



July 19, 2021

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

Dear Ms. Szilock:

**RE: Application for Minor Zoning By-law Amendment Application, 310-316 Erb Street West,
Waterloo – UPDATED SITE PLAN TO INCORPORATE TRANSFORMER RETAINING WALL**

As we continue to advance the detailed building design for the above noted lands, the location of the transformer has shifted slightly from its original location being angled inward with access provided from the side. To make the transformer pad level with the parking lot, the rear retaining wall has been extended along the westerly lot line, a portion of which is greater than 0.6 m above grade. Section 3.A.7.4 of Zoning By-law 2018-050 states:

Notwithstanding anything to the contrary, retaining walls that:

- a.) are greater than zero-point-six metres (0.6m) above GRADE; and
- b.) are attached to or form part of the BUILDING or STRUCTURE, shall be deemed to be part of the BUILDING or STRUCTURE under this BY-LAW.

As a portion of the retaining wall is greater than 0.6 m above grade and is a continuation of the exposed parking garage wall, it is deemed to be part of the building. Additional relief is therefore required for a portion of the retaining wall located within the westerly interior side yard setback from 3 metres to 1.6 metres to accommodate the retaining wall. The request to reduce a portion of the westerly side yard from 3 metres to 1.6 metres will continue to allow for an appropriately sized interior side yard, the majority of which is 3 metres in width. Adequate area for landscaping and maintenance continues to be provided.

The revised transformer location has resulted in an increase to the average width of the required Low Rise Residential Area landscaped buffer. The minimum width of the landscape buffer is required to be an average of 3 metres, with no point less than 1.5 metres. Originally proposed, the average width of the landscaped buffer was 1.616 metres. The revised average minimum width of the landscape buffer is now 1.713 metres.

In support of the above noted changes, please find attached the following:

- Updated Site Plan that identifies the extent of the retaining wall around the transformer.
- Updated elevation drawing that shows the height of the retaining wall on the west side.
- Updated grading plan/servicing plan that shows the extent of the retaining wall around the transformer and the top of wall and bottom of the wall elevation points at the pinch point.

In summary, the proposed 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.
- *REVISED* Reduce the minimum northerly Low Rise Residential Landscape Buffer from an average width of 3.0 metres to an average width of 1.713 metres.
- *NEW* Reduce a portion of the westerly interior side yard setback from 3 metres to 1.6 metres to accommodate a retaining wall over 0.6 metres in height.

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

