

February 7, 2018

Rita Szilock
City of Waterloo Planning Approvals Division
100 Regina Street South
PO Box 337, Station Waterloo
Waterloo, ON N2J 4A8

Dear Ms. Szilock:

**RE: Zoning By-law Amendment Application – Revised
84-86 Hickory Street West and 284-286 Albert Street, Waterloo
OUR FILE 08148FS**

On behalf of our client, LEHOME, and in conjunction with Walterfedy, we previously submitted a Zoning By-law application for the properties known as 84-86 Hickory Street West and 284-286 Albert Street in the City of Waterloo (the 'subject lands') on December 8, 2017.

The application was deemed 'incomplete' by City Staff on December 21, 2017. This notice identified that the following items were required for the application to be deemed complete, and are enclosed with this letter (or were previously submitted):

1. Revised elevations to reflect discussions with City staff
2. 1 original and 3 copies of the revised zoning by-law amendment application forms with a revision in wording from '151 units' to '151 bedrooms' (submitted December 22, 2017 under separate cover)
3. 5 signed hard copies of the Environmental Site Screening Questionnaire (submitted December 22, 2017 under separate cover)
4. 1 cheque for the amount of \$1,000.00 to the Region of Waterloo for their review fee
5. 1 cheque for the amount of \$324.00 for a second sign deposit fee

As per discussions with City staff, the height of the building should be measured from the finished average ground level to the highest point of the building parapet, and should be measured from Hickory Street, which represents the front of the building. City staff provided the following direction in regards to measuring height for the subject lands.

Finished average ground level should be measured as follows:

- Take 5 elevations points along the front of the building (at equal intervals) where the soil (or pavement if there is a walkway along the front of the building) touches the building wall.
- Point 1 should be at the southwest corner of the building
- Point 2 should be at the southeast corner of the building
- Point 3 (mid-point of building façade) should be halfway between point 1 and 2
- Point 4 should be halfway between point 1 and 3 (mid-point of building façade)
- Point 5 should be halfway between point 2 and 3 (mid-point of building façade)
- Note that if the retaining wall at the front of the build is part of the building structure then the elevation points should be taken at the base of the retaining wall (where the soil or pavement touches the retaining wall)
- Once the 5 elevation points are determined average them out to obtain the average finished ground level

Finally, to obtain the height of the building measure the vertical distance between the average finished ground level to the highest point of the building parapet or highest point of the floor's surface (whichever is higher). Note that mechanical penthouses are exempt from the height calculation.

This methodology results in the building height being more than 21.5 metres above grade for a section of the building, with a maximum height of approximately 24.5 metres (whereas previously the application requested a maximum height of 23 metres), as demonstrated on the revised elevation (PRA3-1), enclosed with this letter. This additional increase in height is required to permit the proposed six storey building on site, and is due largely to the unique grading challenges faced on the subject lands. Therefore, a revision is required from 23 metres to 24.5 metres. In our opinion, the proposed development meets the intent of the Official Plan and Zoning By-law. No changes to the building massing or height are proposed as a result of this revised request.

The proposed development provides an opportunity for intensification on the subject lands, which is appropriate for the site and surrounding context. The proposed development conforms to the vision and principles established for the Northdale neighbourhood in the Official Plan; meets the City's Urban Design Guidelines; and, will assist the City in achieving the vision for a vibrant and more intense Northdale neighbourhood. Please see the previously submitted Planning Justification Report for a thorough analysis of the proposed development and the applicable planning framework.

We trust that the enclosed is sufficient for acceptance of this Zoning By-law Amendment as a complete application. We look forward to working with you on this project. Please do not hesitate to contact the undersigned if you require any additional information.

Yours truly,

MHBC



Dave Aston, MSc, MCIP, RPP

cc. *Fei Wei and Reuben Grin, WalterFedy*