SHAPING GREAT COMMUNITIES

To:	Development Planning Integrated Planning & Public Works City of Waterloo 519.747.8650 rita.szilock@waterloo.ca	Memo No.: GSP File No: Date: To Fax No:	MEMO#002 22220 August 29, 2024
Attention:	Rita Szilock	Delivery:	email
Project:	**Official Plan Amendment No. 55** **Zoning By-law Amendment Z-24-07** **1 Columbia St W and 351-355 King St N, Waterloo** Landscape comment responses		

MEMORANDUM

URBAN DESIGN:

Site Plan

24. Please confirm with Landscape services that the proposed plant materials in the amenity area can thrive in a low sun access environment.

GSP Response: Confirmed that the proposed plant materials can adapt a low sun access environment.

25. I would suggest changing the proposed softscape within the visibility triangle between the driveway and sidewalk from softscape to hardscape. This small patch of softscape may face a lot of abuse from vehicles and pedestrians.

GSP Response: The visibility triangle is no longer applicable, please refer to the current surfacing treatment on the Architectural drawings and Landscape drawings.

LANDSCAPE ARCHITECTURE:

30. Please note that all current Site Plan, Subdivision and Capital Project applications and development processes have been compiled into the recently implemented City of Waterloo Comprehensive Engineering and Landscape Manual (CELM). Please visit the CELM (https://www.waterloo.ca/en/government/development-engineering-manual.aspx) for all standard guidance, standards and requirements. All forthcoming submissions shall meet the requirements/follow the processes set out in the CELM.

GSP Response: Noted. Landscape design and drawings are aligned with the CELM.

31. Please note that all existing shared boundary trees and trees on adjacent properties proposed to be removed shall have documented approval in the form of a Letter of Consent at the detailed design stage.

GSP Response: A Letter of Consent will be provided by the Owner at the detailed design stage.

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32. The City recommends replacement rate of trees to be removed is at a ratio of 2:1. The applicant is encouraged to maximize tree planting wherever possible on site and within the King Street right-of-way.

GSP Response: Our total existing tree removal quantities are 19, which mostly are privately owned trees with 2 shared trees with the neighbours. We did our best to provide as much new trees as possible, and our current proposed tree counts are 18. Due to the limited landscape space and the future sidewalk location and road widening, we will not be able to meet the recommended 2:1 compensation ratio.

33. A reduced rear yard setback typically impacts site landscaping. When a 7.5m rear yard setback is provided as required, there is generally adequate space to include a landscape strip with columnar trees. With the proposed setback reduced from 7.5m to 3.0m, there will not be space for trees along this boundary. Because of the configuration of the lot and the enhanced landscaping provided in the central courtyard area, this setback reduction seems appropriate in this specific case from a landscape architecture perspective. Please note that details regarding the proposed fence and retaining wall will need to be figured out during the site plan process.

GSP Response: Noted. Details for the fence and retaining wall will be finalized during the site plan process.

34. The Urban Design Guidelines discuss the change in paving and addition of planting as helping to differentiate between public and private space, however, café users will have to enter the café over a change in pavement. As part of the Site Plan submission please clarify what portion of the courtyard is associated with the café and what portion of the courtyard is associated with the common outdoor area.

GSP Response: Additional paving demarcations around the café area have been provided in the Landscape drawings to help differentiate the spaces. Additional labels have been provided to note the areas.

35. Although final detail of the courtyard area will be advanced through the Site Plan Approval Landscape Plans, a structural engineer should be involved with site plan development to ensure the underground parking is designed to provide structural support for adequate soil volumes for long term tree growth. Large canopy trees and other landscaping such as shrubs, perennials, etc., are expected and will greatly enhance this space.

GSP Response: Noted. We will coordinate with Structural engineer during Site Plan Approval. Large canopy trees and other plant materials have been proposed, please refer to Planting Plan L1.1.

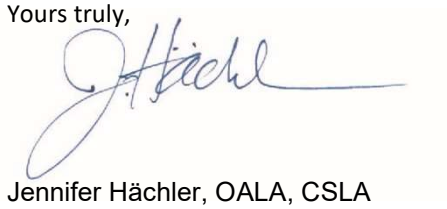
36. Staff appreciate the inclusion of a green roof on the seven storey building. Please note that additional information may be requested during the Site Plan process.

GSP Response: Green roof details have been provided on the Green Roof Plan L1.2.

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37. Further details will be required during the Site Plan Application.
GSP Response: Noted.

Yours truly,



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END OF MEMO#002