



262-280 ALBERT STREET (Z-19-04) – ZONING BY-LAW AMENDMENT COMMENT RESPONSE MATRIX (MARCH 2020)

ZONING BY-LAW AMENDMENT RESUBMISSION | WSP FILE NO.: 18M-01394-00

WSP ID	Comment	Response by:	Response Comment
<b>Site Plan Review Committee Meeting – Final Comments</b> John Vos   (519) 747-8527 or john.vos@waterloo.ca Dominik Simpson   (519) 747-8583 or dominik.simpson@waterloo.ca			
1	Non-Compliance – subject to: <ul style="list-style-type: none"> <li>– Removal of the Holding Symbol</li> <li>– Section 37 (Density Bonusing)</li> <li>– Building height of 7 storeys</li> <li>– Encroachment into the Daylight Triangle at the interaction of Hickory St. W. and Albert St. for the 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors</li> <li>– Width of driveway behind building exceeds 7 metres</li> <li>– Portion of driveway behind building that does not lead to a parking space</li> </ul>	WSP – Planning	Comment noted. The amendments being sought through this Zoning By-law Amendment Re-Submission have changed to reflect the updated building design and are detailed in the attached Planning and Urban Design Addendum Letter. The required amendments include: <ul style="list-style-type: none"> <li>– Removal of the Holding Symbol</li> <li>– Section 37 (Density Bonusing)</li> <li><del>– Building height of 7 storeys</del></li> <li>– Encroachment into the Daylight Triangle at the interaction of Hickory St. W. and Albert St. for the 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors</li> <li>– To permit 56% of the street line building façade within 5 metres of the street line along Albert Street</li> <li><del>– Width of driveway behind building exceeds 7 metres</del></li> <li><del>– Portion of driveway behind building that does not lead to a parking space</del></li> <li>– Mezzanines (introduction of new provisions)</li> </ul>
2	Albert Street is the front lot line and Hickory Street West is the flankage lot line. The easterly property line is the rear yard, and the southerly property line is the side yard.  Albert Street and Hickory Street West are both “convertible frontage areas”.	WSP Planning / MasriO	Comment noted. The proposed building design has been revised to reflect comments received from the City. The revised development achieves a density of 566 bedrooms per hectare (222 bedrooms).  Further, the applicant is aware of the density bonusing appraisal requirements and that the appropriate value will be determined through the interim approach (i.e., third-party appraisal) once the final density is determined.
<b>Zoning Comments</b>			
a)	The maximum density is being exceeded from 250 bedrooms/ha. (98 bedrooms) to 558 bedrooms/ha. (219 bedrooms). The increase in density will require a Section 37 Bonusing Agreement or equivalent.	WSP – Planning	Comment noted. A Section 37 Agreement will be signed prior to the Formal Public Meeting to permit the increase in density to 566 bedrooms per hectare.
b)	Confirm whether the bike spaces are vertical mounted or horizontal parking spaces. The length of a horizontal bicycle parking space for a single side rack (minimum is 2.0m). Refer to Table 6F of By-law 2018-050.	MasriO	Comment noted. Bike parking spaces indicated are vertical mounted spaces.



c)	The zoning requires all driveway lead directly to parking spaces (regulations 6.8.2) and that all portions of a driveway are not wider than 7.0 metres. An amendment may be support if the driveway is reduced to the minimum required for adequate turning radius.	WSP – Planning	Comment noted. Based on conversations with City Staff, this amendment will not be required based on the City’s interpretation of the revised development concept.
d)	Include the Site Specific by-law number within Site Data Chart and reference the performance standards of the by-law that received Council’s support as part of the site-specific.	MasriO	Comment noted. This will be included on the Site Plan Data chart following Council’s approval of the site-specific zoning by-law amendment.
e)	Note that dens are subject to Development Charges. For the purpose of site plan review, a note must be provided on the site plan indicating that “with the exception of the bedrooms referenced within the Site Data Chart of the approved Site Plan, no floor area in the residential unit shall be used as a bedroom or converted to a bedroom without the written consent of the City of Waterloo”.	MasriO	Comment addressed. This has been added to the Site Plan for the concurrent Site Plan Application.
f)	Include the requirement and proposal for a loading space Type A within the Site Data Chart, in accordance to Table 6L.	MasriO	Comment addressed. A Type A loading space has been included.
g)	Confirm if there are tie-backs or any structural encroachment within the front yard or flankage yard for the underground structure.	MasriO	Comment noted. There are no tie-backs or any structural elements which encroach within the front yard or flankage yard for the underground structure.
h)	Include the setbacks to the underground parking structure within the Site Data Chart.	MasriO	Comment addressed. Underground setbacks have been included in the Site Data Chart.
i)	Lots must be consolidated and held under a common ownership and PIN.	Owner	Comment addressed. Please see attached consolidated PIN documentation.
j)	Provide an updated legal description once the road widening has been conveyed and the lots are consolidated.	WSP / Owner	Comment noted. The road widening will be conveyed following final site plan approval.