



156 Columbia Street West  
Waterloo, Ontario  
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July 30, 2021

Ms. Rita Szilock,  
Site Plan Coordinator,  
City of Waterloo,  
100 Regina Street South,  
Waterloo, ON, N2J 4A8

Project: 298 Hemlock Street, Waterloo  
Residential Development (92 units and 92 bedrooms)

Subject: **Submission** for Lifting of Holding

Dear Ms. Rita Szilock,

Prica Global Enterprises Inc. is pleased to submit this application on behalf of 298 Hemlock Inc. for Lifting of Holding or the lands municipally known as 298, 296, 294, 292 and 290 Hemlock Street in the City of Waterloo. The lands have been consolidated and is proposed to be redeveloped for a residential development.

The redevelopment of the subject property requires the removal of all existing structures and includes the consolidation of the five existing parcels. The proposed development is comprised of the construction of a 6-storey residential building consisting of ground floor amenity space, 92 residential dwelling units, and 24 total parking spaces allocated via surface parking on the west portion of the subject property.

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 currently 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.

We are proposing to remove the 'H' holding symbol. As we have received endorsement from the Site Plan Review Committee based on changes to our design based on their comments. This letter and enclosed drawings address are the result of the consideration of the comments and recommendations within the pre-consultation comments issued by staff on June 2. In support of the Lifting of Holding, kindly find enclosed the following digital materials:

1. One (1) original and three (3) copies of the **Zoning By-law Amendment Application Form**
2. **Zoning By-law Amendment Fee of \$11,730.00** made payable to the City of Waterloo
3. **Regional Zoning By-law Amendment fee of \$1,150.00** payable to the Region of Waterloo
4. One (1) copy of the **Permission to Enter Form**
5. One (1) copy of the **Owner Authorization Form**
6. Three (3) copies of the **Environmental Site Screening Questionnaire**
7. Three (3) copies of the **Source Protection Plan Screening Form.**
8. Three (3) copies of the **Transportation Impact Study (TIS).**
9. Three (3) copies of an updated **Functional Servicing Report;**
10. Three (3) copies of the **Urban Design Brief/Planning Justification Report;**



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11. Three (3) copies of the **Site Plan**, updated as per the latest comments received from the Site Plan Review Committee – 11” x 17”
12. Three (3) copies of the **Elevations** drawings, updated as per the latest comments received from the Site Plan Review Committee - 11” x 17”
13. 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”
14. A **digital copy** of all Reports and Supporting Information.

We anticipate that the enclosed material and above information are sufficient for the acceptance of Lifting of Holding at this time. Additional information about the proposal is presented in a VIMEO file that can be accessed through the QR code below. If you have any questions or require anything further, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read "Alicia Monteith".

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

