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Our ref: 12594819

January 16, 2025

Ayla Bowers, Development Planner
Integrated Planning & Public Works – City of Waterloo
100 Regina Street South
City of Waterloo, ON
N2J 4A8

Re: Formal Submission of Zoning By-law Amendment Application to Remove 'H' Symbol
153, 155, 159 & 167 Park Street, City of Waterloo
Maya Additions & New Constructions Inc.

Dear Ms. Bowers,

The following information is summitted in support of an application to lift the (H) holding symbol in relation to the properties at 153-167 Park Street. The properties are subject to an application for site plan to permit a 6-storey residential mixed-use condominium building. Please note that while the municipal address(es) of the subject property are currently listed as 153-167 Park Street, confirmation from Erin Johnston of Building Standards has been received that the subject property is to be addressed 155 Park Street.

Within the bylaw, there were two conditions related to lifting the holding symbol. One dealt with a requirement to complete a Record of Site Condition. This has been completed and was submitted with the zoning application. The second condition required that the applicant show compliance with the Provincial D-6 Guidelines of the Ministry of Environment. This is addressed in this brief.

The D-6 Guideline addresses compatibility between industrial facilities and sensitive land uses. The intention is to avoid or mitigate the potential negative impacts between the two uses. A residential building is considered a sensitive land use under the Guideline.

The guidelines provide for three categories of industrial facility that are based upon the degree of emissions, scale, production, volumes, and intensity. The three types of industrial uses are identified as Class I, II and III. The classes range from small self-contained operations with minimal probability of fugitive emissions to medium scale, where there may be periodic outputs of minor annoyances and movement of trucks or materials during the day. The final class has the most potential impacts as it covers industrial uses that are large in scale, have continuous shifts or outputs, and there are frequent outputs of annoyance.

For each class of industrial use, an area of influence has been determined as noted below,

Class I—70 metres
Class II—300 metres
Class III—1000 metres.

The guidelines are applicable where a new sensitive land use is proposed on the area of influence, or a new industrial facility is proposed and there are existing sensitive land uses. The former would apply in this case.

An aerial mapping of the areas of influence was created showing 70-, 300- and 1000-meter separation distances to the proposed residential site. Following this, a review of land use was undertaken for the area. There were no existing industrial facilities within the areas of influence. The area of influence map is attached.

A check of the Official Plan was also undertaken. The designation of lands within the areas of influence was reviewed. There are no existing designations that might permit industrial uses within the areas of influence.

We have determined that here are no existing industrial uses in the area of influence and no land use designation which would permit an industrial use. Therefore, the proposed development conforms to the Ministry of Environment D-6 Guidelines.

The requirement for lifting of the (H) holding symbol c) i) is satisfied. Condition c) ii) regarding a record of site condition was previously satisfied. Given this, we would respectfully request that a bylaw be brought forward for Council approval removing the (h) holding symbol from the subject properties.

Please contact us if there are any questions.

Regards,

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Copy to: Maya Additions & New Construction Inc.
Attn. Mr. Kidus Tesfamariam



Subject Property

GHD

167 PARK ST
WATERLOO

CONTEXT PLAN

Project No. **12594819**
Revision **A**
Date **JAN 2025**

Filename: G:\662\12594819\Tech\Planning\PJR Figures\12594819-CONTEXT PLAN_2025_01.dwg
Plot Date: 15 January 2025