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City of Waterloo Beaver Creek Meadows District Plan





BEAVER CREEK MEADOWS DISTRICT PLAN



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1.0 INTRODUCTION

1.1 Beaver Creek Meadows District Plan

- 1.1.1 This District Plan is a non-statutory planning document that is intended to provide additional detail regarding the design and development of the proposed Beaver Creek Meadows Community. This District Plan works in conjunction with the City of Waterloo Official Plan. Where there is a conflict between the policies of this District Plan and the policies of the City’s Official Plan, the policies of the Official Plan shall prevail. It is the intent of the City of Waterloo that all new development within the Beaver Creek Meadows District Plan Area be consistent with this District Plan.
- 1.1.2 The Beaver Creek Meadows District Plan Area is located in the northwesterly portion of the City of Waterloo, in an area that is characterized by pockets of low density residential development and significant natural features. The area also abuts the City’s urban boundary and the Township of Woolwich to the north.
- 1.1.3 The Beaver Creek Meadows District Plan Area is mostly undeveloped and provides an opportunity to accommodate planned growth through the urban development of a Designated Greenfield Area. It also provides a unique opportunity to create a vibrant, pedestrian-oriented and transit-supportive neighbourhood within a setting characterized by Beaver Creek and associated wetlands and woodlands.
- 1.1.4 **Table 1 – Developable Land Area** identifies the Total Land Area, the land area associated with the Core Environmental Areas, and subsequently, the Developable Land Area, as measured in accordance with Provincial policy.

TABLE 1 – DEVELOPABLE LAND AREA

TOTAL LAND AREA	156.30 ha
CORE ENVIRONMENTAL AREAS	28.52 ha
DEVELOPABLE LAND AREA	127.78 ha*

**Total Land Area less Core Environmental Areas as defined in the Regional Official Plan/Growth Plan.*

1.2 Purpose of the District Plan

- 1.2.1 The purpose of the Beaver Creek Meadows District Plan is to provide land use structure and a policy framework to guide the future development of the Beaver Creek Meadows Community that will achieve the City of Waterloo’s objectives for complete and liveable communities, and the protection and enhancement of the existing natural heritage features and their associated functions.
- 1.2.2 The Beaver Creek Meadows District Plan contains urban design policies that will help to guide built form and public realm considerations.



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- 1.2.3 The Beaver Creek Meadows District Plan has been prepared consistent with the Official Plan of the City of Waterloo. All the policies of the City of Waterloo Official Plan apply to this District Plan.
- 1.2.4 The Maps and Tables included in this District Plan provide additional detail for development applications and development targets for the Plan.
 - a) **Table A – Development Estimate** demonstrates how development could proceed for each neighbourhood. Table A is based on net developable area. It is included to demonstrate that the density targets are achievable.

1.3 Basis of the District Plan

- 1.3.1 The District Plan is based upon:
 - a) *Policy Analysis* – A detailed review of the applicable elements of the Provincial Policy Statement, the Growth Plan, the Region of Waterloo Official Plan, and the City of Waterloo Official Plan;
 - b) *Land Use Analysis* – The identification of the:
 - i) Overall population capacity and land use coverage related to the road and servicing infrastructure, and environmental sensitivity;
 - ii) Type and density of land uses and built form types to achieve the overall density target of 58 residents and jobs combined per hectare;
 - iii) Locations and approximate area of appropriate land uses at the neighbourhood level consistent with general land use designations of the City of Waterloo Official Plan;
 - iv) Appropriate buffering and compatibility between uses and built form typologies; and,
 - v) Locations and approximate area of lands for possible community service facilities based on an adequate assessment of needs.
 - c) *Environmental Considerations* – The identification of environmental attributes and constraints that are sensitive to, compatible with and enhance the natural environment consistent with the *North Waterloo Scoped Subwatershed Study (NWSSS)* conducted for the Beaver Creek Meadows District Plan Area;
 - d) *Commercial Market Assessment* – The identification of appropriate location(s), types and scale of commercial uses to be integrated with the proposed Mixed-Use Node within the Beaver Creek Meadows District Plan Area;



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- e) *Transportation Assessment* – The identification of the general road alignment and proposed road rights-of-way, including transit facilities, and traffic calming measures; and,
- f) *Environmental Assessment* - The identification of infrastructure requirements including road requirements for portions of Beaver Creek Road and Conservation Drive, as well as the sanitary sewer (including pumping stations), watermains and stormwater infrastructure requirements for the District Plan Area.

2.0 VISION AND PRINCIPLES

2.1 Vision Statement

- 2.1.1 The vision for Beaver Creek Meadows is to create a complete, vibrant and healthy neighbourhood that celebrates its rich natural heritage; is integrated with the greater community through the design of its built form and public realm; and, is part of a linked active transportation system.
- 2.1.2 Building on the policies and designations in the City of Waterloo Official Plan, Beaver Creek Meadows is to be developed as a complete community that:
 - a) Is pedestrian-oriented and transit-supportive;
 - b) Contains a diversity of residential uses focused around a Mixed-Use Node;
 - c) Is distinguished by high quality urban design;
 - d) Has strong connections to Open Space Land Uses, the Natural System, and other Districts;
 - e) Offers multi-modal options including active transportation; and,
 - f) Has a sense of place that builds on the unique aspects and character of the area.

2.2 Guiding Principles

- 2.2.1 The following principles shall guide new development within the Beaver Creek Meadows District Plan Area:
 - a) Natural Heritage:
 - i) Ensure conservation and where feasible, enhancement of the existing natural features and functions, including the provision of appropriate buffers;



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- ii) Plan for natural heritage linkages and wildlife circulation; and,
 - iii) Permit appropriate and complementary uses such as stormwater management facilities and parks adjacent to buffers;
- b) Built Form:
- i) Ensure diversity in housing forms and land uses, including affordability;
 - ii) Create a central hub, within the Mixed-Use Node, as a community focus to provide day-to-day retail/service/employment uses;
 - iii) Ensure built form reflects a human scale;
 - iv) Concentrate the highest densities along potential transit routes and in proximity to the Mixed-Use Node;
 - v) Provide transitions to existing built form that includes the existing residential dwellings to the east of the District Plan Area;
 - vi) Preserve and enhance the existing open space system and introduce a connected active transportation network that is within a convenient walking distance;
 - vii) Provide connections to neighbouring Districts and their open spaces;
 - viii) Ensure compact form through a range of land uses with a variety of density forms;
 - ix) Promote high quality urban design, including place making and community focal points; and,
 - x) Promote sustainable initiatives and practices throughout the District Plan Area;
- c) Mobility:
- i) Support pedestrian connectivity and access;
 - ii) Promote an active transportation system with key destination points to reduce car dependency;
 - iii) Plan for a diversity of mobility routes including pedestrians, bicycles, transit and automobiles;
 - iv) Enhance opportunities through the Natural System to provide connectivity to various neighbourhoods;



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- v) Ensure that amenities such as parks, schools and shopping areas are located within short and direct walking distances through road and trail systems (i.e. 2 minute walk to local parkette, 5 minute walk to active park, school or trail system, and 5-10 minute walk to shops, services and transit) (See Map 2- Community Structure) for a majority of residents;
 - vi) Provide a well-connected road system that is sensitive to the natural environment;
 - vii) Ensure connectivity and completion of existing/proposed adjacent road and pedestrian trails systems; and,
 - viii) Ensure that traffic calming measures are part of plan design and construction through streetscape design measures such as boulevard tree planting and elimination of long straight streets, with appropriate road curvature, axial views and appropriate on-street parking provisions.
- d) Character:
- i) Integrate the Natural System into the fabric of the community, particularly the open space system;
 - ii) Enhance the presence of natural heritage by locating parks and community uses within proximity as well as design the street pattern to promote connectivity, views, access; and,
 - iii) Conserve and integrate cultural heritage features into the fabric of the new community.

3.0 THE DISTRICT PLAN

3.1 Community Structure

3.1.1 The Beaver Creek Meadows Community Structure is articulated on **Map 2 – Community Structure**. It is comprised of:

- a) A defined Natural System that identifies natural features and functions. The Natural System bisects the District Plan Area, and is expected to include an accessible trail system that facilitates connectivity within the Beaver Creek Meadows Community, as well as to other Districts outside of the District Plan Area;



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- b) A Mixed-Use Node (Minor Node) located at the intersection of Conservation Drive and Beaver Creek Road, that includes a concentration of neighbourhood oriented retail and service commercial uses, institutional and employment generating land uses, as well as opportunities for mixed-use, live-work and medium density house forms that range in height from 3 to 6 storeys. This Mixed-Use Node (Minor Node) is identified on Schedule 'B' – City Structure of the City of Waterloo Official Plan. The boundary of the Mixed-Use Node is shown on **Map 2 – Community Structure**. The following Land Use Designations are permitted within the Mixed-Use Node (Minor Node):
 - i) Mixed-Use Medium Density Residential
 - ii) Mixed-Use Neighbourhood Commercial
- c) Seven residential Neighbourhoods that include a mixture of single-detached, semi-detached, townhouse, and low-rise apartment building forms, up to a maximum of 4 storeys. Each of the Neighbourhoods includes locations for stormwater management facilities, and is generally within a 2 minute walk of the Natural System, or a planned public park, or both. Neighbourhood 1 includes the existing “Spiritual Use” and Neighbourhood 2 includes a potential site for an Elementary School. Neighbourhood 3 is intended to link existing development to the north with the Mixed-Use Node. Neighbourhood 4 includes an existing Seasonal Trailer Park, which is expected to redevelop into a residential neighbourhood in the longer-term, as well as the commercial lands. Neighbourhoods 5-7 are intended to be primarily mixed residential neighbourhoods. Residential neighbourhoods include two residential designations:
 - i) Low Density Residential 1 (LDR1)
 - ii) Low Density Residential 2 (LDR2)
- d) A Minor Collector Road System that provides access to Conservation Drive and Beaver Creek Road and is connected to the existing road network;
- e) Potential Parks that are located within each neighbourhood within a 2 to 5 minute walking distance of most residents; and,
- f) Gateway locations which are the primary points of arrival in the Beaver Creek Meadows Community and where built form and site planning considerations will be aimed at enhancing the sense of place.



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3.1.2 The Beaver Creek Meadows Community can accommodate up to 7,411 residents and jobs combined if all lands were to be fully built out. Full build-out would result in a density of 58 residents and jobs combined per gross hectare. Given existing land uses such as the existing Spiritual Use, it is anticipated that the overall actual number of residents and jobs will be approximately 6,790 distributed across the developable areas of the District.

TABLE 2 – Residents and Jobs

TOTAL LAND AREA	156.30 ha
CORE ENVIRONMENTAL AREAS	28.52 ha
DEVELOPABLE LAND AREA	127.78 ha*
RESIDENTS AND JOBS PER HECTARE	58
TOTAL RESIDENTS AND JOBS	7,411

**Total Land Area less Core Environmental Areas as defined in the Regional Official Plan/Growth Plan.*

3.1.3 Given the potential for the City to acquire lands in the District for community recreation purposes, it is anticipated that the number of residents and jobs will be reduced (if the facility is developed within the District) by approximately 696 residents and jobs for a total population of 6,094.

3.1.4 It is the intent of this District Plan that the development targets and density targets for the Mixed-Use Node and the seven Neighbourhoods be generally achieved through subsequent site plan and other development approval processes. However, the City may permit minor modifications to these development yields and density provided the general intent of the Official Plan and this District Plan are maintained and where it is shown that the overall planned density of the Beaver Creek Meadows Community is within 58 residents and jobs combined per hectare.

3.1.5 The numbers provided in Tables 1, 2 and A are considered approximate for the purposes of establishing general development yield and gross density targets for the Mixed-Use Node and the seven individual Neighbourhoods.

3.1.6 Open Space is a key structural element of the community, and incorporates the Natural System, Parks, the Potential Sports Facility, stormwater management facilities, the off-road trails network and other green spaces. The design of all of these open space elements will be through formal collaboration among the developers, the City of Waterloo, the Grand River Conservation Authority and any other authority having jurisdiction.

3.2 General Policies

3.2.1 The Area subject to this District Plan is identified on: **Map 1 – District Plan Area, Map 2 – Community Structure, Map 3 – Land Uses, and Map 4 - Natural System.** These are attached hereto and form part of the Beaver Creek Meadows District Plan.



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- 3.2.2 The conceptual location of roads, development blocks, local parks, and stormwater management facilities is shown on **Map 3 – Land Uses**. The exact pattern of local streets will be finalized as the Plan is implemented by plans of subdivision and other development processes. Minor alterations to the development blocks, local road pattern, location of parks, and stormwater facilities are permitted as long as they remain consistent with the policies and intent of this Plan to the satisfaction of the City.
- 3.2.3 **Map 3 – Land Uses**, should be implemented through plans of subdivision, plans of condominium, severances, zoning by-laws and site plans, where applicable.
- 3.2.4 More specific Block Plans may be required from time to time, as deemed necessary by the City, to resolve short term or localized development issues that require more detailed planning before moving to the final development approval stage.
- 3.2.5 Block Plans may form part of the District Plan and will be developed through detailed information as it becomes available. Block Plans not consistent with the District Plan will be approved by Council as modifications to this Plan.
- 3.2.6 Development plans for Mixed-Use Commercial and Residential lands in the Beaver Creek Meadows District will be encouraged to reflect energy efficiency practices. Plans of subdivision, condominium, zoning amendments, and site plans will be evaluated on the basis of this consideration in accordance with the policies of this Plan and the Official Plan.
- 3.2.7 Where amendments to an approved Draft Plan of Subdivision, Condominium, Zoning By-law or Site Plan are being requested, the applicant shall demonstrate that such changes are consistent with the requirements of this Plan and all other municipal requirements for development approvals, to the satisfaction of the City of Waterloo and other public agencies having jurisdiction.
- 3.2.8 Residential development in Beaver Creek Meadows District will provide for a range of housing forms and densities to facilitate affordability.
- 3.2.9 Home occupations and home office uses may be permitted in accordance with Official Plan policy 10.1.1(5).

Residential Neighbourhoods

- 3.2.10 Residential development within the Beaver Creek Meadows District Plan Area will include a variety of housing types that address the Public Roads and the Open Space System to enhance the pedestrian experience. For clarity, it is intended that residential lots are discouraged from backlotting onto Municipal Streets including Conservation Drive and Beaver Creek Road. Furthermore, private driveways are not permitted on Conservation Drive or Beaver Creek Road.



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Priority Lots

- 3.2.11 Priority Lots are lots within a proposed community that are in prominent locations and/or highly visible from the public realm. They include Gateway Lots, Corner Lots, T-Intersection Lots and Elbow Street Lots.
- 3.2.12 Built form design for Priority Lots should be of a high architectural quality.
- 3.2.13 Enhanced architectural treatments and siting considerations for the different lot configurations are recommended, in order to promote a defined and an attractive streetscape and create distinct focal points within the community.
- 3.2.14 Gateway Lots are located at the entry to the community from the surrounding public roads. Units shall be designed with the following policies taken into consideration:
- a) Gateway units shall be given special consideration in enhanced architectural design, massing, orientation, siting and materials, and shall be of high architectural quality;
 - b) Entry elements and porches are encouraged to produce interest in the main building face as well as to help define the entrance to the neighbourhood;
 - c) Pairing of similar model units on lots directly opposite each other to establish and enhance a gateway condition is encouraged;
 - d) Enhanced landscape and landscape features shall be provided to accentuate Gateway Lots, on private property; and,
 - e) The enhanced architecture and enhanced landscape of the residence should coordinate with the architecture and landscaping of the Gateways identified on **Map 2 – Community Structure.**
- 3.2.15 Corner Lots flank onto the Collector Roads, including Conservation Drive and Beaver Creek Road. Design of these units should consider the following:
- a) Side and rear elevations visible from the street shall have consistent materials and details as per the front elevation;
 - b) Unit designs are encouraged to provide an architectural feature at the corner (i.e. height, massing, and windows);
 - c) Wrap-around porches; or,
 - d) Where no wrap-around porch is provided, wide openings consistent with front elevations, and the use of special architectural features should be considered.



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- 3.2.16 Elbow Street Lots occur at a bend on the road, with more than one unit at the end of the street view. Units shall be designed with the following policies taken into consideration:
- a) On elbow streets driveway locations shall be carefully considered to avoid driveways on adjoining lots merging at the street line; and,
 - b) Where side elevations on elbow streets are partially visible from the street, materials consistent with those of the front elevation should be employed.
- 3.2.17 T-Intersection Lots occur when one road terminates at right angles to another. Design consideration should be given to homes at the terminus of the T-Intersection and the two last lots on either side of the Public Road that terminates at the intersection.
- 3.2.18 Pairing of front yards is encouraged to form a landscaped area at the terminus of the T-Intersection.

Design Considerations for Residential Designations

- 3.2.19 The following policies relating to a building's relationship to Public Roads and the Open Space System shall apply:
- a) Buildings shall be street-front oriented and provide direct street access for pedestrians;
 - b) Primary building elevations should be oriented to the Major and Minor Collector Roads. Backlotting along these major streets shall be discouraged;
 - c) Primary building elevations should be oriented to the public Parks to provide 'eyes on the park';
 - d) Building and site design should be used to reduce or minimize the incidence of crime through the implementation of Crime Prevention Through Environmental Design (CPTED) principles including natural surveillance, natural access control, and maintenance; and,
 - e) Visitable housing is encouraged within the residential areas. Building and site design should consider accessibility and mobility as well as the opportunity for 'age-in-place' development.
- 3.2.20 To reinforce the road and block pattern, the following polices shall apply:
- a) All buildings will be aligned to a Public Road.



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- b) Within condominium blocks, buildings should front onto principle internal roadways and frame key corners to define character areas and pedestrian use areas, complement adjacent public roadway fronted development and provide screening of parking areas, where appropriate. Notwithstanding this, condominium units are discouraged from backlot onto public streets.
- c) Siting and massing of buildings will provide a consistent relationship, continuity and enclosure to the Public Roads.
- d) Buildings located adjacent to, or at the edge of Parks, will provide opportunities for overlook into the Park space.
- e) The massing, siting and scale of buildings located adjacent to, or along the edge of a Park will create a degree of enclosure or definition appropriate to the type of Park they enclose.
- f) Buildings of significant public use or architectural merit may be sited to specifically differ from the surrounding urban fabric in order to emphasize their importance as landmarks.
- g) Front, side and rear elevations exposed to active public spaces including parks, stormwater management facilities, trails, and pedestrian walkways shall be highly articulated. A combination of fenestration, bay windows, material changes and dormers may be used to achieve the objective.
- h) At walkway entrances, units shall create a sense of entry through location of windows and front doors. Planting of coniferous and deciduous trees may be used to frame a pathway.

3.3 Land Use Designations

- 3.3.1 Land uses within the Beaver Creek Meadows District Plan Area are divided into 7 designations, as shown on **Map 3 – Land Uses**, as follows:

Residential

- a) Low Density Residential 1;
- b) Low Density Residential 2;
- c) Mixed-Use Medium Density Residential;

Commercial

- d) Mixed-Use Neighbourhood Commercial;



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Open Space

- e) Open Space - Parks;
 - f) Open Space - Other Green Spaces; and,
 - f) Open Space - Natural System.
- 3.3.2 The boundaries of each of the land use designations, as shown on **Map 3 - Land Uses**, are intended to be general and approximate, unless they coincide with a road, lot line, utility corridor or prominent physical feature. Minor adjustments to the boundaries of the land use designations may be permitted without formal Amendment to this District Plan provided the general intent of the Official Plan and this District Plan are maintained, to the satisfaction of the City.

3.4 Residential Policies

Blocks and Lots

- 3.4.1 The Beaver Creek Meadows District Plan Area shall be subdivided into a series of development blocks, defined by a highly interconnected modified grid system of public roads and lanes.
- 3.4.2 The size and configuration of each development block shall:
- a) Be appropriate to its intended use;
 - b) Facilitate and promote pedestrian and bicycle movement;
 - c) Provide a sufficient number and, where appropriate, range of building lots to achieve cost effective and efficient development;
 - d) Be configured to ensure visual diversity and to avoid long and monotonous blocks; and,
 - e) Permit and encourage varying block lengths to respond to and reflect the topography and road alignment.

Residential Built Form - General

- 3.4.3 Building form and siting shall minimize the impacts of noise, wind and shadows on adjacent properties and shall enhance views of landmark buildings and all components of the Open Space System.



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3.4.4 New development will be compatible with adjacent and neighbouring development by ensuring that the siting and massing of new buildings does not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas. The following Built Form policies apply to all new development:

- a) Land use compatibility between uses and scales of buildings shall be achieved through appropriate siting, design and landscape treatment.
- b) A variety of architectural elements such as entry porches, dormers, material detailing are encouraged to create a distinctive character for each block.
- c) Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade.

Density Targets

3.4.5 Residential types and densities will be consistent with the targeted housing mix outlined in **Table 3 – Density Targets.**

Table 3 - Density Targets

Designation	Dwelling Type	Distribution of Dwelling Type	Density Range	
			Units per hectare	Bedrooms per hectare maximum
Low Density Residential 1	Single-Detached, Duplex, Semi-Detached, Street Townhouse	60%	25-35 units per hectare	150 bedrooms per hectare maximum
Low Density Residential 2	Duplex, Triplex, Block Townhouse, Street Townhouse, Terrace Dwelling, Low-rise Apartment	20%	35-60 units per hectare	150 bedrooms per hectare maximum
Mixed-Use Medium Density Residential (Node)	Triplex, Back-to-Back Townhouse, Terrace Dwelling, Low-rise Apartment	15%	60-100 units per hectare	300 bedrooms per hectare maximum
Mixed-Use Neighbourhood Commercial	Residential units are permitted above commercial units	5%	n/a	n/a

3.4.6 For density range, the density refers to the land area to be used for housing, but does not include road right-of-way and other residentially associated land uses.



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Low Density Residential 1

- 3.4.7 In accordance with policies 10.1.3(1) of the Official Plan, lands designated as Low Density Residential will be zoned to permit low rise building forms including single detached, semi-detached, duplex, and townhouse dwellings.
- a) Dwellings shall not exceed a height of 3.0 storeys.
 - b) Development within the Low Density Residential 1 designation shall be within a density target range of 25 to 35 units per hectare.
 - c) Secondary suites may be permitted in single detached and townhouse dwellings.

Low Density Residential 2

- 3.4.8 For all lands designated Low Density Residential 2, all of the policies of Section 10.1.3 of the City of Waterloo Official Plan shall apply, except that the only permitted residential built form is duplexes, townhouses, triplexes, terrace dwellings, and low rise apartments.
- a) Townhouse, triplex, and terrace dwellings shall not exceed a height of 4.0 storeys.
 - b) Secondary suites may be permitted in townhouse dwellings.
 - c) Development within the Low Density Residential 2 designation shall be within a density target range of 35 to 60 units per hectare.
- 3.4.9 In addition to the policies of 10.1.3(5)-(9) of the Official Plan, the following will apply to low rise apartments:
- a) Low rise apartments may only be permitted along Conservation Drive.
 - b) The maximum height of a low-rise apartment building shall not exceed 4.0 storeys or 6.0 storeys if located within the Minor Node.

Mixed-Use Medium Density Residential

- 3.4.10 The Mixed-Use Medium Density Residential designation shall only be permitted in the Mixed-Use Node.
- 3.4.11 Residential uses permitted on lands designated as Mixed-Use Medium Density Residential include townhouses, triplexes, terrace dwellings and low rise apartments.
- a) The minimum height of any building shall be 9.0 metres;
 - b) The maximum height of any building shall not exceed 6-storeys;
 - c) Stand-alone single-storey retail uses are not permitted;



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- d) Development within the Mixed-Use Medium Density Residential designation shall be within a density target range of 60 to 100 units per hectare.
- 3.4.12 The ground floor of buildings located along Conservation Drive and Beaver Creek Road shall be planned and designed with convertible frontages. This includes floor plans that are flexible in layout, have greater floor to ceiling heights, and have larger entrances and larger front windows that allow for ease of conversion from residential to mixed commercial uses.
- 3.4.13 Live-work units are permitted within the Mixed-Use Node (Minor Node), subject to zoning and compatibility.
- 3.4.14 Lands designated Mixed-Use Medium Density Residential may be zoned to permit offices, medical clinics, convenience retail, restaurants, child care centres, and personal services as ancillary uses, subject to the following:
 - (a) Any proposed ancillary use set out in this policy shall be located in a mixed-use building, and shall not exceed fifteen percent (15%) of the total building floor area devoted to residential uses, excluding any parking areas and/or structures;
 - (b) Ancillary uses shall be oriented to the street or other pedestrian environment, with a design that activates the streetscape; and,
 - (c) Further definition of uses, associated performance standards, restrictions on the scope of any ancillary uses and associated floor space caps, and permitted locations for uses shall be regulated through the implementing Zoning By-Law.

Dwelling Unit Types

Singles and Semis

- 3.4.14 Single- and semi-detached dwellings, where permitted, will be encouraged in the interior of each neighbourhood.
- 3.4.15 Single-detached dwellings shall generally have a lot frontage of between 9 metres to 12 metres.
- 3.4.16 Semi-detached dwellings shall generally have a lot frontage of between 6.8 metres to 9 metres.

Townhouses

- 3.4.17 Townhouses will be encouraged along Major and Minor Collector Roads, adjacent to public institutional sites and the Mixed-Use Node, and important streets that provide connections to Parks or frame views to Parks.
- 3.4.18 Townhouses shall generally have a lot frontage of between 5 metres to 9 metres.
- 3.4.19 The following additional Urban Design Policies apply to townhouses within the Beaver Creek Meadows District Plan Area:



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- a) The siting, massing, and façade design of townhouse units shall be coordinated on a block-by-block basis;
- b) The elevation of the townhouse block shall include variation between units, while reinforcing common characteristics that visually unite the block;
- c) A variety of roof designs is required to break up the massing of townhouse blocks, however the main roof should, where possible, visually appear as one roof;
- d) The massing and built form of townhouse units adjacent to single- and semi-detached dwellings shall be complementary to those dwellings through height and architectural elements to promote visual integration;
- e) Townhouses shall be oriented toward the street with front doors and windows facing the street;
- f) Utility meters should be screened from view, where feasible;
- g) Side and rear elevations visible from public areas shall have upgraded façade treatments; and,
- h) Townhouse built form will be generally limited to a maximum of 8 attached units, with 6 units preferred. Where 8 units are proposed, individual unit widths should not exceed 6.5 metres.

Terrace Dwellings

- 3.4.20 Terrace dwellings will be encouraged along Major Collector Roads – Conservation Drive, and within or adjacent to the Mixed-Use Node (Minor Node), and public institutional sites.

Low-Rise Apartments

- 3.4.21 Low rise apartments are only permitted along Conservation Drive or within the Minor Node Area.
- 3.4.22 Low-rise apartment buildings and their surrounding landscaping shall be designed to help define the street edge. Low-rise apartment buildings shall be oriented to front, face and feature the Public Road. A substantial portion of the building should front the Public Road at a maximum setback.
- 3.4.23 The massing and built form of low-rise apartment buildings adjacent to townhouses, or single/semi-detached dwellings shall be complementary to those dwellings through height and architectural elements to promote visual integration.
- 3.4.24 Visitor drop-off areas, bicycle racks and main front building entrances shall be located and oriented to Public or Private Roads.



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3.5 Commercial Policies

- 3.5.1 In accordance with Section 10.2.2.6 of the Official Plan, lands located within the Minor Node, as shown in **Map 3 – Land Uses**, designated Mixed-Use Neighbourhood Commercial will be of sufficient size to accommodate development that will serve the local neighbourhood, including a small-to-mid scale food store anchor, a range of retail/service commercial uses and office units.
- 3.5.2 In accordance with 10.2.2.6, residential uses are also permitted above ground-floor commercial units.
- 3.5.3 Notwithstanding the policies of 10.2.2.6(7) of the Official Plan, the total amount of commercial space permitted should not exceed 8,500 square metres (91,493 square feet) and should be concentrated at the intersection of Beaver Creek Road and Conservation Drive.
- 3.5.4 Prior to the development of Neighbourhood 4, which may impact the final design of the commercial block, an analysis shall be required to confirm commercial land area needs and location.

Mixed-Use Neighbourhood Commercial

- 3.5.5 In accordance with Official Plan policy 10.2.2.6(3), the preferred commercial uses on the site are intended to meet the daily commercial needs of local residents and businesses. Primary uses permitted within the Mixed-Use Neighbourhood Commercial designation include:
 - a) Commercial/Retail uses, that serves the day-to-day needs of consumers as determined by the City;
 - b) Personal service uses;
 - c) Offices;
 - d) Medical offices or clinics;
 - e) Banks and financial services;
 - f) Restaurants; and,
 - g) Residential uses above commercial uses
- 3.5.6 In accordance with policy 3.6.1 (3) of the Official Plan, one small to medium sized food store may be permitted and is encouraged. The total gross floor area of a grocery store at this location may not exceed 3,000 square metres (32,391 square feet).



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- 3.5.7 Development of the commercial site, whether phased or developed at any time, shall be subject to market demand.
- 3.5.8 Lands designated Mixed-Use Neighbourhood Commercial may be zoned to permit residential uses in storeys above the ground floor in a multi-storey Mixed-Use building.
- 3.5.9 The commercial designated lands should be designed in accordance with following standards:
- a) Built form design, landscape treatments and streetscape design of individual properties shall be coordinated to create a consistent character within the Mixed-Use Node.
 - b) A high quality of architectural detail and variety shall be addressed through the design of building façades and expressed through the use of colour, material variations, windows, and other treatments of the wall plane. Particular attention should be paid to quality design for building façades along Public Roads.
- 3.5.10 Building façades shall be treated as part of the pedestrian areas and public spaces. Pedestrian areas in front of buildings should be designed to include:
- a) Widened sidewalks and pedestrian-scaled streetscapes to accommodate sidewalk cafes, kiosks, and streets vendors;
 - b) Enhanced landscaping with site furniture, lighting and planting;
 - c) Building canopies that provide weather protection to pedestrians;
 - d) Plantings in large continuous planting beds;
 - e) The architectural treatment of visible flanking façades shall be coordinated and in consistent quality to that of the front façade; and,
 - f) Windows shall be provided where building façades overlook streets or open space. Reflective or mirrored glass treatment on windows will not be used at grade.
- 3.5.11 Lots and buildings shall be oriented to front, face and feature Public Roads, especially at corners.
- a) Building entrances that are located prominently and linked to the public sidewalk through walkways, covered porches, and/or hard-surfaced patios are required; and,
 - b) Entrances to prominent buildings shall be highlighted with entrance canopies, awnings, and other architectural elements.



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- 3.5.12 To avoid a monotony of roofs, a variety of roof shapes and elevations shall be considered. Roof top mechanics shall be screened from view from any Public Road.
- 3.5.13 A substantial portion of building frontage shall be located at a minimum setback, while the required building frontage is to be in proportion to lot frontage.
- 3.5.14 Front yard setbacks can be either hard or soft surfaced depending on use, and are to help define pedestrian walks, main building entrance, and screen parking areas.
- 3.5.15 The side and rear of buildings abutting any residential properties shall be of similar height as the residential dwellings or should be stepped to maintain an appropriate scale in relation to adjacent residential uses.
- 3.5.16 Enhanced landscape treatment should be provided on properties at the intersection of Conservation Drive and Beaver Creek Road.

3.6 Mixed Use Node Policies

- 3.6.1 The Mixed-Use Node is identified on **Map 3 – Land Uses**. It includes Mixed-Use Neighbourhood Commercial and Mixed-Use Medium Density Residential designations. As a result of these land use designations, both townhouse built form and low rise apartment buildings are permitted forms of residential development.
- 3.6.2 A range of residential development shall be encouraged within the Node area to provide accommodation for a broad income and social mix.
- 3.6.3 High quality urban design shall be required for buildings in the Mixed-Use Node area.
- 3.6.4 The design of development within the Mixed-Use Node shall encourage pedestrian movement, create visual interest and interesting spaces, streetscapes and skylines, and should consider the incorporation of public art.
- 3.6.5 The Mixed-Use Node will have a compact form with buildings oriented to and addressing the street.
- 3.6.6 Live-work units are permitted as per policies 3.4.12 – 3.4.14 of this Plan.

Residential Uses

- 3.6.7 The Urban Design Policies from Section 4.0 of this District Plan apply to all of the residential built forms permitted within the Mixed-Use Node.



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3.7 Neighbourhood Institutional Policies

- 3.7.1 Neighbourhood institutional uses, such as spiritual uses, daycares, nursing homes, public libraries and community centres are not designated on the Land Use Map, with the exception of the existing Creekside Church, but are a permitted use in all residential areas subject to the provisions of the implementing zoning by-law.
- 3.7.2 This Plan encourages neighbourhood institutional uses to develop as joint use sites and multiple use buildings wherever possible, and the City will work with the owners, agencies or School Boards as appropriate, to achieve efficient site designs and to maximize public safety and service.

Elementary School Site

- 3.7.3 A potential Elementary School Site is identified on **Map 2 – Community Structure** in Neighbourhood 2.
- 3.7.4 Notwithstanding the identified school site, elementary schools are a permitted use in all of the residential and Mixed-Use land use designations identified in this District Plan except for the Mixed-Use Node (Minor Node).
- 3.7.5 The City and School Board shall work together to determine appropriate locational, site plan and land use arrangement details including trail linkages, visibility, parking, public access and shared use. The general locational, planning and design criteria for any elementary school site include:
- a) A central location within a 1.6 kilometre walk - pedestrian shed;
 - b) A site measuring approximately 2.8 hectares in size and located on a Minor Collector and/or Local Road, with frontage on two roads preferred;
 - c) A 2-storey building located at the most prominent corner of the site and close to the street;
 - d) Highly visible and conveniently located building entrances and pedestrian walkways connected to the sidewalk;
 - e) Clearly delineated and separate access/circulation for parent pick-up/drop-off areas and bus drop off areas;
 - f) A bus drop off area may be provided within the adjacent street right-of-way (R.O.W.), without increasing the width of the R.O.W. In these locations the loss of landscaped area resulting from the paving of the boulevard to create the drop off area, shall be replaced within the school block areas immediately adjacent to the drop off area.



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- g) Safe and convenient access to the building's bicycle parking area(s) shall be provided for cyclists;
- h) Bicycle parking shall generally be located near building entrances and other places where passive visual surveillance can be maximized;
- i) Well-lit outdoor areas to enhance the safe and secure use of the site throughout the day/evening;
- j) Kindergarten outdoor areas located in a location with favourable micro-climate conditions;
- k) Loading areas, and outdoor and fully enclosed refuse collection areas, shall be unobtrusive and screened and shall generally be located at the side or the rear of buildings; and,
- l) The final location and size of the school site shall be confirmed by the Waterloo Regional District School Board, in consultation with the City.

3.8 Open Space Policies

Open Space - Parks

- 3.8.1 For all lands designated Open Space - Parks, all of the policies relevant to Parks of Section 10.5 of the City of Waterloo Official Plan shall apply.
- 3.8.2 Parkland is a separate and distinct form of Open Space that is appropriate in size, shape, location, topography and character, to service a diversity of users and accommodate a wide range of passive and active recreational activities.
- 3.8.3 Parkland is to be located in the neighbourhood areas so as to maximize its accessibility to most residents and visual presence within the community.
- 3.8.4 Parkland shall be provided with sufficient street frontage to the satisfaction of the City of Waterloo, in order to enhance visibility and a sense of place that builds upon the unique natural character of the area.
- 3.8.5 As per Official Plan policies 10.5.2.1, Local Parks are neighbourhood-oriented parks. Basic facilities could include informal active play fields, skating rinks, play facilities, seating, trails and landscaping.
- 3.8.6 Community gardens are encouraged and will be considered when developing new parks, where feasible.
- 3.8.7 Proposed Local Parks have been illustrated on **Map 3 – Land Uses**. Conceptual park sizes are based generally on 5 percent of the developable area. The distribution and exact sizes and locations of parks will be finalized as part of development approval for the lands.



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3.8.8 Parks shall be designed to:

- a) Act as focal points that provide opportunities for passive and active recreation, trail connections, rest areas, and places for gathering;
- b) Meet the recreational needs of children in the neighbourhood (ranging in age from preschoolers to adolescents), and be accessible, generally within a 2 to 5 minute walk (*See Map 2 – Community Structure*), providing opportunities for mostly active and some passive recreational activities;
- c) Promote ‘eyes-on-the-street’ by providing significant street frontage along parks (minimum 50%) and ensuring that adjacent development includes buildings that orient their primary elevation (and entrances) towards the park;
- d) Include play elements for children of all ages, seating/gathering areas, shade structures, large canopy trees, pedestrian lights, pathways, open lawn areas and naturalized planting;
- e) Have grades not exceeding 5% across the site. However, landscape berms are permitted in certain areas and may be grade to a maximum of 20%.
- f) Enhance microclimate opportunities (i.e. mitigate northerly winds, create shade from afternoon sun, select and plant trees based on microclimatic conditions, as well as soils conditions);
- g) Provide opportunities for Canada Post to locate mailboxes along park frontages, where appropriate;
- h) Ensure clearly defined pedestrian access and an appealing park presence along the street through landscaping that includes plantings and architectural elements. At the same time, allow for views into the park;
- i) Provide high-branching, large canopy trees within the park, and in particular, along the edges of the park;
- j) Ensure visual privacy for adjoining residents; and,
- k) Be publicly accessible.

Open Space – Other Open Space

3.8.9 Other open spaces are identified on **Map 3 – Land Use**. Other green spaces include hydro corridors, walkway blocks, trail connections, stormwater management facilities, and enhancement areas.



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- 3.8.10 As per Official Plan policy 10.5.2.1(20), the primary use of hydro corridors is for the provision of electricity services. However the extent and linear shape of the corridors provides excellent trail connections between neighbourhoods and can contribute to the overall connectivity of the open space system.
- 3.8.11 Other open spaces shall be designed to provide a park-like setting or provide enhancement to the Natural System, stormwater management facilities and support trails.

Open Space - Natural System

- 3.8.12 For all lands designated Natural System, all of the policies of Chapter 8 and Section 10.5 of the City of Waterloo Official Plan shall apply.
- 3.8.13 **Map 4 – Natural System** identifies the Core and Supporting Natural Features and the associated buffers used to establish the Natural System boundary.
- 3.8.14 The Natural System shall be maintained and enhanced. The North Waterloo Scoped Subwatershed Study provides recommendations on conservation, enhancement, mitigation measures and management practices of natural features and functions that have the potential to be impacted by development. In addition to those recommendations, the following policies are intended to preserve, protect and integrate the Natural System as an integral part of the Beaver Creek Meadows Community:
- a) Through the development process, buffers shall be provided as well as implementation strategies for protection and mitigation, including regeneration and enhancement, to improve ecological integrity of the natural system edge/interface zone.
 - b) Impacts on the natural system edge/interface zone shall be minimized by protecting it from sedimentation, soil erosion and light pollution, or damage to tree trunks, the tree canopy, and root systems.
 - c) A planting strategy for development along the natural system edge/interface zone shall be established and implemented as a condition of development approval.
 - d) Trails, and associated creek crossings, where appropriate, shall be strategically and sensitively located to minimize soil compaction or disturbance to existing mature vegetation and natural features and functions.
 - e) Views into the Natural System shall be enhanced through the design of the road and block pattern and by locating parks and other open spaces adjacent to the Natural System, where appropriate.
 - f) Hydrological inputs to terrestrial, wetland and aquatic features shall be maintained.



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- 3.8.15 An Environmental Impact Statement (EIS) is required as part of a development application as per the Official Plan. The Terms of Reference for an EIS must be submitted for review and approval to the City, Region, and GRCA, and if necessary the Ministry of Natural Resources, prior to the study being undertaken.
- 3.8.16 Monitoring in accordance with the City’s Development Monitoring Protocol and the recommendations of the North Waterloo Scoped Subwatershed Study, shall be undertaken at the pre-, during and post-development stages.

3.9 Transportation

Roads

- 3.9.1 In addition to the policies of Sections 5.1 and 5.4 and Chapter 6 of the City of Waterloo Official Plan, the following policies shall apply:
 - a) **Map 2 – Community Structure** identifies a Major Collector Road (Conservation Drive) and a network of Minor Collector Roads (including Beaver Creek Road).
 - b) **Map 3 - Land Uses** demonstrates a possible Local and Collector Road Network that meets the objectives of the District Plan.
 - i. It is recognized that additional analysis including traffic analysis, grading and servicing, and environmental impact assessment may result in a modified Local Road Network. The final Road Network shall be determined through the draft plans of subdivision and site plan approval processes, to the satisfaction of the City and shall achieve the objectives of this Plan.
 - ii. In addition to policy 3.9.1 (b) i., the proposed road connections from Conservation Drive to lands to west of the District Plan boundary, shown as “Potential New Road Connection” on **Map 3-Land Uses**, are conceptual options, with preference that only one road connection be built, if warranted. Prior to any potential new road connection, environmental and engineering analysis will be required, and land ownership addressed, through a future initiative.
 - c) The road rights-of-way shall generally be as follows:
 - i. Major Collector Road – 26 metres.
 - ii. Minor Collector Road – 20 metres.
 - iii. Local Roads - 18 metres.



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- iv. Laneways (see policy 4.3.4) - 9.0 metres, including a 1.25 metre utility corridor.
- d) In some cases a modified road allowance width may be considered at the discretion of the City, where an alternative road allowance width is recommended by an approved Transportation Impact Study, completed to the satisfaction of the City, and the terrain indicates that an alternative road allowance width is required for such matters as cut or fill, utilities, or a component of the active transportation network.
- e) For the purposes of traffic calming, roundabouts may be considered at new intersections along Conservation Drive and Beaver Creek Road, subject to engineering and design, and a traffic analysis.
- f) A Traffic Management Plan shall be submitted with all subdivision applications.

Active Transportation

- 3.9.2 The Active Transportation Network, included as **Map 5 – Active Transportation**, conceptually identifies the integrated road and trail and open space networks.
- 3.9.3 The Active Transportation Network will include trails within the Natural System, within the open space system and within the street rights-of-way.
- 3.9.4 The Active Transportation Network shall be designed to ensure convenient and safe travel within the community, to the Mixed-Use Node, to schools and parks and to transit.
- 3.9.5 The Active Transportation Network should include multiple options for pedestrians and cyclists to travel within the community, to the potential school site, to the Mixed-Use Node and to adjacent communities.
- 3.9.6 Active Transportation routes are intended to encourage the free circulation of the public throughout the Beaver Creek Meadows Community and to adjacent areas of the community by means of publicly-owned and maintained trails, sidewalks, bikeways, roadways, etc.

Trails and Open Space Network

- 3.9.7 Proposed trails and connections are identified on **Map 5 – Active Transportation**. The precise locations and alignments will be determined as part of the development approval process, however, the intent is that they provide connections to parks and open space, the natural system and the existing trail network.
- 3.9.8 With respect to the Trails and Open Space Network, Policies 5.1 and 5.3 of the City of Waterloo Official Plan shall apply.
- 3.9.9 The trail network shall provide opportunities for a continuous and connected system, including connections to adjacent lands.



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- 3.9.10 Trails shall be publicly accessible.
- 3.9.11 The trail network shall provide opportunities for active transportation.
- 3.9.12 Open Space lands necessary for the provision of services such as corridors, rights-of-way, easements, servicing and utilities, shall be able to serve secondary recreational and transportation functions.
- 3.9.13 All trail elements shall be in conformity with the City of Waterloo Transportation Master Plan.
- 3.9.14 The cost of construction for trails shall be the responsibility of the developer.
- 3.9.15 Where trails are proposed to be located in buffers, trails should be located in the outer edge of the buffer area to minimize potential impacts to the features.

Transit

- 3.9.16 Consideration will be given to the location and servicing of transit routes and stops in evaluating development submissions.

3.10 Servicing Policies

- 3.10.1 With respect to the Servicing and Utilities Network, the relevant policies of Sections 5.1 and 5.2 of the City of Waterloo Official Plan shall apply.
- 3.10.2 Development occurring in the Beaver Creek Meadows District will be serviced by the municipal sewage treatment system, the municipal water supply system, stormwater management facilities, and will have an adequate road network. The timing of urban development is related to the economic and physical feasibility of extending these systems.

Servicing and Utilities

- 3.10.3 The North Waterloo Scoped Subwatershed Study (NWSSS) identifies conceptual locations for Stormwater Management Facilities within the Beaver Creek Meadows District Plan Area. The approximate locations of required Stormwater Management Facilities and pumping stations have been identified symbolically on **Map 2 – Community Structure**. The locations, sizes and design of Stormwater Management Facilities shall be determined at the detailed design stage of development.

Stormwater Management Facilities

- 3.10.4 Stormwater Management Facilities shall be designed in accordance with the following policy:



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- a) In accordance with the requirements of the NWSSS related to management techniques, recharge rates, treatment levels, temperature mitigation and erosion and water quantity controls.
 - b) As features/destinations within the Open Space System providing opportunities for trail connections, passive recreation and nature interpretation.
 - c) Based on a low maintenance and naturalized approach to planting.
 - d) To manage public access to areas around the perimeter of any ponds through the use of barrier planting and/or low armourstone walls.
 - e) To be accessible by pedestrian and cycling trails that will be part of, or provide connections to, the broader trails network.
 - f) To enhance the urban canopy/ecology.
- 3.10.5 A temporary stormwater management facility may be located within Neighbourhood 3 as identified in the NWSSS, in order to reduce major flows to the capacity of the minor flow system.

3.11 Heritage Policies

- 3.11.1 Future development shall conserve and integrate any listed or designated heritage buildings/properties into development plans.
- 3.11.2 The Municipal Heritage Committee (MHC) shall be consulted at the detailed planning stage concerning any heritage resources.

4.0 URBAN DESIGN POLICIES

4.1 Application

- 4.1.1 The purpose of these Urban Design Policies is to promote an appropriate built form within the District Plan Area that achieves a community with well-designed and high quality public and private realms. Providing clear Urban Design Policies also ensures a sense of identity is created over time within the Beaver Creek Meadows District Plan Area.
- 4.1.2 The Beaver Creek Meadows District Plan shall be designed based on achieving a community that is diverse in use and population, is scaled to the pedestrian, includes all elements of Active Transportation and has a well-defined and high quality public realm.
- 4.1.3 These Urban Design Policies have been developed with the understanding that a balance between regulation and flexibility will encourage alternative and innovative design solutions, while responding to changes in the market over time. As such, all new development shall be “generally consistent” with these Urban Design Policies.



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- 4.1.4 The test of “generally consistent” is intended to provide a degree of inherent flexibility in how these Policies are both interpreted and ultimately, applied. In all respects, the test of “generally consistent” shall be to the satisfaction of the City of Waterloo.
- 4.1.5 These Policies will function as an implementation tool for successive approval processes that are required to implement the Beaver Creek Meadows District Plan, particularly the zoning by-law, Draft Plans of Subdivision and Site Plans. This document will guide developers, builders and the City to ensure that the expectation of design quality outlined in the Beaver Creek Meadows District Plan is both understood and achieved.

4.2 Sustainable Design

- 4.2.1 All development within the Beaver Creek Meadows District Plan Area shall be subject to the collective sustainability policies related to waste reduction, energy consumption, environmental sustainability, air quality, and climate change found within Chapter 8 of the City of Waterloo Official Plan.
- 4.2.2 Built form and layout plays a major role in creating an attractive and sustainable community. This Section provides additional policies that promote green building technologies, renewable and alternative energy options and other sustainable design options for development. Unless specified otherwise, the following policies apply to all new development proposals within the District Plan Area.
- 4.2.3 The City of Waterloo shall encourage:
 - a) All new buildings to include on-site renewable or alternative energy systems. Where on-site renewable or alternative energy systems are not feasible, consideration of purchasing grid-source renewable energy is encouraged;
 - b) The installation of rainwater harvesting and re-circulation/reuse systems on all new residential buildings for outdoor irrigation and outdoor water use; and,
 - c) The use of native, drought-tolerant plant species for landscaping.
- 4.2.4 Promote construction best practices that utilize green building materials. The City of Waterloo shall require that all new municipal buildings are designed to achieve LEED silver, and projects use green technologies in order to demonstrate the City’s commitment as a leader in promoting sustainable forms of development, subject to City’s Green Building Policies and Procedures. In addition, the City of Waterloo shall encourage:
 - a) Programs that incorporate green building material standards to reduce impact on the environment and ensure materials are purchased/obtained from responsible ethical sources; and,



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- b) The use of porous or permeable pavement instead of standard asphalt and concrete for surfacing sidewalks, driveways, parking areas, and many types of road surfaces as a stormwater run-off management strategy, where appropriate based on water quality considerations to the satisfaction of the City.

4.3 The Public Realm

- 4.3.1 The Public Realm of the Beaver Creek Meadows District Plan Area is comprised of public roads and their associated streetscape elements, the open space system, including the Natural System, Parks, off-road trails and stormwater management facilities.

Public Roads and Public Laneways

- 4.3.2 Public Roads and Laneways shall include appropriate streetscaping. Streetscape elements are the elements of detailed design within the boulevard of the street right-of-way that enhance the character and functionality of space. Elements include street furniture (waste receptacles, signage, newspaper boxes, community mail boxes, information kiosks, bike racks, transit shelters and benches), street trees, lighting, special pavement and patterns and materials, and planting.

- 4.3.3 The following elements shall be considered in the design of all Public Roads:

- a) Sidewalks or mixed-use paths are required on both sides of the street. A boulevard with a grass verge and deciduous street trees shall also be provided on both sides of the street. Curb-side parking may be provided on one side of the street.
- b) Plant street trees as a streetscape amenity on all streets to provide a generous canopy at maturity and create shade/shelter for pedestrians. The design of streets should create a safe and pleasant environment and the traffic calming benefits of streets trees close to pavement surface is integral. In addition:
 - i) Deciduous street trees will be located in the centre of the grass verge; and,
 - ii) Street trees should generally be planted opposite each other on each side of the street; their locations to be coordinated with utilities and street lights.
- c) To minimize clutter within the streetscape, street lights (poles), pedestrian lights, signs and other services should be located in line with street trees.
- d) Illumination levels are to conform to the City of Waterloo guidelines, Lighting Policy Standards and CPTED principles.



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- e) Utility boxes, including transformers and ‘box’ servicing should be placed in modest spaces (flankage locations, open space, laneways and private property or within the boulevard) where they can be screened with planting, and not in Parks, where feasible.
- 4.3.4 Where laneways are proposed, private laneways are preferred.
- 4.3.5 Public Laneways can provide access to private garage facilities. While they are generally discouraged, where Public Laneways are permitted, the following general design requirements shall be considered:
- a) Where there is sufficient drainage, permeable materials shall be encouraged in laneway construction.
 - b) Trees are desirable, and should be included where possible.
 - c) Tree spacing will be based on the provision of one tree per lot.

Roundabouts

- 4.3.6 Roundabouts as a form of traffic calming may be provided at the intersections of Collector Roads and Local Roads. These features should be designed as integral elements of the streetscape and create recognizable landmarks/features within the new community that will help to enhance wayfinding and create a sense of place. Further, Roundabouts shall be designed:
- a) To calm and direct traffic flows;
 - b) To accommodate pedestrians and cyclists in a safe and convenient manner; and,
 - c) Using a combination of hard and soft landscaping elements.

Gateways

- 4.3.8 The following streetscaping elements shall be considered in the design of Gateways, as identified on **Map 2 – Community Structure**:
- a) A sense of arrival and entry should be created through the coordinated effort of landscaping, built form and streetscape design (actual gates are not permitted).
 - b) Streetscaping features at identified gateway locations shall include enhanced landscaping and coordinated fencing to frame the entry into the different neighbourhoods.



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- c) Gateway features, such as community signage, low landscape walls, fencing or enhanced plantings shall be incorporated in the design of road intersections (public and private areas) and shall be coordinated in design and materials with adjacent structures.
- d) Gateway intersections should have distinctive surface treatment for pedestrian crossings, including wider sidewalks.
- e) Gateway design should be distinct to each of the locations, with the most prominent Gateways located within the Mixed-Use Centre.

Off-Road Trails Network

4.3.9 A comprehensive Off-Road Trails Network will be provided to facilitate multi-modes of travel, both to provide internal connections as well as connections to areas adjacent to the Beaver Creek Meadows Community. A potential trail network is identified conceptually on the **Map 5 – Active Transportation**. It will link pedestrians and cyclists throughout the Beaver Creek Meadows District Plan Area along/within the Natural System, Stormwater Management Facilities and Parks Facilities, through a publicly owned and maintain system. The Off-Road Trails Network is augmented by the street-related sidewalk system, and will change in character as it travels through various features depending on site conditions and land use. The Off-Road Trails Network will also provide links to on-street bicycle lanes and sidewalks. The design of the Off-Street Trails Network shall:

- a) Be a minimum 3.0 metres in width, with a 1.0 metre wide clearance on either side, unless otherwise impractical;
- b) Walkway Blocks/Connections should be incorporated throughout the District Plan Area at minimum 6.0 metres in width to facilitate trail connections;
- c) Be based on each site's sensitivity in order to minimize environmental impacts;
- d) Consider appropriate grading, which shall be, where possible, a range of 5 to 8 percent, with cross slopes limited to 2 to 3 percent;
- e) Subject to site specific considerations via an Environmental Impact Statement as part of a development application, off-road trails are intended to be located within buffers;
- f) Require curb-cuts and crosswalk markings to be provided at all road crossings to improve accessibility;
- g) Be clearly signed regarding permitted use. Wayfinding signage should be provided throughout the trail network (including the on and off-street components), and at roadway intersections at developer cost;



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- h) Be intended for full public access and be designed to reflect safe passage and restrict access to neighbourhood properties;
- i) If located in proximity to the Natural System or adjacent to Stormwater Management Facilities, incorporate interpretive signage at various locations to promote stewardship initiatives that will protect and enhance the features and functions of the natural system;
- j) Be located in the outer portion of the buffer areas, wherever possible;
- k) If located within a Park or Stormwater Management Facility, be combined with the walkway/trail networks provided in those facilities; and,
- l) Provide clear signage and safety features that will ensure the safety of both the trail user and motorized vehicle user.

4.4 The Private Realm

Area or Site Specific Urban Design Policies

- 4.4.1 Within the Beaver Creek Meadows District Plan Area, there are a number of sites or area specific Urban Design Policies that are intended to manage the transition from planned development to existing development contexts. These area or site specific policies are to be considered in addition to all of the other applicable Urban Design Policies of this Plan.

Erbsville Kartway

- 4.4.2 The Erbsville Kartway is an existing use that is located at the most westerly portion in Neighbourhood 6, extending from Conservation Drive to the southern boundary of the Beaver Creek Meadows District Plan Area.

- 4.4.3 This District Plan, on **Map 3 – Land Uses**, envisions the development of a residential neighbourhood on these lands. If redevelopment of the Erbsville Kartway land does not proceed prior to, or concurrent with the remainder of the lands within Neighbourhood 6, then the design of Neighbourhood 6 shall include:

- a) Road and block patterns that provide a physical separation between the different land uses, while providing appropriate opportunities for road and trail connections in the future;
- b) Landscaping and other screening strategies that mitigate the visual impact of the Erbsville Kartway functions; and,
- c) A noise and vibration study to determine any attenuation/mitigation measures that may be required to facilitate residential development.



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Seasonal Trailer Park

- 4.4.4 An existing Seasonal Trailer Park is located adjacent to the eastern and south-eastern boundary of the Beaver Creek Meadows District Plan Area.
- 4.4.5 An existing Seasonal Trailer Park use is identified in the City of Waterloo Official Plan in Section 11.1.14 as Specific Provision Area 14. All of the policies of Section 11.1.14 of the City of Waterloo Official Plan shall continue to apply. This District Plan, on **Map 3 – Land Uses**, envisions, in the longer term, the development of these lands to primarily Low Density Residential uses, with a pocket of Mixed-use Neighbourhood Commercial and Mixed-Use Medium Density use within the Mixed-Use Node and along Conservation Drive.
- 4.4.6 A record of site condition shall be submitted to determine the environmental condition of the lands. The record of site condition shall be filed before the development of commercial, residential, park and open space uses.

Lands adjacent to the Grand River Conservation Authority (GRCA) Lands

- 4.4.7 The Seasonal Trailer Park is flanked to the east and to the south by lands owned by the GRCA. Proposed development adjacent to these lands should provide for an appropriate transition as they interface with conservation lands. Considerations for lands adjacent to the GRCA include:
- a) Additional lot depth and/or environmental buffers to allow for a greater separation of built form to the actively used portions of the conservation area;
 - b) Providing notice to potential purchasers of property located adjacent to GRCA lands through home purchase information and agreements. The informational material will include mapping, available in all sales centres, and will specify that direct access to GRCA lands from private lots is not permitted. Conditions for development approval can further specify details and wording, as appropriate, to the satisfaction of the GRCA

Lands to the North of the District Plan Area

- 4.4.8 Rural land uses are located within the Township of Woolwich abutting the northern boundary of the Beaver Creek Meadows District Plan Area. This District Plan, on **Map 3 – Land Uses**, envisions the development of primarily Low Density Residential uses in Neighbourhood 2, adjacent to the Township of Woolwich. Development of this neighbourhood should include:
- a) Opportunities to extend the Avon Trail system towards the west within environmental buffer areas or, where possible, within adjacent lands; and,



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- b) Enhanced landscaping along rear yards and within the public realm that provides an appropriate transition to the areas to the north.

5.0 SPECIAL POLICY AREAS

5.0.1 Within the Beaver Creek Meadows District Plan area, several specific sites are identified as Special Policy Areas (SPA). These sites include:

- a) SPA 1 - Creekside Church Lands
- b) SPA 2 - Lands within Environmentally Sensitive Policy Area 80
- c) SPA 3 - Rear portion of lands known municipally as 624 Conservation Drive
- d) SPA 4 - Future Municipal Outdoor Sports Facility

5.1 Special Policy Area 1

5.1.1 For the lands identified as Special Policy Area 1 on **Map 1 – District Plan Area**, known as Creekside Church, located at 660 Conservation Drive, the following policies will apply:

- a) Existing spiritual uses located in existing buildings are permitted in accordance with the City of Waterloo Official Plan and Zoning By-law.
- b) Any future expansion of the existing uses and site will be subject to Zoning By-law and Site Plan requirements and procedures.
- c) A future road connection between Conservation Drive and lands to the west of the District Plan has been contemplated and agreed to between the City of Waterloo and Creekside Church through a Development Agreement dated July 31, 2013. Any expansion of the Church will not prejudice the planned future road connection, and will be in accordance with the existing Development Agreement.
- d) Stormwater will continue to be managed on site by Creekside Church.
- e) The wetland identified as a Supporting Natural Feature on **Map 4 – Natural System** of this District Plan is connected to overflow drainage infrastructure. This existing infrastructure will be maintained in accordance with GRCA and City requirements to ensure overflow drainage is properly managed.



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- f) For any potential future road in proximity of the wetland identified as a Supporting Natural Feature on **Map 4 – Natural System** of this District Plan, the submission of an Environmental Impact Statement or other appropriate study accepted by the City and other public agencies having jurisdiction, will be required. Mitigation measures, potentially including but not necessarily limited to wildlife crossing structures will be required to address potential impacts on the wetland and the habitat function it is determined to provide to wildlife.
- g) Any future development of the Church lands will ensure there is sufficient and appropriate buffering from adjacent properties.
- h) Creekside Church will connect any buildings to the municipal water and sanitary services on Conservation Drive when such services become available and in accordance with the timing specified by the City Engineer, acting reasonably.
- i) Existing playing fields located on Creekside Church lands are encouraged to remain and continue to provide an outdoor amenity.

5.2 Special Policy Area 2

- 5.2.1 For the lands identified as Special Policy Area 2 on **Map 1 – District Plan Area**, generally known as the agricultural clearing surrounded by ESPA 80 and designated as “Low Density Residential” in the Official Plan, the following policies will apply:
 - a) An EIS is required for the subject lands to support consideration of development, the extension of supporting infrastructure, and access to the lands for development.
 - b) Subject to the EIS, land uses could include: Residential uses, and/or Open Space, and/or a Restoration area, and/or Stormwater Management Facilities.
 - c) A Block Plan may be required to further determine the type and layout of any potential development.
 - d) Development of these lands would preclude implementation of a cul-de-sac on adjacent lands as shown on **Map 3 – Land Uses**.

5.3 Special Policy Area 3

- 5.3.1 For a portion of lands known municipally as 624 Conservation Drive, as shown as SPA 3 on **Map 3 – District Plan Area** of this plan, the following policies shall apply:
 - a) Consideration of development of the subject lands will be subject to the outcome of an environmental review completed to the satisfaction of the City of Waterloo, Region of Waterloo and Grand River Conservation Authority.



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- b) Subject to the outcome of the satisfactorily completed environmental review, development of the subject lands could include, Residential uses, and/or Open Space, and/or a Restoration area and/or a Stormwater Management Facility.

5.4 Special Policy Area 4

Future Municipal Outdoor Sports Facility

- 5.4.1 The City's Outdoor Sport Facility Strategy has identified the need for a Sports Facility in this part of the City. Such a facility may be developed within the Beaver Creek Meadows District Plan Area. The exact location of the facility has not been identified, and the specific site has not been shown on the Maps for the Beaver Creek Meadows District Plan. The following policies will apply to any potential Sports Facility.
- 5.4.2 Notwithstanding the provisions of this Plan, a Sport Facility will be permitted in any location and designation detailed in this Plan subject to policies 5.4.3, except in the Natural System.
- 5.4.3 The Beaver Creek Meadows District Plan anticipates the opportunity for the City to develop a Sports Facility containing 2 to 3 high capacity, multi-use fields. Considerations for the location and development of the potential Sports Facility will be in accordance with the following provisions:
 - a) An approximate site size for the Sports Facility will be of between 4.5 to 4.9 hectares.
 - b) The Sports Facility will consist of 2 to 3 high capacity multi-use fields.
 - c) The fields are anticipated to be premier adult sized artificial turf fields with lighting, as identified in the Outdoor Sport Facility Strategy.
 - d) The site will include public access and visibility from a collector road.
 - e) Potential traffic impacts on adjacent neighbourhoods and the natural system will be considered and mitigated as required.
 - f) Potential lighting impacts on adjacent neighbourhoods and the Natural System will be considered and mitigated as required.
 - g) The development of a potential Sports Facility will be undertaken in coordination with the phasing of adjacent development.
 - h) The benefits of combining compatible uses such as parks, stormwater management facilities and trails will be considered.
- 5.4.4 A Sports Facility location will be considered in advance of or in conjunction with review of development applications in the District Plan Area.



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- 5.4.5 The City shall determine if and when a Sports Facility is located within the Beaver Creek Meadows District Plan Area. Should the Sports Facility be developed within the Plan area, the residential and employment density will not be required to be accommodated elsewhere in the Plan area or in other parts of the City.

6.0 IMPLEMENTATION

- 6.0.1 This District Plan will guide the City of Waterloo in their consideration of development applications for rezoning, variance, site plan, Draft Plans of Subdivision or Condominium, and consent. As such, all of the relevant policies of Chapter 12 of the City of Waterloo Official Plan shall apply to all applications for development.
- 6.0.2 It is a requirement that all applications for development include an urban design and planning brief that demonstrates compliance with the intent of the District Plan.
- 6.0.3 Development shall proceed on the basis of full municipal service infrastructure, and in conjunction with identified community infrastructure. Appropriate funding agreements shall be in place to ensure that such infrastructure is available, or will be built concurrent with the development of lands within the Beaver Creek Meadows District Plan Area. No development will be approved by the City without the corresponding and appropriate service and community infrastructure.
- 6.0.4 In addition to the requirements for service and community infrastructure, the phasing of development within the Beaver Creek Meadows District Plan Area shall also be cognizant of:
- a) The desire to redevelop, and the timing of that redevelopment, of existing land uses in conformity with this District Plan.
 - b) The resolution of the issues of land use compatibility and the establishment of an appropriate interface of new development with existing uses within the Beaver Creek Meadows District Plan Area.
 - c) The avoidance of the need for service infrastructure expansions to lands within the District Plan Area that are not contiguous to existing urban land uses.
 - d) The staging of development.
- 6.0.5 All development proceeding in the Beaver Creek Meadows District will be contingent upon the timing and arrangement for the construction of City and Regional services as determined through Municipal and Regional Councils' Capital Expenditure Forecast.
- 6.0.6 The naming of public streets in all or part of the District shall provide an opportunity to recognize, reflect and commemorate veterans that are associated with the City of Waterloo.



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6.1 Phasing

- 6.1.1 The District Plan may be phased and staged so as to ensure the City can achieve goals for intensification.
- 6.1.2 It is anticipated that the initial phases of development within Beaver Creek Meadows will include the Mixed-Use Centre and Neighbourhoods N2, N3, N5 and N6, as shown on **Map 6 – Phasing Community Structure**.
- 6.1.3 The total anticipated population and jobs associated with these initial phases of development is approximately 4,450 residents and 310 jobs.
- 6.1.4 The development of institutional uses, parks and commercial uses shall support the anticipated minimum density targets for the initial phases of development and full build out, not including the Church lands, or playing fields should they be determined to be necessary.



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