

EXPLANATORY NOTE

By-law No. 2020 - 067

General Amendments to ZBL2018-050 (Part 2): 651-663 Erb Street West

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 - 067 amends By-law 2018-050 for the lands known municipally as 651-663 Erb Street West. The purpose of the amending by-law is to add uses to Exception C86 to align with existing and future tenancies.

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 – 067

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):
651-663 Erb Street West

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 C86 in Schedule 'C' of the said By-law 2018-050 ("Site Specific Zoning") and replacing it with the following:

Exception	Address	Zoning	File Reference
C86	651 -663 Erb Street West South-west corner of Erb & Ira Needles	C2-40	By-law 2009-007 SPA 8

Location: 651 Erb Street West - south-west corner of Erb & Ira Needles, Part Lot 41, GCT, Parts 9 to 14 & 16, 58R-14437 as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

Area 1

- a) Notwithstanding anything to the contrary, only the following USES shall be permitted within "Area 1" as identified in Image 1 hereto:
- Apparel and Accessories
 - Book Store
 - DOMESTIC APPLIANCE STORE
 - Drapery, Blinds and Home Décor
 - FOOD STORE
 - Office Supplies and Equipment
 - Party Supply Store
 - Pet Store and Supplies
 - Sporting Goods
 - Toy/Hobby Store
- b) Notwithstanding anything to the contrary, the following regulations shall apply to "Area 1" as identified in Image 1 hereto:
- i. Cumulative total BUILDING FLOOR AREA shall be limited to 4,598.6 square metres
 - ii. Minimum of 3 BUILDINGS and or units shall be provided
 - iii. Minimum BUILDING FLOOR AREA of any one BUILDING or unit shall be 185.5 square metres
 - iv. Maximum BUILDING FLOOR AREA of any one BUILDING or unit shall be 2,832.5 square metres

Area 2

- c) Notwithstanding anything to the contrary, the following regulations shall apply to a RESTAURANT (including a TAKE-OUT RESTAURANT) within "Area 2" as identified in Image 1 hereto:
- i. BUILDING FLOOR AREA (maximum): 929 square metres
 - ii. DRIVE-THROUGHS are prohibited

Area 3

- d) Notwithstanding anything to the contrary, only the following uses shall be permitted within "Area 3" as identified in Image 1 hereto:
- BAKE SHOP
 - Beer, Liquor and Wine Store
 - Blu-ray/DVD/CD/Music sales or rental
 - CAFÉ

- COMMERCIAL WELLNESS
- Computer, Video Game and Software Store
- Copy Centre
- Craft Store
- DRUG STORE
- DRY CLEANING
- FINANCIAL SERVICE
- Florist
- FOOD STORE, SPECIALTY
- Household Furnishing Store, including furniture, china and glassware, floor coverings, antiques, vacuums
- Luggage and Leather Good
- MEDICAL CLINIC
- Optical Goods Store
- Paint and Wallpaper Store
- PERSONAL BREWING ESTABLISHMENT
- PERSONAL SERVICE SHOP
- Photography Studio with or without Film Processing
- RESTAURANT
- RESTAURANT (TAKE-OUT)
- Stationery Store
- Telephone/Wireless Store
- Toy/Hobby Store
- Travel Agency

- e) Notwithstanding anything to the contrary, the following regulations shall apply to "Area 3" as identified in Image 1 hereto:
- i. Each USE shall be restricted to a maximum BUILDING FLOOR AREA of 465 square metres with exception of a Beer, Liquor and Wine Store which shall be permitted to exceed 465 square metres. Cumulative total BUILDING FLOOR AREA shall be limited to 4,598.6 square metres
 - ii. Minimum of 5 BUILDING and or units shall be provided

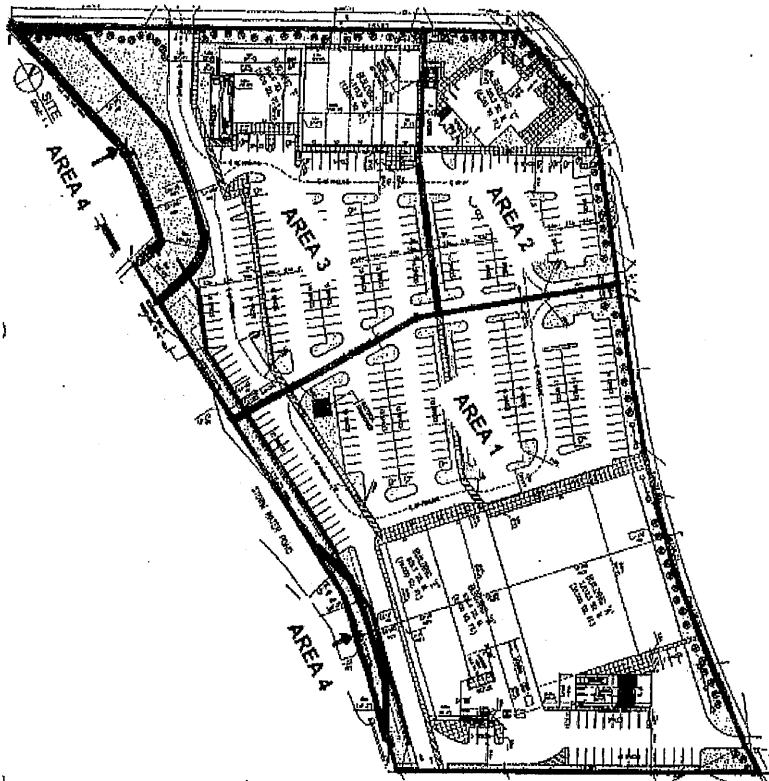
Areas 1, 2 and 3

- f) Notwithstanding anything to the contrary, the following additional USES shall be permitted within "Area 1", "Area 2", and "Area 3" as identified in Image 1 hereto, with no BUILDING FLOOR AREA restriction:
- Art Gallery
 - Art Studio
 - AUDITORIUM
 - OFFICE
 - PRIVATE CLUB

Areas 1, 2, 3, & 4

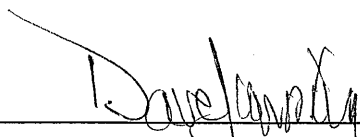
- g) Notwithstanding anything to the contrary, the following regulations shall apply to "Area 1", "Area 2", "Area 3", and "Area 4" as identified in Image 1 hereto:
- i. STREET LINE build-out (minimum):
 - a. A minimum of 40% of the BUILDING FAÇADE LENGTH adjacent to Erb Street West shall be setback between 4 and 6 metres of the Erb Street West STREET LINE.
 - b. A minimum of 25% of the BUILDING FAÇADE LENGTH adjacent to Ira Needles Boulevard shall be setback between 4 and 6 metres of the Ira Needles Boulevard STREET LINE.
 - ii. LANDSCAPE BUFFER (minimum): 4 metre wide abutting the Erb Street West and Ira Needles Boulevard STREET LINES.

Image 1: 651 -663 Erb Street West

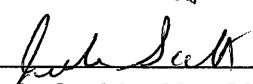


2. This amendment to Zoning By-law 2018-050 shall come into force and effect on the date of its final passing thereof by the Council of the Corporation of the City of Waterloo, subject to the provisions of the Planning Act, R.S.O 1990 c.P.23 and amendments thereto.

Enacted this 21st day of September, 2020.



D. Jaworsky, Mayor



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:

JOEL COTTER

Division/Department Approval Date:

09/17/2020 Clear

Approval - Legal:

Susan Smith, Legal Services

Legal Approval Date:

09/18/2020 Clear

Approval - Finance:

N/A

Finance Approval Date:

09/17/2020 Clear

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