

**CITY OF WATERLOO
 ZONE CHANGE APPLICATION Z-18-19
 INFORMATION FORM**

The City of Waterloo has received a **resubmission** for the following application and requests your agency to provide any comments you feel are significant. The original submission was circulated for comments in September 2018. Your updated comments are requested for this resubmission, please provide your comments on this form or by separate correspondence.

APPLICATION INFORMATION

- PROPERTY LOCATION:** 36, 42 Erb Street East and 39 Dupont Street East
 (see Location Map below)
- PROPERTY SIZE:** ~ 0.41 hectares (1.01 acres) (post road widening)
- LAND OWNER:** Paramount Development Group
- APPLICANT:** Bruce Hall, The Planning Partnership (416.975.1556 x.234 or bhall@planpart.ca)
- ZONING REQUEST:** The Applicant is requesting an Amendment to the City's Zoning By-law 2018-050 to rezone the lands from Zone Change Application (ZC) to Uptown Commercial Core-60 (U1-60) (Area A) and Uptown Commercial Core-20 (U1-20) (Area B) with the following site specific provisions:

Regulation	Amendment	
8.1.6 Table 8A	Street Line Setback	Reduce minimum Street Line Setback from 4m to 0m along Erb Street and 1.0m along Pepler Street
Schedule B	Centreline Setback	Reduce the minimum setback from the historic centerline of Erb St E from 12.192 to 9.103m.
8.1.6 Table 8A	Rear Yard Setback	Reduce minimum Rear Yard Setback from 4.5m to 2.6m (for a portion of the rear façade, not the entirety)
8.1.15 Table 8B	Storeys	Increase the maximum number of storeys in Area A from 18 storeys to 19 storeys
8.1.15 Table 8B	Ground Floor Height	Reduce the minimum ground floor height from 4.5m to 4.2m
8.1.15 Table 8B	Podium Height	Increase maximum podium height from 21m to 26.8m
8.1.15 Table 8B	Horizontal Tower Dimension	Increase maximum horizontal tower dimension from 40m to 43m
8.1.15 Table 8B	Tower Separation	Reduce minimum tower separation from an interior lot line from 11m to 7.3m (measured from edge of balconies to rear lot line) and 8.8m (measured from westerly tower façade to westerly side lot line).
6.1.5 Table 6B	Parking Space Dimensions	Reduce the minimum parking space size when one side abuts a wall or column and when both sides abut a wall or column, from 3mx5.5m and 3.2mx5.5m respectively to 2.8mx5.5m. Applicable to approximately 175 parking spaces.
6.2.1	Underground Level Setbacks	Reduce the underground level setbacks from 4m from the front and flankage yard building line, to 0m from these building lines.
8.1.22(b) and 6.2.6	Structured Parking	Amendment to allow structured parking at grade along the front building façade of Erb Street E, which is visible and not behind the building floor area.

DEVELOPMENT PROPOSAL & APPLICATION TIMELINE

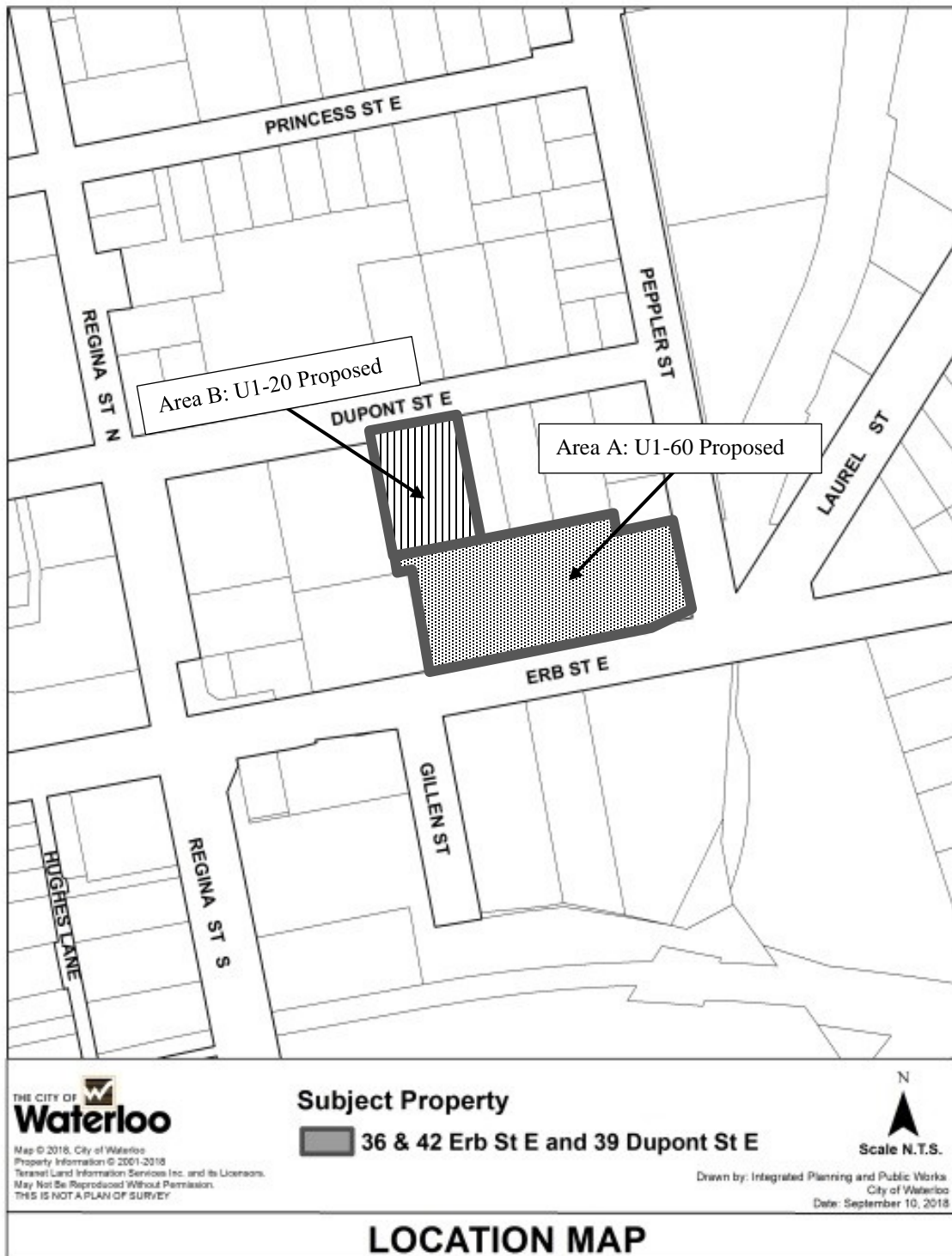
- The **original submission** was made under the City's former Zoning By-law 1108, at which time the lands were zoned C7-4, C6-25, and GR4. A range of site specific amendments were proposed to facilitate the development of a **24 storey mixed-use building** (4 storey podium, 20 storey tower, 231 residential units, 271 bedrooms, 793m² of commercial space, 252 parking spaces). The existing single detached dwelling at 39 Dupont St E (which is a non-designated property of cultural heritage value or interest on the Municipal Heritage Register) is to be retained.
- After resolving several appeals in November 2019, the City's new Zoning By-law 2018-050 came into effect as of September 10, 2018. As a result, the subject lands were rezoned to Zone Change Application (ZC).
- The informal public meeting was held on January 14, 2019.
- Planning staff provided the applicant with compiled comments in February 2019.
- The **resubmission** addresses the new zoning framework by requesting new zoning categories and site specific provisions to facilitate a revised development proposal for a **19 storey mixed-use building** (3 storey podium, 16 storey tower, 232 residential units, 279 bedrooms, 685m² of commercial space, 196 parking spaces). The existing single detached dwelling at 39 Dupont St E (which is a non-designated property of cultural heritage value or interest on the Municipal Heritage Register) is to be retained.

OFFICIAL PLAN STATUS: Schedule 'A' (Land Use Plan) – Commercial
Schedule 'A1' (Commercial Land Uses) – Uptown Commercial Core
Schedule 'A5' (Natural Hazards) – Special Policy Area, Special Policy Area
Floodway
Schedule 'B' (City Structure) – Primary Node
Schedule 'B1' (Height and Density) – High Density, 81 m; Medium Density, 20 m
Schedule 'B2' (Uptown Urban Growth Centre) – Uptown Commercial Core
Schedule 'B3' (Designated Greenfield Area) – Built Up Area
Schedule 'B4' (Source Water Protection Areas) – WPSA-4 and WPSA-7
Schedule 'E' (Road Classification) – Regional Arterial (Erb), Local (Dupont, Peppler)
Schedule 'F' (Active Transportation) – City-Wide Cycling and Multi-Use Route
Schedule 'G' (Road Allowances) – 18 metre (Dupont); 20 metre (Peppler)

ZONING BY-LAW:

<u>Current:</u>	Zone Change Application (ZC) in Zoning By-law 2018-050
<u>Previous:</u>	C7-4, C6-25 and GR4 in Zoning By-law 1108
<u>Proposed:</u>	U1-60 (Area A) and U1-20 (Area B) with site specific provisions

LOCATION MAP:



STUDIES/PLANS SUBMITTED IN SUPPORT OF THIS APPLICATION

2nd Submission (February 2020):

- Supplementary Planning Rationale
- Comment Response Matrix
- Architectural Package
- Landscape & Amenity Plan
- Shadow Study
- Hydrogeological & SWPPC Study
- Functional Servicing & Stormwater Management Report
- Phase 1 Environmental Site Assessment
- Heritage Review of Revised Designs

To access the above information please refer to: <http://www.waterloo.ca/en/business/zonechangeapplications.asp>

The original studies/plans are available upon request.

Our File: Z-18-19
Date: February 24, 2020

AGENCY COMMENTS

AGENCY: _____

REPRESENTATIVE: _____

NO COMMENTS:

COMMENTS: _____

(If additional space is required please provide comments under separate cover)

Please return this form to:

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e: laura.dewar@waterloo.ca

Comments are to be submitted to the Integrated Planning and Public Works Department (Planning Approvals) by **March 31, 2020**. If you are unable to comment in the time specified or have any questions, please do not hesitate to contact Laura Dewar at 519.747.6108 ext. 78108 or laura.dewar@waterloo.ca.