

## EXPLANATORY NOTE

### **By-law No. 2020 - 065**

General Amendments to ZBL2018-050 (Part 2): 605 & 609 Davenport 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 - 065 amends By-law 2018-050 for the lands known municipally as 605 & 609 Davenport Road. The purpose of the amending by-law is to amend Exception C79 to permit a new mid-rise apartment building with tailored zoning regulations.

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 – 065

### 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):  
605 & 609 Davenport 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 repealing the existing Exception C79 in Schedule 'C' of the said By-law 2018-050 ("Site Specific Zoning") and replacing it with the following:

<b>Exception</b>	<b>Address</b>	<b>Zoning</b>	<b>File Reference</b>
C79	605 & 609 Davenport Road	RMU-81	By-law 2006-085 SPA 39

Location: 605 & 609 Davenport  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

Blocks 1, 2, 3 and 4

- a) Notwithstanding anything to the contrary, the minimum residential parking rate shall be:
  - i.) 0.60 spaces per DWELLING UNIT for residential uses; and
  - ii.) 0.10 spaces per DWELLING UNIT for visitors.
- b) Notwithstanding anything to the contrary, the minimum non-residential parking rate shall be 1.50 spaces per 100 square metres of BUILDING FLOOR AREA.
- c) Notwithstanding anything to the contrary, setbacks shall only apply to the boundary of the lands comprising Blocks 1 to 4 as shown on Image 1 hereto.
- d) Notwithstanding anything to the contrary, Blocks 1 to 4 as shown on Image 1 hereto shall be deemed to be one (1) LOT for the purposes of determining compliance with the minimum LANDSCAPED OPEN SPACE requirement in Table 7O, Section 7.10.2.
- e) Notwithstanding anything to the contrary, Section 6.8.1 (Driveway Location) shall not apply to Blocks 1 to 4 as shown on Image 1 hereto.
- f) Notwithstanding anything to the contrary, Section 6.3.1 (Electric Vehicle Parking) shall not apply to Blocks 1 to 4 as shown on Image 1 hereto.

Block 1

- g) Notwithstanding anything to the contrary, the maximum width of a DRIVEWAY to Block 1 as shown on Image 1 hereto shall be 9.5 metres.

Blocks 1 and 2

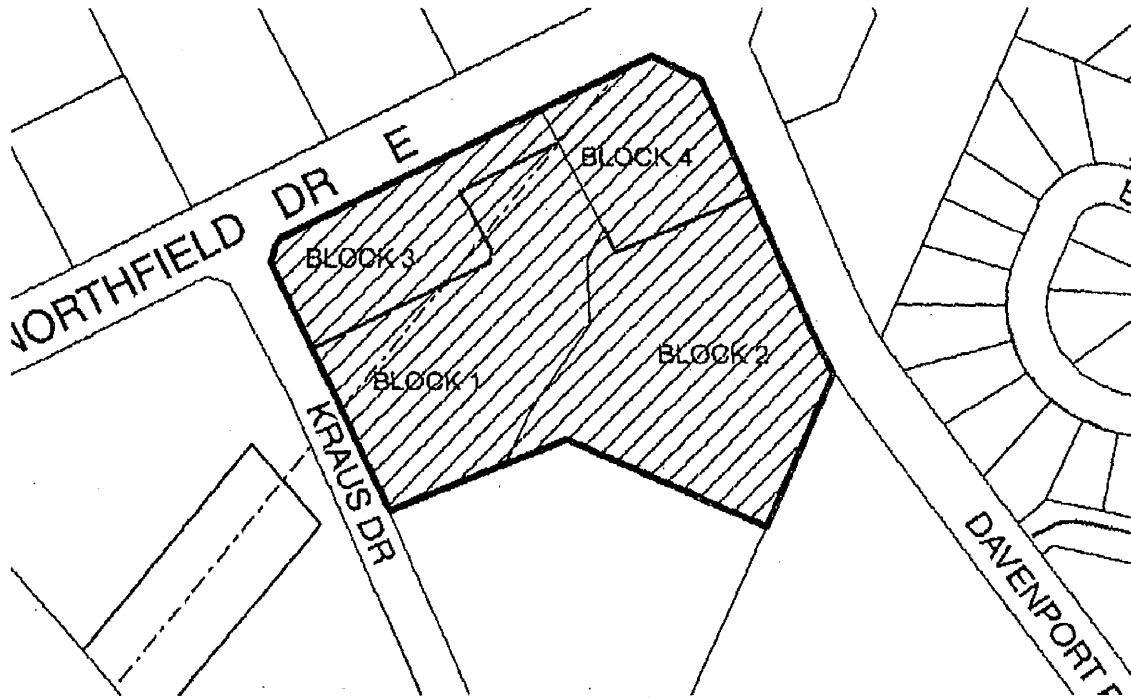
- h) Notwithstanding anything to the contrary, a minimum 5.0 metre setback shall be provided from the southerly lot line extending from Kraus Drive to Davenport Road.
- i) Notwithstanding anything to the contrary, the maximum STREET LINE setback in Table 7O, Section 7.10.2 shall not apply to the EXISTING BUILDINGS or any additions thereto on Blocks 1 and 2 as shown on Image 1 hereto.

Blocks 3 and 4

- j) Notwithstanding anything to the contrary, the following regulations shall not apply to a BUILDING with a height of 9 STOREYS or less on Blocks 3 and 4 as shown on Image 1 hereto:
  - A. the TOWER Separation regulations in Table 7P, Section 7.10.3

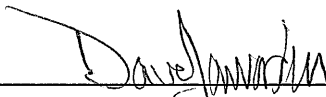
- B. the horizontal TOWER dimension regulations in Table 7P, Section 7.10.3
- C. the TOWER footprint regulations in Table 7P, Section 7.10.3
- D. the AMENITY AREA regulations in Table 7P, Section 7.10.3
- k) Notwithstanding anything to the contrary, balconies shall be permitted within the 'TOWER STEPBACK above the PODIUM' in Table 7P, Section 7.10.3 on Blocks 3 and 4 as shown on Image 1 hereto.
- l) Notwithstanding anything to the contrary, the following Ancillary Uses shall be added to section 7.10.1.5 for the lands illustrated as Block 3 and Block 4 as shown on Image 1 hereto:
  - ARTIST STUDIO (CLASS A)
  - COMMERCIAL SCHOOL
  - FINANCIAL SERVICES
  - INSTITUTION
  - PRINTING ESTABLISHMENT
  - RETAIL STORE

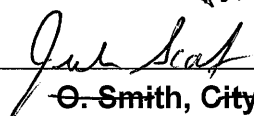
Image 1: 605 & 609 Davenport Road



2. 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.

  
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D. Jaworsky, Mayor

  
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~~O. Smith, City Clerk~~  
Julie Scott, Acting City Clerk

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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

Approval - Division/Department:

Division/Department Approval Date:

Approval - Legal:

Legal Approval Date:

Approval - Finance:

Finance Approval Date: