

December 29, 2022

Natalie Hardacre, BES, MCIP, RPP

Manager, Planning Approvals
Integrated Planning and Public Works, City of Waterloo
100 Regina Street South
PO Box 337, Station Waterloo
Waterloo, ON, N2J 4A8

**Re: 143 Columbia Street West, City of Waterloo
Application for Minor Zoning By-law Amendment**

On behalf of 143 Columbia Inc., we are pleased to submit the enclosed application for Minor Zoning By-law Amendment for the property known municipally as 143 Columbia Street West in Waterloo ("Subject Site"). The development proposal consists of three 25-storey residential towers with ground floor commercial space along the Columbia Street frontage ("Proposed Development"). The Proposed Development reflects a practical and thoughtful urban design response to the unique characteristics of the Subject Site and the emerging neighbourhood context, which has resulted in the sculpting of sleek, slender towers, with a contemporary design motif that is complementary to other recent developments in the area and which reflects the contemporary, dynamic environment that the City is striving to create in the Northdale neighbourhood.

This dynamic environment is further enhanced by the proposed inclusion of a 10 metre wide pedestrian mews along the west side of the proposed towers. This mews provides a safe, direct and inviting pedestrian connection to Columbia Street, as well as numerous opportunities for passive and active amenity, including a half basketball court and patio space for the ground floor commercial uses. With a curvilinear pedestrian path bordered by curved seat walls and an abundance of landscaping, the pedestrian mews further accentuates the wave pattern that is created on the proposed towers through the use of vertical and horizontal articulation, projecting balconies and varying colours and shades of glazing.

Overall, the proposed development represents good planning and reflects good and thoughtful urban design that will contribute to the exciting evolution of the Northdale neighbourhood.

Since the Site Plan application for the Subject Site was submitted in November 2021, the owner and application team have worked collaboratively with City staff to refine certain design details of the Proposed Development in order to achieve further compliance with the City's Zoning By-law and to improve the design expression of the buildings themselves. As a result, the number of required adjustments to the Zoning By-law has now been reduced to five, and the improved building design further highlights the tower/podium typology and reinforces the sleek and well-articulated building massing.

Through this collaborative review process with the City, staff also advised that they would prefer for the proposing zoning adjustments to be made through a Minor Zoning By-law Amendment application rather than the previously contemplated Minor Variance application. City staff prefer this approach because it will allow the zoning adjustments and the lifting of the holding symbol to be dealt with concurrently through one



process and one approval body. The enclosed application has been prepared based on this direction from City staff and intends to build upon the previously submitted Site Plan application, which included a number of supporting technical studies and detailed plans which will be further revised to address City and agency comments through the Site Plan application process.

Regarding the timing of this Minor Zoning By-law Amendment application, the Owner and project team intentionally chose to submit this application before the end of 2022, after which point changes to the *Planning Act* made through Bill 109 will come into effect. These changes include a requirement for municipalities to refund application fees on a gradual basis if a decision on the application is not rendered within a specified, and very short, timeframe. Given the collaborative approach that we have sought to utilize with City staff, we felt that it would be beneficial to submit this Minor Zoning By-law Amendment application under the existing application system, which does not include the application fee refund requirement. We feel that this will better allow us to work collaboratively with City staff, to move both this Minor Zoning By-law Amendment and the previously submitted Site Plan application, forward in a collaborative manner. This also better aligns with the previously submitted Site Plan application, which was also submitted under this existing application framework pre-Bill 109 changes.

Notwithstanding this approach, we respectfully request that City staff work with the application team to move this application forward as quickly as possible, in tandem with the Site Plan application.

The following materials are included as part of this Minor Zoning By-law Amendment application submission:

- Record of Consultation, issued by the City of Waterloo
- Signed and Completed Application Form
- Letter of Authorization from 143 Columbia Inc., the registered owner of the Subject Site
- Architectural Drawing Set, prepared by PG Design Studio Inc.
- Planning Justification Brief, prepared by The Planning Partnership, including the proposed Block Plan and the Zoning Matrix as Appendices
- Transportation Impact Study, prepared by Paradigm Transportation Solutions
- Noise Impact Study, prepared by JJ Acoustic Engineering Ltd.
- Draft Zoning By-law Amendment

Cheques to pay the \$13,685 City application fee and \$3,000 Regional application fee will be submitted to the City under separate cover, along with any required hard copies.

In addition to these enclosed submission materials, the following additional materials were previously submitted as part of the November 2021 Site Plan application:

- a) Planning and Urban Design Study, prepared by The Planning Partnership, and including the following:
 - i. Scoped Block Plan, prepared by The Planning Partnership
 - ii. Shadow Study, prepared by PG Design Studio
 - iii. Pedestrian Wind Assessment, prepared by RWDI
- b) Photometric Plan and Details, prepared by Rombald Inc.



- c) Landscape Drawing Set, prepared by Hill Design Studio Inc., and including the following:
 - i. Tree Management Plan
 - ii. Landscape and Planting Plans
 - iii. Landscape Details
- d) Civil Engineering Drawing Set, prepared by K. Smart Associates, and including the following:
 - i. Existing Conditions and Removals Plan
 - ii. Servicing Plan
 - iii. Grading Plan
 - iv. Erosion and Sediment Control Plan
- e) Stormwater Management Report, prepared by K. Smart Associates
- f) Functional Servicing Report, prepared by K. Smart Associates
- g) Geotechnical Investigation, prepared by Chung & Vander Doelen Engineering Ltd.
- h) Road Widening Draft R-Plan, prepared by Guenther Rueb Surveying Limited

The current version of the Proposed Development is very similar to the version that was submitted through the Site Plan application, with specific refinements detailed in the Planning Justification Brief. As such, the previously submitted materials listed above did not need to be revised or updated as part of this Minor ZBA application. Instead, these previously submitted Site Plan application materials will be updated as part of the Site Plan application process, responding to and addressing comments provided by the City and other commenting agencies.

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

Sincerely,

A handwritten signature in black ink, reading 'Bruce Hall', written in a cursive style.

Bruce Hall, BES, MCIP, RPP, Partner

A handwritten signature in blue ink, reading 'Brandon Simon', written in a cursive style.

Brandon Simon, BES, MCIP, RPP, Associate