



May 1, 2024

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

Dear Ms. Hardacre:

**RE: Application for Zoning By-law Amendment
18 & 20 Hickory Street, Waterloo
1000646156 Ontario Ltd.
OUR FILE 2430A**

On behalf of our client, 1000646156 Ontario Ltd., MHBC Planning is pleased to submit a Zoning By-law Amendment application in support of a residential redevelopment proposal for the above-noted lands.

The subject lands are located on the northwest corner of the intersection of Hickory Street West and Spruce Street, are comprised of two single-detached buildings and are located within Waterloo's Northdale neighbourhood. The lands are located close to shopping, both Universities and Conestoga College, and are well served by public transit.

The proposal is to redevelop the subject lands with three and one half-storey townhouse building, containing 9 dwelling units. Both a vehicular parking space and a bicycle parking space are proposed for each unit, with access from Hickory Street West.

Zoning By-law Amendment

The subject lands are zoned (Holding) Residential Northdale 6 ((H)RN-6). No change to the zone category is proposed – townhomes are a permitted use. An amendment to the Zoning By-law is required to lift the Holding provision on the lands, and to request two site-specific permissions to increase the maximum number of townhouse units permitted within a single block from 6 to 9 and to decrease the minimum height of first storey from 4.0m to 3.0m.

Enclosed Items

In support of our application, please find enclosed the following materials:

- Application form for Zoning By-law Amendment;

- Application fees;
- Signed Permission to Enter Form;
- Signed Owner Authorization Form;
- Notice of Source Water Protection Plan Compliance;
- Existing Conditions Plan;
- Site Plan;
- Building Elevations;
- Floor Plans;
- Conceptual Landscape Plan;
- Vegetation Management Plan/Arborist Report;
- Grading Plan;
- Planning Justification Report;
- Urban Design Brief;
- Functional Servicing Plan/Report;
- Preliminary SWM Report;
- Traffic Impact Study/Letter; and
- Environmental Site Screening Questionnaire.

We look forward to working with staff on the review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner



Kate Wills, MCIP, RPP
Associate

cc. 1000646156 Ontario Ltd.