



STAFF REPORT Planning

Title: Housekeeping Amendments to the Official Plan and Zoning By-law 2018-050 - ADDENDUM
Report Number: IPPW2022-036.1
Author: Tristin Deveau
Council Date: June 27, 2022
File: OPA 34 and Z-22-01
Attachments: Appendix 'A': Updated Amendment No. 9 to Z-22-01
Ward No.: City-wide

Recommendations:

1. That Council approve Report IPPW2022-036.1
2. That Council approve Zoning By-law Amendment Z-22-01, Housekeeping and General Amendments to Zoning By-law 2018-050 as set out in Schedule 'B' to IPPW2022-036 and updated in Schedule 'A' of IPPW2022-036.1.

A. Report

The purpose of this report is to outline a number of general and housekeeping amendments to the Official Plan and to Zoning By-law 2018-050, including a proposed amendment to Site Specific Exception C53. Site Specific Exemption C53 sets out additional regulations for the Parkwood Seniors Community site. While drafting the implementing by-law, Staff found that an outdated version of C53 was inadvertently used for the basis of the amendments in IPPW2022-036, which did not include changes previously approved by Council on January 18, 2021 as part of Z-19-06 General Amendments (Part 2B). References to Minor Variance A-93/06 are also now removed and references to Minor Variance A-75/21 are also now incorporated in C53, where appropriate. In addition, an exemption is granted to Section 6.8.1 of the By-law.

Schedule 'A' of IPPW2022-036.1 sets out the recommended amendments to C53 using the most current version of the Site Specific Exception, for Council's consideration.

B. Financial Implications

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

C. Technology Implications

Staff are not aware of any technology implications.

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)

OPA 34 & Z-22-01 generally aligns with the 'Economic Growth & Development' pillar of the Strategic Plan by advancing improved planning policies and regulations city-wide.

E. Previous Reports on this Topic

- Official Plan (2012):
 - OPA No. 11 (Housekeeping): IPPW2014-024
 - OPA No. 34 (Housekeeping): IPPW2022-036
- Zoning By-law 2018-050:
 - General Amendments to ZB2018-050 (Part 1): IPPW2019-046
 - General Amendments to ZB2018-050 (Part 2A): IPPW2020-051
 - General Amendments to ZB2018-050 (Part 2B): IPPW2021-007
 - Housekeeping and General Amendments to ZB2018-050 (Part 3): IPPW2022-036

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APPENDIX 'A'

Updated Amendment No. 9 to Z-22-01

Description:

To amend Site Specific Exception C53

Staff comments:

Site Specific Exemption C53 sets out additional regulations for the Parkwood Seniors Community site. The C53 zone currently only refers to the 726 New Hampshire Street civic address of the site. However, as this is a large property there are other relevant addresses that should be included, as the C53 zone is intended to cover the entirety of the site. This amendment will add the relevant civic addresses to the text of the C53 zone.

The zone originally added several uses to the site: APARTMENT BUILDING, LONG TERM CARE FACILITY, and ASSISTED LIVING FACILITY. The subject property is now zoned 50-RMU-20, which allows all of those uses as Primary Uses. With the relevant uses already permitted as part of the base zone, some site-specific regulations in C53 are no longer required. In addition, an exemption from Section 6.8.1 of the By-law is required to recognize the configuration of driveway entrances.

C53 is updated to include appropriate references to Minor Variance A-75/21 and remove references to Minor Variance A-93/06, where applicable.

The remainder of the C53 zone will remain changed.

Amendment:

To revise the location from 726 New Hampshire Street, Block 206, R.P. 58M-204 to 700-706, 720, 726, 730 New Hampshire Street, 858-888 Atlantic Boulevard, Blocks 206 & 219, R.P. 58M-204. To remove clause a) in its entirety. Include an exemption from Section 6.8.1. Provide further clarity in relation to past Minor Variance approvals.

Proposed Regulation:

Legend: underline = addition / modification to policy

~~strikethrough~~ = deletion to policy

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Exception	Address	Zoning	File Reference
C53	Parkwood <u>Seniors Community</u>	50-RMU-20	By-law 2000-77 By-law 2021-008

Location: 700-706, 720, 726, 730 New Hampshire Street, 858-888 Atlantic Boulevard, Blocks 206 & 219, R.P. 58M-204 as shown on Schedule 'C1' to this BY-LAW.

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Site Specific Regulations:

~~a) — The following USES are hereby added to section 7.7.1.1 for the lands known municipally as 726 New Hampshire Street only:~~

- ~~• APARTMENT BUILDING~~
- ~~• LONG TERM CARE FACILITY~~
- ~~• ASSISTED LIVING FACILITY~~

~~a) b) — Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 700-706, 720, 726, 730 New Hampshire Street, and 858-888 Atlantic Boulevard:~~

- ~~i. IMPERVIOUS AREA (maximum): fifty percent (50%), as amended by Minor Variance A-75/21~~
- ~~ii. University Avenue setback (minimum): 10.5 metres, as amended by Minor Variance A-75/21~~
- ~~iii. STREET LINE setback (maximum): the regulation in Table 70 of the RMU zone shall only apply to TOWNHOUSE BUILDINGS and FREEHOLD TOWNHOUSE BUILDINGS~~
- ~~iv. Northerly LOT LINE setback (minimum): 7.5 metres~~
- ~~v. INTERIOR LOT LINE setback (minimum): 7.5 metres~~
- ~~vi. Atlantic Boulevard setback (minimum): 10.5 metres, excluding TOWNHOUSE BUILDINGS and FREEHOLD TOWNHOUSE BUILDINGS which shall have a minimum setback of 6.0 metres~~
- ~~vii. New Hampshire Street setback (minimum): 7.5 metres, as amended by Minor Variance A-75/21, excluding TOWNHOUSE BUILDINGS and FREEHOLD TOWNHOUSE BUILDINGS which shall have a minimum setback of 6.0 metres~~
- ~~viii. PARKING SPACES for LONG TERM CARE FACILITY (minimum): pursuant to Table 6A, ~~as amended by Minor Variance A-93/06~~~~
- ~~ix. PARKING SPACES for ASSISTED LIVING FACILITY (minimum): pursuant to Table 6A, ~~as amended by Minor Variance A-93/06~~~~
- ~~x. PARKING SPACES for MULTI-UNIT RESIDENTIAL BUILDING (including APARTMENT BUILDING, excluding TOWNHOUSE BUILDING): 1 PARKING SPACE per DWELLING UNIT plus 0.10 VISITOR PARKING SPACES per DWELLING UNIT~~
- ~~xi. BUILDING HEIGHT (maximum): 20 metres and 6 STOREYS~~
- ~~xii. Notwithstanding anything to the contrary, regulation 6.8.1 shall not apply~~