**GOLDBERG GROUP** LAND USE PLANNING & DEVELOPMENT
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May 1, 2024

City of Waterloo
Integrated Planning and Public Works
100 Regina Street South
P.O. Box 337 Station Waterloo
Waterloo, Ontario N2J 4A8

To whom it may concern,

**Re: Application for Zoning By-law Amendment**
**380 Hagey Boulevard**
**Part of Block 1, Plan 58M-272, Parts 1, 2 & 3 on 58R-19929**
**University of Waterloo**

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Goldberg Group has been retained by the Kothari Group, in trust, as the 'Developer' and tenant, in respect of an application submitted by the University of Waterloo, as the 'Owner' of the property municipally known as 380 Hagey Boulevard,, and legal described as 'Part of Block 1, Plan 58M-272, designated as Parts 1, 2 & 3 on 58R-19929; City of Waterloo' (the 'subject property').

The subject property is located on the east side of Hagey Boulevard, south of Wes Graham Way. The lands are irregularly shaped owing to the roundabout intersection of these streets, has a total area of approximately 1.613 hectares (+/-3.98 acres), and is presently vacant.

On behalf of our Client, we herewith provide an application to amend the City of Waterloo Zoning By-law to permit the development of the lands with a 9-storey hotel containing 216 guest rooms, with accessory restaurant, lounge, and fitness amenities at grade. A 1-storey conference/banquet facility is connected to the hotel, with a floor area of approximately 650 $m^2$ (7,000 $ft^2$).

The proposed building is contemplated to have a gross floor area of approximately 15,236 square metres (+/-163,996 square feet) for a resulting density of approximately 0.22 FSI. The 9-storey hotel wing of the building would be oriented along Wes Graham Way, with the conference/banquet facility facing the roundabout intersection. A landscaped outdoor amenity space serving the conference/banquet facility is contemplated along Hagey Boulevard, with additional patios and terraces provided along Wes Graham Way, connecting to active use areas of the hotel. Access to the proposed building would be provided via driveways from both Wes Graham Way and Hagey Boulevard, with pedestrian connections also provided from the public realm.

A supply of 271 parking spaces is to be provided at grade, as well as 36 short-term bicycle parking spaces. Separate pick up and drop off laybys are to be provided for each wing of the building.

In accordance with the Submission Requirements checklist provided by the City of Waterloo revised February 20, 2025, and subsequent confirmation from City Staff, we herewith enclose the following materials to support the proposed development:

**Administration**

- A Permission to Enter Form, and an Authorization to Act as Agent, both executed by a representative of the University of Waterloo, and dated April 30, 2025
- Confirmation from the Source Protection Coordinator at the Region of Waterloo that a Notice of Source Protection Plan Compliance (Section 59 Notice) is not required, dated March 5, 2025

**Planning/Survey**

- A Topographic and Boundary Survey, prepared by McKechnie Surveying Ltd., dated March 10, 2025
- A Planning Justification Report
- An Urban Design Brief
- A Draft Zoning By-law Amendment

**Architecture**

- An Architectural Design Package, prepared by Chamberlain Architect Services Ltd., dated May 1, 2025, consisting of:
    - Cover Sheet and Drawing List
    - Site Plan (drawing A001)
    - Fire Route Plan (drawing A001a)
    - Context Plan (drawing A001b)
    - Zoning Statistics (drawing A001d)
    - Project Statistics (drawing A002)
    - Floor and Roof Plans (drawings A100 through A102, inclusive)
    - Coloured Building Elevations (drawings A201 through A203, inclusive)
    - Axonometric Massing Views (drawings A301 and A302)
    - Conceptual 3D Renderings of a comparable development demonstrating a similar design approach and materiality (drawing A401)
- A Pedestrian Level Wind Study, prepared by GradientWind Engineering Inc., dated April 16, 2025
- An Energy Study Report, prepared by Jain Sustainability Consultants Inc., dated April 16, 2025

**Civil Engineering**

- A Functional Servicing and Stormwater Management Report, prepared by Masonsong Associates Engineering Limited (MaEng), stamped April 14, 2025
- A Civil Engineering Design Package (revision 1, stamped April 14, 2025), prepared by MaEng, consisting of:
    - Site Servicing Plan (drawing SS-1)
    - Site Grading Plan (drawing GR-1)

**Landscape**

- An Arborist Report, prepared by Adesso Design Inc., dated April 11, 2025
- A Landscape Design Package, prepared by Adesso Design Inc., dated April 10, 2025, consisting of:
    - Vegetation Management Plan (drawings L-1 and L-2)
    - Landscape Plan (drawing L-3)

**Soils/Groundwater**

- A Phase One Environmental Site Assessment, prepared by Sola Engineering Inc., dated April 15, 2025
- A Geotechnical Investigation, prepared by Sola Engineering Inc., dated April 22, 2025
- A Hydrogeological Assessment, prepared by Harden Environmental Services Limited, dated April 14, 2025

**Traffic/Compatibility**

- A Land Use Compatibility/Mitigation, Air Quality, and Odour Assessment, prepared by GradientWind Engineering Inc., dated April 21, 2025
- A Traffic Impact Study, prepared by TraffMobility Engineering Inc., stamped April 22, 2025
- Synchro and Arcady Files associated with the Traffic Analysis (digital format only)

I trust the enclosed materials are satisfactory and sufficient to deem this application ‘complete’. Should you require any additional information, please contact the writer at extension 2101 or Joy Adeyemi at extension 2106 at your earliest convenience.

**GOLDBERG GROUP**

Yours truly,



Adam Layton, RPP, MCIP

cc. University of Waterloo
Kothari Group