MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

March 31, 2025

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

Dear Rita Szilock:

RE: Third Submission - 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 the third resubmission of Official Plan Amendment and Zoning By-law Amendment Application for the lands municipally known as 720 Erbsville Road (the "subject lands"). A Draft Plan of Condominium Application was submitted as part of the first submission, but this application was placed on hold until the Official Plan Amendment and Zoning By-law Amendment Applications have been approved, and does not form part of this resubmission.

Comments on the second submission for the subject lands were received on May 15 and July 23, 2024. The proposed Official Plan Amendment and Zoning By-law Amendment have been revised in accordance with these comments, and the supporting studies and plans have been updated accordingly. A comment matrix has been prepared to demonstrate how the comments have been considered with the updated development concept and planning instruments.

Please find enclosed the following:

- One (1) copy of the Resubmission Letter
- One (1) copy of the 2nd Submission Comment Matrix
- One (1) copy of the Planning Justification Addendum Letter
- One (1) copy of the revised Urban Design Guidelines
- One (1) copy of the revised Environmental Impact Study
- One (1) copy of the revised Functional Servicing Report
- One (1) copy of the Stormwater Management Report
- One (1) copy of the Noise Report Addendum Letter
- One (1) copy of the revised Concept Plan (11"x17")
- One (1) copy of the cross-sections of rear yards for Block 10 and 14

- One (1) copy of the Zoning By-law Amendment Schedule
- One digital copy of all the above listed items.

The following materials will form part of the future Draft Plan of Condominium Resubmission and/or Site Plan Application:

- Revised Condominium Plan
- Draft Reference Plan
- Record of Site Condition (RSC) and Acknowledgement Letter

We look forward to continuing to work with you on this exciting project.

Yours truly,

MHBC

Dave Aston, MSc, MCIP, RPP
Partner

Aleah Clarke, BES, MCIP, RPP
Associate

cc. Peter de Groot, Sander Van Aalst, Chris Shantz, Melanie Shantz, Richard de Groot, Dave Stephenson, John Perks