

Staff Report



Development Services Department

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REPORT TO: Committee of the Whole

DATE OF MEETING: March 3, 2025

SUBMITTED BY: Garett Stevenson, Director of Development and Housing Approvals, 519-783-8922

PREPARED BY: Eric Schneider, Senior Planner, 519-783-8918

WARD(S) INVOLVED: Ward 3

DATE OF REPORT: February 27, 2025

REPORT NO.: DSD-2025-104

SUBJECT: Second Addendum Report
Official Plan Amendment Application OPA24/012/K/ES
Zoning By-law Amendment Application ZBA24/024/K/ES
4611 King Street East
Imperial Oil Limited c/o LJM Developments

RECOMMENDATION:

That Official Plan Amendment Application OPA/24/012/K/ES for Imperial Oil Limited c/o LJM Developments requesting to add Policy 15.D.12.80 to Section 15.D.12 and to add Specific Policy Area 80 to Map 5 – Specific Policy Areas in the Official Plan to facilitate a mixed use development having 545 residential dwelling units and 650 square metres of commercial space within two towers atop a shared podium with building heights of 14 and 26 storeys and a Floor Space Ratio (FSR) of 6.3, be approved, in the form shown in the Official Plan Amendment attached to Report DSD-2025-104025 as Attachments ‘A1’ and ‘A2’, and,

That Zoning By-law Amendment Application ZBA24/024/K/ES for Imperial Oil Limited c/o LJM Developments be approved in the form shown in the ‘Proposed By-law’, and ‘Map No. 1’, attached to Report DSD-2024-104 as Attachments ‘B1’ and ‘B2’, and further,

That pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, further notice is not required to be given in respect to Zoning By-law Amendment ZBA24/024/K/ES.

REPORT HIGHLIGHTS:

- The purpose of this report is to provide Council with a further revised ‘Proposed By-law’ for the Zoning By-law Amendment Application that was presented and considered in conjunction with an Official Plan Amendment Application to the Planning and

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

Strategic Initiatives Committee on January 27, 2025 in report DSD-2025-025, and a revised version presented to the City Council meeting held on February 10, 2025 in report DSD-2025-053.

- This report supports the delivery of core services.

BACKGROUND:

On January 27th, 2025 Staff presented Official Plan Amendment Application OPA/24/012/K/ES and Zoning By-law Amendment Application ZBA24/024/K/ES for the subject lands located at 4611 King Street East in report DSD-2025-025 to the Planning and Strategic Initiatives Committee. Committee referred the decision to the Council meeting February 10th, 2025 and directed Staff to address comments and ideas raised by Council and the community.

On February 10th, the applicant presented Council with a revised concept that included reducing the proposed tower heights from 33 and 22 storeys to 26 and 18 storeys. This resulted in reduced overall density and an increased parking rate. Council referred the decision to the Council meeting on March 3rd, 2025 and requested that the applicant consider further revisions to address comments and ideas raised by Council and the community.

The applicant has presented a further revised concept that generally includes reducing the proposed tower heights to 26 and 14 storeys, eliminating the office floor area in the podium, which will further reduce density of the proposal and increase the proposed parking rate.

REPORT:

The applicant presented a revised plan that reduces the density on site. The changes in density and the resultant changes to the by-law requests are detailed below.

Tower Heights

Across both towers, a total of 15 storeys have been removed.

Planning and Strategic Initiatives Committee Meeting, DSD-2025-025 (January 27, 2025)
King Street Tower 33 Storeys
Rear Tower 22 storeys

Council Meeting, DSD-2025-053 (February 10, 2025)
King Street Tower 26 Storeys
Rear Tower 18 storeys

Council Meeting, DSD-2025-104 (March 3, 2025)
King Street Tower 26 Storeys
Rear Tower 14 storeys

Unit Reduction

181 units have been removed.

Planning and Strategic Initiatives Committee Meeting, DSD-2025-025 (January 27, 2025)
726 units

Council Meeting, DSD-2025-053 (February 10, 2025)
583 units

Council Meeting, DSD-2025-104 (March 3, 2025)
545 units

Floor Space Ratio (FSR) Reduction

Reduction of 15 storeys results in a decrease in FSR.

Planning and Strategic Initiatives Committee Meeting, DSD-2025-025 (January 27, 2025)
7.9 FSR

Council Meeting, DSD-2025-053 (February 10, 2025)
6.7 FSR

Council Meeting, DSD-2025-104 (March 3, 2025)
6.3 FSR

Parking Rate

Total proposed provided parking remains at 493 parking spaces, but with the reduction in units this results in an increase in the parking rate per dwelling unit.

Planning and Strategic Initiatives Committee Meeting, DSD-2025-025 (January 27, 2025)
0.57 parking Spaces per dwelling unit

Council Meeting, DSD-2025-053 (February 10, 2025)
0.75 parking Spaces per dwelling unit

Council Meeting, DSD-2025-104 (March 3, 2025)
0.85 parking Spaces per dwelling unit

Non-Residential Floor Area

The applicant is proposing to remove the proposed office component of the plan. The space (approximately 1,200 square metres) that was proposed to be located on the second floor of the building base as office space will be replaced with dwelling units to partially offset the unit loss from the reduction of four storeys from the rear tower. The reduction in four storeys will still result in an additional unit loss of 38 dwelling units, in addition to the units removed as shown on the proposal presented to Council on February 10, 2025.

Note on Affordable Housing Units

The applicant has proposed to provide 20 affordable housing dwelling units to be operated by the Region of Waterloo for 15 years following occupancy. This is an increase from the previously stated 10 affordable housing dwelling units that the applicant had proposed to

provide at the February 10th, 2025 Council Meeting. The subject lands are outside of any PMTSA and the City does not have the authority to require affordable housing units through Inclusionary Zoning (IZ) on the subject lands. The City cannot require these units to be provided within provisions of the 'Proposed By-law'. However, City Staff will work with the applicant and the Region of Waterloo Staff to facilitate the necessary discussions to further this applicant-volunteered initiative to fruition.

STRATEGIC PLAN ALIGNMENT:

The recommendation of this report supports the achievement of the City's strategic vision through the delivery of core service.

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.

CONSULT – Staff circulated the revised concept details to residents who participated in previous meetings or provided comments on the application.

PREVIOUS REPORTS/AUTHORITIES:

- [DSD-2025-025 - Official Plan Amendment OPA24/012/K/ES and Zoning By-law Amendment Application ZBA24/024/K/ES 4611 King Street East](#)
- [DSD-2025-053 - Addendum Report Official Plan Amendment OPA24/012/K/ES and Zoning By-law Amendment Application ZBA24/024/K/ES 4611 King Street East](#)

REVIEWED BY: Malone-Wright, Tina - Manager of Development Approvals, Development and Housing Approvals Division

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

ATTACHMENTS:

Attachments A1 and A2 – Proposed Official Plan Amendment

Attachments B1 and B2 – Revised Proposed By-law and Map. No. 1