



PLANNING  
URBAN DESIGN  
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ARCHITECTURE

December 15, 2023

Ms. Natalie Hardacre, MCIP, RPP  
Manager of Planning Approvals  
City of Waterloo  
100 Regina Street  
Waterloo, ON N2A 4J8

Mr. Shilling Yip  
Regional Planner  
Region of Waterloo  
150 Fredrick Street  
Kitchener, ON N2G 4J3

Dear Ms. Hardacre and Mr. Yip:

**RE: Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision  
400 Millennium Boulevard, Waterloo  
Activa Holdings Inc.  
OUR FILE 8784CX**

On behalf of our client, Activa Holdings Inc., MHBC Planning is pleased to submit an Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment application in support of a mixed-use development for the above noted lands.

The subject lands are located on the north side of Millennium Boulevard opposite RIM Park/Manulife Sportsplex and the Carriage Crossing community. The lands are undeveloped and are currently farmed as an interim use.

The proposal is to develop the subject lands with a mixed-use development including single detached dwellings, townhouse dwellings, multiple residential buildings, and a commercial block. The proposed development provides for a mix of residential building types in an area with immediate access to parks, open space, recreational facilities, commercial uses and transit, within the City's Designated Greenfield Area.

**Official Plan Amendment**

The lands are designated Employment and Specific Provision Area 26, and are located within the City's Urban Area Boundary and the City's Designated Greenfield Area immediately adjacent to the

Built-Up Area. The Official Plan Amendment is required to redesignate the lands from Employment to Low Density Residential, Mixed-Use Medium Density Residential, Commercial and Open Space. Special Provision Area 26 is also proposed to be amended to ensure that the intent of the Specific Provision Area is maintained, while reflecting the revised land use. More specifically, and in addition to modifying the policies that apply to SPA 26, the proposed Official Plan Amendment includes the following:

- Amend Schedule 'A' to re-designate the subject lands:
  - Low Density Residential
  - Mixed-Use Medium Density Residential
  - Open Space; and
  - Commercial
- Amend 'Schedule A1' to designate a portion of the subject lands Convenience Commercial;
- Amend 'Schedule A2' to remove the subject lands from the Schedule;
- Amend 'Schedule A3' to add the Parks and Open Space designation to the proposed Park and recommended buffers;
- Amend 'Schedule A4' to add the Other Open Space Land Uses designation to the proposed Park and recommended buffers;
- Amend 'Schedule B' to refine the limits of the Minor Corridor to specific portions of the subject lands, generally for the Blocks with frontage on Millennium Boulevard; and,
- Amend 'Schedule B1' to redesignate the lands outside of the Minor Corridor to Low Density, 10 metres.

The subject lands are located within the Rural East District Plan, and as such, a 'housekeeping' amendment is required to align the land use designations on the subject lands with the Region of Waterloo Official Plan and the proposed local Official Plan Amendment. The subject lands are designated Employment and are proposed to be redesignated to Residential, Commercial and Open Space. The proposed amendment includes the following:

- Amend Map 1 of the District Plan to redesignate the Employment lands to Residential (Medium Density), Convenience Commercial and Open Space.
- Amend Map 2 to revise the Buffer designation to align with the evaluated limits of the features and related recommended buffers on the subject lands.

### **Zoning By-law Amendment**

The subject lands are zoned Business Employment One (E1-27) with exception 93 (C93). An Amendment to the Zoning By-law is required to implement the proposed Official Plan Amendment and rezone the subject lands to the following zones:

- Convenience Commercial (C3-20);
- Residential Mixed-Use (RMU-20) with site-specific provisions;
- Residential Seven (R7) with site-specific provisions;

- Residential Five (R5) with site-specific provisions;
- Parks and Recreation (OS1); and,
- Conservation (OS3).

Exception 93 is also proposed to be amended to remove existing site-specific provisions that no longer apply and to introduce new site specific provisions to help guide the development of the lands and to recognize the site's context and specific circumstances.

### **Draft Plan of Subdivision**

The Draft Plan of Subdivision proposes to create new public streets, a public park, a stormwater management pond, a commercial block, residential blocks and multiple residential blocks. The Draft Plan of Subdivision is planned to be developed in four stages, which are delineated on the Plan.

Access is proposed from Millennium Boulevard opposite existing streets (Crossgate Boulevard and Cider Mill Drive) or private roads (within the City's RIM Park complex). No access is proposed to Country Squire Road.

A total of 579 (minimum) to 630 (maximum) dwelling units are proposed.

### **Enclosed Materials**

In support of our application, please find enclosed the following materials;

- Application form for Official Plan and Zoning By-law Amendment (3 hard copies);
- Application form for Draft Plan of Subdivision;
- Application fees;
- Signed Permission to Enter Form (3 hard copies);
- Signed Owner Authorization Form (3 hard copies);
- Notice of Source Protection Plan Compliance (Section 59 Notice) (3 hard copies);
- Completed Environmental Site Screening Questionnaire (3 hard copies);
- Existing Conditions Plan (included in Functional Servicing Report) (3 hard copies);
- Draft Plan of Subdivision (3 hard copies);
- Preliminary Grading Plan (included in Functional Servicing Report) (3 hard copies);
- Planning Justification report (3 hard copies);
- Urban Design Guidelines (3 hard copies);
- Energy Strategy (included in Planning Justification Report) (3 hard copies);
- Functional Servicing and Stormwater Management Report (3 hard copies);
- Traffic Impact Study (3 hard copies);
- Landscape/ Tree Protection Plan (included in Environmental Impact Study) (3 hard copies);

- Environmental Impact Study (3 hard copies);
- Land Use Compatibility Study (1 hard copy);
- Hydrogeological Technical Memorandum, Supplementary Groundwater Monitoring and Wetland Assessment (3 hard copy);
- Environmental Site Assessment (1 hard copy);
- Environmental Noise Study (1 hard copy);
- MDS 1 Review and Summary Letter (included in Planning Justification Report) (3 hard copies);
- Record of Pre-Consultation – City of Waterloo and Region of Waterloo (included in Planning Justification Report) (3 hard copies); and,
- Digital copies of Reports and Supporting Information.

We look forward to working with staff on the review of this application. Should you have any questions pertaining to this submission, please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**



Trevor Hawkins, M.PL, MCIP, RPP  
Partner



Aleah Clarke, BES, MCIP, RPP  
Intermediate Planner

cc. *Activa Holdings Inc.*