

**CITY OF WATERLOO
ZONING BY-LAW AMENDMENT APPLICATION
CIRCULATION FORM**

The City of Waterloo is initiating our review of the following application and requests your agency to provide any comments you feel are significant. Please provide your comments on this form or by separate correspondence.

BACKGROUND INFORMATION

APPLICATION #: Zoning By-law Amendment Z-18-11
PROPERTY LOCATION: 924 Erb Street West (refer to Location Map)
LAND OWNER/DEVELOPER: West Waterloo Retail GP Ltd.
AGENT/APPLICANT: WSP c/o Darryl Bird
GROSS LAND AREA: 2.42 hectares

DEVELOPMENT PROPOSAL:

The Applicant is proposing to:

- a) Remove the existing temporary parking used by the Costco warehouse on the adjacent lands
- b) Develop retail commercial uses (excluding food store, pharmacy and department stores)
- c) Construct 7 retail commercial buildings with combined retail floor area of 3,718 sq. m. (40,020 square feet) and a total of 262 parking spaces.

ZONING REQUEST:

The Applicant is requesting to amend the City's zoning by-law No. 1418, further amended by site specific by-law 2014-037, by removing the holding "H" provision from the subject lands. The purpose of the request is to permit a multi-building commercial development (described above) on the subject lands to proceed.

To remove the holding "H" provision, the following conditions must be satisfied:

- (a) Completion of transportation improvements providing access to the Waterloo Waste Management Site located at 925 Erb St W;
- (b) Completion of a section of Platinum Drive;
- (c) Update the transportation impact studies for the LANDS (hereinafter the TIS UPDATE) to determine if any improvements to the area transportation network are required to support additional development on the LANDS, to the satisfaction and approval of both the Regional Municipality of Waterloo and the City of Waterloo;
- (d) The Commissioner of Planning, Development and Legislative Services at the Region of Waterloo and the Commissioner of Integrated Planning and Public Works at the City of Waterloo both provide written confirmation that their respective government agencies have the physical and financial resources required to construct and install the improvements to the local transportation network identified in the approved TIS UPDATE, and that secure arrangements to implement said improvements are in place to the satisfaction of said Commissioners.

OFFICIAL PLAN DESIGNATIONS:

- Corridor Commercial – Schedule A, A1
- Specific Provision Area 47 – Schedule A6
- Medium High Density, 40 metres – Schedule B1
- Designated Greenfield Area – Schedule B3
- Wellhead Protection Sensitivity Area 8 – Schedule B4

STUDIES/PLANS SUBMITTED WITH THIS APPLICATION:

- Planning Justification Report
- Transportation Impact Study
- Site Plan
- Site Servicing and Grading Plan
- Stormwater Management Brief
- Notice of Source Protection Plan Compliance

These documents are available in digital form on the City's website at <https://www.waterloo.ca/en/business/924-erb-st-w.asp> Additional documents may be added from time to time.

FORMAL PUBLIC MEETING: September 10, 2018, Waterloo City Hall, Council Chamber, Evening (6:30pm)

Date: July 23, 2018

AGENCY COMMENTS

AGENCY: _____

REPRESENTATIVE: _____

NO COMMENTS:

COMMENTS: _____

(if insufficient space, please provide under separate cover)

Please return your comments by **August 10, 2018** to:

Laura Dewar

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