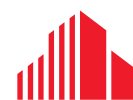


# For Sale Multi-Res Development Opportunity

115 Erb Street E, Waterloo, ON



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

# 115 Erb Street E Waterloo

Cushman & Wakefield Waterloo Region Ltd. Brokerage is pleased to offer for sale 115 Erb Street E, Waterloo, an exceptionally well located, zoned, high-rise development site.

## The Offering



The site is situated just steps from Uptown Waterloo. It has over 500 businesses which include: 89 retail stores, more than 70 medical / holistic offices, over 60 tech and digital media companies, more than 45 financial service companies and the Delta Hotel.

This diverse and vibrant 'city centre' has also transformed into a major learning (discovery) and entrepreneurial hub of creative jobs. Uptown is home to Perimeter Institute for Theoretical Physics (PI) and the Centre for International Governance Innovation

(CIGI) – two world-class research institutes and several new and notable technology companies like Faire, Tangam Systems and Ride Co.

Kitchener-Waterloo is a mature tech market with more than 1,000 technology firms, 150 research centers and over 100,000 post-secondary students, and is one of the fastest growing tech markets in Canada.

The Vendor's preliminary development concept is a 6 storey podium with a 12 storey tower.

### Property Details

|                             |                 |
|-----------------------------|-----------------|
| Lot Size:                   | .730 acres      |
| Concept Height:             | 12 and 6 Storey |
| Potential Unit Yield:       | 94 Units        |
| Potential Bedroom Count:    | 140 Beds        |
| Estimated Gross Floor Area: | 30,295.1 sq.ft. |
| Proposed Parking Stalls:    | 112             |

**Sale Price: \$4,500,000**



# Site Overview

## ZONING - RESIDENTIAL MIXED-USE RMU 40 /20 AND SITE SPECIFIC C-186

The Property is zoned Residential Mixed-Use (RMU-40 & 20) in the City of Waterloo zoning by-law with site specific regulation C-186.

### Site Specific Regulations

#### Highlights:

a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 115 and 117 Erb Street East:

#### Height:

a. Rooftop mechanical enclosures are excluded from the overall building height measurement; b. All retaining walls shall be less than 1.5 metres in height, with the exception of a 30 metre section along the easterly lot line that shall be less than 2.0 metres in height.

#### Density:

a. On the entire Lands, there shall be a maximum of:

i. 498 bedrooms per hectare;

ii. 140 bedrooms; and

iii. 89 dwelling units provided further:

iv. There shall be a minimum of 42 bedrooms and a maximum of 57 bedrooms wholly contained on the portion of the Lands zoned RMU-40;

v. There shall be a maximum of 85 bedrooms wholly contained on the portion of the Lands zoned RMU-20;

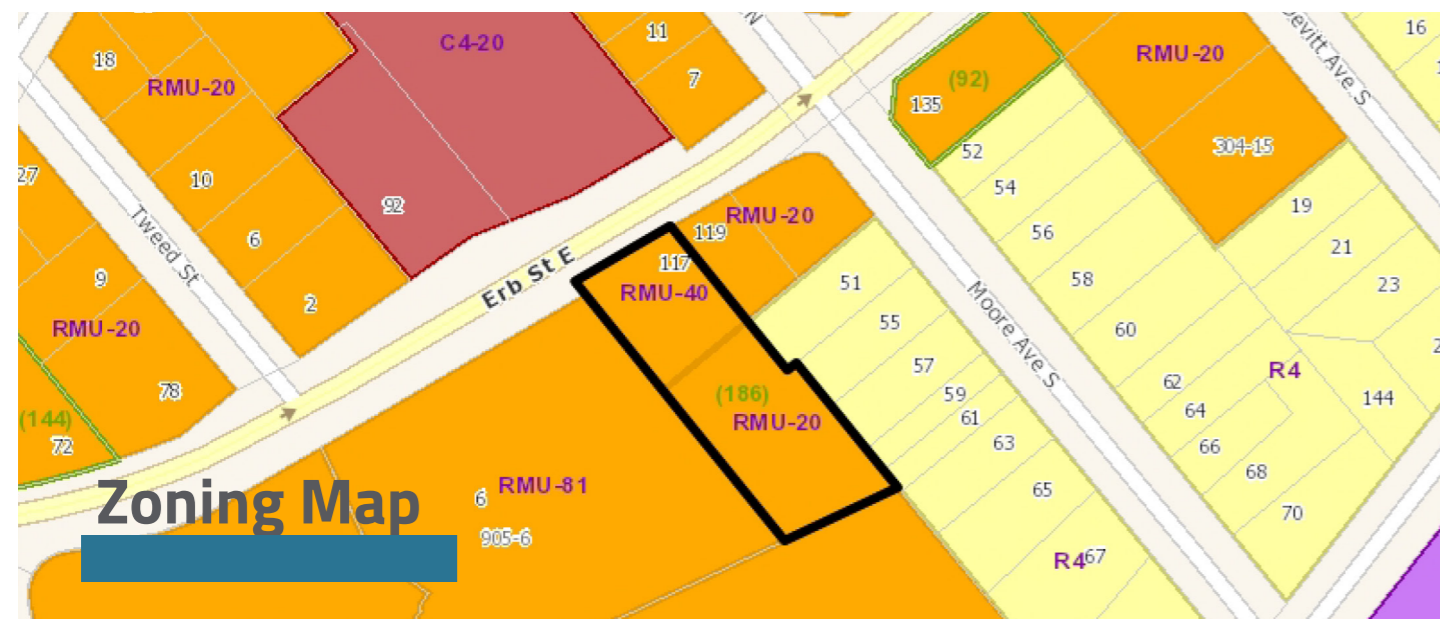
vi. A minimum of 5 dwelling units within the building shall contain a minimum of 3 bedrooms.

#### Parking:

Minimum residential parking provided at a rate of 1.15 spaces per dwelling unit; b. Minimum residential visitor parking provided at a rate of 0.1 spaces per dwelling unit; CITY

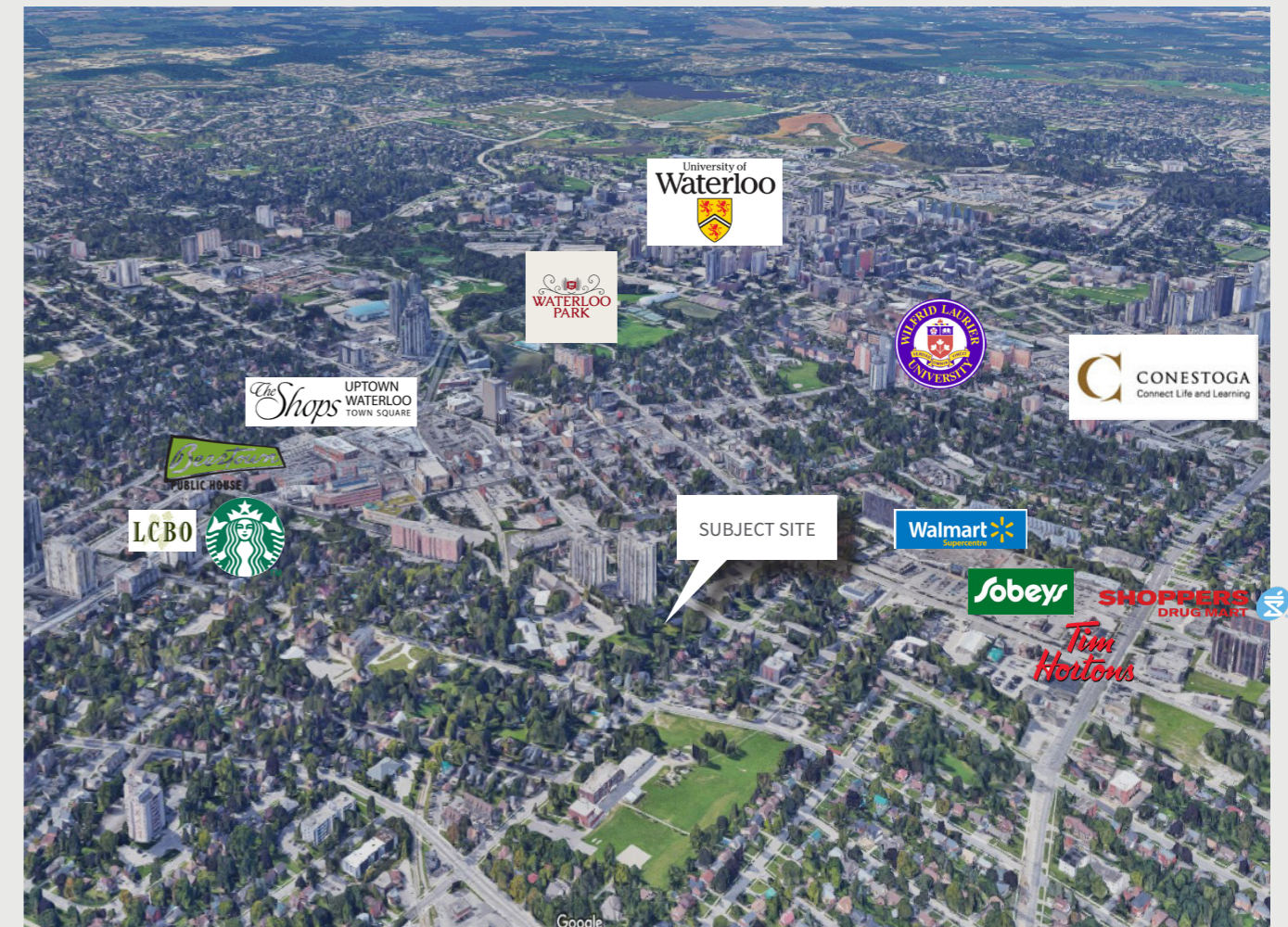
OF WATERLOO ZBL 2018-050 PAGE C-262 c. Minimum of 5% of required vehicle parking spaces shall be provided at-grade, not enclosed with a building or structure; d. Minimum bike parking provided at a rate of 0.5 spaces per dwelling unit.

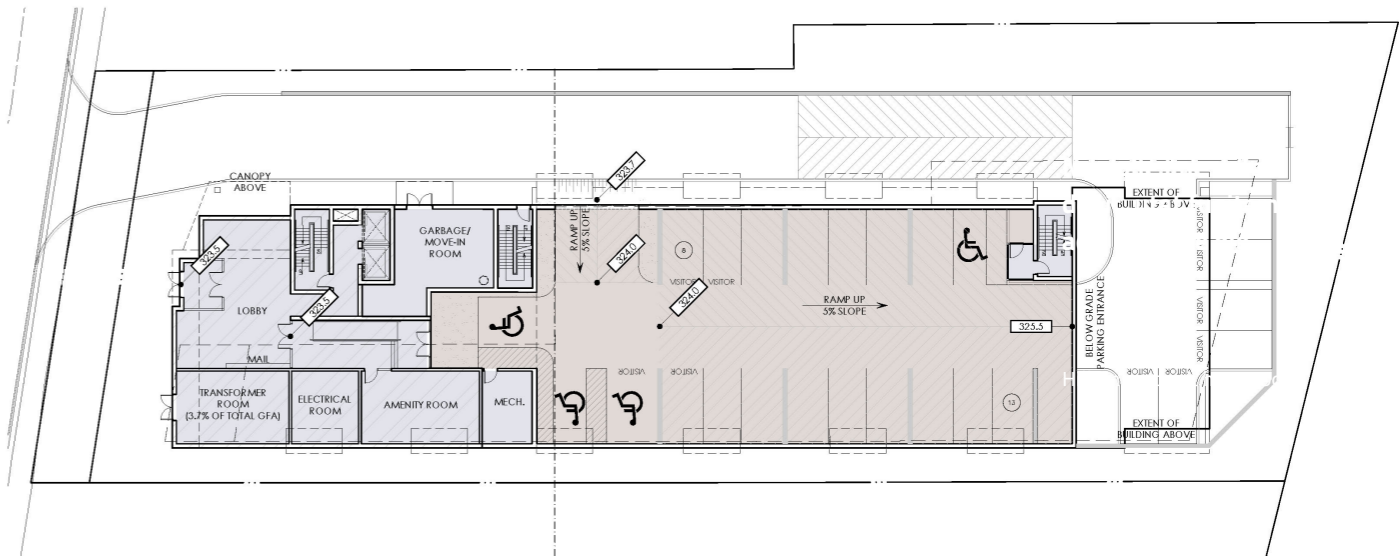
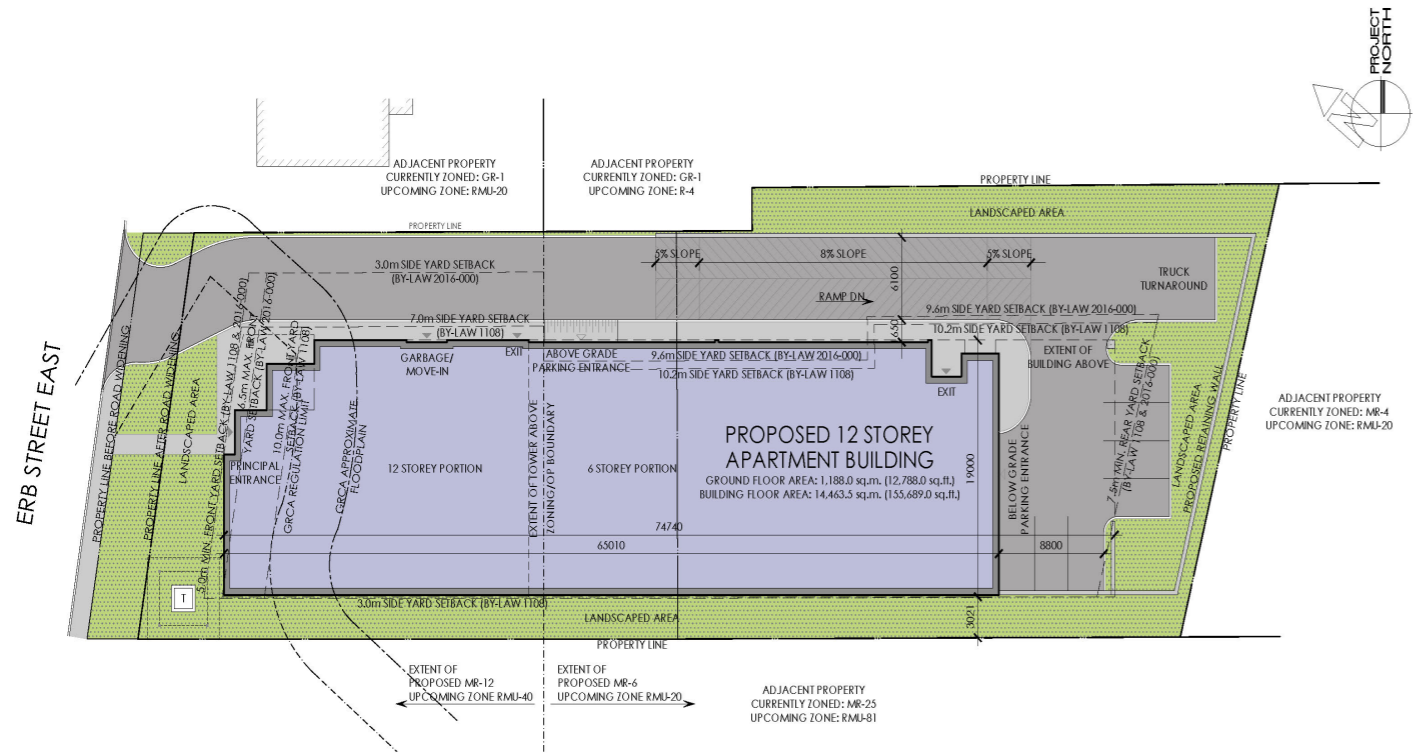
Contact Sales Representative for full document related to Site Specific Regulation C-186



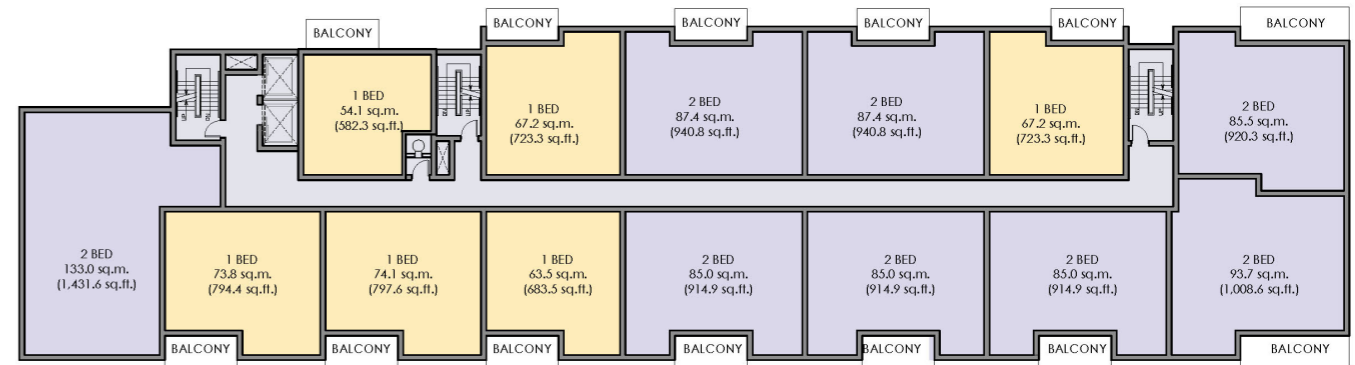
# Location Map

The Site enjoys proximity to retail and cultural amenities including grocery stores, coffee shops, boutique shopping, trendy restaurants and night clubs in uptown Waterloo. The Property is also close to Conestoga Mall, a large shopping centre offering over 130 retail stores.

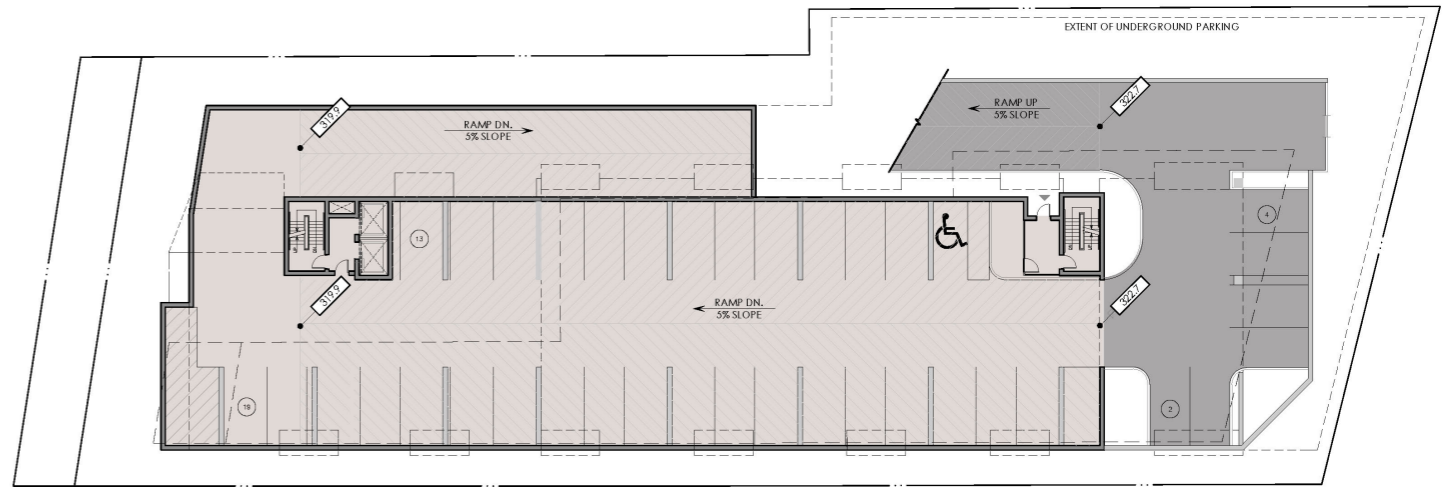




GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



PARKING PLAN

# DEVELOPMENT CONCEPT PLANS

# 115 Erb Street E, Waterloo

## CONTACT:

**Brad McGill**  
Broker

Direct: +1 519 804 4359

Office: +1 519 585-2200 Ext. 359

Mobile: +1 519 500 5483

Fax: +1 519 650-5250

[brad.mcgill@cushwakewr.com](mailto:brad.mcgill@cushwakewr.com)

Cushman & Wakefield Waterloo Region Ltd.,  
Brokearge

4295 King Street E, Suite 401

Kitchener, Ontario N2P 0C6



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