MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

December 9, 2025

Natalie Hardacre, MCIP, RPP
Manager of Planning Approvals
City of Waterloo
100 Regina Street,
Waterloo, ON N2A 4J8

Dear Ms. Hardacre:

RE: Lifting of Holding Provision Application
6-14 Dietz Avenue North, City Waterloo
2334825 Ontario Ltd.
OUR FILE 1683D

On behalf of our client, 2334825 Ontario Ltd., MHBC is pleased to submit a Lifting of Holding provision application for the lands municipally addressed as 6-14 Dietz Avenue North, generally located on the east side of Dietz Avenue North, south of Sunshine Avenue and north of Erb Street West (the 'subject lands'). The purpose of the application is to remove the holding provision in Zoning By-law 2018-050 that applies to the subject lands.

Site Context

The subject lands are located on the east side of Dietz Avenue North, between Erb Street West and Sunshine Avenue. The lands are already developed with multiple low-rise buildings that are planned to be demolished to accommodate the previously approved 12-storey residential apartment building. Lands to the west include a new 12-storey apartment building, an approved high-rise building and a commercial plaza. Lands to the north include a seniors development complex and to the northeast, the Waterloo Memorial Recreation Complex and Waterloo Park. Lands to the east are developed with a 9-storey apartment building.

Holding Provision

The subject lands are zoned (Holding) Residential Mixed-Use ((H)RMU-40) with site specific provisions captured in C262. The Holding provision requires the following before it can be lifted:

1. Verification from the Region and or the Province of Ontario that the owner has completed a Record of Site Condition and received an acknowledgement letter from the Ministry of the Environment, Conservation and Parks; and

2. Submit a detailed Noise Study, to the satisfaction of the City of Waterloo and the Regional Municipality of Waterloo. The study shall evaluate stationary noise impacts on the proposed development and emanating from the proposed development, including potential impacts of noise (e.g. HVAC systems) on sensitive points of reception and the impacts of the development on adjacent noise sensitive uses. All buildings on the lands subject to C262, and mechanical equipment thereto, shall be acoustically designed to achieve all Ministry of the Environment, Conservation and Parks noise level objectives on- and off-site. The study shall be conducted when mechanical equipment details are confirmed, and grading plans, elevations and floor plans are available. The Owner shall make secure arrangements to implement the recommendations of the approved Noise Study, to the satisfaction of the City and the Region.

Lifting of Holding Provision Application

The application proposes to remove the existing Holding provision (H) to permit the previously approved development (through OPA 48 and site specific By-law 2024-032). As discussed with City staff, the required Stationary Noise Study has been completed, but the required acknowledgement letter from the Ministry has not yet been obtained. The reports required for the Record of Site Condition have been completed. In an effort to achieve process efficiencies and recognizing the submitted study will be reviewed by an external peer reviewer, we are advancing the application to Lift the Holding provision now, while the RSC is going through the review process. This will allow for the peer review process to run concurrently, such that, ideally, once the noise study is accepted, the acknowledgment letter will have been obtained. The owner understands that the by-law to lift the Holding provision cannot proceed until the noise study is accepted and the acknowledgment letter for the RSC has been provided to the City.

The Noise Assessment, prepared by HGC Engineering, concludes that the sound emissions from the proposed residential development will be within the limits of the MECP guidelines at the nearest noise-sensitive receptors.

The City's application fee for the Lifting of a Holding provision will be provided separately. We trust this submission will allow the Lifting of Holding provision application to be processed and the noise study reviewed while the owner's RSC submission is reviewed by the province. Please contact the undersigned, should you require anything further.

Yours truly,

MHBC

Trevor Hawkins, M.PL, MCIP, RPP
Partner

cc. 2334825 Ontario Ltd.