



SHAPING GREAT COMMUNITIES

October 5, 2023

File No. 11114

City of Waterloo
Development Planning, Integrated Planning & Public Works, 2nd Floor
100 Regina Street South
Waterloo, Ontario
N2J 4A8

Attention: Rita Szilock, MCIP, RPP
Senior Development Planner

Dear Ms. Szilock:

**Re: Official Plan Amendment No. 32
Zoning By-law Amendment Z-21-03
Draft Plan of Subdivision 30T21401
525 and 565 Conestogo Road
65 Northfield Drive Inc,**

On behalf of 65 Northfield Drive Inc, please accept the enclosed package of refinements for the above-noted development for your review and consideration.

In March 2023, a revised development package was submitted to the City of Waterloo for the above-noted development. The **March 2023** revised development concept included the following:

- A total of 9 future development blocks, which included the following:
 - Block 1, containing one 20-storey tower as well as future non-residential uses and a public square
 - Block 2, containing one 25-storey tower as well as a portion of a proposed community park (Please note that Block 2 and Block 6 are connected by a 6-storey podium)
 - Block 3 containing one 30-storey tower and one 35 storey tower connected by a 7-storey podium as well as future non-residential uses with frontage on Northfield Drive
 - Block 4 containing a 14-storey tower
 - Block 5 containing one 28-storey tower and one 31-storey connected by a three-storey podium

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162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
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- Block 6 containing one 25-storey tower as well as a portion of a proposed community park (Please note that Block 2 and Block 6 are connected by a 6-storey podium)
- Block 7 containing one 18-storey tower with a 6-storey podium as well as future non-residential space oriented towards the south (open space connection to the adjacent hydro corridor)
- Block 8 containing one 31-storey tower and one 28-storey tower connected by a 3-storey podium
- Block 9 containing one 35-storey tower and one 25-storey tower connected by a 6-storey tower
- Proposed future right-of-way with two (2) access points along Conestoga Road
- Central community park (associated with Blocks 2 and 6)
- Existing hydro corridor, providing for additional open amenity space and pedestrian connections
- A total of 3,980 residential dwelling units (density of 750 bedrooms per hectare)
- A total of approximately 1,625 m² of non-residential gross floor area
- A total of 3,249 parking spaces contained wholly within underground and podium parking structures

Based ongoing discussions with the City regarding the proposed development, and in response to comments received from the City and external agencies in April to June 2023, the development concept was further revised (dated September 2023). The **September 2023** refined concept includes the following:

- A total of 8 future development blocks, which included the following:
 - Block 1, containing one 20-storey tower as well as future non-residential uses at the corner of Northfield Drive and Conestoga Road
 - Block 2, containing one 25-storey tower as well as a portion of a proposed community park (Please note that Block 2 and Block 6 are connected by a 6-storey podium)
 - Block 3 containing one 30-storey tower and one 35 storey tower connected by a 6-storey podium as well as additional community park space

- Block 4 containing one 28-storey tower and one 31-storey connected by a three-storey podium
 - Block 5 containing one 31-storey tower and one 28-storey tower connected by a 3-storey podium
 - Block 6 containing one 25-storey tower as well as a portion of a proposed community park (Please note that Block 2 and Block 6 are connected by a 6-storey podium)
 - Block 7 containing one 18-storey tower with a 6-storey podium as well as future non-residential space oriented towards Conestogo Road and the hydro corridor and additional community park space providing for a connection to the adjacent hydro corridor
 - Block 8 containing one 35-storey tower and one 25-storey tower connected by a 6-storey tower
- Proposed future right-of-way with two (2) access points along Conestogo Road
 - Central community park associated with Blocks 2 and 6 as well as additional community park space associated with Blocks 3 and 7
 - Existing hydro corridor, providing for additional open amenity space and pedestrian connections
 - A total of 3,353 residential dwelling units (density of 950 bedrooms per hectare, which excludes area associated with proposed park space as well as future right of way)
 - A total of approximately 8,000 m² of non-residential gross floor area
 - A total of 2,515 parking spaces contained wholly within underground and podium parking structures

The enclosed updated, comprehensive package of refinements has been compiled to provide justification and support for the **March 2023** revised development concept. The enclosed package includes the following:

- Revised development concept
- Proposed 18 metres right of way and related cross sections for proposed municipal road
- Revised draft plan of subdivision

- Response to July 2023 comments provided by the City related to the proposed zoning
- Comprehensive summary response table outlining how each of the following circulation comments have been addressed:
 - GRCA comments, dated June 9, 2023
 - Region of Waterloo comments, dated June 8, 2023
 - City of Waterloo Transportation Services, dated June 8, 2023
 - City of Waterloo Development Engineering, dated June 23, 2023
 - Hydro One comments, dated April 21, 2023
 - Waterloo Catholic District School Board comments, dated May 11, 2023
 - MTO comments, dated May 25, 2023
 - Waterloo Region District School Board comments, dated April 28, 2023
 - ENOVA Power comments, dated April 24, 2023
 - Enbridge Gas comments, dated April 17, 2023

We trust the enclosed information is sufficient for your review and recirculation to appropriate departments and agencies. Please don't hesitate to contact me if you have any questions or require further information;

Sincerely,
GSP Group Inc.



Kristen Barisdale, MCIP, RPP
Vice-President, Planning