

# DRAFT

## THE CORPORATION OF THE CITY OF WATERLOO BY-LAW NO.

2021 - \_\_\_\_

A BY-LAW TO AMEND BY-LAW NO. 2018-050, BEING A ZONING BY-LAW FOR THE CORPORATION OF THE CITY OF WATERLOO.

WHEREAS the Municipal Council of the Corporation of the City of Waterloo deems it desirable to amend By-law No. 2018-050 as hereinafter provided.

THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WATERLOO ENACTS AS FOLLOWS:

1. That By-law No. 2018-050 is hereby amended by amending the zoning shown of the Zoning Map attached to the said By-law No. 2018-050 for the lands shown on Schedule 'A' attached hereto and illustrated as 36 and 42 Erb Street East, and 39 Dupont Street East from Zone Change "ZC" to Uptown Commercial One "U1-81 (X)", Uptown Commercial One "U1-20 (X)", with the following site specific regulations:

1.1. Notwithstanding anything to the contrary in By-law No. 2018-050, the following additional regulations shall apply to the lands:

### **1.1.1. Setbacks and Lot Lines**

- i. Erb Street East is established as the FRONT LOT LINE
- ii. South FRONT LOT LINE setback (minimum):
  - a. For the FIRST STOREY to the third STOREY: 3.0 metres
  - b. For STOREYS above the third STOREY: 4.0 metres, exclusive of balconies and architectural projections
- iii. East FLANKAGE LOT LINE (minimum):
  - a. For the FIRST STOREY: 6 metres
  - b. For the second and third STOREY: 1 metre
- iv. West INTERIOR SIDE YARD setback (minimum): 0.5 metres
- v. SURFACE PARKING setback (minimum): 1.5 metres from the west INTERIOR LOT LINE
- vi. REAR YARD setback (minimum) adjacent to 7 Pepler: 2.5 metres
- vii. UNDERGROUND PARKING setback (maximum): 0.0 metres to all LOT LINES

### **1.1.2. Density, Height and Built Form**

- i. BUILDING HEIGHT (maximum): 21 STOREYS and 67.5 metres
- ii. Density (maximum)
  - a. 750 BEDROOMS per hectare
- iii. TOWER separation distance (minimum): 10.0 metres from the west INTERIOR LOT LINE

# DRAFT

## 1.1.3. Parking Space Dimension

- i. PARKING SPACE Dimensions: 2.8 x 5.5 metres (minimum)

## 1.1.4. Existing Buildings

- i. Notwithstanding anything to the contrary, the EXISTING BUILDING on the lands known municipally as 39 Dupont Street East shall be deemed to comply with this BY-LAW.

## 1.1.5. Land Division

- i. Notwithstanding anything to the contrary, the lands known municipally as 36 Erb Street, 42 Erb Street, and 39 Dupont Street shall be deemed to be one (1) LOT for the purposes of this site-specific provision.
- ii. Notwithstanding any existing or future severance, partition, road widening or division of the site, the regulations of this exception shall continue to apply to the whole of the site as if no severance, partition, road widening, or division has occurred.

In all other respects the provisions of By-law No. 2018-050 shall apply.

This By-law shall come into force and effect in accordance with the provisions of the Planning Act, R.S.O, C.P.13.

READ a first and second time in the Council Chambers of the City of Waterloo this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk