MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

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January 12, 2024

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

Dear Ms. Hardacre:

RE: Application for Official Plan and Zoning By-law Amendment
1 Columbia St W and 351-355 King St N, Waterloo
Centurion

On behalf of our client, Centurion Property Associates Limited, MHBC Planning is pleased to submit an Official Plan and Zoning By-law Amendment application in support of a residential redevelopment for the above-noted lands.

The subject lands are located on the west side of King Street North at the intersection with Columbia Street West. The lands previously comprised three parcels, since merged, with municipal addresses 1 Columbia Street West and 351-355 King Street North. The Columbia Street lands are developed with a 22-storey residential building with structured parking and a vehicular entrance from Spruce Street. The King Street parcel is developed with two detached dwellings, each facing King Street.

The proposal is to redevelop the King Street parcel with a new seven (7) storey mixed-use building that will be connected to the existing building at 1 Columbia Street through the shared parking structure. A new commercial use is also proposed between the two buildings (physically connected to 1 Columbia) to provide active uses facing the street between the existing and proposed buildings. Parking will continue to be contained within a structure that will function as an expansion to the existing structure serving 1 Columbia. Other at grade landscape enhancements are proposed to create social gathering spaces for the residents of both the existing and proposed buildings. A new driveway (which effectively consolidates the two existing King Street driveways) is proposed from King Street to a limited amount of visitor parking and a loading space serving the new building. A conceptual site plan is included, together with visuals that illustrate the overall design.

Official Plan Amendment

The lands are designated "Mixed Use High Density Residential" and are located within a Major Corridor, and a Major Transit Station Area (MTSA). Furthermore, the lands are located within the

Northdale Neighbourhood, which, through SPA 45 has a unique set of policies. The subject lands are located along a 'Main Street' which has a set of policies intended to guide development.

To permit the proposed development, an amendment to the City of Waterloo Official Plan is required to permit an increase in the maximum density from 1,105 bedrooms per hectare (permitted through a previous minor variance) to 1,191 bedrooms per hectare and to permit some amenity spaces on the ground floor of the existing building and at the rear of the new building.

Zoning By-law Amendment

The subject lands are zoned Residential Northdale-25 (RN-25). The land use is permitted and no change to the zone is required. However, in recognition of the unique circumstances of the development, site specific provision are proposed, including:

- An increase in the maximum permitted density;
- A reduction in the minimum required parking;
- Permit ground floor amenity space; and
- Performance standards to permit the new 7-storey building and 1-storey cafe.

Enclosed Materials

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

- Application form for Official Plan and Zoning By-law Amendment;
- Application fees (City and Regional);
- Signed Permission to Enter Form;
- Signed Owner Authorization Form;
- Notice of Source Protection Plan Compliance;
- Completed Environmental Site Screening Questionnaire;
- Survey;
- Conceptual Site Plan
- Conceptual Floor Plans, Building Elevations and Cross-Sections;
- Grading Plan and Site Servicing Plan;
- Conceptual Workspace Management Plan;
- Planning Justification Report;
- Urban Design Brief;
- Shadow Study;
- Pedestrian Wind Assessment;
- Energy Strategy;

- Transportation Brief and Parking Justification Study;
- Functional Servicing Report and Preliminary Stormwater Management Report;
- Environmental Noise Assessment; and
- Digital copy of all Reports and Supporting Information.

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

cc. Studio Lumina