MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

CELEBRATING 50 YEARS est. 1973

October 20, 2023

Rita Szilock, Planner
Planning Approvals, City of Waterloo
100 Regina Street South
PO Box 337, Station Waterloo
Waterloo, ON N2J 4A8

Dear Ms. Szilock:

RE: Planning Justification Report Addendum
Official Plan Amendment and Zoning By-law Amendment Applications
720 Erbsville Road, Waterloo
CITY FILE: Official Plan Amendment No. 45 & Zoning By-law Amendment Z-22-15
OUR FILE: 0977D

On behalf of our client, Sunvest Group of Companies c/o Peter de Groot, we are pleased to submit an addendum to the Planning Justification Report dated December 2021, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications on the lands municipally known as 720 Erbsville Road, Waterloo (the "subject lands").

Since submitting the Planning Justification Report, comments have been received on the Official Plan and Zoning By-law Amendment Applications that have resulted in updates to the plan. This letter provides an update to the Planning Justification Report to address updates to the plan and response to comments as follows:

Low Density Residential Designation and Erbsville South Block Plan (SPA 3):
The plan has been revised to reduce the size of each stacked townhouse block from 24 units per block, to 16 units per block. Policy 11.1.3(31)(a) permits stacked townhouses with 4 units in width and a maximum of 2 units vertical, and a total of 8 units per block. The plan proposes stacked townhouses with 4 units in width and 4 units vertical, and a total of 16 units per block. The proposed increased unit density per block provides a more efficient built form at a more affordable price than other traditional forms of ground relate housing. The proposed stacked townhouse blocks have a proposed height of 12 metres, which is an increase of 2 metre above the 10 metre height permitted in the Low Density area.

The overall mass of the building is balanced between the increased building height and the reduced block width, by limiting the block width to 4 units. The proposed stacked townhouse units will contribute to the range of units available on the subject lands and in the Erbsville community, while maintaining the low rise nature of the neighbourhood.

Policy 10.1.3(9) of the Official Plan has been reviewed to assess the location criteria for stacked townhouse units. The subject lands are not located on a Node or Corridor. The lands are on Erbsville Road which is a Regional Arterial Road, as identified on Schedule 'E' of the City's Official Plan, which permits the stacked townhouse units. Further, the subject lands are located on the edge of an existing low density residential neighbouhood, with existing low density residential development to the west, separated by an arterial road, natural heritage lands to the north and east, and planned development lands to the south. The planned development lands to the south are zoned for medium to high density residential uses subject to a Hold. The proposed stacked townhouse and townhouse development is located adjacent to planned density and is a residential form of development that will transition between the existing low density residential neighbouhood and the surrounding forested area.

Parking

A zoning by-law amendment for a reduced parking rate is no longer being requested. The plan has been revised to provide additional parking, and the parking standards for townhouse and stacked townhouse units are both being achieved. Townhouse units are provided with a parking rate of 1.33 per unit and stacked townhouses are provided with a parking rate of 1.49 parking spaces per unit.

Zoning Setbacks

The previous concept plan proposed an interior lot line setback of 2.8 metres, where the Cluster Development provisions of the zoning by-law require a minimum interior lot line setback of 7.5 metres. The interior lot line setback has been increased and is a minimum of 5.0 metres in most areas. A pinch point exists at the corner of Block 1 where the interior lot line setback is 3.9 metres, and along the side of Block 14 where the interior lot line setback is 3.2 metres. A minimum interior lot line setback of 3.2 metres is proposed. Although this is a reduction from the standard 7.5 metre setback, the reduction is minor in nature given the site's context. The reduced interior lot line setback accommodates the edge of the environmental buffers, which effect the abutting natural heritage lands, and the zone boundary between the R8 and OS1 zone with accommodates the on site Stormwater Management Pond. Further, the interior lot line setback abuts the Natural heritage buffers and Stormwater Management Ponds, which do not create a separation concern from a structural or visual perspective. The remainder of the interior lot line setbacks effect 762 Erbsville Road, which is a separate development parcel, but is planned for similar uses to the subject lands.

The proposed rear yard setback has been increased from 2.8 metres to 5.0 metres, where the zoning by-law requires a minimum setback of 7.5 metres. The reduced rear yard setback allows sufficient rear yard amenity space for the use and enjoyment of residents. The deck provisions of the zoning by-law are proposed to be amended to allow a deck to extend up to 2 metres from a rear lot line, where the By-law permits a deck to extend up to 4 metres from a rear lot line. The proposed amendment to the deck provisions will allow for the future construction of decks up to a depth of 3 metres. The other general provisions for decks will continue to apply.

A site specific amendment is proposed to permit a minimum side yard setback of 1.5 metres. The proposed setback between townhouse units is 3.0 metres, which is consistent with the Cluster Development provisions which permit a minimum 2.4 metres between buildings. The R8 zone, requires a 1.8 metre side yard setback, and the proposed 1.5 metre setback represents a reduction of 0.3 metres. The 1.5 metre setback will allow access to the rear of each building and sufficient

space for maintenance. The development is proposed as a draft plan of condominium, which will ensure that the 3.0 metre space between buildings will remain open and no fencing is proposed in this area.

Proposed Official Plan Amendment
The proposed Official Plan Amendment seeks to permit site specific policies for stacked towhouse units, specifically to permit stacked townhouse buildings with a maximum of 4 units in width and a maximum of 4 units vertical. The Official Plan Amendment also seeks to permit a maximum building height of 12 metres for stacked townhouses.

Proposed Zoning By-law Amendment
The proposed zoning by-law amendment seeks to rezone the subject lands from Future Determination (FD) to Residential Eight with site specific provisions (R8-XXX) and Conservation (OS3). The following site specific provisions are required for development:

- Minimum interior lot line setback abutting the OS1 and OS3 zone of 3.2 metres
- Minimum side yard setback of 1.5 metres
- Minimum rear yard setback abutting the OS3 zone of 5.0 metres
- Maximum building height of 12m for Stacked Townhouse blocks
- Notwithstanding section 3.D.2.6, Decks are prohibited within 2.0 metres of the Rear Lot Line

We thank you for considering this additional information. Please do not hesitate to contact the undersigned should you have any questions or concerns.

Yours truly,

MHBC

Dave Aston, M.Sc, MCIP, RPP
Vice President & Partner

Aleah Clarke, BES, MCIP, RPP
Intermediate Planner