ERB'N MODERN RENTALS

359-369 ERB ST. WATERLOO, ON

Zoning Bylaw and Official Plan Amendment



2296342 ONT INC.



SITE DATA

SITE DATA	REQUIRED	PROPOSED
ZONING	RMU20	RMU20
LOT AREA (m²)	-	5882
LOT FRONTAGE (m)	20	102.6
LANDSCAPE AREA (%)	30	1564m2, 27%
TOTAL GFA (m²)	--	13,913
BUILDING HEIGHT (m)	+-20 (6 storeys)	+-25 (8 storeys)
AMENITY SPACE(m²)	687	3837.1
NUMBER OF RES. UNITS	--	224
NUMBER OF BEDROOMS	max.264 (450/ha)	293
NUMBER OF AFF. UNITS	--	23

PARKING DATA

SITE DATA	REQUIRED	PROPOSED
TOTAL NUMBER OF PARKING SPACES	313	RESIDENT: 207 (0.92/UNIT) VISITOR: 23 (0.1/UNIT) TOTAL: 230
BICYCLE STALS A (0.3#units) B (0.3#units)	class A 70 class B 70	152

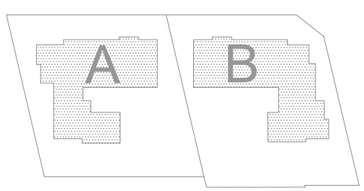
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2296342 ONT INC.



building location

359-369 Erb St. Waterloo, ON

project

Erb MURB

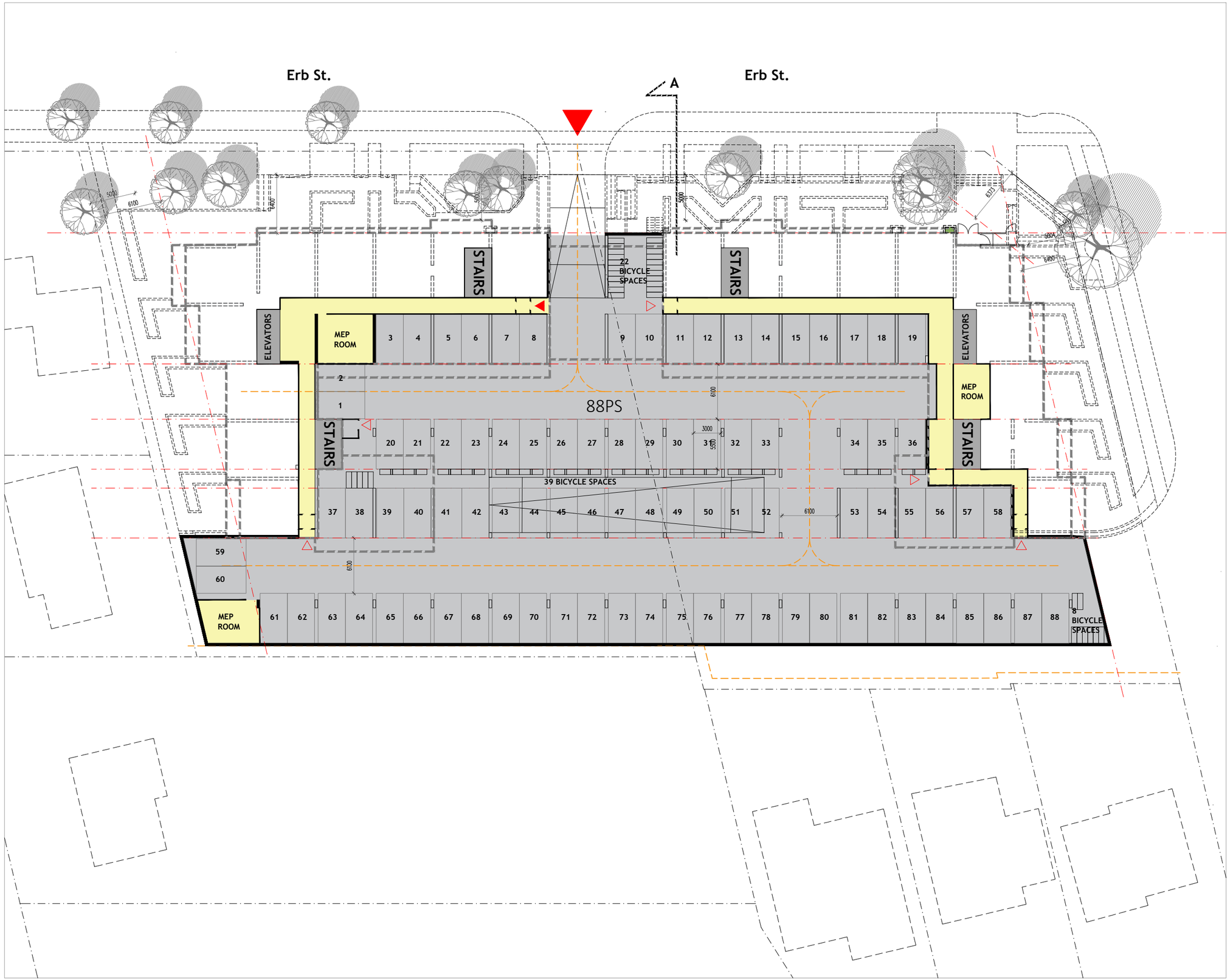
drawing

Site Plan

date	January 2025
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project no	7530-10
drawn	MV
checked	MV

drawing no

01



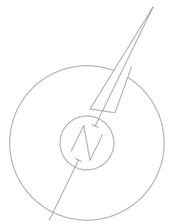
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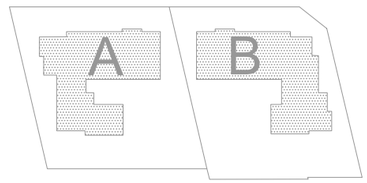
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2296342 ONT INC.





359/363 367/369

building location

359-369 Erb St. Waterloo, ON

project

Erb MURB

drawing

P1 Plan

date	January 2025
scale	1:200
project no	7530-10
drawn	MV
checked	MV

drawing no

02



UNIT COUNT A

LEVEL	1BR	2BR	3BR	TOTAL
1	5	3	-	8
2	9	3	1	13
3	9	3	1	13
4	14	3	1	18
5	14	3	1	18
6	12	3	1	16
7	8	5	-	13
8	8	5	-	13
TOTAL	79	28	5	112
BDRMS	79	56	15	150

UNIT COUNT B

LEVEL	1BR	2BR	3BR	TOTAL
1	5	3	-	8
2	10	3	-	13
3	10	3	-	13
4	14	4	-	18
5	14	4	-	18
6	12	4	-	16
7	8	5	-	13
8	8	5	-	13
TOTAL	81	31	-	112
BDRMS	81	62	-	143

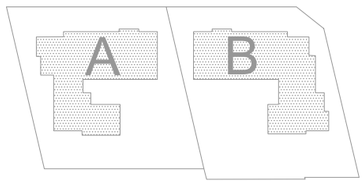
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project

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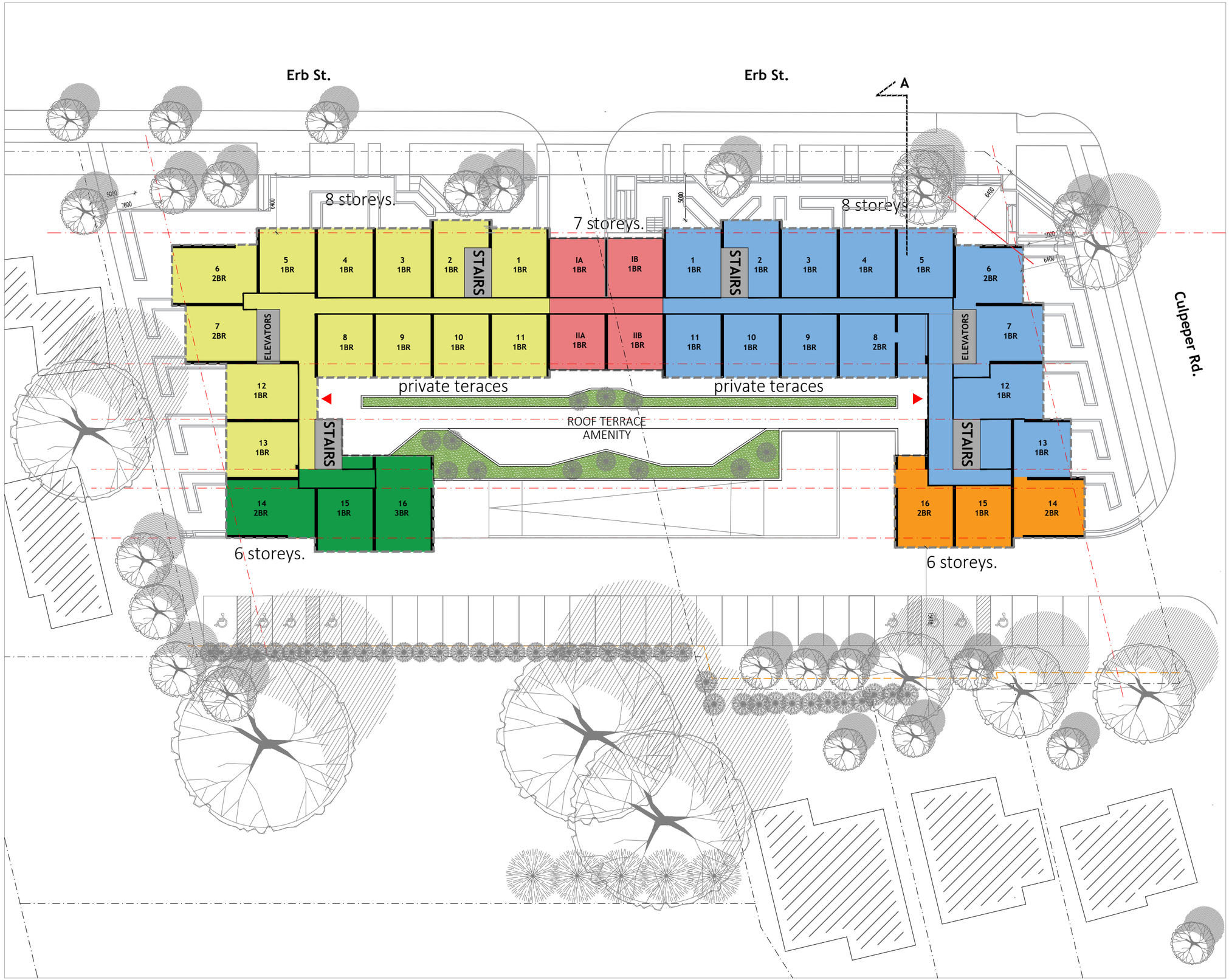
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L2-L3 level Plan

date	January 2025
scale	1:200
project no	7530-10
drawn	MV
checked	MV

drawing no

03



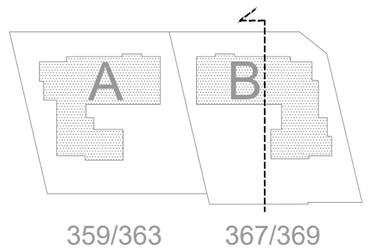
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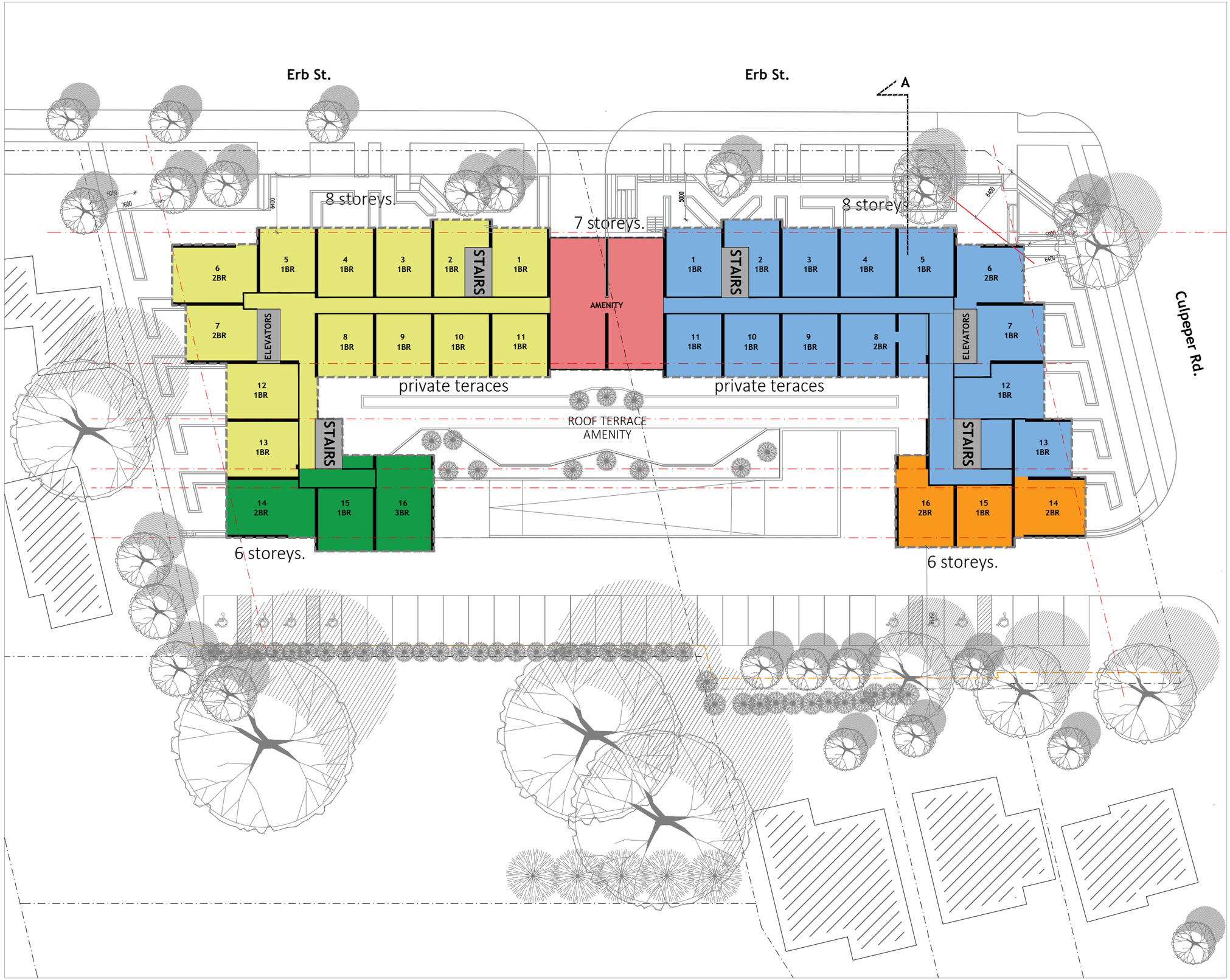
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L4-L5 Level Plan

date	January 2025
scale	1:200
project no	7530-10
drawn	MV
checked	MV

drawing no

04



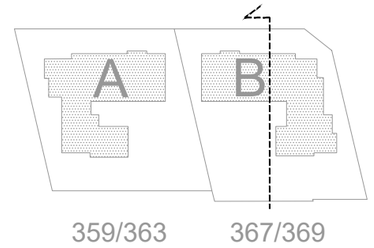
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project

Erb MURB

drawing

L6 Level Plan

date	January 2025
scale	1:200
project no	7530-10
drawn	MV
checked	MV

drawing no

05



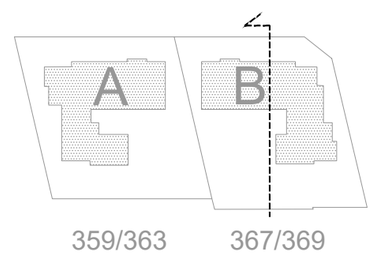
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building location

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project

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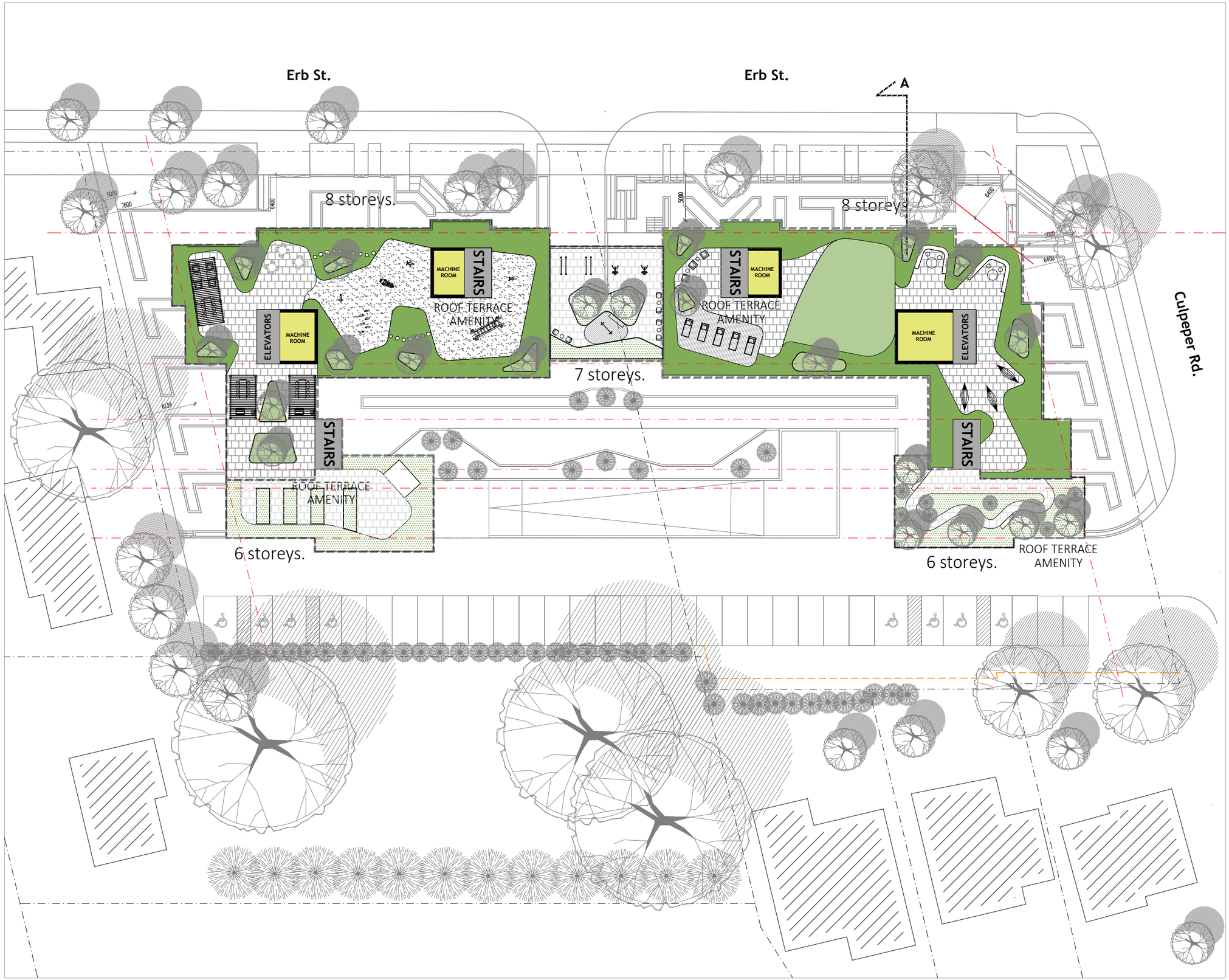
drawing

L8 level Plan

date	January 2025
scale	1:200
project no	7530-10
drawn	MV
checked	MV

drawing no

06



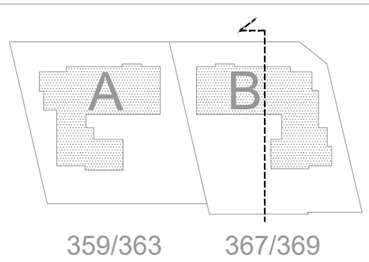
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building location

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project

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drawing

Roof level Plan

date	January 2025	drawing no	
scale	1:200		07
project no	7530-10		
drawn	MV		
checked	MV		



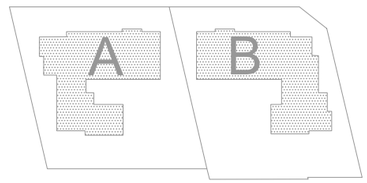
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building location

359-369 Erb St. Waterloo, ON

project

Erb MURB

drawing

Section D

date	January 2025
scale	1:100
project no	7530-10
drawn	MV
checked	MV

drawing no

08



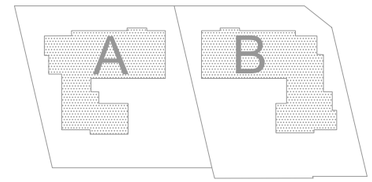
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359/363 367/369

building location

359-369 Erb St. Waterloo, ON

project

Erb MURB

drawing

North Elevation

date	January 2025
scale	1:200
project no	7530-10
drawn	MV
checked	MV

drawing no

09



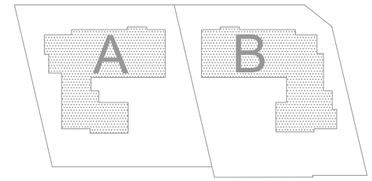
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359/363 367/369

building location

359-369 Erb St. Waterloo, ON

project

Erb MURB

drawing

East Elevation

date	January 2025
scale	1:200
project no	7530-10
drawn	MV
checked	MV

drawing no

10



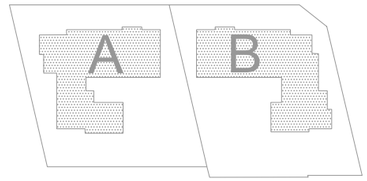
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359/363 367/369

building location

359-369 Erb St. Waterloo, ON

project

Erb MURB

drawing

West Elevation

date	January 2025
scale	1:200
project no	7530-10
drawn	MV
checked	MV

drawing no

11



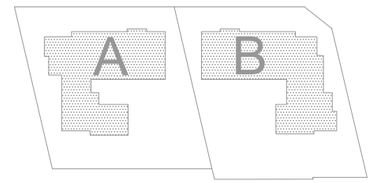
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359/363 367/369

building location

359-369 Erb St. Waterloo, ON

project

Erb MURB

drawing

South Elevation

date	January 2025
scale	1:200
project no	7530-10
drawn	MV
checked	MV

drawing no

12



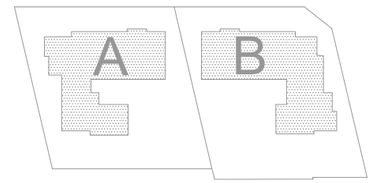
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2296342 ONT INC.



359/363 367/369

building location

359-369 Erb St. Waterloo, ON

project

Erb MURB

drawing

Visualization

date	January 2025
scale	
project no	7530-10
drawn	MV
checked	MV

drawing no

13



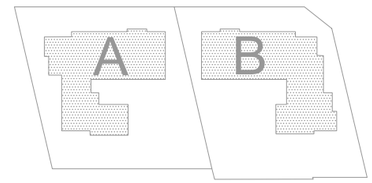
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359/363 367/369

building location

359-369 Erb St. Waterloo, ON

project

Erb MURB

drawing

Visualization

date	January 2025
scale	
project no	7530-10
drawn	MV
checked	MV

drawing no

14



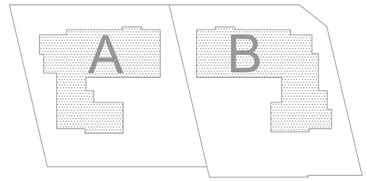
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2022.12.14. Issued for Pre-submission follow up
2023.01.10. Issued for Owner's and Planer's review
2023.02.06. Issued for Pre-submission follow up
2023.09.21. Issued for Pre-submission consultation
2023.11.17. Issued for Pre-submission consultation
2024.04.25. Issued for Pre-submission consultation
2024.05.14. Issued for Pre-submission consultation
2025.01.29. Issued for OPA-ZBA submission

2296342 ONT INC.



359/363 367/369

building location

359-369 Erb St. Waterloo, ON

project

Erb MURB

drawing

Visualization

date	January 2025
scale	
project no	7530-10
drawn	MV
checked	MV

drawing no

15