



February 17, 2022

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 (Z-21-08), VanLegend Erb LP – Planning Justification Addendum Letter #3

As you are aware, a resubmission of the Site Plan application (SP-20-02) for this project was submitted to the City's Site Plan Review Committee (SPRC) on December 1, 2021, to assist in the review of the Minor Zoning By-law amendment application. Since the submission and the receipt of the SPRC's final comments received on January 14, 2022, it is my understanding that my colleague, Jason Malfara has been working with you and Victoria Gignac to address the most recent SPRC comments.

As a result of this review another site-specific provision was identified to recognize the floor to ceiling height of the second-floor amenity area. Further, there is a small change to the requested reduction of the landscaped open space requirement. The following provides the planning rationale for the new proposed amendment and provides an update relative to the proposed landscaped open space amendment.

Landscaped Open Space

In the original Zoning By-law amendment submission in June 2021, the 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 part of the second Site Plan submission these areas were excluded from the calculation resulting in 26.2% Landscaped Open Space whereas 30% is required.

As part of the Site Plan review, the Committee questioned the area around the transformer and the area identified as 'stairs/walkway' at the east corner of the building underneath the parking structure that was included in the landscaped open space calculation. With respect to the area around the transformer, it is proposed to be landscaped in accordance with Waterloo North Hydro's guidelines. The area in question is a future easement required around the transformer to ensure unimpeded access for future maintenance. It does not contain any part of the utility and, in accordance with the City of Waterloo Urban Design Guidelines for Landscape Design (Guideline 2.1.8 (20)), a landscaped buffer is encouraged to screen utility areas from public view. As this area is landscaped and is not a utility, we have included it as part of the calculation.

The area identified as 'stairs/walkway' at the rear east corner of the building is bicycle parking and sidewalk. Since a portion of the bike parking is covered and the definition of Landscaped Open Space excludes covered or enclosed bicycle parking, the whole area has been excluded from the calculation although technically, only the covered area is required to be excluded.

As illustrated on Drawing 1.4 in the EDGE Architectural package, the proposed Landscape Open Space stands at 25.2% whereas 30% is required. Given the lot depth of the subject lands and the floor plate required to accommodate parking, there are no other opportunities to increase the landscaped open space on the lot. To offset the shortfall, a green roof is proposed on the 2nd floor as shown on the landscape plan (Drawing LP-2). The green roof adds another .9% bringing the total Landscaped Open Space to 26.1%.

As noted as part of my addendum letter dated December 1, 2021, were it not for the regional road widening, the minimum landscaped open space requirement would be achieved. 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 addition of a green roof will further enhance the development and improve and enhance the streetscape. 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 green roof will add a unique element to the building design and contribute positively to the streetscape.

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 also assumed that there will be a boulevard adjacent the subject lands that will also include some landscaping (i.e., a combination of sod and street trees). As such, I maintain my original opinion that the reduction in Landscaped Open Space will be indiscernible and, in this case, is appropriate.

Ground Floor Height

The RMU-20 zone requires the ground floor to have a minimum height of 4.5 metres to accommodate commercial uses which generally require higher ceilings. The floor to ceiling height of the second-floor indoor common amenity room located at the east end of the building is approximately 2.3 m to the underside of the ceiling due to the parking garage ramp pushing the ground floor in this area higher. This reduced ceiling height spans approximately 9.1 m of the front building façade as shown on Drawing 3.1 in the EDGE Architects package. It is important to note that although the RMU-20 zone permits various ancillary commercial uses, there is no requirement for ground floor commercial uses and no commercial uses are proposed. As this difference in height is not visible from the exterior of the building, and is not required to accommodate commercial uses, it is my opinion that while a site-specific amendment is required, it is technical in nature.

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 25.2% (698.71 square metres) with the incorporation of a 24.8 square metre (0.9%) green roof for a combined 26.1% Landscaped Open Space to accommodate a regional road widening.
- *NEW* Reduce the height of the first storey from 4.5 metres to 2.3 metres to accommodate the interior floor to ceiling height of the second-floor amenity room.

We trust that the revised Site Plan application submission package forwarded separately to you today provides all the information you require to finalize your review of the application. We look forward to the formal public meeting being scheduled within the near future. 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