



359-369 Erb Street West

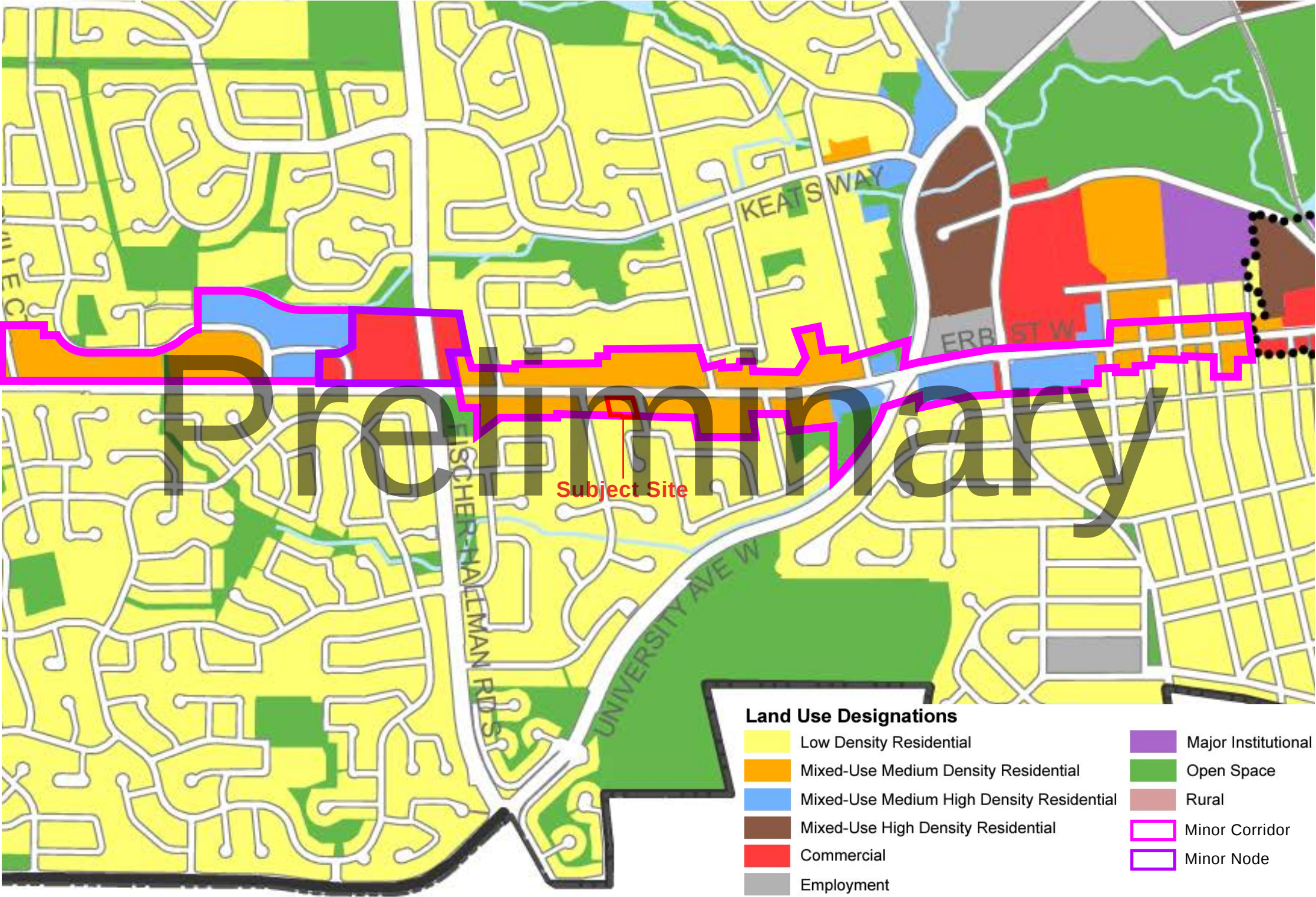
Open House Community Meeting
Official Plan and Zoning By-law Amendment
March 26, 2024

Site Location and **Existing Condition**

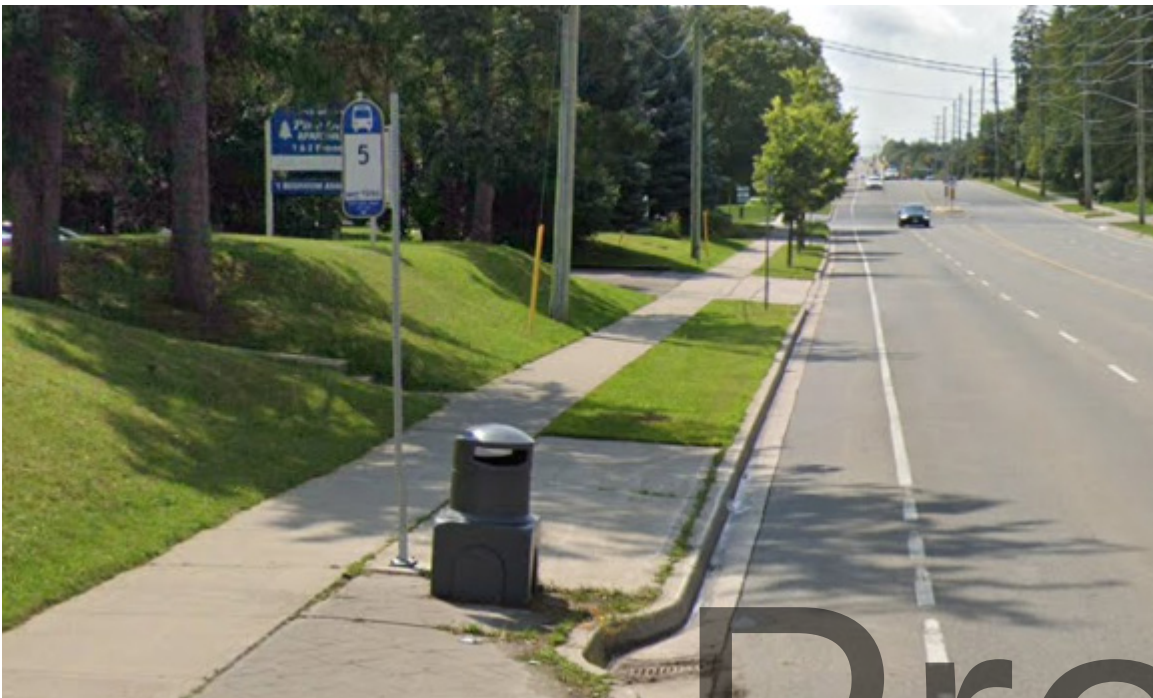


- Four low rise residential buildings
- Heights ranging from 1.5 to 3 storeys
- 41 units total

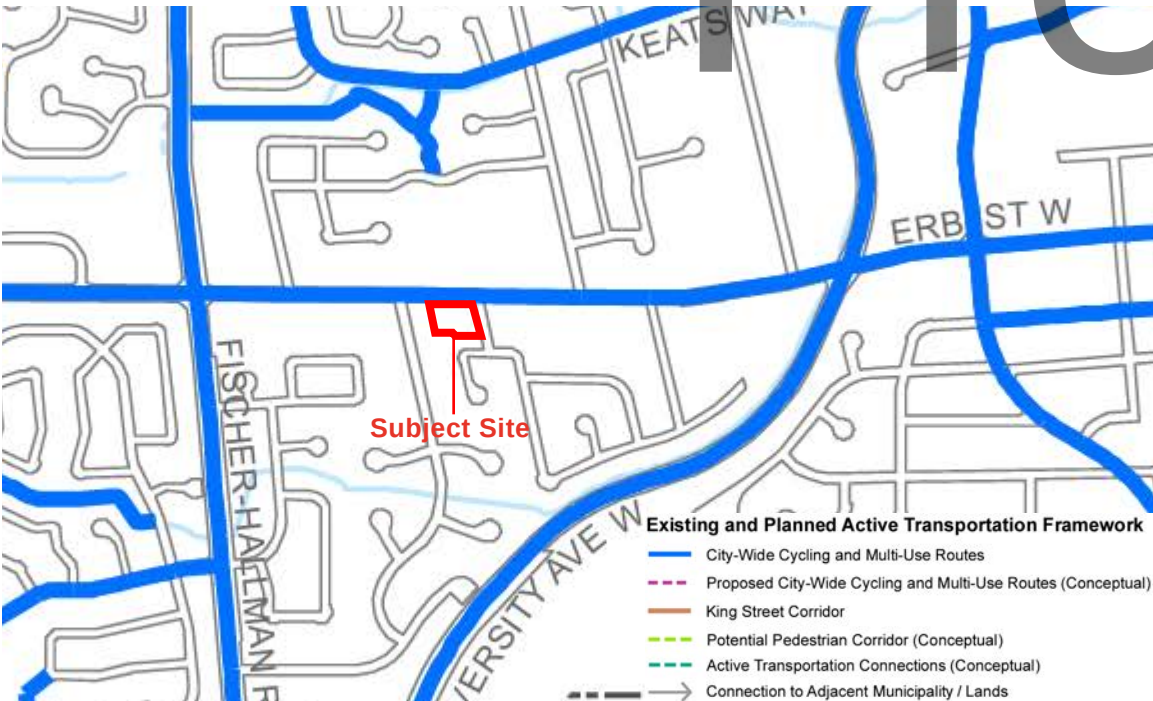
Along an Important Minor Corridor



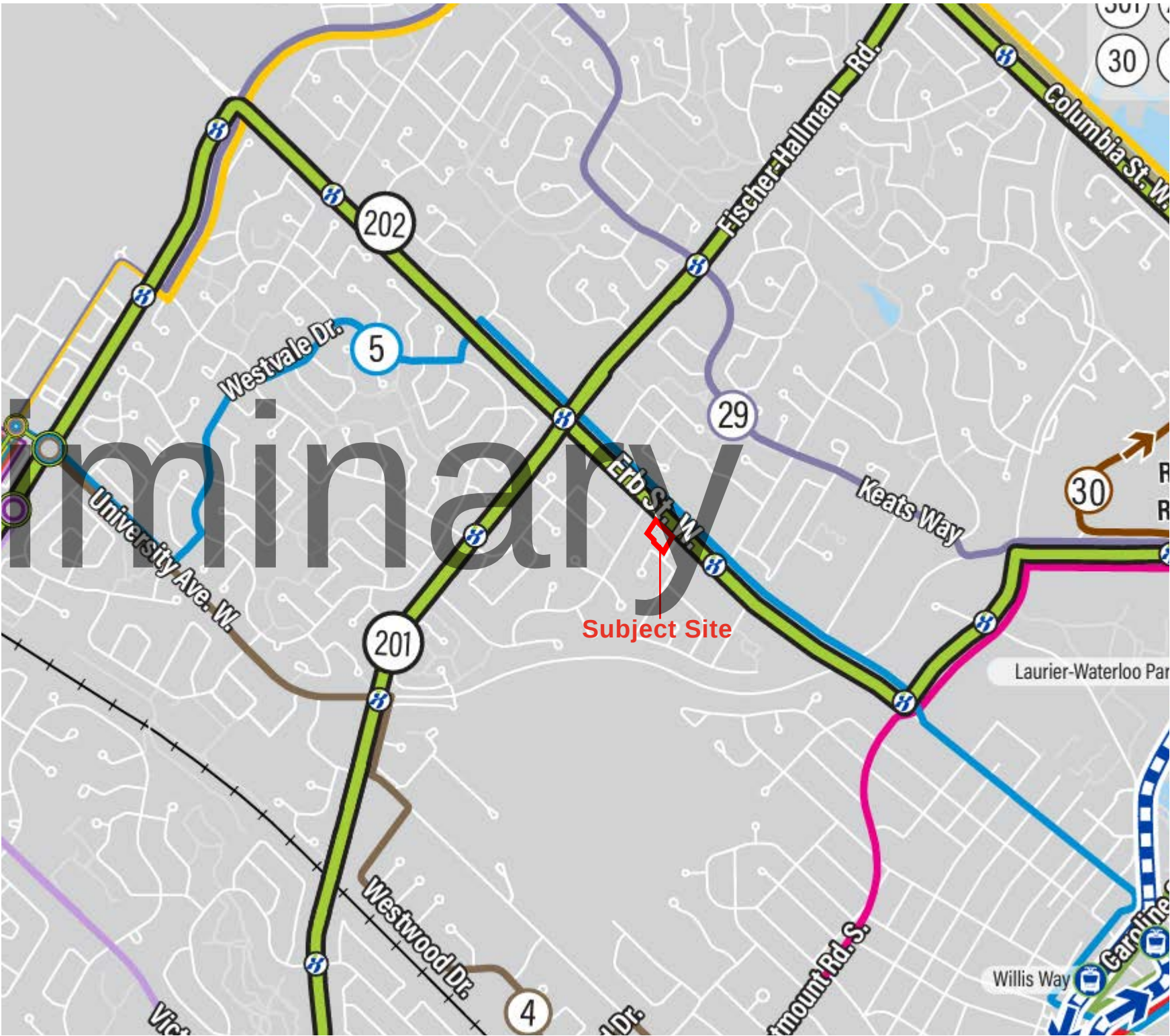
Well Supported by Active Transportation



Bus Stop at Erb/Culpepper and Bike Lane



City of Waterloo Official Plan - Schedule 'F'
Active Transportation Framework



Access to Diverse Neighbourhood Amenities

Beechwood Centre



Culpepper Park



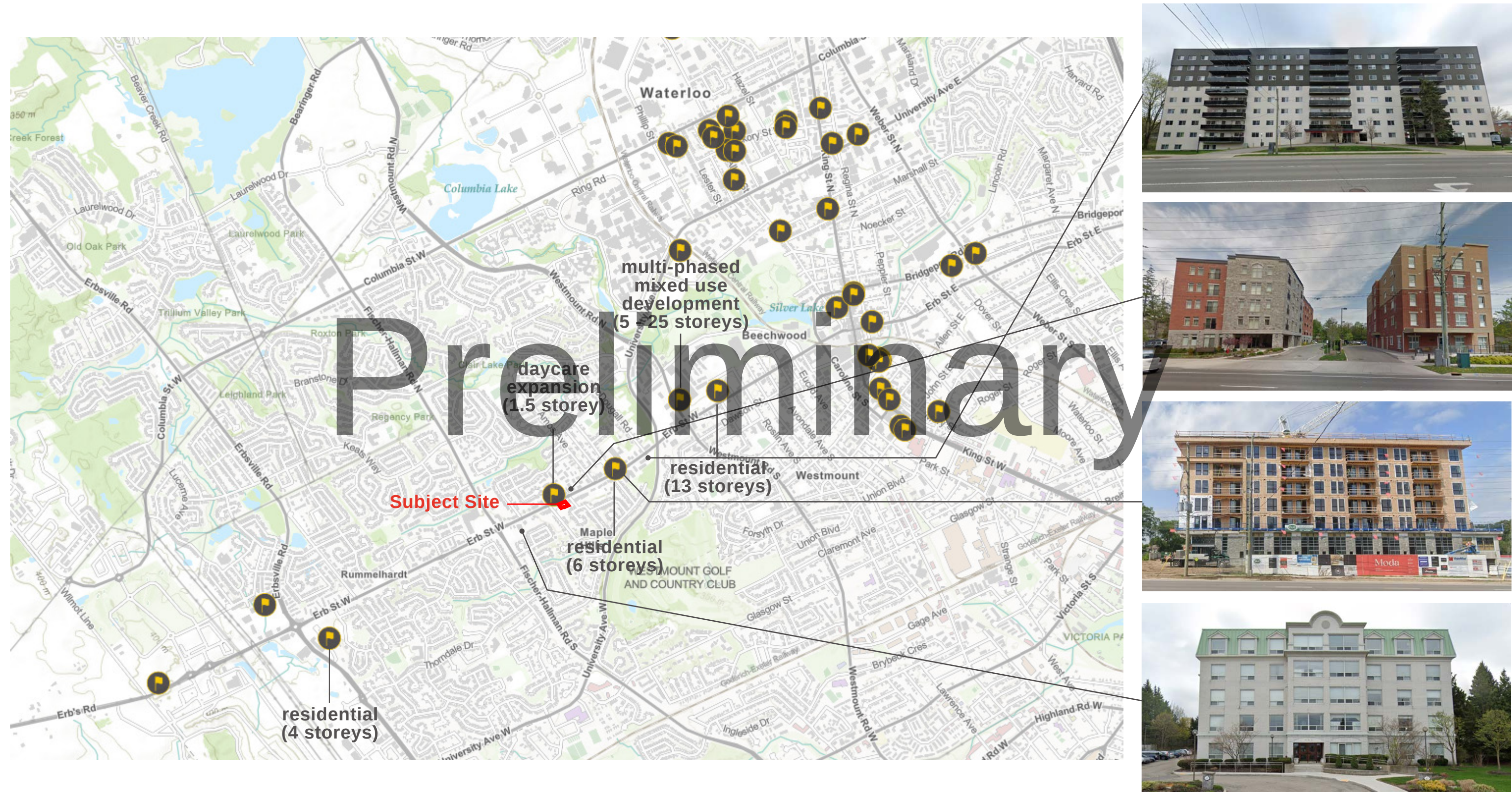
Neighbourhood Retail



iXpress Service



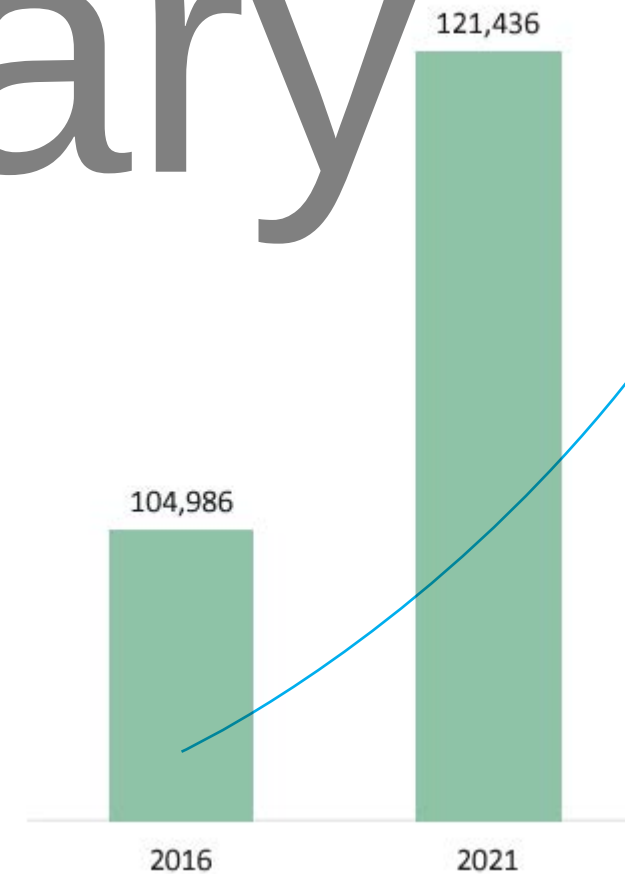
Mixed Density Context Planned for Mid-Rise Intensification



Supports Mandate to Deliver **Affordable Housing**

- City of Waterloo's population forecast to increase by 65,000 by 2051
- Over 30,000 new Affordable Units needed in Region of Waterloo by 2051
- Proposed Inclusionary Zoning (IZ) requirement ranges from 0-2% in short term, 2-5% by 2051
- Estimated 27 IZ units per year in the City of Waterloo long term

Population, City of Waterloo, 2021 and 2016 censuses

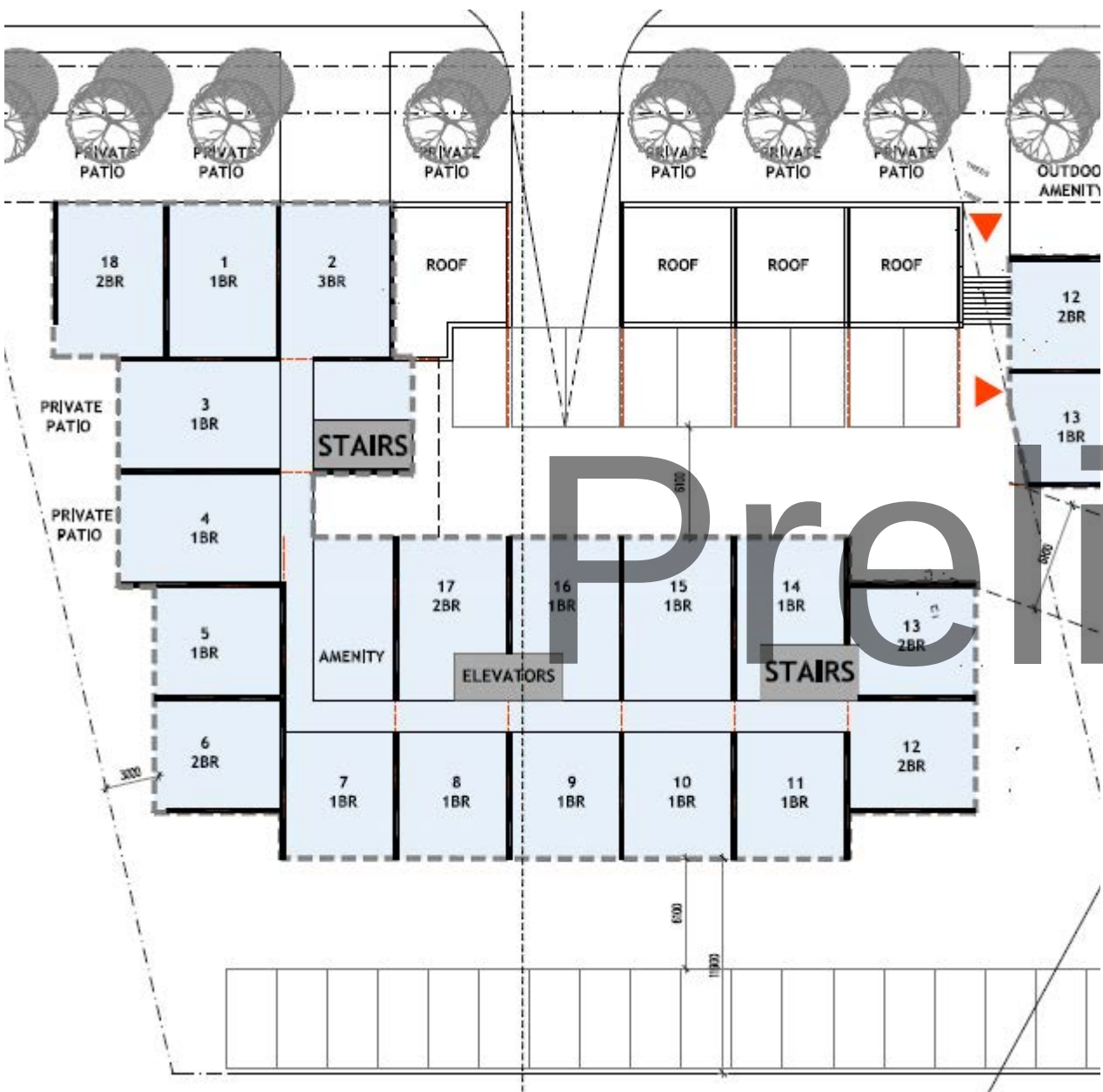


Proposed Development Overview



Site Area	5,882 m ²
Density	554 bph
Unit Mix	1 bd: 157 units 2 bd: 65 units 3 bd: 13 units Total: 235 units (including up to 10% affordable units)
Total Landscaped Open Space	20%
Building Height	26.6 m; 8 storeys
Total Amenity Area	3,000 m ²
Total Parking Spaces	183 spaces (including 24 visitor spaces) • Residential: 0.67/unit • Visitor: 0.1/unit
Total Bicycle Parking Spaces	160 bicycle spaces

Diverse Unit Mix and Meaningful Affordable Housing Supply



Building A - Typical Floor Plan
Levels 3-6

Unit Mix

Type	Unit Count
1 bedroom	157 (66.8%)
2 bedroom	65 (27.7%)
3 bedroom	13 (5.5%)
TOTAL UNITS	235 units (100%)
AFFORDABLE HOUSING UNITS	Approx. 24 units (10%)

- Diversity of unit types and sizes to accommodate a range of residential needs
- Efficient floor layouts to optimize unit configuration and counts
- Modest increase to height and density allows 10% of units to be delivered as affordable

Compatible Site and Urban Design Focus



Buildings set back and height stepped down for rear condition transition

Landscaping features on terrace and roofs to expand planting areas and soften building tops

Use of two L-shaped buildings to break apart massing

Inset balconies with screening treatment to provide privacy

Public Realm Enhancements



Defining the urban edge with a consistent pedestrian-scale streetwall

Improvements to the streetscape through tree-lined streets and landscaping

Articulation and activation at-grade using townhouse units at the lower levels

Key Benefits of Proposed Development

- 
- Assembly of properties along a designated corridor to **optimize development potential**
 - Modest height and density increase supports delivery of **meaningful affordable housing supply**
 - Supports a **gentle form of intensification** that is **compatible** within the existing and emerging context
 - Provides a **range of unit types**, landscaping, and ample **indoor and outdoor amenity space**
 - Activates streetscape with a defined street edge and consistent **pedestrian-scale streetwall**
 - Exceeds bicycle parking requirements and improves pedestrian realm to support **active transportation**

Moving Forward

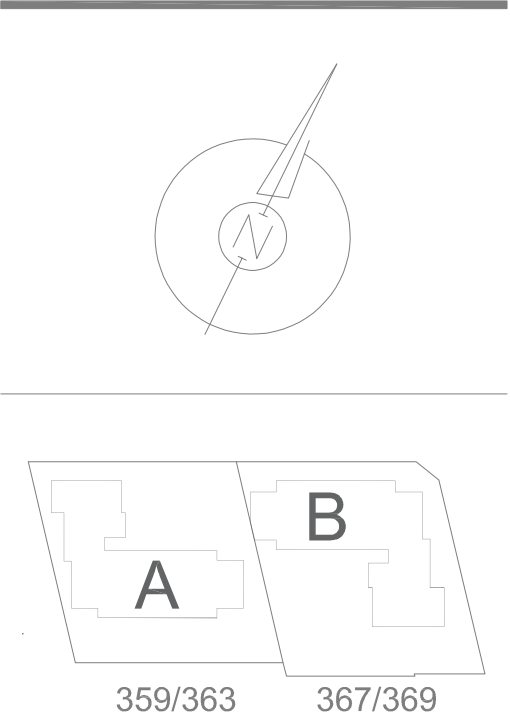
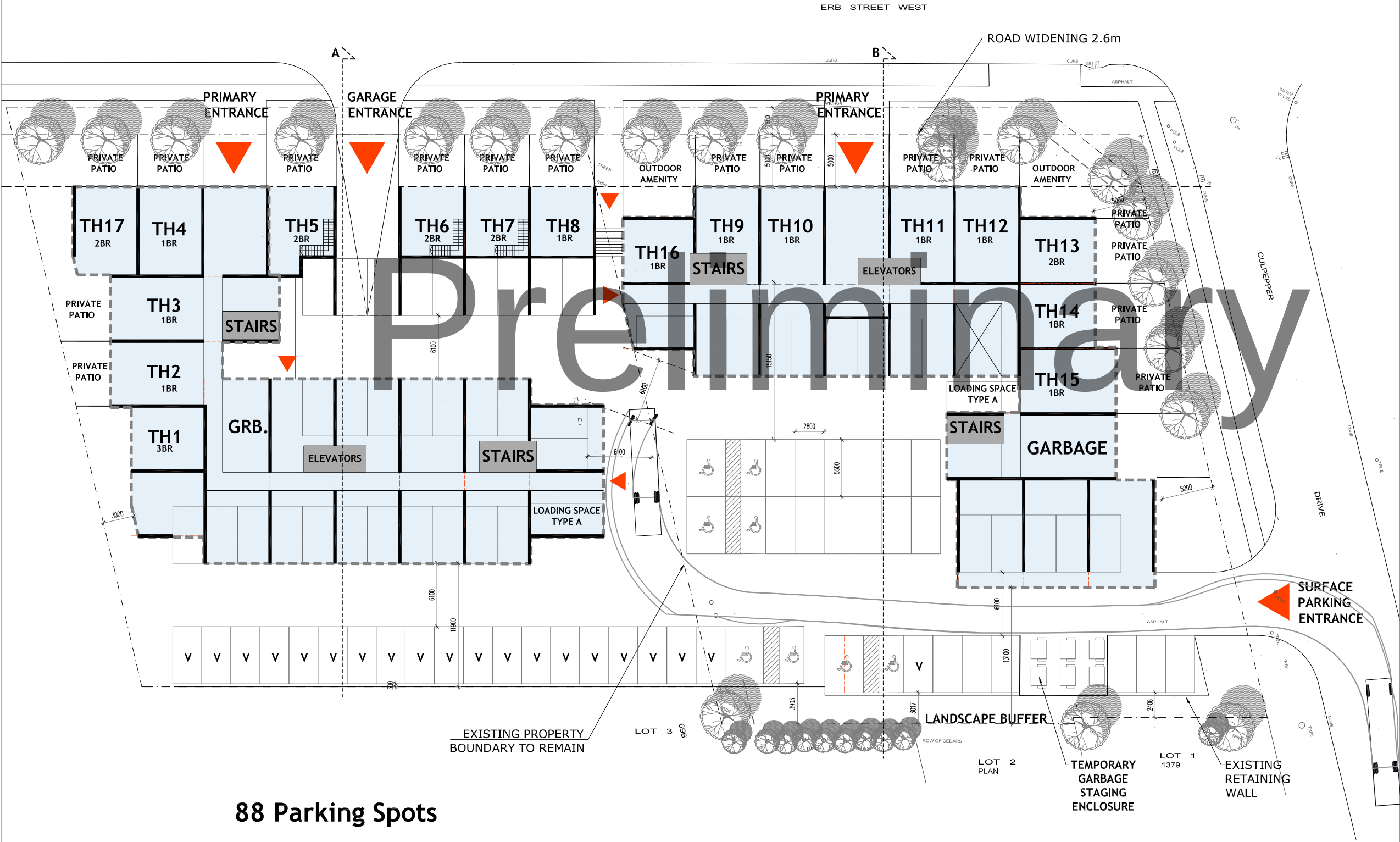
Next Steps

- Receive feedback from community on development vision
- Prepare and submit formal application package
- Collaborate with Staff to work towards good planning outcomes

Preliminary

Thank you!

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building location

359-369 Erb St. Waterloo, ON

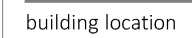
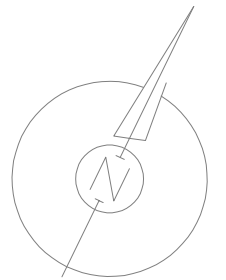
project

Erb MURB

drawing

L1 level Plan

date	November 2023	drawing no
scale	1:200	
project no	7530-10	
drawn	MV	
checked	MV	



359-369 Erb St. Waterloo, ON

project

Erb MURB

drawing

Roof level Plan

date	November 2023	drawing no
scale	1:200	
project no	7530-10	
drawn	MV	
checked	MV	