MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

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January 24, 2024

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: Second 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 second submission 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 is being 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 first submission for the subject lands were received on April 17 2023. 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:

- Three (3) copies of the Resubmission Letter
- Three (3) copies of the 1st Submission Comment Matrix
- Three (3) copies of the Planning Justification Addendum Letter
- Three (3) copies of the revised Urban Design Guidelines
- Three (3) copies of the revised Environmental Impact Study
- Three (3) copies of the revised Functional Servicing
- Three (3) copies of the Stormwater Management Report
- Three (3) copies of the Noise Report Addendum Letter
- Three (3) copies of the revised Master Plan/ Site Plan (11"x17")

- Three (3) copies of the Grading Plan with GRCA floodplain cross sections (included in the Functional Servicing Report)
- Three (3) copies of the Zoning Plan
- 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

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

Yours truly,

MHBC





Dave Aston, MSc, MCIP, RPP
Vice President & Partner

Aleah Clarke, BES, MCIP, RPP
Intermediate Planner

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