



June 4, 2021

City of Waterloo
INTERGRATED PLANNING & PUBLIC WORKS
Planning Approvals
100 Regina Street South
P.O. Box 337, STN
Waterloo, Ontario N2J 4A8
Attention: Natalie Hardacre

Dear Ms. Hardacre:

RE: Application for Minor Zoning By-law Amendment Application, 310-316 Erb Street West, Waterloo

JV Planning & Development Consulting, on behalf of VanLegend Erb LP and Urban Legend Developments Ltd., ('the applicant') is pleased to submit a Minor Zoning By-law Amendment application to facilitate a redevelopment for a six-storey residential building. The subject lands are municipally known as 310, 312, 314 and 316 Erb Street West.

The subject lands are designated 'Mixed-Use Medium Density Residential' and are located within a Minor Corridor in the City of Waterloo Official Plan. The lands are zoned 'Residential Mixed-Use (RMU-20)' in Zoning By-law 2018-050.

The applicant is proposing to construct a high quality 93-unit, 108 bedroom, 6-storey apartment building with 32 surface parking and 52 underground parking spaces. The applicant was originally intending to acquire the subject lands in November of 2019. As part of the due diligence process, the applicant submitted a full Site Plan application (SP-20-02) on February 5, 2020. To address Staff comments provided at the Site Plan Review Committee meeting on February 25, 2020, the building design has been refined and the Site Plan improved to reduce the original number of proposed variances. The current conceptual Site Plan and building design incorporates the following:

- The ground floor of the building has been designed with a 4.7 metre high ground floor to allow for future conversion between residential, commercial or retail uses. The ground floor units are

designed as loft-style mezzanine units with direct access to street level with private patios and a planter wall for enhance privacy.

- The street line setback has been increased from 4.0 metres to 6.54 metres in response to Staff advising that no reduction of the required 5.0 metre street line would be supported. Recognizing that the building and underground parking garage cannot fit within the front and rear setback limitations, Staff advised a reduced rear landscape buffer would be supported subject to reviewing landscaping and grading details.

The Region of Waterloo estimates that an approximate road widening of 3.2 metres is required along the Erb Street West frontage. In order to redevelop the subject lands for the intended planned purpose, achieve the desired urban design objectives and realize a medium density built form that maximizes the full potential of the site the following site-specific zone provisions are proposed:

- Reduce the required parking from 113 parking spaces to 84 parking spaces.
- Reduce the minimum rear yard setback from 7.5 metres to 1.56 metres measured from the exposed wall of the underground parking garage.
- Reduce the minimum Low Rise Residential Lot Line setback from 10 metres on the east side to 3.0 metres and 1.56 metres on the north side to the exposed wall of the underground parking garage. The proposed apartment building is 14.71 metres from the rear lot line.
- Reduce the minimum northerly Low Rise Residential Landscape Buffer from an average of 3.0 metres to an average of 1.616 metres.

As per the submission requirements outlined in email correspondence from Mr. Joel Cotter dated April 6, 2021, the following materials are being provided digitally with the exception of the application fee and sign deposit fee.

- A bank draft in the amount of \$12,900.00 for the Minor Zoning By-law amendment application fee payable to the City of Waterloo was delivered to your attention on June 1, 2021.
- A cheque in the amount of \$345.00 for the sign deposit fee payable to the City of Waterloo will be delivered to your attention under separate cover.
- A completed Zoning By-law Amendment application form.
- Letter of authorization from VanLegend Erb LP to authorize *JV Planning & Development Consulting* to act as agent with respect to the application.
- Permission to Enter form.
- Planning Justification Report prepared by *JV Planning & Development Consulting*.
- Parking Justification Study prepared by Salvini Consulting.
- Functional Grading and Servicing plan prepared by MTE Consultants Inc.
- Conceptual Site Plan, Elevations and Renderings prepared by EDGE Architects.
- Section 59 Notice

We trust that the enclosed information is complete and look forward to a timely approval process. If you have any questions, please do not hesitate to contact the undersigned at jvoss@urbanlegendgroup.com, 226-339-3304.

Regards,



Jennifer Voss, MCIP, RPP

