



Meeting Date

Monday, December 1, 2025

Beginning no earlier than 6:30pm

Council Chambers, 3rd Floor, Waterloo City Centre, 100 Regina St S

TO WHOM IT MAY CONCERN:

RE: ZONE CHANGE APPLICATION Z-25-25

Anndale Holdings Inc.

445 Anndale Road

Ward 4 - Northeast

The City of Waterloo has received a Zoning By-law Amendment application for 445 Anndale Road (see attached Location Map).

Anndale Holdings Inc. is proposing to build five blocks of townhouses with 15 linear townhouse units and 42 stacked townhouse units. The plan also includes 57 parking spaces and an additional 35 parking spaces to be shared between the existing spiritual use and visitor parking spaces. The existing church will be retained. The following zoning amendments have been requested to support the application:

- Rezoning the lands from Residential One (R1) to Residential Eight (R8);
- Increasing the maximum permitted building height to 12 m (currently limited to 10 m);
- Permit 35 parking spaces to be shared between the church and visitor parking spaces; and
- To permit 'spiritual use' as a permitted use in the R8 zone.

How to Get Involved:

The purpose of the public meeting is to share information and to hear and consider public and stakeholder comments regarding the planning application(s) as part of City Council's decision making process. The public is invited to participate by submitting written comments in advance of the public meeting and/or arranging to speak to the application in person. All information related to the development application is posted on the Engage page here:

www.engagewr.ca/445-anndale-rd

- NOTE:**
- i. If a person or public body would otherwise have an ability to appeal the decision to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Waterloo before the by-law is passed, the person or public body is not entitled to appeal the decision.
 - ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Waterloo before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

To submit written comments

Written comments received before 9:00am on Wednesday, November 19, 2025 will be included in the City Council Agenda. Written comments received after 9:00am on Wednesday, November 19, 2025 will

be provided to City Council for consideration prior to the Informal Public Meeting, but will not be included in the Council Agenda. Written comments can be provided in the following ways:

- Via the Engage Page link: www.engagewr.ca/445-anndale-rd
- Via email to Madison Headrick, madison.headrick@waterloo.ca
- By dropping off a hardcopy at Waterloo City Hall, addressed to Madison Headrick, Planning Division, 2nd floor, 100 Regina St S, Waterloo, ON
- By placing a hardcopy in the Waterloo City Hall after hours mail slot to the left of the side door entrance on William Street

All written submission should clearly state “Informal Public Meeting, Zoning By-law Amendment Z-25-25” at the top of the letter/correspondence.

To speak to the application

If you wish to speak to the application, please contact the Legislative Services Division no later than 10:00 a.m. on Monday, December 1, 2025 by any of the following ways:

- By phone at 519-747-8549
- By email to clerkinfo@waterloo.ca

When we receive your registration, we will provide you with a confirmation message and instructions for participating in the public meeting.

We encourage the public to provide input into this important Zoning By-law Amendment application. The public is informed and notified that names, addresses and comments may be made public. **Julie Finley-Swaren, City Clerk, City of Waterloo.**

For further information regarding the above matter, please contact the City of Waterloo Integrated Planning and Public Works, 2nd Floor, Waterloo City Centre, Waterloo, Ontario, by calling Madison Headrick at 519.886.1550 or email madison.headrick@waterloo.ca

