



December 24, 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 – Planning Justification Addendum Letter Re: Landscaped Open Space

In response to the City's post circulation comments provided in correspondence dated November 4, 2021, the Landscape Open Space calculation has been reviewed in accordance with the Zoning By-law's definition of landscape open space. The definition of Landscape Open Space is:

LANDSCAPED OPEN SPACE: means a portion of a LOT predominantly used for the growth of trees, shrubs, grasses and or other vegetation. Includes: COMMON OUTDOOR AREA and ACCESSORY outdoor hardscapes such as surface walkway, patios, or DECK. Excludes:

- a) BUILDINGS and STRUCTURES (except for a DECK)
- b) parking areas, including parking decks
- c) DRIVEWAYS
- d) LOADING SPACES
- e) Covered or enclosed BICYCLE PARKING
- f) curbs and retaining walls
- g) garbage enclosures
- h) rooftop AMENITY AREAS, rooftop decks, rooftop terraces constructed after the effective date of this BY-LAW
- i) stairs and ramps
- j) utilities

In the original submission, stairs integrated with the front yard planter boxes, retaining walls, the covered outdoor bicycle parking and the barrier free accessible parking access aisles were included as part of the calculation. As the attached diagram illustrates, careful consideration was made to exclude these areas and as a result, there is a small deficiency related to the percentage of Landscape Open Space. As such, an additional site-specific zone provision is proposed to permit 26.2% Landscape Open Space whereas 30% is required. The following provides the planning rationale for the proposed amendment.

A road widening is required to be conveyed to the Region along Erb Street West. A draft survey has been prepared with a 3.1 metre wide road widening equal to 207.40 square metres. The road widening results in the reduction of area that would have been used for landscaping. Without the road widening, 31.3% of the subject lands would be landscaped open space.

Landscape Open Space helps to enhance the appearance of the neighbourhood, adds interest to the site and provides effective buffers and screening. Although there is a small deficiency related to the provision of the Landscape Open Space requirement due to the conveyance of the road widening, the proposed landscaping plan incorporates hard and soft landscaping treatments to enhance the building design, including incorporating a variety of sustainable landscaping treatment such as trees and shrubs that compliment the surrounding character and adds interest to the site and provides effective buffers and screening.

The area conveyed to the Region for road widening purposes will be sodded as an interim measure. When the road is reconstructed in the future, it is assumed that there will be a boulevard adjacent the subject lands that will include some landscaping (i.e., a combination of sod and street trees). It is therefore my opinion that the reduction in Landscape Open Space will be indiscernible. The proposed landscaping consists of high-quality outdoor hardscapes including armour stone integrated with a variety of perennial plant material, street trees and shrubs. The proposed landscaping will enhance the development and improve and enhance the streetscape.

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

- A diagram which illustrates how the landscape open space has been calculated
- Updated Landscape Plan
- Updated Site Plan

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.
- 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.
- 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.
- *REVISED* Reduce the minimum Landscaped Open Space requirement from 30% to 26.2% to accommodate a Regional road widening.

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

