MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

April 11, 2024

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

Dear Ms. Hardacre:

RE: Official Plan Amendment and Zoning By-law Amendment Applications
170-200 Northfield Drive and 570-655 Weber Street North, Waterloo
Forgestone Capital Management Ltd.
OUR FILE: 20397B

On behalf of our client, Forgestone Capital Management Ltd. and the property owner Northfield Equities, we are pleased to submit applications for an Official Plan Amendment and Zoning By-law Amendment for lands municipally addressed as 170-200 Northfield Drive and 570-630 Weber Street North in the City of Waterloo (the 'subject lands'). The subject lands are generally located on the north side of Northfield Drive West, east of Weber Street North and include an extension of Parkside Drive (a private road). The westerly portion of the lands are developed with a commercial plaza, comprised of multiple buildings, including restaurants, a full service drug store and full size food store. No change to this portion of the site is proposed other than to recognize existing development within the planning instruments.

Two single storey office buildings are located in the middle portion of the site, west of the Parkside Drive extension. The majority of the lands east and northeast of Parkside Drive are vacant. The subject lands located are located within the Northfield Major Transit Station Area, in close proximity to the Northfield Station platform.

The proposed development plans to intensify the easterly portion of the subject lands with a multi-phase, multi-building development over the long term, including a mix of residential, commercial and employment uses. The existing commercial plaza will remain, with the portion of the subject lands outside of the Regional Employment Area being redeveloped for high-density residential uses with ground floor commercial at the corner of Northfield Drive and Parkside Drive. Vacant lands within the Regional Employment Area – being the northern portion of the site – are planned for employment uses.

In addition to the planned new residential, commercial/industrial and employment buildings, Parkside Drive is proposed to be extended to the north limits of the lands. While the road is proposed to remain private, it would facilitate a future connection to lands to the north, should they be redeveloped in the future. Outdoor amenity space is planned through two centrally located Privately-Owned Public Spaces (POPS), and a linear private open space area along the east limit of the lands.

Proposed Official Plan Amendment

The lands, which are located within a Major Node and the Northfield Major Transit Station Area, are designated *Business Employment* and *Specific Provision Area 42*. The lands are also designated High Density Employment, 81 metres.

The Region completed a municipal comprehensive review resulting in an Amendment to the Regional Official Plan (ROPA 6). A portion of the subject lands, generally 150 metres in depth along the entire Northfield Drive West frontage, was considered in that context, and the Region determined, in accordance with the Provincial Policy Statement and Growth Plan for Greater Golden Horseshoe, that these lands were not required for employment uses. As a result, they were removed from the Regional Employment Area, and non-employment uses can be considered, subject to an amendment to the City's Official Plan. For further clarity, such an amendment would not be considered an 'employment conversion.'

To implement the planned development, amendments to both the City of Waterloo Official Plan and Zoning By-law are required. The proposed Official Plan Amendment includes a change in land use and modifications to SPA 42 with an adapted policy framework that recognizes the existing development that has already occurred on the westerly portion of the lands, while providing direction for a mix of uses on the balance of the lands, including employment, commercial and residential. Specifically, the proposed amendment seeks to:

- Amend Schedule 'A' *Land Use* to re-designate the portion of the lands outside of the Regional Employment Area from 'Employment' to 'Mixed-Use High Density Residential';
- Amend Schedule 'A2' *Employment Areas* to remove the portion of the lands outside of the Regional Employment Area from the 'Business Employment' designation; and
- Modify the policy framework of SPA 42 to provide additional policy direction, reflect the changes in the development (since the original approval of SPA 42) and to permit additional height and density for the residential portion of the lands.

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment implements the proposed Official Plan Amendment and establishes a new zone for the lands outside of the Regional Employment Area, as well as a number of site-specific provisions to permit the development as proposed. Similar to the revision of SPA 42, the proposed Zoning By-law Amendment seeks to modify Exception C117 as it applies to the western portion of the subject site (to recognize the

existing development and changes to the conceptual plan contained in C117) and delete C117 as it applies to the northern and southern portions of the subject lands. The southern portion of the subject lands are proposed to be rezoned to the Residential Mixed Use (RMU-81) zone category with site specific exceptions, with the northern portion to retain the existing Station Area Business Employment Two B Zone (E2B-81) and new site-specific exceptions added to guide future development. More specifically, the ZBA proposes to:

- Rezone the portion of the lands outside of the Regional Employment Area (excluding lands already developed along Northfield Drive, closer to Weber Street) to the Residential Mixed-Use (RMU-81) Zone;
- Delete C117 from the portion of the lands outside of the Regional Employment Area to be zoned RMU-81 and establish new site-specific provisions, as follows:
    - Maximum density of 1,600 bedrooms per hectare, to be measured across the entirety of the lands zoned RMU-81;
    - Maximum building height of 40 storeys (127 metres);
    - Minimum 3 metre street line setback;
    - Minimum 15 metre setback from a railway right-of-way for above and below-grade structures and removal of the Holding provision as it relates to the adjacency of the railway;
    - Reduce the minimum tower separation from the interior lot line abutting the Market Trail extension to 3.0 metres;
    - Maximum 46 metre horizontal tower dimension for Building A, Building C2 and for Building E;
    - Maximum 43 metre horizontal tower dimension for Building D2;
    - Minimum landscaped open space of 15%, to be measured over the entirety of the lands zoned RMU-81;
    - Minimum lot frontage of 18 metres;
    - Restrict land uses within the delineated proposed POPS (provided the POPS count towards the required parkland dedication) to:
        - Community Garden
        - Landscaped Open Space
        - Open Space (which may include Privately Owned Publicly Accessible Space)
        - Public Art
        - Public Market
        - Underground Structured Parking; and

    - Exempt the proposed development from the regulations of Section 3.S.5 of the Zoning By-law (Split Zoning).
- Delete C117 from the northern portion of the subject lands and establish a new site-specific provision that permits the following:
    - Warehouse; wholesale; laboratory; and logistics distribution centre as additional primary uses in the E2B zone, with "logistics distribution centre" being defined as *an industrial facility used for, but not limited to, assembly, storing, sorting, processing, packaging and distribution of goods, the management of inventory and the temporary on-site storage of commercial motor vehicles or trailers for freight handling*;
    - Permit the Temporary Use (per Section 39 of the Planning Act) of truck trailer storage on the lands in the interim, until the lands are developed with buildings;
    - Beer, liquor & wine store; retail store (including hardware store, but excluding department stores and automotive supply stores); and veterinary clinic as additional ancillary uses in the E2B zone (existing permissions established through C117);
    - A combined maximum of 3,716 square meters of building floor area for all ancillary uses between Buildings I, J, K, and L;
    - Ancillary uses to not exceed 40% of the building floor area of the building, excluding structured parking, for Building I and J; and
    - Exempt the proposed development from the regulations of Section 3.S.5 of the Zoning By-law (Split Zoning).

Amend C117 as it applies to the remainder of the subject site to recognize the final build-out of the existing commercial plaza and to reduce the required parking from 3.0 spaces per 100 m^2 of building floor area to the requirement in the E2B zone (1.5 spaces per 100 m^2).

Submission

In support of a complete application for an Official Plan Amendment and Zoning By-law Amendment, please find the following in the Dropbox link provided:

1. The Completed and Signed Official Plan Amendment and Zoning By-law Amendment Application Form;
2. Permission to Enter Form and Owner Authorization Form;
3. A scanned copy of the cheque in the amount of $38,764.47 made payable to the City of Waterloo representing the City's Fees for combined Official Plan and Zoning By-law Amendment application, Zoning Sign Fee Deposit, Zoning Sign Fee(s) and Public Notice Advertising Fee;

4. A scanned copy of the cheque in the amount of $15,585.00 made payable to the Region of Waterloo representing the Region's Fees for Official Plan and Zoning By-law Amendment Application review, Transportation Impact Statement review, and Noise Study review (HST included);
5. The Planning Justification Report, prepared by MHBC;
6. The Urban Design Brief including, prepared by MHBC;
7. A Notice of Source Water Protection Plan Compliance;
8. The Pedestrian Wind Assessment, prepared by SLR;
9. The Architectural Drawing package including Master Plan, Conceptual Site Plan, Floor Plans, Elevations, Renderings, Shadow Study, prepared by Turner Fleischer;
10. The Existing Conditions Plan (Pre-Development Drainage Plan), prepared by Counterpoint Engineering;
11. A Functional Servicing and Stormwater Management Report, which contains associated Grading and Servicing Plans, prepared by Counterpoint Engineering;
12. A Market Impact Study, prepared by urbanMetrics;
13. A Transportation Impact Study, prepared by LEA Consulting Ltd;
14. An Energy Study Report, prepared by Internat Energy Solutions Canada Inc.;
15. A Compatibility Mitigation Study – Air Quality, Dust and Odour, prepared by SLR;
16. An Environmental Noise and Vibration Assessment, prepared by SLR;
17. A Rail Proximity Review Memo, prepared by Hatch.

In addition to the above digital submission, the following hard copies have been provided to the City of Waterloo Planning Division:

1. One original copy of the Completed Official Plan Amendment and Zoning By-law Amendment Application Form;
2. A cheque in the amount of $38,764.47 made payable to the City of Waterloo representing the City's Fees for combined Official Plan and Zoning By-law Amendment application, Zoning Sign Fee Deposit, Zoning Sign Fee(s) and Public Notice Advertising Fee; and
3. A cheque in the amount of cheque in the amount of $14,335.00 made payable to the Region of Waterloo representing the Region's Fees for Official Plan and Zoning By-law Amendment Application review, Transportation Impact Statement review, and Noise Study review (HST included).

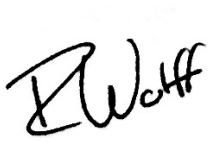
We look forward to working with staff on the review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner



Rachel Wolff, BES, MCIP, RPP
Associate

cc. *Forgestone Capital Management Ltd.*
Turner Fleischer