MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

August 20, 2024

Amanda Wyszynski, MCIP, RPP
Integrated Planning and Public Works
City of Waterloo

Dear Amanda:

RE: 30T-17403 and Z-17-20 (Roy Schmidt Rd and Conservation Dr – Activa Holdings Inc.)
Resubmission of Zoning Bylaw Amendment and Draft Plan of Subdivision
OUR FILE 8784Y

The owner and project team have reviewed and considered the City and agency comments with regard to Draft Plan of Subdivision 30T-17403 and Zoning By-law Amendment Z-17-20. In consideration of the comments and the City's development of new zones for the Beaver Creek Meadows community, the following documents are included with this resubmission:

1. A revised Draft Plan of Subdivision, dated April 16, 2024 prepared by MHBC
2. Revised Zones (the new Beaver Creek Meadows Zones) and Site-Specific Regulations prepared by MHBC
3. Updated density calculations prepared by MHBC
4. A detailed Response Matrix prepared by MHBC and Stantec
5. Updated Functional Servicing and Stormwater Management Report and related Plans, prepared by Stantec

Draft Plan of Subdivision

The Draft Plan of Subdivision has been revised, in consideration of City and agency comments as well as broader development plans within the Beaver Creek Meadows District (as compared with the 2017 Draft Plan). Notably, a proposed Park Block has been included and the number of vehicular accesses from the development to Conservation Drive has been reduced. Other revisions were intended to address City comments, such as the width of Walkway Blocks and the future closure of Roy Schmidt Road at Conservation Drive.

The development still proposes a mix of single detached, freehold townhouse and multi-unit residential buildings, with density transitioning from Conservation Drive through to the interface with the existing Conservation Meadows community. Active transportation connections are proposed out to Conservation Drive and a Walkway Block is proposed between Street Four and Roy Schmidt Road.

Zoning

Since the application was advanced, the City has developed new zones for the Beaver Creek Meadows community. The revised Zoning By-law Amendment proposes to apply the appropriate new Beaver Creek Meadows zone to the Blocks within the subdivision, based on their proposed housing type and designation within the District Plan. Site-specific regulations are proposed and are included separately with this submission. Specific regulations are intended to reflect unique circumstances for setbacks (e.g. adjacent to the hydro corridor) and to recognize the significant grade changes from the internal Street Four through to Conservation Drive, allowing for buildings to be located further from Conservation Drive, with parking located between the building and the street. In addition, site specific setbacks are proposed to implement the recommendations of the Noise Study.

Stantec has updated the Functional Servicing and Stormwater Management Report to reflect the revised Draft Plan and in consideration of City comments. Updated density calculations have also been included in response to a request from the City. Finally, included with this resubmission is a detailed Response Matrix that lists the City comments and provides a response to each.

Following City receipt of this submission, we would like to schedule a meeting to discuss the resubmission and timing for advancing this application to Council for approval.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner

cc. *Activa Holdings Inc.*
Stantec