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April 28, 2022

Ms. Rita Szilock,
Planner, Planning Approvals
Integrated Planning & Public Works
City of Waterloo,
100 Regina Street South,
Waterloo, ON, N2J 4A8

Project: 34 Hickory Street West, Waterloo
Mixed-Use Development (47 units, 47 bedrooms, 1 commercial unit)

Subject: Lifting of Holding Application Submission

Dear Ms. Szilock,

Prica Global Enterprises Inc. is pleased to submit these materials on behalf of 34 Hickory Inc. for Lifting of Holding for the lands municipally known as 34-38 Hickory Street in the City of Waterloo.

The redevelopment of the subject property requires the removal of all existing structures. The three original properties have been consolidated into one property. The proposed development is comprised of the construction of a 6-storey mixed-use building consisting of 47 residential units (47 bedrooms), 1 commercial unit, 16 vehicle parking spaces, and 13 bicycle parking spaces.

The subject property is designated "Low Density Residential" as per Schedule 'A' of the Official Plan and subject to Special Policy Area 45 as the lands are within the Northdale Neighbourhood. Lands designated "Low Density Residential" are directed to be zoned to permit low to medium density residential buildings, as well as complementary and ancillary uses, where appropriate. Additionally, the subject property is designated "Low Density" as per Schedule 'B1' of the Official Plan, which permits a maximum building height of 6 storeys if located within Northdale. Notable under the low-density regulations, the vision outlines that intensification is required to be context sensitive to the surrounding neighborhood and maintain a low-rise built form.

The subject property is zoned "Holding – Residential Northdale 6 [(H)RN-6]" as per Zoning By-Law 2018-050. As per By-law 2018-050, the property is subject to a Holding Provision. The (H) RN-6 Zone regulations permit a maximum density of 250 bedrooms per hectare and a maximum height of 6 storeys and 21.5 metres. As the subject property has an area of 0.188262 hectares, the maximum number of units permitted is 47. The subject property is also classified under "Convertible Frontage" policies.

The proposed development is current under review with the Site Plan Review Committee and has obtained Conditional Endorsement. An informal Pre-Consultation request was submitted in May 2021 and comments were received May 28, 2021. We have been actively working with the Site Plan Review Committee since Lifting of Holding Pre-Consultation comments were issued to address SPRC building elevation comments and are now in a position to proceed with the Lifting of Holding application. Please note that the Pre-Consultation comments indicated the requirement for a Record of Site Condition and Ministry Acknowledgement Letter; however, as per email correspondence from Matthew College, Principal Planner, Region of Waterloo on June 10, 2021, the Region will not require a Record of Site Condition for the subject lands.

In support of Lifting of Holding Application, kindly find enclosed the following digital materials.

1. Cover Letter;
2. Zoning By-law Amendment Application;



3. Scanned City of Waterloo Application Fee Cheque;
4. Scanned Region of Waterloo Application Fee Cheque;
5. Permission to Enter Form;
6. Owner Authorization Form;
7. Environmental Site Screening Questionnaire;
8. Source Protection Plan Screening Form;
9. Transportation Impact Study, prepared by Paradigm Transportation Engineers;
10. Functional Servicing Report, prepared by K. Smart Engineering;
11. Fire Flow Analysis, prepared by Stumpf Fire Protection;
12. Fire Flow Analysis Email Correspondence with City of Waterloo Staff;
13. Stationary Noise Study, prepared by JJ Acoustic Engineering;
14. Planning Justification Report, prepared by Prica Global Enterprises Inc.;
15. Site Plan, prepared by PG Design Studio Inc.;
16. Elevations, prepared by PG Design Studio Inc.; and
17. Perspectives, prepared by PG Design Studio Inc.

Additionally, in support of the Lifting of Holding Application, the following hard copy materials will be delivered to City Hall to your attention:

1. Cover Letter;
2. One (1) original and three (3) copies of the Zoning By-law Amendment Application Form;
3. Zoning By-law Amendment Fee of \$11,730.00 made payable to the City of Waterloo;
4. Regional Zoning By-law Amendment fee of \$1,150.00 payable to the Region of Waterloo;
5. One (1) copy of the Permission to Enter Form;
6. One (1) copy of the Owner Authorization Form;
7. Three (3) copies of the Environmental Site Screening Questionnaire;
8. Three (3) copies of the Source Protection Plan Screening Form;
9. Three (3) copies of the Transportation Impact Study (TIS);
10. Three (3) copies of the Functional Servicing Report;
11. Three (3) copies of the Fire Flow Analysis;
12. Three (3) copies of the Stationary Noise Impact Study;
13. One (1) copy of the Fire Flow Analysis Email Correspondence with the City;
14. Three (3) copies of the Planning Justification Report;
15. Three (3) copies of the Site Plan, updated as per the latest comments received from the Site Plan Review Committee – 11" x 17";
16. Three (3) copies of the Elevations drawings, updated as per the latest comments received from the Site Plan Review Committee - 11" x 17";
17. Three (3) copies of the exterior Perspective of the proposed development, updated as per the latest comments received from the Site Plan Review Committee – 11" x 17";

We anticipate that the enclosed material is sufficient for your review and conditional endorsement from the Site Plan Review Committee. If you have any questions or require anything further, please do not hesitate to contact the undersigned.

Regards,

Alicia Monteith, BES
Manager of Planning & Strategic Initiatives
Prica Global Enterprises Inc.