May 6, 2019, Waterloo City Council held a public meeting to consider Zoning By-law Amendment Z-18-07, and staff recommendations contained in report IPPW2019-036. The City opposed the proposed zoning amendments, and authorized staff to represent the City at the pending LPAT hearing. Through both Z-16-01 and Z-18-07, Council affirmed that it supports zoning 508 Beechwood Drive as Residential Mixed-Use 20 (RMU-20), which provides for mid-rise

development to a maximum height of 6 storeys, site specific zoning provisions tailored to the site, and Conservation (OS3) in relation to the creek tributary.

Proposed Settlement:

At this time, the parties to the appeal, being 508 Beechwood Inc. and the City of Waterloo, have arrived at a proposed settlement, in principle, which comprises of a 6 storey apartment building with a partial 7th storey, containing 135 units (234 bedrooms). Renderings of the building have been posted to the City's website and can be viewed using the following link:

<https://www.waterloo.ca/en/government/zone-changes.aspx#Beechwood>

Notice of the proposed settlement is being provided, for information purposes, to members of the public who, in relation to the zoning amendments for 508 Beechwood Drive, signed in at a public meeting, provided written comments and/or appeared as a delegation at a previous Council Meeting. This notice and renderings of the proposed building will continue to be posted to the City of Waterloo's website while the parties to the appeal formalize the terms of the proposed settlement (Minutes of Settlement). This matter will be spoken to at an upcoming LPAT session scheduled for August 27, 2020, at 9:00 am, via teleconference.

Approval of the Minutes of Settlement and approval of the associated zoning by-law resides with the LPAT.

Proposed development looking northeast from Beechwood Drive:



Proposed development looking southeast:



For general inquiries about this proposed settlement, please contact:

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THE CITY OF
Waterloo

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SUBJECT LANDS

 508 Beechwood Dr.



Scale N.T.S.

Drawn by: Integrated Planning and Public Works
 City of Waterloo
 Date: April 9, 2018

LOCATION MAP