



May 11th 2025

Cover Letter

**277-279 Hazel Street
6 Storey Student Rental Housing**

**Official Plan Amendment & Rezoning
Files XXX-2025 & XXX-2025**

To: John Vos MCIP, RPP
Senior Development Planner
Planning Approvals
City of Waterloo
100 Regina St. S.
Waterloo, ON
N2J 4P9

Re: Site Specific Rezoning & Official Plan Amendment for a 6
Storey Northdale Residence with 40 Units & 380 Bedrooms

PreConsultation Meeting held July 5th 2023

Checklist of Requirements: Complete Application

Harper Dell & Associates Inc., c/o Nicholas H. Dell, and Design Plan Services are pleased to submit the following Documents for a Complete Application to the City of Waterloo Planning & Development Department:

- Site Plan Drawing
- Proposed Floor Plans
- Legal Survey (incl. Geodetic Elevations)
- Building Elevations
- Planning Justification Report (incl. Draft ZBA & OPA)
- Site Servicing Plan
- Zoning Bylaw Matrix
- Transportation Impact Brief
- Grading & Drainage Plan (incl. pre and post development)
- Erosion and Sediment Control Plan
- Functional Servicing Report (Water and Wastewater)
- Stormwater Management Report
- Ontario Building Code Matrix
- Landscape Plan (incl. Buffers)
- Tree Inventory and Protection Plan
- Urban Design Brief
- Shadow Impact Study

Proposal

The purpose of this Application for Official Plan Amendment and Site-Specific Rezoning is to satisfy the requirements under the Planning Act for a proposed increase in Density in the Northdale Character Area for a total of 380 bedrooms per hectare for a 1,050.06m² Lot.

The appended Urban Design Brief, Shadow Impact, and Planning Justification Reports speak to the appropriateness of the proposal.

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Consulting Team & Contact Information

Applicant / Authorized Agent	Nicholas H. Dell, Harper Dell & Ass. Inc. nick@harperdell.ca 647-963-7375
Planning Consultants	Steven Qi, Design Plan Services Inc. steven@designplan.ca 416-626-5445
Traffic Consultant	Andrew Steinsky, Paradigm Transportation ateinsky@ptsl.com 416-479-9684 x 507
O.L.S. Surveyor	Ron Mak, Van Harten Surveying Inc. info@vanharten.com 519-821-2763
Landscape Architect	Marc Nielsen, Aboud & Associates Ltd. marc@aboudtng.com 519-822-6839 x 221
Arborist Consultant	Marc Nielsen, Aboud & Associates Ltd. marc@aboudtng.com 519-822-6839 x 221
Civil Consultant	Feng Shi, Luban Engineering Ltd. feng.shi@hotmail.ca 226-688-7928
Architect	Amrit Bansal, Khalsa Design Inc. abansal@tkgeast.ca 647-468-2940

Yours sincerely,

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Nicholas H. Dell, Principal
Harper Dell & Associates Inc.