



SPECIFIC PROVISION AREAS



CHAPTER 11 SPECIFIC PROVISION AREAS

11.1 SPECIFIC PROVISION AREA POLICIES

These policies pertain to specific areas of the City as shown on **Schedule ‘A6’ – Specific Provision Areas**, where the application of the land use policy framework of this Plan does not provide sufficient clarity regarding the intent of the municipality for the future use of land. Unless phrased as exemption policies, the policies on this chapter contain additional direction regarding the development of specific areas and must be read in conjunction with the other policies of this Plan.

11.1.1 Specific Provision Area 1 (142 Waterloo Street)

- (1) For lands known as 142 Waterloo Street and shown as SPA 1 on **Schedule ‘A6’ – Specific Provision Areas**, the existing industrial use shall be permitted to continue in accordance with the provisions of the Zoning By-Law. Should redevelopment occur, such redevelopment shall be undertaken in accordance with the Low Density Residential designation and other applicable policies of the Plan.

11.1.2 Specific Provision Area 2 (Lexington Crescent and Cedarcliffe Drive)

- (1) For lands in the area of Lexington Crescent and Cedarcliffe Drive shown as SPA 2 on **Schedule ‘A6’ – Specific Provision Areas**, notwithstanding existing private services within this area, any additional residential development will be required to be on full municipal services, as per policy 5.2.2 (4) of the Networks Chapter of this Plan.
- (2) Severances shall be discouraged within this land area until such time as full municipal services are available.

11.1.3 Specific Provision Area 3 (Erbsville Community)

- (1) For lands in the area Erbsville community shown as SPA 3 on **Schedule ‘A6’ – Specific Provision Areas**, notwithstanding policies contained elsewhere in this Plan, development of these lands may proceed prior to the preparation of a revised District Plan, provided a block planning exercise has been completed for all lands subject to the Specific Provision Area to the satisfaction of the City. In addition to any studies required as part of a *development* application, excluding *site plan* applications, the City will require necessary studies to ascertain that a pumping station is not required to service these lands. Any proposed development must demonstrate to the satisfaction of the City of Waterloo that the development will not interfere with any existing wells.

11.1.4 Specific Provision Area 4 (Country Squire Community)

- (1) The policies of this Specific Provision Area apply to lands in the Country Squire community shown as SPA 4 on **Schedule 'A6' – Specific Provision Areas**.
- (2) A Zoning By-law Amendment will be required before lands now occupied by the mink pens may be developed for residential use.
- (3) Severances shall be discouraged within this land area. Any applications for severances shall be contingent upon the availability of full municipal services, and shall maintain and propose lots that are in keeping with the existing neighbourhood character.

11.1.5 Specific Provision Area 5 (443 & 446 Wismer Street)

- (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**.
- (2) Notwithstanding the Low Density Residential designation applied to the lands, the following additional use shall be permitted:
 - (a) the existing Meat Processing Facility provided that no slaughtering or butchering of live animals shall be permitted.
- (3) After the existing Meat Processing Facility ceases to exist, the lands may be redeveloped in accordance with the Low Density Residential and Open Space designations applied to the lands on **Schedule 'A' (Land Use Plan)**.
- (4) An emission source, such as the smoke stacks for the existing Meat Processing Facility, shall not be permitted to relocate any closer than its present position to:
 - (a) the lands designated Low Density Residential to the west;
 - (b) within 100 metres to any other lands designated residential on Schedule 'A' (Land Use Plan).
- (5) Residential development shall not be permitted within 100 metres of an emission source specified in 11.1.5.(4).

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11.1.6 Specific Provision Area 6 (181 King Street South)

- (1) The policies of this Specific Provision Area apply to lands at 181 King Street South shown as SPA 6 on **Schedule 'A6' – Specific Provision Areas**.

- (2) The existing brewery shall be permitted until the current operation ceases to exist.
- (3) The property will be redeveloped in the future in accordance with the current land use designation.
- (4) No residential uses shall be permitted on the site while the current Industrial use exists in operation.

11.1.7 Specific Provision Area 7 (460 Wismer Street)

- (1) The policies of this Specific Provision Area apply to lands at 460 Wismer Street shown as SPA 7 on **Schedule 'A6' – Specific Provision Areas**.
- (2) Notwithstanding the Low Density Residential designation applied to these lands, the existing meat processing and retail use may continue provided that no slaughtering or butchering of live animals shall be permitted. Once the meat processing use ceases to exist, future land uses will be in accordance with the current land use designation on the property. No rezoning, variance, severance, or Plan of Subdivision which would result in residential use will be permitted on these lands until the industrial use ceases.
- (3) The maximum building floor area of the meat processing and retail use shall not exceed 511m² and the building and/or buildings shall comply with the setback provisions set out in the Zoning By-Law for the lands described above. No further expansion beyond 511 m² shall be permitted.
- (4) Prior to redevelopment, *road* patterns shall be determined to enable adequate circulation, to the satisfaction of the City.

11.1.8 Specific Provision Area 8 (West Side Nodes)


- (1) The policies of this Specific Provision Area apply to properties within the Minor Node at the intersection of Erb Street and Erbsville/Ira Needles Boulevard and the Minor Node at the intersection of Erbsville and Laurelwood Drive and shown as SPA 8 on **Schedule 'A6' – Specific Provision Areas**.
- (2) Notwithstanding the Commercial Land Use policies of this Official Plan, *development* applications, excluding *site plan* applications, which propose retail commercial uses of 2,000 square metres of *gross leasable area* or greater within

either Minor Node will be subject to the preparation of a retail analysis to the satisfaction of the City for Council's consideration prior to approval.

- (3) Block Plans may be used to provide a more detailed development plan for the entire Node and may include such matters as more detailed goals and objectives for the node, architectural and urban design guidelines, size, mix, distribution, amount and height of uses within the node.
- (4) For lands located in the Minor Node located at the intersection of Erb and Erbsville/Ira Needles Boulevard:
 - (a) Residential uses shall not be permitted in portions of the Node where proximity to the Regional Landfill may result in land use compatibility issues. The Zoning By-law will further define these areas.
 - (b) It is the intent of this Plan that lands designated Mixed-Use Neighbourhood Commercial in the northwest quadrant of the Node will function as a neighbourhood-oriented centre that is intended to meet the day to day commercial needs of the adjacent neighbourhoods. Recognizing the nature of the existing development on these lands and the potential for additional floor space to be developed on the currently designated lands, these lands shall not be subject to:
 - (i) Policy 10.2.2.6(6) of this Plan, which applies a cap of 13,500 square metres to *gross leasable area* of primary permitted uses, excluding office, provided further that the Zoning By-law may apply an alternative floor space cap for *gross leasable area*.
 - (ii) Policy 10.2.2.6(3)(a) of this Plan, that applies floor space caps to individual retail uses, provided further that the Zoning By-law may define alternative floor space caps for individual retail units, with the intent that the future retail units will be of a scale that supports the neighbourhood-oriented planned function of the lands within the designation.

11.1.9 Specific Provision Area 9 (380 Weber Street/Manulife)

- (1) The policies of this Specific Provision Area apply to lands at the northeasterly corner of the intersection of Weber Street North and Columbia Street East (Manulife), shown as SPA 9 on **Schedule 'A6' – Specific Provision Areas**, located within a Major Node and designated 'Business Employment'.

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- (2) The vision for the development of these lands is a high quality, transit- oriented, office based employment centre with a secondary retail and service component and a secondary residential component.
- (3) It shall be a policy of Council that these lands will be planned and developed in a manner that recognizes the lands:
- (a) Have a planned function as a business employment area with a primarily office orientation. Retail and service commercial uses are permitted, provided they are secondary uses on the site. Residential uses may be permitted following the development of significant office employment uses and where it is demonstrated that there are no land use compatibility issues with a residential use.
 - (b) Represent an opportunity to accommodate a portion of the City's projected employment growth;
 - (c) Represent an opportunity to accommodate a portion of the City's projected residential growth, following the development of substantial employment uses on the lands;
 - (d) Provide an opportunity for the *intensification* of an underutilized site within a Major Node;
 - (e) Are currently served by transit and are located in proximity to an existing transit corridor and adjacent to a planned transit corridor identified in the Regional Official Plan;
 - (f) Are located at the intersection of two arterial roads; and,
 - (g) Are located within a broader area intended to accommodate high density development.
- (4) The policies of this Plan outline that a limited range of commercial uses may be permitted as *ancillary* uses on lands designated Business Employment. The implementing Zoning By-law for the designation will further define the type, amount and format of commercial uses contemplated within the designation. For the lands included within this SPA, the following uses may also be permitted, subject to Council approval of a site-specific Zoning By-law Amendment:
- (a) additional *ancillary* commercial uses beyond what would otherwise be contemplated in the Business Employment designation; and,
 - (b) multiple residential uses.
- (5) A Zoning By-law Amendment application to consider a proposal that includes *ancillary* commercial and/or residential uses beyond what would otherwise be contemplated in the Business Employment designation shall include the following supporting documents:

- Planning Report, including a compatibility analysis to assess the appropriateness of residential uses in relation to other permitted uses on or in close proximity to the site.
- Retail Impact Analysis and Peer Review
- Master Plan, including an Urban Design Study, for the lands within the context of the Major Node and surrounding area
- Transportation Impact Study
- Servicing Study
- Other studies as may be identified by the City through the pre- submission consultation process

(6) A Retail Impact Analysis submitted pursuant to subsection (5) shall assess whether the proposed additional *ancillary* commercial uses would undermine the planned function of other existing or planned commercial areas.

(a) The City may retain, at the applicant's expense, a qualified consultant to assist the City in defining the methodology and terms of reference for the Retail Impact Analysis, peer review the applicant's submission, and provide professional conclusions and recommendations to the City. The requirement for a Peer Review will be identified at the time of pre-submission consultation between the City and the applicant.

(7) *Ancillary* commercial uses are intended to support office and other permitted employment uses as well as any multiple residential uses located on the site. *Ancillary* commercial uses may also serve other uses within the Node, surrounding residential areas and Corridors and shall be subject to the following policies:

- (a) *Ancillary* commercial uses are to be developed in conjunction with, rather than in advance of, an equivalent amount of building floor area devoted to primary permitted employment uses (excluding parking facilities) as outlined in policy 10.3.2.2(3) of this Plan;
- (b) *Ancillary* commercial uses shall be located within a *mixed-use* building containing office use or other primary permitted employment uses;
- (c) Individual retail commercial units shall generally be less than 1,000 square metres with one retail unit/use of up to 2,000 square metres;
- (d) Total building floor area of *ancillary* commercial uses will not exceed 33% of the total building floor included within buildings on the site (excluding parking structures), provided further that building floor area for all *ancillary* commercial uses shall not exceed 10,000 square metres.

- (8) Multiple residential uses may be permitted, subject to the requirements in policy above, and provided
 - (a) There is a minimum of 18,000 square metres of building floor area devoted to primary permitted employment uses (excluding parking facilities) as defined in section 10.3.2.2 (3) of this Plan;
 - (b) Residential uses are located and developed in a manner that ensures a minimum of 27,000 square metres of building floor area of primary employment uses can be developed on the site;
 - (c) Residential uses will generally be located on the eastern half of the property in recognition of the amenity associated with Forwell Creek and proximity to parks and trails; and,
 - (d) The location and form of residential uses will be subject to the Master Plan identified in policy (9) below.

Master Plan

- (9) Prior to consideration of an amendment to the Zoning By-law to implement the policies of this Specific Provision Area, the landowner shall submit a Master Plan for the subject lands, the purpose of which will be to provide overall direction for the development of the subject lands. The Master Plan will be developed in accordance with the primary urban design objectives and policies established in the urban design section of this Plan and the City's Urban Design Manual and will demonstrate how the proposed development addresses these priorities with supporting guidelines, illustrations and strategies. Specifically, the Master Plan will address:
 - (a) Development Phasing, including an indication of the planned timing and amount of secondary commercial uses and/or multiple residential uses. Development phasing must comply with policies (7) and (8) above, and will be implemented through the Zoning By- law;
 - (b) Requirements for building locations that have regard for and are oriented to existing and future transit;
 - (c) Sustainable development principles, including techniques and measures to promote sustainability, minimize environmental impacts and energy consumption and to maximize environmental benefits;
 - (d) Access and site circulation for *pedestrians*, bicycles and motorized vehicles, including connectivity to existing and planned transit;
 - (e) Creation of a focal point at the Weber Street/Columbia Street intersection;
 - (f) Parking management strategy, recognizing that while surface parking is permitted, the development of the lands will be planned so that *intensification* of the site can occur over time. The Master Plan will demonstrate how



underground or structured parking will be provided as the site develops, including identification of which phase or phases structured parking will be provided in;

- (g) Treatment of the public realm;
 - (h) Principles for building design, safety and security, lighting and signage;
 - (i) Provisions for site servicing and utilities; and,
 - (j) Other matters as may be determined by the City, Region or other agency at the time of pre-submission consultation.
- (10) Based on the Master Plan referred to in policy (9), the applicant will prepare a Transportation Impact Study to the satisfaction of the Region and City prior to consideration of an amendment to the Zoning By-law to implement the policies of the Business Employment designation and the policies of this Specific Provision Area.
- (11) It shall be a policy of Council that the development of the lands shall be consistent with the transit-oriented development policies of the City and Regional Official Plans as well as the following policies:
- (a) Lands will be planned to develop at employment densities that achieve a minimum target of 80 persons and jobs per hectare that support transit and include a mix of office, service and retail uses; and,
 - (b) The lands will be planned to provide strong *pedestrian/cyclist* linkages through the site and connect to the surrounding street and public trail network.

11.1.10 Specific Provision Area 10 (Former Seagram Lands)

- (1) The policies of this Specific Provision Area apply to lands located south- west of Erb Street and Caroline Street South, known as the former Seagram lands and shown as **SPA 10 on Schedule 'A6' – Specific Provision Areas**.
- (2) These lands shall permit the following uses, in addition to uses contemplated in the land use policies of this Plan:
 - (a) Offices;
 - (b) Personal service uses;
 - (c) Residential uses, with a minimum density of 100 units per hectare and a maximum density of 250 units per hectare.
 - (d) Restaurant uses, subject to a Zoning By-Law Amendment, provided that any restaurant use is proposed within the ground floor of a *mixed-use* building.

(e) Hotel use, provided further that the design of the hotel should be compatible and complementary to the surrounding uses, in particular the Centre for International Governance Innovation.

(3) Notwithstanding other policies of this Plan, the ground floor area of any building(s) on these lands may be used for retail commercial and commercial recreation space in a building(s) which is higher than one (1) storey and containing uses other than retail commercial such as office commercial or residential. The amount of ground floor area of buildings to be permitted to be used for retail commercial purposes will be set out in the implementing Zoning By-Law.

(4) Notwithstanding other policies of this Plan, these lands are recognized as including, or being in close proximity to the Centre for International Governance Innovation, the Canadian Clay and Glass Gallery, Perimeter Institute for Theoretical Physics, and the Balsillie School of International Affairs, and the Waterloo Memorial Recreation Complex, and therefore should be considered as an appropriate location for special tourism related uses and research institutes which would complement the existing and possible future tourism opportunities and a growing research institute cluster in this area.

11.1.11 Specific Provision Area 11 (3-5 Father David Bauer Drive)

(1) The policies of this Specific Provision Area apply to lands at 3 Father David Bauer Drive and 5 Father David Bauer Drive, shown as SPA 11 on **Schedule 'A6' – Specific Provision Areas**

(2) Notwithstanding other policies of this Plan, these lands are recognized as being in close proximity to the Centre for International Governance Innovation, the Canadian Clay and Glass Gallery, Perimeter Institute for Theoretical Physics, and the Balsillie School of International Affairs, and the Waterloo Memorial Recreation Complex, and therefore should be considered as an appropriate location for special tourism related uses and research institutes which would complement the existing and possible future tourism opportunities and a growing research institute cluster in this area;

(3) The two historic barrel warehouses that exist as residential condominiums are recognized as a significant historic and architectural resource in the City of Waterloo and should be preserved in the future.

- (4) Notwithstanding other policies of this Plan, additional uses may be permitted on the subject lands and within the existing bonded warehouses as restored and may include uses such as residential, retail commercial, institutional, recreational and entertainment, cultural, municipal government, office and hotel;
- (5) The design of a hotel should be compatible and complementary to the existing surrounding uses, in particular the Centre for International Governance Innovation;
- (6) Parking, *pedestrian* and vehicular access should be designed so as to be comfortable for the users, and not conflict with adjacent streets;
- (7) Retail commercial and commercial recreation uses may be permitted on the ground floor of a hotel to enhance tourism commercial opportunities for tourists to the area;
- (8) Specific uses to be permitted shall be contained within the implementing by-law;
- (9) Council shall be satisfied that any use to be permitted is compatible with the surrounding existing and future residential uses.

11.1.12 Specific Provision Area 12 (Lutherwood)

- (1) The policies of this Specific Provision Area apply to lands owned by Lutherwood Child and Family Foundation, north of Sunshine Avenue, between Dietz Avenue and Roslin Avenue, shown as SPA 12 on **Schedule 'A6' – Specific Provision Areas**.
- (2) On lands designated Mixed-Use Medium Density Residential within this SPA:
 - (a) One freestanding office building/*medical clinic* shall be permitted, provided it is associated with a seniors' retirement village; and,
 - (b) *Ancillary* commercial uses shall be permitted subject to the following:
 - (i) That they be contained on the ground floor of a multiple storey residential building, which forms part of a seniors retirement village;
 - (ii) That the maximum building floor area of any one use be controlled in the Zoning By-Law; and,
 - (iii) That the maximum building floor area for all ancillary commercial uses be controlled in the Zoning By-Law.

- (3) Notwithstanding the provisions of policy 10.2.2.8(5)(b) of this Plan, freestanding residential uses shall be permitted on lands designated Mixed-Use Office within this Specific Provision Area.

11.1.13 Specific Provision Area 13 (70 Westmount Road North)

- (1) The policies of this Specific Provision Area apply to the eastern portion of lands known municipally as 70 Westmount Road North, shown as SPA 13 on **Schedule 'A6' – Specific Provision Areas**
- (2) Notwithstanding other policies of this Plan, one commercial building shall be permitted on Block 6, R.P. 1820 and that such building shall be flood proofed to the satisfaction of the Grand River Conservation Authority. Hotels, motels, residential uses, storage tanks and fuel pumps will not be permitted.

11.1.14 Specific Provision Area 14 (Seasonal Trailer Park)

- (1) The policies of this Specific Provision Area apply to lands in the area of Beaver Creek Road and south of Conservation Drive, shown as SPA 14 on **Schedule 'A6' – Specific Provision Areas**.
- (2) The lands may be used as a seasonal recreational trailer park until such time as the lands are redeveloped for residential purposes, however no expansion of the trailer park shall be permitted. Seasonal recreational trailers are not to be used as permanent or year-round residences and are to be closed and vacated in accordance with the provisions of the implementing Zoning By-Law.
- (3) Trailers on the lands may be used year-round subject to the provisions and terms of a Temporary Use Zoning By-Law.

11.1.15 Specific Provision Area 15 (Allen/Park/William/Caroline Streets)

- (1) The policies of this Specific Provision Area apply to lands located north of Allen Street, east of Park Street, south of William Street and west of Caroline Street, shown as SPA 15 on **Schedule 'A6' – Specific Provision Areas**
- (2) A maximum density of 130 units per hectare will be permitted for the northern portion of the lands bounded by the new park and Park, William and Caroline Streets.
- (3) A maximum density of 120 units per hectare will be permitted for the southern portion of the lands bounded by the new park and Park, Allen and Caroline Streets.

11.1.16 Specific Provision Area 16 (Erb Street West)

- (1) The policies of this Specific Provision Area apply to the northwest portion of Part 1 on Plan 58R-11081, being approximately 682 square metres in size, shown as SPA 16 on **Schedule 'A6' – Specific Provision Areas**
- (2) Notwithstanding other policies of this Official Plan, a parking facility shall be permitted. Council's intent for permitting a parking facility is to encourage the preservation of the two designated historic buildings located at 83 Erb Street West.
- (3) Any future use of the subject lands shall be in accordance with the Low Density Residential designation and other applicable policies of the Plan.
- (4) The implementing Zoning By-Law for these lands shall permit a parking facility.

11.1.17 Specific Provision Area 17 (Barrel Yards)

- (1) The policies of this Specific Provision Area apply to lands at Erb Street West and southwest of Father David Bauer Drive, known commonly as the Barrel Yards, shown as SPA 17 on **Schedule 'A6' – Specific Provision Areas**.
- (2) Notwithstanding other policies in this Official Plan, professional offices and *medical clinics* shall be permitted either freestanding, or within a *mixed-use* building.
- (3) Density, landscaped open space and parking shall be calculated on the entire 5.14 hectare parcel as a whole. The maximum density permitted on the site shall not exceed 250 units per hectare. The minimum net density shall be 100 units per hectare. For the purposes of calculating density, office, commercial or other non-residential uses will not be included in the density calculation.
- (4) All or a portion of the lands are within the *floodplain* as indicated on **Schedule 'A6' – Specific Provision Areas**, and the appropriate Floodplain policies shall apply.
- (5) Service commercial uses and retail uses (up to 1394 square metres of retail uses) oriented towards serving the convenience shopping needs of area residents and *pedestrian* traffic in the area may be permitted through the implementing Zoning By-Law; such uses could include, but would not necessarily be limited to, a restaurant and a convenience store; and,

- (6) Service commercial and retail uses shall only be permitted on the ground floor of a building having more than one storey and which stories above ground floor contain other permitted uses such as office or residential.

11.1.18 Specific Provision Area 18 (Barrel Yards)

- (1) The policies of this Specific Provision Area apply to lands at Erb Street West and southwest of Father David Bauer Drive, known commonly as the Barrel Yards, shown as SPA 18 on **Schedule 'A6' – Specific Provision Areas**.
- (2) These lands are recognized as being in close proximity to Uptown Waterloo, the restored Seagram Lofts, the Centre for International Governance Innovation, the Canadian Clay and Glass Gallery, Perimeter Institute for Theoretical Physics, the Balsillie School of International Affairs, and the Waterloo Memorial Recreation Complex and therefore are considered as an appropriate location to encourage special tourism related uses and research institutes which would complement the existing and possible future tourism opportunities and a growing research institute cluster in this area.
- (3) Notwithstanding other policies of this Plan, the following uses shall be permitted on these lands:
 - (a) hotel;
 - (b) freestanding residential; and,
 - (c) commercial recreation.
- (4) The nature and design of a hotel use, any other special tourism related use, research institute and other complementary uses, should be compatible with surrounding uses.
- (5) Loading and garbage storage areas, parking and *pedestrian* and vehicular access and other *ancillary* service features should be designed so as to be compatible with, visibly attractive to, and not conflict with, adjacent streets and residential uses.

11.1.19 Specific Provision Area 19 (404 Erb Street West)

- (1) The policies of this Specific Provision Area apply to lands at 404 Erb Street West, shown as SPA 19 on **Schedule 'A6' – Specific Provision Areas**.
- (2) Notwithstanding other policies of this Official Plan, a *health practitioner* office shall be permitted on the main floor which is no greater than 186 square metres. Any

residential uses must be located above the main floor. This may be used as a *health practitioner* office until such time as redevelopment occurs in accordance with the current designation that exists on the property.

11.1.20 Specific Provision Area 20 (Lands around Wilfrid Laurier University)

- (1) The policies of this Specific Provision Area apply to lands in the vicinity of Wilfrid Laurier University, shown as SPA 20 on **Schedule 'A6' – Specific Provision Areas** and described further on **Schedule A6(a)**.
- (2) Policy 10.3.2.3 (4) shall not apply to any lands with a dual designation in Specific Policy Area 20.
- (3) Notwithstanding anything contained in the Official Plan, for lands within Specific Provision Area 20a located east of King Street and south of University Avenue, the following provisions shall apply:
 - (a) To resolve any municipal concerns with respect to soil contamination, where an amendment to the Zoning By-Law is required to permit an Academic use, such amendment will be subject to:
 - (i) a letter from the Regional Municipality of Waterloo advising that the requirement for a Record of Site Condition has been waived due to the nature of the application, or;
 - (ii) the completion of a Record of Site Condition acknowledged by the Ministry of the Environment, or;
 - (iii) the submission of a remedial work plan certified by a qualified consultant and the owner, to be reviewed and approved by the Regional Municipality of Waterloo and/or where appropriate, the Ministry of the Environment. The remedial work plan shall demonstrate that the site can be appropriately remediated to permit the proposed use. A holding provision on the implementing Zoning By-Law will be applied to prohibit the proposed Academic use of the property until the completion of a Record of Site Condition acknowledged by the Ministry of the Environment.
- (4) Notwithstanding anything contained in this Official Plan, lands within Area “20B”, as shown on **Schedule A6(a)**, shall be dually designated Mixed-Use Office and Academic. Academic uses, including student residences, may be permitted only by amendment to the Zoning By- Law. Such applications will be evaluated relative to their relationship to nearby industrial uses, including but not limited to an analysis of noise, dust, odour, vibration, buffering, and land use compatibility.

Further, any university residential use shall achieve a minimum net density of 150 *bedrooms* per hectare and a maximum net density of 750 *bedrooms* per hectare.

- (5) Notwithstanding anything contained in this Official Plan, lands within Area “20C” as shown on **Schedule A6(a)**, shall be dually designated Mixed Use Community Commercial and Academic. Academic uses, including student residences, may be permitted only by amendment to the Zoning By-Law. Such applications will be evaluated relative to their relationship to nearby industrial uses, including but not limited to an analysis of noise, dust, odour, vibration, buffering, and land use compatibility. Further, any university residential use shall achieve a minimum net density of 150 *bedrooms* per hectare and a maximum net density of 750 *bedrooms* per hectare.
- (6) Notwithstanding anything contained in this Official Plan, lands within Area “20D” as shown on **Schedule A6(a)** shall be dually designated Mixed Use Community Commercial and Academic, provided further that permitted Academic uses shall be limited to “university residential uses”. Further, any University residential use shall achieve a minimum net density of 150 *bedrooms* per hectare and a maximum net density of 750 *bedrooms* per hectare.
- (7) Notwithstanding anything contained in this Official Plan, lands within Area “20E” as shown on **Schedule A6(a)** shall be dually designated Mixed-Use High Density Residential and Academic, provided further that permitted Academic uses shall be limited to “university residential uses”. Further, any university residential use shall achieve a minimum net density of 150 *bedrooms* per hectare and a maximum net density of 750 *bedrooms* per hectare.
- (8) Notwithstanding anything contained in this Official Plan, lands within Area “20F” as shown on **Schedule A6(a)** shall be dually designated Mixed-Use Community Commercial and Academic, provided further that permitted Academic uses shall be limited to primary Academic uses, and must be located above the ground floor of a building. The first storey is reserved solely for uses permitted within the Mixed-Use Community Core designation. Further, any university residential use shall achieve a minimum net density of 150 *bedrooms* per hectare and a maximum net density of 750 *bedrooms* per hectare.
- (9) Notwithstanding anything contained in this Official Plan, lands within Area “20G” as shown on **Schedule A6(a)** shall be dually designated Mixed-Use High Density Residential and Academic. Further, any university residential use shall achieve a

minimum net density of 150 *bedrooms* per hectare and a maximum net density of 750 *bedrooms* per hectare.

- (10) Notwithstanding anything contained in this Official Plan, lands within Area “20H” as shown on **Schedule A6(a)** shall be dually designated Open Space and Academic, provided further that Academic uses shall be limited to “university open space”, “university recreational uses”, and medical clinics related to the academic use. 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 land uses, Waterloo Park, and the Heritage Conservation District. The City of Waterloo encourages the retention of open space and recreational lands in this area.
- (11) Notwithstanding anything contained in this Official Plan, lands within Area “20I” as shown on **Schedule A6(a)** shall be dually designated Mixed-Use High Density Residential and Academic, provided further that:
 - (a) University residential uses are permitted and shall have a minimum density of 150 *bedrooms* per hectare and a maximum density of 750 *bedrooms* per hectare; and,
 - (b) Non-residential academic uses are permitted as *ancillary uses* on a property that contains high density residential or university residence as the primary use.
- (12) Notwithstanding anything contained in this Official Plan, lands within Area “20J” as shown on **Schedule A6(a)** are recognized as being an appropriate expansion area for Wilfrid Laurier University as well as being located within the MacGregor/Albert Heritage Conservation District. In addition to the policies of the Low Density Residential designation, university academic uses may be permitted within existing buildings and within additions to existing buildings, subject to the provisions of the Zoning By-law.
- (13) Notwithstanding anything contained in this Official Plan, lands within Area “20K” as shown on **Schedule A6(a)** shall be dually designated Mixed-Use Medium High Density Residential and Academic, provided further that:
 - (a) University residential uses are permitted and shall have a maximum net density of 600 *bedrooms* per hectare.
- (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.

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11.1.21 Specific Provision Area 21 (414 Erb St West)

- (1) The policies of this Specific Provision Area apply to lands 414 Erb Street West, shown as SPA 21 on **Schedule 'A6' – Specific Provision Areas**.
- (2) Within the "Mixed-Use Medium Density Residential" designation of the subject lands a veterinary clinic shall be permitted on the main floor, which is no greater than 186 square metres.

11.1.22 Specific Provision Area 22 (105 University Avenue East)

- (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**.
- (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.

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- (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.
- (4) The total building floor area devoted to all commercial uses permitted in subsection (3) above shall not exceed 464.5 square metres.
- (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.

- (6) The entire lands identified as Specific Provision Area 22 shall be used for the purposes of calculating net density.

11.1.23 Specific Provision Area 23 (Westmount Road North/Bearinger Road)

- (1) The policies of this Specific Provision Area apply to lands in the area of Westmount Road North and north of Bearinger 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;
 - (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.

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11.1.24 Specific Provision Area 24 (50 Weber Street North)

- (1) The policies of this Specific Provision Area apply to lands at 50 Weber Street North, shown as SPA 24 on **Schedule 'A6' – Specific Provision Areas**.
- (2) Notwithstanding anything to the contrary contained within this Official Plan, a *drug store* shall be permitted on the subject lands. *Ancillary uses* shall be limited to household merchandise, seasonal goods, books, and convenience groceries/food.

11.1.25 Specific Provision Area 25 (Part of Grey Silo District)

- (1) The policies of this Specific Provision Area apply to lands designated 'Low Density Residential' located east of University Avenue and south of Country Squire Road, shown as SPA 25 on **Schedule 'A6' – Specific Provision Areas**.
- (2) This Plan recognizes that environmental planning is an integral component of the land use planning process. *Environmental Impact Statements* and/or other appropriate studies set out practices for the protection, conservation, management, rehabilitation and monitoring of the natural environment. The requirements to undertake an *Environmental Impact Statement* and/or other

- appropriate studies are recognized in this Plan in order to guide future land use decisions in an overall environmental context;
- (3) No draft plan of subdivision or severance of land shall be approved for urban development within Specific Provision Area 25 until such time as an *Environmental Impact Statement* and/or other appropriate studies are undertaken to the satisfaction of the City of Waterloo, the Grand River Conservation Authority and any other agency having jurisdiction;
 - (4) An *Environmental Impact Statement* and/or other appropriate studies shall include an evaluation and documentation of the following:
 - (a) elements of the natural habitat network;
 - (b) natural greenspace and habitat linkages;
 - (c) topography;
 - (d) flood and fill lines;
 - (e) the location of adjacent development activity/impacts;
 - (f) the location, quality, and successional state of vegetative communities (including the presence of endangered, rare, or invasive species);
 - (g) *wetlands*;
 - (h) breeding birds, migratory birds, and bird habitat;
 - (i) areas of sensitive groundwater recharge/discharge;
 - (j) herpetofauna and their habitat;
 - (k) groundwater quality, elevations, flow direction, and vertical/horizontal hydraulic gradients, hydraulic conductivity;
 - (l) geotechnical parameters and soils;
 - (m) hazardous slopes and required setbacks;
 - (n) surface drainage and flow characteristics (including subcatchment delineation);
 - (o) pre-development water balance;
 - (p) considerations for post-development water balance requirements and stormwater management;
 - (q) extent and delineation of environmental buffers as required.
 - (5) Prior to any site grading and servicing the developer and/or landowner shall be responsible for completing a period of pre-development monitoring which is not less than 2 years in duration;
 - (6) Specific pre-development monitoring parameters must be established in consultation with the City of Waterloo and will be modeled on the December 1999 Laurel Creek Watershed Development Monitoring Program.

11.1.26 Specific Provision Area 26 (Part of Grey Silo District)

- (1) The policies of this Specific Provision Area apply to lands designated 'Business Employment' totaling approximately 15 hectares and located east of University Avenue, south of Country Squire Road and north of Millennium Boulevard, shown as SPA 26 on **Schedule 'A6' – Specific Provision Areas**.
- (2) It shall be a policy of Council that the retailing and display of products manufactured on the premises, or any outside storage shall not be permitted.
- (3) It shall be a policy of Council that development within Specific Provision Area 26 shall be backlogged to Country Squire Road and direct vehicular access shall not be permitted to this roadway.
- (4) It shall be a policy of Council that buffers, berming, screening and other landscape measures shall be provided along the yards backing onto Country Squire Road and be implemented through the City's *Site Plan* Review process.

11.1.27 Specific Provision Area 27 (Part of Grey Silo District)

- (1) The policies of this Specific Provision Area apply to lands shown as "Future Node" at University Avenue and New Hampshire Street, shown as SPA 27 on **Schedule 'A6' – Specific Provision Areas**.
- (2) It shall be a policy of Council that a *food store* may be permitted up to a maximum size of 4,645 square metres by amendment to the Zoning By- Law. Applications to amend the Zoning By-law to permit a *food store* will be evaluated on the basis of:
 - (a) a satisfactory retail analysis, as set out in this Plan;
 - (b) the relationship of the *food store* to other uses in the Minor Node;
 - (c) design and capacity of the streets in the area;
 - (d) on-site parking being sufficient to meet projected demand and site function;
 - (e) appropriate massing and design, including mitigation of loading areas, lighting and traffic impacts;
 - (f) a comprehensive site plan that demonstrates how the food store will not adversely impact adjacent and nearby land uses; and,
 - (g) the *food store* having convenient and direct access by *pedestrians* and cyclists.
- (3) It shall be a policy of Council that lands designated 'Low Density Residential' within the Minor Node shall have a mix of residential unit types, which shall be further identified in the Rural East District Implementation Plan.


- (4) It shall be a policy of Council that notwithstanding any other policies of this Plan, in order to achieve approximately 30-40% of the Minor Node housing mix as townhouses and small apartment units, lands identified in the Rural East District Implementation Plan – Map 1 as ‘Residential – Medium Density’ shall also permit apartment units, with a maximum density of 150 *bedrooms* per hectare and a maximum height of 4 storeys.
- (5) It shall be a policy of Council that notwithstanding any other policies of this Plan, in order to achieve approximately 10% of the Minor Node housing mix as apartment units, a portion of the Minor Node identified in the Rural East District Implementation Plan – Map 1 as ‘Residential – Medium High Density’ shall also permit apartment units. These lands shall be designated ‘Low Density Residential’ with a maximum density of 300 *bedrooms* per hectare and a maximum height of 4 storeys.

11.1.28 Specific Provision Area 28 (187 King Street S./155 Caroline Street S.)

- (1) The policies of this Specific Provision Area apply to lands at 187 King Street South and 155 Caroline Street South, shown as SPA 28 on **Schedule ‘A6’ – Specific Provision Areas**.
- (2) It shall be a policy of Council that notwithstanding the permitted densities, where possible *infrastructure* constraints exist, limitations on residential density may be further defined in the Zoning By-Law.
- (3) It shall be a policy of Council that for lands within Specific Provision Area 28 located east of Caroline Street, the following provisions shall apply:
 - (a) In addition to permitted uses set out in the Uptown Mixed-Use designation, the ground floor area of any building(s) on these lands may be used for a *food store*, provided the use is located on the first storey of a multi-storey, *mixed-use* building that contains residential and/or office uses.
 - (b) The amount of ground floor area of buildings permitted to be used for *ancillary uses* above will be set out in the implementing Zoning By-Law.

11.1.29 Specific Provision Area 29 (144 Park Street)

- (1) The policies of this Specific Provision Area apply to lands at 144 Park Street (formerly 21 Allen St W, 142, 144 and 148 Park St), shown as SPA 29 on **Schedule ‘A6’ – Specific Provision Areas**.

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- (2) Lands within Specific Provision Area 30 shall be subject to the following site specific policies:
- (a) Under the provisions of section 37 of the Planning Act, Zoning By- Laws may be enacted to permit height and density increases than are otherwise permitted, in return for the provision of such facilities, services or matters, as are set out in the by-law.
 - (b) The development must constitute good planning and conform to the objectives and policies of this Plan. The increase in density should not result in a scale of development that is incompatible with adjacent uses or exceeds the capacity of available municipal services. No increases in height shall be granted.
 - (c) The facilities, services or matters to be secured shall support the City’s urban design policies, as contained in the City Form Chapter, and other objectives and policies within the Official Plan and must satisfy all of the following criteria:
 - (i) The site shall be located within a Major Node or Major Corridor;
 - (ii) The site shall be located on a Regional, City Arterial or Major Collector road;
 - (iii) The site shall be well-served by existing transit and within close proximity to proposed higher-order transit; and
 - (iv) The site shall contain underground parking.
- (3) The determination of appropriate increases in density for the subject lands shall be considered based on the ability of the project to meet the following objectives which shall be specified in the implementing Zoning By-Law:
- (a) To support the provision of common open space on and adjacent to the site that is functional for passive recreational use by both residents of the development and the general public;
 - (b) To support the provision of underground parking;
 - (c) To encourage aesthetically attractive residential developments, achieved through the enhancement of building façades, the use of podiums and entrance features which augment the streetscape and provide a *pedestrian* scale and building design which reduces the shadow impact on surrounding properties;
 - (d) To support the provision of, and public access to, art that reflects the historical nature of the site and which represents 1% of the value of the construction of the proposed building;
 - (e) To encourage off site improvements and/or cash-in-lieu of such improvements to existing parks, trails and other public amenities;
 - (f) To encourage the redevelopment of this brownfield site; and

- (g) To encourage the provision of units which are *affordable* to low and moderate income (as defined in the Provincial Policy Statement) households within the City of Waterloo.
- (4) The cumulative impact of applying the bonus provisions in accordance with the objectives in policy 11(30) (b) above shall not result in a density of more than 465 units per hectare, provided that the maximum number of units shall not exceed 149; the maximum number of *bedrooms* shall not exceed 278; and that only 1, 2 and 3-*bedroom* units shall be permitted, all of which shall be set out in the implementing Zoning By- Law.
 - (5) Under the provisions of section 41 of the Planning Act, the City is able to control exterior design, including the character, scale, appearance and design features of buildings as well as the sustainable elements on any adjoining highway, including requiring permeable paving materials, street furniture, waste and recycling containers and bicycle parking facilities.
 - (6) In this regard, the development of 144 Park Street (formerly 21 Allen St W, 142, 144 and 148 Park St) shall be subject to the following design requirements:
 - (a) that the first 3 storeys of the multi-storey building shall be composed of:
 - (i) a prominent entrance to the building oriented to the corner of Park and Allen Streets;
 - (ii) townhouse units facing Park and Allen Streets, designed with brick and concrete exteriors and covered front door entrances raised from grade and visible from the public sidewalk; and
 - (iii) a 3 storey parking garage with the same exterior brick and concrete façade.
 - (b) that the townhouse units shall be located in front of the parking garage structure, to minimize the visibility of the parking structure from Park and Allen Streets;
 - (c) that the rear façade of the parking garage shall contain ivy or similar vegetation to soften its appearance for users of the Iron Horse Trail;
 - (d) that the roof top railing above the townhouse units and the parking garage be constructed of black wrought iron;
 - (e) that the remainder of the multi-storey building shall be constructed of materials and colours satisfactory to the City of Waterloo and reflective of the elevations included in the Development Agreement;
 - (f) that the corner of Allen and Park Streets shall function as a public space blending the public and private realm, with decorative hard surfacing and soft landscaping, including the provision of seating areas for residents of the



- building and *pedestrians* on either street and bicycle parking facilities for visitors to the site;
- (g) that in the absence of or in addition to street trees within the front or flankage yard, the applicant shall provide enhanced street trees within the boulevard with appropriate measures to ensure their long term health. Should the location of overhead power lines and hydro poles not permit the planting of street trees, the applicant shall provide other landscaping measures to the satisfaction of the City of Waterloo; and
 - (h) that the amenity space on top of the parking garage shall contain both hard and soft landscaping treatments, benches and other seating areas, and other amenities appropriate to the proposed use.
- (7) In addition to the regular requirements of a complete *site plan* application submission, the following shall also be required:
- (a) a Construction Staging and Impact Mitigation Plan that identifies anticipated site access needs, expected duration of construction, vibration, noise and dust impacts, as well as truck traffic routes (intended to avoid low density residential areas);
 - (b) a Construction Dewatering Plan satisfactory to the Region of Waterloo to facilitate underground parking;
 - (c) a Geotechnical Study to support all construction;
 - (d) a pre-condition assessment identifying any deficiencies with existing drainage and stormwater management at and adjacent to the site that could affect construction and the existing conditions of adjacent foundations and structures; and
 - (e) that an analysis by a qualified professional shall be completed to determine the impact on *pedestrian* comfort levels due to wind conditions (if any) created by the proposed development.
- (8) A holding provision shall be placed on the subject lands through the implementing Zoning By-Law to ensure the completion and registration of a Section 37 Development Agreement satisfactory to the City of Waterloo.

11.1.30 Specific Provision Area 30 (31 Union Street East)

- (1) The policies of this Specific Provision Area apply to lands at 31 Union Street East, shown as SPA 30 on **Schedule 'A6' – Specific Provision Areas**.

- (2) Recognizing the retention of the historically significant structure, it shall be a policy of Council that notwithstanding the Low Density Residential designation, office uses shall be permitted as a complementary use on the subject lands.

11.1.31 Specific Provision Area 31 (West Side Mixed-Use Commercial Centre)

General Policies

- (1) The policies of this Specific Provision Area apply to lands at the Northwest corner of Ira Needles Boulevard and University Avenue, legally described in the year 2009 as Part of Lot 40, German Company Tract, being Part 1 on Plan 58R-16528, City of Waterloo, Regional Municipality of Waterloo (PIN 22184-0464 LT), shown as SPA 31 on **Schedule 'A6' – Specific Provision Areas**.
- (2) The West Side Mixed-Use Commercial Centre is intended to be planned and developed as a comprehensive, mixed use commercial development with combined Commercial and Employment development and commercial development located on the abutting lands located in the City of Kitchener.
- (3) It shall be a policy of Council that that the West Side Mixed-Use Commercial Centre area shall be planned and developed in conjunction with Employment designated lands immediately to the north to secure a range of significant employment uses on the site.
- (4) To facilitate a cross-border development, it shall be a policy of Council that all lands located in the City of Kitchener which form part of the West Side Mixed-Use Commercial Centre together with the lands designated Specific Provision Area 31, may be deemed one lot for the purpose of calculating the provisions for off-street parking as set out in each Municipality's Zoning By-Law. Reduced building setbacks may be provided to implement the Preferred Development Concept established in City-approved urban design guidelines.
- (5) For the purpose of *road* access and Zoning By-Law interpretation, a private street shall only be considered a public *road* if lands upon which the street is located have been registered with a right-of-way or easements conveyed in favour and to the satisfaction of the City of Waterloo for public access through the development review process. Easements shall be based on the collector street pattern shown on the Land Use Concept Plan provided in the West Hill District Implementation Plan. The Owners of the lands shall be responsible for the construction and maintenance of all private roads and site servicing *infrastructure*.

- (6) It shall be a policy of Council that all lands located in the City of Kitchener which form part of the West Side Mixed-Use Commercial Centre shall be evaluated in terms of its impact on the City's Commercial Hierarchy and shall not have an adverse impact.

- (7) The West Side Mixed-Use Commercial Centre within the City of Waterloo shall be developed based on the following mix of uses and floor area restrictions calculated on the Gross Building Floor Area excluding outdoor *ancillary* spaces:
 - (a) The maximum Gross Building Floor Area permitted on the Waterloo lands (the site) shall be 51,100 square metres, of which a minimum of 18,209 square metres shall be office uses. Expansion of the maximum Gross Building Floor Area for the purposes of permitting additional office use will not require an amendment to this Plan, but shall be subject to a zone change approval.
 - (b) Of the minimum 18,209 square metres of Gross Building Floor Area of offices uses required on the site, at least 13,378 square metres shall be located on the lands designated Employment and subject to Specific Provision 31, with complementary uses being permitted on the ground floor.
 - (c) Retail uses, including small retail stores, retail stores devoted to apparel and accessories, and specialty food stores, shall not exceed 22,406 square metres of Gross Building Floor Area and are intended to remain at less than fifty percent (50%) of the maximum Gross Building Floor Area permitted on the site in order to retain a specific mix of land uses. The total Gross Building Floor Area of all small retail units shall not exceed 4,181 square metres, and further, shall not exceed 465 square metres for each unit. The total Gross Building Floor Area of all retail stores devoted to apparel and accessory merchandise shall not exceed 2,787 square metres. An outdoor garden centre, in association with a home improvement store use, shall not be considered Gross Building Floor Area for the purposes of these policies. Specialty food stores shall be as defined through the implementing Zoning By-Law, however, each store shall not exceed 465 square metres of Gross Building Floor Area and shall have a limited range of food retailing.
 - (d) The total Gross Building Floor Area of all personal service uses shall not exceed 929 square metres, including personal service uses located on the lands that are designated Employment and subject to Specific Provision Area 31.
 - (e) A range of other commercial uses are permitted on the balance of the lands subject to minimum and maximum Gross Building Floor Area requirements to be established through the City's Zoning By-Law.

- (8) It shall be a policy of Council to develop the West Side Mixed Use Commercial Centre area in conjunction with the associated *Employment area*, in the following phases to establish a mixed use function on the lands:
- (a) Phase 1: The first phase of development shall not exceed 26,942 square metres of Gross Building Floor Area and shall consist of a specific range of commercial uses. These commercial uses shall include a home improvement store use, commercial recreation and entertainment uses, restaurants and a limited amount of retail use, as further defined through the Zoning By-Law. Retail uses in Phase 1 shall be restricted to a maximum of 1,858 square metres of Gross Building Floor Area. Mixed use buildings, as defined in the Zoning By-Law, and office uses shall also be permitted and shall be exempt from the Gross Building Floor Area restrictions of this Phase.
 - (b) Phase 2: The second phase of development shall include the phasing of office development located on the Employment designated lands prior to any other commercial uses being allowed. The City shall require at least 6,689 square metres of office space to be constructed with a limited range of complementary commercial uses permitted on the ground floor. As part of Phase 2, the Owner must provide to the City a feasibility study with supporting development plans to demonstrate how a minimum of 13,378 square metres of office space can be accommodated on the site prior to permitting Phase 3 development to proceed. Underground and structure parking shall be encouraged to facilitate a *mixed-use* development with opportunities for shared parking.
 - (c) Phase 3: The third phase of development shall allow for a broader range of commercial and retail uses subject to the following criteria:
 - (i) Only after the second phase of development is substantially complete as determined by the City;
 - (ii) Subject to providing and receiving approval of a Transportation Impact Study update, with *pedestrian* aspects and active modes of transportation analysis from the City of Waterloo in consultation with the Regional Municipality of Waterloo;
 - (iii) The Owner demonstrating that the parking requirements for at least 13,378 square metres of office space located on the Employment designated lands and overall office criteria established in policy 11.1.31(7) can be accommodated on the site.
 - (d) Development phasing shall be established through Phasing and Holding Provisions.
- (9) It shall be a policy of Council that all development must demonstrate its ability to provide and accommodate minimum parking requirements for planned office

development on the site. The City shall not approve *site plan* development which has an unacceptable impact to accommodating office development within Specific Provision Area 31. A minimum of 402 parking spaces shall be provided at all times to accommodate the build out of 13,378 square metres of Building Floor Area devoted to office space.

- (10) Office development is encouraged on Employment designated lands and West Side Mixed-Use Commercial Centre designated lands.
- (11) It shall be a policy of Council to promote a high standard of urban design when implementing the policies of this Plan and to provide an effective policy basis for urban design guideline implementation. The following site-specific urban design policies shall apply:
 - (a) Design buildings and sites to contribute to pedestrian/cyclist friendly and aesthetically pleasing streetscapes and avoid adverse impacts to surrounding residential areas and character. Site lighting, including building signage, shall be designed to avoid glare to surrounding properties;
 - (b) Design buildings with articulated building massing and designs that contribute to a coordinated design theme. Rooftop mechanical equipment shall be screened from public view;
 - (c) Transit supportive development shall be promoted through mixed use commercial development, higher density employment uses, parking strategies and a high standard of urban design, including *pedestrian/cyclist* friendly site and building design;
 - (d) Parking areas shall be designed with landscaped areas to reduce the urban heat island effect(s) and to enhance the visual appearance of the parking areas;
 - (e) Outdoor storage of materials shall be prohibited from public view; and,
 - (f) Buffering, screening, landscaping and other landscape design considerations shall be required for all development.
 - (g) The City of Waterloo and the City of Kitchener will work together to review and approve site development based on the Council approved Ira Needles Commercial Centre Urban Design Guidelines dated May 2009. The “Ira Needles Mixed Use Commercial Development Urban Design Guidelines”, prepared by MHBC Planning dated May 2009, shall form a primary basis for *site plan* development and approval.
- (12) Additional performance standards may be introduced and implemented through Specific Provision Area provisions, Zoning By-Law regulations, development agreements, City-approved urban design guidelines and *site plan* control.

- (13) Sensitive lands uses, such as residential and daycare facilities, shall not be permitted in close proximity of the Regional Landfill Facility.
- (14) It shall be a policy of Council that Specific Provision Area 31 be implemented with a site-specific by-law in combination with the zoning regulations established for the West Side Mixed-Use Commercial Centre land use designation.
- (15) It shall be a policy of Council, that development located within Specific Provision Area 31 be subject to a cross border site servicing agreement with the City of Waterloo, City of Kitchener and the Owner(s) of the land to extend and provide and to receive sanitary, water and storm services from the City of Kitchener to facilitate development on the lands designated Specific Provision Area 31 to the satisfaction of the City of Waterloo and City of Kitchener.

Business Employment Designation

- (16) Notwithstanding the Business Employment designation it shall be a policy of this Plan to:
 - (a) Permit office/business employment uses as the primary land use with complementary uses located on the ground floor. Ground floor complementary uses shall be limited to personal service uses, restaurants, *pharmaceutical dispensaries*, banks and trust companies. Retail use shall not be permitted as an *ancillary* or complementary use.
 - (b) Require a minimum of 13,378 square metres of Gross Building Floor Area devoted to office space. Building height and phasing shall be established through the Zoning By-Law.
 - (c) Underground, structured parking and shared parking for office use is encouraged to promote mixed use development on the site. Shared parking with abutting commercial uses shall be permitted provided the overall parking requirements for office development are maintained to the satisfaction of the City of Waterloo.
 - (d) Sustainable building design is encouraged for office development.
 - (e) Implementing zoning regulations for the Business Employment land use designation shall be combined and integrated with the zoning regulations prepared for the West Side Mixed-Use Commercial Centre designation.

West Side Mixed-Use Commercial Centre Designation

- (17) It shall be a policy of this Plan that the following performance criteria apply to the West Side Mixed-Use Commercial Centre designation:

- (a) The West Side Mixed-Use Commercial Centre shall have direct frontage on Ira Needles Boulevard, a Regional Arterial Road;
- (b) Office development shall be phased into the commercial development as part of the development approvals process to maintain a *mixed-use* function with opportunity for shared parking.
- (c) Site development shall include at least one *mixed-use* commercial building at least two storeys in height located in the central part of the site;
- (d) Higher density office buildings shall be located north of the site to create a transition in built form, land use and site design. The majority of office development shall be located on lands designated Business Employment.
- (e) Retail use shall be regulated through the Zoning By-Law that implement the policies of this Plan and supporting technical studies prepared for the West Side Mixed-Use Commercial Centre to the satisfaction of the City of Waterloo in consultation with the City of Kitchener.
- (f) Prohibited uses shall be defined through the implementing Zoning By-Law(s) and shall include freestanding *food stores*, *department stores*, automotive supply stores, gas bars, service stations, car washes and uses not defined in the implementing Zoning By-Law.
- (g) It shall be a policy of this Plan that the maximum height of development within the West Side Mixed-Use Commercial Centre designation shall be as shown on **Schedule 'B1' - Height and Density**. Building height and massing shall be subject to *Site Plan* Control.
- (h) Notwithstanding Section 11.1.31(8), it shall be a policy of Council that within the West Side Mixed-Use Commercial Centre, one Warehouse Membership Club up to 13,750 square metres of Gross Building Floor Area shall be permitted, provided that a department store with an ancillary or complementary food store component is not located within a 600 metre radius of the lands designated West Side Mixed-Use Commercial Centre.

11.1.32 Specific Provision Area 32 (48 Moore Avenue South)

- (1) The policies of this Specific Provision Area apply to lands at 48 Moore Avenue South, shown as SPA 32 on Schedule 'A6' – Specific Provision Areas.
- (2) It shall be a policy of Council that notwithstanding any policies of this Plan, office, *medical clinic* and *medi-spa* uses are permitted uses.

11.1.33 Specific Provision Area 33 (MacGregor/Albert HCD)

- (1) Specific Provision Area 33 generally applies to lands east of Waterloo Park, south of Wilfrid Laurier University, and west of King Street North, as shown on **Schedule**

'A' – Land Use Plan and Schedule 'D' - Heritage Conservation District. This area includes all lands within the MacGregor/Albert Neighbourhood Heritage Conservation District.

- (2) The MacGregor/Albert Neighbourhood, partially located in the Uptown area of the City, is recognized as one of the oldest neighbourhoods in the City. Elements that contribute to the neighbourhood's architectural and landscape character include a nineteenth century street plan that forms two deltas; the vistas and views into Waterloo Park; two institutional landmarks (the old Carnegie Library and Emmanuel United Church); and, the diverse range of high-quality houses dating from the mid-nineteenth century.
- (3) The Heritage Conservation District Plan for the MacGregor/Albert Neighbourhood serves to guide physical change over time so it contributes to, and does not detract from, the district's historical character. The Plan sets out a community process for carefully integrating any changes into the neighbourhood's historic fabric. It is intended that the neighbourhood character will be *conserved*.
- (4) It is the intent of this Official Plan to promote, maintain and *conserve* the MacGregor/Albert Heritage Conservation District. Any *development* application for properties designated under Part V of the Ontario Heritage Act shall be reviewed in accordance with the Heritage Conservation District policies of the Official Plan and the MacGregor/Albert Neighbourhood Heritage Conservation District Plan.
- (5) The provisions of this Specific Provision Area as well as the Zoning By-law provide further direction with regard to the implementation of the MacGregor/Albert Neighbourhood Heritage Conservation District Plan as it relates to land use and development standards.
- (6) Recognizing the desire to maintain the prevailing low density residential character of the District, lands within the MacGregor/Albert Heritage Conservation District will be designated Low Density Residential, provided further that:
 - (a) Single detached residential dwellings will be the typical architectural form in the District;
 - (b) No new construction will exceed two storeys above grade in building height;
 - (c) Additions to existing buildings shall not exceed the building height of the existing structure; and,
 - (d) Consistent with policy 3.3.3 of the MacGregor/Albert Neighbourhood Heritage Conservation District Plan, building sizes within the District will be controlled by the provisions of the Heritage Conservation District Plan related to

ultimate building footprint in addition to maximum lot coverage regulations included in the Zoning By-law.

- (7) Variances to the Zoning By-law regarding setbacks may be considered for a proposed addition to an existing house if the proposed design and setback better reflect, and are compatible with, the location of the existing house and with *adjacent* properties.
- (8) Variances to the Zoning By-law will be considered for proposed new construction which acknowledges the existing prevailing front yard setback and/or location of buildings on *adjacent* properties and other properties along the street.
- (9) Certain lands within the MacGregor/Albert Heritage Conservation District are contained within the City's Primary Node in the Uptown Waterloo area. These properties are identified as "Potential Commercial Use Area" on **Schedule 'D' - Heritage Conservation District**. In addition to the policies of the Low Density Residential designation applied to these lands, it is the intent of this Official Plan that for properties located within "Potential Commercial Use Area", commercial land uses may be permitted within existing buildings and within additions to existing buildings, subject to the provisions of the Zoning By-law.
- (10) Certain lands within the MacGregor/Albert Heritage Conservation District are recognized as being an appropriate expansion area for Wilfrid Laurier University. These properties are identified as "Potential University Use Area" on **Schedule 'D' - Heritage Conservation District**. In addition to the policies of the Low Density Residential designation applied to these lands, it is the intent of this Official Plan that for properties located within "Potential University Use Area", university academic uses may be permitted within existing buildings and within additions to existing buildings, subject to the provisions of the Zoning By-law.
 - (a) The Emmanuel United Church is recognized in the MacGregor/Albert Heritage Conservation District Plan as being appropriate for future institutional uses. This property is identified as "Potential Institutional Use Area" on Schedule 'D': Heritage Conservation District. In addition to the policies of the Low Density Residential designation applied to these lands, it is the intent of this Official Plan that for properties located within "Potential Institutional Use Area", institutional uses may be permitted within existing buildings or within additions to existing buildings, subject to the provisions of the Zoning By-law.
 - (b) The former Carnegie Library property is reconized in the MacGregor/Albert Heritage Conservation District Plan as being appropriate for future

institutional, office, advanced technology, and cultural uses. This property is identified as a “Potential Institutional, Office, Advanced Technology, and Cultural Use Area” on Schedule ‘D’: Heritage Conservation District. In addition to the policies of the Low Density Residential designation applied to these lands, it is the intent of this Official Plan that institutional, office, advanced technology, and cultural uses may be permitted within the existing heritage building at 40 Albert Street (former Carnegie Library), subject to the provisions of the Zoning By-law.

OPA No. 13, approved April 13, 2016

- (11) The City may require a *heritage impact assessment* for development on lands located outside of the District boundaries but *adjacent* to the District. *Development* or *site alteration* within the District will demonstrate to the satisfaction of the City that the proposed *development* or *site alteration* will *conserve* the district’s heritage attributes.

11.1.34 Specific Provision Area 34 (University Expansion Area)

- (1) The policies of this Specific Provision Area apply to certain lands south of Columbia Street West, east of the railway corridor, north of University Avenue West, and west of Phillip Street, excluding 263 Phillip Street, shown as SPA 34 on **Schedule ‘A6’ – Specific Provision Areas**.
- (2) It shall be a policy of Council that in addition to the Academic function, the subject properties will be permitted and encouraged to accommodate office uses and other employment uses that are oriented to the private sector. To facilitate this concept the lands within SPA 34 shall be dually designated Academic and Business Employment.

OPA No. 14, approved January 11, 2018


- (3) It shall be a policy of Council that creative parking strategies shall be encouraged, including:
 - (a) Permitting shared parking, where appropriate, as an efficient use of available parking facilities;
 - (b) Permitting reduced parking standards, subject to a Zoning By-Law Amendment. The review of such amendments will consider issues such as:
 - (i) Whether parking demand will partially be met through shared parking agreements with adjacent landowners;
 - (ii) High frequency transit service is within 400 metres of the subject property;



- (iii) Whether the proposed development is designed to have an average of less than 3 *bedrooms* per unit, thereby reducing the number of people in each unit; and,
- (iv) Whether *transportation demand management* techniques are incorporated into the development.
- (c) Encouraging the provision of underground and structured parking as more land-efficient alternatives to surface parking, and using, at the sole discretion of the City, height and/or density bonusing to encourage such parking forms.

11.1.35 Specific Provision Area 35 (University Expansion Area)

- (1) The policies of this Specific Provision Area apply to certain lands south of University Avenue West, west of properties on Lester Street, generally north of Seagram Drive, and east of the railway abutting the campus of the University of Waterloo, shown as SPA 35 on **Schedule ‘A6’ – Specific Provision Areas**.
- (2) It shall be a policy of Council that academic uses shall be permitted, provided:
 - (a) University residences are permitted and shall have a minimum density of 450 *bedrooms* per hectare and a maximum density of 750 *bedrooms* per hectare.
 - (b) Non-residence academic uses are permitted as *ancillary* uses on a property that contains high density residential or university residence as the primary use.
- (3) It shall be a policy of Council that creative parking strategies shall be encouraged, including:
 - (a) Permitting shared parking, where appropriate, as an efficient use of available parking facilities;
 - (b) Permitting reduced parking standards, subject to a Zoning By-Law Amendment. The review of such amendments will consider issues such as:
 - (i) Whether parking demand will partially be met through shared parking agreements with adjacent landowners;
 - (ii) High frequency transit service is within 400 metres of the subject property;
 - (iii) Whether the proposed development is designed to have an average of less than 3 *bedrooms* per unit, thereby reducing the number of people in each unit; and,
 - (iv) Whether *transportation demand management* techniques are incorporated into the development.

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- (4) It shall be a policy of Council to encouraging the provision of underground and structured parking as more land-efficient alternatives to surface parking, and use, at the sole discretion of the City, height and/or density bonusing to encourage such parking forms.
 - (5) It shall be a policy of Council that the City shall work with landowners to acquire land for additional public *pedestrian* connections that are oriented east to west.

11.1.36 Specific Provision Area 36 (Conestoga College Expansion Area)

- (1) The policies of this Specific Provision Area apply to certain lands that are in proximity to Conestoga College, shown as SPA 36 on **Schedule ‘A6’ – Specific Provision Areas**.
- (2) It shall be a policy of Council that the lands identified as SPA 36, and located east of Marsland Drive, shall be designated both Employment – Flexible Industrial, and Academic. The Academic designation shall be limited on these lands to exclude complementary uses found within the Academic designation.
- (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, 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.
OPA No. 22, approved June 11, 2019

11.1.37 Specific Provision Area 37 (Beaver Creek Node)

- (1) The policies of this Specific Provision Area apply to certain lands that are in proximity to Beaver Creek Road and Conservation Drive, shown as SPA 37 on **Schedule ‘A6’ – Specific Provision Areas**.
- (2) It shall be a policy of Council that the lands identified as “Future Node” on **Schedule ‘B’ – City Structure** are intended to be developed as a Minor Node, a *mixed-use* centre with a concentration of neighbourhood oriented retail and service commercial uses, institutional, employment and residential uses.

- (3) It shall be a policy of Council that, prior to the development of the 'Beaver Creek' Future Node, detailed planning including supporting technical information will be required to determine the precise size, shape and location of the Minor Node.
- (4) It shall be a policy of Council that development within the Node will be more precisely defined through the preparation of a District Plan. The District Plan will determine the appropriate mix of uses, location, and density limitations within the entire Node and may include specific goals and objectives, such as design guidelines, and the size, range and distribution of uses.
 - (a) All or a portion of the Minor Node may permit a maximum density of 300 bedrooms per hectare, and a maximum height of 20 metres. Such density and/or height will be further defined and implemented in the associated District Plan as well as the Zoning By-law.
 - (b) An Official Plan Amendment shall not be required in order to permit the density and/or height limit set out in 11.1.37(4)(a) above.
- (5) It shall be a policy of Council to permit a mix of housing types and a range of residential densities within the Node. A focus will be placed on maximizing compatibility between housing types and adjacent non- residential uses.
- (6) It shall be a policy of Council that development within the Node shall be well integrated to existing and planned *pedestrian* and cyclist networks.
- (7) It shall be a policy of Council that development within the Node is encouraged to incorporate sustainable design, including but not limited to:
 - (a) Sustainable design standards, including low impact development measures and water efficient landscaping; and,
 - (b) Energy production and conservation.

11.1.38 Specific Provision Area 38 (247 and 253 King Street North)

- (1) The policies of this Specific Provision Area apply to lands at 247 King Street North and 253 King Street North, shown as SPA 38 on **Schedule 'A6' – Specific Provision Areas**.
- (2) Under the provision of Section 37 of the Planning Act, a municipality may include in its Zoning By-Law, regulations that permit increase to the density limits applicable to a proposed development, in return for the provision of such facilities, services or matters, as are set out in the By- law.

- (3) The facilities, services or matters provided in exchange for an increase in density for the subject lands must result in a benefit to the general public and enhancement of the design or amenities of a development to the extent that a greater density is warranted. The density bonuses that are received should not result in a scale of development that is incompatible with adjacent uses or exceeds the capacity of available municipal services. No increase in stories will be granted.

- (4) Bonus zoning permitting an increase in density for the subject lands will be used to support the City's design principles, as contained in Section 3.11, and other policy objectives within the Official Plan and must satisfy all of the following criteria:
 - (a) The site shall be located in a major node and a major/minor corridor and shall be well served by existing transit and within potential higher order transit.
 - (b) The development shall include the provision of enhanced public amenities that may not be normally provided in lower density projects, such as an enhanced streetscape.
 - (c) The development shall include architectural design features that exceed the prevailing standard.
 - (d) The development shall include 2 levels of underground parking, accommodating a significant share of the required parking.
 - (e) The development shall include a piece or pieces of public art.
 - (f) The development shall provide a contribution of \$165,000 to the Uptown Public Square capital project, providing a benefit to the general public within the general geographic area.

- (5) The determination of appropriate increases in density for areas designated high density, shall be considered based on the ability of the project to meet one or more of the following objectives and shall be specified on a site by site basis, in the implementing zoning:
 - (a) To support the provision of underground parking;
 - (b) To provide an aesthetically attractive mixed use development, which exceeds the prevailing standard including the use of podiums and entrance features which improve the streetscape and provide a pedestrian scale;
 - (c) To provide a built form that is close to the street;
 - (d) To provide a point tower building form rather than a slab building to minimize shadow impacts;
 - (e) To support the provision of and enjoyment of public art which is appropriate for the site location and development;
 - (f) To provide streetscape improvements within the public and private realm;
 - (g) To support innovative and environmentally sensitive development, which

- promotes energy conservation, and waste and water recycling;
 - (h) To provide access to and use of public transit;
 - (i) To encourage improvements suggested by a Transportation Demand Management Plan, where appropriate;
 - (j) To provide a contribution to a capital project which provides a benefit to the general public within the general geographic area; and
 - (k) To provide affordable housing units.
- (6) In this regard, the development at 247 and 235 King Street North shall be permitted a building that is composed in the following manner:
- (a) First floor retail units;
 - (b) Second floor office units
 - (c) Third floor amenity space for residential tenants along with some residential units
 - (d) Floors 4 through 25 being residential units
 - (e) That the podium facades, encompassing the first two storeys of the building be designed with colonnades and a curved façade emphasizing the prominent corner location, using materials and colours satisfactory to the City of Waterloo.
 - (f) That the remainder of the building facades be constructed using materials and colours to the satisfaction of the City of Waterloo.
 - (g) That the street frontages along University Avenue West and King Street North function as public space including the provision of bicycle parking facilities and seating areas to the satisfaction of the City of Waterloo, at the cost of the developer.
 - (h) That street trees and landscaping and landscaping features be provided within the front and flankage yards to the satisfaction of the City of Waterloo.
 - (i) That a form of public art be provided on site.
 - (j) That at least one section along each street frontage (King Street North and University Avenue West), has a ramp or be graded to ensure accessibility for persons with disabilities.
 - (k) That a contribution of \$165,000 towards the Uptown Public Square Capital project be received by the City of Waterloo for the benefit of the general public.

11.1.39 Specific Provision Area 39 (605 and 609 Davenport Road).

- (1) The policies of this Specific Provision Area apply to lands at 605 Davenport Road and 609 Davenport Road, shown as SPA 39 on **Schedule 'A6' – Specific Provision Areas.**

- (2) Notwithstanding anything to the contrary, within the High Density Residential designation, retail uses and service commercial uses shall be permitted on the subject lands only as part of a multiple storey, *mixed-use* building which includes a high density residential use.
- (3) Notwithstanding anything to the contrary, the minimum net residential density shall be 100 units per hectare for the existing buildings.

11.1.40 Specific Provision Area 40 (41 Ira Needles Boulevard)

- (1) The policies of this Specific Provision Area apply to certain lands in the area of Ira Needles Boulevard, south of Erb Street West, shown as SPA 40 on **Schedule ‘A6’ – Specific Provision Areas**.
- (2) Notwithstanding the “Employment – Business Employment” designation on these lands, 3.24 hectares of the property will be permitted a *home building centre* and associated parking.
- (3) The 3.24 hectares of land which permits the *home building centre* and associated parking will be located immediately adjacent to Ira Needles Boulevard, and will generally have at least 100 metres of frontage on Ira Needles Boulevard.
- (4) For clarity, the balance of the property shall be used for uses permitted within the “Employment – Business Employment” designation.

11.1.41 Specific Provision Area 41 (Part of West Hill District)

- (1) The policies of this Specific Provision Area apply to certain lands within the West Hill District, shown as SPA 41 on **Schedule ‘A6’ – Specific Provision Areas**.
- (2) Prior to, or in conjunction with any plan of subdivision application or *site plan* application, the planned road network shall be adequately addressed. This may necessitate an amendment to West Hill District Implementation Plan.

11.1.42 Specific Provision Area 42 (Weber Street/Northfield Drive)

- (1) The policies of this Specific Provision Area apply to lands adjacent to the intersection of Weber Street and Northfield Drive, shown as SPA 42 on **Schedule ‘A6’ – Specific Provision Areas**, located within a Major Node and designated ‘Business Employment’.

OPA No. 6 approved, May 20, 2014

- (2) The vision for the development of these lands is a high quality, transit- oriented, office based employment centre with a secondary retail and service component and a secondary hotel component.
- (3) It shall be a policy of Council that these lands will be planned and developed in a manner that recognizes the subject lands:
 - (a) Have a planned function as a Business Employment area with a primarily office orientation and a secondary retail and service component. Retail and service uses are intended to provide uses and amenities which support the employment and other land uses within and around the Node, including the existing neighbourhood- oriented shopping centre within the Node. A hotel use may be considered for the lands following the development of significant office employment uses;
 - (b) Represent a significant opportunity to accommodate a portion of the City's projected employment growth;
 - (c) Provide a significant opportunity for the reurbanization/regeneration of an underutilized site;
 - (d) Are located adjacent to existing and planned transit corridors as identified in the Regional Official Plan
 - (e) Are located at the intersection of two Regional roads and near a major interchange of the Conestoga Parkway;
 - (f) Are currently well served by transit and are directly adjacent to a planned *rapid transit* station;
 - (g) Are located within a designated Node and are appropriate for *intensification*; and,
 - (h) Are well connected to other lands within the Node.
- (4) Development on the lands is anticipated to occur in a phased manner, and employment uses shall represent a primary component of each phase, with any commercial uses fulfilling a secondary role. Details regarding phasing will be defined through the Master Plan and implemented through the Zoning By-law.

Commercial Policies

- (5) The policies of this Plan outline that a range of retail and service uses (commercial uses) may be permitted on lands designated Business Employment. The implementing Zoning By-law for the designation will further define the type, amount and format of commercial uses contemplated within the designation. It is the intent of this Plan that additional retail and service uses, beyond what would otherwise

be contemplated in the Business Employment designation, may be considered for lands within this SPA, subject to Council approval of a site-specific Zoning By-law Amendment.

- (6) A Zoning By-law Amendment application to consider a proposal for commercial uses beyond what would otherwise be contemplated in the Business Employment designation for lands included in this SPA may include the following supporting documents:
 - (a) Planning Report;
 - (b) Retail Impact Analysis and Peer Review, subject to policy 11.1.42 (7) below;
 - (c) Master Plan, including an Urban Design Study, for the lands within the context of the Major Node and surrounding area;
 - (d) Transportation Impact Study, subject to policy 11.1.42 (11) below;
 - (e) Servicing Study;
 - (f) Other studies as may be identified by the City through the pre- submission consultation process.

- (7) A Retail Impact Analysis submitted pursuant to policy 11.1.42 (6) shall assess whether the proposed additional commercial uses would undermine the planned function of other existing or planned commercial areas, including the Mixed-Use Neighbourhood Commercial lands located within the Node. The study will also provide an assessment regarding whether the proposed commercial uses will function in a complementary role relative to the lands currently designated Mixed-Use Neighbourhood Commercial within the Node, thereby contributing to an enhanced overall commercial function.
 - (a) The City may retain, at the applicant's expense, a qualified consultant to assist the City in defining the methodology and terms of reference for the Retail Impact Analysis, peer review the applicant's submission, and provide professional conclusions and recommendations to the City. The requirement for a Peer Review will be identified at the time of pre-submission consultation between the City and the applicant.

- (8) Where it is determined, through consideration of a Zoning By-law Amendment application, that it is appropriate to permit additional commercial uses beyond what would otherwise be contemplated in the Business Employment designation, total building floor area of commercial uses will not exceed 20% of the total building floor area planned for the site (excluding parking structures), as shown in the Master Plan to be prepared for the site, provided further that building floor area for all commercial uses shall not exceed 14,000 square metres. Where it is determined through consideration of a Zoning By- law Amendment application

that a *food store* use is appropriate for the lands, the building floor area of retail and service uses may be increased to accommodate the *food store*, provided further that the total building floor area of all commercial uses:

- (a) will not exceed 25% of the total building floor area planned for the site (excluding parking structures), as shown in the Master Plan to be prepared for the site; and,
 - (b) shall not exceed 19,000 square metres.
- (9) Commercial uses shall be subject to the following policies:
- (a) Commercial uses permitted on the lands are to be developed in conjunction with, rather than in advance of, employment uses as outlined in policy 11.1.42 (4) above. The Zoning By-law will include regulations that define these requirements.
 - (b) Commercial uses will generally be located on the western half of the property near the Weber Street and Northfield Drive intersection and may be on the ground floor of some office buildings.
 - (c) Commercial uses will be provided in small to mid-size buildings, with individual retail commercial units being less than 1,000 square metres. This policy does not preclude the development of:
 - (i) one commercial unit/use of up to 2,000 square metres; and,
 - (ii) one *food store* of up to 5,000 square metres, provided it is supported by the Retail Impact Analysis/Peer Review.
 - (d) Commercial buildings will be located in a manner that frames abutting streets. Commercial buildings located close to Weber Street and Northfield Drive will be oriented to the street, with a goal of some directly accessing the public street. Commercial uses may also be located internal to the site and may front onto an internal driveway or *pedestrian* walkway.
 - (e) Commercial uses may be located within multi-unit or *mixed-use* buildings as well as within single, stand alone buildings. Multiple- storey buildings that include employment as well as commercial uses are encouraged.

Master Plan

- (10) Prior to consideration of an amendment to the Zoning By-law to implement the policies of the Business Employment designation and the policies of this Specific Provision Area, the landowner shall submit a Master Plan for the subject lands, the purpose of which will be to provide overall direction for the development of the subject lands and to provide for its integration within the Major Node and the surrounding neighbourhoods. The Master Plan will build on the policies set out in Policy 11.1.42 (3) of this Specific Provision Area and will include design principles

to achieve a functional, high quality urban environment. The Master Plan will be developed in accordance with the primary urban design objectives and policies established in the urban design section of this Plan and the City's Urban Design Manual and will demonstrate how the proposed development addresses these priorities with supporting guidelines, illustrations and strategies. Specifically, the Master Plan will address:

- (a) Development Phasing, including an indication of the planned timing and amount of secondary commercial uses and/or hotel use to be developed in conjunction with employment uses. This component of the Master Plan will address the minimum and maximum scope of development in order to ensure that the site is planned to include an appropriate employment density to support planned *rapid transit*. Development phasing, as defined by the Master Plan, will be implemented through the Zoning By-law. It is recognized that the amount of floor space for commercial uses will vary with each phase of development and that:
 - (i) Development of commercial space must be phased in such a way that it will be developed after, or at the same time as, an equivalent amount of employment space, recognizing that there is approximately 26,012 square metres (280,000 square feet) of employment floor space in the existing NCR building; and,
 - (ii) Development of a hotel use must be phased in such a way that it will be developed after the development of a minimum of 9,300 sq. m. of primary employment uses and that the building footprint of the hotel use, including parking, is limited to no more than 2 acres (0.81 ha) of the site.
- (b) Sustainable development principles, including techniques and measures to promote sustainability, minimize environmental impacts and energy consumption and to maximize environmental benefits.
- (c) Access and site circulation for *pedestrians*, bicycles and motorized vehicles, giving consideration to connectivity within the Node and to the neighbourhood and the planned *rapid transit* station within proximity to the site and, in particular, demonstrating how vehicle, *pedestrian* and cyclist connections to the Mixed-Use Neighbourhood Commercial lands will occur.
- (d) View corridors through the site and focal points, including a *pedestrian*-oriented gateway into the site oriented toward the Weber Street North/Northfield Drive intersection.
- (e) Parking management strategy, recognizing that while surface parking is permitted, the development of the lands will be planned so that *intensification* of the site can occur over time. The Master Plan will demonstrate how underground or structured parking will be provided as the site develops,



including identification of which phase or phases structured parking will be provided in.

- (f) Treatment of the public realm
 - (g) Principles for building design, safety and security, lighting and signage
 - (h) Provisions for site servicing and utilities
 - (i) Other matters as may be determined by the City, Region or other agency at the time of pre-submission consultation.
- (11) Based on the Master Plan referred to in policy 11.1.42 (10), the applicant will prepare a Transportation Impact Study to the satisfaction of the Region and MTO prior to consideration of an amendment to the Zoning by-law to implement the policies of the Business Employment designation and the policies of this Specific Provision Area.
- (12) It shall be a policy of Council that the development of the lands shall be consistent with the transit-oriented development policies of the City and Regional Official Plans as well as the following policies:
- (a) Lands will be planned to develop at employment densities that achieve a minimum target of 80 persons and jobs per hectare that support transit and include a mix of office, service and retail uses;
 - (b) The lands will be planned to have an interconnected and multi-modal street pattern that will be developed as an extension of Parkside Drive. This could be in the form of public or private streets;
 - (c) The lands will be planned to provide strong *pedestrian/cyclist* linkages through the site and connect to the surrounding street network.
- (13) An overall Block Plan will be prepared and, subject to compliance with the Block Plan, internal lot lines created through a condominium or subdivision/consent process may be altered or amended to ensure implementation with the overall design concept.

11.1.43 Specific Provision Area 43 (Columbia Street West)

- (1) The policies of this Specific Provision Area apply to lands in the area of Columbia Street and the Wilmot Line, shown as SPA 43 on **Schedule 'A6' – Specific Provision Areas**.
- (2) The Convenience Commercial designation at Columbia Street and the Wilmot Line may be relocated without an amendment to this Plan, provided the said relocation is adjacent to Columbia Street and between the Wilmot Line and the H.E.P.C.

(hydro) transmission corridor. If relocated, the Business Employment designation shall apply to the original Convenience Commercial parcel at Columbia Street and the Wilmot Line.

- (3) The size of the Convenience Commercial block shall generally be no larger than 1.2 hectares in size, and shall have frontage on Columbia Street West.

11.1.44 Specific Provision Area 44 (Specific Corridor Commercial lands)

- (1) The policies of this Specific Provision Area apply to lands designated Corridor Commercial within portions of the King Street Major Corridor south of Northfield Drive and north of University Avenue, shown as SPA 44 on **Schedule 'A6' – Specific Provision Areas**.
- (2) To support the transition of lands within this SPA from automobile- oriented corridor commercial uses to higher density uses that support higher frequency transit and *active transportation*:
 - (a) The implementing Zoning By-law for the defined area will include provisions for *ancillary* commercial uses to be developed in conjunction with higher-density office employment uses, provided further that:
 - (i) *Ancillary* uses shall include retail and service commercial uses not otherwise contemplated in the Corridor Commercial designation, banks and financial services, commercial schools, day care centres and similar uses oriented to meeting the day to day needs of the office use and its employees;
 - (ii) *Ancillary* uses shall be located within a building containing office uses and shall not exceed twenty percent (20%) of the total floor area within the building;
 - (iii) *Ancillary* uses shall be permitted on the ground floor, oriented toward street frontages and designed to enhance the *pedestrian* environment.
 - (b) Multiple Residential uses may be contemplated in *mixed-use* buildings, subject to an amendment to the Zoning By-law, provided they are compatible with surrounding uses and that they do not interfere with the satisfactory operation and development of the area for the defined commercial purposes. Such application will be subject to the complete *development* application policies of this Plan and shall include consideration of potential impacts related to noise, traffic and land use compatibility and other matters as may be identified through the pre-submission consultation process. Residential uses will only be considered where adequate amenities and services exist to support the residential use.

- (c) As a result of the *Major Transit Station Area* planning process, areas within this SPA may be identified as areas where it is appropriate to limit the potential to develop new-automobile-oriented uses. Where this is the case, Council may consider amendments to this Plan to implement the recommendations of the *Major Transit Station Area* planning process.

11.1.45 Specific Provision Area 45 (Northdale Neighbourhood)

- (1) The policies of this Specific Provision Area apply to lands known as the Northdale Neighbourhood, bounded by Columbia Street West, King Street North, University Avenue West, and Phillip Street, shown as SPA 45 on Schedule 'A6' – Specific Provision Areas. The following provides specific guidance for the reurbanization and redevelopment of Northdale.

Vision and Principles

- (2) Northdale is a neighbourhood in transition. It is anticipated that Northdale will accommodate a large portion of the City's infill and *intensification* growth over the planning period of this Official Plan given the proximity of the neighbourhood to the Universities, designated Nodes and Corridors, and proposed *Major Transit Station Areas* (MTSAs), in accordance with the Ministry of the Environment's Transit Project Assessment Process (May 2012). As such, the policies of this Plan support the reurbanization of Northdale as a vibrant, sustainable and *mixed-use* neighbourhood. Northdale will become a complete neighbourhood that accommodates a diverse demographic and range of land uses, housing types, institutional and *community uses*, commercial and retail uses and employment uses that are supported through an integrated network of *pedestrian-oriented* streets, pathways, and cycling facilities which support *active transportation* and increased densities. The cultural heritage attributes of Northdale will be recognized and provide inspiration for the development of the neighbourhood.

The policies of this section must be read in conjunction with the policies of the Official Plan in its entirety.

Vision:

The Vision Statement for Northdale is:

“By 2031, Northdale is revitalized and reurbanized into a diverse, vibrant and sustainable neighbourhood, integrated with educational, residential, commercial, cultural, heritage and recreational functions, and improved open space, pedestrian, cycling and transit networks.”

The over-arching vision for Northdale is further supported by the following principles:

Principles:

Northdale will be:

1. **Integrated:** Northdale is ideally situated within proximity to the Universities, Uptown, and major employers and will be integrated within the urban fabric of the City and surrounding community through improved transportation, cycling and pedestrian networks.
2. **Diverse:** Northdale will be a diverse, vibrant, *mixed-use* and urban neighbourhood where residents live, work, learn and play. It will be comprised of a variety of housing types and tenures which provides *affordable* housing and accommodates a diverse demographic including students, families and professionals, and supportive commercial, employment, institutional and community services.
3. **Identifiable:** Northdale will have a unique, renowned identity as a place in which residents, students and professionals are inspired by their environment and the energy and creativity of Waterloo’s world-class Universities and employers.
4. **Supported:** Northdale will be an important opportunity for public and private investment and redevelopment as the neighbourhood evolves and urbanizes, and supported through appropriate *infrastructure* and services.
5. **Memorable:** Northdale will celebrate its cultural and built heritage resources through *conservation*, adaptive reuse and/or through contextual redevelopment which recognizes the community’s heritage resources, including the Veterans’ Green Park and housing, and retention of mature trees.
6. **Interactive:** Northdale will be enhanced through a network of additional parks, open spaces, walkways and improved streetscaping which provides for recreational, passive and community gathering spaces, which complement the Veterans’ Green Park.
7. **Durable:** Northdale will be a sustainable and environmentally progressive neighbourhood, and provide an exemplary level of quality architecture, urban design, public realm and open spaces that are robust and durable.

- 8. **Safe:** Northdale will be a safe neighbourhood which incorporates crime prevention through environmental design practices, and provides for street-related, ground floor animation areas, and building heights and setbacks which encourage ‘eyes on the street’, and through building designs and support services which enhance safety.
- 9. **Flexible:** Northdale will evolve and transition over time, as such the planning framework, regulations, buildings and land uses will be adaptive to changing market conditions, transportation, and housing needs.
- 10. **Collaborative:** Partnerships will be enhanced and forged between the City, Universities, developers, residents and landowners to facilitate synergies to further the redevelopment objectives and enhance the community.

Preferred Neighbourhood Elements

- (3) Based upon the vision and principles established for the Northdale neighbourhood, a number of preferred neighbourhood elements have been identified which provide more detailed planning and land use objectives to guide the reurbanization of Northdale. The preferred neighbourhood elements provide the basis for the preferred land use plan for Northdale, which is implemented through the land use designations and policies of this Plan, the District Plan, the implementing Zoning By-law, the City’s Urban Design Manual (Northdale Urban Design Guidelines), and the Community Improvement Plan for Northdale. The following preferred neighbourhood elements provide the guiding principles for the reurbanization of Northdale.

Neighbourhood Structure:

- NS.1 The low-density, single detached house will no longer be the predominant housing form in the Northdale neighbourhood. Instead, the City will favour a vibrant, more intensive, *mixed-use* community.
- NS.2 New development will be focused on *mixed-use*, mixed-density, transit and *pedestrian* supportive principles, allowing for a diversity of people and activities.
- NS.3 Clear land use, urban design and built form policies, regulations and guidelines will guide future *development*. Building height and density will generally be greater on the periphery of the neighbourhood, and transition towards medium density forms in the interior of the neighbourhood.



Buildings & Development:

- BD.1 New buildings, enhancements to the public realm and related development elements should be constructed in a sustainable manner, conserving energy and resources, using durable materials and, where feasible and appropriate, achieving LEED® certification.
- BD.2 Buildings will be brought to the street edge by establishing build-to lines, maximum setbacks and urban design/built form policies, regulations and guidelines to create a sense of street enclosure, limit breaks in the street wall, and maximize the principles of “eyes on the street”.
- BD.3 Appropriate and compatible building design techniques will be used, including transition in building heights, step-backs and angular planes, and building articulation.
- BD.4 The location of ground-floor windows, doors, and main entranceways will support visibility and transparency at grade, and access from the street.
- BD.5 Indoor and outdoor common amenity areas will be encouraged for housing developments to promote a healthy social environment both within buildings and along the street. Outdoor elements could include porches; squares or patios adjacent to the street; roof gardens; and, on larger sites, internal courtyards connected to the public realm. Indoor common amenity areas may include recreational, study and living areas.
- BD.6 Generally, parking requirements will be minimized in Northdale, to recognize that the community is being planned to support *rapid transit* facilities and will continue to accommodate a large portion of students and University related faculty and staff, area business employees, and permanent residents, resulting in a walkable, *mixed-use* community that has exceptional access to transit. Parking areas will not be permitted in the front yard, and rear yard parking will be preferred. Underground or decked parking will be encouraged for higher density building forms.

Public Realm:

- PR.1 On active street frontage areas, retail, commercial and *community uses* will be required at the street-edge to animate and activate the public *pedestrian* realm. On convertible street frontage areas, intermediate streets, frontages will be designed to be convertible from residential to an animated retail, commercial or *community use* at some point in the future.

- PR.2 Every opportunity to enhance and create both public and private parks, parkettes, greenways, plazas, and active open spaces, will be explored to enhance public interaction. These opportunities will be created through the redevelopment of lands.
- PR.3 Improvements to road and *pedestrian/cycling* connections will be established through the redevelopment of lands to promote connectivity and provide better access.
- PR.4 The development of new buildings and the public realm will incorporate principles of Crime Prevention Through Environmental Design (CPTED), which may address such matters as: appropriate landscaping, lighting, and visibility and animation of the ground floor. New development will also have regard for the principles of universal accessibility.
- PR.5 Improved streetscaping should be provided in the form of tree lined boulevards, enhanced landscaping, paving and traffic calming, where feasible and appropriate, and through the provision of consistent and attractive street furniture to define the public realm and neighbourhood character.

Universities and Schools:

- US.1 The Universities should meet the requirements of the Urban Design Guidelines, particularly in relation to public realm and active frontage policies and regulations.
- US.2 The potential future redevelopment or repositioning of Waterloo Collegiate Institute should ensure that the open space components of the school are maintained for *community use* and the campus may redevelop for other educational, recreational or cultural purposes, and/or for mixed residential development with medium to high density uses in a manner compatible with the surrounding neighbourhood.

Heritage Resources:

- HR.1 The Veterans' Green park will be retained and provide a community cultural heritage and open space focus.
- HR.2 *Development* applications within the Veterans' Green Housing are encouraged to have consideration for the potential *conservation* of heritage resources on-site and/or the incorporation or adaptive reuse of the heritage resources as appropriate.

Incentives and Bonuses:

- IB.1 Community improvement incentives will be established which relate eligibility criteria to achieving key land use and urban design objectives, including sustainable site and building development, open space development, and property improvement, among other matters.
- IB.2 A bonusing framework will be established to advance key public policy objectives, including provision of public park land (beyond minimum requirements for dedication or cash-in-lieu), public art contribution, provision of affordable housing, outdoor amenity space/courtyard that functions as public space (beyond minimum requirements), conservation/incorporation of heritage resources associated with the Veterans' Green Park, and Veterans' Green Housing, active transportation connection in accordance with Plan/Urban Design Guidelines (i.e., pedestrian walkways), provision of maintenance/monitoring agreement for on-site security and/or supervision.

Neighbourhood Structure

- (4) The neighbourhood structure for Northdale builds upon the City of Waterloo's planned city form and growth management objectives outlined in Section 3.1 of this Plan, and should be read in conjunction with these policies. The neighbourhood structure for Northdale is consistent with the City's designated Nodes and Corridors planning framework which focuses more intensive development within Major Nodes at Phillip Street and King Street North, along University Avenue West, and both Major and Minor Corridors along the major arterial roads of King Street North, and University Avenue West, as well as Lester Street, Columbia Street and Spruce Street, and will support the Region and City's planning initiatives for more intensive development within proximity to proposed Major Transit Station Areas. Furthermore, the neighbourhood structure accommodates additional intensification along major internal streets, and internal to the neighbourhood in support of the comprehensive reurbanization objectives for Northdale.

Population and Employment Growth

- (5) Section 3.2 of the Official Plan establishes the forecasted population and employment growth within the City of Waterloo to assist the City in planning for the appropriate provision of housing and employment opportunities, as well as the provision of appropriate *infrastructure*, services, facilities and amenities to accommodate the forecasted growth.

It is recognized that University students who reside temporarily in the City are not accounted for in the City's overall population forecasts, and that the estimated number of off-campus students will continue to be monitored to ensure this population is accounted for in the planning and provision of accommodations. Given Northdale's proximity to the major University of Waterloo and Wilfrid Laurier campuses, it is anticipated that Northdale will continue to accommodate a significant portion of the forecasted student housing growth, as well as a more diverse demographic, and increasing share of faculty and staff related growth, as well as permanent population growth, particularly given the economic spin-off associated with the Universities.

Designated Nodes and Corridors

- (6) The Official Plan, Section 3.6, establishes a hierarchy of Nodes and Corridors which are identified on Schedule 'B' - City Structure, and are intended to accommodate a significant portion of the City's population and employment growth through intensification and redevelopment. The Minor Corridor along University Avenue West as identified on Schedule 'B' - City Structure provides sufficient lot depth and redevelopment opportunity, to accommodate additional corridor intensification, along this major traffic and transit corridor, and to enhance linkages between Major Nodes, including the two Universities and King Street. The land fronting the south side of Columbia Street West and the west side of Spruce Street and the east side of Lester Street, have also been identified as a Minor Corridor.

The policies of Section 3.6 of this Plan shall continue to apply to the designated Nodes and Corridors in the Northdale neighbourhood, and in accordance with the policies of this Section.

Major Transit Station Areas

- (7) A large portion of Northdale is located within walking distance to three proposed *Major Transit Station Areas* (MTSAs), which are currently proposed at: R&T Park, University of Waterloo (Ring Road), and Waterloo Park (Seagram Drive), in accordance with the Ministry of the Environment's Transit Project Assessment Process (May 2012). The Official Plan provides transit supportive policies that provide for medium to higher density residential, commercial and employment uses within proposed MTSAs. It is recognized that the City will be undertaking Station Area Plans to further define the limits of each station area outside the City Commercial Core/Uptown Area and provide direction on how the MTSAs will be developed and phased-in over time. Following this process, the City will initiate an amendment to this Plan to designate MTSAs and establish additional policies for

these areas, as required, in conformity with this Plan and the Regional Official Plan. Until such time as the applicable Station Area Plans are prepared, the policies of this SPA and Section 3.8 shall continue to apply.

Permitted Height and Density

- (8) The maximum permitted heights and densities in Northdale are identified on Schedule 'B1' – Height and Density, which guides built form and provides standardized permitted heights throughout the City. The categories of maximum permitted heights and densities are outlined in Section 3.4 (1) and (2) and apply to the Northdale neighbourhood, and shall be read in conjunction with the associated land use designation and applicable policies of this Plan.

Land Use

Housing to Support Post-Secondary Educational Institutions

- (9) The policies of Section 10.1.2 (7) to (10) of this Plan recognizes the need for the provision of post-secondary educational related housing that is comprehensively planned, safe, suitable, compatible, and provides an appropriate range of housing types for all users. These policies should be read in conjunction with this Section to provide appropriate student, faculty and staff related housing that is in close proximity with the Universities.

Through the review of *development* applications, the City shall seek to ensure that housing geared toward student accommodations is flexible and able to adapt to other housing forms to accommodate changing housing needs and demographics, particularly given the difficulty in projecting future student housing needs.

Affordable Housing

- (10) In accordance with the policies of Section 10.1.2 (11) to (13), the policies of this Section support the provision of *affordable* housing in Northdale, including the provision of a range and mix of rental and ownership housing for a wide variety of household sizes and the provision of incentives to encourage *affordable* housing.
- (11) Where an Official Plan Amendment and/or Zoning By-law Amendment is submitted, proposing residential uses, for a site containing two hectares or more of developable lands, and where an increase in height and/or density is sought, the first priority community benefit will be the provision of a minimum of 20 percent of new residential units as *affordable* housing, as defined by the Plan. This *affordable* housing contribution may take the form of *affordable* housing

constructed on-site by the proponent, or the conveyance of land to the City for *affordable* housing, or cash in lieu for the purpose of constructing *affordable* housing in the Northdale neighbourhood.

Land Use Designations

- (12) The land use designations for Northdale are identified on Schedule 'A' - Land Use Plan of the Official Plan. In addition to the land use designation policies of Section 10.0 of the Official Plan, the following additional policies shall apply to lands within Northdale.

- (13) It is recognized that Northdale is an area in transition, and as such the Low Density Residential designation policies of the Official Plan are not appropriate as it only contemplates limited change to the existing residential character within these areas in an effort to maintain the character and land use intensity within stable neighbourhoods. A new policy framework for the Low Density Residential designation within Northdale is established in this SPA, to encourage change and redevelopment in keeping with a low to mid-rise built form character while contributing to the vibrancy and vitality of Northdale, and providing appropriate land use and built form transitions within the Nodes and Corridors. The Low Density Residential designation for Northdale is intended to support and encourage the transition of the lower density built forms, while accommodating redevelopment opportunities within the *existing* dwellings without precluding the comprehensive redevelopment of the area to more intensive townhouse and apartment buildings, as the neighbourhood evolves and transitions.

Low Density Residential (Northdale)

Vision

- (14) The Low Density Residential designation is intended to accommodate primarily low to mid-rise residential land uses, which supports neighbourhood redevelopment and *intensification*. *Intensification* in areas designated Low Density Residential in Northdale shall be context sensitive to the surrounding neighbourhood and maintain a low to medium rise built form.

Land Use

- (a) The Low Density Residential designation for Northdale 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 to mid-rise density residential built forms with a 6 storey height limit, across the

neighbourhood that is compatible and provides an appropriate transition with adjacent land uses.

- (b) Lands designated Low Density Residential shall be zoned to permit low to mid-rise building forms including townhouses, and mid-rise apartment buildings with a maximum height limit of 6 storeys. Duplex dwellings are permitted provided they are accommodated within an *existing* single detached dwelling. Lands designated Low Density Residential permit *existing* low-rise building forms including single-detached dwellings, semi-detached dwellings, duplex dwellings, and triplex dwellings. More intensive mid-rise apartment buildings may also be permitted subject to the bonusing provisions of Section 11.1.45 (38), and in exchange for the provision of community benefits.

The Zoning By-Law will further restrict the range of permitted uses within zones that implement the Low Density Residential designation in Northdale.

- (c) In addition to the permitted residential uses above, lands designated Low Density Residential in Northdale may be zoned to permit the following complementary uses, subject to the provisions of this Official Plan and Zoning By-law, provided they do not impact the ability of the lands to achieve the vision and policies in this designation:
 - (i) *Assisted Living Facility*;
 - (ii) Child care centres;
 - (iii) *Community garden*;
 - (iv) *Community uses*;
 - (v) *Long Term Care Facility*; and,
 - (vi) *Spiritual uses*.
- (d) The height and density of uses within the Low Density Residential designation in Northdale shall be limited as shown on **Schedule 'B1' - Height and Density**. The following regulations apply:
 - (i) The maximum net residential density permitted on any one site shall not exceed 250 *bedrooms* per hectare.
 - (ii) The maximum height of any building shall not exceed 6 storeys.

Where apartment buildings are permitted, subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, the following regulations apply:



- (i) The maximum net residential density permitted on any one site shall not exceed 600 *bedrooms* per hectare.
 - (ii) The maximum height of any building shall not exceed 6 storeys.
 - (iii) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.
- (e) A mixture in the number of *bedrooms* within each dwelling unit shall be strongly encouraged to accommodate a diverse range and type of dwelling units.
- (f) Lands designated Low Density Residential in Northdale may be zoned to permit offices, personal service uses, and *convenience retail* uses in accordance with the implementing Zoning By-law, on the ground floor of a multi-storey *mixed-use* building, as *ancillary uses*. Such uses will be considered through the implementing Zoning By-Law and *ancillary uses* shall consider:
- (i) The ability to provide sufficient on and off-street parking in combination, while achieving required Zoning By-law performance standards;
 - (ii) The impact that additional traffic will have on local *roads*; and,
 - (iii) The use is not expected to introduce undesirable effects to the surrounding residential neighbourhood, such as excessive noise, light and other effects.
- (g) Where residential dwellings are proposed on the first storey and the lands are identified as a Neighbourhood Frontage Area on Schedule ‘A45a’ – Street Frontage Areas and Streetscape Elements, the residential dwellings shall accommodate primary entrances to each dwelling unit at grade, windows to provide street overlook, and shall be in accordance with the policies of Section 11.1.45 (20).
- (h) In review of *development* applications, the proposal shall comply with the following criteria to the satisfaction of the City:
- (i) The proposal will achieve a high standard of urban design, with emphasis on:
 - Site and building design that complement and enhance the surrounding neighbourhood character;
 - Landscape design that creates visual interest; and,
 - Prominent entrances that emphasize the streetscape.
 - (ii) The proposal shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the

- proposal implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council;
- (iii) Sufficient infrastructure exists to service the site;
 - (iv) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;
 - (v) Minimum requirements for the provision of outdoor amenity space will be stipulated in the implementing Zoning By-law.
 - (vi) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.
 - (vii) The implementing Zoning By-law may establish minimum lot frontage and/or minimum lot area requirements, which encourages lot consolidation and the comprehensive redevelopment of the area.

Mixed-Use Medium Density Residential

- (15) For lands designated Mixed-Use Medium Density Residential as shown on Schedule 'A' - Land Use Plan, the policies of Section 10.1.4 shall apply, in addition to the following policies:
- (a) The height and density of uses within the Mixed-Use Medium Density Residential designation shall be limited as shown on Schedule 'B1' - Height and Density and the following regulations apply:
 - (i) The maximum net residential density permitted on any one site shall not exceed 450 *bedrooms* per hectare.
 - (ii) The maximum height of any building shall not exceed 8 storeys.
 - (b) Notwithstanding the policies of Section 10.1.4 (3), and subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, the following regulations apply:
 - (i) The maximum net residential density permitted on any one site shall not exceed 600 *bedrooms* per hectare.
 - (ii) The maximum height of any building shall not exceed 8 storeys.
 - (iii) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.
 - (c) A mixture in the number of *bedrooms* within each dwelling unit shall be strongly encouraged to accommodate a diverse range and type of dwelling units.
 - (d) In addition to the policies of Section 10.1.4 (5), lands designated Mixed-Use Medium Density Residential may be zoned to permit offices, *medical clinics*, *convenience retail*, restaurants, *food stores*, child care centres, and personal services as *ancillary uses*.

- (e) Where residential dwellings are proposed on the first storey and the lands are identified as a Neighbourhood Frontage Area on Schedule 'A45a' – Street Frontage Areas and Streetscape Elements, the residential dwellings shall accommodate primary entrances to each dwelling unit at grade, windows to provide street overlook, and be in accordance with the policies of Section 11.1.45 (20).
- (f) In review of development applications, the proposal shall comply with the following criteria to the satisfaction of the City:
 - (i) The proposal will achieve a high standard of urban design, with emphasis on:
 - Site and building design that complement and enhance the surrounding neighbourhood character;
 - Landscape design that creates visual interest; and,
 - Prominent entrances that emphasize the streetscape.
 - (ii) The proposal shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the proposal implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council;
 - (iii) Sufficient *infrastructure* exists to service the site;
 - (iv) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;
 - (v) Minimum requirements for the provision of outdoor amenity space will be stipulated in the implementing Zoning By-law.
 - (vi) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.
- (g) The implementing Zoning By-law may establish minimum lot frontage and/or minimum lot area requirements, which encourages lot consolidation and the comprehensive redevelopment of the area.

Mixed-Use Medium High Density Residential

- (16) For lands designated Mixed-Use Medium High Density Residential as shown on Schedule 'A' - Land Use Plan, the policies of Section 10.1.5 shall apply, in addition to the following policies:
 - (a) The height and density of uses within the Mixed-Use Medium High Density Residential designation shall be limited as shown on Schedule 'B1' - Height and Density and the following regulations apply:
 - (i) The minimum net residential density permitted on any one site shall be 250 *bedrooms* per hectare and the maximum net residential density permitted on any one site shall not exceed 600 *bedrooms* per hectare.

- (ii) The minimum height shall be 3 storeys and the maximum height of any building shall not exceed 12 storeys.
- (b) Notwithstanding the policies of Section 10.1.5 (3), and subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, increases in the permitted net residential density may be permitted, provided:
 - (i) The maximum height of any building shall not exceed 12 storeys.
 - (ii) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.
- (c) A mixture in the number of *bedrooms* within each dwelling unit shall be strongly encouraged to accommodate a diverse range and type of dwelling units.
- (d) In addition to the policies of Section 10.1.5 (5), lands designated Mixed-Use Medium High Density Residential may be zoned to permit offices, *medical clinics*, *convenience retail*, restaurants, *food stores*, child care centres, and personal services, *spiritual uses*, and institutional/*community uses* as *ancillary uses*.
- (e) Where residential dwellings are proposed on the first storey and the lands are identified as a Neighbourhood Frontage Area on Schedule 'A45a' – Street Frontage Areas and Streetscape Elements, the residential dwellings shall accommodate primary entrances to each dwelling unit at grade, windows to provide street overlook, and be in accordance with the policies of Section 11.1.45 (20).
- (f) In review of *development* applications, the proposal shall comply with the following criteria to the satisfaction of the City:
 - (i) The proposal will achieve a high standard of urban design, with emphasis on:
 - Site and building design that complement and enhance the surrounding neighbourhood character;
 - Landscape design that creates visual interest; and,
 - Prominent entrances that emphasize the streetscape.
 - (ii) The proposal shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the proposal implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council;
 - (iii) Sufficient *infrastructure* exists to service the site;
 - (iv) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;
 - (v) Minimum requirements for the provision of outdoor amenity space will be stipulated in the implementing Zoning By-law.

- (vi) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.
- (g) The implementing Zoning By-law may establish minimum lot frontage and/or minimum lot area requirements, which encourages lot consolidation and the comprehensive redevelopment of the area.

Mixed-Use High Density Residential

- (17) For lands designated Mixed-Use High Density Residential as shown on Schedule 'A' - Land Use Plan, the policies of Section 10.1.6 shall apply, in addition to the following policies:
- (a) The height and density of uses within the Mixed-Use High Density Residential designation shall be limited as shown on Schedule 'B1' - Height and Density and the following regulations apply:
 - (i) The minimum net residential density permitted on any one site shall be 250 *bedrooms* per hectare and the maximum net residential density permitted on any one site shall not exceed 750 *bedrooms* per hectare.
 - (ii) The minimum height shall be 4 storeys, and the maximum height of any building shall not exceed 25 storeys.
 - (b) Notwithstanding the policies of Section 10.1.6 (3), and subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, increases in the permitted net residential density may be permitted, provided:
 - (i) The maximum height of any building shall not exceed 25 storeys.
 - (ii) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.
 - (c) A mixture in the number of *bedrooms* within each dwelling unit shall be strongly encouraged to accommodate a diverse range and type of dwelling units.
 - (d) In addition to the policies of Section 10.1.6 (5), lands designated Mixed-Use High Density Residential may be zoned to permit offices, *medical clinics*, *convenience retail*, restaurants, *food stores*, child care centres, and personal services, *spiritual uses*, and institutional/*community uses* as *ancillary uses*.
 - (e) In review of *development* applications, the proposal shall comply with the following criteria to the satisfaction of the City:
 - (i) The proposal will achieve a high standard of urban design, with emphasis on:



- Site and building design that complement and enhance the surrounding neighbourhood character;
 - Landscape design that creates visual interest; and,
 - Prominent entrances that emphasize the streetscape.
- (ii) The proposal shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the proposal implements the City’s Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council;
- (iii) Sufficient *infrastructure* exists to service the site;
- (iv) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;
- (v) Minimum requirements for the provision of outdoor amenity space will be stipulated in the implementing Zoning By-law.
- (vi) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.
- (f) The implementing Zoning By-law may establish minimum lot frontage and/or minimum lot area requirements, which encourages lot consolidation and the comprehensive redevelopment of the area.

Major Institutional

- (18) For lands designated Major Institutional as shown on **Schedule ‘A’ – Land Use Plan**, the policies of Section 10.4 shall apply, in addition to the following policies:
- (a) The height and density of development within the Major Institutional designation shall be limited as shown on **Schedule ‘B1’ – Height and Density**.
- (b) Notwithstanding the above, and subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, increases in the permitted net residential density may be permitted, provided:
- (i) The maximum height of any building shall not exceed 12 storeys.
 - (ii) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.
- (c) The Waterloo Collegiate Institute site is designated Major Institutional and subject to the land use policies of Section 10.4.
- (d) The Waterloo Collegiate Institute is identified as Specific Provision Area 45a, on **Schedule ‘A6a’ - Specific Provision Areas**, which provides policies to facilitate the re-purposing of the school should it be deemed surplus to the needs of the Waterloo Region District School Board in the future, in accordance with Section 11.1.45a.
- (e) *Development* 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.

Mixed-Use Community Commercial

- (19) For lands designated Commercial as shown on **Schedule 'A' - Land Use Plan**, and Mixed-Use Community Commercial on Schedule 'A1' – Commercial Land Uses, the policies of Section 10.2.2.4 shall apply, including specific policies for the King Street North/University Avenue Area (Specific Provision Area 38), in addition to the following policies:
- (a) The height and density of uses within the Mixed-Use Community Commercial designation shall be limited as shown on Schedule 'B1' - Height and Density and as set out in Section 3.4, and the following regulations apply:
 - (i) The maximum net residential density permitted on any one site shall not exceed 750 *bedrooms* per hectare.
 - (ii) The minimum height shall be 4 storeys, and the maximum height of any building shall not exceed 25 storeys.
 - (b) Notwithstanding the policies of Section 10.2.2.4, and subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, increases in the permitted net residential density may be permitted, provided:
 - (i) The maximum height of any building shall not exceed 25 storeys.
 - (ii) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.
 - (c) The policies of Section 10.2.2.4 (6) and (7) shall apply with respect to the minimum and maximum *gross leasable floor area* devoted to commercial and employment uses.
 - (d) *Development* shall be consistent with and implement the street frontage area requirements of Section 11.1.45 (20), where applicable.
 - (e) A mixture in the number of *bedrooms* within each dwelling unit shall be strongly encouraged to accommodate a diverse range and type of dwelling units.
 - (f) In review of development applications, the proposal shall comply with the following criteria to the satisfaction of the City:
 - (i) The proposal will achieve a high standard of urban design, with emphasis on:
 - Site and building design that complement and enhance the surrounding neighbourhood character;
 - Landscape design that creates visual interest; and,



- Prominent entrances that emphasize the streetscape.
- (ii) The proposal shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the proposal implements the City’s Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council;
- (iii) Sufficient infrastructure exists to service the site;
- (iv) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;
- (v) Minimum requirements for the provision of outdoor amenity space will be stipulated in the implementing Zoning By-law.
- (vi) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.
- (g) *Development* shall comply with the Region of Waterloo Context Sensitive Regional Transportation Corridor Design Guidelines.

Street Frontage Areas

(20) **Schedule ‘A45a’ – Street Frontage Areas and Streetscape Elements** identifies street frontage areas within Northdale, which provides additional guidance for the permitted land uses and built form requirements at the ground floor frontage, in accordance with the following policies.

(a) **Active Frontage Areas**

- (i) The permitted uses within an Active Frontage Area as identified on Schedule ‘A45a’ – Street Frontage Areas and Streetscape Elements, shall be in accordance with the permitted uses of the applicable land use designation.
- (ii) Active Frontage Areas will contribute to the animation and activity of the streetscape, while accommodating residential and/or office uses above the ground floor. Uses such as restaurants, cafes, grocery stores and retail stores will be encouraged at the ground floor.
- (iii) Indoor common amenity space areas and entrance/foyer areas related to the permitted residential use may be permitted on the ground floor, provided a minimum amount of non-residential related or accessory uses are provided at the ground floor, as established in the implementing Zoning By-law. Notwithstanding the above, no indoor common amenity space, aside from the entrance/foyer is permitted on a Main Street (Section 11.1.45(28a)).
- (iv) Buildings associated with an Active Frontage Area shall be

appropriately setback from the street to provide for active ground floor uses which enhance the street. The implementing zoning by-law shall establish minimum and maximum building setbacks.

- (v) A taller ground floor storey along Active Street Frontage Areas will be established in the implementing Zoning By-law, to accommodate non-residential uses.
- (vi) The implementing Zoning By-law shall establish requirements for Active Frontage Areas.

(b) Convertible Frontage Areas

- (i) The permitted uses within a Convertible Frontage Area as identified on Schedule 'A45a' – Street Frontage Areas and Streetscape Elements, shall be in accordance with the permitted uses of the applicable land use designation. Notwithstanding the permitted uses at the ground floor, the ground floor areas shall be planned and designed to accommodate mixed commercial, retail, institutional, and/or *community uses* at the ground floor, at such time as these uses may be supported.
- (ii) Convertible Frontage Areas shall be designed to be easily converted to retail/commercial uses and shall be designed as flexible spaces, with taller ground floors to accommodate a range of active uses with larger window/display areas and entrances.
- (iii) Buildings associated with a Convertible Frontage Area shall be appropriately setback from the street to accommodate active ground floor uses which enhance the street. The implementing zoning by-law shall establish minimum and maximum building setbacks.
- (iv) A taller ground floor storey along Convertible Street Frontage Areas will be established in the implementing Zoning By-law, to accommodate non-residential uses.
- (v) The implementing Zoning By-law shall establish requirements for Convertible Frontage Areas.

(c) Neighbourhood Frontage Areas

- (i) The permitted uses within a Neighbourhood Frontage Area, as identified on **Schedule 'A45a' – Street Frontage Areas and Streetscape Elements**, shall be in accordance with the permitted uses of the applicable land use designation.
- (ii) Dwelling units which are located at grade within a Neighbourhood Frontage Area shall provide direct access to the street from the main dwelling unit entrance.

- (iii) Buildings associated with a Neighbourhood Frontage Area shall be appropriately setback from the street and provide sufficient space for entrances and on-site landscaping, and provide windows to provide street overlook. The implementing zoning by-law shall establish minimum and maximum building setbacks.
- (iv) The implementing Zoning By-law shall establish requirements for Neighbourhood Frontage Areas.

Urban Design Guidelines

(21) This Plan provides policies which encourage a high standard of urban design for the public and private sector projects that contribute towards a memorable, attractive and livable City, designed for people and with a strong *sense of place*. The general urban design policies of Section 3.11 provide design objectives applicable to the Northdale neighbourhood as well as policies specific to the Nodes and Corridors.

The Urban Design policies of this Plan are further supported by the City’s Urban Design Manual and the Supplemental “Northdale Urban Design Guidelines” which provide specific built form, landscaping and sustainable site and building design and related site planning guidelines to assist Council in achieving the vision and principles established for the Northdale neighbourhood. The Northdale Urban Design Guidelines shall implement the Official Plan policies, Zoning By-law regulations and form a basis for the *development* approvals process and future public realm improvement considerations.

Cultural Heritage

- (22) In addition to the cultural heritage policies of Section 4.7, and the requirements set out within the Ontario Heritage Act as amended, the following provides additional policies for the Northdale neighbourhood:
- (a) Appropriate tools for the *conservation* and enhancement of the open space of Veterans’ Green Park shall be reviewed by Council and City staff in consultation with the Municipal Heritage Committee so that it may continue to provide a focal point for the neighbourhood as it has historically.
 - (b) Council, in consultation with the Municipal Heritage Committee, may consider appropriate tools for the potential conservation of the Veterans’ Green Housing.
 - (c) Proponents of *development* applications for lands within the Specific Provision Area 45b shall be encouraged to consider potential heritage resources as well as the appropriate tools and measures for the *conservation* of the Veterans’ Green Housing as part of their *development* application.

Proponents of potential redevelopment, adaptive reuse or infill *development* applications of the Veterans' Green Housing shall be encouraged to consider the potential to *conserve* heritage resources on-site and/or incorporate or adaptively reuse heritage resources in their proposals as deemed appropriate. The potential redevelopment, adaptive reuse or infill development shall be encouraged to reflect the character, form and materials of the built form and landscape, while maintaining consistent streetscape orientation. Proponents shall be encouraged to give consideration to the cultural heritage attributes and the potential impact on defining features such as spatial organization, visual relationships, vegetation, and built form. The use of contemporary architectural styles and materials which are sensitive to the heritage context shall be encouraged.

- (d) In considering the *intensification* and/or adaptive reuse of the Veterans' Green Housing, the City may reduce parking or other amenity and site requirements, in an effort to retain and/or *conserve* the built form and spatial organization of the buildings and open space areas and improve integration with the Veterans' Green Park.
- (e) Redevelopment or infill development of the Veterans' Green Housing is encouraged to reflect the character, form and materials, as well as reference setbacks and heights while maintaining consistent streetscape orientation. Proponents of *development* applications of the Veterans' Green Housing will give consideration to the assessment of the cultural heritage attributes and the potential impact on defining features such as spatial organization, visual relationships, vegetation, and built form.

Networks, Trails and Open Space

Transportation

- (23) The Official Plan, Section 6.0, provides policies that support the integration of transportation and land use decisions which support compact, *mixed-use* urban forms, and safe and efficient multi-modal transportation systems, and these policies shall continue to apply to Northdale.
- (24) A Transportation Impact Study shall be required in support of a *development* application, and where a Zoning By-law amendment is required to provide additional height and/or density in accordance with the bonusing provisions of Section 11.1.45 (38). The implementing Zoning By-law may zone lands with a holding provision ("H" symbol) to require the preparation of a Transportation Impact Study to assess the transportation impacts of the proposed *development*.

Road Network

- (25) Section 5.4 of this Plan, establishes a hierarchy of road classifications as identified on Schedule 'E' – Road Classification System. Schedule 'G' – Road Allowances identifies planned road allowances in accordance with Section 5.4.7 of the Plan. The Plan provides for all *roads* to function as *complete streets* which are planned, designed, operated and maintained to enable users of all ages and abilities to interact and move safely. Furthermore, City streets are to be planned and designed to incorporate green development techniques, including stormwater treatment which uses natural processes and landscaping to create visually and environmentally enhanced *roads*.
- (26) *Development* shall provide for an attractive streetscape consistent with the policies of this Plan and the City's Urban Design Manual (Northdale Urban Design Guidelines).
- (27) Schedule 'F' – Active Transportation Framework, identifies potential *pedestrian* corridors, including the future potential extension of a *pedestrian* corridor and/or Proposed City-wide cycling and Multi-use route from Hickory Street to Phillip Street, in addition to other potential *pedestrian* corridors, to facilitate the creation of a more connected, walkable neighbourhood, integrated with the adjacent neighbourhoods. The King Street Corridor, as shown on Schedule 'F', is intended to reflect the designation of King Street as a Major Corridor within the City that will be planned to accommodate high density, transit supportive uses and support active transportation connections to various neighbourhoods and Districts throughout the City as well as connecting the City to adjacent municipalities.

Schedule 'E' – Road Classification System, identifies potential future local *roads* on the Waterloo Collegiate Institute school site should the property redevelop at some point in the future in accordance with the policies of SPA 45a, and from Hickory Street to Phillip Street.

Both SPA 45a and SPA 45c provide further policies with respect to the establishment of potential future local *roads*, *pedestrian* corridors and cycling routes within their respective areas. Through the implementation policies of this Plan, the City will seek to preserve and acquire these potential rights-of-way and *pedestrian* corridors through the *development* approvals process.

Streetscape Elements

(28) The Plan establishes a hierarchy of streetscapes which provide more detailed land use and urban design requirements for the enhancement of streets and public right-of-ways within Northdale, as identified on Schedule 'A45a' – Street Frontage Areas and Streetscape Elements.

- (a) Main Street – The geometry of the Main Streets of Northdale are designed to enhance vehicular flow and currently emphasize vehicular access. Priority will be given to creating *complete streets* along these corridors wherein key design features include wide sidewalks, bicycle lanes, flexible on-street parking, consistent street tree establishment, landscaped centre medians and boulevards, *pedestrian* refuge islands, *pedestrian* scale lighting and co-ordinated street furniture. King Street North and University Avenue West are identified as “Neighbourhood Connectors” in the Regional Transportation Corridor Design Implementation Guideline (*Context Sensitive Regional Transportation Corridor Design Guidelines*), and shall be planned and constructed in accordance with these guidelines.
- (b) Mixed Use Street – Mixed Use Streets will be designed to foster social interaction and engagement while accommodating alternative modes of transportation. Key design features of Mixed Use streets will include wide sidewalks, bicycle lanes, flexible on-street parking, awnings and weather protection, consistent street tree establishment, landscaped centre medians and boulevards, *pedestrian* scale lighting, and co-ordinated street furniture.
- (c) Green Street – A Green Street will give priority to *pedestrian* circulation and adjacent open space connections with an aim to increase public open space within Northdale. Key design features will include wide sidewalks, geometry that includes tight curb radii, landscaped curb bulbs where on-street parking exists, traffic calming measures including increased side friction and elevated speed reducers where appropriate, differentiated paving patterns that emphasize *pedestrian* realm, consistent street tree establishment, integrated stormwater management that considers bioswales and rain garden boulevards, *pedestrian* scale lighting, and co-ordinated street furniture.
- (d) Residential Street – Within Northdale, Residential Streets will be designed to retain or enhance the residential character of the streetscape, having a more intimate streetscape scale than higher order streets such as Main Streets or Mixed Use Streets. Key design features will include traffic calming measures including increased side friction and elevated speed reducers where appropriate, differentiated paving patterns that emphasize *pedestrian* realm at crossing points and intersections, consistent street tree

- establishment, integrated stormwater management that considers bioswales and rain garden boulevards, and *pedestrian* scale lighting.
- (e) Woonerf or Shared Street – A Woonerf or Shared Street will integrate uses within the right-of-way in primarily residential areas, removing the boundaries established in more traditional geometry between vehicles, cyclists, and *pedestrians*. Key design features will include varied surface treatments to provide visual and textual cues to users across the width of the right-of-way, elimination of sidewalks, and provide gateway/entry points, *pedestrian* scale lighting, and co-ordinated street furniture. Consideration should be given to establishing Larch Street as a woonerf or shared street in the context of the redevelopment of this block, to facilitate connections and the integration of the northern Wilfrid Laurier University campuses.

Parking

- (29) The parking policies of this Plan (Section 6.6) seek to ensure safe and attractively designed vehicular parking areas or facilities which accommodate sufficient on and off-street parking to accommodate development. Further, parking policies are provided and should be considered in conjunction with the policies for Parking in Nodes and Corridors (Section 3.6.6); and Parking in Major Transit Station Area (Section 3.8.1).
- (30) Northdale is envisaged as a transit-oriented, *mixed-use*, and *active transportation* neighbourhood, and as such, alternative modes of transportation will be strongly supported which minimize the need for vehicular travel and parking. The Zoning By-law shall establish appropriate parking standards and bicycle parking standards which seek to minimize the amount of required parking, in accordance with the policies of Section 6.6.1 (5) of this Plan.

Trails

- (31) The Official Plan, Section 5.3.3, establishes policies for the provision of linear corridors that provides connectivity through trails and open spaces. Schedule 'F' – Active Transportation Framework identifies major high level trail connections throughout the City, and these policies shall apply to the Northdale neighbourhood. The *active transportation* network within Northdale provides for the identification of Albert Street, Hazel Street, and Hickory Street, as a City-Wide Cycling and Multi-Use Route.

Sustainability

- (32) The Official Plan provides policies to promote sustainability objectives related to environmental sustainability (Section 8.7), sustainable buildings (Section 8.7.3), air quality and climate change (Section 8.6), and energy (Section 8.5). Northdale is envisaged as a sustainable and *complete community*, and as such the following additional policies provide further guidance for the sustainable development of both the public realm and private developments. Additional guidance with respect to sustainability strategies for Northdale are included in the City's Urban Design Manual (Northdale Urban Design Guidelines) and planning and land use decisions should be consistent with and implement these guidelines.

Public Realm

- (33) The public realm, including neighbourhood streets, *pedestrian* walkways, open spaces and trails should demonstrate leadership in *sustainable design*. Sustainable neighbourhoods promote compact, walkable, vibrant, *mixed-use* spaces, which provide benefits to the residents, and the City. The following policies shall influence land use decisions within the public realm:
- (a) Priority shall be given to creating a walkable and connected neighbourhood which encourages walking, cycling and active modes of transportation, and promotes *pedestrian* activity and vibrant streetscapes.
 - (b) Smaller parkettes, plazas and squares shall provide community amenity spaces and foster interaction and sense of community. Cohesive public and private spaces are encouraged through use of consistent materials and landscaping where appropriate.
 - (c) Tree plantings shall be incorporated into streetscaping to promote large street tree canopies and comfortable micro-climates.
 - (d) Veterans' Green Park shall be retained and may be enhanced through new open space areas and connections, and through recognition of heritage resources associated with the Veterans' Green Housing and connectivity with Wilfrid Laurier University.
 - (e) Encouraging a mixture of land uses, neighbourhood housing types, tenures and built forms.

Private Developments

- (34) New developments are encouraged to pursue green building certification or implement green building strategies. Green building strategies for private development consist of both the development and planning of individual sites, and the construction or renovation of buildings.

Site Development

- (a) Site planning should seek to maximize the outdoor amenity areas and greenspace, and incorporate soft-landscaping techniques and native/adaptive plant species, where appropriate.
- (b) Stormwater shall be collected and managed on-site.
- (c) Outdoor lighting should minimize light trespass across property boundaries, while providing sufficient and uniform lighting to address security concerns.
- (d) Bicycle racks and associated facilities should be provided to encourage cycling and *active transportation*, promoting spaces for carshare and carpooling, while minimizing parking requirements.

Building Development

- (a) Indoor water use should be minimized through low-consumption fixtures and potential reuse of roof water and/or grey water.
 - (b) Reduced energy intensive building systems should be encouraged, through the use of building materials, orientation, lighting, HVAC systems, and monitoring equipment.
 - (c) The reuse of existing building materials is encouraged as well as the use of durable and long-lasting materials.
 - (d) Indoor environments should minimize pollutants and provide for improved air quality and ventilation, through the use of appropriate finishes, interior access to daylight spaces, and comfortable indoor spaces.
 - (e) Building entrances should be easily accessible from the street and parking areas and be clearly visible.
 - (f) Building operations and maintenance should ensure that buildings are operating in an efficient manner.
- (35) The sustainability policies are further supported by the Northdale Community Improvement Plan, which relates the achievement of sustainability objectives to community improvement incentives.

Implementation

Bonusing Framework

- (36) In accordance with the height/density bonusing provisions of Section 12.3.1 of this Plan, a Zoning By-law, pursuant to Section 37 of the Planning Act, may be enacted to authorize increases in height and/or density that would not otherwise be permitted in the Zoning By-law in return for facilities, services or matters that would comply with the general intent of this Plan.

- (37) Authorized increases in density will be used as a tool to support the City's policy objectives for Northdale. The potential for authorized increases in density will apply to the entire area of Northdale.
- (38) In addition to the facilities, services or matters identified in Section 12.3.1(5), the City may at its sole discretion, authorize increases in density in return for any of the following additional facilities, services or matters:
 - (a) The dedication of useable public parkland or cash-in-lieu of parkland, beyond the minimum requirements, to the City's satisfaction, and in accordance with the dedication of parkland or cash-in-lieu requirements.
 - (b) The provision of *affordable* housing as defined by this Plan, beyond the minimum requirements, and in accordance with Section 11.1.45 (11).
 - (c) The provision of *active transportation* connections, consisting of *pedestrian/cycling paths/walkways* in accordance with the policies of this Plan and the City's Urban Design Manual (Northdale Urban Design Guidelines).
 - (d) The provision of on-site maintenance/security monitoring agreement for enhanced on-site security and/or supervision and maintenance.
 - (e) Enhanced indoor and/or outdoor common amenity space or landscaped open space areas, beyond the minimum requirements, and consistent with the policies of this Plan and the City's Urban Design Manual (Northdale Urban Design Guidelines).
 - (f) The *conservation*, sensitive adaptive reuse or infill/redevelopment of Veterans' Green Housing as identified in Special Provision Area 45b.
- (39) In accordance with Section 12.3.1 (6), the appropriate *development* review process will be utilized to ensure the suitability of the proposed density increases, and in consideration of the policies of Section 12.3.1 (8).

Block Planning

- (40) Block Plans shall be prepared for the Block Plan areas identified on Schedule 'A45b' – Block Plan Areas. Proponents of *development* applications within these areas shall submit a Block Plan prior to development occurring, to demonstrate that the development will not preclude the orderly and efficient development of surrounding properties, while encouraging the comprehensive redevelopment of the area. It is the intent of this Plan that Block Plans be undertaken by the proponents of *development* applications, in consultation with neighbouring property owners; however, the onus is on the proponent to demonstrate to the City how the *development* application achieves the policies of this Plan, and does not require unanimous approval of all the property owners within the Block Plan Area. The requirement for the preparation of a Block Plan may be waived, at Council's

sole discretion, if Council is of the opinion that the proposed *development* satisfies the criteria below, and the policies of this Plan.

- (41) The Block Plan shall implement the policies of the Official Plan and the City's Urban Design Manual (Northdale Urban Design Guidelines). Block Plans are non-statutory documents and not subject to the requirements under the Planning Act; however, where required, Block Plans shall be prepared through an informal and open consultation process and shall require the endorsement of Council. Where a Block Plan has been endorsed by Council, *development* applications, shall demonstrate consistency and implementation of the Block Plan to Council's satisfaction.
- (42) The Block Plan shall demonstrate conformity with and implement the Official Plan and development objectives for Northdale, and in accordance with the established land use designations as shown on Schedule 'A' – Land Use Plan, and shall provide more detailed guidance with respect to the following matters:
- (a) Encourage the consolidation and assembly of land to address issues related to land fragmentation and provide for the comprehensive redevelopment of the Block Plan area.
 - (b) Require a parkland/open space area dedication of a minimum of 5% of the entire Block Plan area.
 - (c) Facilitate the implementation of new streets and/or *pedestrian* walkways in accordance with the policies of this Plan and the City's
 - (d) Urban Design Manual (Northdale Urban Design Guidelines).

Holding Provisions

- (43) The holding provisions of Section 12.2.3 of the Plan shall continue to apply with respect to the implementation of holding zones in Northdale. Holding provisions will be used by the City 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 of the matters identified in Section 12.2.3 of this Plan, in addition to the following:
- (a) Completion of a Block Plan in accordance with the policies of Section 1.1.45 (40);
 - (b) Demonstrating that the development is consistent with the urban design, land use and compatibility policies of this Plan and implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council, through *development* applications.

- (c) Completion of a Transportation Impact Study, as required, to the satisfaction of the City of Waterloo and/or the Regional Municipality of Waterloo.

Parkland Dedication or Cash-in-lieu of Parkland

- (44) Section 12.2.9 of this 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.

11.1.45(46) removed as part of **OPA No. 22, approved June 11, 2019** (renumbered subsequent policies below).

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.

11.1.45a Specific Provision Area 45a (Waterloo Collegiate Institute)

- (1) The policies of this Specific Provision Area apply to the Waterloo Collegiate Institute lands, shown as SPA 45a on Schedule 'A6a' – Specific Provision Areas.
- (2) The policies of this SPA contemplate the potential redevelopment of the Waterloo Collegiate Institute (WCI) school and integration into Northdale, should the WCI lands be determined to be surplus to the needs of the Waterloo Region District School Board. A Block Plan shall be prepared to guide the potential future redevelopment of the lands, and will have consideration for the following:
 - (a) Mixed institutional, *community uses*, residential and commercial/retail uses may be permitted in accordance with the Major Institutional designation



- and/or the Mixed Use Medium Density Residential designation, and shall demonstrate appropriate land use compatibility with the adjacent lands;
- (b) A large portion of the existing open space areas will be retained and provide for public open space and/or public right-of-ways or active *pedestrian* connections;
 - (c) The extent of Active and/or Convertible Frontage Areas will be considered and identified along both the west and east sides of the Hazel Street frontage, in consideration of the future location of park land and the configuration of new *roads*, lanes or accesses;
 - (d) The redevelopment shall accommodate an appropriate extension of the existing street grid pattern, through new street and/or *pedestrian* corridors, which may include the extension of Hawthorn Street to Columbia Street West and the intersection with Holly Street, and connections to Hazel Street, which are only conceptually identified in this Plan. The configuration and extent of new *roads*, lanes or accesses, and potential *pedestrian* corridors shall be determined through the preparation of a Block Plan;
 - (e) The potential to facilitate a *pedestrian* connection from the WCI lands to Spruce Street; and
 - (f) The lands shall redevelop in a manner that is consistent and compatible with the surrounding neighbourhood by providing appropriate street and block patterns, land use transitions and built forms consistent with the policies of this Plan and the City's Urban Design Manual (Northdale Urban Design Guidelines).
- (3) As a goal of the redevelopment of the WCI lands, the City will seek to maintain approximately one-half of the existing open space for the purposes of public parkland, and public connections. The City will use a range of tools to maintain the existing open space, including but not limited to, dedication under the Planning Act, acquisition, long-term lease arrangements, easements, bonusing, etc.
 - (4) Under the provision of Section 37 of the Planning Act, a municipality may include in its Zoning By-law, regulations that permit increase to the density and/or height limits applicable to a proposed *development*, in return for the provision of such facilities, services or matters, as are set out in the By-law.
 - (5) The facilities, services or matters provided in exchange for an increase in density for the subject lands must result in a benefit to the general public and enhancement of the design or amenities of a development to the extent that a greater density is warranted. The density bonuses that are received should not result in a scale of

development that is incompatible with adjacent uses or exceeds the capacity of available municipal services.

- (6) Bonus zoning permitting an increase in density for the subject lands will be used to support the City's design principles and redevelopment objectives for Northdale, and other policy objectives within the Official Plan.
- (7) The determination of appropriate increases in density for the subject lands shall be considered in exchange for the provision of public parkland beyond the minimum requirements, and the provision of public *roads* and active *pedestrian* connections. Furthermore, the redevelopment must implement the policies of this Plan, and be consistent with the built form and design objectives of the City's Urban Design Manual (Northdale Urban Design Guidelines).
- (8) The implementing Zoning By-law may place an appropriate holding provision on the subject lands to assist in securing the community benefits.
- (9) Prior to any redevelopment, an Official Plan Amendment and zoning by-law amendment shall be required to implement the policies of this Plan, the recommendations of the Block Plan, and the Northdale Urban Design Guidelines.

11.1.45b Specific Provision Area 45b (Veterans' Green Housing)

- (1) The policies of this Specific Provision Area apply to the Veterans' Green Housing complex, shown as SPA 45b on **Schedule 'A6a' – Specific Provision Areas**.
- (2) The SPA 20K policies shall continue to apply to the Veterans' Green Housing complex.
- (3) Proponents of *development* applications for lands within Specific Provision Area 45b are encouraged to consider potential heritage resources as well as the appropriate tools and measures for the *conservation* of the Veterans' Green Housing, as part of their *development* application, and in accordance with Section 4.7 and Section 11.1.45 (22) of this Plan.
- (4) In accordance with Section 4.7.1.3 Council may explore fiscal tools and incentives that include but are not limited to grants and loans, heritage property tax reduction/rebate, height and/or density bonusing, extensions of land use, and parking reductions to facilitate heritage *conservation* in recognition of the contribution that heritage *conservation* makes to the community.

- (5) Under the provision of Section 37 of the Planning Act, a municipality may include in its Zoning By-law, regulations that permit increase to the density and/or height limits applicable to a proposed *development*, in return for the provision of such facilities, services or matters, as are set out in the By-law.
- (6) The facilities, services or matters provided in exchange for an increase in density for the subject lands must result in a benefit to the general public and enhancement of the design or amenities of a development to the extent that a greater density and/or height is warranted. The density bonuses that are received should not result in a scale of development that is incompatible with adjacent uses or exceeds the capacity of available municipal services.
- (7) Bonus zoning permitting an increase in density for the subject lands will be used to support the City's design principles and redevelopment objectives for Northdale, and other policy objectives within the Official Plan.
- (8) The determination of appropriate increases in density for the subject lands shall be considered in exchange for the *conservation* of the exterior form of the Veterans' Green Housing, and/or the consideration of the scale, setback, massing, spatial organization, visual relationships, and street pattern of the area through the comprehensive redevelopment of the SPA. Furthermore, the redevelopment must implement the policies of this Plan, and be consistent with the built form and design objectives of the City's Urban Design Manual (Northdale Urban Design Guidelines).
- (9) The implementing Zoning By-law may place an appropriate holding provision on the subject lands to assist in securing the community benefits.

11.1.45c Specific Provision Area 45c (University/Phillip/Columbia/Lester Block)

- (1) The policies of this Specific Provision Area apply to lands identified as SPA 45c on Schedule 'A6a' – Specific Provision Areas, and bound by University Avenue West, Phillip Street, Columbia Street West, and Lester Street.
- (2) Under the provision of Section 37 of the Planning Act, a municipality may include in its Zoning By-Law, regulations that permit increase to the density limits applicable to a proposed *development*, in return for the provision of such facilities, services or matters, as are set out in the By-law.

- (3) The facilities, services or matters provided in exchange for an increase in density for the subject lands must result in a benefit to the general public and enhancement of the design or amenities of a development to the extent that a greater height and/or density is warranted. The density bonuses that are received should not result in a scale of development that is incompatible with adjacent uses or exceeds the capacity of available municipal services.
- (4) Bonus zoning permitting an increase in density for the subject lands will be used to support the City's design principles and redevelopment objectives for Northdale, and other policy objectives within the Official Plan.
- (5) The determination of appropriate increases in density within SPA 45c, shall be considered in exchange for the provision and/or dedication of a sufficiently wide Potential Future Local Road, *pedestrian* corridor, and/or cycling/multi-use route, to provide for improved permeability through the SPA from Lester Street to Phillip Street, and through north-south *pedestrian* connections within the larger properties. It is a priority community benefit to improve the connectivity between Northdale, the University of Waterloo and the proposed rapid transit station, through this SPA, particularly through the provision of active transportation connections to the University of Waterloo. The identification and provision of a Potential Future Local Road, *pedestrian* corridor, and/or cycling/multi-use route shall be determined through the preparation of Block Plans in accordance with the policies of Section 11.1.45 (40-43), and through the City's review of *development* applications in accordance with the policies of this Plan and as conceptually identified on Schedule 'E' – Road Classification System and Schedule 'F' – Active Transportation Framework. Furthermore, the redevelopment must implement the policies of this Plan, and be consistent with the built form and design objectives of the City's Urban Design Manual (Northdale Urban Design Guidelines).
- (6) The implementing Zoning By-law may place an appropriate holding provision on the subject lands to assist in securing the community benefits.

11.14.46 Specific Provision Area 26 (255 Northfield Drive)

- (1) Lands within Specific Provision Area 46 shall be subject to the following site specific policies:
 - (a) It shall be a policy of Council that notwithstanding the policies regarding maximum gross leasable retail commercial space for Mixed-Use Neighbourhood Commercial centres, the following shall apply:



- (i) The Maximum gross leasable commercial space shall be 5,900 sq m. Any request for additional gross leasable commercial space shall require an Official Plan Amendment with appropriate justification;
- (ii) The maximum gross leasable commercial space for a food store shall be 4,535 sq m. Any expansion of the food store shall require an Official Plan Amendment, with appropriate justification and a review of impacts on other food stores (existing and planned) in accordance with applicable Official Plan policies;
- (iii) The development of the subject lands shall include an apartment building with a minimum of 110 residential units. Commercial uses, which shall be determined through the implementing zoning by-law, shall be permitted on the ground floor of the apartment building. The maximum permitted density on the subject lands for residential uses shall be 450 bedrooms per hectare;
- (iv) The remainder of the gross leasable commercial space shall be divided between two buildings. The first building shall be permitted a maximum of 929 sq m of gross leasable retail commercial space on the ground floor (first storey). Residential units shall be permitted above the first storey. The second building (the apartment building containing a minimum of 110 units) shall be permitted a maximum of 436 sq m of gross leasable retail commercial space on the main floor of a 6 storey mixed use building;
- (v) The additional 929 sq m of gross leasable commercial space noted in Section 11.1.45(1)(a)(iv) shall be in a single, multi-tenant commercial building. Said building shall be encouraged to be a minimum of two storeys and shall be required to contain design elements intended to achieve the appearance of two storeys;
- (b) It shall be a policy of Council that notwithstanding the maximum height within the “Medium Density 20 metres” designation, the subject lands shall be permitted a single building with a maximum height of 23 metres. All other buildings shall be permitted a maximum height of 20 metres;
- (c) In accordance with the City of Waterloo Official Plan and the Urban Design Guidelines, the following design elements shall be required for the proposal:
 - (i) The Lighting Plan submitted with the Site Plan supplication shall demonstrate that all lighting be maintained on site (no glare on surrounding properties) and directed towards the ground rather than towards the sky;
 - (ii) That, in addition to a right-in and left-in from Bridge St, the site be designed with a right-out only at the Bridge St entrance/exit, with the



- geometrics of the exit lane such that a tractor trailer truck cannot exit the site onto Bridge St;
- (iii) That the loading area for the food store be located at the south end of the food store building, closest to the hydro corridor;
 - (iv) That the loading area for the food store be fully enclosed, including a roof and roll up automatic doors;
 - (v) That the food store contain design features on the north (facing Northfield Dr) and east (facing Bridge St) façades to create visual interest along these key streets and pedestrian avenues, including windows (open to the interior of the store) on the Northfield façade. Both facades shall be designed with exteriors that match the façade of the building facing the parking lot;
 - (vi) That a second storey (floor) community room be strongly encouraged within the food store, with design elements, including windows, directed towards the intersection of Northfield Dr and Bridge St;
 - (vii) That clear and direct pedestrian linkages be provided from both Northfield Dr and Bridge St into the site at key entry points, for both the residential and commercial components of the development;
 - (viii) The requirement for a direct pedestrian connection from the site to the transit stop on Northfield Dr;
 - (ix) That the design of the site include a multi-use pathway on the north side of the berm along the rear of the property, connecting Bridge St, the site and Deer Run Park. The pathway shall: be a minimum of 2.0 metres wide; connect with the existing pathway in Deer Run Park; and be paved with asphalt.
 - (x) That a landscape buffer be provided between the parking/multi-use pathway and the side lot line. The average depth of the buffer shall be determined in accordance with the site specific by-law. The landscape buffer shall include berms. The berms shall be planted with a mix of species, satisfactory to the City of Waterloo. The objective of the berms and landscaping shall be to provide a visual barrier between the rear yards of the homes on Deer Run Dr and the parking area on the subject lands.
- (d) The Owner shall submit a detailed Noise Study as part of their site plan application submission to the satisfaction of the City and Regional Municipality of Waterloo. The Noise Study shall be conducted when grading plans, elevations and floor plans are available to specify the glazing requirements for the residential building. The Noise Study shall assess the impacts of road and stationary noise (on- and off-site) on the proposed residential use as well as the impacts of on-site stationary noise on adjacent

residential uses, review the location of any proposed outdoor amenity areas; and provide recommendations for any mitigation measures that may be required. The Owner shall implement any required recommendations and shall enter into an agreement (with the City and/or Region, as required) under the provisions of the Planning Act.

11.1.47 Specific Provision Area 47 (Erb Street West Corridor Commercial)

- (1) The policies of this Specific Provision Area apply to lands designated Commercial and more specifically Corridor Commercial along Erb Street West and west of Erbsville Road, shown as SPA 47 on **Schedule 'A6' – Specific Provision Areas**.
- (2) The vision for the development of these lands is to accommodate a large format *retail commercial centre*, including consideration of a warehouse membership club, in keeping with the automobile-oriented Corridor Commercial designation of this Plan, provided further that for the purposes of this policy, a warehouse membership club shall be defined as: “a building or part of a building with a minimum gross floor area of 5,000 square metres, in which there is integrated storage and sale of a range of goods, wares and merchandise, including but not limited to, food, clothing, furniture, appliances, books and electronics. It includes *ancillary* sales and services within the building or outside the building; such as, or similar in kind to, automobile sales and service, repair garage and gas bar, propane dispensing, seasonal garden centre, pharmacy, optical centre, photo print centre, hearing aid centre, food preparation and eat-in/take-out food sales, tire sales and installation, and retail display of merchandise accessory to the retail uses”.
- (3) It is recognized that the lands within this Specific Provision Area present several unique development opportunities and challenges that distinguish them from other vacant lands within the City, as follows:
 - (a) The lands provide an opportunity to consolidate and reconfigure two separate, non-abutting land areas that have historically been designated for Arterial Commercial uses in the City’s Official Plan, where each of the two land areas was sufficient to allow for the development of a *retail commercial centre* with *gross building floor area* in excess of 10,000 square metres;
 - (b) Consolidating the two land areas referred to in policy (a) will make the site more useable for large format retail commercial uses, and focus the traffic generated by the uses to one block of land;
 - (c) Reconfiguring the two land areas referred to in policy (a) will result in a net gain in the City’s employment lands, and also increase the Erb Street



- frontage of the adjoining employment lands, making the lands more attractive for future development;
- (d) The lands within this Specific Provision Area are one of the last remaining vacant blocks within the City that could potentially accommodate a new large format *retail commercial centre*, and are the only lands designated for Corridor Commercial uses on the City's west side;
 - (e) The Corridor Commercial uses contemplated for the lands within this Specific Provision Area have significant floor space needs that are generally not compatible, nor economically viable within the Uptown Urban Growth Centre or in designated Nodes; and
 - (f) Given the proximity of the Regional landfill site and the potential for land use conflicts, the lands within this Specific Provision Area have a limited range of development opportunities but are well-suited for and compatible with the Corridor Commercial uses contemplated for the lands.
- (4) In recognition of the factors outlined in sub-section (3) above, it is the intent of this Plan that a *retail commercial centre* shall be permitted on the lands included within this Specific Provision Area. A warehouse membership club may be contemplated as a component of the *retail commercial centre*, subject to Council approval of a site-specific Zoning By-law Amendment to permit the warehouse membership club. An application to amend the Zoning By-law to permit a warehouse membership club shall be subject to the complete *development* application policies of this Plan and shall include the requirement for a Retail Impact Analysis in addition to other studies as may be determined by the City through the pre-submission consultation process.
- (5) A Retail Impact Analysis submitted pursuant to subsection (4) shall assess and demonstrate to the satisfaction of the City that:
- (a) The planned commercial function of the Uptown Urban Growth Centre will not be negatively impacted by the proposed warehouse membership club; and,
 - (b) The planned function of other existing or planned commercial areas will not be negatively impacted by the proposed warehouse membership club. Particular consideration shall be given to the City's objective of planning for convenient local neighbourhood shopping, including access to small-to mid-size *food stores* that are distributed throughout the City.
- (6) Where it is determined, through consideration of a complete *development* application, that a membership warehouse club shall be permitted by way of an

Amendment to the Zoning By-law, the implementing Zoning By-law may limit the amount of floor space permitted to be used for the sale of food.

- (7) Notwithstanding anything to the contrary, within the lands comprising Specific Provision Area 47, retail stores (excluding food stores, pharmacies, drug stores, and department stores) shall be permitted to a collective maximum 3,750 square metres of building floor area, provided further that the minimum building floor area of each retail store shall be 465 square metres.
- (8) Notwithstanding Policy 11.1.47.(7), a maximum of two (2) retail stores may have a minimum building floor area of 232 square metres.
- (9) It is a policy of this Plan that an application to the Committee of Adjustment to increase the 3,750 square metres building floor area cap set forth in Policy 11.1.47.(7) shall be deemed not to meet the intent of this Plan, and deemed not to be minor in nature. To increase the 3,750 square metre building floor area cap set forth in Policy 11.1.47.(7), an application to amend this Plan and the Zoning By-Law shall be required. Such an application is discouraged.
- (10) It is a policy of this Plan that an application to the Committee of Adjustment to decrease the unit size requirement set forth in:
 - Policy 11.4.47.(7), being 465 square metres; and,
 - Policy 11.1.47.(8) being 232 square metres,
 shall be deemed not to meet the intent of this Plan, and deemed not to be minor in nature. To decrease the said unit size requirement, an application to amend this Plan and the Zoning By-Law shall be required. Such an application is discouraged.

OPA No. 5, OMB approved April 28, 2015

11.1.48 Specific Provision Area 48 (237 and 239 Auburn Drive)

- (1) The policies of this Specific Provision Area 48 (SPA 48) apply to lands known municipally as 237 and 239 Auburn Drive, shown as SPA 48 on **Schedule 'A6' – Specific Provision Areas**.
- (2) It shall be a policy of Council that Mixed-Use Medium High Density Residential development up to a density of 145 units per hectare and a maximum height of 8 storeys shall be permitted.

11.1.49 Specific Provision Area 49 (285 Benjamin Road)

- (1) Notwithstanding anything to the contrary contained within this Official Plan, additional height shall be permitted, provided that no building exceeds 4 storeys.

11.1.50 Specific Provision Area 50 (300-330 Phillip Street)

- (1) Specific Provision Area 50 applies to the lands known municipally as 300- 330 Phillip St and 145 Columbia St W, as shown on Schedule 'A' attached hereto.
- (2) Lands within Specific Provision Area 50 shall be subject to the following site specific policies:
 - (a) It shall be a policy of Council that notwithstanding the requirement for the submission of a Block Plan prior to development, a Block Plan shall not be required.
 - (b) It shall be a policy of Council that notwithstanding the policies governing density, and subject to the Density Bonusing policies outlined in Section 12 of the 2012 City of Waterloo Official Plan, in exchange for the provision of community benefits (as determined by the City of Waterloo), increases in the permitted net residential density may be permitted provided the property is zoned a site specific zone through an implementing zoning by-law amendment. The maximum density shall not exceed 940 bedrooms per hectare. No increase in height shall be permitted.
 - (c) A mixture in the number of bedrooms within each dwelling unit shall be strongly encouraged and no dwelling unit may have more than 3 bedrooms.
 - (d) In addition to the permitted residential uses, the subject lands may be zoned to permit ancillary commercial uses including offices, medical clinics, convenience retail, restaurants, food stores, child care centres and personal services, provided said uses are located within a building containing residential uses.

In total, the amount of building floor area devoted to ancillary commercial uses may not exceed 15% of the total building floor area on the site (excluding any parking areas/structures). Ancillary uses shall be oriented to the street or other public pedestrian environment and with a design that activates the streetscape.

- (e) Notwithstanding the policies regarding non-residential uses on Active Frontage Areas that are Main Streets, residential uses, including common amenity areas shall be permitted on the main floor, provided at least one building facing Phillip St contains a minimum of 1,000 square metres of non-residential uses oriented to the street:
- (f) The implementing site specific by-law shall include minimum requirements for the provision of outdoor amenity space, which may include rooftop landscape common amenity areas.
- (g) A Holding Symbol may be used to achieve the goals and objectives of the City of Waterloo Official Plan and where it is necessary and/or desirable to zone the lands for development, but where development must be delayed pending completion or realization of the following:
- (i) The submission of a Record of Site Condition to the Province of Ontario;
 - (ii) The completion and registration of any Development Agreement under Section 37 of the Planning Act that is satisfactory to the City;
 - (iii) Demonstration that the development is generally consistent with the urban design policies of this Plan and the City's Urban Design Manual and any site specific requirements included in the implementing zoning by-law, including:
 - The use of podiums along the Phillip St frontage, with point towers on top of the podium;
 - The inclusion of a building facing Columbia St that assists in framing that portion of the subject lands;
 - Rooftop amenity areas on top of the podiums;
 - Prominent building entrances and the use of details that separate the podium from the tower, particularly in the area of the entrances; and
 - Building entrances oriented to the street.
 - (iv) The Holding Symbol shall zone the lands for their future intended use and shall identify the lands subject to the holding provision by adding the Holding Symbol "H" to the zoning category indicating that development cannot proceed until the Holding Symbol has been removed by by-law

(h) In the review of any site plan applications for the subject lands, said site plan applications shall comply with the following criteria, to the satisfaction of the City of Waterloo:

- (i) Sufficient infrastructure shall exist to service the site;
- (ii) Minimum criteria stipulated in an implementing zoning by-law shall be provided;
- (iii) The proposal will achieve a high standard of urban design, demonstrating general compliance with the City's Urban Design Manual (and any neighbourhood specific supplemental guidelines that may apply) using the concept building elevations included as an Appendix to OPA No. 1 as a framework, with an emphasis on:
 - Site and building design that utilizes podiums along Phillip St and buildings along both street frontages that frame the street;
 - Landscape design that creates visual interest, and that creates an interactive pedestrian environment, with a particular emphasis on the Phillip and Columbia streetscapes;
 - Prominent entrances that emphasize the relationship to the street;
 - The use of colours, articulation and materials that create visual interest, including architectural details at the front of the buildings that emphasize the building entrances and that help distinguish the podium from the tower

(i) The Owner shall submit a detailed Noise Study prior to site plan approval to the satisfaction of the City of Waterloo and the Regional Municipality of Waterloo. The Noise Study shall be conducted when grading plans, elevations, and floor plans are available to specify building components required to meet Region of Waterloo and Ministry of the Environment noise criteria. The Noise Study shall assess the impacts of road and stationary noise (on- and off-site) on the proposed noise-sensitive uses as well as the impacts of on-site stationary noise on adjacent residential uses; review the impacts on any proposed outdoor amenity areas; and provide recommendations for any mitigation measures that may be required. The Owner shall implement any required recommendations and shall enter into an agreement with the City of Waterloo, as required, under the provisions of the Planning Act.

OPA No. 1, approved January 29, 2014

11.1.51 Specific Provision Area 51 applies to certain lands known municipally as 256 Phillip Street (the “Site”) as identified on Schedule ‘A’ attached.

11.1.51.1 It shall be a policy of the City that notwithstanding anything to the contrary the maximum net residential density on the Site shall be 1,001 bedrooms per hectare subject to:

- i. The Site accommodating a potential future pedestrian corridor between the rear of the Site and Phillip Street. The location, width and design of the pedestrian corridor shall be incorporated into the site planning for the lands pursuant to Section 41 of the *Planning Act* R.S.O. 1990 c.P.13 and arrangements for securing the pedestrian corridor will be made in the site plan agreement;
- ii. Site landscaping creating visual interest and the development providing substantial outdoor amenity spaces, beyond the minimum required; and
- iii. A majority of the parking on the Site being provided underground.

11.1.51.2 It shall be a policy of the City that notwithstanding anything to the contrary in this Plan including Policy 11.51.1, the maximum number of bedrooms on the Site shall be 1,807 bedrooms and shall be structured with approximately 69% of units containing 4 bedrooms,

approximately 15% of units containing 3 bedrooms,

approximately 16% of units containing 5 bedrooms.

11.1.51.3 It shall be a policy of the City that, for all buildings within twenty (20) metres of the street line of Phillip Street, uses within the first storey shall be primarily restricted to commercial uses.

11.1.51.4 It shall be a policy of the City that, for all buildings set back more than twenty (20) metres from the street line of Phillip Street, uses within the first storey shall be restricted to residential and ancillary residential uses.

11.1.51.5 It shall be a policy of the City that the development of the Site demonstrate a high standard of urban design. Development shall be consistent with the City’s Urban Design Manual and the Northdale Urban Design Guidelines unless otherwise agreed to by the City where good urban design principles are still being achieved.

11.51.6 It shall be a policy of the City that development contain prominent building entrances oriented towards Phillip Street that emphasize the streetscape.

11.51.7 This schedule shall come into force and take effect on the day of the approval of the Ontario Municipal Board of Modification No.1 to the 2012 Official Plan.

OPA No. 2, OMB approved May 23, 2013

11.1.52 Specific Provision Area 52 (203 Lester Street)

- (1) Specific Provision Area 52 applies to the lands known municipally as 203 Lester Street as shown on Schedule 'A' attached hereto.
- (2) Lands within Specific Provision Area 52 shall be subject to the following site specific policies:
 - (a) Office uses may be permitted on the top floor of the existing building, up to a maximum of 44 square metres of gross leasable space.

OPA No. 3, approved September 24, 2013

11.1.53 Specific Provision Area 53 (300 and 350 Northfield Drive East)

- (1) The policies of this Specific Provision Area 53 apply to a specific area of the lands known municipally as 300 and 350 Northfield Drive East, shown as SPA 53 on Schedule 'A6' – Specific Provision Areas.
- (2) Indoor repair and servicing operations and indoor storage and warehousing of equipment and materials related to an on-site masonry business shall be permitted within the existing building, up to a maximum of the 25% of the total floor area.
- (3) Notwithstanding the Business Employment designation applied to these lands, outdoor storage of materials related only to a masonry business shall be permitted to occupy up to one (1) hectare of land.
- (4) The limited outdoor storage as described in Section 11.1.52(3) shall generally be located behind the existing building, setback from Northfield Drive in accordance with the provisions of the site specific zoning by-law, and adequately screened to ensure the materials are not visible from Northfield Drive.
- (5) The build-out of these lands shall be planned comprehensively in terms of site access, internal driveways, pedestrian walkways, landscaping, lighting and parking areas.
- (6) That prior to utilizing any portion of the lands for outdoor storage of materials related to a masonry business, an addendum to the approved site plan shall be

approved by the City's Commissioner of Integrated Planning and Public Works and shall address the following in accordance with the implementing by-law:

- (a) Delineation of the outdoor storage area;
- (b) Screening of outdoor storage area;
- (c) Restoration of the unused portion of the lands;
- (d) Fencing of those areas known to be contaminated; and
- (e) Demonstrate compliance with the site specific zoning by-law.

- (7) A holding (H) provision shall be placed on the subject lands through the implementing Zoning By-law to ensure the completion of a Record of Site Condition satisfactory to the Region of Waterloo.

OPA No. 4, approved October 28, 2013

11.1.54 Specific Provision Area 54 (128, 130, 136 King Street North, 6 Elgin Street)

11.1.54.1 Specific Provision Area 54 shall apply to the lands municipally identified as 128-138 King St. N. and 6 Elgin St. and identified on Schedule 'A' to the Official Plan;

11.1.54.2 Lands within Specific Provision Area 54 shall be subject to the following site specific policies:

11.1.54.2.1 The Owner shall submit a detailed Noise Study as part of their site plan application submission to the satisfaction of the City of Waterloo and the Regional Municipality of Waterloo. The Noise Study shall be conducted when grading plans, elevations and floor plans are available to specify the glazing requirements for the residential building. The Noise Study shall assess the impacts of road and stationary noise (on- and off-site) on the proposed residential use as well as the impacts of the on-site stationary noise on adjacent residential uses, review the location of any proposed outdoor amenity area; and provide recommendation for any mitigation measures that may be required. The Owner shall implement any required recommendations and shall enter into an agreement (with the City and/or Region, as required) under the provisions of the Planning Act.

OPA No. 7, approved on October 14, 2014

11.1.55 Specific Provision Area 55 applied to certain lands known municipally as 267 Lester Street (the "Site") as identified on Schedule 'A6' attached.

~~11.1.55.1 It shall be a policy of the City that, notwithstanding anything to the contrary in this Plan, the maximum number of bedrooms on the Site shall be 40 bedrooms.~~

~~11.1.55.2 It shall be a policy of the City that the development of the Site demonstrate a high standard of urban design. Development shall be consistent with the City's Urban Design Manual and the Northdale Urban Design Guidelines unless otherwise agreed to by the City where good urban design principles are still being achieved.~~

~~11.1.55.3 It shall be a policy of the City that a Holding provision shall not apply to the Site.~~

~~11.1.55.4 It shall be a policy of the City that a Block Plan is not required for the Site.~~

OPA No. 9, OMB approved November 20, 2014 (OMB Case No. PL120907). Pursuant to the provisions of the OMB decision, the approval has expired and Specific Provision Area 55 is no longer in effect.

11.1.56 Specific Provision Area 56 (62 Balsam Street)

11.1.56.1. Specific Provision Area 56 shall apply to the lands municipally identified as 62 Balsam Street, as identified on Schedule 'A' – Specific Provision Areas;

11.1.56.2. Lands within Specific Provision Area 56 (SPA 56) shall be subject to the following site specific policies:

11.1.56.2.1. Notwithstanding anything to the contrary, within the lands comprising Specific Provision Area 56, “restaurant” and “restaurant (take-out)” may be permitted by the Zoning By-law to a collective maximum of eight hundred and fifty-five square metres (855 square metres) of building floor area, provided further that the maximum building floor area of each restaurant (including take-out) unit shall not exceed four hundred and sixty-five square metres (465 square metres). Restaurants (including take-out) shall be subject to the performance regulations identified in the Zoning By-law.

11.1.56.2.2 A restaurant (including take-out) shall be located on the ground floor of a multi-storey mixed-use building, and shall be ancillary to the primary residential use of the property. Further, a restaurant (including take-out) shall only comprise a portion of the commercial space in the development.

11.1.56.2.3. It is the intent of SPA 56 that a limited amount of convenience “restaurant” and “restaurant (take-out)” uses be allowed in central Northdale to serve the immediate area, and to provide local consumers with a broader range of prepared foods compared to coffee shops and bake shops within a short travel distance.

11.1.56.2.4. It is the intent of this Plan that the limited amount of restaurant (including take-out) space allowed by SPA 56 not impact the ability of Northdale to achieve its planned function and vision, including restaurants being directed to the perimeter of the neighbourhood, with the exception of 62 Balsam Street.

11.1.56.2.5. It is the intent of this Plan that the limited amount of restaurants (including take-out) space allowed by SPA 56 occupy frontage completely opposite non-residential uses to minimize land-use and other impacts.

11.1.56.2.6. It is the intent of this Plan that the limited amount of restaurants (including take-out) space allowed by SPA 56 be pedestrian oriented with direct access to Hickory Street or Balsam Street.

11.1.56.2.7. It is the intent of this Plan that the limited amount of restaurant (including take-out) space allowed by SPA 56 primarily serve consumers travelling to the site by walking, cycling and transit.

11.1.56.2.8. It is the intent of SPA 56 that the limited amount of restaurant (including take-out) space shall only be permitted in the Zoning By-law if:

11.1.56.2.8.1. Sufficient parking is provided on-site to meet the demands of the restaurant (including take-out) space;

11.1.56.2.8.2. Noise impacts are mitigated to the satisfaction of the City of Waterloo;

11.1.56.2.8.3. Transportation impacts are mitigated to the satisfaction of the City of Waterloo; and,

11.1.56.2.8.4. Full municipal services are available to service the restaurant (including take-out) space.

11.56.2.9. It is the intent of this Plan that the limited amount of restaurant (including take-out) space allowed by SPA 56 shall exclude drive-thrus and nightclubs.

OPA No. 10 approved, May 20, 2014

11.1.57 Specific Provision Area 57 (124 and 130 Columbia Street West, 365 Albert Street).

11.1.57.1 Specific Provision Area 57 shall apply to the land municipally identified as 124-130 Columbia St. W and 365 Albert St. and as identified on Schedule 'A' to the Official Plan;

11.1.57.2 Lands within Specific Provision Area 57 shall be subject to the following site specific policies:

11.1.57.2.1. The Owner shall submit a detailed Noise Study as part of their site plan application submission to the satisfaction of the City of Waterloo and the Regional Municipality of Waterloo. The Noise Study shall be conducted when grading plans, elevations and floor plans are available to specify the glazing requirements for the residential buildings. The Noise Study shall assess the impacts of road and stationary noise (on-and off-site) on the proposed noise-sensitive uses as well as the impacts of on-site stationary noise on adjacent residential uses, review the location of any proposed outdoor amenity areas; and provide recommendations for any mitigation measures that may be required. The Owner shall implement any required recommendations and shall enter into an agreement (with the City, as required) under the provisions of the Planning Act.

OPA No. 8 approved, November 20, 2014

11.1.58 Specific Provision Area 58 applied to certain lands known municipally as 275 Lester Street (the "Site") as identified on Schedule 'A6' attached.

~~11.1.58.1 It shall be a policy of the City that, notwithstanding anything to the contrary in this Plan, the maximum number of bedrooms on the Site shall be 40 bedrooms.~~

~~11.1.58.2 It shall be a policy of the City that the development of the Site demonstrate a high standard of urban design. Development shall be consistent with the City's Urban Design Manual and the Northdale Urban Design Guidelines unless otherwise agreed to by the City where good urban design principles are still being achieved.~~

~~11.1.58.3 It shall be a policy of the City that a Holding provision shall not apply to the Site.~~

~~11.1.58.4 It shall be a policy of the City that a Block Plan is not required for the Site.~~

OPA No. 12, OMB approved November 20, 2014 (OMB Case No. PL120907). Pursuant to the provisions of the OMB decision, the approval has expired and Specific Provision Area 58 is no longer in effect.

11.1.59 Specific Provision Area 59 (Clemmer)

- (1) The policies of this Specific Provision Area apply to lands municipally known as 446 Albert Street (Clemmer Steelcraft), shown as SPA 59 on **Schedule 'A6'** –

Specific Provision Areas, located within a Minor Corridor and designated 'Business Employment'.

- (2) The vision for the development of these lands is a high quality, transit- oriented, office based employment centre with an ancillary retail and service component.
- (3) It shall be a policy of Council that these lands will be planned and developed in a manner that recognizes the subject lands:
 - (a) Have a planned function as a Business Employment area with a primarily office orientation and an ancillary retail and service component. Retail and service uses are intended to provide uses and amenities which support the employment and other land uses within and around the Minor Corridor, including the existing neighbourhood- oriented shopping centres within the Minor Node;
 - (b) Represent a significant opportunity to accommodate a portion of the City's projected employment growth;
 - (c) Provide a significant opportunity for the reurbanization/regeneration of an underutilized site;
 - (d) Are located at the intersection of two Major Collector roads, as well as one Minor Collector road;
 - (e) Are in a Major Transit Station Area and are appropriate for Intensification;
 - (f) Are partially located within a designated Minor Corridor;
 - (g) Are partially located within a designated Minor Node; and,
 - (h) Are well connected to other lands within the Minor Corridor.
- (4) New office uses shall represent a primary component of any redevelopment, including any phases of redevelopment. Any commercial uses will fulfil an ancillary role in redevelopment. Details regarding phasing will be defined through the Master Plan and implemented through the Zoning By-law.

OPA No. 14, approved January 11, 2018

Commercial Policies

- (5) The policies of this Plan outline that a range of retail and service uses (commercial uses) may be permitted on lands designated Business Employment. The implementing Zoning By-law for the designation further defines the type, amount and format of commercial uses contemplated within the designation. It is the intent of this Plan that additional retail and service uses, beyond what would otherwise be contemplated in the Business Employment designation, may be considered for

lands within this SPA, subject to Council approval of a site-specific Zoning By-law Amendment.

- (6) A Zoning By-law Amendment application to consider a proposal for commercial uses beyond what would otherwise be contemplated in the Business Employment designation for lands included in this SPA may be required to include the following supporting documents:
 - (a) Planning Report;
 - (b) Retail Impact Analysis and Peer Review, subject to policy 11.1.59 (7) below;
 - (c) Master Plan, including an Urban Design Study, for the lands within the context of the Minor Node and surrounding area;
 - (d) Transportation Impact Study, subject to policy 11.1.59 (11) below;
 - (e) Servicing Study;
 - (f) Other studies as may be identified by the City through the pre- submission consultation process.

- (7) A Retail Impact Analysis submitted pursuant to policy 11.1.59 (6) shall assess whether the proposed additional commercial uses would undermine the planned function of other existing or planned commercial areas, including the Mixed-Use Neighbourhood Commercial lands located within the Minor Node. The analysis will also provide an assessment regarding whether the proposed commercial uses will function in a complementary role relative to the lands currently designated Mixed-Use Neighbourhood Commercial within the Minor Node, thereby contributing to an enhanced overall commercial function.
 - (a) The City may retain, at the applicant's expense, a qualified consultant to assist the City in defining the methodology and terms of reference for the Retail Impact Analysis, peer review the applicant's submission, and provide professional conclusions and recommendations to the City. The requirement for a Peer Review will be identified at the time of pre-submission consultation between the City and the applicant.

- (8) Where it is determined, through consideration of a Zoning By-law Amendment application, that it is appropriate to permit additional commercial uses beyond what would otherwise be contemplated in the Business Employment designation, total building floor area of freestanding commercial uses will not exceed 5,000 square metres on the portion of the property within a Minor Node. The remainder of the site may contain commercial uses, in accordance with the Business Employment designation, provided further that:
 - (a) Commercial recreation uses and restaurant uses shall not be permitted *ancillary* uses on the portion of the property that is not within a Minor Node.

- (9) Commercial uses shall be subject to the following policies:
 - (a) Commercial uses permitted on the lands are to be developed in conjunction with, rather than in advance of, office uses as outlined in policy 11.1.59 (4) above. The Zoning By-law will include regulations that define these requirements.
 - (b) Any freestanding commercial uses will only be permitted on the portion of the site that is within the Minor Node, provided further that:
 - (i) At least 50% of the commercial uses on the Minor Node portion of the site shall be located in buildings that have a minimum height of 2 storeys, with building floor area on each storey. The remaining commercial uses will be encouraged to be located in *mixed-use*, multi-storey buildings.
 - (ii) Commercial uses located on the Minor Node portion of the site will be provided in small to mid-size buildings, with individual retail commercial units being less than 1,000 square metres. This policy does not preclude the development of one *food store* of up to 4,000 square metres, provided it is supported by the Retail Impact Analysis/Peer Review.
 - (c) Commercial buildings will be located in a manner that activate, and line Albert Street and Hazel Street. Commercial buildings located close to Albert Street and Hazel Street will be oriented to the street, feature a significant amount of glazing, with all units having their primary customer access facing these streets. The Zoning By-law will include regulations that will further define these requirements.

OPA No. 14, approved January 11, 2018

Master Plan

- (10) Prior to consideration of an amendment to the Zoning By-law to implement the policies of this Specific Provision Area, the landowner shall submit a Master Plan for the subject lands, the purpose of which will be to provide overall direction for the development of the subject lands and to provide for its integration within the Minor Node, Minor Corridor and surrounding neighbourhoods. The Master Plan will build on the policies set out in Policy 11.1.59 (3) and 11.1.59 (9) of this Specific Provision Area and will include design principles to achieve a functional, high quality, pedestrian-oriented urban environment. The Master Plan will be developed in accordance with the primary urban design objectives and policies established in the urban design section of this Plan and the City's Urban Design Manual and will demonstrate how the proposed development addresses these priorities with

supporting guidelines, illustrations and strategies. Specifically, the Master Plan will address:

- (a) Development Phasing, including an indication of the planned timing and amount of secondary commercial uses to be developed in conjunction with office uses. This component of the Master Plan will address the minimum and maximum scope of development in order to ensure that the site is planned to include the minimum density set out in Policy 11.1.59 (12) (a). Development phasing, as defined by the Master Plan, will be implemented through the Zoning By-law. It is recognized that the amount of floor space for commercial uses may vary with each phase of development and that:
 - (i) Development of commercial space must be phased in such a way that it will be developed after, or at the same time as, an equivalent amount of office space.
 - (b) Sustainable development principles, including techniques and measures to promote sustainability, minimize environmental impacts and energy consumption and to maximize environmental benefits.
 - (c) Access and site circulation for *pedestrians*, bicycles and motorized vehicles, giving consideration to connectivity within the Minor Node, Minor Corridor, surrounding neighbourhoods and the planned *rapid transit* station within proximity to the site and, in particular, demonstrating how vehicle, pedestrian and cyclist connections to the office park to the south will occur.
 - (d) Parking management strategy, recognizing that while surface parking is permitted, the development of the lands will be planned so that *intensification* of the site can occur over time. The Master Plan will demonstrate how underground or structured parking will be provided as the site develops, including identification of which phase or phases structured parking will be provided in. The Master Plan will also anticipate and respond to cyclist parking needs.
 - (e) Treatment of the public realm, including the site's gateways.
 - (f) Principles for building design, safety and security, lighting and signage.
 - (g) Provisions for site servicing and utilities.
 - (h) Other matters as may be determined by the City, Region or other agency at the time of pre-submission consultation.
- (11) Based on the Master Plan referred to in policy 11.1.59 (10), the applicant will prepare a Transportation Impact Study to the satisfaction of the City prior to consideration of an amendment to the Zoning By-law to implement the policies of the Business Employment designation and the policies of this Specific Provision Area.

- (12) It shall be a policy of Council that the development of the lands shall be consistent with the transit-oriented development policies of the City and Regional Official Plans as well as the following policies:
 - (a) Lands will be planned to achieve a density of at least 80 jobs per hectare;
 - (b) The lands will be planned to have an interconnected and multi-modal street pattern that will be developed as an extension of Phillip Street, and to the office park to the south. This could be in the form of public or private streets;
 - (c) The lands will be planned to provide strong pedestrian/cyclist linkages through the site and connect to the surrounding street network.
 - (d) Commercial buildings will be located in a manner that activate, and line Albert Street and Hazel Street. Commercial buildings located close to Albert Street and Hazel Street will be oriented to the street, feature a significant amount of glazing, with all units having their primary customer access facing these streets. The Zoning By-law will include regulations that will further define these requirements.

- (13) Subject to compliance with the Master Plan, internal lot lines created through a condominium or subdivision/consent process may be altered or amended to ensure implementation with the overall design concept.

OPA No. 14, approved January 11, 2018

11.1.60 Specific Provision Area 60 (King/Northfield Commercial Area)

- (1) The policies of this Specific Provision Area apply to certain lands south of Northfield Drive in the area of King Street North, shown as SPA 60 on Schedule 'A6' – Specific Provision Areas.

- (2) It is the intent of this Plan that determining compliance policy 10.2.2.6(6) will be based on the collective amount of *gross leasable area* of primary permitted uses, excluding offices, located within the area designated Mixed-Use Neighbourhood Commercial, rather than on individual properties, provided further that the Zoning By-law will incorporate regulations that provide for the allocation and distribution of space within the Specific Provision Area.

- (3) Policies 10.2.2.6(3)(a)(i) and 10.2.2.6(3)(a)(ii) shall not apply, provided further that:
 - (a) In the case of *food store* and *drug store* uses, minor increases to individual unit sizes beyond 1,000 square metres may be considered, subject to approval of a Zoning By-law Amendment; and,

- (b) In the case of other existing retail uses, minor increases to individual unit sizes beyond 1,000 square metres may be considered to recognize uses and unit sizes that existed prior to the approval of this Specific Provision Area.

OPA No. 14, approved January 11, 2018

11.1.61 Specific Provision Area 61 (550 King Street N, 575 Davenport Road)

- (1) The policies of this Specific Provision Area apply to certain commercial lands east of King Street North, north of Highway 85, shown as SPA 61 on Schedule 'A6' – Specific Provision Areas.
- (2) Notwithstanding anything to the contrary, the subject lands designated Conestoga Commercial Centre Designation may be zoned to permit residential uses in storeys above the ground floor in a multi-storey *mixed use* building, provided further that:
 - (a) Required parking for residential uses will be encouraged to be provided in a parking structure;
 - (b) The Zoning By-Law will incorporate performance standards related to residential amenity space, density, parking, and other appropriate residential regulations; and,
 - (c) For clarity, Policy 8.4.3 of this Plan shall apply for *development* applications that seek to introduce or construct residential uses.

OPA No. 14, approved January 11, 2018

11.1.62 Specific Provision Area 62 (Beaver Creek Meadows District Plan Area)

- (1) The policies of this Specific Provision Area apply to the lands known as the Beaver Creek Meadows District Plan area shown as SPA 62 on **Schedule 'A6' – Specific Provision Areas**.
- (2) The overall density of the Beaver Creek Meadows area shall be planned to achieve 58 residents and jobs combined per hectare, consistent with the Beaver Creek Meadows District Plan, approved by Council on January 25, 2016.

OPA No. 15, approved April 6, 2018

11.1.63 Specific Provision Area 63 (450 – 460 Weber Street North)

In progress.

11.1.64 Specific Provision Area 64 (339, 345-347 and 355 Erb Street West)

- (1) The policies of this Specific Provision Area apply to certain lands known municipally as 339, 345-347 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 345-347 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.

OPA No. 22, approved June 11, 2019

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.

OPA No. 22, approved June 11, 2019

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.

OPA No. 22, approved June 11, 2019

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
- 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 Ancillary Uses collectively may comprise up to fifty percent (50%) of the building floor area of a building.

OPA No. 22, approved June 11, 2019

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)
- 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.

OPA No. 22, approved June 11, 2019

11.1.69 Specific Provision Area 69 (93-119 Roger Street)

- (1) Specific Provision Area 69 shall apply to the lands municipally identified as 93-119 Roger Street, as identified on Schedule 'A6' to the Official Plan.
- (2) Lands within Specific Provision Area 69 shall be subject to the following site specific policies:
 - (a) Notwithstanding anything to the contrary in this Plan, the entire lands identified in Specific Provision Area 69 shall be used for the purposes of calculating net density excluding any municipal parkland.
 - (b) Notwithstanding anything to the contrary in this Plan, the maximum residential density permitted on the site shall be 250 bedrooms per hectare excluding any municipal parkland.
 - (c) Notwithstanding anything to the contrary in this Plan, a minimum of 50% of dwelling units on the SPA 69 lands shall contain at least two bedrooms.
 - (d) The lands designated "Open Space" on Schedule 'A' at the corner of Roger Street and Moore Avenue shall function as a privately owned, publically accessible amenity area that incorporates a portion of the existing building facade at 119 Roger Street (Ontario Die Company) as a commemorative element of the existing art modern building.
 - (e) A Holding Symbol may be applied for any purpose specified in Policy 12.2.3 and:
 - (i) Demonstration that the development is generally consistent with the urban design policies of this Plan, the City's Urban Design Manual and any site-specific urban design directives contained in City Report IPPW2018-005;
 - (ii) A detailed Noise Study, to the satisfaction of the City and Regional Municipality of Waterloo. The study shall evaluate stationary noise impacts both on the proposed development and emanating from the proposed development. All buildings on the site and mechanical equipment thereto, shall be acoustically designed to achieve all Ministry of the Environment, Conservation and Parks noise level objectives on- and off-site. The study shall be conducted when grading plans, elevations and floor plans are available. The Owner shall implement the recommendations of the approved study, and shall enter into an agreement (with the City and/or Region, as required) for same.

OPA No. 16, approved September 12, 2018

11.1.71 Specific Provision Area 71 (80 King Street South and 87 Regina Street South)

- (1) Specific Provision Area 71 applies to the lands known municipally as 80 King Street South and 87 Regina Street South, as shown on Schedule 'A6' to the Official Plan.
- (2) Lands within Specific Provision Area 71 shall be subject to the following site-specific policies:
 - (a) Notwithstanding the separation of 80 King Street South and 87 Regina Street South by Hughes Lane, and subject to implementing zoning provisions, the lands shall be considered one for the purposes of density and parking, provided that the overall density does not exceed 750 bedrooms per hectare on the combined lands.
 - (b) Notwithstanding anything to the contrary, holding provisions may be used to achieve the goals and objectives of the City of Waterloo Official Plan and where it is necessary and/or desirable to zone the lands for development, but where development must be delayed pending completion or realization of the following:
 - (i) The approval of a Safe Access Route Plan and securement of the requirements of the Safe Access Route Plan, to the satisfaction of the Grand River Conservation Authority and the City of Waterloo in consultation with the Region of Waterloo, for any portion of the lands containing residential units, in accordance with the applicable policies of the City of Waterloo Official Plan and applicable law, including but not restricted to the Building Code and Ontario Regulation 150/06;
 - (ii) The submission of an Emergency Response/ Fire Plan to the satisfaction of the City of Waterloo's Fire Chief;
 - (iii) Demonstration, to the satisfaction of the City of Waterloo's Chief Building Official, that the building will comply with the Building Code with respect to development within floodplains, including but not restricted to the provision of two entries/ exits for use during a flood event; and
 - (iv) Demonstration, to the satisfaction of the Regional Municipality of Waterloo and the City of Waterloo, that the development complies with the Ministry of the Environment and Climate Change's Environmental Noise Guideline NPC- 300, or its successor, relating to Stationary Noise, and that the recommended mitigation measures have been secured by a registered agreement between the Owner and the City and/or Region, as required, under the provisions of the Planning Act. The lands shall be zoned in accordance with the Official Plan, subject to the holding provision by adding a Holding Symbol "H" to the zoning



category applied to the lands, indicating that development cannot proceed until the Holding Symbol has been removed by by-law.

OPA No. 23, approved January 25, 2019

