



**Committee of Adjustment
Notice of Hearing**
City Hall | Waterloo, Ontario
November 18, 2025

TAKE NOTICE that the Committee of Adjustment for the City of Waterloo will meet on:

Tuesday, Dec 09, 2025, beginning at 04:30 pm

3rd Floor City Hall - Council Chambers

100 Regina St S, Waterloo City Hall

for the purpose of hearing all persons interested in supporting or opposing the application(s) attached.

You have received this notice as information because you own a property within 60m (200 feet), of one of the properties listed in the meeting agenda below, or you are a commenting agency. If you have no interest in this application, you are not required to attend this meeting, or to provide written comments.

Written comments in support of, or opposing, any application submitted prior to **Wednesday, Dec 03, 2025 at 12:30pm** will be taken into consideration by the Committee. All comments will be available at the hearing. We encourage the public to provide input into this important public process. The public is informed that names, addresses, and comments may be made public.

FAILURE TO ATTEND THE HEARING: If the applicant or agent fails to appear at the hearing, the Committee may postpone or dismiss the application.

Wanting to join the meeting, or need further information?

Danielle Ingram | Planning Services
Waterloo City Hall
PO Box 337, 100 Regina St S
Waterloo, ON N2J 4A8
P: (519) 747-8773 | TTY: 1(866) 786-3941
E: danielle.ingram@waterloo.ca

4:30 PM Meeting Agenda

- | | | |
|---|---------|-----------------------|
| 1 | B-18/24 | 580 Weber St N |
| 2 | B-14/25 | 580 Weber St N |
| 3 | B-15/25 | 580 Weber St N Unit 2 |
| 4 | B-12/25 | 40 Erbsville Crt |
| 5 | B-13/25 | 40 Erbsville Crt |
| 6 | A-43/25 | 28 Allen St E |
| 7 | A-47/25 | 324 Lincoln Rd |

5:30 PM Meeting Agenda

- | | | |
|----|---------|---------------------|
| 8 | A-48/25 | 640 Salzburg Dr |
| 9 | A-49/25 | 6 Dietz Ave N |
| 10 | A-50/25 | 28 Elgin St |
| 11 | A-51/25 | 236 Huntingdon Cres |

To the extent that the foregoing information constitutes personal information as defined in the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, chapter M.56 as amended, the information is subject to provisions of that Act and will be used for the purposes indicated or implied by this form. Questions about the collection of personal information should be directed to the City Clerk, Waterloo City Centre, 100 Regina Street South, Waterloo, Ontario, N2J 4A8, telephone (519)886-1550.

APPLICANT(s): NORTHFIELD EQUITIES INC

Submission No. B-18/24

130 King St. W Suite 2350
Toronto ON, M5X 2A2

Ward: Lakeshore, Ward 3

Agent: MHBC - Trevor Hawkins

Re: 580 WEBER ST N

TRACT GERMAN COMPANY PT LOTS 9 AND 10 AND RP 58R14706 PARTS 2 TO 5

SUBJECT OF APPLICATION

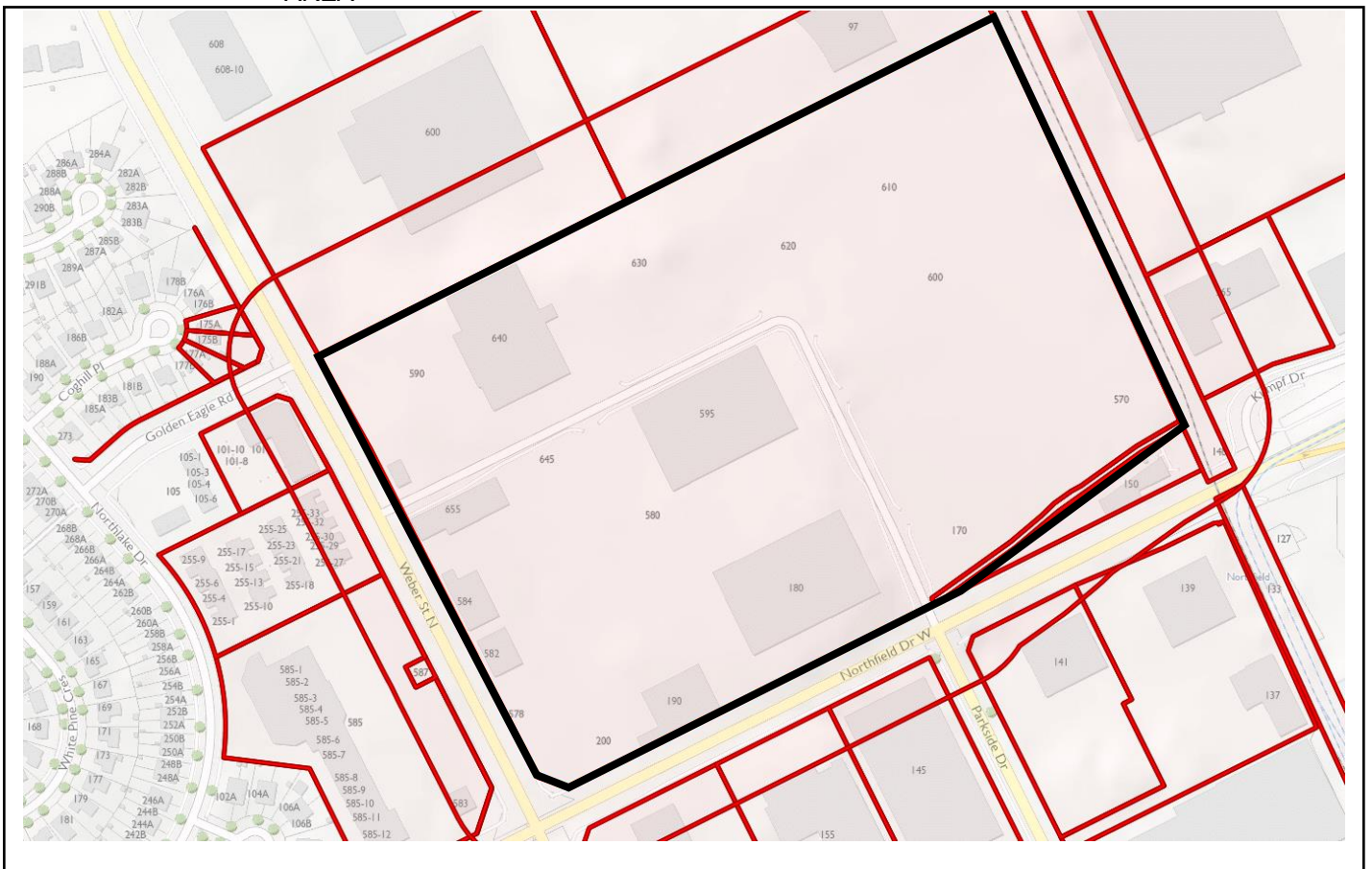
The applicants are proposing to sever the existing property into three new parcels in order to separate the commercial, office and vacant portions. In addition, the applicant is proposing to create an easement over the severed portion for maintenance of and access to the existing watermain service in favour of Retained Lands A, as well as an easement over the severed lands for the stormwater management infrastructure and access to and maintenance of the infrastructure in favour of Retained Lands A.

This application is being heard in conjunction with applications B-14/25 & B-15/25.

Severed Parcel - LOT FRONTAGE: 131.1M
LOT AREA: 4.34HA

Retained Parcel - RETAINED PARCEL A (CORNER LOT):
127.0M LOT FRONTAGE, 4.93HA LOT
AREA

Map of Property



12/09/2025

APPLICANT(s): MHBC - Trevor Hawkins, Northfield Equities - M.
Ortved
130 KING St. W Suite 2350
Toronto ON, M5X 2A2

Submission No. B-14/25

Ward: Lakeshore, Ward 3

Agent:

Re: 580 WEBER ST N
TRACT GERMAN COMPANY PT LOTS 9 AND 10 AND RP 58R14706 PARTS 2 TO 5

SUBJECT OF APPLICATION

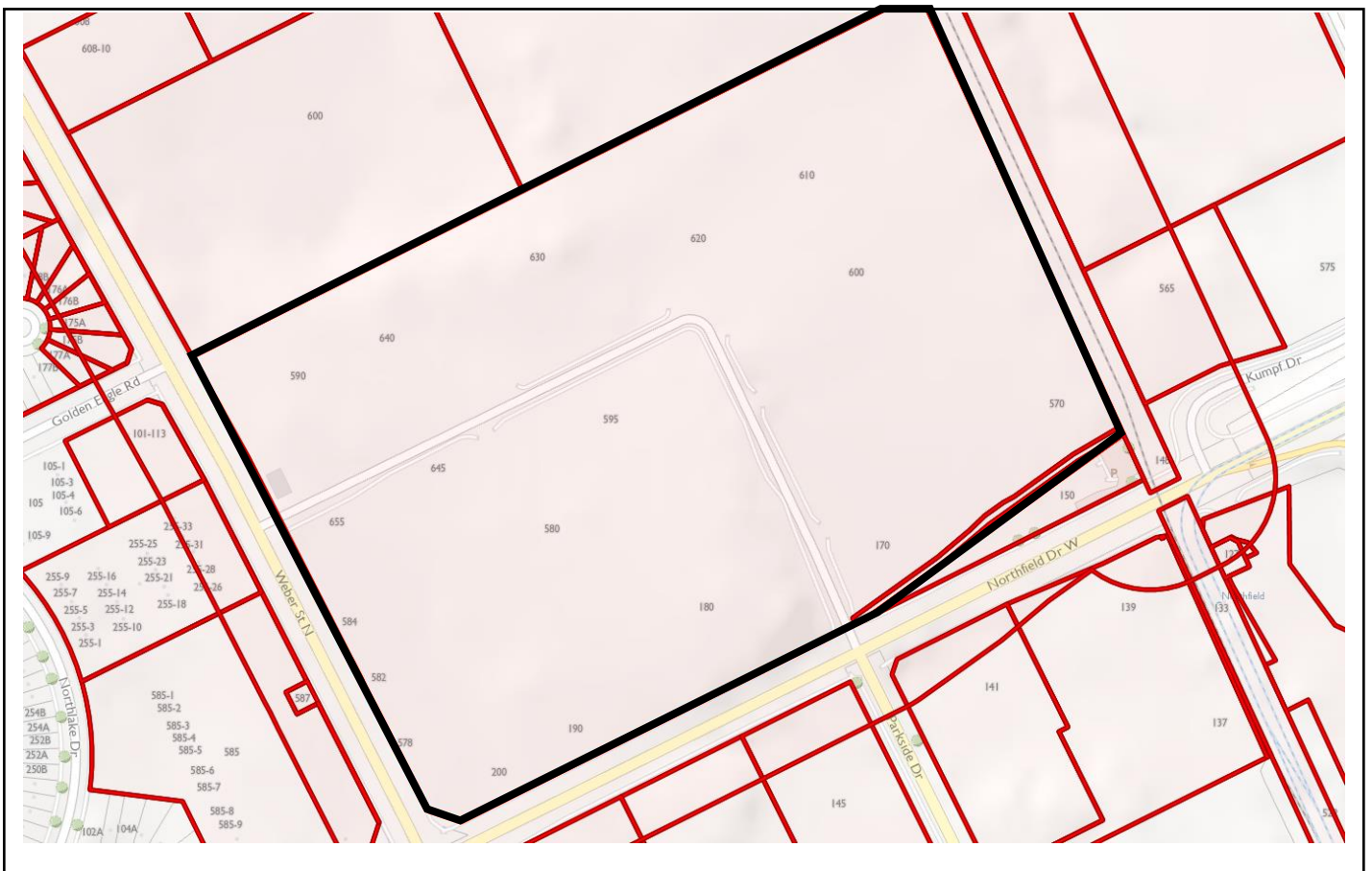
The applicants are proposing to sever the existing property into three parcels, and as such are requesting approval of an easement over the Retained Lands B in favour of the Severed Lands for stormwater management infrastructure and access to and maintenance of the infrastructure.

This application is being heard in conjunction with B-18/24 & B-15/25.

Severed Parcel - N/A

Retained Parcel - N/A

Map of Property



12/09/2025

APPLICANT(s): MHBC - Trevor Hawkins, Northfield Equities - M.
Ortved
130 KING St. W Suite 2350
Toronto ON, M5X 2A2

Submission No. B-15/25

Ward: Lakeshore, Ward 3

Agent:

Re: 580 WEBER ST N Unit 2
TRACT GERMAN COMPANY PT LOTS 9 AND 10 AND RP 58R14706 PARTS 2 TO 5 IRREG 37.02

SUBJECT OF APPLICATION

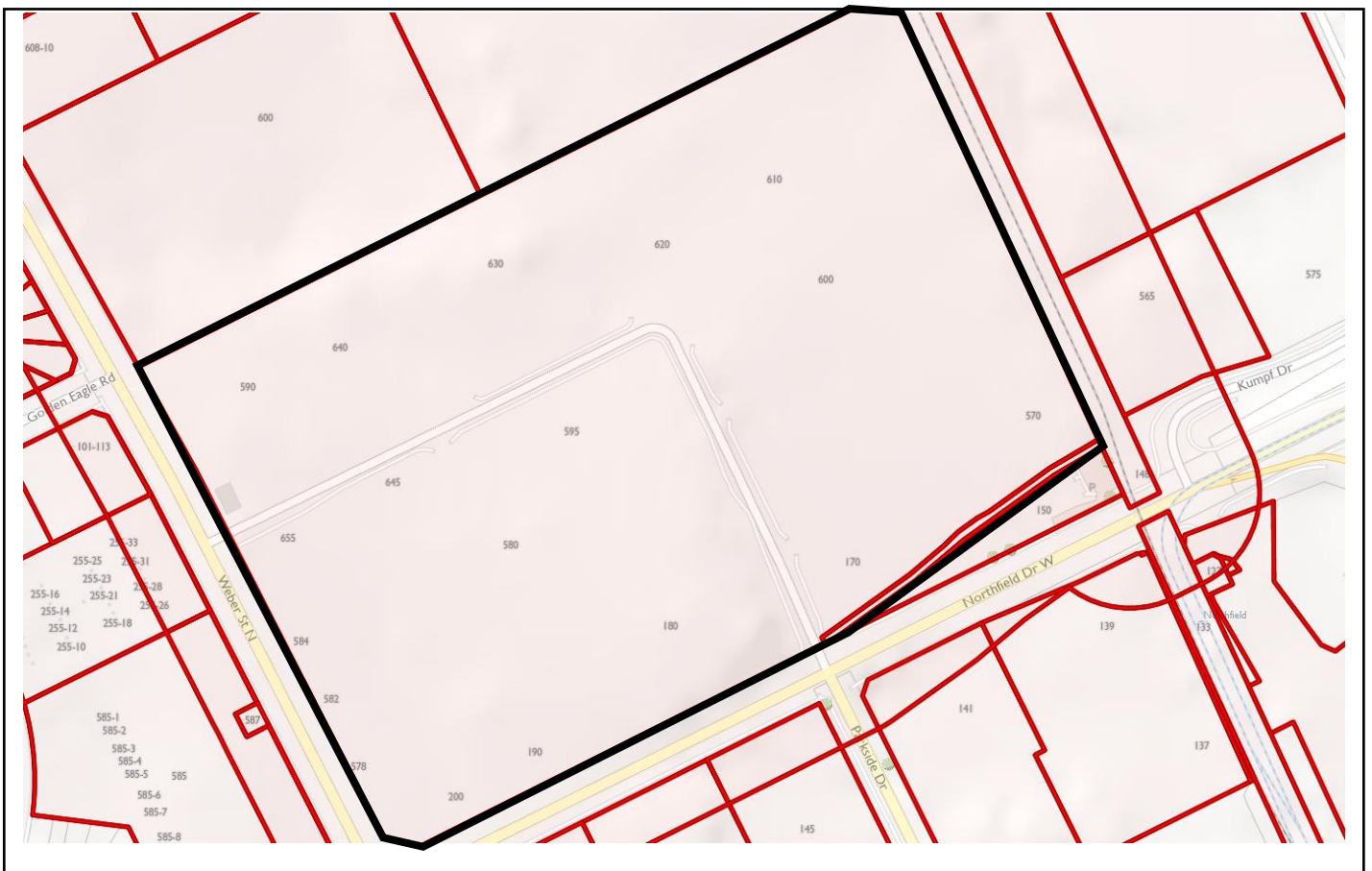
The applicants are proposing to sever the existing property into three parcels, and as such are requesting approval of an easement over the Retained Lands A in favour of the Severed Lands for the purposes of vehicular and pedestrian access.

This application is being heard in conjunction with B-18/24 & B-14/25.

Severed Parcel - N/A

Retained Parcel - N/A

Map of Property



12/09/2025

APPLICANT(s): BEGOLLI KUSHTRIM

Submission No. B-12/25

40 ERBSVILLE Ct.
Waterloo ON, N2J 3Z4

Ward: Southwest, Ward 1

Agent: Urban Insights Inc. - Ryan Mounsey

Re: 40 ERBSVILLE CRT
TRACT GERMAN COMPANY PT LOT 32 IRREG 0.46AC 151.10FR D

SUBJECT OF APPLICATION

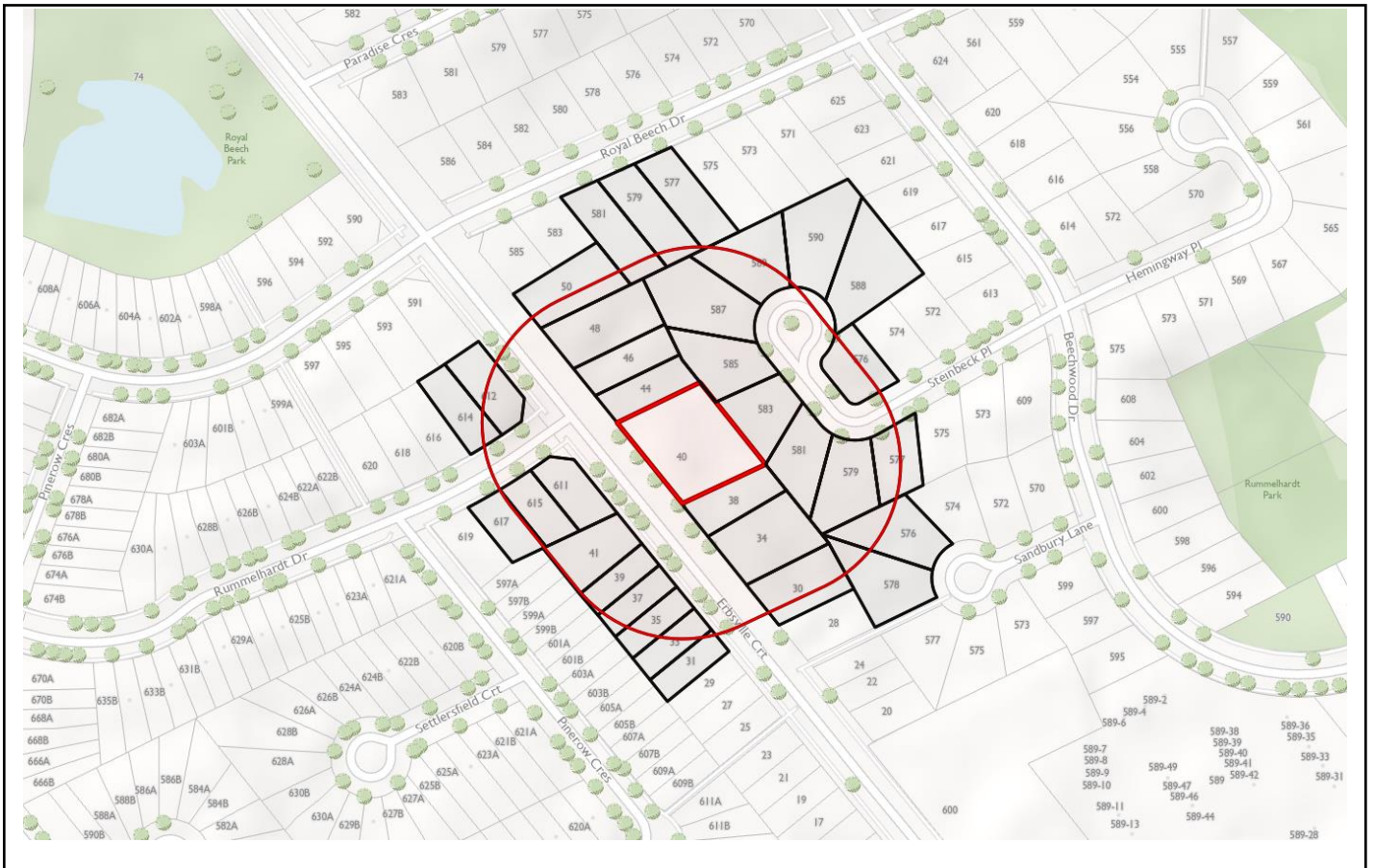
The applicants are proposing to sever a new residential building lot on the northerly side of the property.

Previous application B-33/23 approved two new building lots in June 20, 2023, which has since lapsed.

Severed Parcel - LOT AREA - APPROXIMATELY 573SQ.M.
LOT FRONTAGE - 19.08M

Retained Parcel - LOT AREA - APPROXIMATELY 1,278SQ.
M.

Map of Property LOT FRONTAGE - 27.0M



12/09/2025

APPLICANT(s): BEGOLLI KUSHTRIM

Submission No. B-13/25

40 ERBSVILLE Ct.
Waterloo ON, N2J 3Z4

Ward: Southwest, Ward 1

Agent: Urban Insights Inc. - Ryan Mounsey

Re: 40 ERBSVILLE CRT
TRACT GERMAN COMPANY PT LOT 32 IRREG 0.46AC 151.10FR D

SUBJECT OF APPLICATION

The applicants are proposing to sever a new residential building lot on the southerly side of the property.

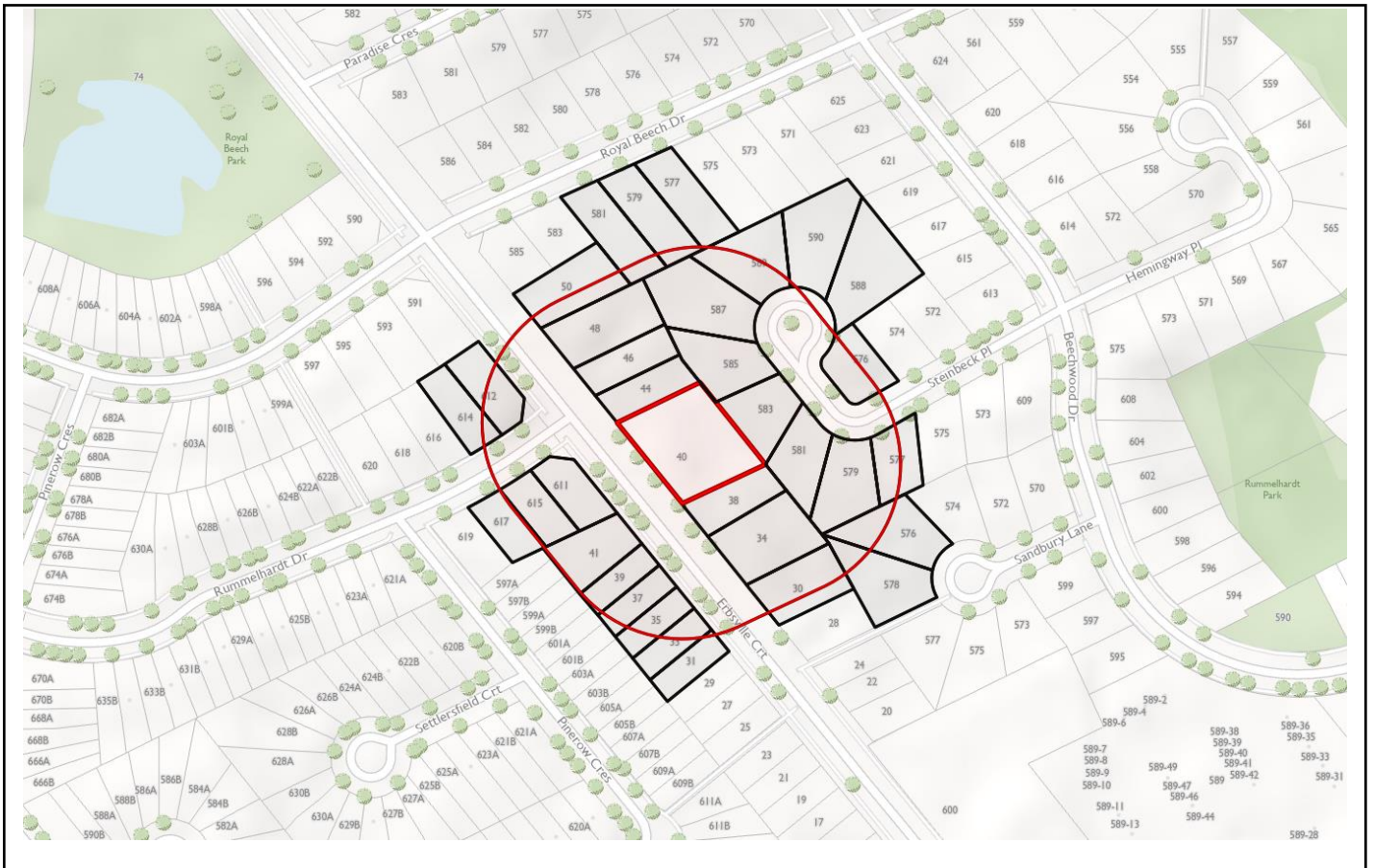
Previous application B-33/23 approved two new building lots in June 20, 2023, which has since lapsed.

Severed Parcel - LOT AREA - APPROXIMATELY 736.2SQ.
M.

LOT FRONTAGE - 13.5M

Retained Parcel - LOT AREA - APPROXIMATELY 532.0SQ.
M.

Map of Property LOT FRONTAGE - 13.5M



APPLICANT(s): KRAJAEFSKI ANGELA

Submission No. A-43/25

28 ALLEN St. E
Waterloo ON, N2J 1H9

Ward: Uptown, Ward 7

Agent: Fine Line Drafting & Design - Rodney Friesen

Re: 28 ALLEN ST E
PLAN 498 SURVEY KUMPF PT LOT 45 TO PT LOT 47 REG 0.17AC 57.50FR 128.70D

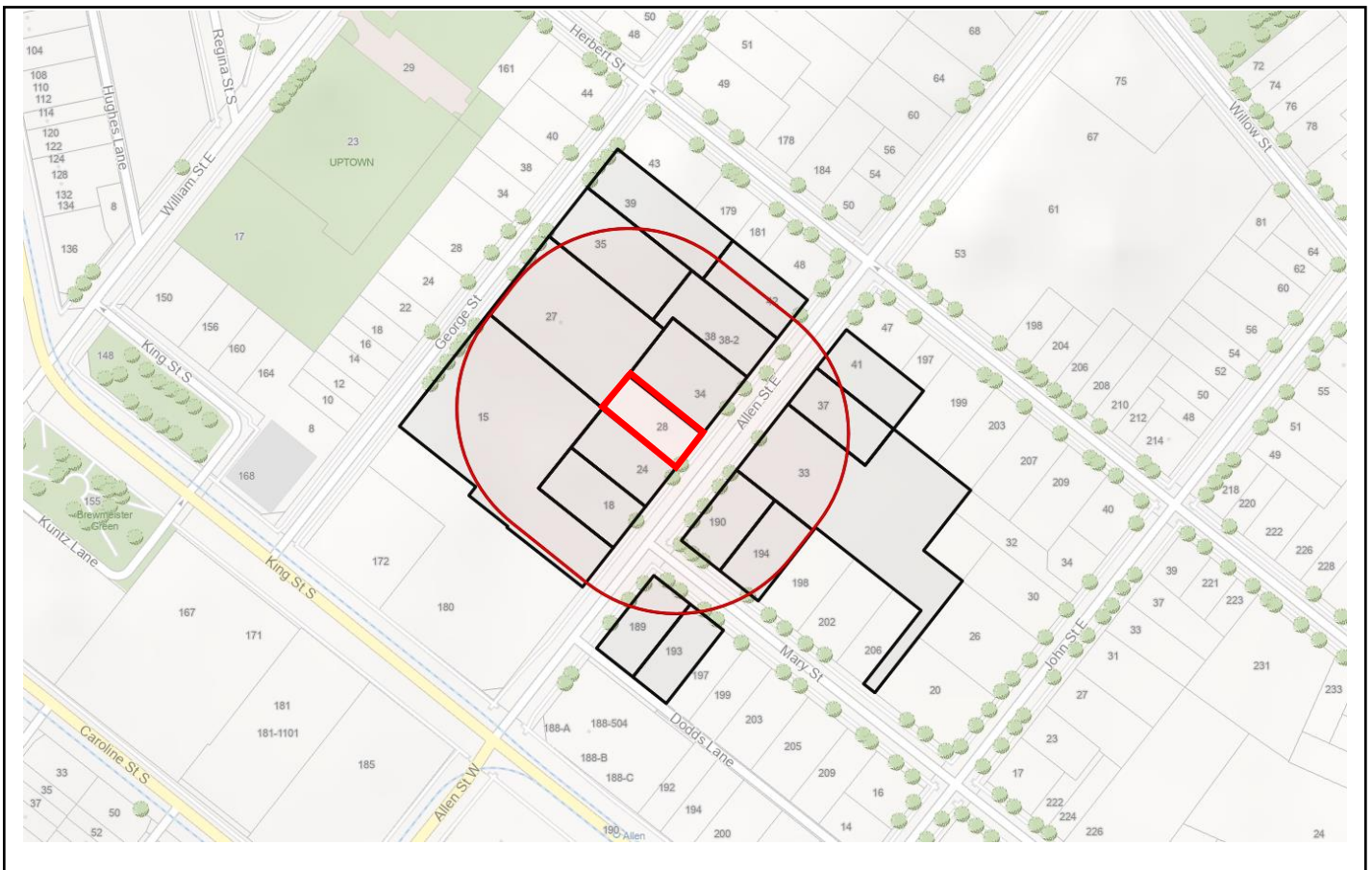
SUBJECT OF APPLICATION

The applicant is proposing to convert the existing main dwelling into a detached dwelling with two additional residential units, as well as maintain the detached residential coach house in the rear of the property. As such the applicant is requesting relief from the following provisions of the By-law:

- i. The minimum front yard setback requirement of 7.0m, whereas 0.40m is existing to the covered front porch, and proposed to the covered front porch extension; and,
- ii. The minimum driveway width required of 3.0m, whereas 2.87m is proposed along the southerly side of the existing dwelling.

This application was previously deferred at the October 2025 meeting.

Map of Property



APPLICANT(s): LIVE ASSIST INC - Zhenyu Gong

Submission No. A-47/25

118 CRANBROOK St.
Kitchener ON, N2P 2W4

Ward: Southeast, Ward 5

Agent: Up Consulting - Christian Tsimenidis
Re: 324 LINCOLN RD
PLAN 1158 PT BLK B L1 ONLY

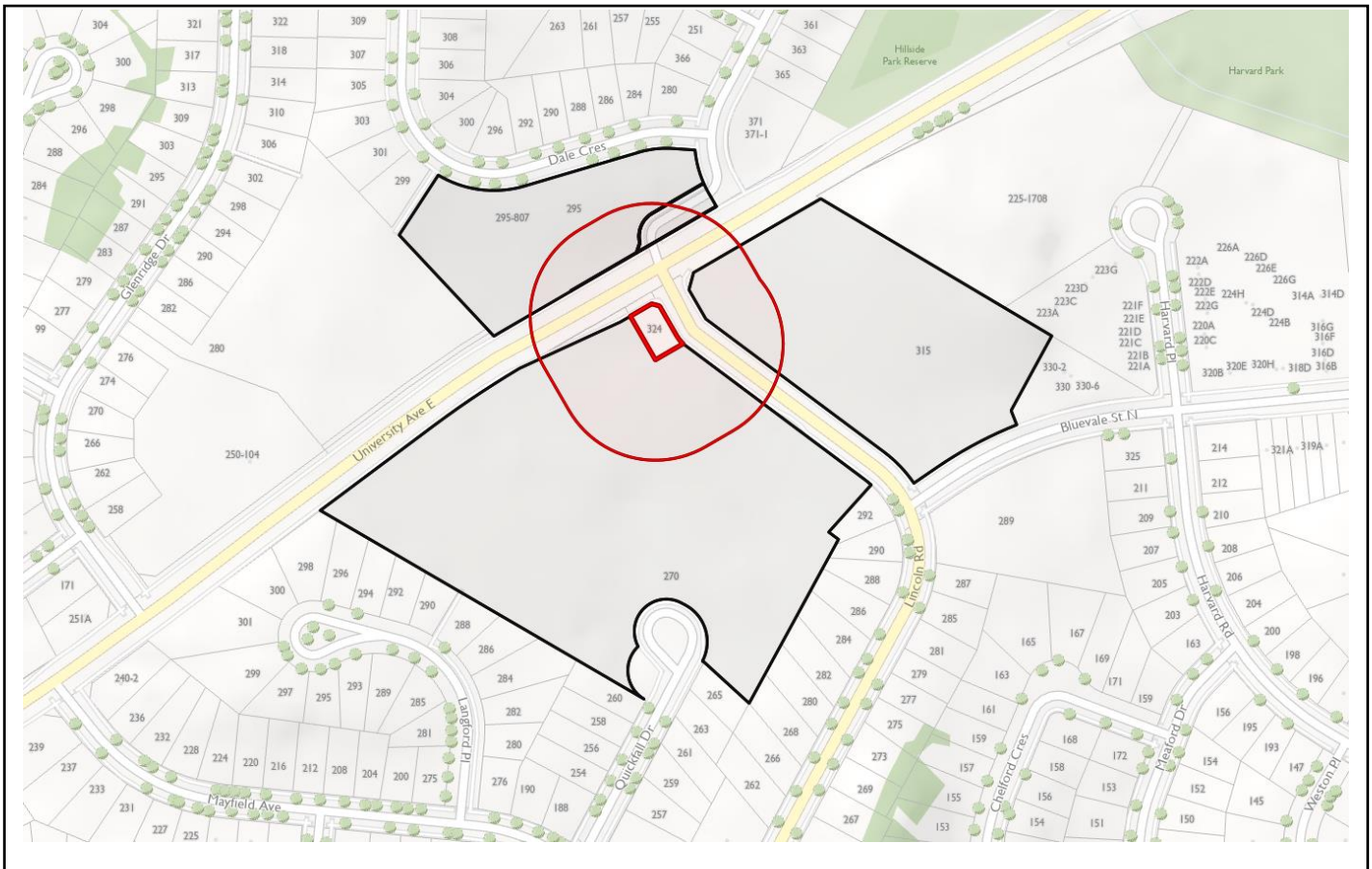
SUBJECT OF APPLICATION

The applicant is proposing to construct a new 5 storey, 10 unit apartment building, and as such is requesting relief from the following provisions of the By-law:

- i. The minimum required parking of 1.0 space per unit (10 spaces total), whereas 0.4 spaces per unit is proposed (4 spaces total);
- ii. Section 7.10.10(a) of the By-law which requires a minimum of 25% of the first storey to be comprised of the permitted list of active uses, whereas 24.0% is proposed;
- iii. The minimum lot frontage requirement of 20.0m, whereas 18.0m is existing;
- iv. The minimum street line setback of 5.0m, whereas 3.0m is proposed to Lincoln Rd;
- v. The minimum side yard setback requirement of 3.0m, whereas 1.5m is proposed;
- vi. The minimum rear yard setback requirement of 7.5m, whereas 4.5m is proposed;
- vii. The minimum low rise residential area landscape buffer of an average width of 3.0m, and at no point less than 1.5m in width, whereas 0.4m in width is proposed along the side lot line and 1.5m in width is proposed to the rear lot line;
- viii. The minimum low rise residential lot line setback requirement of 7.5m or half the height of the building being 8.5m, whichever is greater, whereas 4.5m is proposed to the rear yard, and 1.5m is proposed to the side yard.
- ix. The minimum landscaped open space requirement of 30%, whereas 22% is proposed;
- x. Relief from the maximum podium height permitted of 14.8m and 4 storeys, whereas 18.6m and 5 storeys is proposed.

Previous approval A-71/22 approved in January 2023 has since lapsed.

Map of Property



12/09/2025

APPLICANT(s): WOROCH JAMES JOSEPH

Submission No. A-48/25

640 SALZBURG Dr.
Waterloo ON, N2V 2L5

Ward: Northwest, Ward 2

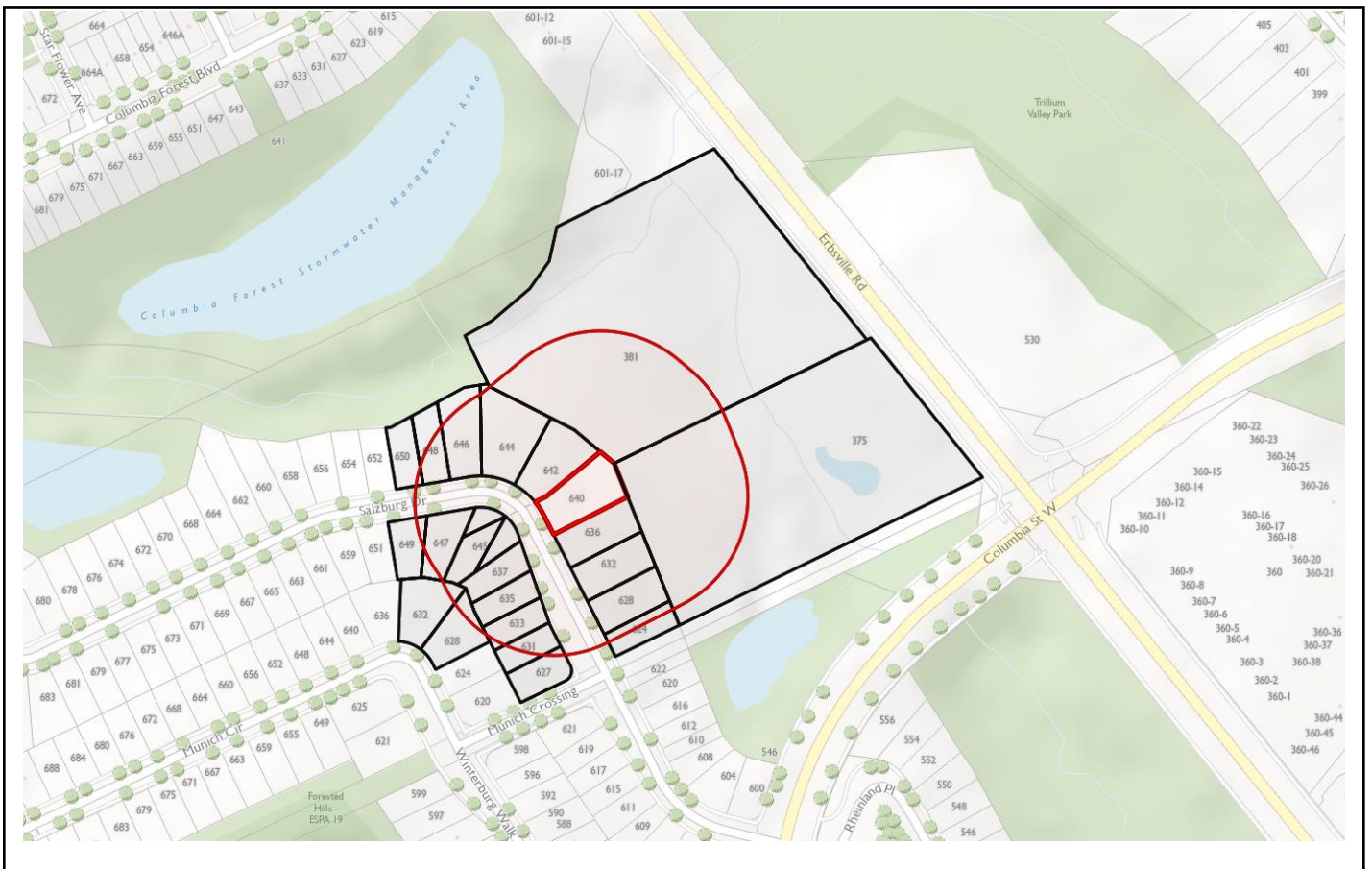
Agent: Geimer Custom Homes Inc. - Helmut Geimer

Re: 640 SALZBURG DR
PLAN 58M97 LOT 31 PLAN 58M160 PT LOT 1 AND RP 58R13887 PART 2 IRREG AC 61.43FR 13

SUBJECT OF APPLICATION

The applicant is proposing to construct a new two storey pool house, and as such is requesting relief from the maximum permitted height for an accessory structure of 4.0m, whereas 4.5m is proposed.

Map of Property



12/09/2025

APPLICANT(s): 2334825 ONTARIO LTD - Tommy Rakic

Submission No. A-49/25

109 erb St. E Unit C
Waterloo ON, N2J 4S2

Ward: Uptown, Ward 7

Agent: MHBC - Trevor Hawkins

Re: 6 DIETZ AVE N

TRACT GERMAN COMPANY SUB LOT 23 PT LOT 9 IRREG 0.13AC 44.00FR 124.00D

Properties : 12 DIETZ AVE N
14 DIETZ AVE N
6 DIETZ AVE N

SUBJECT OF APPLICATION

The applicants are proposing to construct a 12 storey, 124 unit apartment building, and as such are requesting relief from Site Specific Zoning By-law C262 which permits a first storey building height of 3.2m for 25% of the first storey, whereas the applicants are requesting a first floor building height for the entirety of the first storey.

Map of Property



APPLICANT(s): 11049755 CANADA INC

Submission No. A-50/25

28 Elgin St.
Waterloo ON, N2J 2R1

Ward: Uptown, Ward 7

Agent: Gerard O'Rourke Design - Gerard O'Rourke
Re: 28 ELGIN ST
PLAN 491 PARK PT LOT 9

SUBJECT OF APPLICATION

The applicant has constructed an 18th dwelling unit within the existing building, and as such is requesting relief from the following provisions of the By-law:

- i. To permit the expansion of the legal non-conforming use for the additional one residential unit;
- ii. To legalize the existing 22 parking spaces;
- iii. To legalize providing 0 accessible spaces; and,
- iv. To legalize the existing driveway aisle width of 5.7m.

Previous applications A-06/19 and A-34/24 have both lapsed since approval.

Map of Property



12/09/2025

APPLICANT(s): PULSIPHER MCKENNA CATHERINE

Submission No. A-51/25

236 HUNTINGDON Cres.
Waterloo ON, N2L 4P9

Ward: Lakeshore, Ward 3

Agent:

Re: 236 HUNTINGDON CRES
PLAN 1279 LOT 16 REG 6750.00SF 45.00FR 150.00D

SUBJECT OF APPLICATION

The applicants are proposing to construct a new garage addition to the westerly side of the existing dwelling, and as such are requesting relief from the minimum required side yard setback of 1.8m, whereas 1.143m is proposed.

Map of Property

