

February 27, 2018

Ms. Wendy Fisher
City of Waterloo
100 Regina St. S
PO Box 337, Station Waterloo
Waterloo, ON N2J 4A8

Dear Ms. Fisher:

**RE: Official Plan Amendment No. 18 and Zoning By-law Amendment Z-18-05
70 King Street North, Waterloo
OUR FILE 1350D**

We act on behalf of 2422409 Ontario Inc. (HIP Developments) with respect to the lands municipally known as 70 King Street North in the City of Waterloo, (the "subject lands"). As you are aware, HIP Developments submitted Official Plan and Zoning By-law Amendment applications in December 2017, which have since been accepted and deemed complete by the City.

Further to the original application request, and in response to a unique opportunity to offer an exciting new use in Uptown Waterloo, our client requests amendments to the original application. We note the following changes to the original request:

1. Official Plan Amendment
 - a. Although the nature of the request has not changed, modifications to the building design have reduced the height of the tower portion of the building closest to King Street from 58.25 metres to 45.85 metres. As such, we request an increase in the maximum permitted height within the "Main Street" designation from 16 metres to 46 metres. The permission for additional height can be implemented through a Specific Provision Area policy.
2. Zoning By-law Amendment
 - a. Similar to the request noted above, the original request to exceed the maximum permitted height in By-law 05-066 (14 metres) has been modified. The maximum requested height is now 46 metres.
 - b. Due to changes in the proposed use of the commercial space facing King Street, there has been a corresponding reduction in the need for parking. Accordingly, the

application now requires relief from the parking requirements of the C8 Zone, as follows:

- i. A reduction in the required residential parking from 1 space/unit to 0.8 spaces/unit
- ii. A reduction in the required commercial parking requirement from 2.15 spaces/100 m² to 1.48 spaces/100 m²
- c. The original request noted an increase in density measured in both units/ha and Floor Area Ratio. The amended request is to measure density in bedrooms per hectare, as per the Official Plan. As such, the following are requested:
 - i. That density be measured in bedrooms per hectare
 - ii. That the maximum permitted density be 805 bedrooms per hectare
 - iii. That provision 12C.2.4 not apply.
- d. We note that the City's Official Plan (Section 12.3.1) permits increases in density beyond the maximum in the Official Plan through a Zoning By-law amendment. We request that Density Bonusing be utilized to permit the additional 32 bedrooms. In this regard, the owner is remediating a contaminated site (Section 12.3.1(5)(i)) and is providing community space within the building (Section 12.3.1(5)(m)).

We note the original request to permit "roof-top" amenity space to count towards the requirement of 5 m² of amenity space per unit remains. The development includes amenity space, both inside and outside, including amenity space on top of the buildings' podium.

We trust the above adequately summarizes the positive changes made to this landmark development. We look forward to continuing to work with you on this exciting project. Thank you.

Yours truly,

MHBC



Dave Aston, MA, MCIP, RPP
Vice-President



Trevor Hawkins, M.PL, MCIP, RPP
Planner

cc. *Joel Doherty*