



STAFF REPORT
Planning

Title: Zoning By-law Amendment Z-23-04, 143 Columbia Inc.,
143 Columbia Street West

Report Number: IPPW2026-037

Author: Tristin Deveau

Council Date: June 22, 2026

File: Z-23-04

Attachments: Map 1 – Location Map
Appendix A – Conceptual Site Plan
Appendix B – Proposed Site Specific Zoning By-law
Appendix C – Minutes of Informal Public Meeting
Appendix D – Agency and Staff Comments
Appendix E – Summary of Public Comments

Ward No.: Ward 6 – Central-Columbia

Recommendations:

1. That Council approve IPPW2026-037.
2. That Council approve Zoning By-law Amendment Z-23-04, 143 Columbia Inc. for 143 Columbia Street West, as set out in Section 6 of report IPPW2026-037.

A. Executive Summary

The Planning Partnership, on behalf of 143 Columbia Inc. (the “Applicant”), submitted Zoning By-law Amendment Application Z-23-04 for the lands municipally known as 143 Columbia Street West (the “Site”). The Applicant is proposing to redevelop the Site with three (3) buildings ranging in height from 26 storeys to 28 storeys. The proposal includes two mixed-use buildings with ground floor commercial and one multi-unit residential building. The proposed development consists of 362 dwelling units (709 bedrooms), 395.6 square metres of commercial floor area, 122 vehicle parking spaces, and 184 bicycle parking spaces.

To facilitate the proposed development, the Applicant is seeking various site specific zoning amendments and is requesting that the Northdale Holding (H) symbol be removed from the Site. In addition to the removal of the Northdale Holding (H) symbol, the Applicant is proposing to add a site specific Holding (H) provision preventing development of the Site until such a time as sufficient water servicing capacity can be verified.

After reviewing the application, staff support Zoning By-law Amendment Z-23-04 as set out in Section 6 of IPPW2026-037, for reasons including those outlined in Section 5 of this report.

B. Financial Implications

Staff are not aware of any financial implications to the City of Waterloo with respect to the application. Should the application be appealed, potential costs related to an Ontario Land Tribunal hearing may be incurred.

C. Technology Implications

None.

D. Link to Strategic Plan

(Strategic Priorities: Reconciliation, Equity, Accessibility, Diversity and Inclusion; Environmental Sustainability and Climate Action; Complete Community; Infrastructure and Transportation Systems; Innovation and Future-Ready)

(Guiding Principles: Equity and Inclusion; Sustainability; Integrity; Workplace Wellbeing; Community-centred; Operational Excellence)

The recommendations in this report support the 'Complete Community' Strategic Priorities of the Strategic Plan, as the proposed development will contain a mixed of uses including a variety of residential units within a strategic growth area.

E. Previous Reports on this Topic

N/A



Zoning By-law Amendment Z-23-04, 143 Columbia Inc., 143 Columbia Street West IPPW2026-037

SECTION 1 – SUBJECT LANDS

Location

143 Columbia Street West

Ward

Central-Columbia (Ward 6)

Total Lot Area

0.79 hectares (7883 m²)

Owner/Applicant

143 Columbia Inc.

Agent

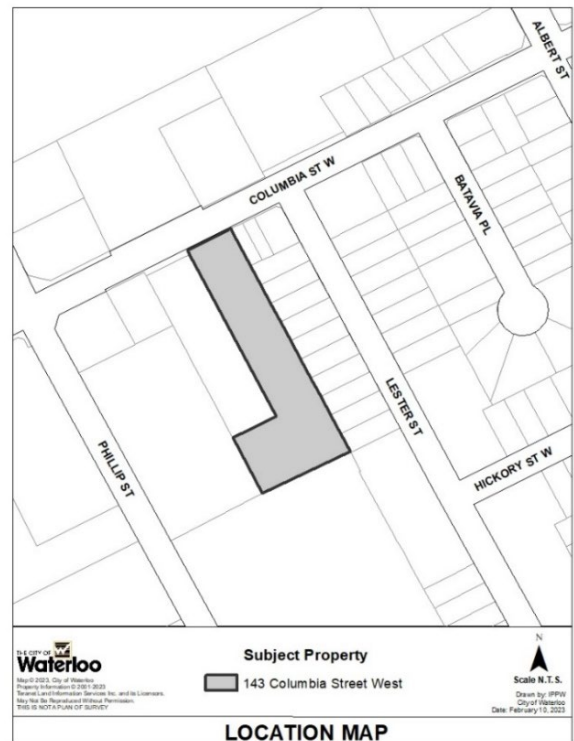
The Planning Partnership

Existing Land Use

Five townhouse buildings (32 dwelling units)

Proposal

Mixed-use development comprised of two mixed-use buildings (28 storeys and 27 storeys) and a 25 storey multi-unit residential building (bluish coloured buildings).



4 Integrated Planning & Public Works

1.1 Public Input

The mechanisms used to gather input are as follows:

Table 1: Consultation

Mechanism	Date	Outcome
Engage Waterloo	February 24, 2023	Engage Waterloo page published for project with background information on proposed development and submission materials. A summary of comments received from the public is attached as Appendix 'E'.
Agency and Staff Circulation	February 22, 2023 (Submission 1) May 3, 2024 (Submission 2) March 10, 2026 (Submission 3)	Summarized agency and circulation comments are attached as Appendix 'D'.
Informal Public Meeting	March 6, 2023	Informal Public Meeting minutes attached as Appendix 'C'.
Signs posted on the property	March 2023	Application provided photos of the signs, verifying their installation.
Advertise Formal Public Meeting	June 4, 2026	Advertised in The Record and a letter mailed to all property owners within 120 metres of the Site.
Formal Public Meeting	June 22, 2026	Council to consider the application.

1.2 Site Description and Neighbourhood Context

The Site is located within the Northdale Neighbourhood and is comprised of a single 'L' shaped parcel (143 Columbia Street West), with 35 metres of frontage along Columbia Street West. The Site is approximately 0.79 hectares and currently contains five townhouse buildings (32 dwelling units) and associated surface parking.

The Site is surrounded by:

- NORTH: 4 storey office building and medium rise residential development
- EAST: medium rise residential in the form of apartment buildings ranging in height from 4 to 6 storeys
- SOUTH: medium rise residential in the form of a 9-storey apartment building
- WEST: high rise residential in the form of residential towers ranging in height from 20 to 25 storeys, as well as a small scale commercial gas station

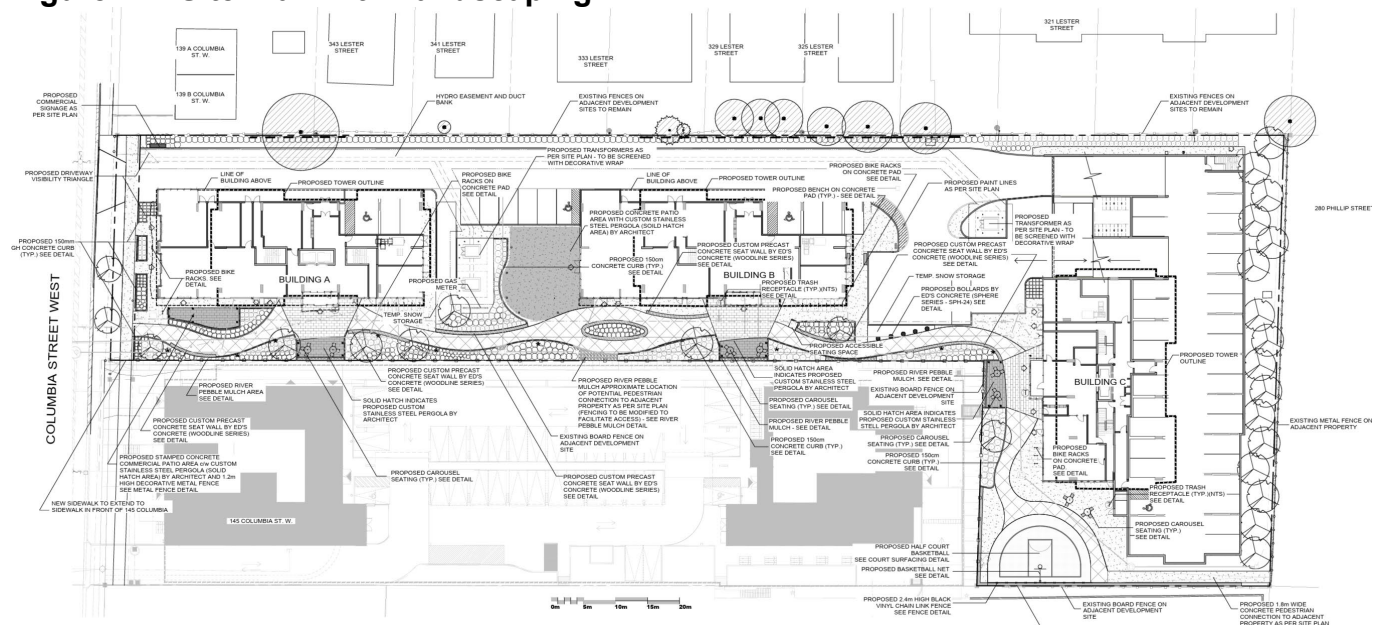
Figure 1A: Aerial view of the Site



SECTION 2 – PROPOSED DEVELOPMENT

The Applicant is proposing to demolish the existing townhouse buildings and redevelop the Site with three high rise buildings. The building closest to Columbia Street West (Building A) will be a 28-storey mixed-use building with a 162.3 square metre commercial unit on the ground floor. The next building (Building B) will be a 27-storey mixed-use building with 233.3 square metres of commercial on the ground floor. The final building (Building C) will be 26-storeys and entirely residential. A total of 591 dwelling units are proposed for the Site. The Site also provides for 122 parking spaces through a combination of surface, covered surface, and structured parking, 182 bicycling parking spaces, and an outdoor amenity area (the “Pedestrian Promenade”).

Figure 1B: Site Plan with Landscaping



To facilitate the development, the Applicant is requesting a number of site specific amendments to the Zoning By-law:

- Reduce the minimum tower separation to an interior lot line from 11.0 metres to:
 - 8.5 metres to the westerly property line; and
 - 8.3 metres to the easterly property line
- Reduce the minimum rear yard setback from 7.5 metres to 4.3 metres
- Reduce the minimum tower stepback above a podium from 3.0 metres to 0 metres for the east, west, and south façades of the two northern-most buildings (Buildings A and B), and to 2.0 metres for the north façade; and 0 metres for a portion of the west façade of the southern most building (Building C)
- Reduce the minimum podium height for the rear-most building (Building C) from 10.5 metres to 5.5 metres
- Increase the maximum podium height for the front two buildings (Buildings A and B) from 20.0 metres to 21.0 metres
- Increase the maximum building height from 82.5 metres to 83.5 metres
- Increase the maximum residential density from 750 bedrooms per hectare to 900 bedrooms per hectare
- Decrease the minimum bicycle parking requirement from 0.5 spaces per bedroom to 0.25 spaces per bedroom
- Permit geothermal wells

In addition to the above, the Applicant has requested that the Northdale Holding (H) symbol be removed from the Site and replaced with a site specific Holding (H) symbol relating to the verification of water servicing capacity.

The application was originally submitted in 2023, and since that time has been revised based on feedback received from City staff and through public consultation, as well as to reflect updates to Provincial legislation, the Official Plan, and the Zoning By-law. Changes include:

- Removal of parallel parking spaces along the easterly property line to allow flexibility in design and additional greenspace
- Fire route removed from under any portion of Buildings 'A' and 'B'
- Widening of the landscape buffer
- An increase in building heights and densities
- An increase in commercial floor area from 115 square metres to 395 square metres
- An increase in total number of dwelling units from 591 to 632, and an increase of two-bedroom units from 0 to 77
- A decrease in vehicle parking spaces from 158 spaces to 122 spaces

Figure 2 below shows a rendering of the proposed development, as submitted by the Applicant (re: bluish coloured buildings). The Conceptual Site Plan is included as Appendix 'A'.

Figure 2: Rendering of Proposed Development (submitted by Applicant)



SECTION 3 – POLICY EVALUATION

3.1 Provincial Planning Statement

The 2024 Provincial Planning Statement (“PPS”) directs municipalities to focus growth and development that supports active transportation and complete communities into strategic growth areas, including Major Transit Station Areas (MTSAs). The lands are within a MTSA, and the proposal will efficiently use the lands for high density mixed-use infill purposes. It is staff’s opinion that the proposal is consistent with the PPS.

3.2 Region of Waterloo Official Plan

The Site is designated “Built-Up Area” in the Regional Official Plan (ROP). This designation supports a wide range of urban uses, including redevelopment and intensification. The proposal takes advantage of existing infrastructure, including transit (being within a Major Transit Station Area) It is staff’s opinion that the proposal conforms to the Regional Official Plan.

3.3 City of Waterloo Official Plan

On December 17, 2025, Official Plan Amendment No. 58 came into effect, which made changes to the designations and policies of the Site. Notably, maximum residential density values were removed from the Official Plan and the maximum building height limit for high rise development within an MTSA was increased from 25 storeys to 30 storeys.

8 Integrated Planning & Public Works

With the approval of OPA 58, the Site is now designated High Rise Residential on Schedule 'A' of the City's Official Plan. This designation contemplates a primarily residential function, intending to provide substantial levels of intensification. Complementary and ancillary non-residential uses, such as commercial, are also contemplated within this designation provided they are compatible with the primary residential function.

The Site is located within a Major Node and a Major Transit Station Area (University of Waterloo Station Area), as identified on Schedule 'B' - City Structure, which identifies the Site as a strategic growth area with a focus to intensification.

Schedule 'B1' - Height and Density designates the Site as High Rise, 30 Storeys, allowing for a maximum building height of 30 storeys.

The Site is also subject to the Northdale Area Specific Policies (ASP 45C), which reference a maximum height of 25 storeys, and a maximum density of 750 bedrooms per hectare. The updated policy framework established through OPA 58, which was adopted by Council and approved by the Ministry of Municipal Affairs and Housing (MMAH), removed any maximum density applicable to the Site and increased the maximum height to 30 storeys.

Staff are satisfied that that proposed amendments to the Zoning By-law conform to the intent and policies of the City's Official Plan.

SECTION 4 – ZONING BY-LAW

4.1 Existing Zoning

The Site is zoned Residential Northdale Twenty Five (RN-25), which allows for multi-unit residential and mixed-use buildings up to a maximum height of 82.5 metres, as well as a variety of complementary commercial uses in a mixed-use context. At the November 17, 2025, Council Meeting, Council passed General Zoning By-law Amendment Z-25-09 (By-law 2025-078) which amended various parking provisions throughout the zoning by-law. These amendments included removing minimum vehicle parking regulations within Protected Major Transit Station Areas (PTMSAs) and increasing the minimum bicycle parking requirements for the RN-25 zone from 0.25 spaces per dwelling unit to 0.5 spaces per dwelling unit.

The implementing zoning for the Northdale Neighbourhood placed a Holding (H) symbol on most lands within the neighbourhood. Prior to the development of such lands, the Holding (H) symbol must be removed. To remove the Holding (H) symbol, a number of criteria must be satisfied, including:

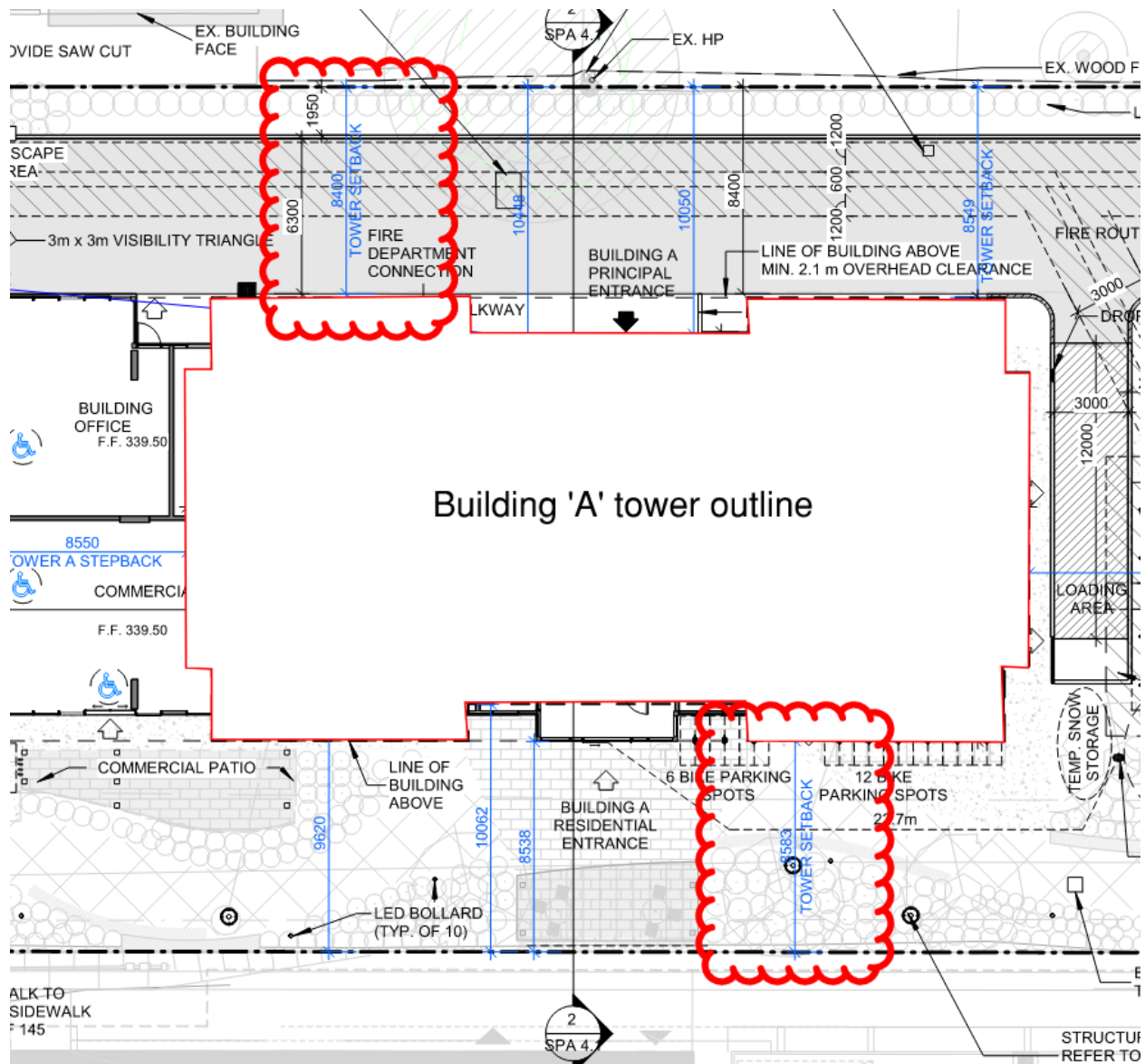
- Verification of sufficient servicing capacity (water, sanitary, and stormwater) to fully service the LOT and development thereon.

- Verification of sufficient transportation capacity and transportation infrastructure within the surrounding road network affected by the development and or use of the LOT.
- For known or suspected contaminated sites as identified by the REGION, verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.
- Where an increase in BUILDING density is proposed pursuant to Section 37 of the PLANNING ACT, the completion and registration of an agreement pursuant to subsections 37.3 and 37.4 of the PLANNING ACT between the owner and the CITY.
- A Block Plan has been prepared in accordance with the Block Plan policies of the OFFICIAL PLAN for the Northdale Neighbourhood Specific Provision Area, where applicable.
- Verification through an urban design brief that the LOT and development thereon will conform to: (i.) the OFFICIAL PLAN; (ii.) the REGION'S Official Plan; and (iii.) the CITY'S Urban Design Manual in effect, including the Northdale Urban Design Guidelines.

The Applicant has requested site specific amendments to the Zoning By-law as described in Section 2 of this report.

4.2 Tower Separation

The RN-25 zone requires a minimum tower separation distance of 11.0 metres to an interior lot line, whereas the Applicant is proposing 8.5 metres to the westerly property line and 8.3 metres to the easterly property line, due to the narrow, 'L' shaped configuration of the Site. Through discussions with Planning staff, the Applicant explored shifting the buildings slightly on the lot to reduce the overlap with the existing towers on the adjacent 145 Columbia Street. However, this repositioning of the towers created challenges related to compliance with required noise level thresholds for residential development, due to placement of the existing cooling tower on 145 Columbia Street. As a result, the latest revision of the proposal has returned the towers to the locations initially proposed. Due to the narrow configuration of the Site, as well as the high quality landscaping and pedestrian infrastructure on the westerly portion of the property (the pedestrian promenade), Planning staff have no objection to this requested variance.

Figure 3: Reduced tower separation to interior lot lines

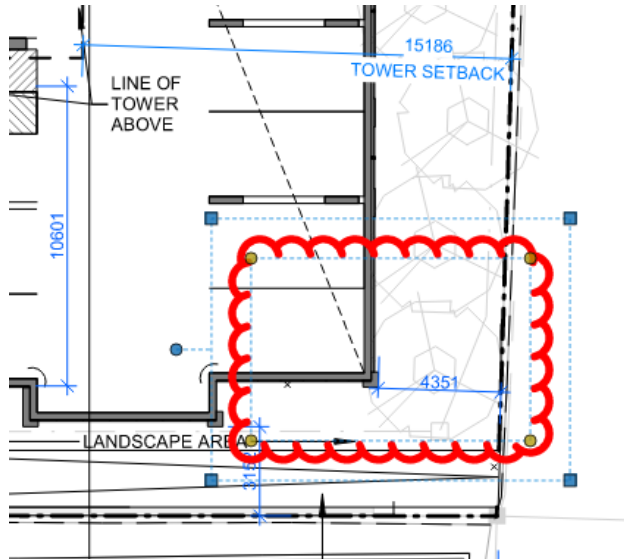
4.3 Rear Yard Setback

The RN-25 zone requires a minimum rear yard setback of 7.5 metres, whereas the Applicant is requesting a rear yard setback of 4.3 metres for the southern most building (Building C) on the Site. The rear lot line is angled such that the building has a 5.9 metre setback at the south-east corner and then is reduced further to 4.3 metres at the south-west corner.

Staff have no objection to the requested variance, as the podium for this building has been reduced in height to 5.5 metres and the tower setback, at 15 metres, exceeds the

minimum tower separation distance of 11 metres. This, combined with the proposed landscaping along the rear lot line, will reduce the impact on the adjacent property.

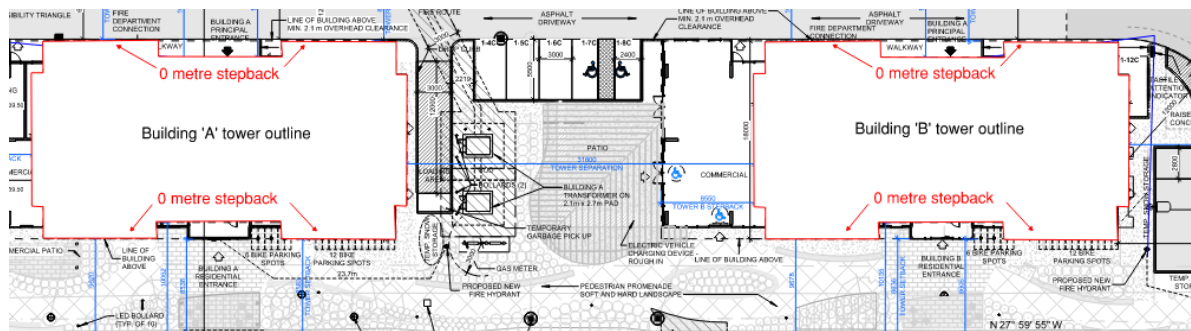
Figure 4: Reduced rear yard setback



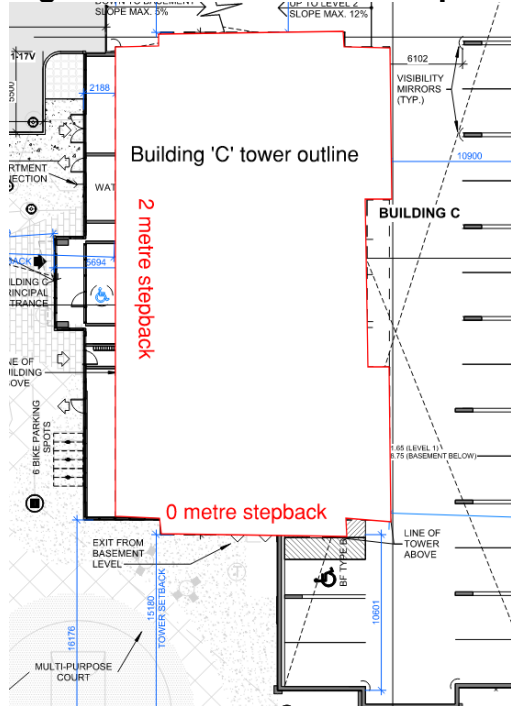
4.4 Tower Stepback

The RN-25 zone requires that towers be stepped back a minimum of 3.0 metres above a podium. The front façade of the northern most towers (Buildings A and B) are exceeding this requirement, being stepped back approximately 8.5 metres from the podiums. However, due to the narrow nature of the Site, the Applicant is proposing a 0 metre stepback for the side and rear façades of these buildings.

Figure 5: Reduced tower stepback above a podium on the two northern most buildings



The third building, at the rear of the Site (Building C), is proposed to have a 2.0 metre stepback on the front façade, and a 0 metre stepback for the portion of the west façade directly adjacent to the outdoor amenity area.

Figure 6: Reduced tower stepback for the southern most building

Staff have no objection to the reduced the tower stepback requirements. Tower stepbacks are important to breakup the massing of a building and are most vital at the street facing façade to enhance the streetscape and pedestrian realm. The Applicant is exceeding the stepback requirement for the front façade of the two buildings closest to Columbia Street West (Buildings A and B), which will reduce the massing from the street level, maintaining the urban design objective of the requirement. While the podiums could be extended closer to the side lot lines, allowing a tower stepback, the narrow nature of the lot would result in reduced space for vehicle movement (east) and outdoor amenity space (the pedestrian promenade on the west side of the buildings).

4.5 Podium Height

The RN-25 zone has a minimum podium height of 10.5 metres, which implements the Northdale Urban Design Guidelines to ensure that developments have a similar sense of scale, a consistent street wall, and are oriented towards the street. The two buildings closest to Columbia Street (Buildings A and B) comply with the minimum podium height regulations, meeting the objectives of the Urban Design Guidelines. The Applicant is requesting to reduce this minimum podium height regulation for the third building on the Site (Building C), located at the rear of the property. This building has a podium height of 5.5 metres. As the building is not adjacent to the street and is located approximately 140 metres away from the street line, Planning staff do not object to this request.

The Applicant is also requesting to increase the maximum podium height for the two mixed-use buildings on the north portion of the property (Buildings A and B) from 20.0 metres to 21.0 metres. The initial proposal for the development required that the first floor

of the building be double height to accommodate both the pedestrian promenade along the westerly property line and a fire route along the easterly property line. The updated proposal has shifted the fire route closer to the easterly property line, resulting in the additional clearance no longer being required along the eastern façade. The Applicant is proposing to take advantage of the extra space by inserting another storey for the eastern half of Buildings 'A' and 'B' and is requesting a minor increase in the maximum podium height to accommodate this. Planning staff do not object to this request.

4.6 Density

In the initial submission, the proposed development complied with the maximum density of the RN-25 zone of 750 bedrooms per hectare. However, that iteration of the proposed development was entirely comprised of one bedroom units. Staff requested that some of the units be converted to two bedroom units. The Applicant was concerned that such a change would result in either losing dwelling units or the requirement for an Official Plan Amendment. When OPA 58 removed density maximums from the Official Plan, Planning staff reinstated our request that the Applicant re-examine their unit mix. The updated proposal now includes 77 two-bedroom units and a reduction in one-bedroom units from 591 to 555. To accommodate the inclusion of additional bedrooms in the development, the Applicant is requesting that the maximum residential density be increased from 750 bedrooms per hectare to 900 bedrooms per hectare. This increase supports the inclusion of two-bedroom units within the development. Planning staff support the requested density.

4.7 Building Height

With OPA 58 increasing the maximum building height for high rise development within MTSAs to 30 storeys, the Applicant has revised their submission to increase the proposed buildings from 25 storeys to:

- 28 storeys for Building 'A'
- 27 storeys for Building 'B'
- 26 storeys for Building 'C'

This increase in height is advanced to accommodate both an increase in total dwelling units on the Site, and to facilitate a better mix of unit types with 77 two-bedroom units being added into this submission.

The maximum permitted height in the RN-25 zone is 82.5 metres. Despite the requested increase in number of storeys for all three buildings, the requested amendment is to increase the maximum height for Building 'A' from 82.5 metres to 83.5 metres. Buildings 'B' and 'C' both comply with the maximum building height of the RN-25 zone.

4.8 Bicycle Parking

While the Applicant was waiting for OPA 58 to be approved by the Province, Council approved a general amendment to Zoning By-law 2018-050 which increased the minimum bicycle parking requirements in the RN-25 zone from 0.25 spaces per bedroom to 0.5 spaces per bedroom. Given that this change happened while this application was under review, Planning staff support the Applicant's request to vary this regulation in line with the 0.25 spaces per bedroom that was in place at the time of submission and is

reflected in the design of the Site. Planning staff note that the Site is within a short walk distance to transit, commercial services, employment, and post-secondary institutions.

4.9 Geothermal Wells

The Zoning By-law prohibits the installation of geothermal wells on any lands west of Weber Street in the City of Waterloo. This general prohibition was requested by the Region of Waterloo due to the potential for groundwater contamination and for source water protection. After Zoning By-law 2018-050 came into effect, the Region of Waterloo indicated that certain types of geothermal systems may be contemplated on some properties, where contamination is not a risk. An initial review undertaken by the Region signaled that a geothermal system on the Lands may be feasible. The Region indicated that it does not object to the general prohibition on geothermal wells being removed from this Site. However, any final geothermal system will still need to be approved by the Region. To ensure that the final design of a geothermal system does not cause negative impacts to source water protection or the hydrogeological conditions of the Site, Planning staff recommend that a holding (H) symbol be applied (see Section 4.10).

4.10 Holding Symbols

Planning staff have no objections with the removal of some aspects of the Northdale Holding (H) symbol where the requirements for lifting the holding (H) symbol have been satisfied, as follows:

- For known or suspected contaminated sites as identified by the REGION, verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.

The Region of Waterloo has confirmed that the Applicant has filed a Record of Site Condition for 143 Columbia Street West and that a Ministry Acknowledgement Letter has been provided.

- A Block Plan has been prepared in accordance with the Block Plan policies of the OFFICIAL PLAN for the Northdale Neighbourhood Specific Provision Area, where applicable.

A Block Plan has been submitted as part of the Planning Justification Report (The Planning Partnership, December 2022), which addresses at a high level the necessary pedestrian connections to the adjacent westerly and southerly properties.

- Demonstrated, through the submission of a Planning Justification Report (The Planning Partnership, December 2022), that the proposed development is consistent with the City's Official Plan, the Region's Official Plan, the City's Urban Design Guidelines, and the Northdale Urban Design Guidelines.

Development Planning staff are of the opinion that the proposed development is appropriate given the site's context and scale and is in keeping with relevant

Official Plan policies and urban design standards of the City of Waterloo for the purposes of lifting the Northdale Holding (H) symbol applied to the lands. The Applicant has submitted a Site Plan Application (SP-21-31), which is currently under review by the Site Plan Review Committee, and is subject to final approval from the City's Director of Planning.

The following Northdale Holding (H) symbols are to remain:

- Demonstrate that sufficient servicing capacity (water, sanitary and stormwater) will be made available to fully service the lands.

The Applicant has demonstrated sufficient sanitary and stormwater capacity is available to fully service the development through submission of the following:

- Stormwater Management Report for 143 Columbia Street W (K. Smart Associates Limited, November 2021, revised August 2023)
- Functional Servicing Report for 143 Columbia Street W. (K. Smart Associates Limited, November 2021, revised July 2023 and November 2025).

Due to the known water supply capacity constraint in the Mannheim Service Area, the holding (H) symbol needs to remain for water servicing capacity.

- Verification of sufficient transportation capacity and transportation infrastructure within the surrounding road network affected by the development and or use of the LOT.

The Applicant submitted a Transportation Impact Study (Paradigm Transportation Solutions Limited, November 2022) and a Transportation Impact Study Update (Paradigm Transportation Solutions Limited, October 2025). These were reviewed by the City's Transportation Services Division, which requires additional analysis in relation to the configuration and operation of the site access and drive aisle before consenting to the lifting of the holding (H) symbol.

In addition, Planning staff are recommending that a site specific Holding (H) symbol be added which prevents a geothermal system from being constructed on the Site until a hydrogeological and source water protection assessment is provided that demonstrates that negative impacts to source water protection of hydrogeological conditions.

SECTION 5 – CONCLUSION

Based on Planning staff's review of the application, we support Zoning By-law Amendment Z-23-04 in accordance with Section 6 of IPPW2026-037 for reasons including:

- The application is consistent with the 2024 Provincial Planning Statement
- The application conforms to the Regional Official Plan
- The application conforms to the relevant policies of the City of Waterloo Official Plan

- The proposed zoning amendments are appropriate for the proposed development on the Site, and are primarily attributed to the narrow and L-shaped configuration of the Site
- The proposed development directs growth and intensification to a designated MTSA
- The proposed development will provide for an efficient use of land, services, and infrastructure
- The proposed development is transit-supportive, walkable, and in an area that is well served by public transit
- The Applicant has satisfied the requirements for the removal of certain aspects of the Northdale holding (H) symbol from the Site. Holding (H) provisions to remain relate to water supply capacity and transportation capacity / infrastructure. Holding (H) provision to be added for geothermal systems.

SECTION 6 – RECOMMENDATIONS

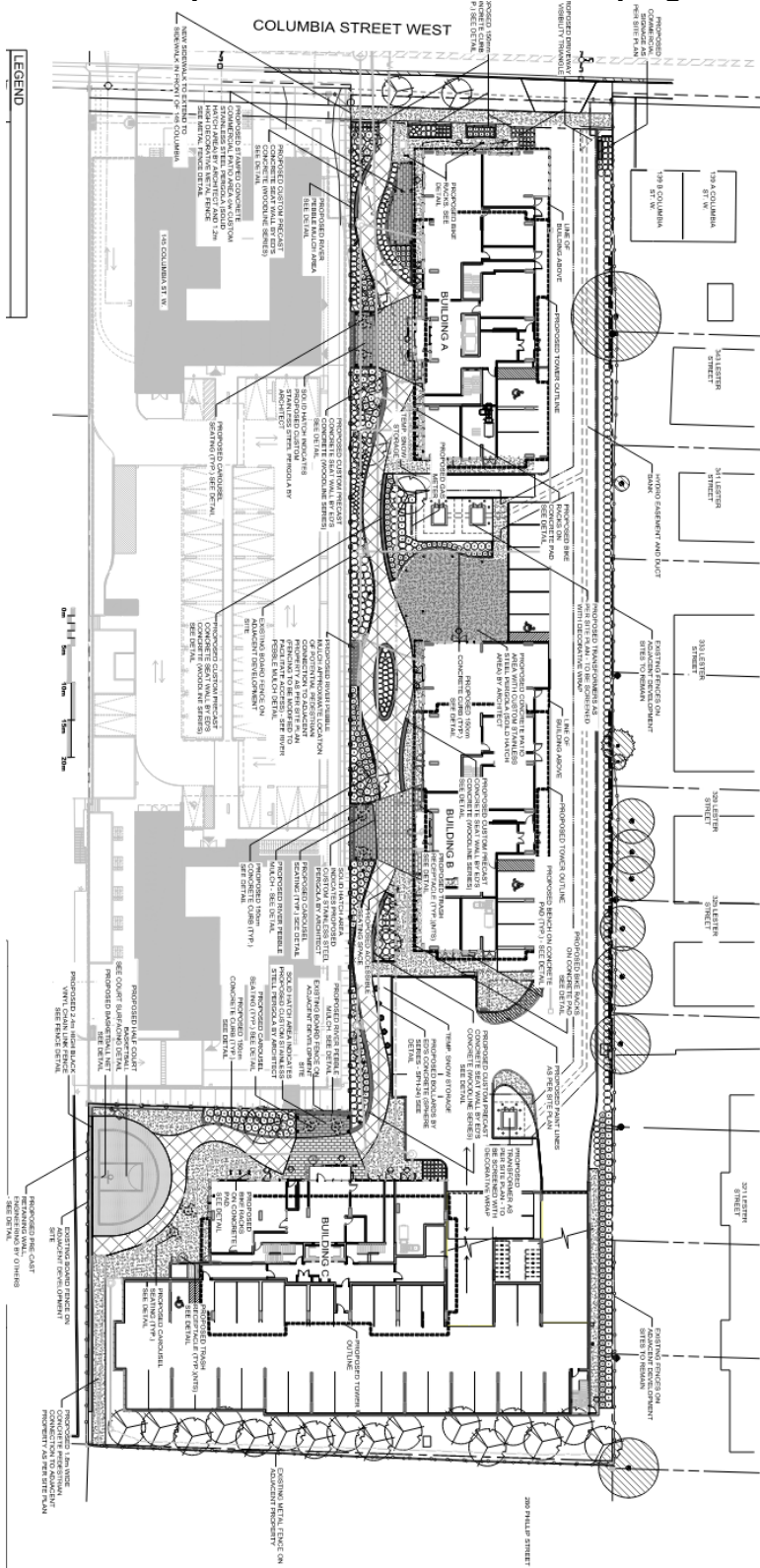
- A. That report IPPW2026-037 be approved.
- B. That Council approve Zoning By-law Amendment Z-23-04, for the lands known municipally as 143 Columbia Street West (the “Lands”), as follows:
 1. That Zoning By-law 2018-050 be amended by adding Site Specific Exception ‘C271’ to Schedule ‘C’ of Zoning By-law 2018-050 as set forth in Appendix ‘B’ attached to IPPW2026-037.
 2. That Zoning By-law 2018-050 be amended by adding Site Specific Exception ‘C271’ to Schedule ‘C1’ of Zoning By-law 2018-050 for the Lands identified as “143 Columbia Street West” on Map 1 attached to IPPW2026-037.

MAP 1
Location Map



APPENDIX 'A'

Conceptual Site Plan with Landscaping



APPENDIX 'B' Proposed Site Specific Zoning By-law

Exception C271	Address 143 Columbia West	Zoning RN-25	File Reference Z-23-04
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Location: 143 Columbia Street West, as shown on Schedule 'C1' of this BY-LAW

Site Specific Regulations:

- 1.) Notwithstanding anything to the contrary, the following site specific regulations shall apply to the lands known municipally as 143 Columbia Street West, shown on Schedule 'C1' to this BY-LAW as C271 (the "**Lands**"):
 - a. TOWER Separation Distance (minimum):
 - i. 8.5 metres from the westerly INTERIOR LOT LINE for "Building A" and "Building B" on Image 1 hereto; and
 - ii. 8.3 metres from the easterly INTERIOR LOT LINE for "Building A" and "Building B" on Image 1 hereto
 - b. REAR YARD Setback (minimum): 4.3 metres
 - c. BUILDING STEPBACK above a PODIUM (minimum):
 - i. 0 metres along the easterly, westerly, and southerly façades of "Building A" and "Building B" on Image 1 hereto
 - ii. 2 metres along the northerly façade of "Building C" on Image 1 hereto
 - iii. 0 metres along the westerly façade of "Building C" on Image 1 hereto
 - d. PODIUM Height (minimum): 5.5 metres for "Building C" on Image 1 hereto
 - e. PODIUM Height (maximum): 21 metres for "Building A" and "Building B" on Image 1 hereto
 - f. BUILDING Height (maximum): 83.5 metres for "Building A" on Image 1 hereto
 - g. Density (maximum): 900 BEDROOMS per hectare
 - h. BICYCLE PARKING spaces (minimum): 0.25 spaces per BEDROOM
 - i. GEOTHERMAL WELLS shall be permitted
- 2.) The following aspects of the Holding (H) symbol applied to the Lands through the RN-25 zone is hereby removed / lifted:
 - a. Section 7.14.17 c.) in relation to the completion of a Record of Site Condition;
 - b. Section 7.14.17 d.) in relation to former Section 37 Planning Act Agreements;
 - c. Section 7.14.17 e.) in relation to the completion of a Block Plan;
 - d. Section 7.14.17 f.) in relation to urban design; and
 - e. Section 7.14.17 g.) in relation to the Province's D-6 Guideline.

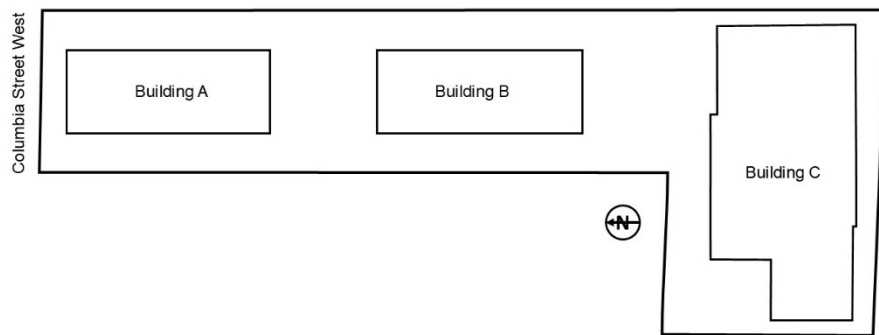
For clarity, Sections 7.14.17 a.) and 7.14.17 b.) continue to apply.

- 3.) A Holding (H2) symbol is hereby applied to the Lands for GEOTHERMAL WELLS and associated piping and infrastructure, which shall not be permitted on the Lands until such time as the holding symbol H2 is removed.

Notwithstanding anything to the contrary, the H2 holding symbol shall not be removed until:

- a.) a hydrogeological and source water protection assessment is completed that demonstrates no negative impact to source water and hydrogeological conditions, to the satisfaction of the CITY and the REGION;
- b.) sufficient plans/technical studies are provided to demonstrate the feasibility and appropriateness of the geothermal system on the Lands, to the satisfaction of the CITY and the REGION; and
- c.) the owner provides confirmation from the Ministry of Environment, Conservation and Parks (MECP) that the use and geothermal systems are in accordance with any applicable Certificate of Property Use (CPU).

Image 1 to C271



APPENDIX 'C'

Minutes of Informal Public Meeting - March 6, 2023

Title: Zoning By-law Amendment Z-23-04 (Time: 7:22 p.m.)

143 Columbia Inc., 143 Columbia Street West

Prepared by: Tristin Deveau

Ward No.: Ward 6 – Central-Columbia

Councillor Bodaly joined the meeting.

Tristin Deveau gave a presentation offering a brief overview of the proposed application, outlining the surrounding area and the proposed zoning amendments. He then responded to questions of Council. Joel Cotter also responded to questions of Council.

Bruce Hall, Partner, The Planning Partnership and Brandon Simon, Associate, The Planning Partnership gave a presentation further detailing the proposed application, including the design of the buildings and outdoor space, and the required zoning amendments. They then responded to questions of Council.

As no one else was present to speak to the application, the Chair concluded the Informal Public Meeting and indicated that staff will review the issues and report back to Council at a later date.

APPENDIX 'D' Agency and Staff Comments

Staff Comments	
Fire	No comments received.
Building	Applicant to ensure that all calculations are updated to comply with the 2024 OBC. To be reviewed at Building Permit submission. The Building department will be unable to issue a Building Permit until the water supply capacity issue has been resolved.
Engineering	Previous comments resolved through 2026 re-submission
Landscape	Comments received relate to Site Plan matters to be addressed at the Site Plan stage
Heritage	No comments received.
Transportation Services	Comments relate to site plan matters, and includes exploration of a right-in, right-out only driveway and possible relocation of the drive aisle on the site.
Economic Development	No comments.
Environmental Planning	No comments received.

Agency Comments	
Region of Waterloo	The Region does not object to permitting Geothermal Wells on the subject property. Previous comments relating to the Noise Study, Record of Site Condition and updates to the Functional Servicing Report have been addressed in the 2026 re-submission.
Six Nations	No comments received
GRCA	No comments received
WCDSB	• That any Education Development Charges shall be collected prior to the issuance of a building permit(s). • That the developer shall include the following wording in the site plan agreement to advise all purchasers of residential units and/or renters of same: <i>"In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point."</i>
WRDSB	No comments received
Telus	No concerns
Rogers	No comments received
Canada Post	Multi-unit buildings with a common lobby require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. Buildings with 100 units or more must have a rear loading Lock Box Assembly with a dedicated secure mail room.
Enova Power	No comments for the re-zoning application. Comments to aid Site Plan application provided.
Hydro One	No comments received
Infrastructure Ontario	No comments received

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MPAC	No comments received
Enbridge Gas	No comments received

APPENDIX 'E' **Summary of Public Comments**

Through the Engage Waterloo page for this project, staff received comments from eight individuals, and three questions were submitted. Of the comments received, four were in support, two were opposed, and two were mixed. The questions and comments are summarized below.

Comments in support of the application

- More student-focused housing is needed in the area
- More intensification and higher density is needed within Waterloo, especially where it can take advantage of the ION investments
- The proposed buildings fit well with the surroundings
- Appreciation of the separation of pedestrian and vehicle movements on the site

Comments with a mixed view of the application

- Supports intensification, but wants to see a better unit mix including three-bedroom units as the area already has an abundance of one-bedroom units
- Wants to see additional landscaping for foliage, trees and plants on the site and on the podium
- The City should improve the amount of Active Transportation connections in the area
- A greater number of bicycle parking spaces would be preferred

Comments opposed to the application:

- Concern over reduced tower separation, citing that they feel the buildings will be too close to adjacent development, leading to issues of resident privacy and limited sunlight exposure
- Concerns over increased traffic congestion resulting from the additional units
- Concerns over the lack of community amenities (schools, playgrounds, health care facilities) to support the additional residents
- Concerns over the building height, citing lack of comparable buildings in the area