



STAFF REPORT Planning Approvals

Title: Official Plan Amendment 22 (Zoning By-law Review)
Report Number: IPPW2018-056
Author: Joel Cotter
Meeting Type: Council Meeting
Council/Committee Date: August 13, 2018
File: Comprehensive Zoning By-law Review
Attachments: Attachment 'A': Official Plan Amendment 22 (OPA 22)
Ward No.: City-Wide

Recommendations:

1. That IPPW2018-056 be approved.
2. The Council adopt Official Plan Amendment 22 (OPA 22) as set out in Schedule A to IPPW2018-056.
3. That Council request that the Regional Municipality of Waterloo approve Official Plan Amendment 22 (OPA 22).

A. Executive Summary

The Official Plan (2012) provides the land use planning framework for the City. To implement the Official Plan, the City is undertaking a comprehensive Zoning By-law Review (ZBR). Through the comprehensive Zoning By-law Review and related public engagement, various amendments to the Official Plan have been identified by the Planning Approvals Division. Official Plan Amendment 22 (OPA 22) is intended to amend the City of Waterloo Official Plan to:

- i. correct errors in the Official Plan identified through the comprehensive Zoning By-law Review
- ii. allow for effective zoning implementation
- iii. limit the creation of legal non-conforming lands and buildings, where appropriate
- iv. respond to participant input obtained through the comprehensive Zoning By-law Review

Official Plan Amendment 22 can be supported for the following reasons:

- the amendments are primarily minor in nature

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- the amendments support a zoning framework that is appropriate for Waterloo, and will allow for orderly development
- the amendments constitute good planning, in the opinion of planning staff

B. Financial Implications

There are no financial implications associated with approval of this report. Should the Official Plan Amendment be appealed, potential costs related to a Local Planning Appeal Tribunal (LPAT) hearing may be incurred.

C. Technology Implications

None

D. Legal Considerations

None

E. Link to Strategic Plan

(Strategic Priorities: Multi-modal Transportation, Infrastructure Renewal, Strong Community, Environmental Leadership, Corporate Excellence, Economic Development)

Economic Development - facilitates the objective to bring forward a new comprehensive Zoning By-law.

F. Previous Reports on this Topic

None

G. Approvals

Name	Signature	Date
Author: Joel Cotter		
Director: Joel Cotter		
Commissioner: Cameron Rapp		
Finance: N/A		

CAO



Official Plan Amendment 22 (Zoning By-law Review) IPPW2018-056

1.0 INTRODUCTION

Official Plan Amendment 22 (OPA 22) is intended to amend the City of Waterloo Official Plan to:

- i. correct errors in the Official Plan identified through the comprehensive Zoning By-law Review
- ii. allow for effective zoning implementation
- iii. limit the creation of legal non-conforming lands and buildings, where appropriate
- iv. respond to participant input obtained through the comprehensive Zoning By-law Review

2.0 DETAILS OF THE AMENDMENT

Official Plan Amendment 22 (OPA 22) is annexed to this report as Appendix 'A'. A brief description of each amendment is provided below:

Item 1: **Purpose:** Clarity

Intent: That the wording of Section 12.2.2.(1) better align with municipal zoning authority established under section 34 of the Planning Act.

Item 2: **Purpose:** Limit the creation of legal non-conforming lands, buildings and structures

Intent: A new policy is proposed that allows site specific zoning to be established that recognizes a land use, building and or structure that actually and lawfully existed on the date of the passing of the new zoning by-law, if deemed appropriate by the City.

Item 3: **Purpose:** Clarity

Intent: Site specific zoning provisions and variances are established through public processes. A new policy is proposed that allows existing site specific zoning and variances to be carried forward. This will recognized existing zoning

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regulations tailored to specific developments, and limit the creation of legal non-conforming lands, buildings and structures.

Item 4: Purpose: Compliance with legislation

Intent: The Province passed Bill 51 in 2006. The Bill introduced a provision to grant municipalities the authority to impose conditions on zoning, being subsection 34(16) of the Planning Act. Conditions may only be applied if an official plan in effect contains policies related to zoning with conditions. A new policy is proposed to implement subsection 34(16) of the Planning Act.

Despite subsection 34(16), municipalities are unable to zone with conditions. Bill 51 requires that the Minister, pursuant to subsection 70.1(1) of the Planning Act, make regulations prescribing conditions for the purposes of subsection 34(16). The types of conditions that will be permitted will be limited to those identified by the Minister. To date, the Minister has not released such regulations.

Item 5: Purpose: Compliance with legislation

Intent: A new policy is proposed to support Item 4, allowing the City to enter into an agreement to secure conditions applied to zoning pursuant to subsection 34(16.2) of the Planning Act, in much the same way as an agreement is required as a condition of site plan approval pursuant to section 41 of the Planning Act.

Item 6: Purpose: Effective zoning implementation

Intent: In certain commercial policies, the Official Plan references measurements in gross leasable area ("GLA"). GLA is very difficult to administer and determine compliance with, often requiring detailed floor plans and measurements for entire shopping centres to determine zoning compliance, translating to increased time and cost to tenant commercial space. Building floor area ("BFA") is much simpler to administer and determine compliance with, and lessens interpretation, time and costs. A new policy is proposed to allow zoning to implement GLA policies in BFA. The GLA permission will remain in the Official Plan, meaning the BFA zoning may need to eventually be adjusted through a minor variance or minor zoning amendment once the maximum BFA threshold is achieved. Until then, the zoning administration related to the shopping centre will be simpler, faster and more cost effective to administer.

Item 7: Purpose: Effective zoning implementation

Intent: Policy 12.2.3.(1) of the Official Plan sets out the matters for which holding provisions may be applied. Holding provisions are used in situations where it is necessary or desirable to zone lands for development, but where development must be delayed pending completion or realization of one or more matters. An

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amendment is proposed to expand 12.2.3.(1) to enhance land-use planning options available to the City relative to holding symbols.

The amendment will allow holding provisions to be applied to matters including:

- verification of sufficient servicing capacity and availability
- verification of sufficient transportation capacity and infrastructure
- verification of sufficient utility capacity and availability
- verification of sufficient community uses and community infrastructure
- completion of block plans
- completion of urban design studies
- completion of noise studies
- burial of hydro infrastructure
- measures related to the transitioning of industrial areas
- measures to protect sensitive uses on known or potential contaminated sites
- verification of floodplain safe access
- flood protection, flood control and or flood proof measures
- implementation of specific provision area policies
- ensure the payment of monies
- completion of conditions, studies or requirements related to a zoning by-law amendment

Item 8: **Purpose:** Enhanced public engagement (district planning)

Intent: Policy 12.2.1.(5) of the Official Plan establishes the notification distance for public engagement related to district planning (re: 120 metres). An amendment is proposed to allow the 120 metre notification distance to be increased by Council resolution. The amendment will provide the necessary flexibility to upward adjust planning notification distances from time to time, either city-wide or on a site-specific basis. The policy does not allow the 120 metre distance to be reduced.

Item 9: **Purpose:** Enhanced public engagement (informal and formal public meetings)

Intent: Policy 12.4.3.1.(b) of the Official Plan establishes the notification distance for public engagement related to informal public meetings (re: 120 metres). An amendment is proposed to allow the 120 metre notification distance to be increased by Council resolution. The amendment will provide the necessary flexibility to upward adjust planning notification distances from time to time, either city-wide or on a site-specific basis. The policy does not allow the 120 metre distance to be reduced. Policy 12.4.4.(1) states that notice for a formal public meeting shall be given in the same manner as the informal public meeting.

Item 10: Purpose: Clarity

Intent: An amendment is proposed to section 1.4, paragraph 6, of the Official Plan to clarify the intent of the Plan that multiple zones may be established to implement each land use designation in section 10 of the Official Plan, and that each zone may contain a restricted range of permitted uses based on planning considerations such as the nature of the development, the character of the area, and any other criteria that the City deems appropriate based on the context of the site. For instance, while the Low Density Residential designation in section 10 contemplates a range of building types (including singles, semis, duplexes, triplexes, townhouses), it is not the intent of the Plan that all of the building types will be permitted on every lot designated Low Density Residential – in many instances, the implementing zoning limits the permitted uses to only single detached dwellings to facilitate neighbourhood stability.

Item 11: Purpose: Clarity

Intent: Adds a definition to the glossary for Medical Clinic.

Item 12: Purpose: Clarity

Intent: Adds a definition to the glossary for Health Practitioner.

Item 13: Purpose: Clarity

Intent: Adds a definition to the glossary for Pharmaceutical Dispensary.

Item 14: Purpose: Consistency (correct error)

Intent: Aligns Schedule 'B' with Schedules 'A' and 'A1' for 500 King Street North (Manulife).

Item 15: Purpose: Consistency (correct error)

Intent: Aligns Schedule 'A3' with Schedule 'A' for 530 Columbia Street (northeast corner of Columbia Street and Erbsville Road).

Item 16: Purpose: Consistency (correct error)

Intent: On Schedule 'A', designate lots within the Clair Creek Meadows subdivision in Vista Hills from "open space" to "low density residential" to correct a mapping error. Schedule 'A3' is also amended to remove the "parks and other green space" designation from the approved residential lots. Item 16 applies to 214-240 Ladyslipper Drive (even addresses only).

Item 17: Purpose: Consistency (correct error)

Intent: Aligns Schedule 'B1' with Schedules 'A' and 'A1' for lands southeast of the Northfield Drive and Bridge Street intersection:

- 283 Northfield Drive East
- 291 Northfield Drive East
- 295 Northfield Drive East
- 299 Northfield Drive East
- 215 Toman Drive
- 225 Toman Drive
- 640 Bridge Street
- 219 Labrador Drive
- 225 Labrador Drive
- 231 Labrador Drive
- 237 Labrador Drive
- 245 Labrador Drive

Item 18: Purpose: Recognize existing development

Intent: Amends Schedules 'A' and 'B1' to recognize the existing medium density development at 726 New Hampshire Street (Parkwood Seniors Community), to allow buildings up to 20 metres (6 storeys) in height.

Item 19: Purpose: Recognize existing development

Intent: Amends Schedules 'A' and 'B1' to recognize the existing medium density development at 300 Keats Way, to allow buildings up to 20 metres (6 storeys) in height. The property is developed and contains a 5 storey apartment building.

Item 20: Purpose: Respond to community request for down-designation

Intent: Amends Schedules 'A', 'B' and 'B1' at the request of property owners on Dietz Avenue South for down-designation from medium density residential to low density residential to facilitate the stabilization of the neighbourhood. The down-designation aligns with a previous Council decision in the mid-2000 related to the Height & Density Policy Study, but never translated to the schedules of the Official Plan. The affected properties are known municipally as:

- 7 Dietz Avenue South
- 8 Dietz Avenue South
- 9 Dietz Avenue South
- 10 Dietz Avenue South

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Item 21: Purpose: Consistency (correct error)

Intent: Aligns Schedule 'B1' with Schedule 'A' for lands northwest of the Erb Street West and Dietz Avenue North intersection:

- 9 Dietz Avenue North
- 15 Dietz Avenue North
- 192 Erb Street West
- 194 Erb Street West
- 196 Erb Street West
- 198 Erb Street West
- 200 Erb Street West
- 202 Erb Street West

Item 22: Purpose: Consistency (correct error)

Intent: Specific Provision Area 36 establishes the Conestoga College Expansion Area by dually designating certain properties west of Marsland Drive as 'Business Employment' and 'Academic'. However, some of the affected properties are not designated 'Business Employment' but rather 'Corridor Commercial'. Item 21 remedies the error.

Item 23: Purpose: Recognize existing development

Intent: To add Specific Provision Area 64 to recognize the existing commercial uses at 339, 347 and 355 Erb Street West. The Official Plan designates the properties 'Mixed-Use Medium Density Residential' on Schedule 'A'. SPA 64 dually designated the properties 'Mixed-Use Medium Density Residential' and 'Convenience Commercial'. SPA 64 also recognizes the existing residential dwelling at 347 Erb Street West.

Item 24: Purpose: Land use compatibility

Intent: To add Specific Provision Area 65 to 6 Dietz Avenue South, maintaining the 'Mixed-Use Medium Density Residential' designation on Schedule 'A' with policies to facilitate land use compatibility with the Low Density Residential lands to the south. SPA 65 restricts the use of the property to a single detached dwelling (with or without a second residential unit) unless the property is merged and comprehensively developed under the 'Mixed-Use Medium Density Residential' (MUMDR) designation with the adjacent properties fronting Erb Street West. If the property is developed under the MUMDR designation, the development must be substantially buffered from the abutting lands to the south (8 Dietz Avenue South) including a landscaped buffer. SPA 65 authorizes the use of a holding symbol to secure the planning framework established by the SPA.

Item 25: Purpose: Recognize existing development and limit the creation of non-conforming properties and buildings

Intent: To add Specific Provision Area 66 to certain 'Corridor Commercial' lands abutting gateway streets to the Northland Industrial Area and Colby Industrial Area to expand the restricted commercial planned function applied to the properties to include certain convenience retail and personal services uses to serve the day to day needs of the surrounding employment lands. SPA 66 also recognizes the existing *Beer, Liquor and Wine Store* at 624-628 King Street North. It is not the intent of SPA 66 to permit *retail stores*, other than the specified retail uses contemplated under the 'Corridor Commercial' designation and SPA 66. The SPA is restricted to:

- 624-628 King Street North
- 10 Northland Road
- 651 Colby Drive
- 615 Davenport Road
- 625 Davenport Road

Item 26: Purpose: Recognize existing development and limit the creation of non-conforming properties and buildings

Intent: To add Specific Provision Area 67 to certain 'Business Employment' lands abutting gateway streets to the Northland Industrial Area and Colby Industrial Area to expand the restricted employment planned function applied to the properties to include certain contractor and construction related uses, wholesaling and distribution, and additional ancillary commercial uses related to hardware, home improvement, and office services that support the surrounding employment lands. SPA 67 increases the building floor area cap applied to complementary and ancillary uses to a maximum 50%, to better serve the surrounding employment lands and to recognize the existing land use composition of certain developments. The SPA is restricted to:

- 10 Wyman Road
- 643 Colby Drive
- 620 Davenport Road
- 283-291 Northfield Drive East
- 725 Bridge Street West
- 730 Bridge Street West
- 735 Bridge Street West

Item 27: Purpose: Clarification and land use compatibility

Intent: To amend the Low Density Residential designation (Policy 10.1.3.(1)) to:

- clarify language within the policy to better reflect the planning intent;
- remove terrace dwellings (stacked townhouses) from 10.1.3.(1) based on land-use compatibility and neighbourhood stability concerns.

Item 28: Purpose: Clarification and land use compatibility

Intent: To amend the Low Density Residential designation (Policy 10.1.3.(5)-(9)) to:

- establish new policies that facilitate land-use compatibility and neighbourhood stability;
- add terrace dwellings (stacked townhouses) to 10.1.3.(7)-(11), recognizing the height, bulk, characteristics and impacts of modern terrace dwellings are often similar to apartment buildings.

Item 29: Purpose: Consistency with legislation

Intent: To amend Policy 10.1.2.(3) to align the second residential unit policies in the Official Plan to better align with the Planning Act.

Item 30: Purpose: Clarification

Intent: To amend Policy 10.1.2.(5) to clarify that second residential units are excluded from the density provisions established by the Official Plan, unless specifically stated otherwise in the implementing zoning by-law. Based on planned function, ancillary dwellings such as second residential units should not skew or unintentionally manipulate planned density targets established by the Province, Region or City.

Item 31: Purpose: Clarification

Intent: Policy 10.2.2.3.(6) establishes gross leasable area provisions for primary uses, excluding offices, within the Conestoga Commercial Centre designation. The policy is amended to expand the exclusion to "offices and medical clinics" given the similarity between the land-uses.

Item 32: Purpose: Clarification

Intent: Policy 10.2.2.4.(6) establishes gross leasable area provisions for primary uses, excluding offices, within the Mixed-Use Community Commercial designation. The policy is amended to expand the exclusion to "offices and medical clinics" given the similarity between the land-uses.

Item 33: Purpose: Clarification

Intent: Policy 10.2.2.6.(6) establishes gross leasable area provisions for primary uses, excluding offices, within the Mixed-Use Neighbourhood Commercial designation. The policy is amended to expand the exclusion to “offices and medical clinics” given the similarity between the land-uses, and to modify the minimum building size measurement from *gross leasable area* to *building floor area*. Building floor area (“BFA”) is much simpler to administer and determine compliance with compared to gross leasable area.

Item 34: Purpose: Clarification

Intent: Policy 10.2.2.8 allows for mixed-use development within the Mixed-Use Office designation, contemplating residential uses in multi-storey buildings containing office uses. The Mixed-Use Office designation identifies primary uses including offices, medical clinics, commercial schools, personal services, and financial services. The policy is amended to allow for residential uses in multi-storey buildings containing “*office and similar*” uses recognizing the range of primary uses contemplated.

Item 35: Purpose: Recognize similar and complementary uses

Intent: Policies 10.3.2.2.(3) and (4) establish the primary and ancillary uses contemplated in the Business Employment designation. “*Community Uses*” (excluding public schools) are contemplated as ancillary uses, meaning such uses must be within a mixed-use building containing a primary use, not exceed 15% of the gross floor area of the building, and be located on the ground floor. “*Community Uses*” are places, facilities, amenities and services to support the health, educational, recreational, social and cultural needs of the community, such as municipal facilities, government and public services, open space, and community gardens. Public schools are “*community uses*”, but are specifically excluded from the Business Employment designation per policy 10.3.2.2.(4). Primary uses within the Business Employment designation include offices, medical clinics, and training centres. In IPPW’s opinion, “*community uses*” should be considered complementary uses in the Business Employment designation. Many government and public services, such as the Regional Public Health Building at 99 Regina Street South, are similar to offices in built-form, characteristics, parking, and operation. Open space is often incorporated to “green” the development, allow on-site infiltration of clean water, and provide supporting recreational space

for the employment users in the area. This amendment transfers "*community use (excluding public school)*" from policy 10.3.2.2.(4) to policy 10.3.2.2.(3), more specifically from an ancillary use to a complementary use as described in the amendment.

Item 36: Purpose: Recognize existing development (Timeless Materials)

Intent: To add Specific Provision Area 68 to the lands known municipally as 305 Northfield Drive East which are designated Business Employment on Schedule 'A2'. Item 2 of Official Plan Amendment 22 will allow the existing uses on the property to be recognized in the Zoning By-law, including:

- custom service shop
- food and beverage manufacturing
- light industrial processing (limited to wood products)
- lumber yard
- microbrewery
- office
- processing and or retailing of reclaimed building fixtures

Specific Provision Area 68 adds the following additional uses:

Complementary Uses

- Art Gallery
- Makerspace Class B (minimum 100 metres from lands zoned for a residential purpose)
- Museum
- Warehouse (no retail)

Ancillary Uses

- Banquet Hall (within the existing small heritage structures on the lands)

An art gallery and museum are complementary uses to the Timeless Materials Co. reclaimed wood and building fixture operation. Makerspace Class B will allow for a blacksmith shop and ornamental metal working, complementing the existing woodworking operation. A banquet hall is proposed for the existing small heritage structures on the property, to accommodate small / boutique events.

SPA 68 increases the amount of building floor area applied to ancillary uses from 15% to a maximum 30% recognizing existing uses on the property and to facilitate the adaptive reuse of the heritage structures referenced in the Agreement of Purchase & Sale dated October 4, 1999.

Further, SPA 68 exempts the existing heritage structures on the lands from section 10.3.2.2.(6)(b) of the Official Plan which restricts ancillary uses to the ground floor of a mixed-use building.

Item 37: Purpose: Recognize existing development (Quantum Valley Investments)
Intent: To amend Specific Provision Area 23 applied to the lands known municipally as 560 Westmount Road which are designated Business Employment on Schedule 'A2' by adding a policy on building height to align with City By-law No. 03-069. Schedule 'B1' identifies a maximum building height of 10 metres, whereas the modified SPA 23 will recognize the existing building's height of three (3) storeys and 357 metres above sea level.

Item 38: Purpose: Burial of hydro infrastructure
Intent: To amend sections 3.11.3.(9), 5.2.8.(5) and 8.5.4.(5) of the Official Plan to facilitate the transition of existing above-ground hydro lines and plant to underground locations. Where underground hydro services are contemplated, development is to be designed to accommodate the underground hydro services. Related regulations and standards may be secured through the zoning by-law, urban design manual, and or engineering manual.

Item (39): Purpose: Restrict the conversion of amenity space
Intent: To add section 12.2.10.(4) to the Official Plan to require a zoning by-law amendment for any parking reduction intended to allow for the conversion of amenity space to non-amenity space.

Item (40): Purpose: Recognize an existing use (Piller's Sausages and Delicatessen's Ltd).
Intent: The policy framework for 443 & 446 Wismer Street was deferred through the 2012 Official Plan process. A policy framework is proposed that recognizes the existing food manufacturing operation, and establishes policies to facilitate land-use compatibility between the existing industrial operation and nearby lands designated residential.

Item (41): Purpose: Effective zoning implementation and recognize existing development
Intent: To amend the Low Density Residential policies to allow a maximum building height of 14 metres for spiritual uses, private schools or public schools. There are several existing spiritual uses and schools within Low Density Residential areas that exceed 10 metres in height.

Item (42): Purpose: Clarity

Intent: To clarify that intensification proposals should include an evaluation of built form, including massing, as part of the evaluation of integration, compatibility, and relationship to existing buildings and surrounding neighbourhood character and context.

Item (43): Purpose: Clarity

Intent: To clarify that, in terms of City priorities, a greater emphasis is placed on urban design compared to density.

Item (44): Purpose: Clarity

Intent: To clarify that residential uses are contemplated on the lands known municipally as 105 University Avenue East.

Item (45): Purpose: Recognize lands owned by Wilfrid Laurier University and facilitate mixed-use developments in the Northdale neighbourhood

Intent: To remove the “no university residential use” restriction applied to 66 Hickory Street West, designated “20L” on Schedule A6(a) in the Official Plan. And, to apply the “20L” Specific Provision Area designation to the adjacent properties at 62 Hickory Street West and 72 Hickory Street West, both of which are owned by Wilfrid Laurier University.

Item (46): Purpose: Effective implementation of parkland

Intent: To allow for the amalgamation of the General PUB Reserve and Northdale PUB Reserve. To ensure parks within the Northdale neighbourhood remain a priority into the future, staff intend to bring forward a revised PUB policy as part of the next budget to secure existing budgeted/forecasted capital items for Northdale parkland.

Item (47): Purpose: Continuity of Land Use Designation (41 Caroline Street South)

Intent: Amends Schedule ‘A1’ at the request of Economic Development, from “Uptown Mixed-Use” to “Uptown Commercial Core”, to align the commercial designation with the abutting lands to the south, allowing for development continuity along this section of Caroline Street next to the ION•LRT station.

3.0 CONCLUSIONS

Official Plan Amendment 22 can be supported for the following reasons:

- the amendments are primarily minor in nature
- the amendments support a zoning framework that is appropriate for Waterloo, and will allow for orderly development
- the amendments constitute good planning, in the opinion of IPPW staff

4.0 RECOMMENDATIONS

1. That IPPW2018-056 be approved.
2. The Council adopt Official Plan Amendment 22 (OPA 22) as set out in Schedule 'A' to IPPW2018-056.
3. That Council request that the Regional Municipality of Waterloo approve Official Plan Amendment 22 (OPA 22).

Attachment “A”

OFFICIAL PLAN AMENDMENT 22

**AMENDMENT NO. 22 TO THE OFFICIAL PLAN
OF THE CITY OF WATERLOO PLANNING AREA**

**OFFICIAL PLAN OF THE
CITY OF WATERLOO PLANNING AREA
AMENDMENT NO. 22**

The explanatory text and amendments to Official Plan schedules described therein constitutes Amendment No. 22 to the Official Plan for the City of Waterloo Planning Area, adopted by the Corporation of the City of Waterloo on the ____ day of _____, 2018 by By-Law No. 2018 - _____ in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990 and amendments thereto.

David Jaworsky
Mayor

Olga Smith
City Clerk

Approval	Date	Print Name	Initials
IPPW		Joel Cotter, Director, Planning Approvals	
Legal		Steve Ross, Director, Legal Services	
Finance	N/A	Joel Cotter, Director, Planning Approvals	

**AMENDMENT NO. 22 TO THE OFFICIAL PLAN
FOR THE CITY OF WATERLOO PLANNING AREA**

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AMENDMENT NO. 22 TO THE OFFICIAL PLAN OF THE CITY OF WATERLOO PLANNING AREA

- PART A - The Preamble does not constitute part of this amendment.
- PART B - The Amendment, consisting of the text and amendments to Official Plan schedules described therein constitutes Amendment No. 22 to the Official Plan of the City of Waterloo Planning Area.
- PART C - The Appendices do not constitute part of this amendment. These appendices (A through C inclusive) contain the background data, planning considerations, public involvement and Council decisions associated with this amendment.

PART A - THE PREAMBLE

PURPOSE:

The purpose of this amendment is to amend the Official Plan to more effectively implement the City's Zoning By-law.

LOCATION:

The subject lands are located within the City of Waterloo.

BASIS:

OPA 22 is intended to amend the Official Plan based on the planning undertaken for the City's comprehensive Zoning By-law Review. The amendments:

- i.) correct errors in the Official Plan identified through the Zoning By-law Review
- ii.) allow for effective zoning implementation
- iii.) limit the creation of legal non-conforming lands and buildings
- iv.) respond to participant input obtained through the Zoning By-law Review process

The Amendment can be supported for the following reasons:

- it is consistent with the Provincial Policy Statement, 2014
- it conforms to the Growth Plan for the Greater Golden Horseshoe, 2017
- it conforms to the Region of Waterloo Official Plan
- it supports a zoning framework that is appropriate for Waterloo, and will allow for orderly development

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PART B - THE AMENDMENT

All of this part of the document entitled PART B - THE AMENDMENT consisting of the following text and amendments to Official Plan schedules described therein, referred to as "Details of the Amendment", constitutes Amendment No. 22 to the Official Plan of the City of Waterloo Planning Area.

DETAILS OF THE AMENDMENT

The Official Plan of the City of Waterloo Planning Area is hereby amended as follows:

Item (1): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 12.2.2.(1), Zoning By-law, be amended as follows:

Existing:	Amended To:
12.2.2.(1) Zoning By-Laws will be used to regulate the use of land and the character, location and use of buildings and structures in accordance with the provisions of the Planning Act.	12.2.2.(1) Zoning By-Laws will be used to regulate all matters authorized under the Planning Act, including but not restrict to the use of land and the character, location and use of buildings and structures.

Item (2): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 12.2.2.(4) be added as follows:
 - (4) Where a new Zoning By-law is prepared in accordance with 12.2.2.(2) of this Plan, the new Zoning By-law may contain site specific zoning to permit a land use, building and or structure that actually and lawfully existed on the date of the passing of the new Zoning By-law, if deemed appropriate by the City.

Item (3): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 12.2.2.(5) be added as follows:
 - (5) Notwithstanding anything to the contrary in this Plan, a new Zoning By-law prepared in accordance with 12.2.2.(2) of this Plan may recognize and carry forward site specific zoning and variances that existed on the day before the date the new Zoning By-law came into effect.

Item (4): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 12.2.2.(6) be added as follows:

- (6) After the Province establishes prescribed conditions pursuant to subsection 34(16) of the Planning Act, the City may enact zoning that imposes one or more conditions on the use of land and or the use, erection or location of buildings or structures in accordance with the prescribed conditions of the Province and any limitations thereto.

Item (5): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 12.2.2.(7) be added as follows:

- (7) Without limiting any authority granted to the City pursuant to subsection 34(16.2) of the Planning Act, the City may require one or more agreements to secure conditions applied to zoning under policy 12.2.2.(6) of this Plan, and such agreements may be registered against the land to which it applies and be enforced by the City in accordance with applicable law.

Item (6): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 12.2.2.(8) be added as follows:

- (8) Where this Plan applies a measurement in gross leasable area, the implementing Zoning By-law may use a measurement of building floor area for ease of administration.

Item (7): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 12.2.3.(1), Holding Provisions, be amended as follows:

Existing:	Amended To:
12.2.3.(1) Holding provisions will be used by the City in situations where it is necessary or desirable to zone the lands for development, but where development must be delayed pending completion or realization of one or more of the following:	12.2.3.(1) Holding provisions will be used by the City in situations where it is necessary or desirable to zone the lands for development, but where development must be delayed pending completion or realization of one or more of the following:

- (a) Availability of municipal *infrastructure*;
 - (b) A Record of Site Condition being submitted to the *Province*;
 - (c) Measures to appropriately *conserve cultural heritage resources*;
 - (d) Phasing of development;
 - (e) Completion and registration of any Development Agreement under Section 37 of the Planning Act that is satisfactory to the City;
 - (f) Completion and registration of any Cash-in-lieu of Parking Agreement under Section 40 of the Planning Act that is satisfactory to the City;
 - (g) Measures to appropriately protect the natural environment; and,
 - (h) Demonstrating compliance with the Provincial D-6 Guideline “Compatibility Between Industrial Facilities and Sensitive Land Uses” where there are potential land use compatibility issues associated with existing industrial uses operating in areas designated for *mixed-use* development that may include residential or other *sensitive land uses*.
- (a) Availability of municipal *infrastructure*;
 - (b) A Record of Site Condition being submitted to the *Province*;
 - (c) Measures to appropriately *conserve cultural heritage resources*;
 - (d) Phasing of development;
 - (e) Completion and registration of any Development Agreement under Section 37 of the Planning Act that is satisfactory to the City;
 - (f) Completion and registration of any Cash-in-lieu of Parking Agreement under Section 40 of the Planning Act that is satisfactory to the City;
 - (g) Measures to appropriately protect the natural environment;
 - (h) Demonstrating compliance with the Provincial D-6 Guideline “Compatibility Between Industrial Facilities and Sensitive Land Uses” where there are potential land use compatibility issues associated with existing industrial uses operating in areas designated for *mixed-use* development that may include residential or other *sensitive land uses*;
 - (i) Verification of sufficient servicing (water, sanitary, and or stormwater) capacity and availability to fully service the development and lands;**
 - (j) Verification of sufficient utility (hydro and or natural gas) capacity and availability to fully service the development and lands;**
 - (k) Verification of sufficient transportation capacity and**
-

transportation infrastructure within the surrounding road network affected by the development and or use of the lands;

(l) Completion of a Block Plan;

(m) Completion of land use compatibility, safety, noise and or vibration studies in proximity to transportation corridors, including but not restricted to highways and rail corridors;

(n) Completion of noise studies for stationary noise sources;

(o) Completion of wind studies and or shadow studies;

(p) Burial of hydro infrastructure;

(q) Measures related to the transitioning of industrial areas as contemplated on Schedule 'I' of this Plan;

(r) Measures to protect sensitive uses on *known contaminated sites* and or *potentially contaminated sites*;

(s) Completion of a site specific urban design study for the development and related lands;

(t) Verification through site plan control that the development will conform to the urban design policies of this Plan, the City's Urban Design Manual, and applicable urban design studies;

(u) Verification of sufficient *community uses* and or *community infrastructure* to service the development and related lands;

(v) Verification of floodplain safe access.

(w) Measures for flood protection, flood control and or flood proofing of lands, buildings and structures.

(x) Ensure the implementation of Specific Provision Area (SPA) policies;

(y) Ensure the payment of monies; and

(z) Completion of conditions, studies or requirements related to a proposed zoning amendment.

Item (8): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 12.2.1(5), District Plans, be amended as follows:

Existing:	Amended To:
<p>12.2.1.(5) District Plans adopted by resolution of Council shall be subject to the following procedures:</p> <p>(a) The City shall notify residents or property owners within 120 metres of the District Plan boundaries for the purpose of informing them of the proposed public meeting(s) and of the location(s) where the plan may be obtained or examined, and for the purpose of inviting verbal or written input on the plan, at least 10 days prior to the date of the public meeting set out in policy 12.2.1(5)(c) below.</p>	<p>12.2.1.(5) District Plans adopted by resolution of Council shall be subject to the following procedures:</p> <p>(a) The City shall notify residents or property owners within 120 metres of the District Plan boundaries for the purpose of informing them of the proposed public meeting(s) and of the location(s) where the plan may be obtained or examined, and for the purpose of inviting verbal or written input on the plan, at least 10 days prior to the date of the public meeting set out in policy 12.2.1(5)(c) below.</p> <p>The 120 metre distance may be increased by Council resolution.</p>

Item (9): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 12.4.3.(1)(b), Informal Public Meeting, be amended as follows:

Existing:	Amended To:
12.4.3.(1)(b) <u>Informal Public Meeting</u> (b) Where the proposed amendment is not a general amendment, by personal service or prepaid first class mail to every owner of land, in the area to which the proposed Amendment would apply and to every owner of land within 120 metres of the area to which the proposed Amendment would apply, as shown in the last revised assessment roll, at the address shown on the roll, but where the Clerk has received written notice of a change of ownership of land, notice shall be given to the new owner at the address set out in the written notice; and	12.4.3.(1)(b) <u>Informal Public Meeting</u> (b) Where the proposed amendment is not a general amendment, by personal service or prepaid first class mail to every owner of land, in the area to which the proposed Amendment would apply and to every owner of land within 120 metres of the area to which the proposed Amendment would apply, as shown in the last revised assessment roll, at the address shown on the roll, but where the Clerk has received written notice of a change of ownership of land, notice shall be given to the new owner at the address set out in the written notice. The 120 metre distance may be increased by Council resolution; and

Item (10): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 1.4, Paragraph 6, Using and Interpreting the Plan, be amended as follows:

Existing:	Amended To:
1.4, Paragraph 6 <u>Using and Interpreting the Plan</u> Permitted land uses identified in the policies of this Plan are intended to illustrate the range of activities contemplated in each respective land use designation and do not denote a complete list of permitted uses. A full list of permitted uses will be defined in	1.4, Paragraph 6 <u>Using and Interpreting the Plan</u> Permitted land uses identified in the policies of this Plan are intended to illustrate the range of activities contemplated in each respective land use designation and do not denote a complete list of permitted uses.

the City's Zoning By-law.

A full list of permitted uses will be defined in the City's Zoning By-law. **It is the intent of this Plan that multiple zones may be established to implement each land use designation in Section 10 of this Plan, and that each zone may contain a restricted range of permitted uses based on planning considerations such as the nature of the development, the character of the area, and any other criteria that the City deems appropriate based on the context of the site.**

Item (11): The Official Plan of the City of Waterloo is hereby amended as follows:

1. A definition of Medical Clinic in the glossary of Official Plan terminology, be added as follows:

"Medical Clinic" means one or more of the following:

- a.) the office of one or more *Health Practitioners* that is primarily devoted to the care of outpatients, including urgent care medical clinics
- b.) outpatient medical services for health-care related testing, screening, imaging, therapy, and or surgery

Medical Clinic may include an ancillary *Pharmaceutical Dispensary* to a maximum twenty-five percent (25%) of the building floor area of the Medical Clinic or 465 square metres, whichever is less.

and that all references in the Plan to "medical clinic" be italicized.

Item (12): The Official Plan of the City of Waterloo is hereby amended as follows:

1. A definition of Health Practitioner in the glossary of Official Plan terminology, be added as follows:

"Health practitioner" means a professional who is licensed or registered to provide health care related services to individuals under the laws of the Province of Ontario. Includes but is not restricted to a physician, dentist, chiropractor, psychologist, and a registered massage therapist.

Item (13): The Official Plan of the City of Waterloo is hereby amended as follows:

1. A definition of Pharmaceutical Dispensary in the glossary of Official Plan terminology, be added as follows:

"Pharmaceutical Dispensary" means a small retail outlet (maximum 465 square metres) where the primary business is the dispensing of drugs prescribed by a *Health Practitioner*. Dispensing shall only be undertaken by a pharmacist registered with the Ontario College of Pharmacists. Includes ancillary retailing of medical devices, medical supplies, non-prescription drugs, and non-prescription medicines. Excludes a *Drug Store*.

Item (14): For consistency with Schedule 'A' (Land Use Plan) and Schedule 'A2' (Employment Areas) of the Official Plan, that Schedule 'B1' (Height and Density) of the Official Plan for 500 King Street North* (Manulife) is hereby amended as follows:

Existing:	Amended To:
High Density, 81 Metres	High Density Employment, 81 Metres

* Southeast corner of King Street North and Highway 85.

Item (15): For consistency with Schedule 'A' (Land Use Plan), that Schedule 'A3' (Open Space Land Uses) of the Official Plan for 530 Columbia Street* is hereby amended as follows:

Existing:	Amended To:
Parks and Other Green Space	(no designation on Schedule 'A3')

* Northeast corner of Columbia Street and Erbsville Road.

Item (16): That Schedule 'A' (Land Use Plan) of the Official Plan for (214-240 Ladyslipper Drive (even addresses only))* is hereby amended as follows:

Existing:	Amended To:
Open Space	Low Density Residential

* Lands east of Ladyslipper Drive, north of Mountain Holly Court.

and that Schedule 'A3' (Open Space Land Uses) of the Official Plan for (214-240 Ladyslipper Drive (even addresses only))* is hereby amended as follows:

Existing:	Amended To:
Parks and Other Green Space	(no designation on Schedule 'A3')

* Lands east of Ladyslipper Drive, north of Mountain Holly Court.

Item (17): For consistency with Schedule 'A' (Land Use Plan) and Schedule 'A2' (Employment Areas) of the Official Plan, that Schedule 'B1' (Height and Density) of the Official Plan for:

- 283 Northfield Drive East
- 291 Northfield Drive East
- 295 Northfield Drive East
- 299 Northfield Drive East
- 215 Toman Drive
- 225 Toman Drive
- 640 Bridge Street
- 219 Labrador Drive
- 225 Labrador Drive
- 231 Labrador Drive
- 237 Labrador Drive
- 245 Labrador Drive

is hereby amended as follows:

Existing:	Amended To:
Medium Density, 20 Metres	Medium Density Employment, 27 Metres

Item (18): Recognizing existing development and planning approvals, that Schedule 'B1' (Height and Density) of the Official Plan for 726 New Hampshire Street* (Parkwood Seniors Community) is hereby amended as follows:

Existing:	Amended To:
Low Density, 10 Metres	Medium Density, 20 Metres

* Northwest corner of University Avenue East and New Hampshire Street.

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and that Schedule 'A' (Land Use Plan) of the Official Plan for 726 New Hampshire Street is hereby amended as follows:

Existing:	Amended To:
Low Density Residential	Mixed-Use Medium Density Residential

Item (19): Recognizing existing development and planning approvals, that Schedule 'B1' (Height and Density) of the Official Plan for 300 Keats Way* is hereby amended as follows:

Existing:	Amended To:
Low Density, 10 Metres	Medium Density, 20 Metres

* North of Keats Way, east of McDougall Road.

and that Schedule 'A' (Land Use Plan) of the Official Plan for 300 Keats Way is hereby amended as follows:

Existing:	Amended To:
Low Density Residential	Mixed-Use Medium Density Residential

Item (20): That Schedule 'A' (Land Use Plan) of the Official Plan for:

- 7 Dietz Avenue South
- 8 Dietz Avenue South
- 9 Dietz Avenue South
- 10 Dietz Avenue South

is hereby amended as follows:

Existing:	Amended To:
Mixed-Use Medium Density Residential	Low Density Residential

and that Schedule 'B' (City Street) of the Official Plan for same is hereby amended as follows:

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Existing:	Amended To:
Minor Corridor	(no designation on Schedule 'B')

and that Schedule 'B1' (Height and Density) of the Official Plan for same is hereby amended as follows:

Existing:	Amended To:
Medium Density, 20 Metres	Low Density, 10 Metres

Item (21): For consistency with Schedule 'A' (Land Use Plan), that Schedule 'B1' (Height and Density) of the Official Plan for:

- 9 Dietz Avenue North
- 15 Dietz Avenue North
- 192 Erb Street West
- 194 Erb Street West
- 196 Erb Street West
- 198 Erb Street West
- 200 Erb Street West
- 202 Erb Street West

is hereby amended as follows:

Existing:	Amended To:
Medium Density, 20 Metres	Medium High Density, 40 Metres

Item (22): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 11.1.36.(3), Specific Provision Area 36 (Conestoga College Expansion Area), be amended as follows:

Existing:	Amended To:
11.1.36.(3) It shall be a policy of Council that the lands identified as SPA 36, and located west of Marsland Drive, shall be designated both Employment –	11.1.36.(3) It shall be a policy of the City that the lands identified as SPA 36, and located west of Marsland Drive, shall be designated both Employment –

Business Employment, and Academic. The Academic designation shall be limited on these lands to exclude complementary uses found within the Academic designation.

Business Employment and Academic, **with the exception of the lands known municipally as:**

- **250 Weber Street North**
- **256 Weber Street North**
- **262 Weber Street North**

which shall be designated both Corridor Commercial and Academic.

The Academic designation **for all lands within Specific Provision Area 36 shall** exclude complementary uses found within the Academic designation.

Item (23): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 11.1.64 be added as follows:

11.1.64 Specific Provision Area 64 (339, 347 and 355 Erb Street West)

- (1) The policies of this Specific Provision Area apply to certain lands known municipally as 339, 347 and 355 Erb Street West, as shown as SPA 64 on Schedule 'A6' – Specific Provision Areas.
- (2) It shall be a policy of the City that the lands identified as SPA 64 shall be designated both Mixed-Use Medium Density Residential and Convenience Commercial.
- (3) In addition to Policy 10.2.2.7.(5) which allows for residential uses in storeys above the ground floor in a mixed-use building containing primary uses in the Convenience Commercial designation, the implementing zoning applied to 347 Erb Street West may recognize the existing residential dwelling on the property as a permitted use, and establish performance regulations thereto as deemed appropriate by the City.

Item (24): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 11.1.65 be added as follows:

11.1.65 Specific Provision Area 65 (6 Dietz Avenue South)

- (1) The policies of this Specific Provision Area apply to certain lands known municipally as 6 Dietz Avenue South, as shown as SPA 65 on Schedule 'A6' – Specific Provision Areas.
- (2) It shall be a policy of the City that development on the lands designated SPA 65 (other than a single detached house, with or without a second residential unit) shall be substantially buffered from the lands known municipally as 8 Dietz Avenue South, secured through the implementing zoning applied to the lands designated SPA 65 which shall include building and parking area setbacks, as well as a substantial landscaped buffer requirement abutting the common lot line with 8 Dietz Avenue South.
- (3) It shall be a policy of the City that development on the lands designated SPA 65 shall be restricted to either:
 - a.) one single detached house, with or without a second residential unit; or,
 - b.) development permitted under the Mixed-Use Medium Density Residential designation if the lands designated SPA 65 are:
 - i.) merged on title with at least two (2) contiguous lots that abut both 6 Dietz Avenue South and Erb Street West; and,
 - ii.) comprehensively redeveloped with the contiguous lots specified in i.).
- (4) A holding symbol ("H") shall be applied to the lands designated SPA 65 to secure the planning framework established in 11.1.65.(3) of this Plan.

Item (25): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 11.1.66 be added as follows:

11.1.66 Specific Provision Area 66 (Industrial Park Gateways – Corridor Commercial Lands)

- (1) This Plan recognizes Northland Road (between King Street North and Frobisher Drive), Wyman Road, and Davenport Road (between Northfield Drive East and Frobisher Drive) as gateway streets to the Northland Industrial Area and Colby Industrial Area. For lands designated Corridor Commercial on

Schedule 'A1' that abut these gateway streets, it is the intent of this Plan to expand the Corridor Commercial planned function to include certain *convenience retail* and personal services that serve the day to day needs of the surrounding employment lands and to permit (where appropriate) any existing commercial uses that actually and lawfully existed on the date of the establishment of SPA 66. Specific Provision Area 66 is restricted to the lands known municipally as:

- 624-628 King Street North
- 10 Northland Road
- 651 Colby Drive
- 615 Davenport Road
- 625 Davenport Road,

as shown on Schedule 'A6' – Specific Provision Areas.

- (2) It shall be a policy of the City that notwithstanding the land use restrictions within the Corridor Commercial designation, the following additional uses shall be permitted on lands designated SPA 66 to implement SPA 11.1.66.(1):
 - a.) Personal Service Shop
 - b.) Photograph Studio
 - c.) Variety Store
- (3) The implementing zoning may permit a 'Beer, Liquor and Wine Store' at 624-628 King Street North to recognize the existing 'Beer, Liquor and Wine Store' use.

Item (26): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 11.1.67 be added as follows:

11.1.67 Specific Provision Area 67 (Industrial Park Gateways – Business Employment Lands)

- (1) This Plan recognizes Bridge Street (between 150 metres south of Northfield Drive and Frobisher Drive), Wyman Road, and Davenport Road (between Northfield Drive East and Frobisher Drive) as gateway streets to the Northland Industrial Area and Colby Industrial Area. For lands designated Business Employment on Schedule 'A2' that abut these gateway streets, it is the intent of this Plan to expand the Business Employment planned function to include certain contractor and construction related uses, wholesaling and distribution, and additional ancillary commercial uses related to hardware, home improvement, and office services that support the surrounding employment lands. Specific Provision Area 67 is restricted to the lands known municipally as:
 - 10 Wyman Road
 - 643 Colby Drive

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- 620 Davenport Road
 - 283-291 Northfield Drive East
 - 725 Bridge Street West
 - 730 Bridge Street West
 - 735 Bridge Street West,
- as shown on Schedule 'A6' – Specific Provision Areas.

- (2) It shall be a policy of the City that notwithstanding the land use restrictions within the Business Employment designation, the following additional uses shall be permitted on lands designated SPA 67:

Primary Uses

- a.) Construction, Industrial and Safety Supplies (rental and sales)
- b.) Construction, Industrial and Safety Equipment Suppliers (rental and sales)
- c.) Contractor Equipment Rental (includes ancillary sales)
- d.) Custom Service Shop
- e.) Wholesaling and Distribution (no retail)

Complementary Uses

- a.) Display and retail sales of hardware and home improvement materials and accessories
- b.) Office Equipment and Supplies (Sales and Service)

- (3) It shall be a policy of the City that notwithstanding the land use restrictions within the Business Employment designation, on lands designated SPA 67, Complementary Uses and Ancilliary Uses collectively may comprise up to fifty percent (50%) of the building floor area of a building.

Item (27): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 10.1.3.(1), Low Density Residential Designation, be amended as follows:

Existing:	Amended To:
10.1.3.(1) <u>Low Density Residential (Land Use)</u> (1) The Low Density Residential designation shown on Schedule 'A' - Land Use Plan, is a designation in which the predominant use of land is residential. The aim of this designation is to permit a mixture of low-density residential building types across neighbourhoods that support the existing low-rise character. Lands	10.1.3.(1) <u>Low Density Residential (Land Use)</u> (1) The Low Density Residential designation shown on Schedule 'A' - Land Use Plan, is a designation in which the predominant use of land is residential. The aim of this designation is to permit a mixture of low-density residential building types across neighbourhoods that support and are generally consistent with the existing low-rise

designated Low Density Residential may be zoned to permit low-rise building forms including single-detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouses, and terrace dwellings. A number of unique sites may also be zoned to permit apartment units. The Zoning By-Law will further restrict the range of permitted uses within zones that implement the Low Density Residential designation.

character **of the area**. Lands designated Low Density Residential may be zoned to permit **specific** low-rise building forms, **being one or more of the following:** single-detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; **and townhouses**. A number of unique sites may also be zoned to permit **terrace dwellings and or** apartment units. The Zoning By-Law will restrict the range of permitted uses within zones that implement the Low Density Residential designation **with the intent of retaining and enhancing the low-rise built-form, character and stability of low density residential neighbourhoods**.

Item (28): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Sections 10.1.3.(5)-(9), Low Density Residential Designation, be amended as follows:

Existing:	Amended To:
<p>10.1.3.(5)-(9) <u>Permitting Apartments on Lands Designated Low Density Residential</u></p> <p>(5) Apartment dwellings may be an appropriate structure type within the Low Density Residential designation under specific circumstances. As such, low-rise apartments may be permitted, subject to a Zoning By-Law Amendment which demonstrates an ability to satisfy policies 10.1.3 (6) and 10.1.3 (7) below.</p> <p>(6) A Zoning By-Law Amendment to permit apartments shall comply with the following criteria: (a) The property is not located within a Heritage Conservation District; (b)</p>	<p>10.1.3.(5)-(11)</p> <p>(5) New development shall respect and reinforce the general physical patterns in the neighbourhood, including those established by: (a) street and block configurations; (b) lot sizes and configurations; (c) building height, bulk, and spacing on nearby lands with similar characteristics; and, (d) building setbacks.</p> <p>(6) It is the intent of this Plan that the implementing zoning shall restrict the range of permitted uses and establish regulations that further the planning</p>

Apartments represent an appropriate and desirable land use for the neighbourhood, and specifically will not destabilize the neighbourhood;

(c) The proposal will achieve a high standard of urban design, with emphasis on:

- (i) Site and building design that complement and enhance the surrounding neighbourhood character;
 - (ii) Landscape design that creates visual interest; and,
 - (iii) Prominent entrances that emphasize the streetscape.
- (d) Sufficient *infrastructure* exists to service the site;
- (e) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations; and,
- (f) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.

(7) In addition to policy 10.1.3 (6) above, applications to amend the Zoning By-Law to permit apartments will be reviewed within the context of the following criteria:

- (a) The property is located on the periphery of a low density residential neighbourhood, or is adjacent to a school site;
- (b) The property is located adjacent to a designated Node or Corridor, and buffer other properties designated Low Density Residential from properties within the designated Node or Corridor; or,
- (c) The property has direct vehicular access onto an arterial or major collector *road*.

(8) Notwithstanding policies 10.1.3 (5), 10.1.3 (6), and 10.1.3 (7) above,

objectives established in policy 10.1.3.(5). Applications for intensification beyond what is permitted in the implementing zoning shall include an assessment of how the proposal addresses policy 10.1.3.(5).

Permitting **Terrace Dwellings and Apartments on Lands Designated Low Density Residential**

(7) Terrace dwellings and apartment dwellings may be an appropriate structure type within the Low Density Residential designation under specific circumstances. As such, low-rise **terrace dwellings and low-rise** apartments may be permitted, subject to a Zoning By-Law Amendment which demonstrates an ability to satisfy **the policies of this Plan including policies 10.1.3.(8) and 10.1.3.(9)** below.

(8) A Zoning By-Law Amendment to permit **terrace dwellings and or** apartments shall comply with the following criteria:

- (a) The property is not located within a Heritage Conservation District;
- (b) **Terrace dwellings and or apartments** represent an appropriate and desirable land use for the neighbourhood;
- (c) **Terrace dwellings and or apartments** will not destabilize the neighbourhood;
- (d) The proposal will achieve a high standard of urban design, with emphasis on:
 - (i) Site and building design that complement and enhance the surrounding neighbourhood character;
 - (ii) Landscape design that creates visual interest, **'green' the site, and**

properties designated Low Density Residential and zoned to permit apartment units as of the day of Council adoption of this Official Plan, may continue to be zoned to permit apartments.

(9) The maximum permitted height of any site permitted for apartment units within the Low Density Residential designation will be up to 12 metres.

buffer; and,

(iii) Prominent entrances that emphasize the streetscape.

(e) Sufficient *infrastructure* exists to service the site;

(f) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;

(g) The development maintains the land use intensity of the surrounding low density residential neighbourhood;

(h) The development results in context-sensitive intensification in the low density residential neighbourhood and,

(i) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.

(9) In addition to policy **10.1.3 (8)** above, applications to amend the Zoning By-Law to permit **terrace dwellings and or** apartments will be reviewed within the context of **locational criteria deemed appropriate by the City including** the following criteria:

(a) The property is located on the periphery of a low density residential neighbourhood, or is adjacent to a school site;

(b) The property **abuts** a designated Node or Corridor, and **buffers** other properties designated Low Density Residential from properties within the designated Node or Corridor; **and**

(c) The property has direct vehicular access onto an arterial or major collector road.

(10) Notwithstanding policies **10.1.3 (7)**, **10.1.3 (8)**, and **10.1.3 (9)** above, properties designated Low Density Residential and zoned to permit **terrace**

dwellings or apartment units as of the day of Council adoption of this Official Plan, may continue to be zoned to permit **terrace dwelling**s or apartments **as the case may be**.

(11) The maximum permitted height of any site permitting terrace dwellings within the Low Density Residential designation will be up to **10 metres**. The maximum permitted height of any site **permitting** apartment units within the Low Density Residential designation will be up to 12 metres.

Item (29): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 10.1.2.(3), Second Residential Units, be amended as follows:

Existing:	Amended To:
<p>10.1.2.(3) The City will permit the addition of one self-contained residential dwelling unit (i.e. second unit), either within single-detached, semi-detached and row houses, or within ancillary structures on the same lot, in both existing and newly developing residential neighbourhoods, where desirable and appropriate.</p>	<p>10.1.2.(3) In locations deemed appropriate and desirable by the City, the zoning by-law will permit:</p> <p>a.) the addition of one self-contained residential dwelling unit (i.e. a second residential unit) in a:</p> <ul style="list-style-type: none"> • single detached house • freehold semi-detached house • freehold townhouse <p>if no other building or structure on the lot contains a residential dwelling unit;</p> <p>b.) the addition of one self-contained residential dwelling unit (i.e. second residential unit) in an:</p> <ul style="list-style-type: none"> • ancillary detached building or structure to a single detached house • ancillary detached building or structure to a freehold semi-

detached house
• ancillary detached building or structure to a freehold townhouse if the related single detached house, freehold semi-detached house, or freehold townhouse contains one (1) residential dwelling.

Item (30): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 10.1.2.(5), Second Residential Units, be amended as follows:

Existing:

10.1.2.(5)

The Zoning By-law shall establish appropriate standards for second units such as, but not necessarily limited to, parking, lot size, frontage, floor area, and scale.

Amended To:

10.1.2.(5)

(a.) The Zoning By-law shall establish appropriate **regulations and** standards for second units such as, but not necessarily limited to, parking, lot size, frontage, floor area, and scale.

(b.) Notwithstanding anything to the contrary, second residential units shall be excluded from density calculations and density provisions of this Plan, including the density provisions in Policy 3.4.(2), unless otherwise stated in the implementing Zoning By-law.

(c.) Second residential units shall not be subdivided by any means, including by consent, subdivision, or condominium.

Item (31): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 10.2.2.3.(6), Conestoga Commercial Centre Designation, be amended as follows:

Existing:	Amended To:
<p>10.2.2.3.(6)</p> <p>Certain lands within the area designated Conestoga Commercial Centre have developed collectively as a regional-scale shopping centre and are known commonly as 'Conestoga Mall'. For these lands, the following additional policies shall apply:</p> <p>(a) The 'Conestoga Mall' lands shall be developed in accordance with and pursuant to satisfactory plans and agreements concerning development control, and provisions satisfactory to the City with respect to municipal and other services and utilities including transportation improvements, stormwater management, site servicing improvements, pedestrian and cyclist access and sidewalks, other community amenities, costs and responsibilities for work, timing of development, and performance standards and their timing of implementation; and,</p> <p>(b) The implementing Zoning By-Law shall limit gross leasable area for primary permitted uses, excluding offices, to 62,000 square metres. Future phases of expansion beyond 62,000 square metres of gross leasable area but not exceeding 72,000 square metres of gross leasable area shall require an amendment to the Zoning By-Law supported by retail market impact, transportation impact, and site servicing studies to the satisfaction of the City of Waterloo and the Regional Municipality of Waterloo. No</p>	<p>10.2.2.3.(6)</p> <p>Certain lands within the area designated Conestoga Commercial Centre have developed collectively as a regional-scale shopping centre and are known commonly as 'Conestoga Mall'. For these lands, the following additional policies shall apply:</p> <p>(a) The 'Conestoga Mall' lands shall be developed in accordance with and pursuant to satisfactory plans and agreements concerning development control, and provisions satisfactory to the City with respect to municipal and other services and utilities including transportation improvements, stormwater management, site servicing improvements, pedestrian and cyclist access and sidewalks, other community amenities, costs and responsibilities for work, timing of development, and performance standards and their timing of implementation; and,</p> <p>(b) The implementing Zoning By-Law shall limit gross leasable area for primary permitted uses, excluding offices and medical clinics, to 62,000 square metres. Future phases of expansion beyond 62,000 square metres of gross leasable area but not exceeding 72,000 square metres of gross leasable area shall require an amendment to the Zoning By-Law supported by retail market impact, transportation impact, and site servicing studies to the satisfaction of the City of Waterloo and the Regional</p>

amendment to this Plan will be required.

Municipality of Waterloo. No amendment to this Plan will be required.

Item (32): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 10.2.2.4.(6), Mixed-Use Community Commercial Designation, be amended as follows:

Existing:	Amended To:
<p>10.2.2.4.(6)</p> <p>Lands designated Mixed-Use Community Commercial shall contain a minimum of 13,500 square metres of gross leasable area devoted to primary uses, excluding offices, and gross leasable area devoted to primary uses, excluding offices and medical clinics, shall not exceed 36,000 square metres, provided further that:</p> <p>(a) It is the intent of this Plan that determining compliance with this policy will be based on the collective amount of gross leasable area of primary permitted uses, excluding offices, located within the centre or area designated Mixed-Use Community Commercial rather than on individual properties;</p> <p>(b) The implementing Zoning By-law may limit gross leasable area devoted to primary uses, excluding offices, to something less than 36,000 square metres based on land area, site constraints, or other planning considerations; and,</p> <p>(c) For the lands designated Mixed-Use Community Commercial at the Bridgeport Road East/Weber Street intersection, gross leasable area devoted to primary uses, excluding</p>	<p>10.2.2.4.(6)</p> <p>Lands designated Mixed-Use Community Commercial shall contain a minimum of 13,500 square metres of gross leasable area devoted to primary uses, excluding offices and medical clinics, and gross leasable area devoted to primary uses, excluding offices and medical clinics, shall not exceed 36,000 square metres, provided further that:</p> <p>(a) It is the intent of this Plan that determining compliance with this policy will be based on the collective amount of gross leasable area of primary permitted uses, excluding offices and medical clinics, located within the centre or area designated Mixed-Use Community Commercial rather than on individual properties;</p> <p>(b) The implementing Zoning By-law may limit gross leasable area devoted to primary uses, excluding offices and medical clinics, to something less than 36,000 square metres based on land area, site constraints, or other planning considerations; and,</p> <p>(c) For the lands designated Mixed-Use Community Commercial at the Bridgeport Road East/Weber Street intersection, gross leasable area devoted to primary uses, excluding</p>

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offices, may exceed 36,000 square metres to a maximum of 40,000 square metres, recognizing the number of properties and the amount of land area included within the designation.

offices **and medical clinics**, may exceed 36,000 square metres to a maximum of 40,000 square metres, recognizing the number of properties and the amount of land area included within the designation.

Item (33): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 10.2.2.6.(6), Mixed-Use Neighbourhood Commercial Designation, be amended as follows:

Existing:

10.2.2.6.(6)

Lands designated Mixed-Use Neighbourhood Commercial shall have a minimum of 2,000 square metres gross leasable area of primary permitted uses, excluding offices, and not exceeding 13,500 square metres, subject to policy (7) below. Recognizing the pedestrian-oriented neighbourhood function of this designation and to encourage the provision of small to mid-size food stores, the City may, through the Zoning By-Law, limit the size of individual commercial units and may limit the size of the overall centre or area where a food store is not a planned land-use within the centre.

Amended To:

10.2.2.6.(6)

Lands designated Mixed-Use Neighbourhood Commercial shall have a minimum of 2,000 square metres **building floor area of permitted uses**, excluding offices **and medical clinics**, and not exceeding 13,500 square metres **gross leasable area**, subject to policy (7) below. Recognizing the pedestrian-oriented neighbourhood function of this designation and to encourage the provision of small to mid-size food stores, the City may, through the Zoning By-Law, limit the size of individual commercial units and may limit the size of the overall centre or area where a food store is not a planned land-use within the centre.

Item (34): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 10.2.2.8, Mixed-Use Office Designation, be amended as follows:

Existing:	Amended To:
10.2.2.8	10.2.2.8
<p><u>Vision</u> The Mixed-Use Office designation is intended to provide employment opportunities in proximity to lands designated Residential, and contemplates primarily offices and personal services as permitted uses. Retail uses are not contemplated and restaurants are only contemplated as ancillary uses. Residential uses are contemplated within mixed-use, multi-storey buildings, provided a minimum amount of office space is provided.</p>	<p><u>Vision</u> The Mixed-Use Office designation is intended to provide employment opportunities in proximity to lands designated Residential, and contemplates primarily offices and personal services as permitted uses. Retail uses are not contemplated and restaurants are only contemplated as ancillary uses. Residential uses are contemplated within mixed-use, multi-storey buildings, provided a minimum amount of office and or similar uses are provided.</p>
and	and
<p><u>10.2.2.8.(5)</u> Lands designated Mixed-Use Office may be zoned to permit the following uses within mixed-use buildings that contain office uses: (a) Restaurants, provided the total floor area for all restaurant uses shall not exceed ten percent (10%) of the total building floor area of the building in which the restaurant use(s) are located (b) Residential uses in storeys above the ground floor in a multi-storey mixed-use building, provided further that: (i) In buildings containing less than three storeys of non-residential uses, residential uses shall not exceed 50% of the total gross building floor area; and, (ii) In buildings containing 3 or more</p>	<p><u>10.2.2.8.(5)</u> Lands designated Mixed-Use Office may be zoned to permit the following uses within mixed-use buildings that contain office and or other primary uses: (a) Restaurants, provided the total floor area for all restaurant uses shall not exceed ten percent (10%) of the total building floor area of the building in which the restaurant use(s) are located (b) Residential uses in storeys above the ground floor in a multi-storey mixed-use building, provided further that: (i) In buildings containing less than three storeys of non-residential uses, residential uses shall not exceed 50% of the total gross building floor area; and,</p>

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storeys of non-residential uses, residential building floor area shall not be restricted relative to the total gross building floor area.

(ii) In buildings containing 3 or more storeys of non-residential uses, residential building floor area shall not be restricted relative to the total gross building floor area.

Item (35): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 10.3.2.2.(3)-(4), Business Employment Designation, be amended as follows:

Existing:

10.3.2.2.(3) and (4)

(3) Lands designated Business Employment cater to the needs of technical and/or scientific businesses, advanced industrial technologies, prestige office, and a restricted range of service uses. Lands designated Business Employment may be zoned to permit primary uses, including:

- (a) Offices;
- (b) Medical clinics;
- (c) Data centres;
- (d) Training facilities;
- (e) Communication production uses;
- (f) Light assembly / light manufacturing operations relating to the production of high-value, high technology products;
- (g) Repair and servicing operations related to the production of high-value, high technology products, to a maximum of 25% of the total floor area of any building;
- (h) Indoor storage and warehousing related to the production of high-value, high technology products, to a maximum of 25% of the total floor area of any building;
- (i) Printing and publishing; and,
- (j) Parking facilities.

Amended To:

10.3.2.2.(3) and (4)

(3) Lands designated Business Employment cater to the needs of technical and/or scientific businesses, advanced industrial technologies, prestige office, and a restricted range of service uses. Lands designated Business Employment may be zoned to permit primary uses, including:

- (a) Offices;
 - (b) Medical clinics;
 - (c) Data centres;
 - (d) Training facilities;
 - (e) Communication production uses;
 - (f) Light assembly / light manufacturing operations relating to the production of high-value, high technology products;
 - (g) Repair and servicing operations related to the production of high-value, high technology products, to a maximum of 25% of the total floor area of any building;
 - (h) Indoor storage and warehousing related to the production of high-value, high technology products, to a maximum of 25% of the total floor area of any building;
 - (i) Printing and publishing; and,
 - (j) Parking facilities.
-

(4) In addition to the permitted uses above, lands designated Business Employment may be zoned to permit the following ancillary uses, subject to the provisions of this Official Plan:

- (a) Banks and financial services;
- (b) Catering establishments;
- (c) Child care centres;
- (d) Commercial recreation;
- (e) Commercial schools;
- (f) *Community uses*, except public schools; and
- (g) Restaurants.

In addition to the primary permitted uses above, lands designated Business Employment may be zoned to permit the following uses, subject to the provisions of this Official Plan, provided they do not impact the ability of the lands to achieve the vision and policies in this designation:

(a) *Community uses*, except public schools;

(4) In addition to the permitted uses above, lands designated Business Employment may be zoned to permit the following ancillary uses, subject to the provisions of this Official Plan:

- (a) Banks and financial services;
- (b) Catering establishments;
- (c) Child care centres;
- (d) Commercial recreation;
- (e) Commercial schools; and**
- (f) Restaurants.**

Item (36): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 11.1.68 be added as follows:

11.1.68 Specific Provision Area 68 (305 Northfield Drive East)

- (1) The policies of this Specific Provision Area apply to certain lands known municipally as 305 Northfield Drive East, as shown as SPA 68 on Schedule 'A6' – Specific Provision Areas.
- (2) It shall be a policy of the City that the following uses shall be permitted in addition to other uses contemplated by this Plan including in the Business Employment designation:

Primary Uses

- Custom Service Shop
- Food And Beverage Manufacturing Industry (maximum 500 square metres of building floor area, and minimum 100 metres from lands zoned for a residential purpose)
- 'Light' Industrial Processing (limited to wood products)

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- Lumber Yard
- Microbrewery
- Processing and or retailing of reclaimed building fixtures

Complementary Uses

- Art Gallery
- Makerspace Class B (minimum 100 metres from lands zoned for a residential purpose)
- Museum
- Warehouse (no retail)

Ancillary Uses

- Banquet Hall (within the existing heritage structures on the lands)

- (3) Notwithstanding section 10.3.2.2.(6), it shall be a policy of the City that *ancillary* uses permitted in the implementing zoning on the lands designated SPA 68 may collectively comprise up to thirty percent (30%) of the building floor area on the lot.
- (4) It shall be a policy of the City that section 10.3.2.2.(6)(b) shall not apply to the existing heritage structures on the lands designated SPA 68 referenced in the Agreement of Purchase & Sale dated October 4, 1999.

Item (37): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 11.1.23, Specific Provision Area 23, be amended as follows:

Existing:	Amended To:
11.1.23 Specific Provision Area 23 (Westmount Road North/Bearing Road)	11.1.23 Specific Provision Area 23 (Westmount Road North/Bearing Road)
(1) The policies of this Specific Provision Area apply to lands in the area of Westmount Road North and north of Bearing Road, shown as SPA 23 on Schedule 'A6' – Specific Provision Areas.	(1) The policies of this Specific Provision Area apply to lands in the area of Westmount Road North and north of Bearing Road, shown as SPA 23 on Schedule 'A6' – Specific Provision Areas.
(2) The uses permitted shall be limited to the following: (a) Bank or Trust Company; (b) Business Machines – Sales and Service;	(2) The uses permitted shall be limited to the following: (a) Bank or Trust Company; (b) Business Machines – Sales and Service;

(c) Laboratories;
(d) Office; and,
(e) Religious Use.

(c) Laboratories;
(d) Office; and,
(e) Religious Use.

(3) Notwithstanding Schedule 'B1' of this Plan, the maximum building height (excluding rooftop mechanical) shall be three (3) storeys or 357 metres above sea level, whichever is more restrictive.

Item (38): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 3.11.3.(9), Urban Design within the Uptown Waterloo Urban Growth Centre, be amended as follows:

Existing:

3.11.3.(9) Infrastructure: The City of Waterloo shall encourage above ground hydro wires to be relocated underground where practically and financially feasible.

Amended To:

3.11.3.(9) Infrastructure: The City of Waterloo shall encourage above ground hydro wires to be relocated underground where practically and financially feasible. **Where underground hydro services are contemplated, development shall be designed to accommodate the underground hydro services (including vaults, switch gears, and the like), related appurtenances, and easements. Regulations and standards to facilitate the transition of hydro lines and plant to underground locations may be established in the Zoning By-law, Urban Design Manual, and Engineering Manual.**

2. Section 5.2.8.(5), Utilities, be amended as follows:

Existing:	Amended To:
<p>5.2.8.(5) In conjunction with development, the City will require the transition of existing above-ground hydro lines and plant to underground locations, where technically feasible and where funding opportunities become available. It is recognized further that the Uptown Waterloo Urban Growth Centre represents a priority area for such transition. Where financially feasible, the City will support and participate in cost-sharing arrangements for the burial of hydro between Waterloo North Hydro Inc., landowners/developers and the Region.</p>	<p>5.2.8.(5) In conjunction with development, the City may require the transition of existing above-ground hydro lines and plant to underground locations, where technically feasible and where funding is available. It is recognized that the Uptown Waterloo Urban Growth Centre represents one priority area for such transition. Other priorities will be established through Class Environmental Assessments, capital projects, and or master planning, such as Hickory Street in Northdale. Where financially feasible, the City will support and participate in cost-sharing arrangements for the burial of hydro between Waterloo North Hydro Inc., landowners/developers and the Region. Where underground hydro services are contemplated, development shall be designed to accommodate the underground hydro services (including vaults, switch gears, and the like), related appurtenances, and easements. Regulations and standards to facilitate the transition of hydro lines and plant to underground locations may be established in the Zoning By-law, Urban Design Manual, and Engineering Manual.</p>

3. Section 8.5.4.(5), Energy Production and Distribution, be amended as follows:

Existing:	Amended To:
<p>8.5.4.(5) As per policy 5.2.8(5), the City will, in conjunction with development, require the transition of existing above-</p>	<p>8.5.4.(5) As per policy 5.2.8(5), the City may, in conjunction with development, require the transition of existing above-</p>

ground hydro lines and plant to underground locations, where technically feasible and where funding opportunities become available. It is recognized further that the Uptown Waterloo Urban Growth Centre represents a priority area for such transition. Where financially feasible, the City will support and participate in cost-sharing arrangements for the burial of hydro between Waterloo North Hydro Inc., landowners/developers and the Region.

ground hydro lines and plant to underground locations, where technically feasible and where funding **is** available. It is recognized **that** the Uptown Waterloo Urban Growth Centre represents **one** priority area for such transition. **Other priorities will be established through Class Environmental Assessments, capital projects, and or master planning, such as Hickory Street in Northdale.** Where financially feasible, the City will support and participate in cost-sharing arrangements for the burial of hydro between Waterloo North Hydro Inc., landowners/developers and the Region. **Where underground hydro services are contemplated, development shall be designed to accommodate the underground hydro services (including vaults, switch gears, and the like), related appurtenances, and easements. Regulations and standards to facilitate the transition of hydro lines and plant to underground locations may be established in the Zoning By-law, Urban Design Manual, and Engineering Manual.**

Item (39): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 12.2.10.(4), Committee of Adjustment, be added as follows:

- (5) It is a policy of this Plan that an application to the Committee of Adjustment to decrease required parking to allow for the conversion of amenity space to non-amenity space (including but not restricted to dwelling units, commercial units, and offices) shall be deemed not to meet the intent of this Plan, and deemed not to be minor in nature. To decrease required parking to allow for the conversion of amenity space to non-amenity space, an application to amend the Zoning By-Law shall be required. Such an application is discouraged.

Item (40): The Official Plan of the City of Waterloo is hereby amended as follows:

1. That the Official Plan for 443 & 446 Wismer Street is hereby amended as follows:

	Existing:	Amended To:
Schedule 'A' Land Use Plan	Deferred	Employment and Open Space
Schedule 'A2' Employment Areas	Deferred	Business Employment
Schedule 'B1' Height & Density	Deferred	Medium Density Employment, 27 Metres

and that Section 11.1.5 be amended as follows:

Existing:	Amended To:
<p>Special Policy Area 17</p> <p>6.17 Special Policy Area 17 applies to the lands owned by Piller's Sausages and Delicatessen's Ltd., municipally known as 443 Wismer Street as shown on Schedule 'A'.</p> <p>6.17.1 It shall be a policy of Council that the existing meat processing use may continue provided that no slaughtering or butchering of live animals shall be permitted.</p> <p>6.17.2 It shall be a policy of Council that the emission source of the industrial use i.e. the smoke stacks of the smoke house operation, shall not be permitted to relocate any closer than its present position to lands designated Residential to the west, and no closer than 100 metres to any other lands designated Residential in this area.</p> <p>6.17.3 It shall be a policy of Council that no residential development shall</p>	<p style="text-align: center;">Specific Provision Area 5 (SPA 5)</p> <p>11.1.5 Specific Provision Area 5 (443 & 446 Wismer Street)</p> <p>(1) The policies of this Specific Provision Area apply to lands at 443 & 446 Wismer Street shown as SPA 5 on Schedule 'A6' – Specific Provision Areas.</p> <p>(2) Notwithstanding the Business Employment designation applied to these lands, the following additional use shall be permitted:</p> <p>(a.) Food and Beverage Manufacturing provided that no slaughtering or butchering of live animals shall be permitted.</p> <p>(3) An emission source, such as the smoke stacks for the existing meat processing use, shall not be permitted to relocate any closer than its present position to lands designated Low Density Residential to the west, and no closer than 100 metres to any other lands designated Residential on Schedule 'A'</p>

be permitted within approximately 100 metres of the industrial emission source. **(Land Use Plan).**

6.17.4 It shall be a policy of Council that notwithstanding the policies of this Plan which require all development to be on full municipal services, the industrial use shall be permitted to continue on private services until municipal sanitary and water services are available at which time the industrial use shall be required to connect thereto.

(4) Residential development shall not be permitted within 100 metres of an emission source specified in 11.1.5.(3).

Item (41): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 10.1.3 be amended as follows, and Section 10.1.10 added as follows:
 - (3) The height and density of uses within the Low Density Residential designation shall be limited as shown on Schedule 'B1' – Height and Density and as set out in section 3.4. For clarity, the following regulations apply:
 - (a) The maximum net residential density permitted on any one site shall not exceed 150 *bedrooms* per hectare.
 - (b) The maximum height of any building shall not exceed 10 metres, except as provided in policies 10.1.3 (9) **and 10.1.3 (10).**
 - (10) The maximum permitted building height of a spiritual use, private school or public school in the Low Density Residential designation shall be 14 metres. The implementing zoning may also recognize existing spiritual uses, private schools and public schools on lands designated Low Density Residential that exceed 14 metres in height.**

Item (42): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 3.11.1.(1), General Urban Design Policies, be amended as follows:

Existing:	Amended To:
<p>3.11.1.(1) <i>Intensification:</i> In decisions to consider intensification, the City of Waterloo shall address the integration, compatibility and relationship of new development to existing buildings and to the surrounding neighbourhood character and context, based on the principles of good urban design practice. Policies outlined in this Section may be further augmented through supplemental design policies and guidelines.</p>	<p>3.11.1.(1) <i>Intensification:</i> In decisions to consider intensification, the City of Waterloo shall address the integration, compatibility, built-form (including massing), and relationship of new development to existing buildings and to the surrounding neighbourhood character and context, based on the principles of good urban design practice. Policies outlined in this Section may be further augmented through supplemental design policies and guidelines.</p>

Item (43): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 3.11.1.(29), General Urban Design Policies, be added as follows:
 - (29) Priority: To place a greater emphasis on urban design compared to density.

Item (44): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Specific Provision Area 22 (SPA 22), 105 University Avenue East, be amended as follows:

Existing:	Amended To:
<p>11.1.22 Specific Provision Area 22 (105 University Avenue East)</p> <p>(1) The policies of this Specific Provision Area apply to lands at 105 University Avenue East, shown as SPA 22 on Schedule 'A6' – Specific Provision Areas.</p>	<p>11.1.22 Specific Provision Area 22 (105 University Avenue East)</p> <p>(1) The policies of this Specific Provision Area apply to lands at 105 University Avenue East, shown as SPA 22 on Schedule 'A6' – Specific Provision Areas.</p>

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| <p>(2) Notwithstanding other policies of this Plan, a maximum residential net density of 200 units per hectare is permitted.</p> <p>(3) Notwithstanding anything to the contrary in the Zoning By-Law, commercial uses shall be permitted within 38 metres from University Avenue East provided the said commercial uses are located on the ground floor of a multi-storey building containing residential uses and provided they are limited to: (a) Variety store; (b) Medical clinic; (c) Personal service shop; (d) Coffee shop (not including drive-thru); and, (e) Offices.</p> <p>(4) The total building floor area devoted to all commercial uses permitted in sub-section (3) above shall not exceed 464.5 square metres.</p> <p>(5) Notwithstanding Schedule 'B1' – Height and Density and the policies of this Plan, for certain lands located in the area of University Avenue East, as defined further by the Zoning By-law, the maximum height of any building shall be forty-point-five (40.5) metres and in no case greater than thirteen (13) storeys.</p> <p>(6) The entire lands identified as Specific Provision Area 22 shall be used for the purposes of calculating net density.</p> | <p>(2) Notwithstanding other policies of this Plan, residential uses shall be permitted as specified in the Zoning By-law to a maximum residential net density of 200 units per hectare.</p> <p>(3) Notwithstanding anything to the contrary in the Zoning By-Law, commercial uses shall be permitted within 38 metres from University Avenue East provided the said commercial uses are located on the ground floor of a multi-storey building containing residential uses and provided they are limited to: (a) Variety store; (b) Medical clinic; (c) Personal service shop; (d) Coffee shop (not including drive-thru); and, (e) Offices.</p> <p>(4) The total building floor area devoted to all commercial uses permitted in sub-section (3) above shall not exceed 464.5 square metres.</p> <p>(5) Notwithstanding Schedule 'B1' – Height and Density and the policies of this Plan, for certain lands located in the area of University Avenue East, as defined further by the Zoning By-law, the maximum height of any building shall be forty-point-five (40.5) metres and in no case greater than thirteen (13) storeys.</p> <p>(6) The entire lands identified as Specific Provision Area 22 shall be used for the purposes of calculating net density.</p> |
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Item (45): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Section 11.1.20.(14), Lands around Wilfrid Laurier University, be amended as follows:

Existing:	Amended To:
<p>(14) Notwithstanding anything contained in this Official Plan, lands within Area "20L" as shown on Schedule A6(a) shall be dually designated Low Density Residential and Academic, provided further that permitted Academic uses shall be limited to primary Academic uses, but shall not include university residential uses . A broader range of Academic uses may be permitted only by amendment to the Zoning By-Law. Such applications will be evaluated relative to their relationship to nearby residential uses.</p>	<p>(14) Notwithstanding anything contained in this Official Plan, lands within Area "20L" as shown on Schedule A6(a) shall be dually designated Low Density Residential and Academic. The Zoning By-law may restrict the range of Academic uses and establish regulations to facilitate compatibility with nearby residential uses. Residential uses shall not exceed a maximum density of 250 bedrooms per hectare.</p>

2. That Specific Provision Area "20L" on Schedule A6(a) shall be applied to the lands known municipally as 62 Hickory Street West and 72 Hickory Street West, which are currently designated Low Density Residential.

Item (46): The Official Plan of the City of Waterloo is hereby amended as follows:

1. Specific Provision Area 45 (SPA 45), Northdale Neighbourhood, be amended by deleting "(46)", and renumbering subsequent policies, as follows:

Existing:	Amended To:
<p>11.1.45 Specific Provision Area 45 (Northdale Neighbourhood)</p>	<p>11.1.45 Specific Provision Area 45 (Northdale Neighbourhood)</p>
<p>[no amendment to (1) to (43) inclusive]</p>	<p>[no amendment to (1) to (43) inclusive]</p>
<p>Parkland Dedication or Cash-in-lieu of Parkland (44) Section 12.2.9 of this Plan</p>	<p>Parkland Dedication or Cash-in-lieu of Parkland (44) Section 12.2.9 of this Plan</p>

establishes policies for the dedication or cash-in-lieu of the provision of parkland, which shall apply to Northdale.

- (45) As a first priority, the City will seek to acquire additional parkland in Northdale which shall be facilitated through the preparation of Block Plans, where required by this Plan.

- (46) Where the City accepts cash-in-lieu of land conveyance to satisfy the parkland dedication requirements of the Planning Act, the funds shall be paid into a special account and shall primarily be spent on land acquisition for additional parks in developing or redeveloping areas and to develop the newly acquired lands within Northdale. Funds may also be considered to support upgrading of existing parks/facilities in Northdale, provided the need to upgrade is due to intensification of the surrounding neighbourhood or augment cultural heritage considerations.

Implementation Tools

- (47) The policies of SPA 45 shall be implemented in accordance with the policies and tools established in Section 12 of this Plan, including, but not limited to: District Plans, Zoning By-laws, holding provisions, site plan control, subdivision control, temporary use by-laws, property maintenance by-laws, development charges by-law, complete development applications and submission requirements, and the community improvement plan.

establishes policies for the dedication or cash-in-lieu of the provision of parkland, which shall apply to Northdale.

- (45) As a first priority, the City will seek to acquire additional parkland in Northdale which shall be facilitated through the preparation of Block Plans, where required by this Plan.

Implementation Tools

- (46)** The policies of SPA 45 shall be implemented in accordance with the policies and tools established in Section 12 of this Plan, including, but not limited to: District Plans, Zoning By-laws, holding provisions, site plan control, subdivision control, temporary use by-laws, property maintenance by-laws, development charges by-law, complete development applications and submission requirements, and the community improvement plan.

- (47)** Development applications, including applications for site plan approval shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the development implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council.
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(48) Development applications, including applications for site plan approval shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the development implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council.

Item (47): That Schedule 'A1' (Commercial Land Uses) of the Official Plan for 41 Caroline Street South is hereby amended as follows:

Existing:	Amended To:
Uptown Mixed-Use	Uptown Commercial Core

APPENDIX 'A'

PUBLIC NOTICE

July 2018 Waterloo Chronicle

APPENDIX 'B'

EXCERPT FROM COUNCIL MINUTES

APPENDIX 'C'

STAFF REPORT IPPW2018-056