

CITY OF WATERLOO

RESIDENTIAL CONSERVATION ONE (RC1)

Zone

7.15 Residential Conservation One (RC1) Zone

Permitted Uses

7.15.1 No PERSON shall erect, alter, enlarge, reconstruct, locate, or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Residential Conservation One (RC1) zone for any purpose other than one or more of the following permitted uses:

7.15.1.1 **Primary Uses:**

- a.) SINGLE DETACHED BUILDING
- b.) Parks operated by the CITY

7.15.1.2 **Ancillary Uses**, meaning the uses are subordinate and incidental to a Primary Use specified in section 7.15.1.1:

- a.) HOME OCCUPATION (see section 3.H.3 and Table 6A)

Performance Standards

7.15.2 The following regulations in Table 7U shall apply to every BUILDING, STRUCTURE and LOT in the Residential Conservation One (RC1) zone:

LOT AREA (minimum)	The LOT AREA that existed on the date of passing of this BY-LAW
LOT FRONTAGE (minimum)	The LOT FRONTAGE that existing on the date of passing of this BY-LAW
FRONT YARD setback (minimum)	The FRONT YARD setback of the “Existing Building”
FLANKAGE YARD setback (minimum)	The FLANKAGE YARD setback of the “Existing Building”
SIDE YARD setback (minimum)	The SIDE YARD setback of the “Existing Building”
REAR YARD setback (minimum)	The REAR YARD setback of the “Existing Building”
BUILDING HEIGHT (maximum)	The BUILDING HEIGHT of the “Existing Building”
PARKING SPACES (minimum)	The number of EXISTING PARKING SPACES on the LOT
Number of BUILDINGS (maximum)	One (1) main BUILDING shall be permitted on a LOT

7.15.3 For the purpose of this zone, “**Existing Building**” means the main BUILDING that existed on November 16, 2007 on the LOT, being the date that the MacGregor/Albert Neighbourhood Heritage Conservation District Plan was approved by the Ontario Municipal Board.

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Additions to an Existing Building

7.15.4 Notwithstanding anything to the contrary in Table 7U, an addition to an "Existing Building" is permitted provided that:

- a.) the addition is located entirely within the REAR YARD of the "Existing Building";
- b.) the minimum REAR YARD setback of the addition shall be seven-point-five metres (7.5m);
- c.) the addition complies with the SIDE YARD setback of the "Existing Building";
- d.) the addition complies with the FLANKAGE YARD setback of the "Existing Building", on a CORNER LOT;
- e.) the maximum BUILDING HEIGHT of the addition does not exceed the height of the "Existing Building";
- f.) the maximum LOT COVERAGE of the main BUILDING with the addition shall be thirty-five percent (35%).

NOTE: Prior to grading, land clearing, and construction on the LOT, both a Heritage Permit and a Building Permit must be obtained.

Area "A"

7.15.5 For the lands identified with the letter "A" on Image A to this zone, the following regulations shall apply:

- a.) Notwithstanding anything to the contrary, the following additional USES shall be permitted within the "Existing Building" and any permitted additions thereto:
 - i. UNIVERSITY / COLLEGE

Area "B"

7.15.6 For the lands identified with the letter "B" on Image A to this zone, the following regulations shall apply:

- a.) Notwithstanding anything to the contrary, the following additional USES shall be permitted within the "Existing Building" and any permitted additions thereto:
 - i. Art Gallery
 - ii. ARTIST STUDIO (CLASS A)
 - iii. CHILD CARE CENTRE
 - iv. COMMERCIAL SCHOOL
 - v. MEDICAL CLINIC
 - vi. OFFICE
 - vii. PERSONAL SERVICE SHOP
 - viii. RETAIL STORE

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Area "C"

7.15.7 For the lands identified with the letter "C" on Image A to this zone, the following regulations shall apply:

- a.) Notwithstanding anything to the contrary, the following additional USES shall be permitted within the "Existing Building" and any permitted additions thereto:
- i. Art Gallery, which may include the ancillary retailing of artistic works on display
 - ii. ALTERNATIVE EDUCATION CENTRE
 - iii. ARTIST STUDIO (CLASS A)
 - iv. CHILD CARE CENTRE
 - v. GOVERNMENT USE
 - vi. Museum
 - vii. PRIVATE SCHOOL
 - viii. PUBLIC SCHOOL
 - ix. SPIRITUAL USE

Area "D"

7.15.8 For the lands identified with the letter "D" on Image A to this zone, the following regulations shall apply:

- a.) Notwithstanding anything to the contrary, the following additional USES shall be permitted within the "Existing Building" and any permitted additions thereto:
- i. Art Gallery, which may include the ancillary retailing of artistic works on display
 - ii. ARTIST STUDIO (CLASS A)
 - iii. BUSINESS INCUBATOR
 - iv. EDUCATIONAL INSTITUTION
 - v. INSTITUTION
 - vi. Library
 - vii. MAKERSPACE (CLASS A)
 - viii. MULTI-UNIT RESIDENTIAL BUILDING, provided that parking at a rate of one (1) PARKING SPACE per DWELLING UNIT is provided
 - ix. Museum
 - x. OFFICE, excluding HEALTH PRACTITIONER and MEDICAL CLINIC
 - xi. TECH OFFICE
- b.) Notwithstanding anything to the contrary, the following shall be prohibited:
- i. Any USE or activity that ordinarily results in emissions from the unit or BUILDING of odours, fumes, noise, dust, vibrations, heat, glare (lighting), electrical interference, or the like.
 - ii. Any USE or activity that produces or creates chemical by-products.
 - iii. OUTDOOR STORAGE of materials or equipment.

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- c.) Notwithstanding anything to the contrary, the following setbacks shall apply to the EXISTING BUILDING:
 - i. Minimum FRONT YARD Setback (Dorset Street): 0.97 metres
 - ii. Minimum SIDE YARD Setback: 3.35 metres
 - iii. Minimum FLANKAGE YARD Setback (Albert Street): 0.30 metres, excluding an addition to the EXISTING BUILDING for an elevator which shall be setback zero metres (0m) from the Albert Street STREET LINE

- d.) Notwithstanding anything to the contrary, TECH OFFICE includes the incidental prototyping and assembly of related advanced technology hardware and products, to a maximum thirty-five percent (35%) of the BUILDING FLOOR AREA.

- e.) Notwithstanding anything to the contrary, the following minimum PARKING SPACE regulations shall apply to the lands identified with the letter "D" on Image A to this zone, except as specified in Table 6A:

Minimum Parking Rate					
Residential	Use	0.60	PDU*		
Residential	Visitor	0.10	PDU*		
		0.70	PDU*		* PDU = Per Dwelling Unit
Non-Residential	Use	1.50	/100m2*		/100m2 = Per 100 square metres of
BUILDING FLOOR AREA					

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

- f.) Notwithstanding e.), a maximum of ten (10) PARKING SPACES shall be required for the EXISTING BUILDING and any addition(s) thereto.

Area 'E'

7.15.9 For the lands identified with the letter "E" on Image A to this zone, the following regulations shall apply:

- a.) Notwithstanding anything to the contrary, the following USES shall be permitted on the FIRST STOREY:
 - i. OFFICE, including a HEALTH PRACTITIONER OFFICE
 - ii. DWELLING UNIT

- b.) Notwithstanding anything to the contrary, the following USES shall be permitted in the SECOND and THIRD STOREY:
 - i. DWELLING UNIT

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- c.) Notwithstanding anything to the contrary, the following regulations shall apply:
- i. Non-Residential Parking (minimum): 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.
 - ii. Residential Parking (minimum): 1 PARKING SPACE per DWELLING UNIT.
 - iii. The maximum number of HEALTH PRACTITIONERS shall be one (1).
 - iv. The BASEMENT of the BUILDING may be used in whole or in part for storage and or mechanical equipment for an OFFICE.
 - v. The BUILDING FLOOR AREA devoted to storage and or mechanical equipment within the BASEMENT of the existing building shall be excluded from the parking calculation for an OFFICE.
 - vi. A LOADING SPACE shall not be required for an OFFICE.

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Image A: Property Specific Regulations

