

# Staff Report



Development Services Department

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**REPORT TO:** Committee of the Whole

**DATE OF MEETING:** December 11, 2023

**SUBMITTED BY:** Rosa Bustamante, Director of Planning, 519-741-2200 ext. 7319

**PREPARED BY:** Craig Dumart, Senior Planner, 519-741-2200 ext. 7073

**WARD(S) INVOLVED:** Ward 9

**DATE OF REPORT:** December 7, 2023

**REPORT NO.:** DSD-2023-552

**SUBJECT:** Supplemental Report to DSD-2023-299 Official Plan Amendment Application OPA23/007/K/CD  
Zoning By-law Amendment Application ZBA23/011/K/CD  
Address: 417 King Street West  
Owner: Vanmar Developments 417 King GP Corp

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## RECOMMENDATION:

That Official Plan Amendment Application OPA/23/007/K/CD for Vanmar Developments 417 King GP Corp requesting a land use designation change from 'Innovation District' to 'Innovation District with Specific Policy Area No. 8' to permit a 55-storey mixed use development on the lands specified and illustrated on Schedule 'A', be adopted, in the form shown in the Official Plan Amendment attached to Report DSD-2023-299 as Appendix 'A', and accordingly forwarded to the Region of Waterloo for approval; and

That Zoning By-law Amendment Application ZBA23/011/K/CD for Vanmar Developments 417 King GP Corp be approved in the form shown in the 'Proposed By-law', and 'Map No. 1', attached to Report DSD-2023-299 as Appendix 'B'.

## REPORT:

On October 30, 2023, Planning and Strategic Initiatives Committee considered report DSD-2023-299 which sought the approval of the Committee for an Official Plan Amendment and Zoning By-law Amendment for 417 King Street West. At this meeting the Committee resolved:

*"That the following motion **be deferred to the November 6, 2023 Council meeting (further deferred by Council to the December 11, 2023 Council meeting)** to allow an opportunity for staff to engage with NAV Canada to determine best*

*measures to mitigate any potential impacts to the runway approach for Waterloo Region International Airport:*

*That Official Plan Amendment Application OPA/23/007/K/CD for Vanmar Developments 417 King GP Corp, for the property municipally addressed as 417 King Street West, requesting a land use designation change from 'Innovation District' to 'Innovation District with Specific Policy Area No. 8' to permit a 55-storey mixed use development on the lands specified and illustrated on Schedule 'A', be adopted, in the form shown in the Official Plan Amendment attached to Development Services Department report DSD-2023-299 as Appendix 'A', and accordingly forwarded to the Region of Waterloo for approval; and further,*

*That Zoning By-law Amendment Application ZBA23/011/K/CD for Vanmar Developments 417 King GP Corp be approved in the form shown in the 'Proposed By-law', and 'Map No. 1', attached to Development Services Department report DSD-2023-299 as Appendix 'B'."*

On November 27, 2023, Nav Canada provided a land use evaluation letter (Attachment A) advising that Nav Canada has evaluated the proposed development at 417 King Street West and have no objections subject to the applicant adhering to conditions of the land use evaluation letter. The applicant is agreeable to the conditions of Nav Canada's land use evaluation letter which will be addressed prior to issuance of a building permit and installation of a construction crane. Staff are not recommending any revisions to the Zoning By-law Amendment or Official Plan amendments attached to Report DSD-2023-299.

**STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

**FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City's website with the agenda in advance of the council / committee meeting.

**PREVIOUS REPORTS/AUTHORITIES:**

- DSD-2023-299 – Official Plan Amendment Application & Zoning By-law Amendment Application 417 King Street West.

**APPROVED BY:** Justin Readman, General Manager, Development Services

**ATTACHMENTS:**

Attachment A – Nav Canada Letter

Attachment B – Regional Updated Comments