

# CITY OF WATERLOO

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## BUSINESS EMPLOYMENT TWO (E2)

### Zone

9.2 Business Employment Two (E2) Zone

### Permitted Uses

9.2.1 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 Business Employment Two (E2) zone for any purpose other than one or more of the following permitted uses:

9.2.1.1 **Primary Uses:**

- ADVANCED TECH
- BUSINESS INCUBATOR
- COMMUNICATION PRODUCTION
- DATA CENTRE
- GOVERNMENT USE
- 'LIGHT' INDUSTRIAL ASSEMBLY
- 'LIGHT' INDUSTRIAL MANUFACTURING
- 'LIGHT' INDUSTRIAL PROCESSING
- MAKERSPACE (CLASS A)
- MAJOR OFFICE
- MEDICAL CLINIC
- OFFICE
- PARKING FACILITY (restricted to STRUCTURED PARKING)
- PRINTING ESTABLISHMENT
- TECH OFFICE
- TRAINING FACILITY

9.2.1.2 **Complementary Uses:**

- Repair and Servicing Operations
- WAREHOUSE(no retail)

9.2.1.3 **Ancillary Uses**, meaning the uses are subordinate and incidental to a USE permitted in section 9.2.1.1 and or section 9.2.1.2:

- ALTERNATIVE EDUCATION CENTRE
- BAKE SHOP, including OUTDOOR BAKE SHOP PATIO
- CAFÉ, including OUTDOOR CAFÉ PATIO
- Catering Establishment
- CHILD CARE CENTRE (which shall be subject to a holding (H) symbol – see section 9.2.14)
- COMMERCIAL RECREATION
- COMMERCIAL SCHOOL
- COMMERCIAL SERVICE
- COMMERCIAL WELLNESS

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- Convenience Retail Establishment, restricted to:
  - Hardware Store
  - Office Equipment and Supplies (Sales and Service)
  - VARIETY STORE
- FINANCIAL SERVICE
- MICROBREWERY
- MUNICIPAL RECREATION FACILITY
- NANOBREWERY
- PERSONAL SERVICE SHOP
- RESTAURANT, including OUTDOOR RESTAURANT PATIO
- RESTAURANT (TAKE-OUT), including OUTDOOR RESTAURANT PATIO
- TRANSPORTATION SERVICE

9.2.2 Notwithstanding anything to the contrary, a DRIVE-THROUGH shall be permitted.

### Performance Standards

9.2.3 The following regulations in Table 9D shall apply to every LOT, BUILDING and STRUCTURE in the Business Employment Two (E2) zone:

<b>Table 9D: Regulations – BUSINESS EMPLOYMENT TWO ZONE (E2)</b>	
LOT FRONTAGE (minimum)	20.0 metres
STREET LINE setback (minimum)	5.0 metres
SIDE YARD setback (minimum)	3.0 metres
REAR YARD setback (minimum)	5.0 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
Complementary Uses (maximum)	Complementary uses specified in section 9.2.1.2 collectively shall not exceed 25% of the BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING
Ancillary Uses (maximum)	Ancillary uses specified in section 9.2.1.3 collectively shall not exceed 15% of the BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING
	The maximum BUILDING FLOOR AREA of each Ancillary Use shall not exceed 1,858 square metres
Ancillary Uses	Ancillary Uses specified in section 9.2.1.3 shall be located on the FIRST STOREY of a BUILDING containing one or more of the permitted uses specified in section 9.2.1.1
	Ancillary Uses specified in section 9.2.1.3 shall abut a STREET LINE BUILDING FAÇADE

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<b>Table 9D: Regulations – BUSINESS EMPLOYMENT TWO ZONE (E2)</b>	
Ancillary Retailing (maximum)	For the following USES, twenty five percent (25%) of the BUILDING FLOOR AREA occupied by the USE may be used for the display and retailing of products manufactured, produced, assembled, or repaired in the associated unit: <ul style="list-style-type: none"> <li>• USES specified in section 9.2.1.1</li> <li>• Repair and Servicing Operations</li> <li>• MICROBREWERY</li> <li>• NANOBREWERY</li> </ul>
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

- 9.2.4 Within a LOW RISE RESIDENTIAL LOT LINE setback, there shall be a LANDSCAPED BUFFER abutting the LOW RISE RESIDENTIAL LOT LINE.
- 9.2.5 The LANDSCAPED BUFFER in section 9.2.4 shall be a minimum average depth of three metres (3m), and at no point less than one-point-five metres (1.5m).
- 9.2.6 The LANDSCAPED BUFFER in section 9.2.4 shall contain plant materials that form a visual screen and are not less than one-point-five metres (1.5m) in height.
- 9.2.7 The following regulations in Table 9E shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Business Employment Two (E2) zone constructed after the effective date of this BY-LAW:

<b>Table 9E: Regulation – BUSINESS EMPLOYMENT TWO ZONE (E2)</b>			
	<b>E2-27</b>	<b>E2-40</b>	<b>E2-81</b>
BUILDING HEIGHT (maximum)	27 metres and 9 STOREYS	40 metres and 12 STOREYS	81 metres and 25 STOREYS
PODIUM Height (maximum)	27 metres	27 metres	27 metres
TOWER Separation (minimum)	N/A	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)	
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres

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<b>Table 9E: Regulation – BUSINESS EMPLOYMENT TWO ZONE (E2)</b>			
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres

9.2.8 The following parking regulations in Table 9F shall apply to every LOT, BUILDING and STRUCTURE in the Business Employment Two (E2) zone, except as specified in Table 6A:

<b>Table 9F: Parking Regulations – BUSINESS EMPLOYMENT TWO ZONE (E2)</b>	
<b>Building</b>	<b>Minimum Parking Spaces Required (minimum)</b>
Single Occupancy Building	<p>A. For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.</p> <p>For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.</p> <p>For additional BUILDING FLOOR AREA greater than 5,000 square metres, 0.50 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.</p> <p>B. Notwithstanding A. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</p> <ul style="list-style-type: none"> <li>• ADVANCED TECH</li> <li>• BUSINESS INCUBATOR</li> <li>• COMMERCIAL SERVICE</li> <li>• COMMUNICATION PRODUCTION</li> <li>• DATA CENTRE</li> <li>• GOVERNMENT USE</li> <li>• 'LIGHT' INDUSTRIAL ASSEMBLY</li> <li>• 'LIGHT' INDUSTRIAL MANUFACTURING</li> <li>• 'LIGHT' INDUSTRIAL PROCESSING</li> <li>• MAKERSPACE (CLASS A)</li> <li>• PRINTING ESTABLISHMENT</li> <li>• TRAINING FACILITY</li> <li>• WAREHOUSE (No Retail)</li> </ul>
INDUSTRIAL MALL	<p>A. <b>Area A</b> on Schedule A1: See Note</p> <p>B. <b>Area B</b> on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA</p> <p>C. <b>All Other</b> lands on Schedule A1: 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA</p>

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<b>Table 9F: Parking Regulations – BUSINESS EMPLOYMENT TWO ZONE (E2)</b>	
	<p>D. Notwithstanding B. and C. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</p> <ul style="list-style-type: none"> <li>• ADVANCED TECH</li> <li>• BUSINESS INCUBATOR</li> <li>• COMMERCIAL SERVICE</li> <li>• COMMUNICATION PRODUCTION</li> <li>• DATA CENTRE</li> <li>• GOVERNMENT USE</li> <li>• 'LIGHT' INDUSTRIAL ASSEMBLY</li> <li>• 'LIGHT' INDUSTRIAL MANUFACTURING</li> <li>• 'LIGHT' INDUSTRIAL PROCESSING</li> <li>• MAKERSPACE (CLASS A)</li> <li>• PRINTING ESTABLISHMENT</li> <li>• TRAINING FACILITY</li> <li>• WAREHOUSE (No Retail)</li> </ul>

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

*NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.*

- 9.2.9 Notwithstanding anything to the contrary, a minimum of three (3) PARKING SPACES per 100 square metres of BUILDING FLOOR AREA shall be provided for:
- BAKE SHOP
  - CAFE

*NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.*

- 9.2.10 STRUCTURED PARKING shall be permitted on the FIRST STOREY provided that:
- a.) A minimum twenty five percent (25%) of the FIRST STOREY shall be comprised of one or more of the following uses:
    - USES specified in sections 9.2.1.1, 9.2.1.2 and 9.2.1.3
    - entrance / foyers
    - lobby, reception area, seating area, and the like
    - circulation spaces, such as hallways, elevators, and the like
    - hydro transformer room
  - b.) STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the uses specified in section 9.2.10.a.).
  - c.) For an INTERIOR LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 9.2.10.a.) shall abut the entire FRONT BUILDING FAÇADE.

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- d.) For a CORNER LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 9.2.10.a.) shall abut the entire FRONT BUILDING FAÇADE and the entire FLANKAGE BUILDING FAÇADE.
- 9.2.11 Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE.
- 9.2.12 A maximum of one (1) DRIVE-THROUGH shall be permitted on any LOT.
- 9.2.13 A holding symbol (H) is hereby applied to the use CHILD CARE CENTRE in the Business Employment Two (E2) zone. The holding symbol (H) means the LOT is zoned as a holding provision area for which the following applies:
- a.) Notwithstanding anything to the contrary, the holding symbol shall not be removed until the following criteria are satisfied:
- i.) For known or suspected contaminated sites as identified by the REGION, verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.
  - ii.) Verification through Site Plan Control endorsement that the LOT and development thereon will conform to: (i.) the CITY'S OFFICIAL PLAN; (ii.) the REGION'S Official Plan; and (iii.) the CITY'S Urban Design Manual in effect, including related Accessibility Guidelines.
  - iii.) Demonstrate compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses" where there are potential land use compatibility issues associated with existing, planned and or permitted industrial uses in proximity to the proposed CHILD CARE CENTRE.