up consulting

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Submitted via email to: natalie.hardacre@waterloo.ca

Re: 115 Park Street, Waterloo
Removal of Holding Provision – D6 Guideline Condition

On behalf of my client, please accept this letter with respect to the proposed development of the property municipally known as 115 Park Street, Waterloo. The subject property is currently subject to a Holding Provision which was applied to the site by way of site-specific exception C159.

Prior to the removal of the Holding Provision, the by-law provides that the owner shall *"Demonstrate compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses"* and provide verification that the owner has completed a Record of Site Condition. This letter has been prepared with respect to the D-6 Guideline component of the Holding Provision.

This letter reviews the context of the site including surrounding land uses, and finds that no land use compatibility issues exist, as all former industrial uses in close proximity to the site have been shuttered. Accordingly, it is our opinion that the proposed development complies with the Provincial D-6 Guideline (Compatibility Between Industrial Facilities and Sensitive Land Uses), and the Holding Provision as it relates to this matter should be removed accordingly.

Subject Lands and Neighboring Context

The subject property is municipally known as 115-119 Park Street and 47 Norman Street, Waterloo. The site is located at the intersection of Park and Norman Street west of the uptown area of the City of Waterloo. The properties currently contain four (4) buildings (detached dwellings or converted dwellings) which you are proposing to remove to make way for a six-storey apartment building

The subject property is located in the uptown area of the City of Waterloo, south of the intersection of Norman Street and Park Street. The area has been subject to considerable redevelopment over the past decade, due in part to the introduction of the Regional ION / LRT system and land use planning direction supportive of infilling and intensification of the core areas of the City.

As a result of these drivers, the surrounding area has undergone a transition from industrial uses to residential and mixed use developments. This includes major redevelopments including 144 Park Street, the Bauer Lofts and 181 King Street. As a result of this redevelopment activity, there are no longer any identified industrial uses within 300 m of the site. It is anticipated that the applicable Holding Provision was applied to the lands given the historic industrial nature of nearby lands, which includes the now closed Labatts Brewery and Brick Brewery which had manufacturing activities operating in close proximity to the site. Photos of these historic facilities are shown in Appendix A. Both of these sites have been converted to mixed use developments and no longer contain any active industrial uses.

The following figure has been obtained from the Ministry of Environment's Access Environment mapping portal, which shows where Environmental Compliance Approvals exist within proximity to the site. Within 300 m of the site, the only ECA's which are current are not tied to industrial uses (Sunlife Financial and the ION / LRT station stop on King Street, next to the Bauer Lofts development).



Figure 2: Access Environment Mapping – Location of Active ECA's

Based on this and my review of the area, I am satisfied that there are no longer any active industrial facilities within the area, and accordingly, that the MOE's D-6 Guidelines no longer apply given the absence of noxious/potentially noxious uses.

Accordingly, it is recommended that the Holding Provision as it relates to the D-6 Guideline matter should be removed by the City of Waterloo.

Sincerely,



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APPENDIX A: HISTORIC INDUSTRIES LOCATED IN CLOSE PROXIMITY TO THE SUBJECT LANDS



Labatts Brewery formerly located at 155 King Street, Waterloo (Source: Karen Ball-Pyatt)



Historic Brick Brewery Facility formerly located at 181 King Street, Waterloo