The Planning Partnership

April 28, 2023

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Manager, Planning Approvals
Integrated Planning and Public Works, City of Waterloo
100 Regina Street South
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Waterloo, ON, N2J 4A8

Re: 309, 329 & 333 Albert Street and 318 & 320 Batavia Place, City of Waterloo
Application to Lift Holding Provision

On behalf of 333 Albert Street Inc., we would like to submit the enclosed application to lift the Holding Provision applicable to the properties known municipally as 309, 329 & 333 Albert Street and 318 & 320 Batavia Place ("Subject Site"). This application follows and implements a previously submitted Site Plan Approval application (SP-23-03), which was initially submitted on November 30, 2022 with a resubmission made on March 14, 2023, and which is now nearing formal endorsement from the Site Plan Review Committee. The development proposal consists of one 6-storey mixed use building containing 85 one-bedroom apartment units, 365 square metres of commercial space at-grade, 33 vehicle parking spaces, 26 bicycle parking spaces and one vehicular access provided on Albert Street ("Proposed Development").

The Proposed Development responds to policies and guidelines set out in the City's Official Plan and the Northdale Urban Design Guidelines to positively contribute to the envisioned evolution of the Northdale neighbourhood. The modest infill development is designed in the emerging contemporary architectural style present in the local context and provides a thoughtful transition between planned high density along Columbia Street West and existing and planned low/medium density development closer to the interior of the neighbourhood, with a sizeable outdoor amenity area and commercial units fronting Albert Street to enhance the public realm and support the growing, dynamic community. In addition to conforming with the policies of the Official Plan and addressing the Northdale Urban Design Guidelines, the Proposed Development also complies with all zoning regulations and performance standards.

Overall, the Proposed Development represents good planning and brings forward a desirable and fitting redevelopment opportunity that meets the intent of the Official Plan to create a vibrant and healthy Northdale Neighbourhood.

The following materials are enclosed within this application submission:

- Three (3) copies of the Completed and Signed Application Form
- A cheque to pay the City application fee of $12,455
- A cheque to pay the Regional application fee of $3,000
- Three (3) copies of the Source Protection Screening Form, confirming that the Subject Site is not subject to the Region's Source Protection Plan;
- Three (3) copies of the Planning Justification and Urban Design Brief, including the Record of Consultation issued by the City;

- Three (3) copies of the Architectural Drawing Set previously submitted as part of the Site Plan application, including Site Plan, Floor Plans, Building Elevation Drawings and Perspective Renderings;
- Three (3) copies of the Functional Servicing Report, previously submitted as part of the Site Plan application;
- Three (3) copies of the Stormwater Management Report, previously submitted as part of the Site Plan application; and,
- Three (3) copies of the Transportation Impact Study.

Digital copies of all submission materials have been emailed to Zoning@waterloo.ca.

The following materials are not included as they were not required in this case:

- An Owner Authorization Form is not required as the registered owner has signed the application form;
- Notice of Source Protection Plan Compliance/Section 59 Notice is not required as the Source Protection Plan Policies do not apply to the Subject Site (see enclosed Source Protection Screening Form;
- The Environmental Site Screening Questionnaire is not required as the Region has confirmed in the Record of Consultation that "the subject lands are not identified as a known or suspected contaminated site as there are no threats in the Region's Threat Inventory Database on or adjacent to the subject properties", and that a Record of Site Condition is thus not required; and,
- Stationary Noise Study is not required at this stage, as confirmed in the addendum to the Record of Consultation issued by the Region.

In addition, we would like to provide responses to the two site design comments provided by the City in the Record of Consultation:

> *a. Staff question the placement of dining rooms and whether these rooms would be used as bedrooms. Why are there demising walls around all dining spaces in such small apartment units.*
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> Response: The inclusion of a separately demised dining room is frequently included in development projects that have been approved by the City, including at 131 University Avenue West, 203 Albert Street, 246 Albert Street and 250 Lester Street, to name a few. This unit layout responds to market demand for a separate dining room and has been well received by tenants. We understand that the City implements a multi-pronged administrative approach to ensure that dining rooms, or any other non-bedroom rooms, will not be converted to bedrooms. This includes notes added onto the approved Site Plan (see note 16 on the enclosed Site Plan – drawing A-SP1) and the inclusion of an additional schedule within the Condominium Declaration which specifies the number of bedrooms permitted within each unit and prohibits conversions of additional space to bedrooms.
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> *b. Please confirm whether the proposed curb cuts, including those located abutting the accessible entrance are flush or raised.*
>
> The identified curb cuts are flush with the parking area.

The applicant is ready and eager to move forward with construction of the Proposed Development this Fall, to add this project to the impressive roaster of recent developments in the Northdale neighbourhood. In order to allow the Site Plan application to be approved and Building Permit application submitted in a timely manner, we respectfully request that this application to Lift the Holding provision be considered for the June

26, 2023 Council meeting, before the City Council summer break. If the application is delayed to the September 11, 2023 meeting, this will cause unnecessary delays to the Site Plan and Building Permit application processes and lead to a significantly detrimental delay to the applicant's construction schedule.

We look forward to continuing our collaborative work with the City to advance this application through the planning approval process. Please contact the undersigned at bsimon@planpart.ca if you have any questions or require any additional information.

Kindest regards,

Bruce Hall, BES, MCIP, RPP, Partner

Brandon Simon, BES, MCIP, RPP, Associate