

Masri O Architects

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August 30, 2022

Natalie Hardacre
Manager of Planning Approvals
City of Waterloo
100 Regina Street South
Waterloo, ON N2J 4A8

Re: 83-85 Hickory Street West & 265-267 Hemlock Street West, Waterloo – 6 Storey Residential Development Proposal

Dear Ms. Hardacre,

Masri O Architects, on behalf of our client, DCB Development Canada Inc. to pleased to submit an Official Plan and Zoning By-law Amendment to facilitate the development of the Subject Lands for a new 6 storey apartment building located in the Northdale neighbourhood. The Subject Lands are municipally known as 83 & 85 Hickory Street West and 265 & 267 Hemlock Street West (Site) in Waterloo.

The Subject Lands are a consolidation of four single detached properties which are designated Low Density Residential (Northdale) in the City's Official Plan and zoned 'Residential Northdale Six – (H) (RN-6) in Zoning By-law 2018-050. The purpose of the proposed Official Plan Amendment is to implement the Northdale density framework by proposing a Specific Provision Area to permit a maximum of 652 bedrooms per hectare. The purpose of the proposed Zoning By-law Amendment is to remove the holding (H) symbol, permit a maximum density of 652 bedrooms per hectare, permit a reduced rear yard setback and allow for exterior stairs along the Hemlock Street frontage to project into the required front yard setback.

As demonstrated in the Planning Justification Report, we are of the opinion that the proposed development appropriately intensifies the Site. The market need/trend is for smaller units with increasing demand for single bedroom units. Smaller units - both in terms of number of bedrooms and overall size (square footage) are more desirable by urban apartment dwellers, whether they are owners or renters, as these units are more affordable and more suitable for single occupancy. Located within the Northdale neighbourhood, residential intensification on the Subject Lands is supportive of numerous policy directives in the Provincial Policy Statement, the Growth Plan, the Region of Waterloo and City of Waterloo Official Plans.

The proposed development and required Zoning By-law Amendment application implements the intended built form of the RN-6 zone. The intent is to maintain the building envelope within the heights prescribed within the ZBL. As smaller units allow incorporating more units within the same envelope, a higher bedroom/unit density can be accommodated within the same envelope. As such, building size, height and its relationship to the street and neighbouring buildings will be maintained as envisioned by the ZBL, as well as the Urban Design Manual and Northdale Urban Design and Built Form Guidelines. Taking advantage of underutilized properties to create more housing seems sensible and advantageous, and most importantly, aligned with the policies of the OP.



The units will be mostly single bedroom as described above with some 2-bedrooms and some studio style units. The ground floor units will have mezzanine floors allowing their use as live-work style spaces or their conversion to commercial uses in the future. Both vehicle and bicycle parking are provided in accordance with the ZBL. Vehicular access to the site and the underground parking garage is proposed from Hemlock Street.

With respect to the other proposed variances, we are of the opinion that the partial reduction in the rear setback closer to Hickory Street; is beneficial to complete a sense of 'street wall' as there is no need or benefit from creating a 7.5m gap on a 'Convertible Street'. As such, a small section of the length of the property is proposed to have a rear setback of 3 metres. With respect to the exterior stairs, a variance is required to accommodate the individual private entrances and direct access to the ground floor units fronting Hemlock Street. Due to grading constraints, four to seven risers ranging in height from .72 to 1.26 metres are required. We are therefore requesting that the stairs be allowed within the setback, because they are higher than 0.6m.

Respectfully,

Reema Masri, Architect
B.Sc. Arch. Eng., OAA, MRAIC
Masri O Inc. Architects

Attachments:

ZBA/OPA Application Form
Permission to Enter Form
Owner Authorization Form
Application Fee
Zoning Sign Fee
Region Fee
Environmental Site Screening Questionnaire

Plans/Drawings/Reports:

Survey
Site Plan
Building Elevations and Renderings
Floor Plans
Preliminary Grading Plan and Removals Plan
Tree Preservation Plan and Arborist Report
Planning Justification Report
Urban Design Brief
Functional Servicing and Preliminary Stormwater Management Report
Transportation Impact Study
Environmental/Stationary Noise Study

cc. DCB Development Canada Inc.