

October 14, 2020

Ms. Rita Szilock, MCIP, RPP
Development Planner
City of Waterloo
100 Regina St S
Waterloo, ON N2A 4J8

via email

Dear Ms. Szilock:

**RE: Review of Section 12.3.1 (6) of the Official Plan
Redevelopment of 314-316 Batavia Place and 295-297 Albert Street, Waterloo
OUR FILE 15200D**

In response to your correspondence regarding an assessment of the development in regard to Section 12.3.1(6) of the City's Official Plan, please accept the following as part of your consideration of the Zoning By-law Amendment application. This letter should be read in conjunction with the submitted Planning Justification Report.

Official Plan

Section 12.3.1(6) of the Official Plan states that:

In all cases, appropriate development review processes will be utilized to ensure:

- (a) The site is suitable for the proposed density and/or height in terms of parking, landscaping, and other site-specific requirements;
- (b) Any increase in density and/or height is compatible with the planned scale and character of the surrounding neighbourhood and has minimal impact on neighbouring land uses; and
- (c) The community services, infrastructure and transportation impact issues are adequately addressed, if applicable. A Transportation Impact Study, Servicing Report, and any other relevant supporting information may also be required. All relevant supporting information may also be required. All relevant supporting information may require, at the City's request, examination of off-site impacts.

12.3.1(6)(a)

As outlined in the Planning Justification Report, the development complies with the majority of the performance standards within the RN-6 Zone, including the minimum required parking and minimum required landscape open space. The site specific performance standards are related to density, a

reduction in the number of entrances into the building from Batavia Place and a request to recognize that the covered parking is not all located behind the internal building floor area (on Batavia Place). As the proposed development does not require substantial relief from the By-law, in our opinion, it conforms to the above noted policy.

12.3.1(6)(b)

The proposed development is consistent with the planned scale for the neighbourhood. No increase in height is proposed. It is important to note that the Specific Provision Area policies for the Northdale neighbourhood contemplate density bonusing, including its implementation through the applicable zones. The adjacent lands are already developed with a 6-storey apartment building and the surrounding lands on Albert Street, Hickory Street and Lester Street contain similar mid-rise apartment or mixed-use buildings. The remainder of the lands on Batavia Place are also planned for mid-rise residential or mixed-use buildings and all have the same zone (RN-6). As the development does not require reduced setbacks, does not exceed height, does not require reductions in parking or landscape open space, in our opinion, it conforms to the above noted policy.

12.3.1(6)(c)

As noted within the Planning Justification Report, a Traffic Assessment and Functional Servicing Report were submitted in support of the application (as were other requested Studies/Reports). Both indicate that the existing municipal infrastructure can support the development. The Traffic Assessment notes improvements external to the site that the City should consider, but they are not required due to the development of the subject lands. City owned lands, planned for public parks are located in close proximity on Hickory Street West and the lands have excellent access to public transit. In our opinion, the development conforms to the above noted policy.

Summary

In summary, the subject lands are suitable for the proposed increase in density to permit 24 additional bedrooms. The increase in density will not have a negative impact on adjacent lands and the supporting documents provided with the application demonstrate the existing municipal infrastructure can support the redevelopment.

We trust the enclosed will assist staff in their review and consideration of the application. Should you have any questions, please let me know.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner