

April 7, 2022

Wendy Fisher, Senior Development Planner
City of Waterloo Planning Approvals Division
100 Regina Street South
PO Box 337, Station Waterloo
Waterloo, ON N2J 4A8

Dear Ms. Fisher:

RE: Zoning Bylaw Amendment Z-22-02
70 King St N, Waterloo
OUR FILE 1350D

On behalf of our client, HIP Post LP., and as a follow up to our meeting on April 1, 2022, we provide the following information.

Updated Floor Plans

Enclosed are updated floor plans.

- Following our discussion on April 1, the owner considered the non-residential floor area and has decided not to make any changes – as such, no additional non-residential floor area is proposed. Similarly, no change to the previous request regarding the non-residential parking rate is proposed. We do note that the kitchen area previously proposed on the rooftop level (King St side) has been removed. This is reflected in the attached floor plan.
- The Level 5 Plan shows the rooftop outdoor area. The area does not include any proposed public space (POPS). There is a dedicated area closer to the residential tower that is planned for outdoor amenity area for the residents. The Plan then illustrates the transition from this resident only space to the rooftop area planned for the non-residential use. There are no Zoning Bylaw implications with this clarification. The project exceeds the minimum residential amenity area requirements in the Bylaw.
- You will recall we discussed the burial of hydro along Bridgeport Road and Regina Street and the resulting need for a switchgear to service the area, including other lands using the same hydro services. The L1 plan illustrates the hydro related infrastructure that is interior to the building, including the transformer vault room and the switch gear room. Because of these

requirements, the amenity room originally shown on the floor plan can no longer be included in this location. There remains extensive active space along the Regina Street frontage, including the large lobby area at grade and the residential units above grade. Other design related matters can be considered through the Site Plan approval process.

Bonusing

We understand that the City has requested that an appraisal be prepared for the lands, to help determine the uplift resulting from the additional 45 bedrooms proposed. The appraisal will assist in furthering the discussions and we would be pleased to meet and conclude the bonusing related discussion once we have received the appraisal and understand the uplift calculation.

City Comments and Re-Circulation

We understand that City comments are forthcoming this week. We look forward to receiving those comments. Regarding the need for a re-circulation, we note that other than the changes interior to the building due to the hydro infrastructure, and the clarity regarding the users of the rooftop amenity/landscape areas, the project has not been altered in terms of the Zoning Bylaw regulations such that a re-circulation would be required.

As we had discussed at our meeting on April 1st, Council does not meet over the summer and with the municipal election in October, there will be challenges with the scheduling of meetings in the fall. As such, we would like to work with City staff to advance matters as efficiently as possible, given the positive reception to the project at the Informal Public Meeting.

Please do not hesitate to contact me if you have any questions or require any additional information.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner

cc. Joel Doherty and Wesley Hordyk, HIP Post LP