

## EXPLANATORY NOTE

### **By-law No. 2020 - 064**

General Amendments to ZBL2018-050 (Part 2): 285 Benjamin Road  
Zoning By-law Amendment Z-19-06  
The Corporation of the City of Waterloo  
Council Meeting: August 24, 2020  
IPPW2020-051

By-law 2018-050 is a Zoning By-law controlling land use development within the City of Waterloo. By-law 2020 - 064 amends By-law 2018-050 for the lands known municipally as 285 Benjamin Road. The purpose of the amending by-law is to modify the "I-10" and "OS3" zoning boundaries, as well as establish site specific zoning provisions for 285 Benjamin Road. The site specific provisions add residential uses to the Institution definition, increase the maximum building height to twelve metres (12m) and three (3) storeys, and reduce the minimum parking requirement to 1.5 parking spaces per 100 square metres of building floor area.

If you require further information or have any questions please contact the City of Waterloo's Planning Division at 519-747-8752.

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# THE CORPORATION OF THE CITY OF WATERLOO

## BY-LAW NO. 2020 – 064

### BY-LAW TO AMEND BY-LAW NO. 2018-050 BEING A ZONING BY-LAW CONTROLLING LAND USE DEVELOPMENT WITHIN THE CITY OF WATERLOO

#### General Amendments to Zoning By-law 2018-050 (Part 2): 285 Benjamin Road

#### WHEREAS:

1. By-law 2018-050 was passed by the Council of The Corporation of the City of Waterloo on September 10, 2018 and, pursuant to an order of the Local Planning Appeal Tribunal dated November 28, 2019 (PL180874), is in full force and effect save and except for two geographic areas.
2. The Council of The Corporation of the City of Waterloo deems it desirable to amend By-law 2018-050 in accordance with the provisions of this by-law.

#### THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WATERLOO ENACTS AS FOLLOWS:

1. That Zoning By-law 2018-050 is hereby amended by changing the zoning boundaries as shown on the zoning map attached to the said By-law 2018-050 as Schedule 'A' for the lands known municipally as 285 Benjamin Road as shown on Schedule 'A' attached hereto and illustrated as 'Lands to be rezoned from "Conservation (OS3)" to "Institutional-10 (I-10)"' from Conservation (OS3) to Institutional 10 (I-10).
2. That Zoning By-law 2018-050 is hereby amended by adding exception C236 in Schedule 'C' of the said By-law 2018-050 ("Site Specific Zoning") as follows:

Exception	Address	Zoning	File Reference
C236	285 Benjamin Road	1-10 and OS3	Z-19-06 By-law 2020-___

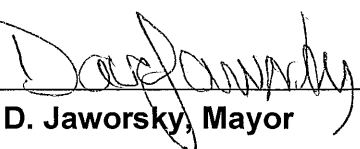
Location: 285 Benjamin Road  
as shown on Schedule 'C1' to this BY-LAW.


Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands known municipally as 285 Benjamin Road, an INSTITUTION shall mean:  
  
**INSTITUTION** means a not-for-profit organization or foundation devoted to a public, educational, health, social welfare, or charitable cause or program. Includes a public hospital, library, community centre, and GOVERNMENT USE. Includes a residence and DWELLING UNITS. Excludes a SPIRITUAL USE, MEDICAL CLINIC, PUBLIC SCHOOL, PRIVATE SCHOOL, EDUCATIONAL INSTITUTION, UNIVERSITY, and COLLEGE.
- b) Notwithstanding anything to the contrary, for the lands known municipally as 285 Benjamin Road, the maximum BUILDING HEIGHT shall be twelve metres (12m) and three (3) storeys.
- c) Notwithstanding anything to the contrary, the parking regulation for the lands known municipally as 285 Benjamin Road shall be a minimum 1.5 parking spaces per 100 square metres of BUILDING FLOOR AREA.

- 3. That Zoning By-law 2018-050 is hereby amended by adding exemption C236 to the zoning map attached to the said By-law 2018-050 as Schedule 'C1' for the lands municipally known as 285 Benjamin Road.
- 4. This amendment to Zoning By-law 2018-050 shall come into force and effect on the date of its final passing thereof by the Council of the Corporation of the City of Waterloo, subject to the provisions of the Planning Act, R.S.O 1990 c.P.23 and amendments thereto.

Enacted this 21<sup>st</sup> day of September, 2020.

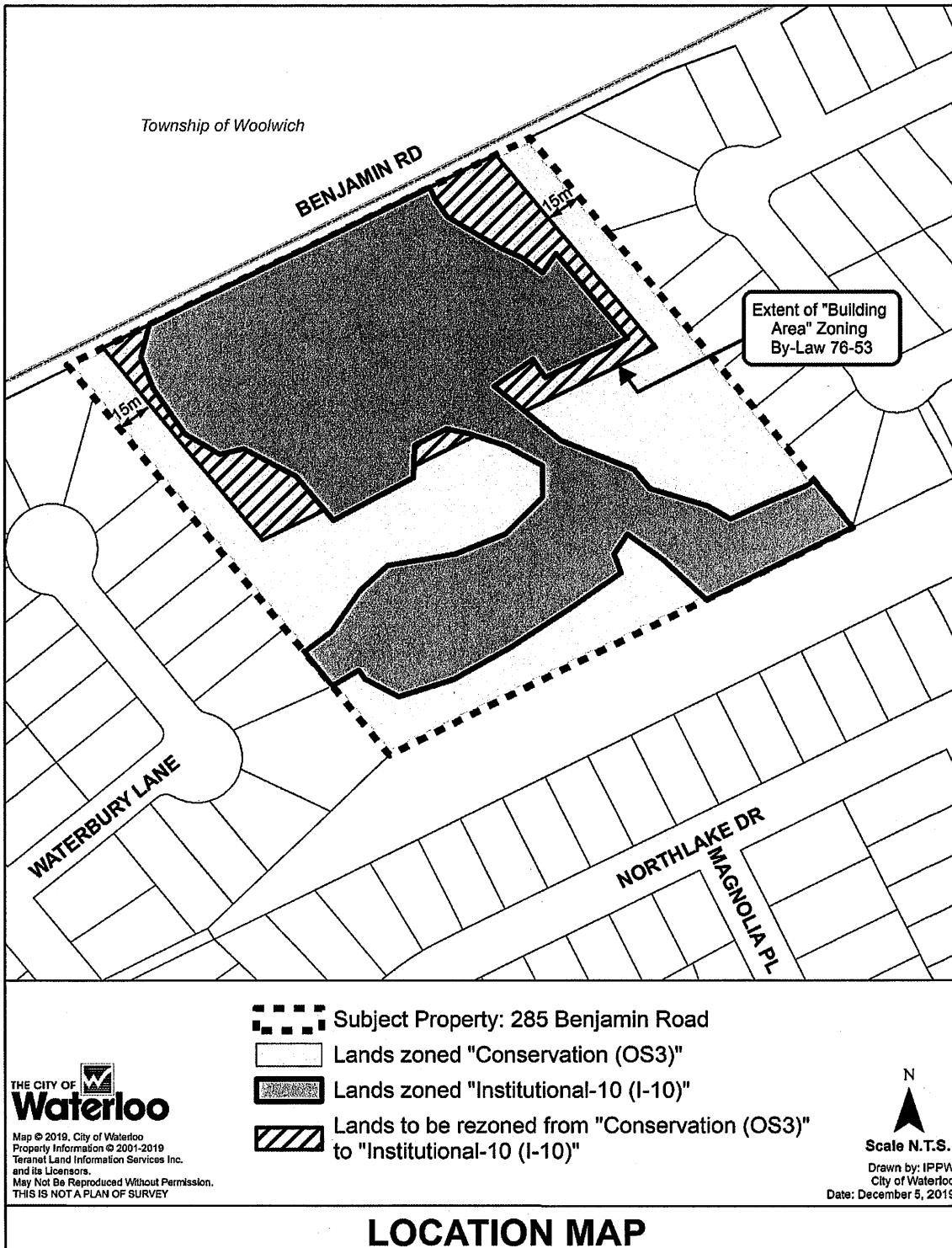
  
\_\_\_\_\_  
D. Jaworsky, Mayor

  
\_\_\_\_\_  
O. Smith, City Clerk

Julie Scott, Acting City Clerk

## Schedule 'A'

This is Schedule 'A' to By-law No. 2020 - 064 passed this 21<sup>st</sup> day of Sept, 2020.



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2020 09 21 By-Law\_General Amendments Part 2\_ZBL2018-050\_285 Benjamin Rd\_final.pdf

General Specific Audit Categories Classifications Ratings References  
Security Clearance Versions WebDAV

1 Approval of Bylaws 2 Financial Review Agreements By-Laws Civic Address (Non-street file) Common

<b>Approval - Division/Department:</b>	<input type="text" value="JOEL COTTER"/>
<b>Division/Department Approval Date:</b>	<input type="text" value="09/17/2020"/> <input type="button" value="Clear"/>
<b>Approval - Legal:</b>	<input type="text" value="Susan Smith, Legal Services"/>
<b>Legal Approval Date:</b>	<input type="text" value="09/18/2020"/> <input type="button" value="Clear"/>
<b>Approval - Finance:</b>	<input type="text" value="N/A"/>
<b>Finance Approval Date:</b>	<input type="text" value="09/17/2020"/> <input type="button" value="Clear"/>
<input type="button" value="Submit"/> <input type="button" value="Apply"/> <input type="button" value="Reset"/> <input type="button" value="Remove"/>	