

# CITY OF WATERLOO

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## **SCHEDULE 'C'** SITE SPECIFIC ZONING

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| Exception | Address           | Zoning | File Reference |
|-----------|-------------------|--------|----------------|
| C1        | 131 Graham Street | R4     | By-law 1183    |

Location: 131 Graham Street, Lot 92, R.P. 196, Part Lot 72, Streets & Lanes  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, a TRIPLEX BUILDING shall be permitted on the lands known municipally as 131 Graham Street, subject to the following regulations:

| Regulations                  |   |
|------------------------------|---|
| LOT AREA (minimum)           | Equals the LOT AREA existing on the effective date of this BY-LAW.        |
| LOT FRONTAGE (minimum)       | Equals the LOT FRONTAGE existing on the effective date of this BY-LAW.    |
| FRONT YARD setback (minimum) | Equals the FRONT YARD existing on the effective date of this BY-LAW.      |
| SIDE YARD setback (minimum)  | Equals the SIDE YARD existing on the effective date of this BY-LAW.       |
| REAR YARD setback (minimum)  | Equals the REAR YARD existing on the effective date of this BY-LAW.       |
| BUILDING HEIGHT (maximum)    | Equals the BUILDING HEIGHT existing on the effective date of this BY-LAW. |
| PARKING SPACES (minimum)     | Equals the PARKING SPACES existing on the effective date of this BY-LAW.  |

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| Exception | Address               | Zoning | File Reference |
|-----------|-----------------------|--------|----------------|
| C2        | 500 King Street North | E1-81  | --             |


Location: 500 King Street North  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- Notwithstanding anything to the contrary, for the lands known municipally as 500 King Street North, the minimum LOW RISE RESIDENTIAL LOT LINE setback shall be  $\frac{1}{2}$  height of the BUILDING.
- Notwithstanding anything to the contrary, for the lands known municipally as 500 King Street North, there shall be a minimum 10 metre LANDSCAPED BUFFER abutting a LOW RISE RESIDENTIAL LOT LINE.
- Notwithstanding anything to the contrary, the LANDSCAPED BUFFER requirement in b) shall not apply to the EXISTING SURFACE PARKING abutting the LOW RISE RESIDENTIAL LOT LINE as illustrated on Image 1, provided no BUILDING or part thereof is erected on the EXISTING SURFACE PARKING in whole or in part.

Image 1: Site Specific C2



 Existing Surface Parking abutting Low Rise Residential Lot Line

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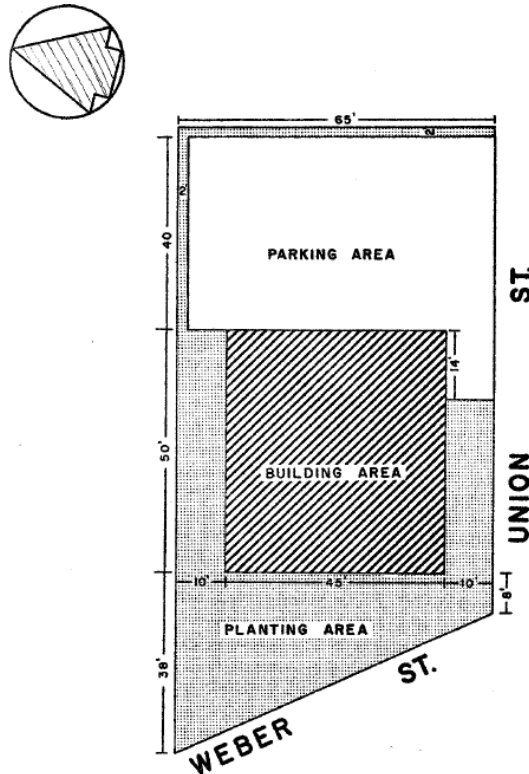
| Exception | Address                | Zoning | File Reference |
|-----------|------------------------|--------|----------------|
| C3        | 124 Weber Street South | RMU-20 | By-law 2399    |

Location: 124 Weber Street South, Lot 101, R.P. 783  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, a MEDICAL CLINIC shall be permitted as a Primary Use on the lands known municipally as 124 Weber Street South, subject to the following regulations:
  - i. All BUILDINGS and STRUCTURES shall be located within the area designated "Building Area" shown on Image 1 hereto.
  - ii. The area designated "Planting Area" on Image 1 hereto shall only be used as LANDSCAPED OPEN SPACE.
  - iii. The area designated "Parking Area" on Image 1 hereto shall only be used as a DRIVEWAY and PARKING SPACES.
  - iv. Notwithstanding anything to the contrary, the maximum BUILDING HEIGHT shall be two (2) storeys.

Image 1: 124 Weber Street South





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| <b>Exception</b> | <b>Address</b>   | <b>Zoning</b> | <b>File Reference</b> |
|------------------|------------------|---------------|-----------------------|
| C4               | 510 Dutton Drive | E3-27         | By-law 2669           |

Location: 510 Dutton Drive, Part Lot 8, Part Lot 11, GCT, Part 1, 58R-5857  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USE is hereby added to section 9.3.1.1 for 510 Dutton Drive only:
  - PRIVATE CLUB

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| <b>Exception</b> | <b>Address</b>       | <b>Zoning</b> | <b>File Reference</b> |
|------------------|----------------------|---------------|-----------------------|
| C5               | 30 Union Street East | RMU-20        | By-law 2778           |

Location: 30 Union Street East, Part Lots 365, Lots 385 to 387, R.P. 385, Part 2, 58R-1559  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USE shall be permitted on the lands municipally known as 30 Union Street East:
  - i. MEDICAL CLINIC
  
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the MEDICAL CLINIC:
  - i. BUILDING HEIGHT (maximum): 2 STOREYS
  - ii. FRONT YARD SETBACK: 7.5 metres
  - iii. SIDE YARD SETBACK: 1.8 metres
  - iv. REAR YARD SETBACK: 20 metres
  - v. PARKING SPACES (minimum): 4 per 100 square metres of BUILDING FLOOR AREA
  - vi. LANDSCAPED BUFFER: minimum 3 metres ABUTTING a LOW RISE RESIDENTIAL LOT LINE
  - vii. Number of HEALTH PRACTITIONERS (maximum): six (6)

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| <b>Exception</b> | <b>Address</b> | <b>Zoning</b> | <b>File Reference</b> |
|------------------|----------------|---------------|-----------------------|
| C6               | 300 Keats Way  | R8            | By-law 3216           |

Location: 300 Keats Way

as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, an APARTMENT BUILDING shall be permitted on the lands known municipally as 300 Keats Way, subject to the following regulations:
  - i. STREET LINE setback (minimum): 10.5 metres
  - ii. SIDE YARD setback (minimum): 7.5 metres
  - iii. REAR YARD setback (minimum): 7.5 metres or half the height of the BUILDING, whichever is greater
  - iv. BUILDING HEIGHT (maximum): 6 STOREYS
  - v. GROUND FLOOR AREA (maximum): 1,025 square metres
  - vi. Number of DWELLING UNITS (maximum): 55 units

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| Exception | Address             | Zoning | File Reference             |
|-----------|---------------------|--------|----------------------------|
| C7        | 355 Erb Street West | C3-20  | By-law 3630<br>By-law 3923 |

Location: 355 Erb Street West, Part Lot 10, R.P. 496  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, a maximum of one (1) RESTAURANT (including TAKE-OUT RESTAURANT) shall be permitted on the lands known municipally as 355 Erb Street West, subject to the following regulations in addition to those specified in the Commercial Three (C3) zone:
  - i. BUILDING FLOOR AREA (maximum): 1,500 square metres

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| Exception | Address                 | Zoning | File Reference                |
|-----------|-------------------------|--------|-------------------------------|
| C8        | 300 Regina Street North | RMU-81 | By-law 3711<br>By-law 1997-27 |

Location: 300 Regina Street North, Part Lots 13, 70, 76 & 77, GCT, Parts 1 to 5, 58R-5818  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the USES listed in section 7.10.1.5 shall be permitted in the EXISTING "Easterly BUILDING" identified on Image 1 hereto.

Image 1: Location of Easterly Building



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| <b>Exception</b> | <b>Address</b>       | <b>Zoning</b> | <b>File Reference</b> |
|------------------|----------------------|---------------|-----------------------|
| C9               | 35 Union Street East | RMU-20        | By-law 3964           |

Location: 35 Union Street East, Part Lot 373, Part Lot 57, R.P. 385  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional USES shall be permitted within the EXISTING BUILDING on the lands known municipally as 35 Union Street East:
  - OFFICE of a HEALTH PRACTITIONER
  - OFFICE
  - TECH OFFICE
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the USES specified in a) above:
  - i. PARKING SPACES (minimum): six (6) PARKING SPACES

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| Exception | Address             | Zoning | File Reference  |
|-----------|---------------------|--------|-----------------|
| C10       | 20-60 Goldbeck Lane | R8     | By-law 1975-177 |

Location: 20-60 Goldbeck Lane, Part 3, Plan 58R-1436  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, MAISONETTE BUILDING shall be permitted on the lands known municipally as 20-60 Goldbeck Lane.
- b) The TOWNHOUSE BUILDING regulations in the Residential Eight (R8) zone shall apply to the MAINONNETTE BUILDING.

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| Exception | Address                   | Zoning | File Reference |
|-----------|---------------------------|--------|----------------|
| C11       | 155 Northfield Drive West | E2A-81 | --             |

Location: 155 Northfield Drive West  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USES are hereby added to section 9S.1.1.1 for the lands known municipally as 155 Northfield Drive West only:
- COMMERCIAL RECREATION
  - COMMERCIAL WELLNESS



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| Exception | Address            | Zoning | File Reference  |
|-----------|--------------------|--------|-----------------|
| C12       | 575 Davenport Road | C7-61  | By-law 1978-065 |

Location: 575 Davenport Road, Part Lot 8, GCT, Blocks 9 & 10, R.P. 1702, Parts 13 & 15, 58R-2116  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USE is hereby added to section 8.9.1.1 for 575 Davenport Road only:
  - MOTOR VEHICLE RETAILER

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| Exception | Address                     | Zoning | File Reference  |
|-----------|-----------------------------|--------|---|
| C13       | 406 to 414 Craigleith Drive | R8     | By-law 1978-086<br>By-law 1983-110<br>By-law 1984-018 |

Location: 406 to 414 Craigleith Drive  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 406-414 Craigleith Drive:
  - i. More than one BUILDING shall be permitted on the LOT
  - ii. Number of BUILDINGS on the LOT (maximum): five (5)
  - iii. Number of DWELLING UNITS on the LOT: seventeen (17)
  - iv. Distance between BUILDINGS (minimum): 2.43 metres
  - v. LOT COVERAGE (maximum): 20% of the LOT AREA
  - vi. BUILDING HEIGHT (maximum): 11 metres above finished GRADE
  - vii. STREET LINE setback (minimum): 7.5 metres
  - viii. INTERIOR LOT LINE setback (minimum): 7.5 metres
- b) Notwithstanding anything to the contrary, the lands known municipally as 406-414 Craigleith Drive shall be deemed to be one (1) LOT for the purposes of this site specific provision.

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| Exception | Address            | Zoning | File Reference                      |
|-----------|--------------------|--------|-------------------------------------|
| C14       | 341 Marsland Drive | E1-27  | By-law 1979-181 &<br>By-law 1982-09 |

Location: 341 Marsland Drive  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USES are hereby added to section 9.1.1.1 for 341 Marsland Drive only:
  - BANQUET HALL
  - AUDITORIUM
  - NIGHTCLUB
  - COMMERCIAL RECREATION
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply for those uses permitted in Section a):
  - i. BUILDING FLOOR AREA (maximum): 5,700 square metres
  - ii. PARKING SPACES (minimum): 140

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| Exception | Address                     | Zoning | File Reference  |
|-----------|-----------------------------|--------|-----------------|
| C15       | 2050 University Avenue East | E1-27  | By-law 2017-070 |

Location: 2050 University Avenue East  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands known municipally as 2050 University Avenue East, Primary Uses in section 9.1.1.1 shall be restricted to the following USES:
  - BUSINESS INCUBATOR
  - COMMUNICATION PRODUCTION
  - GOVERNMENT USE
  - MAKERSPACE (CLASS A)
  - MEDICAL CLINIC
  - OFFICE
  - TECH OFFICE
  - TRAINING FACILITY
- b) Notwithstanding anything to the contrary, Complementary Uses in section 9.1.1.2 shall not be permitted on the lands known municipally as 2050 University Avenue East.
- c) Notwithstanding anything to the contrary, for the lands known municipally as 2050 University Avenue East, Ancillary Uses in section 9.1.1.3 shall be restricted to the following USES:
  - CAFÉ, including OUTDOOR CAFÉ PATIO
  - COMMERCIAL RECREATION
  - COMMERCIAL WELLNESS
  - MUNICIPAL RECREATION FACILITY
- d) Notwithstanding anything to the contrary, for the lands known municipally as 2050 University Avenue East only, MEDICAL CLINIC includes services such as counselling and educational services associated with the MEDICAL CLINIC, as well as outpatient care facilities such as outpatient palliative care beds.
- e) Notwithstanding anything to the contrary, for the lands known municipally as 2050 University Avenue East only, a "hospice" shall be permitted under the collective uses "OFFICE" and "MEDICAL CLINIC". For the purposes of the proceeding, a "hospice" is an outpatient health care facility providing palliative care and improving the quality of life for persons living with or dying from advanced illness or are bereaved.
- f) Notwithstanding anything to the contrary, for the lands known municipally as 2050 University Avenue East only, the maximum BUILDING HEIGHT (excluding rooftop mechanical) shall be 12 metres for that portion of the lands within 75 metres of the southerly LOT LINE.

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- g) Notwithstanding anything to the contrary, for the lands known municipally as 2050 University Avenue East only, no BUILDING shall be permitted within 10 metres of the southerly LOT LINE.
- h) Notwithstanding anything to the contrary, g) herein shall not apply to ACCESSORY STRUCTURES.
- i) Notwithstanding anything to the contrary, the right-of-way abutting the westerly LOT LINE of the lands known municipally as 2050 University Avenue East shall be deemed to be a STREET for the purposes of zoning.
- j) Notwithstanding anything to the contrary, the requirement that "*Ancillary Uses specified in section 9.1.1.3 shall abut a STREET LINE BUILDING FAÇADE*" shall not apply to the lands known municipally as 2050 University Avenue East.
- k) Notwithstanding anything to the contrary, for the lands known municipally as 2050 University Avenue East only, OUTDOOR STORAGE shall not be permitted.
- l) Notwithstanding anything to the contrary, for the lands known municipally as 2050 University Avenue East only, a DRIVE-THROUGH shall not be permitted.

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| Exception | Address             | Zoning      | File Reference  |
|-----------|---------------------|-------------|-----------------|
| C16       | 302 Erb Street West | R9 & RMU-20 | By-law 1981-094 |

Location: 302 Erb Street West

as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to an APARTMENT BUILDING on the lands known municipally as 302 Erb Street West:
- i. Number of DWELLING UNITS (maximum): 100
  - ii. LANDSCAPED OPEN SPACE: 55 square metres per DWELLING UNIT
  - iii. LOT FRONTAGE (minimum): 18 metres
  - iv. STREET LINE setback (minimum): 10.5 metres
  - v. SIDE YARD setback (minimum): 10 metres
  - vi. REAR YARD setback (minimum): one-half (1/2) height of the BUILDING but no less than an average depth of 10.5 metres
  - vii. PARKING SPACES (minimum): 1 PARKING SPACE for every four (4) DWELLING UNITS in the EXISTING APARTMENT BUILDING

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| Exception | Address             | Zoning | File Reference  |
|-----------|---------------------|--------|-----------------|
| C17       | 306 Erb Street West | I-10   | By-law 1981-094 |

Location: 306 Erb Street West

as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to a SPIRITUAL USE on the lands known municipally as 306 Erb Street West:
  - i. LOT FRONTAGE (minimum): 18 metres
  - ii. STREET LINE setback (minimum): 10.5 metres
  - iii. SIDE YARD setback (minimum): 10 metres
  - iv. REAR YARD setback (minimum): one-half (1/2) height of the BUILDING but no less than average of 10.5 metres
  - v. PARKING SPACES (minimum): 8 per 100 square metres of BUILDING FLOOR AREA

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| Exception | Address                | Zoning | File Reference  |
|-----------|------------------------|--------|-----------------|
| C18       | 440 Weber Street North | E1-40  | By-law 1981-197 |

Location: 440 Weber Street North, Part Lot 7, GCT, Part Lot 12, Part Block E, R.P. 1155  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USES are hereby added to section 9.1.1.1 for 440 Weber Street North only:
- PRIVATE CLUB



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| Exception | Address  | Zoning | File Reference            |
|-----------|--|--------|---------------------------|
| C19       | Lands at the rear of 475 King Street North -<br>fronting onto Weber Street North | E1-27  | By-law 1981-197<br>SPA 44 |

Location: Lands at the rear of 475 King Street North - fronting onto Weber Street North and Zone E1-27  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 9.1.1.1 for that portion of the lands known municipally as 475 King Street North and zoned E1-27 only:
  - HOTEL
- b) The following regulations shall apply to the HOTEL specified in a) above:
  - i. STREET LINE setback (minimum): 30 metres
  - ii. SIDE YARD setback (minimum): one-half (1/2) height of the BUILDING but no less than 7.5 metres, whichever is greater
  - iii. PARKING SPACES (minimum): as specified in Table 6A
  - iv. BUILDING HEIGHT (maximum): 27 metres

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| Exception | Address               | Zoning   | File Reference  |
|-----------|-----------------------|----------|-----------------|
| C20       | 30 Weber Street North | (H)C1-40 | By-law 1982-104 |

Location: 30 Weber Street North, Lots 264 & 265, R.P. 783  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, a minimum of twelve (12) PARKING SPACES shall be provided for the EXISTING BUILDING.
- b) Notwithstanding anything to the contrary, minor modifications to the EXISTING BUILDING shall be exempt from providing parking provided such modifications do not exceed ten (10) square metres of BUILDING FLOOR AREA.

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| Exception | Address             | Zoning | File Reference  |
|-----------|---------------------|--------|-----------------|
| C21       | 187 Erb Street West | RMU-20 | By-law 1983-027 |

Location: 187 Erb Street West, Part Lot 42, R.P. 496, Part 2, 58R-3911  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, a MEDICAL CLINIC shall be permitted on the FIRST STOREY of the EXISTING BUILDING, subject to the following regulations:
  - i. Number of HEALTH PRACTITIONERS (maximum): one (1)
  - ii. Number of Employees (maximum): three (3)
  - iii. PARKING SPACES (minimum): seven (7)

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| Exception | Address  | Zoning | File Reference  |
|-----------|--|--------|-----------------|
| C22       | 9 Lodge Street & 175 & 177 Regina Street North | RMU-81 | By-law 1983-104 |

Location: 9 Lodge Street, 175 & 177 Regina Street North, Part Lot 10, R.P. 494, Parts 1, 3 & 5, 58R-4040  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 9 Lodge Street and 175-177 Regina Street North:
  - i. PARKING SPACES (minimum): one (1) PARKING SPACE for each DWELLING UNIT

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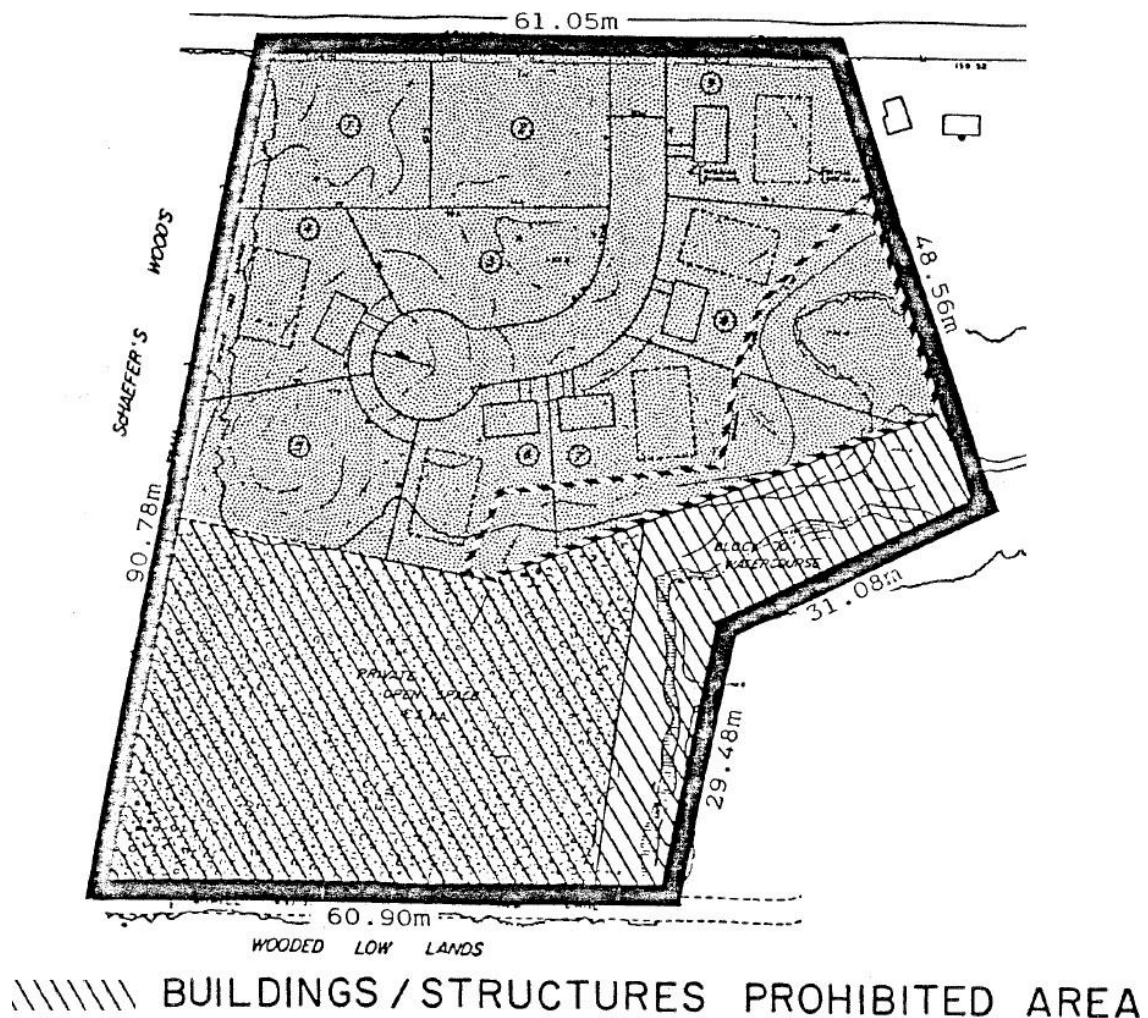
| Exception | Address         | Zoning         | File Reference  |
|-----------|-----------------|----------------|-----------------|
| C23       | Snowcrest Place | R3, OS3 & ESL2 | By-law 1983-108 |

Location: Rear of 721, 733, 737 & 745 Snowcrest Place  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- Notwithstanding anything to the contrary, BUILDINGS and STRUCTURES (including septic systems) are prohibited within the area illustrated on Image 1 hereto.

Image 1: Rear of 721, 733, 737 & 745 Snowcrest Place



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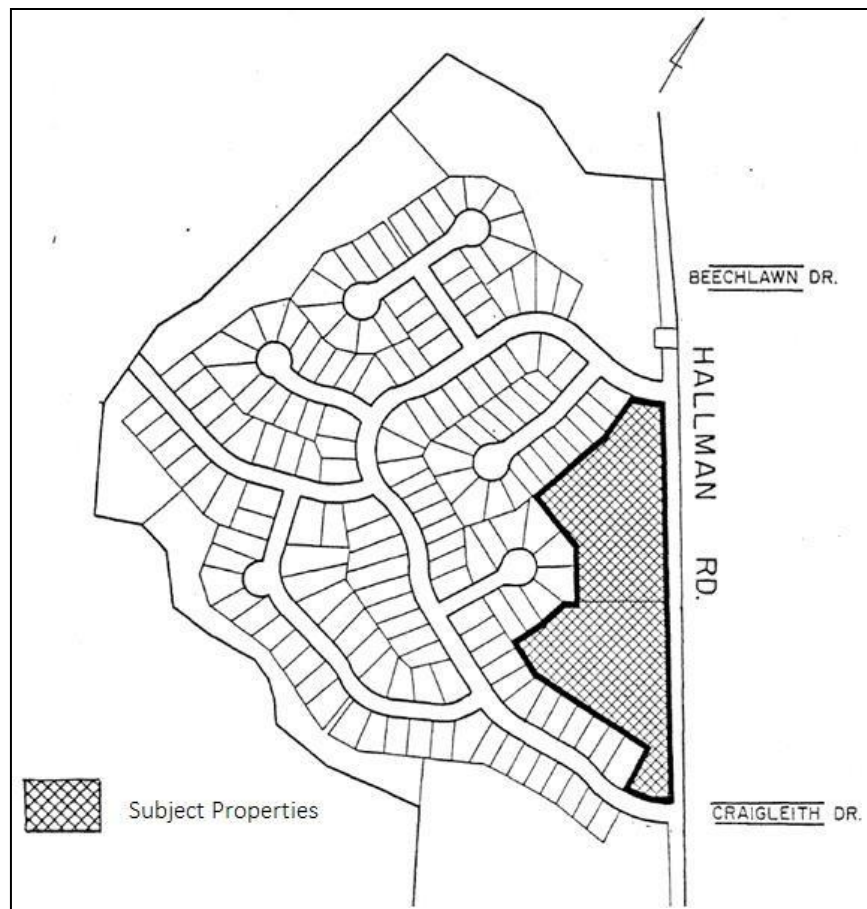
| Exception | Address  | Zoning | File Reference |
|-----------|--|--------|----------------|
| C24       | 184 to 214 Roxton Drive<br>286 to 322 Roxton Drive | R1     | By-law 1984-11 |

Location: 184 to 214 Roxton Drive & 286 to 322 Roxton Drive, Condo Plans 124, Block 81, R.P. 1554 and Condo Plan 405, Block 99, R.P. 1555  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the "Subject Properties" identified on Image 1 hereto:
  - i. Number of BUILDINGS on a LOT (maximum): more than one (1) shall be permitted
  - ii. Density (maximum): 15 DWELLING UNITS per hectare
  - iii. STREET LINE setback (minimum): 9 metres
  - iv. INTERIOR LOT LINE setback (minimum): 9 metres
- b) Notwithstanding anything to the contrary, 184 to 214 Roxton Drive and 286 to 322 Roxton Drive shall be deemed to be one (1) LOT for the purposes of this site specific provision.

Image 1: Subject Lands



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| Exception | Address            | Zoning | File Reference                     |
|-----------|--------------------|--------|------------------------------------|
| C25       | 145 Dearborn Place | E3-27  | By-law 1984-123<br>By-law 1985-117 |

Location: 145 Dearborn Place, Part Block 2, R.P. 1532, Part 1, 58R-4371  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USE is hereby added to section 9.3.1.1 for the lands known municipally as 145 Dearborn Place only:
  - BANQUET HALL
- b) Notwithstanding anything to the contrary, the following parking regulation shall apply to the BANQUET HALL specified in a) above:
  - i. PARKING SPACES (minimum): 16 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

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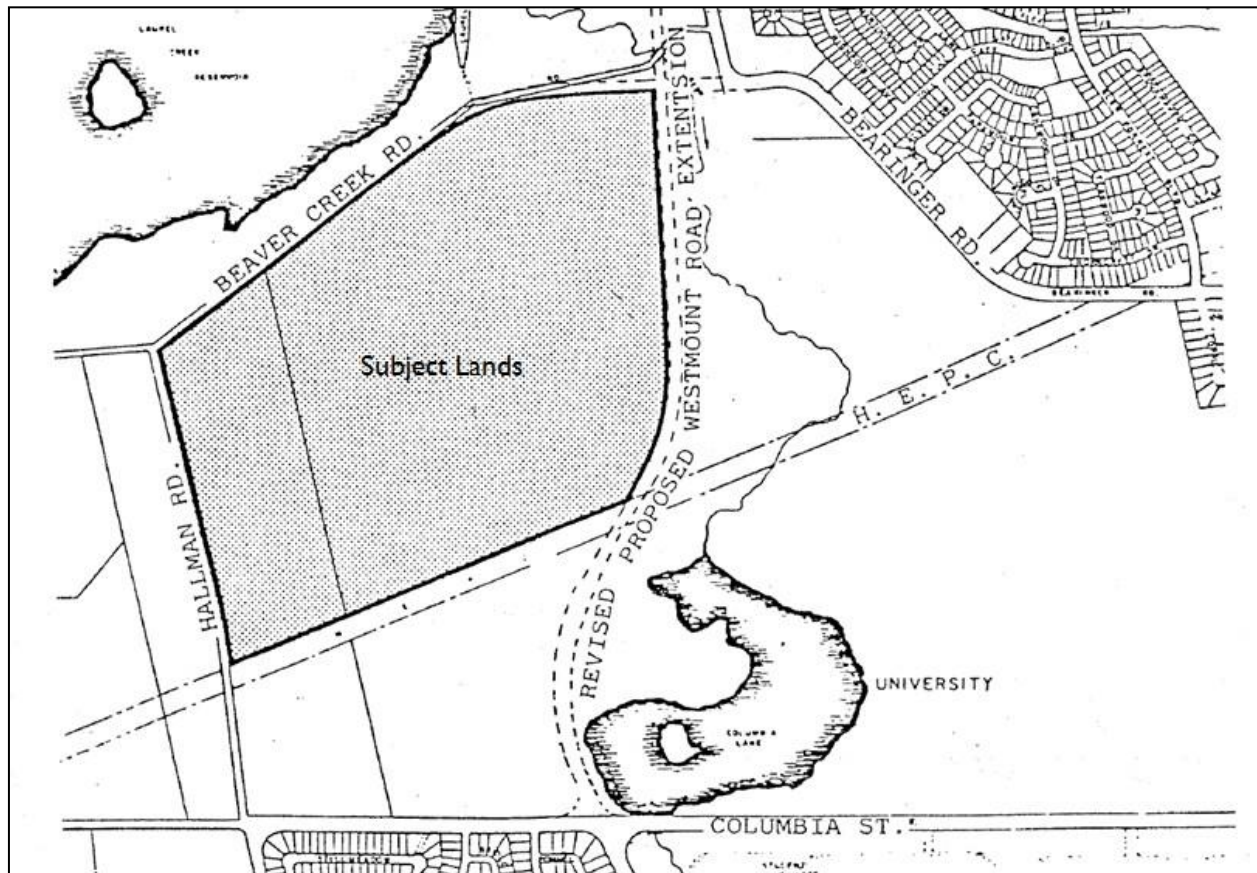
| Exception | Address                                 | Zoning              | File Reference  |
|-----------|---|---------------------|-----------------|
| C26       | University of Waterloo Northwest Campus | UC-81, UC-27 & I-27 | By-law 1984-135 |

Location: University of Waterloo Northwest Campus  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USE is hereby added to section 9.4.1.1 for the lands known municipally as the University of Waterloo Northwest Campus only:
  - a research and development facility associated with the University of Waterloo, which may include manufacturing related to the research and development facility
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the research and development facility specified in a) above:
  - i. PARKING SPACES (minimum): 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
  - ii. Any OUTDOOR STORAGE area shall be screened from view so that it is not visible from any STREETS or residential USE

Image 1: Subject Lands





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| <b>Exception</b> | <b>Address</b>      | <b>Zoning</b> | <b>File Reference</b> |
|------------------|---------------------|---------------|-----------------------|
| C27              | 420 Erb Street West | C4-20         | By-law 1987-114       |

Location: 420 Erb Street West, Lot 30, Part Lot 31, R.P. 696, Parts 2 & 3, 58R-5550  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USE is hereby added to section 8.6.1.1 for the lands known municipally as 420 Erb Street West only:
  - PHARMACEUTICAL DISPENSARY
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the PHARMACEUTICAL DISPENSARY
  - i. The PHARMACEUTICAL DISPENSARY shall only be permitted if one (1) or more HEALTH PRACTITIONERS are located in the same BUILDING
  - ii. BUILDING FLOOR AREA (maximum): 100 square metres
- c) Notwithstanding anything to the contrary, the EXISTING LOT and EXISTING BUILDING thereon shall be deemed to conform to this BY-LAW.

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| <b>Exception</b> | <b>Address</b>      | <b>Zoning</b> | <b>File Reference</b> |
|------------------|---------------------|---------------|-----------------------|
| C28              | 372 Erb Street West | RMU-20        | By-law 1988-099       |

Location: 372 Erb Street West, Part Lot 32, GCT, Part 2, 58R-2236  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USE is hereby added to section 7.10.1.1 for the lands known municipally as 372 Erb Street West only:
  - OFFICE
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the OFFICE specified in a) above:
  - i. An OFFICE shall only be permitted in the EXISTING BUILDING.
  - ii. PARKING SPACES (minimum): 3 per 100 square metres of BUILDING FLOOR AREA

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| Exception | Address                   | Zoning | File Reference  |
|-----------|---------------------------|--------|-----------------|
| C29       | 583-617 King Street North | C5-81  | By-law 1988-195 |

Location: 583-617 King Street North, Part Lot 9, GCT, Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 58R-6068  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USE is hereby added to section 8.7.1.1 for the lands known municipally as 583-617 King Street North only:
  - VARIETY STORE

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| Exception | Address         | Zoning   | File Reference  |
|-----------|-----------------|----------|-----------------|
| C30       | 57 Lodge Street | (H)C4-81 | By-law 1988-105 |

Location: 57 Lodge Street, Part Lot 8, R.P. 494  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USE is hereby added to section 8.6.1.1 for the lands known municipally as 57 Lodge Street only:
  - PRIVATE CLUB
- b) Notwithstanding anything to the contrary, the following regulations shall apply to a PRIVATE CLUB specified in a) above:
  - i. BUILDING FLOOR AREA (maximum): 569 square metres
  - ii. PARKING SPACES (minimum): 17 spaces

# CITY OF WATERLOO

| Exception | Address     | Zoning | File Reference  |
|-----------|-------------|--------|-----------------|
| C31       | Regal Place | R3     | By-law 1988-214 |

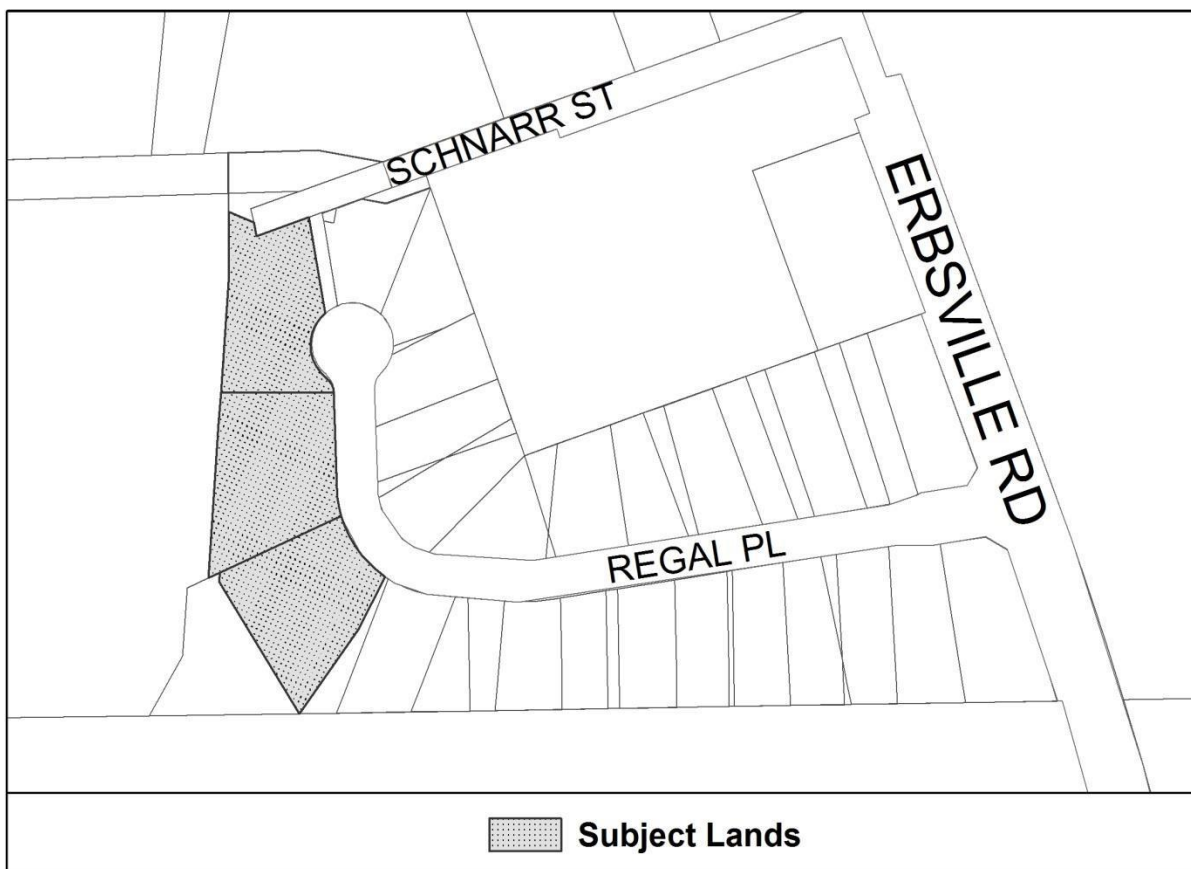
Location: Regal Place

as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, GEOTHERMAL WELLS are prohibited on the "Subject Lands" identified on Image 1 hereto.
- b) Notwithstanding anything to the contrary, the following regulation shall apply to the "Subject Lands" identified on Image 1 hereto:
  - i. FRONT YARD setback (minimum): 7.5 metres

Image 1: Regal Place



# CITY OF WATERLOO

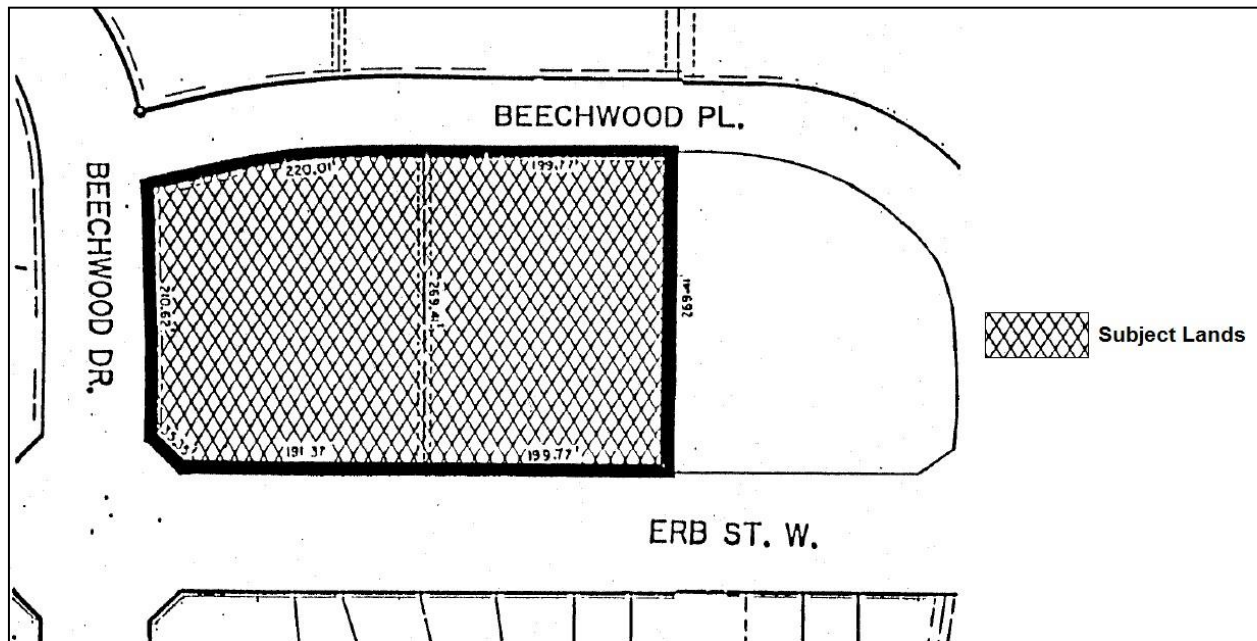
| Exception | Address                 | Zoning | File Reference                     |
|-----------|-------------------------|--------|------------------------------------|
| C32       | 459-465 Beechwood Place | RMU-20 | By-law 1990-138<br>By-law 1990-159 |

Location: 459-465 Beechwood Place  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to TOWNHOUSE BUILDINGS and STACKED TOWNHOUSE BUILDINGS on the lands known municipally as 459-465 Beechwood Place:
- LANDSCAPED OPEN SPACE (minimum): 44% of the LOT AREA
  - PARKING SPACES (minimum): 1.35 spaces per DWELLING UNIT
  - AMENITY AREA (minimum): 10% of the LOT AREA
  - BUILDING FLOOR AREA (minimum): 70 square metres per DWELLING UNIT for TOWNHOUSE BUILDINGS
  - BUILDING HEIGHT (maximum): 11 metres
  - All other provisions of the RMU-20 zone shall apply, except as specified in i. to v. above

Image 1: Subject Lands



# CITY OF WATERLOO

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| Exception | Address                  | Zoning | File Reference  |
|-----------|--------------------------|--------|-----------------|
| C33       | 99 Northfield Drive East | C4-20  | By-law 1990-082 |

Location: 99 Northfield Drive East, Part Lots 8 & 9, GCT, Part 4, 58R-2328, Parts 1 to 4, 58R-2545, Part 1, 58R-6771 as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USE is hereby added to section 8.6.1.1 for the lands known municipally as 99 Northfield Drive East only:
  - PHARMACEUTICAL DISPENSARY
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the PHARMACEUTICAL DISPENSARY
  - i. The PHARMACEUTICAL DISPENSARY shall only be permitted if one (1) or more HEALTH PRACTITIONERS are located in the same BUILDING
  - ii. BUILDING FLOOR AREA (maximum): 100 square metres

# CITY OF WATERLOO

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| <b>Exception</b> | <b>Address</b>     | <b>Zoning</b> | <b>File Reference</b>     |
|------------------|--------------------|---------------|---------------------------|
| C34              | 83 Erb Street West | U2-20         | By-law 1994-112<br>SPA 10 |

Location: 83 Erb Street West

as shown on Schedule 'C1' to this BY-LAW

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall not be permitted on the lands known municipally as 83 Erb Street West:
  - RESTAURANT, including an OUTDOOR RESTAURANT PATIO
  - RESTAURANT (TAKE-OUT), including an OUTDOOR RESTAURANT PATIO
  - DRIVE-THROUGH
- b) Notwithstanding anything to the contrary, the location of the EXISTING BUILDING on the lands known municipally as 83 Erb Street West shall be deemed to comply with this BY-LAW.
- c) Notwithstanding anything to the contrary, the EXISTING PARKING SPACES on the LOT shall be deemed to satisfy the parking requirements for the EXISTING BUILDING and the enlargement of the EXISTING BUILDING provided that such enlargement is less than ten percent (10%) of the BUILDING FLOOR AREA of the EXISTING BUILDING.
- d) Notwithstanding anything to the contrary, the maximum BUILDING HEIGHT shall be equal to the BUILDING HEIGHT of the EXISTING BUILDING.



# CITY OF WATERLOO

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| Exception | Address                        | Zoning | File Reference                               |
|-----------|--------------------------------|--------|--|
| C35       | 3 & 5 Father David Bauer Drive | RMU-30 | By-law 1994-112<br>SPA 11<br>A-13/99 A-58/98 |

Location: 3 & 5 Father David Bauer Drive  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES shall be permitted on the FIRST STOREY of an EXISTING BUILDING on the lands known municipally as 3-5 Father David Bauer Drive:
  - CAFE
  - Art Gallery
  - Museum
  - OFFICE
  - TECH OFFICE
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 3-5 Father David Bauer Drive:
  - i. Parking for any of the USES listed in a) above (minimum): 2.15 per 100 square metres of BUILDING FLOOR AREA.
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to an EXISTING BUILDING on the lands known municipally as 3-5 Father David Bauer Drive:
  - i. Westerly LOT LINE setback (minimum): 40 metres
  - ii. Southerly LOT LINE setback (minimum): 15 metres
  - iii. Easterly LOT LINE setback (minimum): 5 metres
  - iv. Northerly LOT LINE setback (minimum): 3.4 metres
  - v. BUILDING HEIGHT (maximum): six (6) STOREYS and in no case greater than 30.4 metres
  - vi. AMENITY SPACE (minimum): 4,528 square metres
  - vii. LANDSCAPED OPEN SPACE (minimum): 27% of the LOT AREA
  - viii. LOT COVERAGE for ACCESSORY STRUCTURES (maximum): 15%
- d) Notwithstanding anything to a contrary, a HOME OCCUPATION shall be permitted to occupy a maximum thirty percent (30%) of the gross floor area of a DWELLING UNIT.

# CITY OF WATERLOO

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| <b>Exception</b> | <b>Address</b>      | <b>Zoning</b> | <b>File Reference</b> |
|------------------|---------------------|---------------|-----------------------|
| C36              | 128 Erb Street West | RMU-20        | By-law 1991-118       |

Location: 128 Erb Street West, Part Lot 3, R.P. 137  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES shall be permitted within the EXISTING BUILDING on the lands known municipally as 128 Erb Street West:
  - OFFICE
  - TECH OFFICE
- b) Notwithstanding anything to the contrary, the following regulations shall apply to USES specified in a) above:
  - i. PARKING SPACES (minimum): 3 per one 100 square metres of BUILDING FLOOR AREA

# CITY OF WATERLOO

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| <b>Exception</b> | <b>Address</b>             | <b>Zoning</b> | <b>File Reference</b>              |
|------------------|----------------------------|---------------|------------------------------------|
| C37              | 370 University Avenue East | C4-20         | By-law 1991-132<br>By-law 2005-107 |

Location: 370 University Avenue East  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 8.6.1.1 for the lands known municipally as 370 University Avenue East only:
  - PRINTING ESTABLISHMENT
  - VETERINARY HOSPITAL (no outdoor boarding)
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 370 University Avenue East:
  - i. BUILDING HEIGHT (maximum): 3 STOREYS

# CITY OF WATERLOO

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| Exception | Address               | Zoning | File Reference  |
|-----------|-----------------------|--------|-----------------|
| C38       | 665 King Street North | E1-27  | By-law 1991-150 |

Location: 665 King Street North  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USES are hereby added to section 9.1.1.1 for the lands known municipally as 665 King Street North only:
- SPIRITUAL USE
  - BANQUET HALL
  - PRIVATE CLUB

# CITY OF WATERLOO

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| Exception | Address                 | Zoning   | File Reference |
|-----------|-------------------------|----------|----------------|
| C39       | 75 Bridgeport Road East | (H)C1-20 | By-law 1992-85 |

Location: 75 Bridgeport Road East, Lots 1, 2, 42 & Part Lot 3, R.P. 517  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 75 Bridgeport Road East:
  - i. SPECIALTY FOOD STORE (maximum): 576 square metres of BUILDING FLOOR AREA
  - ii. PARKING SPACES for a SPECIALTY FOOD STORE (minimum): 3.5 per 100 square metres of BUILDING FLOOR AREA
  - iii. Notwithstanding anything to the contrary, there shall be a minimum 35 PARKING SPACES on the LOT.
- b) Notwithstanding anything to the contrary, a Holding (H) symbol shall be applied to the lands known municipally as 75 Bridgeport Road East for the following USES:
  - i. SENSITIVE USES
  - ii. Parkland
- c) The holding symbol as it applies to the LOT shall not be removed or modified until the CITY receives verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.

# CITY OF WATERLOO

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| Exception | Address                            | Zoning | File Reference            |
|-----------|------------------------------------|--------|---------------------------|
| C40       | 139 - 143 Father David Bauer Drive | RMU-20 | By-law 1994-129<br>SPA 12 |

Location: 139-143 Father David Bauer Drive  
as shown on Schedule 'C1' to this BY-LAW.

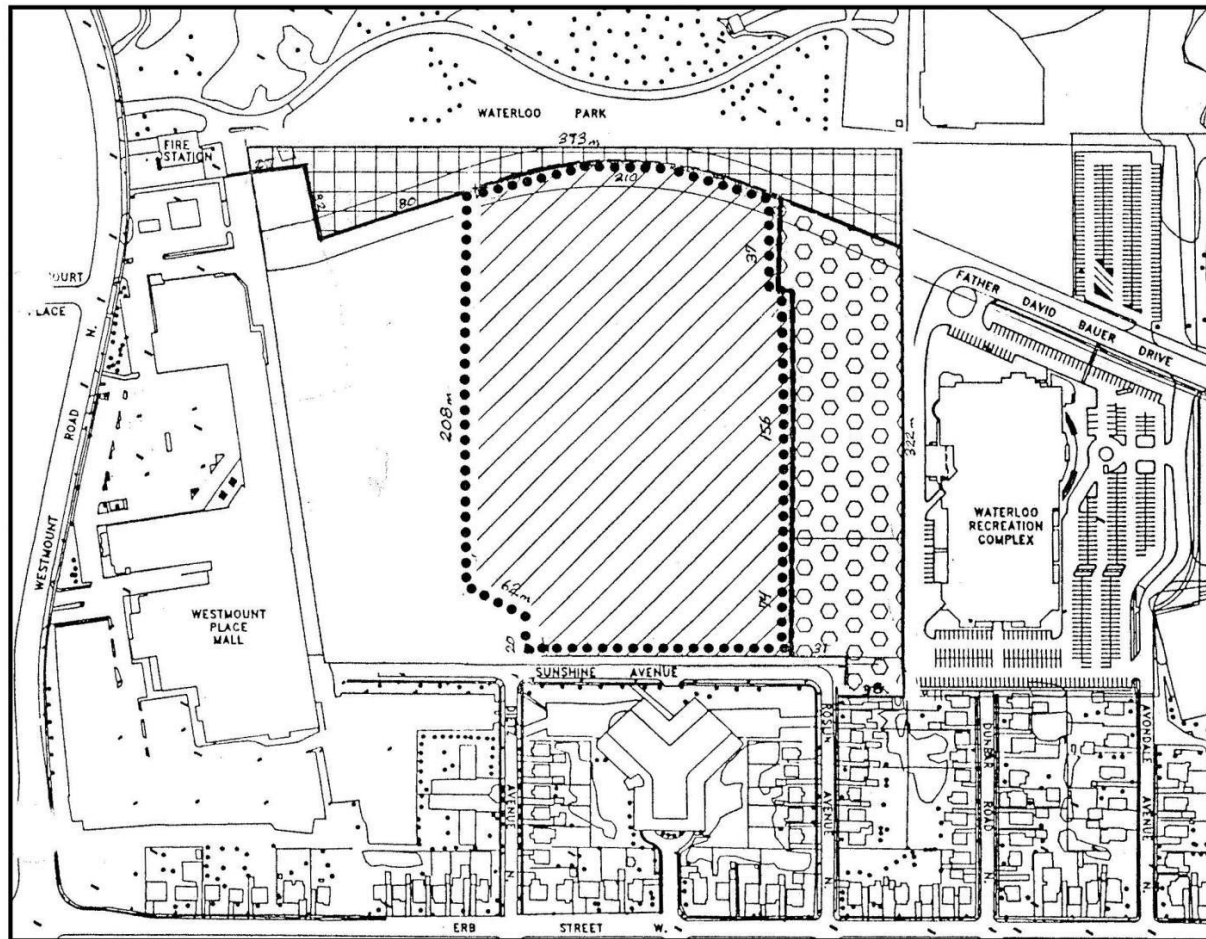
## Site Specific Regulations:

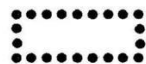
- a) The following USES are hereby added to section 7.10.1.1 for the lands known municipally as 139-143 Father David Bauer Drive only:
- VARIETY STORE
  - DRY CLEANING DEPOT
  - PERSONAL SERVICE SHOP
  - CAFE
  - MEDICAL CLINIC
  - ARTIST STUDIO (CLASS A)
  - Craft Shop - means an establishment where arts and crafts produced on site can be displayed and sold
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the USES specified in a) above:
- Shall be located on the FIRST STOREY of a multi-STOREY building containing residential uses.
  - BUILDING FLOOR AREA (maximum for each USE): 50 square metres
  - BUILDING FLOOR AREA (VARIETY STORE) (maximum): 100 square metres
  - Collective BUILDING FLOOR AREA for all USES specified in a) above (maximum): 465 square metres
  - PARKING SPACES (minimum): 2 per 100 square metres of BUILDING FLOOR AREA.
- c) The following uses are hereby added to section 7.10.1.1 for the lands known municipally as 139-143 Father David Bauer Drive subject to the regulations specified in d) below:
- OFFICE
  - MEDICAL CLINIC
  - PHARMACEUTICAL DISPENSARY
- d) Notwithstanding anything to the contrary, the following regulations shall apply to the USES specified in c) above:
- The USES specified in c) above shall occupy the whole of the BUILDING
  - Number of BUILDINGS (maximum): one (1)
  - BUILDING FLOOR AREA (maximum): 4,645 square metres
  - PARKING SPACES (minimum): 3 per 100 square metres of BUILDING FLOOR AREA
- e) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 139-143 Father David Bauer Drive:
- Parking for residential uses excluding LONG TERM CARE FACILITY and ASSISTED LIVING FACILITY (minimum): 1.25 PARKING SPACES per DWELLING UNIT
  - Easterly SIDE YARD setback (minimum): half the height of the BUILDING but not less than 3 metres
  - LANDSCAPED OPEN SPACE for residential uses excluding LONG TERM CARE FACILITY and ASSISTED LIVING FACILITY (minimum): 40 square metres per DWELLING UNIT
  - BUILDING HEIGHT within 25 metres of the Father David Bauer Drive STREET LINE (maximum): 22 metres

# CITY OF WATERLOO

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Image 1: Subject Lands



 Subject Lands

# CITY OF WATERLOO

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| Exception | Address               | Zoning | File Reference            |
|-----------|-----------------------|--------|---------------------------|
| C41       | 366 King Street North | C5-81  | By-law 1997-114<br>SPA 44 |

Location: 366 King Street North, Part Lots 7 & 12, R.P. 717, Part 26, 58R-13661  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, a DRIVE-THROUGH shall not be permitted on the lands known municipally as 366 King Street North.



# CITY OF WATERLOO

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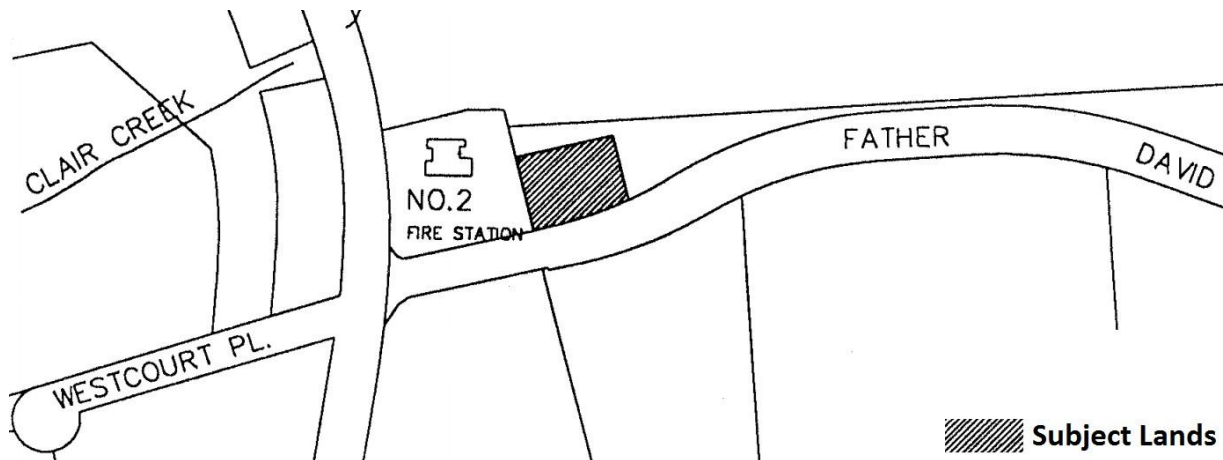
| Exception | Address                         | Zoning | File Reference            |
|-----------|---------------------------------|--------|---------------------------|
| C42       | Rear of 70 Westmount Road North | C3-60  | By-law 1997-123<br>SPA 13 |

Location: Rear of 70 Westmount Road North, Block 6 Registered Plan 1820  
as shown on Schedule 'C1' to this BY-LAW. and in Image 1 below.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall not be permitted on the lands specified on Image 1 hereto:
- SENSITIVE USES
  - CHILD CARE CENTRE
  - Storage Tanks
  - Fuel Pumps
  - Residential Uses
  - Hospitals
  - SCHOOLS

Image 1: Subject Lands



# CITY OF WATERLOO

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| Exception | Address                   | Zoning | File Reference                     |
|-----------|---------------------------|--------|------------------------------------|
| C43       | 12 University Avenue East | C1-81  | By-law 1998-133<br>By-law 2009-098 |

Location: 12 University Avenue East, Part Lot 13, 70, 78, GCT with row, Part 2, 58R-11634  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, only the following USES shall be permitted in the EXISTING BUILDING:
  - i. Retail Mattress Store (maximum 25% of the BUILDING FLOOR AREA for storage)
  - ii. OFFICE
  - iii. PERSONAL SERVICE SHOP
  - iv. Picture Framing Store
  - v. Photographic Studio
  - vi. Taxi Dispatch (OFFICE only)
  - vii. CULTURAL FACILITIES
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the EXISTING BUILDING:
  - i. SIDE YARD setback (minimum): 0.3 metres
  - ii. REAR YARD Setback (minimum): 1.6 metres
  - iii. PARKING SPACES (minimum): Equals the EXISTING PARKING SPACES
- c) Notwithstanding anything to the contrary, if the property be redeveloped so as to conform to all requirements of the C1 zone, the site specific provisions in a) and b) above shall not apply.

# CITY OF WATERLOO

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| Exception | Address                    | Zoning      | File Reference   |
|-----------|----------------------------|-------------|--|
| C44       | 9 Father David Bauer Drive | U2-20<br>R8 | By-law 1998-135<br>By-law 1994-112<br>SPA 10<br>SPA 16 |

Location: 9 Father David Bauer Drive  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- e) Notwithstanding anything to the contrary, the following USES shall be permitted on the lands known municipally as 9 Father David Bauer Drive:
  - RESTAURANT, including an OUTDOOR RESTAURANT PATIO
  - RESTAURANT (TAKE-OUT), including an OUTDOOR RESTAURANT PATIO
- f) Notwithstanding anything to the contrary, a DRIVE-THROUGH shall not be permitted on the lands known municipally as 9 Father David Bauer Drive.
- g) Notwithstanding anything to the contrary, the USE of the lands specific in Image 1 hereto and zoned Residential Eight (R8) shall be restricted to PARKING SPACES for the lands known municipally as 9 Father David Bauer Drive.
- h) Notwithstanding anything to the contrary, the location of the EXISTING BUILDING and the EXISTING PATIO on the lands known municipally as 9 Father David Bauer Drive shall be deemed to comply with this BY-LAW.
- i) Notwithstanding anything to the contrary, the EXISTING PARKING SPACES on the LOT shall be deemed to satisfy the parking requirements for the EXISTING BUILDING and the enlargement of the EXISTING BUILDING provided that such enlargement is less than ten percent (10%) of the BUILDING FLOOR AREA of the EXISTING BUILDING.
- j) Notwithstanding anything to the contrary, the maximum BUILDING HEIGHT shall be equal to the BUILDING HEIGHT of the EXISTING BUILDING.

Image 1: Part of 9 Father David Bauer Drive zoned Residential Eight (R8)



# CITY OF WATERLOO

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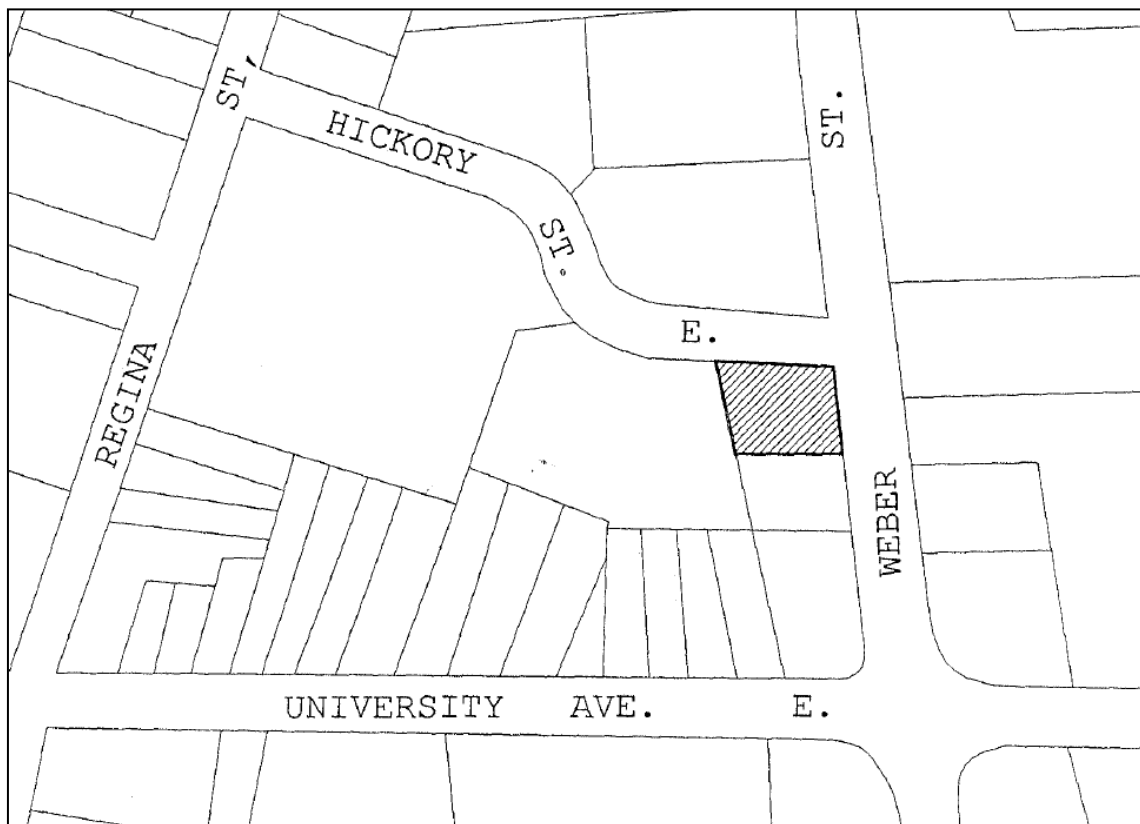
| Exception | Address                | Zoning | File Reference  |
|-----------|------------------------|--------|-----------------|
| C45       | 265 Weber Street North | C5-40  | By-law 1999-074 |

Location: 265 Weber Street North, Part Lot 1, R.P. 501, Part 1, 58R-9848  
as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

Site Specific Regulations:

- a) The following USE is hereby added to section 8.7.1.1 for the lands known municipally as 265 Weber Street North only:
- VARIETY STORE

Image 1: Subject Lands



# CITY OF WATERLOO

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| Exception | Address                    | Zoning | File Reference  |
|-----------|----------------------------|--------|---|
| C46       | 7 Father David Bauer Drive | U2-20  | By-law 1999-080<br>By-law 2007-146<br>By-law 2004-158 |

Location: 7 Father David Bauer Drive  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the Ancillary Uses specified in section 8.2.1.4 shall be permitted on the entire FIRST STOREY of a BUILDING.
- b) Notwithstanding anything to the contrary, the following regulations shall apply to a FOOD STORE:
  - i. BUILDING FLOOR AREA (maximum): 400 square metres of BUILDING FLOOR AREA
  - ii. May include an ancillary RESTAURANT (including TAKE-OUT RESTAURANT) to a maximum of 160 square metres of BUILDING FLOOR AREA
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 7 Father David Bauer Drive:
  - i. STREET LINE setback (minimum): 1.95 metres

# CITY OF WATERLOO

| Exception | Address                    | Zoning | File Reference  |
|-----------|----------------------------|--------|-----------------|
| C47       | 81-85 Bridgeport Road East | C1-40  | By-law 1996-067 |

Location: 81-85 Bridgeport Road East  
as shown on Schedule 'C1' to this BY-LAW

Site Specific Regulations:

- Notwithstanding anything to the contrary, the following USE shall be added to section 8.3.1.2 for Area B on Image 1 herein only:
  - MULTI-UNIT RESIDENTIAL BUILDING (including APARTMENT BUILDING)
- Notwithstanding section 8.3.10, a maximum twenty percent (20%) of required PARKING SPACES for a MULTI-UNIT RESIDENTIAL BUILDING in Area B shall be permitted as SURFACE PARKING.

Image 1: 81-85 Bridgeport Road East



# CITY OF WATERLOO

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| <b>Exception</b> | <b>Address</b>      | <b>Zoning</b> | <b>File Reference</b> |
|------------------|---------------------|---------------|-----------------------|
| C48              | 339 Erb Street West | RMU-20        | By-law 1997-070       |

Location: 339 Erb Street West, Part Lot 11, R.P. 496  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the EXISTING AUTOMOBILE SERVICE CENTRE shall be permitted.
- b) Notwithstanding anything to the contrary, if the EXISTING AUTOMOBILE SERVICE CENTRE ceases, the permission in a) above shall end.
- c) Notwithstanding anything to the contrary, OUTDOOR STORAGE shall not be permitted.

# CITY OF WATERLOO

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| Exception | Address                 | Zoning | File Reference  |
|-----------|-------------------------|--------|-----------------|
| C49       | 50 Bridgeport Road East | U1-40  | By-law 1997-145 |

Location: 50 Bridgeport Road East, Lots 5, 6, Part Park, R.P. 491, Part 1, 58R-4793  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall not be permitted:
  - SENSITIVE USES
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the EXISTING BUILDING:
  - i. SIDE YARD setback (minimum): 1.2 metres



# CITY OF WATERLOO

| Exception | Address                      | Zoning | File Reference  |
|-----------|------------------------------|--------|---|
| C50       | 440-450 Columbia Street West | C2-40  | By-law 1999-041<br>OMB O9000167<br>OMB O9200146<br>OMB S9200085<br>OMB Z9000269<br>OMB Z9200094 |

Location: 440-450 Columbia Street West, Part Lot 30, GCT, Parts 1, 2, 4, 58R-12414, Parts 2 to 9, 58R-11790  
as shown on Schedule 'C1' to this BY-LAW. and on Image 1 below

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 440-450 Columbia Street West:
  - i. BUILDING FLOOR AREA (maximum): 8,547 square metres
  - ii. GROSS LEASABLE AREA (maximum): 7,432 square metres

Image 1: Subject Lands



# CITY OF WATERLOO

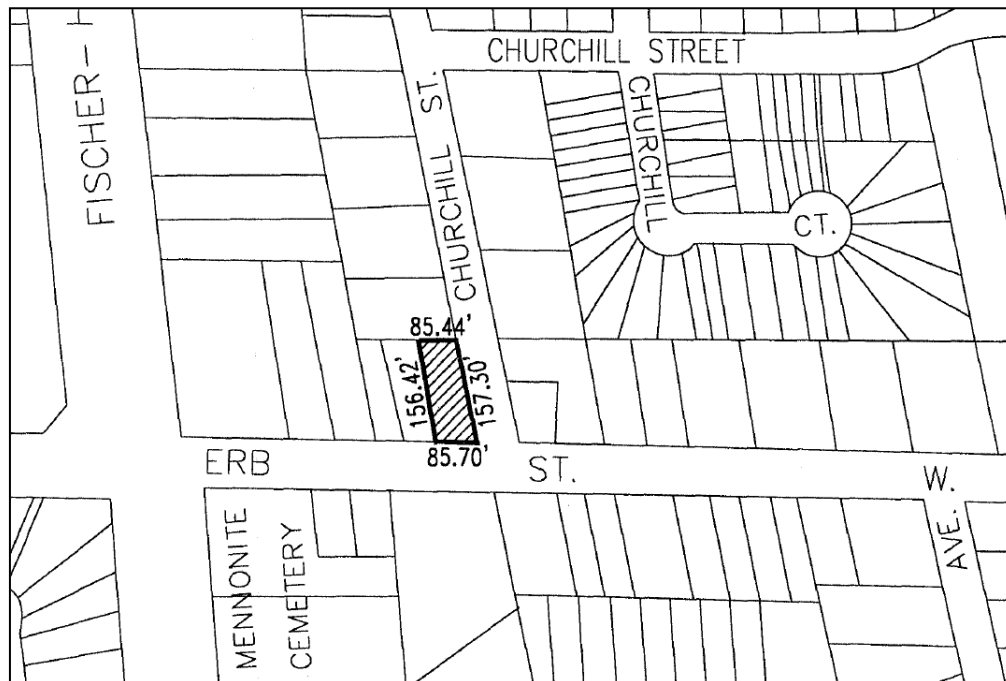
| Exception | Address             | Zoning | File Reference            |
|-----------|---------------------|--------|---------------------------|
| C51       | 404 Erb Street West | RMU-20 | By-law 1999-122<br>SPA 19 |

Location: 404 Erb Street West, Part Lot 27, R.P. 696, Part 3, 58R-666  
as shown on Schedule 'C1' to this BY-LAW and on Image 1 below

## Site Specific Regulations:

- a) The following USE is hereby added to section 7.10.1.1 for the lands known municipally as 404 Erb Street West only:
  - MEDICAL CLINIC
- b) Notwithstanding anything to the contrary, the following regulations shall apply to a MEDICAL CLINIC specified in a) above:
  - i. Restricted to a maximum of:
    - two (2) chiropractors and a maximum of two (2) support staff
    - two (2) registered MASSAGE THERAPISTS and a maximum of two (2) support staff
  - ii. The FIRST STOREY shall be limited to a maximum of 186 square metres and the entire FIRST STOREY may be used for a MEDICAL CLINIC.
  - iii. STOREYS above the FIRST STOREY shall only be used as DWELLING UNITS.
  - iv. FRONT YARD setback (minimum): 10.5 metres
  - v. PARKING SPACES for a MEDICAL CLINIC (minimum): eleven (11) spaces
  - vi. PARKING SPACES for each DWELLING UNIT (minimum): 1 per DWELLING UNIT

Image 1: Subject Lands



# CITY OF WATERLOO

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| Exception | Address                    | Zoning | File Reference  |
|-----------|----------------------------|--------|-----------------|
| C52       | 245 and 279 Lexington Road | I-10   | By-law 1999-147 |

Location: 245 and 279 Lexington Road  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 245 Lexington Road:
  - i. BUILDING FLOOR AREA (maximum): 5,574 square metres
  - ii. FRONT YARD Setback (minimum): 8.9 metres
  - iii. Notwithstanding anything to the contrary, a minimum of 180 PARKING SPACES shall be provided the LOT.
  - iv. Notwithstanding anything to the contrary, additional PARKING SPACES required to meet the minimum PARKING SPACE regulations of the Institutional (I) zone, in excess of 180 parking spaces, may be provided on the lands known municipally as 279 Lexington Road.
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 279 Lexington Road:
  - i. Notwithstanding anything to the contrary, PARKING SPACES for 245 Lexington Road may be provided on the lands known municipally as 279 Lexington Road.

# CITY OF WATERLOO

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| Exception | Address                 | Zoning    | File Reference |
|-----------|-------------------------|-----------|----------------|
| C53       | Parkwood Mennonite Home | 50-RMU-20 | By-law 2000-77 |

Location: 726 New Hampshire Street, Block 206, R.P. 58M-204  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 7.7.1.1 for the lands known municipally as 726 New Hampshire Street only:
- APARTMENT BUILDING
  - LONG TERM CARE FACILITY
  - ASSISTED LIVING FACILITY
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 726 New Hampshire Street:
- IMPERVIOUS AREA (maximum): fifty percent (50%)
  - University Avenue setback (minimum): 10.5 metres
  - Northerly LOT LINE setback (minimum): 7.5 metres
  - INTERIOR LOT LINE setback (minimum): 7.5 metres
  - Atlantic Boulevard setback (minimum): 10.5 metres
  - New Hampshire Street setback (minimum): 7.5 metres
  - PARKING SPACES for LONG TERM CARE FACILITY (minimum): 4 PARKING SPACES plus one (1) PARKING SPACE for every 4 units/suites or 6 BEDROOMS, whichever is greater
  - PARKING SPACES for ASSISTED LIVING FACILITY (minimum): one (1) PARKING SPACE per DWELLING UNIT
  - BUILDING HEIGHT (maximum): 20 metres and 6 STOREYS

# CITY OF WATERLOO

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| Exception | Address                 | Zoning | File Reference  |
|-----------|-------------------------|--------|-----------------|
| C54       | 345-347 Erb Street West | C3-20  | By-law 2000-114 |

Location: 345-347 Erb Street West, Part Lots 10 & 11, R.P. 496, Parts 22 & 23, 58R-828  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USE shall not be permitted on the lands known municipally as 345-347 Erb Street West:
  - i. DRIVE-THROUGH
- b) Notwithstanding anything to the contrary, the EXISTING DWELLING UNIT shall be permitted in its EXISTING location on the LOT.

# CITY OF WATERLOO

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| <b>Exception</b> | <b>Address</b>         | <b>Zoning</b> | <b>File Reference</b> |
|------------------|------------------------|---------------|-----------------------|
| C55              | 295 Weber Street North | C5-40         | By-law 2000-115       |

Location: 295 Weber Street North  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, on the lands known municipally as 295 Weber Street North, USES within the EXISTING BUILDING shall be restricted to:
  - BUSINESS INCUBATOR
  - COMMERCIAL SCHOOL
  - COMMERCIAL SERVICE
  - COMMUNICATION PRODUCTION
  - OFFICE
  - Office Equipment and Supplies (Sales and Service)
  - PERSONAL BREWING ESTABLISHMENT
  - ARTIST STUDIO (CLASS A)
  - CULTURAL USE
  - GOVERNMENT USE
  - MAKERSPACE SPACE (CLASS A)
- b) Notwithstanding anything to the contrary, on the lands known municipally as 295 Weber Street North, a minimum of 34 PARKING SPACES shall be provided for the EXISTING BUILDING.

# CITY OF WATERLOO

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| Exception | Address             | Zoning | File Reference  |
|-----------|---------------------|--------|-----------------|
| C56       | 360 Erb Street West | RMU-20 | By-law 2000-152 |

Location: 360 Erb Street West, Part Lot 9, R.P. 496  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a)** Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 360 Erb Street West:
- i. Easterly SIDE YARD setback (minimum): 2.4 metres
  - ii. LANDSCAPED OPEN SPACE (minimum): 144 square metres per DWELLING UNIT or 45% of total LOT AREA, whichever is more restrictive

# CITY OF WATERLOO

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| Exception | Address                     | Zoning | File Reference  |
|-----------|-----------------------------|--------|-----------------|
| C57       | 2025 University Avenue East | E1-27  | By-law 2000-149 |

Location: 2025 University Avenue East, Part Lots 63 to 66, GCT, Block 148, R.P. 58M144, Blocks 214 & 215, R.P. 58M204 as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USE is hereby added to section 9.1.1.1 for the lands known municipally as 2025 University Avenue East only:
- UNIVERSITY / COLLEGE



# CITY OF WATERLOO

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| Exception | Address           | Zoning | File Reference  |
|-----------|-------------------|--------|-----------------|
| C58       | 30 Bathurst Drive | E1-27  | By-law 2001-077 |

Location: 30 Bathurst Drive, Part Lot 12, R.P. 1569  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USE is hereby added to section 9.1.1.1 for the lands known municipally as 30 Bathurst Drive only:
  - CHILD CARE CENTRE
- b) Notwithstanding anything to the contrary, the following regulation shall apply to the EXISTING BUILDING on the lands known municipally as 30 Bathurst Drive:
  - i. Northerly SIDE YARD setback (minimum): 3 metres
  - ii. Notwithstanding anything to the contrary, a minimum of 24 PARKING SPACES shall be provided for the EXISTING BUILDING.

# CITY OF WATERLOO

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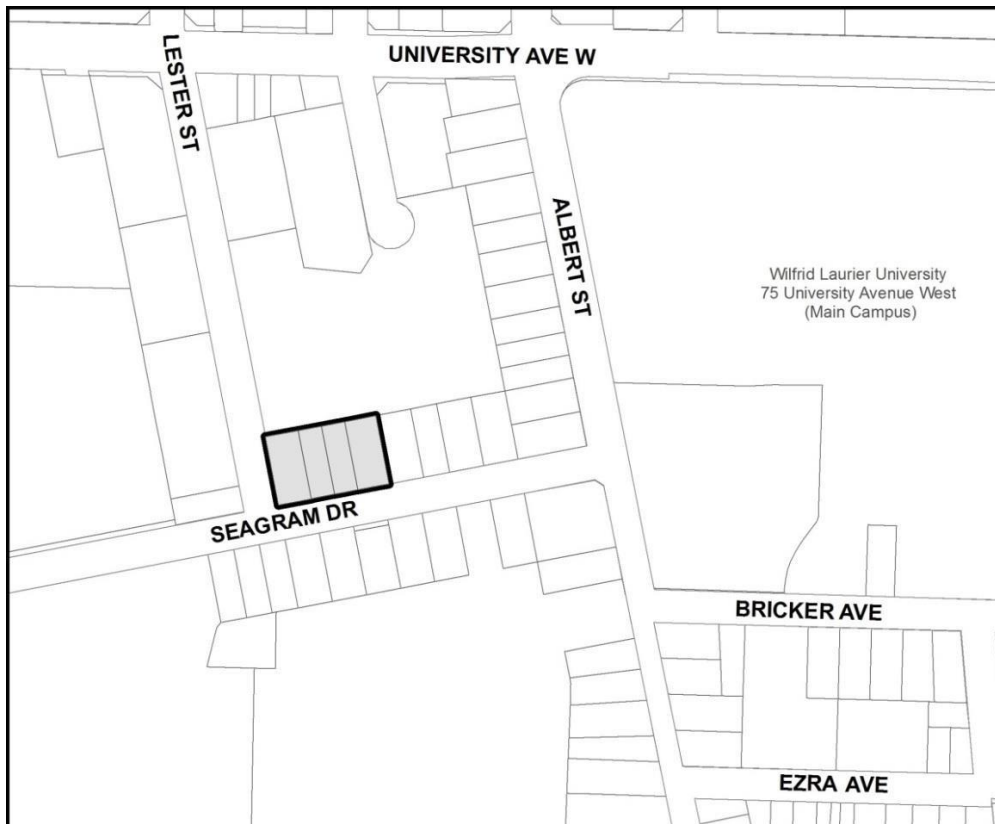
| Exception | Address          | Zoning | File Reference             |
|-----------|------------------|--------|----------------------------|
| C59       | 88 Seagram Drive | UC-81  | By-law 2001-115<br>SPA 201 |

Location: 88 Seagram Drive  
as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, on the lands known municipally as 88 Seagram Drive as illustrated on Image 1 hereto, USES shall be restricted to:
  - UNIVERSITY / COLLEGE residential uses
- b) Notwithstanding anything to the contrary, on the lands known municipally as 88 Seagram Drive as illustrated on Image 1 hereto, an entrance canopy shall be permitted subject to the following regulations:
  - i. STREET LINE setback (Seagram Drive) (minimum): 2.5 metres
  - ii. The entrance canopy shall be located above the main entrance to the BUILDING
  - iii. The entrance canopy shall be open to the air
  - iv. The entrance canopy shall not be made of flexible materials
  - v. The entrance canopy shall not exceed 12 metres in width

Image 1: 88 Seagram Drive



# CITY OF WATERLOO

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| Exception | Address                 | Zoning | File Reference  |
|-----------|-------------------------|--------|-----------------|
| C60       | 12 Bridgeport Road East | U1-40  | By-law 2001-138 |

Location: 12 Bridgeport Road East  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 12 Bridgeport Road East:
  - i. DWELLING UNITS shall be permitted on the FIRST STOREY and the BASEMENT level of the EXISTING BUILDING
  - ii. PARKING SPACES (minimum): 18

# CITY OF WATERLOO

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| Exception | Address             | Zoning | File Reference            |
|-----------|---------------------|--------|---------------------------|
| C61       | 414 Erb Street West | RMU-20 | By-law 2001-143<br>SPA 21 |

Location: 414 Erb Street West, Lot 29, R.P. 696  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USE is hereby added to section 7.10.1.1 for the lands known municipally as 414 Erb Street West only:
  - VETERINARY CLINIC
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the VETERINARY CLINIC in a) above:
  - i. Number of Veterinarians (maximum): 1
  - ii. Number of VETERINARY CLINIC Employees other than the Veterinarian (maximum): 3
  - iii. STOREYS above the FIRST STOREY and the BASEMENT shall only be used as DWELLING UNITS.
  - iv. BUILDING FLOOR AREA of the FIRST STOREY (maximum): 186 square metres
  - v. Location of VETERINARY CLINIC: restricted to the FIRST STOREY
  - vi. That there shall be no outdoor runs and no overnight stays for animals.
  - vii. PARKING SPACES (minimum):
    - 8 PARKING SPACES for the VETERINARY CLINIC
    - 1 PARKING SPACE per DWELLING UNIT
    - a maximum six (6) PARKING SPACES shall be permitted in the FRONT YARD
    - a maximum three (3) PARKING SPACES shall be permitted in the REAR YARD

# CITY OF WATERLOO

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| Exception | Address   | Zoning | File Reference  |
|-----------|---|--------|-----------------|
| C62       | 271, 240-346, 150-238 Westcourt Place,<br>79-113 Westmount Road North | RMU-60 | By-law 2002-165 |

Location: 271, 240-346, 150-238 Westcourt Place, 79-113 Westmount Road North  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

## Parcel A

1. Notwithstanding anything to the contrary, the following regulations shall apply to lands identified as "Parcel A" on Image A below:
  - i. A maximum of one (1) APARTMENT BUILDING shall be permitted on the subject lands. An additional APARTMENT BUILDING on the subject lands shall require an amendment to this BY-LAW.
  - ii. The following regulations shall apply to an APARTMENT BUILDING:
    - a. FRONT YARD Setback (minimum): 3.0 metres
    - b. SIDE YARD Setback (minimum): 4.1 metres
    - c. Westcourt Place STREET LINE setback (minimum): 110.0 metres
    - d. BUILDING HEIGHT (maximum): 6 STOREYS, except for mechanized roof top equipment such as air conditioning and heating units, chimneys, and elevator penthouses
    - e. DWELLING UNITS (maximum): forty (40) units
  - iii. Notwithstanding anything to the contrary, TOWNHOUSE BUILDINGS and MAISONETTE BUILDINGS shall be permitted.
  - iv. The following regulations shall apply to a TOWNHOUSE BUILDING and MAISONETTE BUILDING::
    - a. Westcourt Place setback (minimum): 6.7 metres
    - b. University Avenue setback (minimum): 10.5 metres
    - c. North-easterly property boundary setback (minimum): 7.6 metres
    - d. South-westerly property boundary setback (minimum): 16.0 metres
    - e. no setback shall be required for the common wall between DWELLING UNITS;
    - f. LANDSCAPED OPEN SPACE (minimum): 130 square metres for each DWELLING UNIT and in no case shall the LANDSCAPED OPEN SPACE on the subject lands equal less than 50% of the total LOT AREA. Excludes areas covered by BUILDING or BUILDINGS, parking areas, driveways leading to parking areas
    - g. BUILDING HEIGHT (maximum): 10.5 metres
    - h. PARKING SPACES (minimum): 1.2 PARKING SPACES for each EXISTING TOWNHOUSE and/or MAISONETTE DWELLING UNIT
    - i. More than one main BUILDING or ACCESSORY BUILDING shall be permitted on any LOT in this zone.

# CITY OF WATERLOO

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## Parcel B

2. Notwithstanding anything to the contrary, the following regulations shall apply to lands identified as "Parcel B" on Image A below:
- i. APARTMENT BUILDINGS are prohibited.
  - ii. TOWNHOUSE BUILDINGS shall be permitted subject to the following regulations:
    - a. Westcourt Place setback (minimum): 3.65 metres
    - b. University Avenue setback (minimum): 10.5 metres
    - c. North-easterly property boundary setback (minimum): 7.5 metres
    - d. South-westerly property boundary setback (minimum): 3.0 metres
    - e. no setback is required for the common wall between DWELLING UNITS;
    - f. LANDSCAPED OPEN SPACE (minimum): 130 square metres for each DWELLING UNIT and in no case shall the LANDSCAPED OPEN SPACE on the subject lands equal less than 50% of the total LOT AREA. Excludes areas covered by BUILDING or BUILDINGS, parking areas, driveways leading to parking areas
    - g. BUILDING HEIGHT (maximum): 10.5 metres
    - h. PARKING SPACES (minimum): 1 PARKING SPACE for each DWELLING UNIT
    - i. More than one main BUILDING or ACCESSORY BUILDING shall be permitted on any LOT in this zone.

## Parcel C1

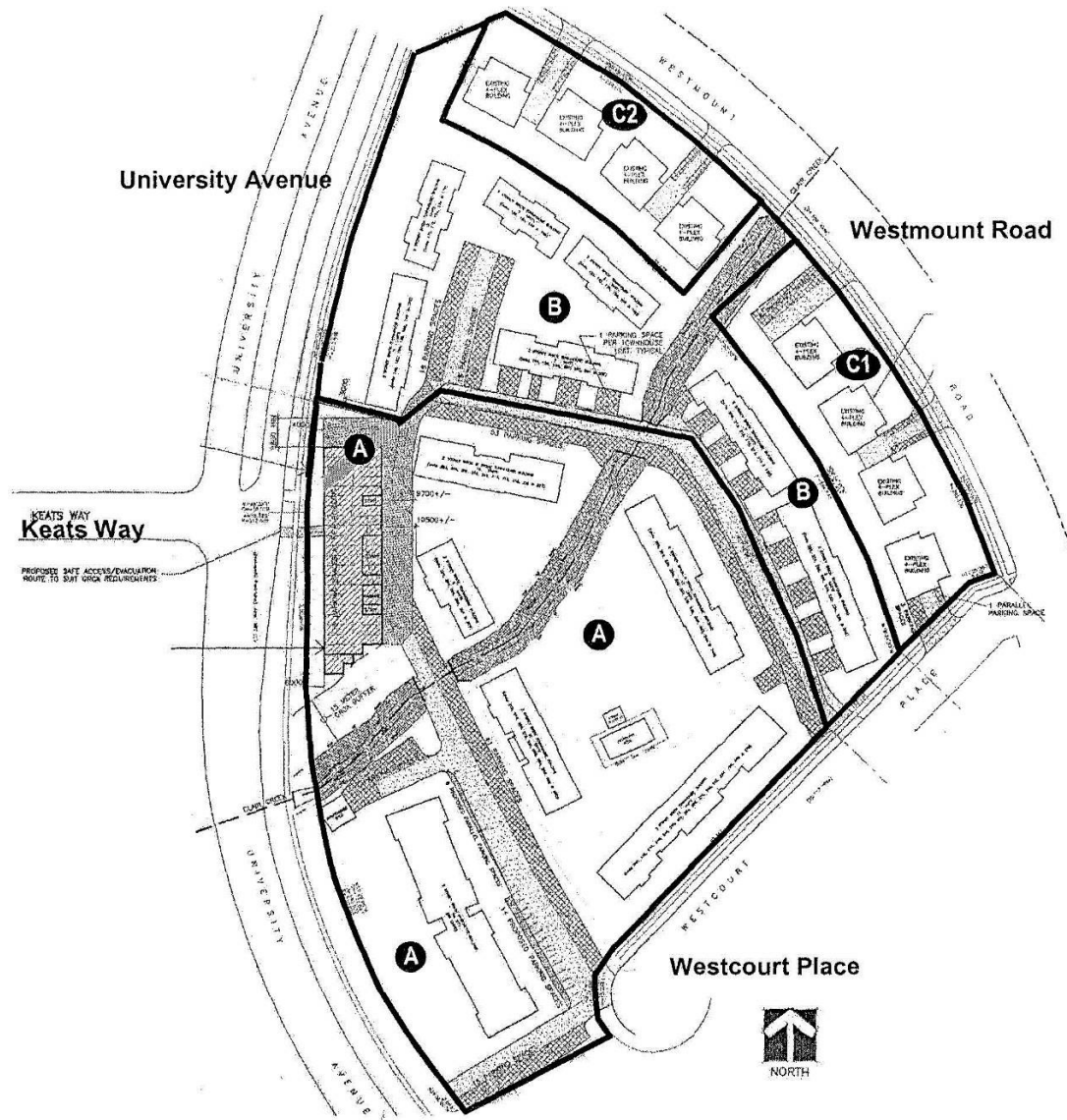
3. Notwithstanding anything to the contrary, the following regulations shall apply to lands identified as "Parcel C1" on Image A below:
- a. FRONT YARD setback (minimum): 5.0 metres
  - b. FLANKAGE YARD setback (minimum): 10.5 metres
  - c. SIDE YARD setback (minimum): 6.0 metres
  - d. PARKING SPACES (minimum): 1 parking space for each DWELLING UNIT

## Parcel C2

4. Notwithstanding anything to the contrary, the following regulations shall apply to lands identified as "Parcel C2" on Image A below:
- a. SIDE YARD setback (minimum): 1.5 metres
  - b. REAR YARD setback (minimum): 7.0 metres
  - c. PARKING SPACES (minimum): 1 PARKING SPACE for each DWELLING UNIT

# CITY OF WATERLOO

Image A:



The lands within the heavy black line containing the symbol “**A**” represent Parcel ‘A’.

The lands within the heavy black line containing the symbol “**B**” represent Parcel ‘B’.

The lands within the heavy black line containing the symbol “**C1**” represent Parcel ‘C1’.

The lands within the heavy black line containing the symbol “**C2**” represent Parcel ‘C2’.

# CITY OF WATERLOO

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| Exception | Address           | Zoning | File Reference            |
|-----------|-------------------|--------|---------------------------|
| C63       | 181 Albert Street | UC-81  | By-law 2003-047<br>SPA20I |

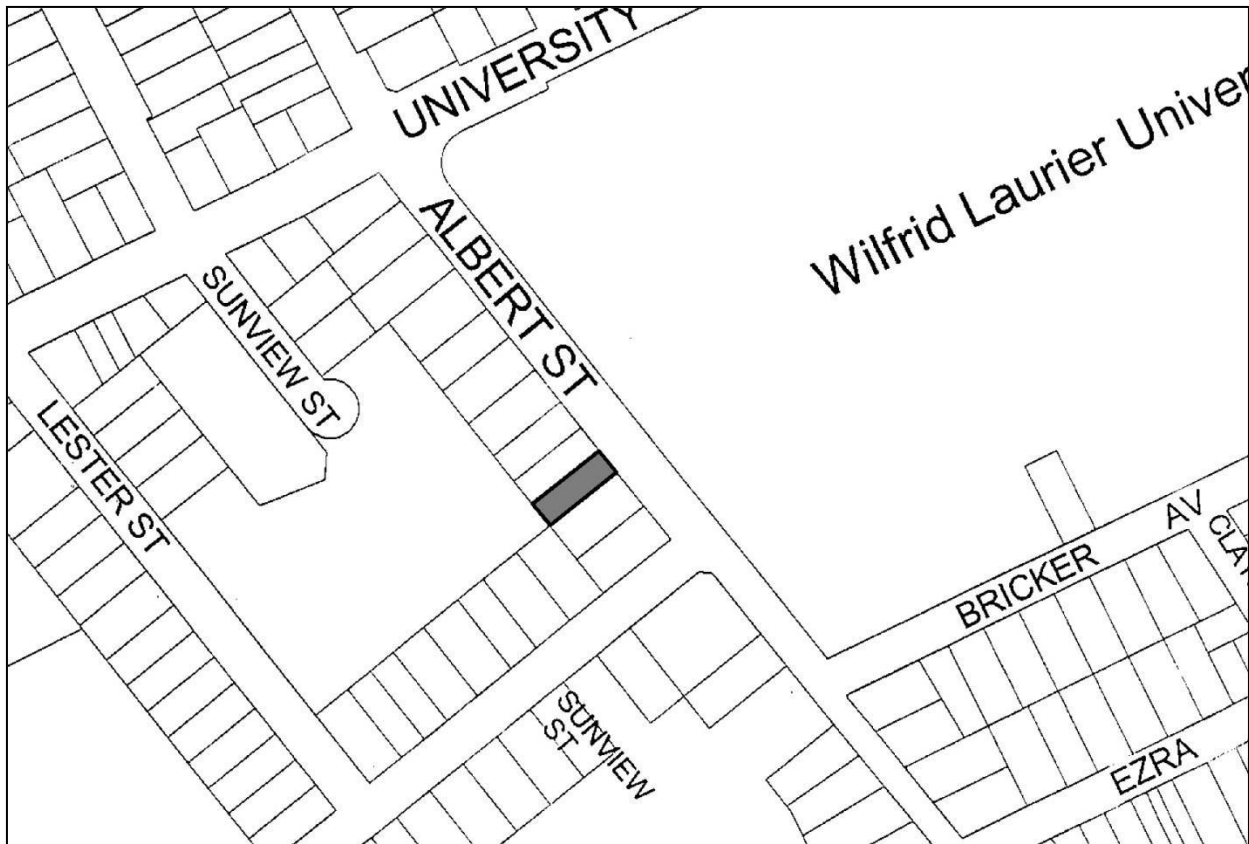
Location: 181 Albert Street, Part Lot 6, R.P. 507

as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, on the lands known municipally as 181 Albert Street as illustrated on Image 1 hereto, USES shall be restricted to:
  - UNIVERSITY / COLLEGE residential uses
- b) Notwithstanding anything to the contrary the following regulations shall apply to the lands known municipally as 181 Albert Street:
  - i. STREET LINE setback for the EXISTING BUILDING (minimum): 4.9 metres
  - ii. Southerly SIDE YARD setback for the EXISTING BUILDING (minimum): 0.5 metres
  - iii. Northerly SIDE YARD setback for the EXISTING BUILDING (minimum): 1.5 metres

Image 1: 181 Albert Street





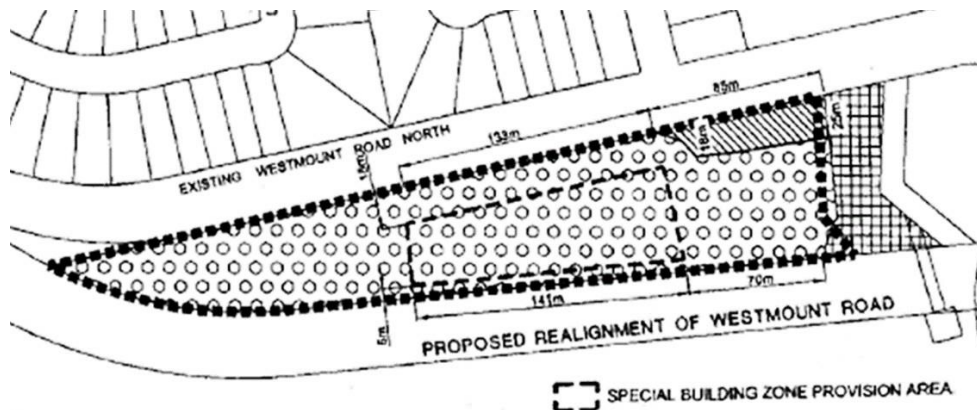
# CITY OF WATERLOO

| Exception | Address                  | Zoning | File Reference                            |
|-----------|--------------------------|--------|---|
| C64       | 560 Westmount Road North | E1-10  | By-law 2003-069<br>OMB PL020669<br>SPA 23 |

Location: 560 Westmount Road North, Part Lot 26, GCT, Part 2, 58R-14517  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, on the lands known municipally as 560 Westmount Road North, USES shall be restricted to:
- BUSINESS INCUBATOR
  - DATA CENTRE
  - FINANCIAL SERVICE
  - GOVERNMENT USE
  - MAKERS SPACE (CLASS A)
  - OFFICE
  - TECH OFFICE
  - UNIVERSITY / COLLEGE
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 560 Westmount Road North:
- BUILDING HEIGHT (measured at the easterly BUILDING facade as the vertical distance between the finished average ground level and the highest point of the roof's surface) shall not exceed 2 STOREYS or 357 metres above sea level, whichever is lower;
  - BUILDING HEIGHT (measured at the westerly BUILDING facade as the vertical distance between the finished average ground level and the highest point of the roof's surface) shall not exceed 3 STOREYS or 357 metres above sea level, whichever is lower
  - BUILDING setback from the easterly LOT LINE (minimum): 18 metres
  - BUILDING setback from the westerly LOT LINE (minimum): 6 metres
  - BUILDING setback from the southerly LOT LINE (minimum): 70 metres and 85 metres as shown on the inset drawing hereto
  - PARKING SPACES (minimum): 2.5 per 100 square metres of BUILDING FLOOR AREA



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| Exception | Address           | Zoning | File Reference  |
|-----------|-------------------|--------|-----------------|
| C65       | 490 Wismer Street | R8     | By-law 2003-086 |

Location: 490 Wismer Street

as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USE is hereby added to section 7.8.1.1 for the lands known municipally as 490 Wismer Street only:
  - MULTI-UNIT RESIDENTIAL BUILDING (including APARTMENT BUILDING)
- b) Notwithstanding anything to the contrary, the following regulations shall apply to a MULTI-UNIT RESIDENTIAL BUILDING on the lands known municipally as 490 Wismer Street:
  - i. STREET LINE setback (minimum): 6 metres
  - ii. INTERIOR LOT LINE setback (minimum): 5 metres
  - iii. LOW RISE RESIDENTIAL LOT LINE setback (minimum): 7.5 metres
  - iv. LANDSCAPED BUFFER (minimum): 3.0 metres abutting a LOW RISE RESIDENTIAL LOT LINE
  - v. LANDSCAPED OPEN SPACE (minimum): 30% of the LOT AREA
  - vi. BUILDING HEIGHT (maximum): 12 metres and 3 STOREYS
  - vii. DENSITY (maximum): 150 BEDROOMS per hectare
  - viii. AMENITY AREA (minimum): 3 square metres per BEDROOM
  - ix. PARKING SPACES (minimum): 1.15 spaces per DWELLING UNIT
  - x. VISITOR PARKING SPACES (minimum): 0.10 spaces per DWELLING UNIT
  - xi. Number of BUILDINGS per LOT (maximum): more than one (1) permitted

# CITY OF WATERLOO

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| Exception | Address                | Zoning | File Reference                              |
|-----------|------------------------|--------|---|
| C66       | 652 to 672 Erb St West | C2-40  | By-law 2003-106<br>By-law 2008-142<br>SPA 8 |

Location: 650 to 672 Erb Street West, Part Block 67, R.P. 58M335, Parts 1 to 9, 58R-17944, Parts 3 to 8, 58R 14672, as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the lands referred to as Areas 'A', 'B', and 'C' as shown on Image 1 attached hereto shall be deemed to be one parcel of land, and be restricted to the following uses:

- AUDITORIUM
- AUTOMOBILE GAS STATION (Including CAR WASH)
- Automobile Rental Depot (no car storage)
- BAKE SHOP or Confectionery Shop
- Beer, Liquor and Wine Stores
- CAFE
- Catering Services
- CHILD CARE CENTRE
- Coin Operated Laundries
- COMMERCIAL RECREATION
- COMMERCIAL WELLNESS
- Cosmetic Sales
- DRUG STORE
- DRY CLEANING DEPOT
- Film Processing Depot
- FINANCIAL SERVICE
- FOOD STORE, SPECIALTY
- Health/Tanning Salon
- Health Club/Fitness Centre/YMCA
- MEDICAL CLINIC and Lab (non-research)
- OFFICE
- PERSONAL BREWING ESTABLISHMENT
- PERSONAL SERVICE SHOP
- Photograph Studio
- Post Office
- PRINTING ESTABLISHMENT
- PRIVATE CLUBS and Lodges
- RESTAURANT (including DRIVE-THROUGH and TAKE-OUT but not within 30m of a residential use)
- SCHOOL
- Telephone Store
- VARIETY STORE
- VETERINARY CLINIC
- Video Store

# CITY OF WATERLOO

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- Institutional USES:
  - GOVERNMENT USES
  - Parks and Open Space
  - SPIRITUAL USE
  - Municipal Recreation Facility
  - CULTURAL FACILITIES

- b) Notwithstanding anything to the contrary, the following regulations shall be calculated and applied on this basis:

|   |   |
|---|---|
| PARKING (minimum)   | 5.0 PARKING SPACES per 100 square metres of GROSS LEASABLE AREA, and may be permitted in the FRONT and FLANKAGE YARDS |
| STREET LINE setback (minimum)   | 5.0 metres from Erb St W<br>7.5 metres from Ira Needles Blvd  |
| YARD setback (minimum)  | 5.0m from the Northerly LOT LINE  |
| LANDSCAPED BUFFER (minimum)   | 6.0 metres abutting Ira Needles Blvd<br>4.0 metres abutting Erb St W  |
| BUILDING FLOOR AREA (individual stores) (maximum)                     | 465 square metres   |
| BUILDING FLOOR AREA (DRUG STORE, and FOOD STORE, SPECIALTY) (maximum) | 1393 square metres  |
| BUILDING FLOOR AREA (RESTAURANTS and Video Stores)                    | 929 square metres   |
| BUILDING HEIGHT   | No minimum height required for any BUILDING or STRUCTURE less than 465 square metres                                  |

- i. Notwithstanding anything to the contrary, the STREET LINE setback for a BUILDING that existed on the date of the passing of this BY-LAW shall be deemed the required STREET LINE setback for that BUILDING.
- c) The following additional regulations shall apply to Area 'A' on Image 1 attached hereto:
- i. Notwithstanding anything to the contrary, one (1) Home and Auto Supply (HAAS) store not exceeding 4,645 square metres (50,000 square feet) of GROSS LEASABLE AREA will be permitted and shall consist of three or more of these USES:
- a. AUTOMOTIVE SERVICE CENTRE
  - b. Electronics
  - c. Garden centre (outdoor and indoor)
  - d. Hardware merchandise
  - e. Home improvement merchandise, but not including lumber or flooring
  - f. Internal food kiosk as an accessory use
  - g. Outdoor Vendor (limited to hot dog cart)
  - h. Sporting goods
  - i. Vehicle supplies and accessories

# CITY OF WATERLOO

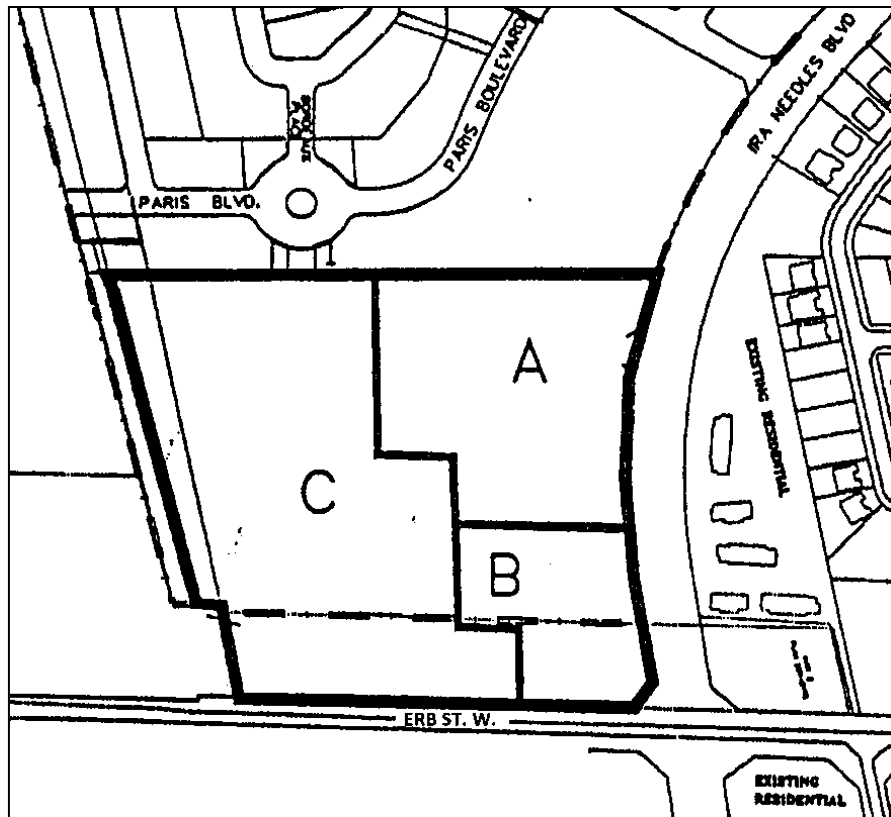
d) Notwithstanding anything to the contrary, the following additional USES shall be permitted in Area 'C' on Image 1 attached hereto:

- FOOD STORE
- RETAIL STORE
- Florist

e) Notwithstanding anything to the contrary, the following regulations shall apply to Area 'C' on Image 1 attached hereto:

|  |  |
|--|--|
| BUILDING FLOOR AREA (FOOD STORE) (maximum)   | 3,251 square metres  |
| BUILDING FLOOR AREA (RETAIL STORE) (maximum)   | <ul style="list-style-type: none"><li>• Collective total of 1,114 square metres</li><li>• Individual stores shall not exceed 465 square metres</li></ul> |
| BUILDING FLOOR AREA (maximum) <ul style="list-style-type: none"><li>• Books, Cards</li><li>• Electronic Equipment Sales &amp; Service</li><li>• General Merchandise RETAIL STORE (non-apparel)</li><li>• Home Improvements Centre</li><li>• OFFICE Supplies and Equipment</li><li>• Pet Stores and Supplies</li><li>• Sporting Goods</li></ul> | 2,787 square metres  |

Image 1: Subject Lands



# CITY OF WATERLOO

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| Exception | Address            | Zoning | File Reference  |
|-----------|--------------------|--------|-----------------|
| C67       | 500 Erbsville Road | OS3    | By-law 2004-079 |

Location: 500 Erbsville Road, Part Lot 30, Part Lot 43, GCT, Part 1, 58R-11302  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 500 Erbsville Road:

Single Detached Dwelling

- i. One (1) SINGLE DETACHED BUILDING shall be permitted within the area defined and illustrated as "Single Detached House Location" on Image A hereto.

Large Accessory Structure

- ii. The EXISTING ACCESSORY STRUCTURE illustrated as "Large Accessory Structure" on Image A hereto shall be permitted to remain in its current location on the lands provided that:
- The ACCESSORY STRUCTURE shall not be enlarged from its current size of 15.24 metres by 24.50 metres or in BUILDING HEIGHT.
  - The ACCESSORY STRUCTURE shall be ancillary to the residential DWELLING and shall not be used for any commercial purpose or to store or repair construction or contractor equipment such as cranes, bulldozers, backhoes or similar heavy construction equipment.
  - The ACCESSORY STRUCTURE shall only be used:
    - As ancillary storage for a SINGLE DETACHED BUILDING on the property;
    - For vehicle storage provided the vehicles are non-commercial cars, trucks, boats, recreational vehicles (including motor homes, tent trailers, and all-terrain vehicles) and riding lawnmowers for the personal use of the owner residing on the property;
    - As a non-commercial private workshop used for recreational purposes.
  - Should the ACCESSORY STRUCTURE be removed or demolished, it shall not be replaced and the lands shall be returned to a naturalized state.
  - The ACCESSORY STRUCTURE shall not be used as a DWELLING UNIT.

Small Accessory Structure

- iii. The EXISTING ACCESSORY STRUCTURE illustrated as "Small Accessory Structure" on Image A hereto shall be permitted to remain in its current location on the lands provided:
- The ACCESSORY STRUCTURE shall not be enlarged from its current size of 3.20 metres by 3.00 metres or in height.
  - The ACCESSORY STRUCTURE shall only be used for ancillary storage for a SINGLE DETACHED BUILDING on the property.
  - Should the ACCESSORY STRUCTURE be removed or demolished, it shall not be replaced and the lands shall be returned to a natural state.
  - The ACCESSORY STRUCTURE shall not be used as a DWELLING UNIT.

# CITY OF WATERLOO

## Private Driveway

- iv. The EXISTING private DRIVEWAY through the woodlands illustrated as "Private Driveway" on Image A hereto shall be permitted to remain on the lands provided:
  - a. The "Private Driveway" shall be located in the same location as it existed on the effective date of City of Waterloo By-law No. 2004-079 and shall not be widened.
  - b. Should the "Large Accessory Structure" at the rear of the property be removed or demolished, the permission for this "Private Driveway" shall cease and the lands shall be returned to a naturalized state.
- v. Parking on the "Private Driveway" through the woodlands shall be limited to temporary parking only, not to exceed 24 continuous hours.

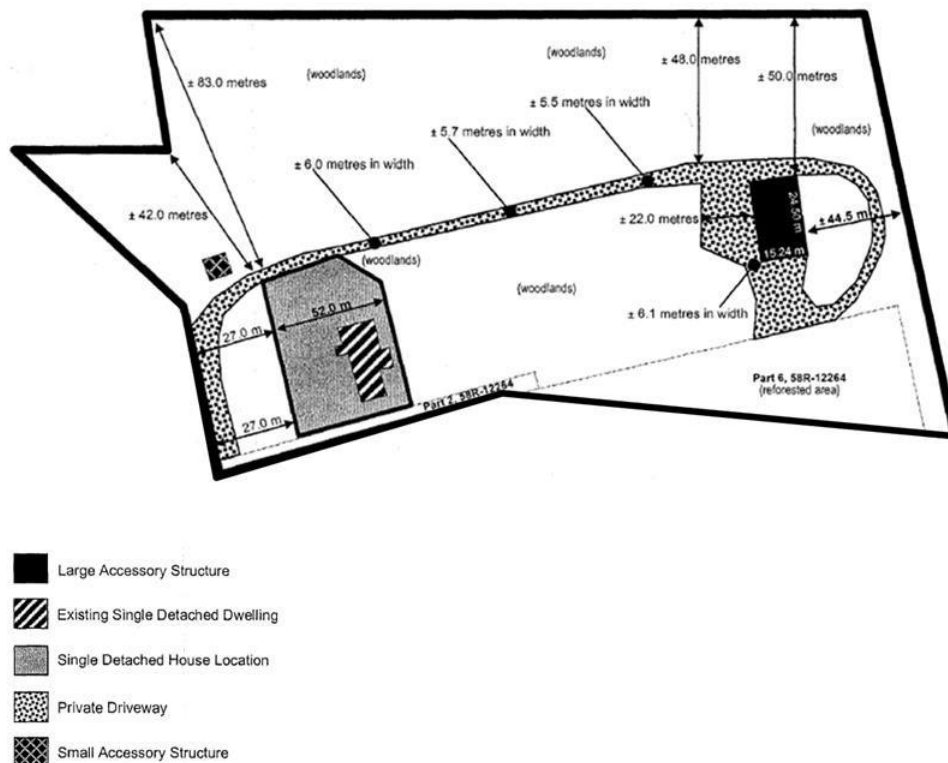
## Outdoor Storage

- vi. OUTDOOR STORAGE is prohibited.

## Remaining Areas

- vii. Areas beyond those illustrated as "Single Detached House Location", "Large Accessory Structure", "Small Accessory Structure" and "Private Driveway" shall be limited to naturalized areas for the growth of trees, shrubs, grasses, or other vegetation including but not limited to woodlots, wetlands, water courses, and vegetative buffers with the exception of a direct residential DRIVEWAY to access the "Single Detached House Location" from Erbsville Road.

Image A: 500 Erbsville Road



# CITY OF WATERLOO

| Exception | Properties   | Zoning | File Reference  |
|-----------|--|--------|-----------------|
| C68       | Tamarack Dr. & Sorrel Pl. area, Peppler St. & Elgin St. area | R4     | By-law 2004-142 |

Location: Tamarack Dr. & Sorrel Pl. area, Peppler St. & Elgin St. area  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, on the lands illustrated as "Subject Lands" on Image 1 hereto, the following USES shall not be permitted:
  - i. DUPLEX BUILDINGS
  - ii. SEMI-DETACHED BUILDINGS
  - iii. FREEHOLD SEMI-DETACHED BUILDINGS
- b) Notwithstanding anything to the contrary, a SECOND RESIDENTIAL UNIT is permitted within a SINGLE DETACHED DWELLING subject to the regulations of 3.S.1.

Image 1: Subject Lands





# CITY OF WATERLOO

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| Exception | Address                                 | Zoning | File Reference   |
|-----------|---|--------|--|
| C69       | 66 Noecker Street & 151 Brighton Street | R4     | By-law 2004-142<br>By-law 2004-145<br>OMB PL041200<br>OMB PL041214 |

Location: 66 Noecker Street, Part Blocks B & C, R.P. 878, Part 2, 58R-8304  
151 Brighton Street, Part Blocks B & C, R.P. 878, Part 1, 58R-8304  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall not be permitted on the lands municipally known as 66 Noecker Street and 151 Brighton Street:
- SEMI-DETACHED BUILDING
  - FREEHOLD SEMI-DETACHED BUILDING

# CITY OF WATERLOO

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| Exception | Address               | Zoning | File Reference            |
|-----------|-----------------------|--------|---------------------------|
| C70       | 50 Weber Street North | C1-60  | By-law 2003-153<br>SPA 24 |

Location: 50 Weber Street North  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 50 Weber Street North:
  - i. SIDE YARD setback (minimum): 2.65 metres
  - ii. REAR YARD setback (minimum): 1.75 metres
  - iii. PARKING SPACES (minimum): 3.8 per 100 square metres of BUILDING FLOOR AREA

# CITY OF WATERLOO

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| Exception | Address               | Zoning | File Reference            |
|-----------|-----------------------|--------|---------------------------|
| C71       | 580 Beaver Creek Road | FD     | By-law 2005-070<br>SPA 14 |

Location: 580 Beaver Creek Road, Green Acres Trailer Park  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USE shall be permitted on the lands known municipally as 580 Beaver Creek Road:
  - i. Seasonal Recreational Trailer Park
- c) Notwithstanding anything to the contrary, the following ancillary USES shall be permitted on the lands known municipally as 580 Beaver Creek Road, meaning said uses are subordinate and incidental to the Seasonal Recreational Trailer Park:
  - i. recreation hall
  - ii. washroom facilities
  - iii. garbage facilities
  - iv. administration OFFICES
  - v. gate house
  - vi. outdoor recreational fields
  - vii. one (1) VARIETY STORE, not to exceed 31 square metres in BUILDING FLOOR AREA
- c) The following definitions apply:
  - i. "Seasonal Recreation Trailer" – means a trailer used on a seasonal and recreational basis, and closed and vacated for at least sixty (60) continuous days between October 31 and April 30 of the following year. Seasonal Recreational Trailers shall not include any of the following:
    - a. Permanent Trailer as defined in c)ii
    - b. Mobile Homes
    - c. permanent, principal or year-round residences
  - ii. "Permanent Trailer" – means a trailer used as a permanent, principal and or year-round residence that has been constructed to allow year-round occupancy in accordance with Provincial and municipal laws and standards.
  - iii. "Seasonal Recreation Trailer Park" – means a trailer park used on a seasonal and recreational basis by Seasonal Recreational Trailers and or recreational vehicles.
- d) Notwithstanding anything to the contrary, the following regulations shall apply:
  - i. Campsites (maximum): 364 with one Seasonal Recreational Trailer or recreational vehicle per site
  - ii. The EXISTING Motor Vehicle Repair Shop shall be permitted subject to the following provisions:
    - a. shall remain in its current location and the EXISTING BUILDING shall not be enlarged
    - b. if the BUILDING containing the Motor Vehicle Repair Shop is removed or demolished, it shall not be replaced

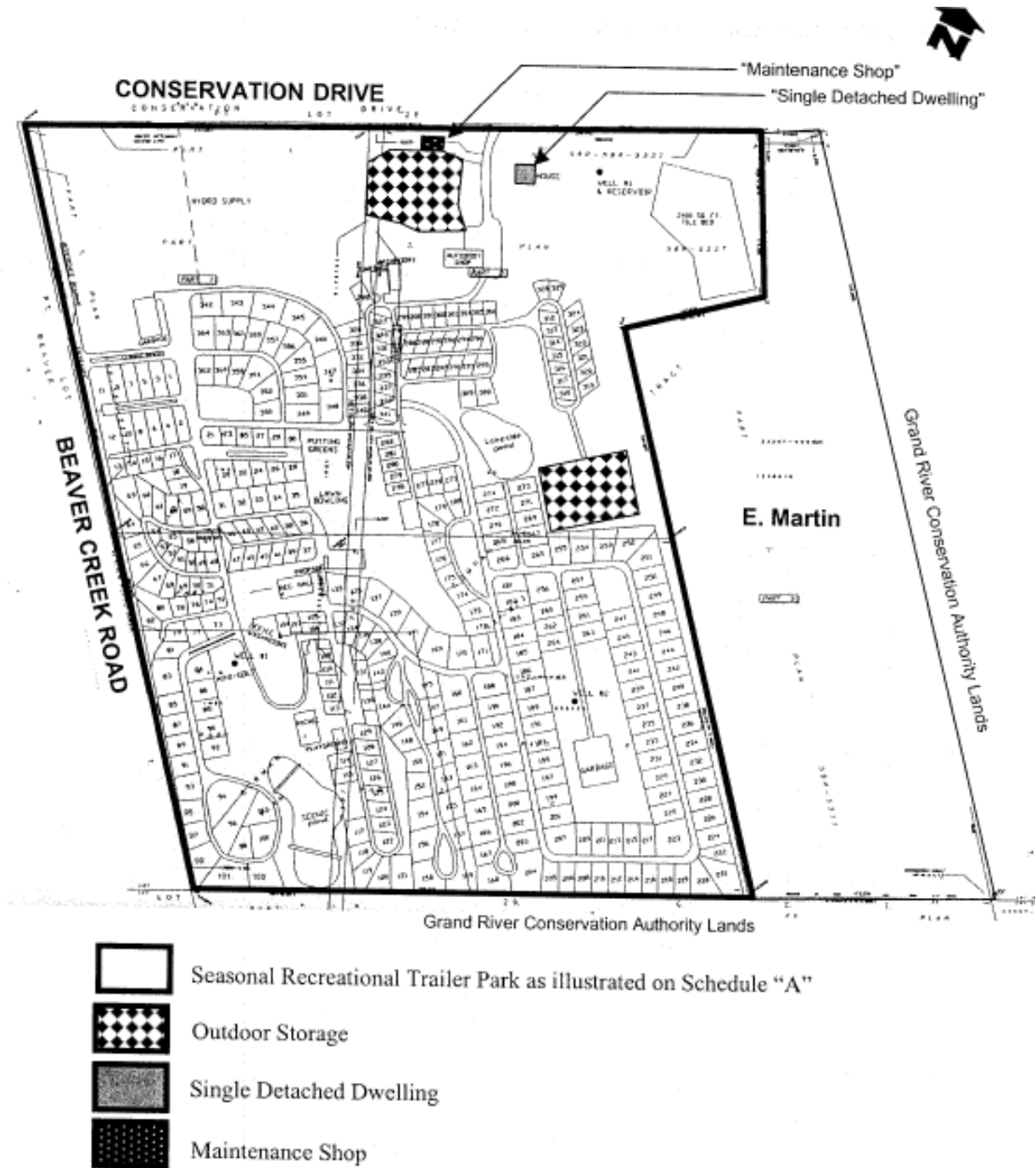
# CITY OF WATERLOO

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- c. if the EXISTING Motor Vehicle Repair Shop USE ceases, the permissions under this BY-LAW to permit the Motor Vehicle Repair Shop shall end
- iii. The EXISTING Maintenance Shop shall be permitted subject to the following provisions:
  - a. shall remain in its current location and the EXISTING BUILDING shall not be enlarged
  - b. if the BUILDING containing the Maintenance Shop is removed or demolished, it shall not be replaced
  - c. if the EXISTING Maintenance Shop USE ceases, the permissions under this BY-LAW to permit the Maintenance Shop shall end
  - d. the Maintenance Shop shall be limited to the storage and servicing of equipment required to maintain the Seasonal Recreational Trailer Park and to repair recreational trailers from the Seasonal Recreational Trailer Park
- iv. OUTDOOR STORAGE shall be permitted on the lands subject to the following provisions:
  - a. shall be ancillary to the Seasonal Recreational Trailer Park
  - b. OUTDOOR STORAGE sites shall remain in their EXISTING location and shall not be enlarged
  - c. the permission under this BY-LAW to permit the OUTDOOR STORAGE shall end if the Seasonal Recreational Trailer Park ceases
  - d. OUTDOOR STORAGE shall be limited to the storage of recreational trailers and recreational vehicles
- iv. The EXISTING SINGLE DETACHED BUILDING shall be permitted.
- v. No BUILDING or STRUCTURE shall be ERECTED on the lands illustrated as "E. Martin"

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Image 1: Subject Lands



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| Exception | Address                 | Zoning | File Reference |
|-----------|-------------------------|--------|----------------|
| C72       | 211-215 Erb Street West | RMU-40 |                |

Location: 211-215 Erb Street West  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USE is hereby added to section 7.10.1.1 for the lands known municipally as 211-215 Erb Street West only:
  - SPIRITUAL USE (see section 3.S.4)

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| Exception | Address   | Zoning | File Reference  |
|-----------|---|--------|-----------------|
| C73       | 95 King Street South (Willis Way to William)<br>and 85 Willis Way | U1-16  | By-law 2005-112 |

Location: 95 King Street South (Willis Way to William Street)  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 95 King Street South as illustrated on Image 1 hereto:
- Required parking for all USES on the lands may not necessarily be located on the same LOT as the related USE.
  - A gable, cottage or gambrel roof structure shall not be considered a STOREY for purposes of determining BUILDING HEIGHT.
  - In any BUILDING or BUILDINGS, residential DWELLING UNITS shall only be permitted in STOREYS above the FIRST STOREY.
  - In any BUILDING or BUILDINGS on Blocks 1 and 2, "OFFICE" on the FIRST STOREY shall not exceed 20% of the BUILDING FLOOR AREA of the FIRST STOREY.
  - BUILDING FLOOR AREA RATIO of all BUILDINGS within Blocks 1, 2 and 3 (maximum): 4.0
  - STREET LINE setback (minimum): 0 metres
  - INTERIOR LOT LINE setback (minimum): 3 metres

### Block 1

- BUILDING HEIGHT (maximum): 18 metres and 4 STOREYS

### Block 2

- BUILDING HEIGHT (maximum): 16 metres and 3 STOREYS
- Southerly LOT LINE setback (minimum): 7 metres

### Block 3

- Willis Way setback (minimum): 0 metres
- Willis Way setback (maximum): 3 metres
- Caroline Street setback (minimum): 3 metres
- STEPBACK above the fourth STOREY (minimum): 3 metres

### Block 4

- Caroline Street setback (minimum): 3 metres
- STEPBACK above the fourth STOREY (minimum): 3 metres

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Image 1: 95 King Street South and 85 Willis Way





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| Exception | Address   | Zoning | File Reference  |
|-----------|---|--------|-----------------|
| C74       | University of Waterloo Research and Technology Park | UC-81  | By-law 2005-131 |

Location: University of Waterloo Research & Technology Park  
as shown on Schedule 'C1' to this BY-LAW

Site Specific Regulations:

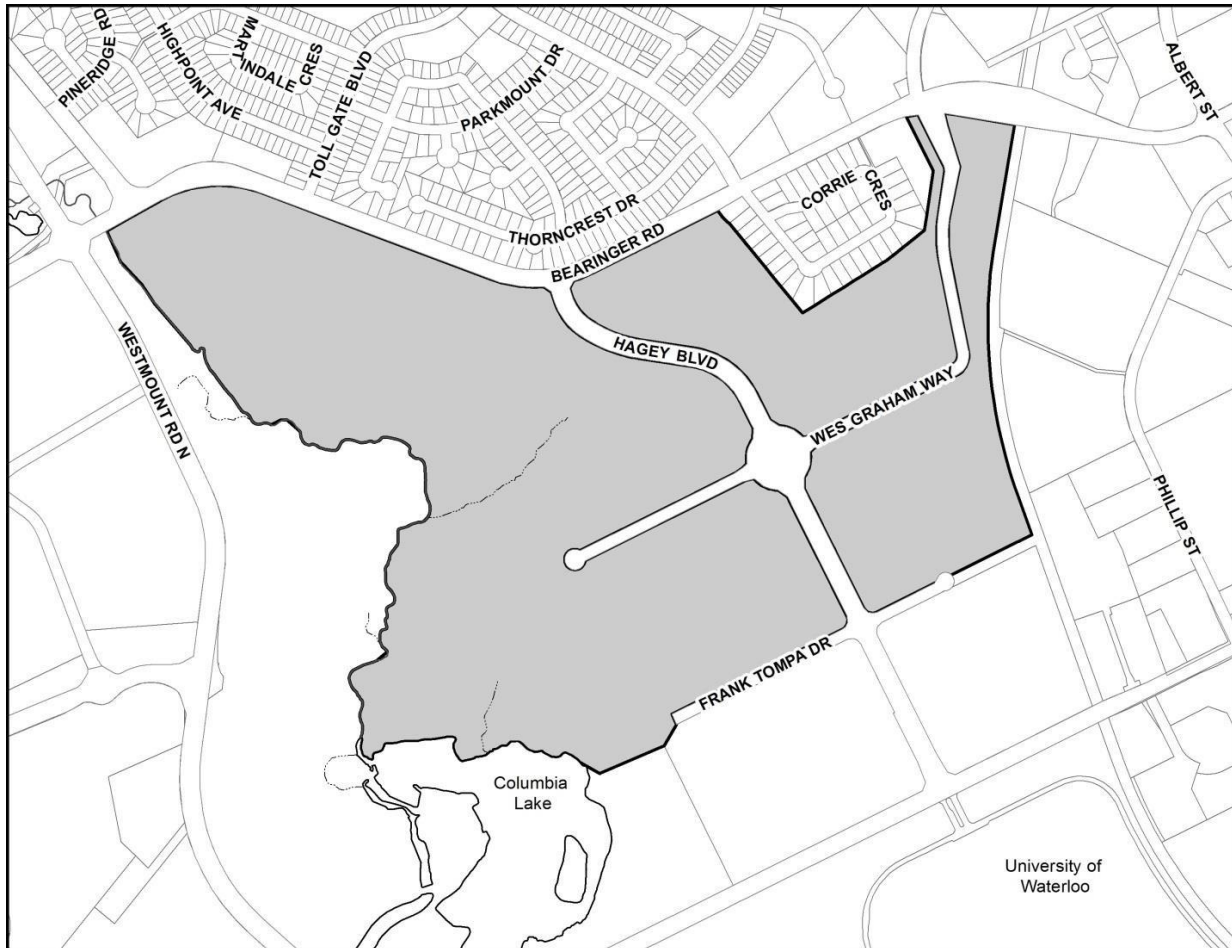
- a) The following USES are hereby added to section 9.4.1.1 for the lands known municipally as the University of Waterloo Research & Technology Park as illustrated on Image 1 hereto only:
- "Research & Development Facility" associated with the University of Waterloo and which may include ancillary:
    - LIGHT INDUSTRIAL MANUFACTURING
    - LIGHT INDUSTRIAL PROCESSING
    - LIGHT INDUSTRIAL ASSEMBLY
  - ADVANCED TECH
  - BUSINESS INCUBATOR
  - Catering Establishment
  - CHILD CARE CENTRE
  - COMMERCIAL RECREATION
  - COMMERCIAL SERVICES
  - COMMERCIAL WELLNESS
  - DRUG STORE
  - FINANCIAL SERVICES
  - FOOD STORE
  - MAJOR OFFICE
  - MAKERSPACE (CLASS A)
  - MEDICAL CLINIC
  - OFFICE
  - PERSONAL SERVICE SHOP
  - RESTAURANTS (including TAKE-OUT RESTAURANT but not DRIVE-THROUGH)
  - TECH OFFICE
  - VARIETY STORE
- b) Notwithstanding anything to the contrary, the following regulations shall apply:
- CHILD CARE CENTRE setback (minimum): 50 metres from a railway right-of-way and 70 metres from a Class II Industrial Facility as defined in "Guideline D-6: Compatibility Between Industrial Facilities And Sensitive Land Uses" or successor guidelines
  - A private road with a minimum width of 20 metres shall be deemed to be a STREET for the purposes of determining compliance with this BY-LAW
  - A maximum one (1) DRUG STORE shall be permitted on the lands to a maximum of 1,395 square metres of BUILDING FLOOR AREA
  - A maximum one (1) FOOD STORE shall be permitted on the lands to a maximum of 1,395 square metres of BUILDING FLOOR AREA

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- c) Notwithstanding anything to the contrary, the following regulations shall apply to a Research & Development Facility:
- i. PARKING SPACES (minimum): 2.5 per 100 square metres of BUILDING FLOOR AREA
  - ii. OUTDOOR STORAGE shall be screened from view so that it is not visible from any STREET or residential LOT

Image 1: University of Waterloo Research & Technology Park



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| Exception | Address                           | Zoning | File Reference  |
|-----------|-----------------------------------|--------|-----------------|
| C75       | 30, 36 & 42 Northfield Drive East | C5-81  | By-law 2005-140 |

Location: 30, 36 & 42 Northfield Drive East, Part Lot 9, GCT, Parts 6, 7 & 17, 58R-6270  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 8.7.1.1 for the lands known municipally as 30, 36 and 42 Northfield Drive East only:
  - VARIETY STORE
  - PERSONAL SERVICE SHOP
  - Recreational Vehicle Sales & Service
- b) Notwithstanding anything to the contrary, the following regulations shall apply to a VARIETY STORE:
  - i. BUILDING FLOOR AREA (maximum): 186 square metres
  - ii. Number of VARIETY STORES (maximum): 1

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| Exception | Address               | Zoning | File Reference  |
|-----------|-----------------------|--------|-----------------|
| C76       | 617 King Street North | C5-81  | By-law 2005-199 |

Location: 617 King Street North, Part Lot 9, GCT, Part 1, 58R-6068  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, one (1) residential DWELLING UNIT shall be permitted as an ancillary use to a Funeral Home, provided further that the resident of the DWELLING UNIT is an employee of the Funeral Home.
- b) Notwithstanding anything to the contrary, the following additional regulation shall apply:
  - i. PARKING SPACES (minimum): One (1) PARKING SPACE for the DWELLING UNIT

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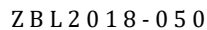
| Exception | Address                    | Zoning   | File Reference                  |
|-----------|----------------------------|----------|---------------------------------|
| C77       | 745 University Avenue East | R4 & OS1 | By-law 2006-039<br>OMB PL060430 |

Location: 745 University Avenue East, Part Lot 66, GCT, Part 1, Plan 58R-15750  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, only SINGLE DETACHED BUILDINGS shall be permitted on the lands known municipally as 745 University Avenue East.
- b) Notwithstanding anything to the contrary, a maximum of seven (7) SINGLE DETACHED BUILDINGS shall be permitted on the lands known municipally as 745 University Avenue East.
- b) Notwithstanding anything to the contrary, the unit boundary of a condominium shall be deemed to be a LOT LINE.
- c) Notwithstanding anything to the contrary, a zone boundary shall be deemed to be a LOT LINE.
- d) Notwithstanding anything to the contrary, the following regulations shall apply to Units 1, 2 & 3 on Image 1 hereto:
  - i. BUILDING HEIGHT (maximum): 2 STOREYS and 331 metres above sea-level
  - ii. STREET LINE setback (University Avenue) (minimum): 7.5 metres
  - iii. The EXISTING small garage within Unit 3 shall be permitted to remain in its current location provided that it is not enlarged.
- c) Notwithstanding anything to the contrary, the following regulations shall apply to Unit 4 on Image 1 hereto:
  - i. BUILDING HEIGHT (maximum): 1.5 STOREYS and 331 metres above sea-level
  - ii. The EXISTING small garage shall be permitted to remain in its current location provided it is not enlarged.
- d) Notwithstanding anything to the contrary, the following regulations shall apply to Unit 5 on Image 1 hereto:
  - i. BUILDING HEIGHT (maximum): 1.5 STOREYS and 331 metres above sea-level
  - ii. The EXISTING gazebo, framed deck and a portion of the detached PRIVATE GARAGE shall be permitted to remain in their current locations provided they are not enlarged.
- e) Notwithstanding anything to the contrary, the following regulations shall apply to Unit 6 on Image 1 hereto:
  - i. BUILDING HEIGHT (maximum): 1.5 STOREYS and 331 metres above sea-level
  - ii. The EXISTING tennis courts shall be permitted to remain in their current locations provided they are not enlarged.

- Image 1: 745 University Avenue East



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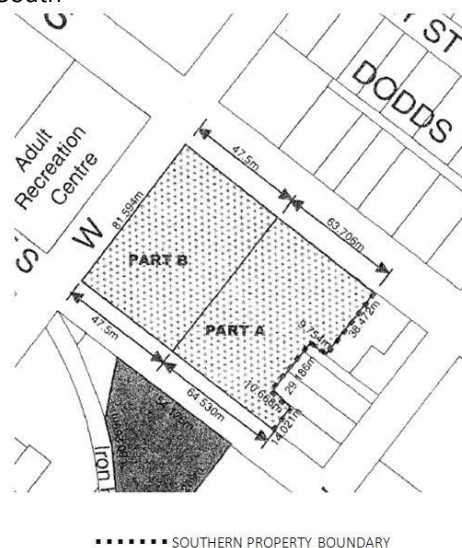
| Exception | Address                   | Zoning | File Reference            |
|-----------|---------------------------|--------|---------------------------|
| C78       | 187-191 King Street South | U2-60  | By-law 2006-070<br>SPA 28 |

Location: 187-191 King Street South, Bauer Lofts  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 187-191 King Street South:
  - i. FRONT YARD setback (minimum): 0 metres
  - ii. FLANKAGE YARD setback (minimum): 0 metres
  - iii. SIDE YARD setback (excluding the SIDE YARD adjacent to the southerly LOT LINE) (minimum): 0 metres
  - iv. REAR YARD setback (excluding the REAR YARD adjacent to the southerly LOT LINE) (minimum): 0 metres
  - v. Southerly LOT LINE setback (minimum): 7.5 metres
  - vi. Notwithstanding section a).v., the minimum setback for an UNDERGROUND PARKING STRUCTURE shall be 0.5 metres from the southerly LOT LINE
  - vii. Density (maximum): 200 units per hectare
  - viii. BUILDING HEIGHT (Part A) (maximum): 15 STOREYS
  - ix. BUILDING HEIGHT (Part B) (maximum): 4 STOREYS
  - x. Amenity Area (minimum): 22 square metres per DWELLING UNIT. For the purposes of this provision, Amenity Area shall mean areas used for recreational purposes and shall include LANDSCAPED OPEN SPACE (including an outdoor courtyard), balconies and terraces, indoor recreational area, but shall not include lobbies, washrooms, laundries, storage areas, reception areas or roof decks.
  - xi. In the event the lands are subdivided, individual parcels of land shall be exempt from the zoning requirements applied to such lands provided that the whole of the area shown as Part A and Part B is in full compliance with all zoning provisions applied thereto as if the land subdivision had not occurred.

Image 1: 187-191 King Street South



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

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

Site Specific Regulations:

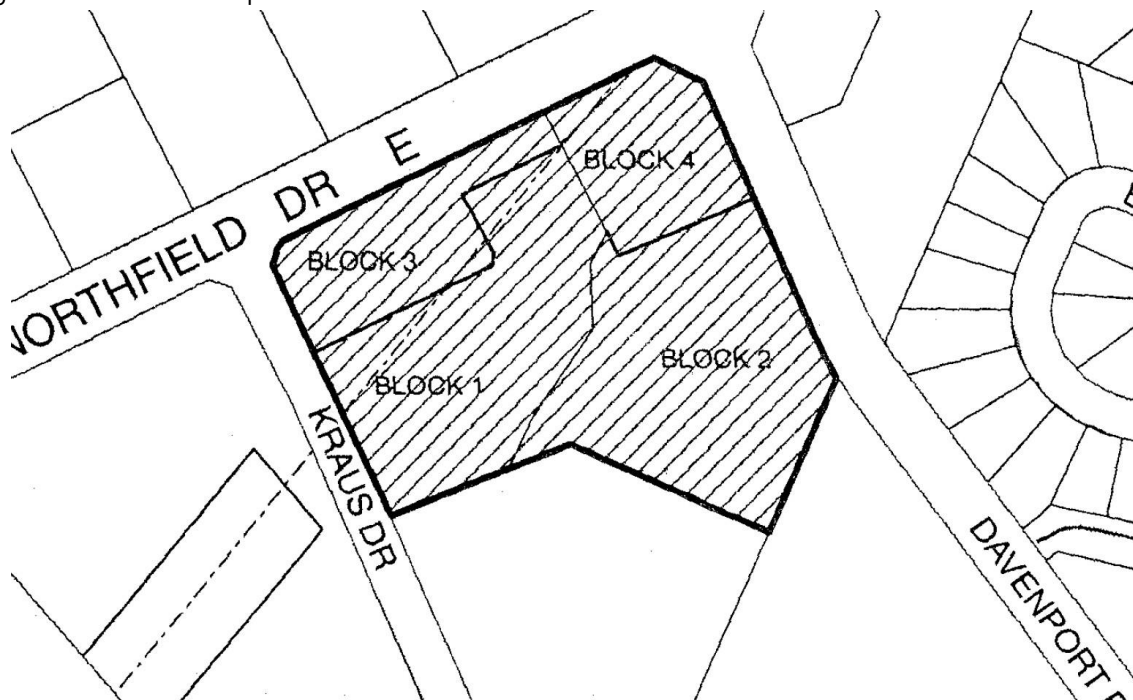
Block 3 and Block 4

- a) 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

Block 3

- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to Block 3 as shown on Image 1 hereto:
- LANDSCAPED OPEN SPACE (minimum): 24% of the LOT AREA

Image 1: 605 & 609 Davenport Road





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| Exception | Address  | Zoning             | File Reference  |
|-----------|--|--------------------|-----------------|
| C80       | University of Waterloo<br>Northwest Campus Lands | I-27, UC-27, UC-81 | By-law 2007-001 |

Location: University of Waterloo Northwest Campus Lands  
as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

## Site Specific Regulations:

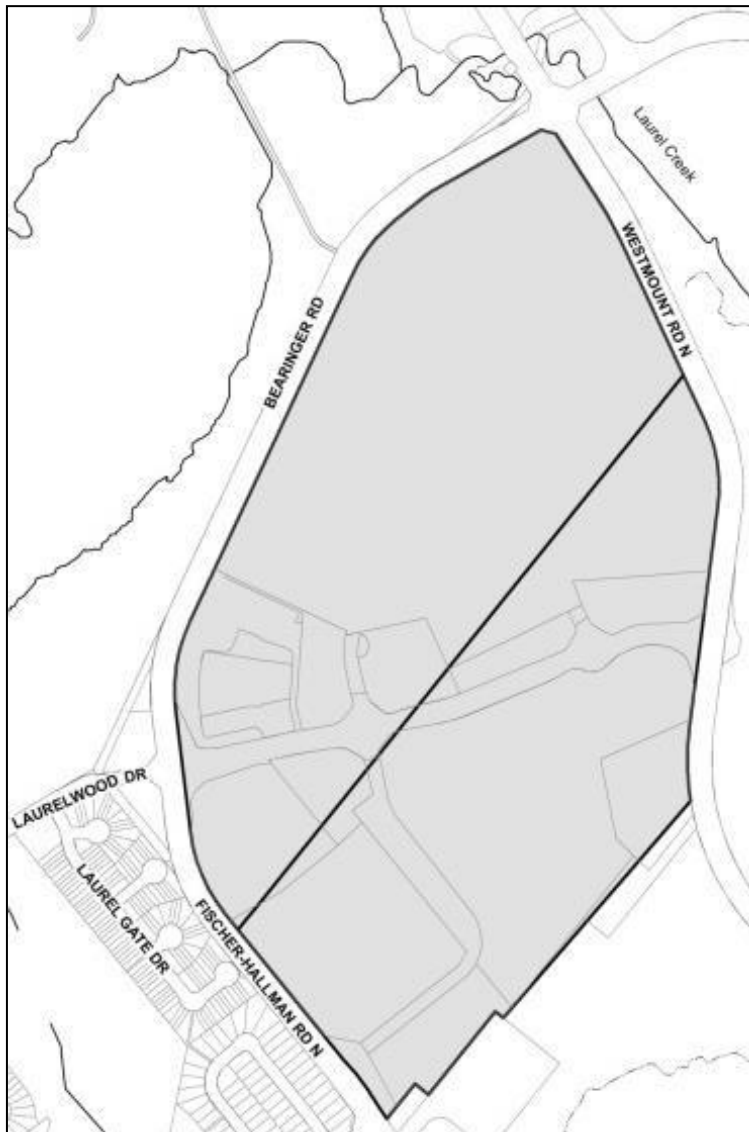
- a) Notwithstanding anything to the contrary, the following additional USES shall be permitted on the lands known municipally as the University of Waterloo Northwest Campus Lands as illustrated on Image 1 hereto:
- COMMERCIAL RECREATION
  - COMMERCIAL WELLNESS
  - RESTAURANT (including TAKE-OUT RESTAURANT but not DRIVE-THROUGH)
  - CAFÉ
  - MEDICAL CLINIC, including a Sports Medicine Office, meaning an office for the medical and non-surgical treatment of an illness or injury which occurs as a result of a recreational activity.
  - DRUG STORE
  - FOOD STORE
- b) Notwithstanding anything to the contrary, the following additional USES shall be permitted on the lands known municipally as the University of Waterloo Northwest Campus Lands as illustrated on Image 1 hereto:
- ADVANCED TECH
  - BUSINESS INCUBATOR
  - Catering Establishment
  - CHILD CARE CENTRE
  - COMMERCIAL SERVICES
  - FINANCIAL SERVICES
  - MAKERSPACE (CLASS A)
  - MAJOR OFFICE
  - OFFICE
  - PERSONAL SERVICE SHOP
  - TECH OFFICE
  - VARIETY STORE
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as the University of Waterloo Northwest Campus Lands as illustrated on Image 1 hereto:
- i. PARKING SPACES (minimum):
- A. For the USES specified in a) herein: 4.5 per 100 square metres of BUILDING FLOOR AREA, except as specified in Table 6A
- B. For the USES specified in b) herein: 2.5 per 100 square metres of BUILDING FLOOR AREA, except as specified in Table 6A

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- ii. The collective BUILDING FLOOR AREA devoted to RESTAURANT, TAKE-OUT RESTAURANT, and CAFÉ shall not exceed twenty percent (20%) of the total BUILDING FLOOR AREA.
- iii. A maximum one (1) DRUG STORE shall be permitted on the lands to a maximum of 1,395 square metres of BUILDING FLOOR AREA.
- iv. A maximum one (1) FOOD STORE shall be permitted on the lands to a maximum of 1,395 square metres of BUILDING FLOOR AREA.

Image 1: University of Waterloo Northwest Campus Lands



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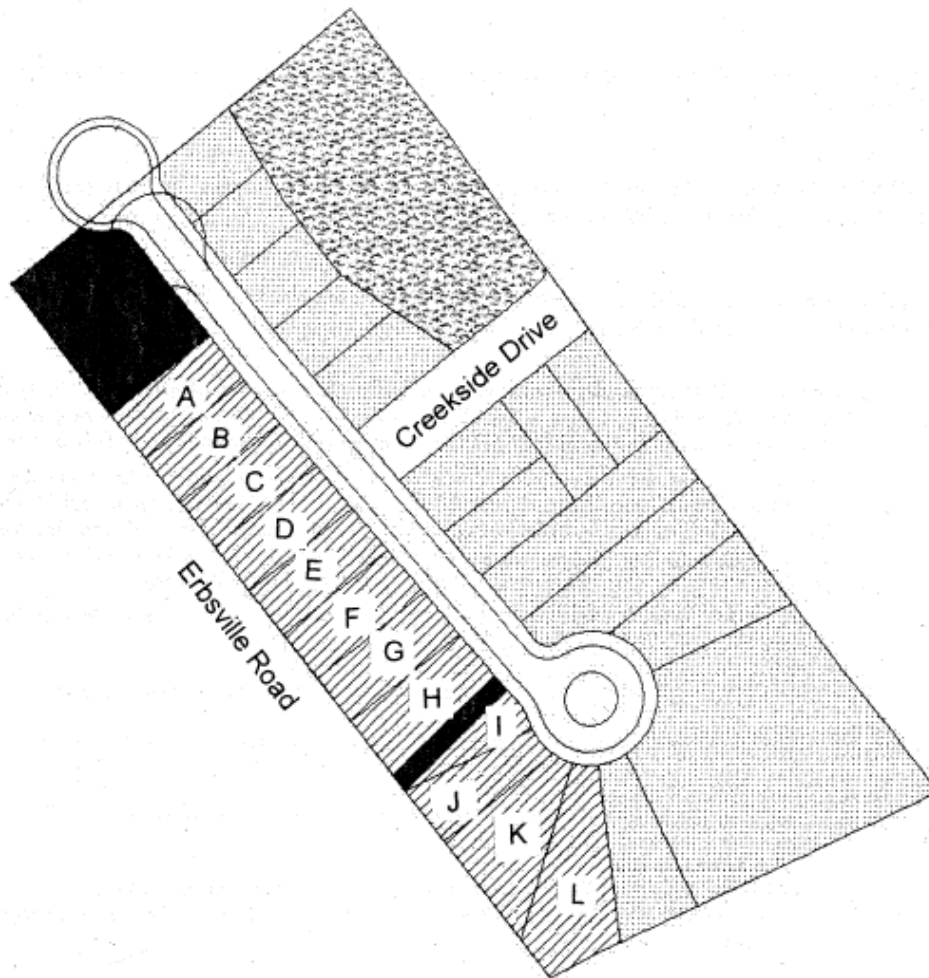
| Exception | Address                                | Zoning | File Reference  |
|-----------|--|--------|-----------------|
| C81       | 590 & 606 Erbsville Road (Werni Court) | R4     | By-law 2008-034 |

Location: 590 & 606 Erbsville Road (Werni Court)  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands identified on Image 1 hereto:
  - i. REAR YARD setback (minimum):
    - a. Parcels A, B, C, D, E, F and G: 13.5 metres
    - b. Parcels H, I and J: 16.0 metres
    - c. Parcels K and L: 18.5 metres
  - ii. Parcels I & J shall be deemed to be one LOT

Image 1: Subject Lands



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| Exception | Address  | Zoning            | File Reference                                    |
|-----------|--|-------------------|---|
| C82       | 108-110 Erb Street West,<br>Barrel Yards Boulevard,<br>Father David Bauer Drive,<br>22-42 Avondale N | C4-40, RMU-81, R8 | By-law 2008-104<br>SPA 17, SPA 18<br>Barrel Yards |

Location: 108-110 Erb Street West, Barrel Yards Boulevard, Father David Bauer Drive, 22 -42 Avondale Avenue North as shown on Appendix 'C1' to this BY-LAW.

Site Specific Regulations:

a) Notwithstanding anything to the contrary, the following uses shall be permitted:

i. Area A

- a. COMMERCIAL RECREATION
- b. COMMERCIAL WELLNESS
- c. DWELLING UNITS in, on, and above the FIRST STOREY
- d. One (1) HOTEL
- e. RESTAURANT
- f. RESTAURANT, TAKE-OUT
- g. RETAIL STORE

ii. Area B

- a. FREEHOLD TOWNHOUSE
- b. TOWNHOUSE BUILDING

iii. Area C

- a. APARTMENT BUILDING
- b. ASSISTED LIVING FACILITY
- c. HEALTH PRACTITIONER
- d. Live-Work Unit: meaning an APARTMENT DWELLING (with or without an interior common corridor system sharing an exit and entrance at GRADE level), within a BUILDING where the units are horizontally and/or vertically separated and where a portion of the BUILDING FLOOR AREA is used for commercial purposes by the PERSON using the DWELLING as their private residence
- e. LONG TERM CARE FACILITY
- f. MEDICAL CLINIC
- g. OFFICE
- h. PERSONAL SERVICE SHOP
- i. RESTAURANT
- j. RESTAURANT, TAKE-OUT
- k. RETAIL STORE

iv. Hydraulic Floodway (as shown on Image 1 and Image 2)

- a. COMMON ELEMENT ROAD
- b. Public STREET
- c. LANDSCAPED OPEN SPACE
- d. SURFACE PARKING where authorized by permit of the GRAND RIVER CONSERVATION AUTHORITY

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**b) Notwithstanding anything to the contrary, the following regulations shall apply:**

- i. There shall be no FRONT YARD, FLANKAGE YARD, SIDE YARD or REAR YARD setbacks on the Lands with the exception of the following:

|  |  |  |
|--|--|--|
| Lands Zoned Residential Eight "R8"     | 4.0m to all above grade BUILDINGS and STRUCTURES | Southerly LOT LINE   |
| Lands Zoned Residential Eight "R8"     | 2.5m to all above grade BUILDINGS and STRUCTURES | Northerly LOT LINE   |
| Lands Zoned Residential Eight "R8"     | 3.0m to all above grade BUILDINGS and STRUCTURES | Westerly LOT LINE  |
| Lands Zoned Residential Eight "R8"     | 1.0m to the UNDERGROUND PARKING STRUCTURE        | Southerly LOT LINE   |
| Lands Zoned Residential Eight "R8"     | 1.0m to the UNDERGROUND PARKING STRUCTURE        | Westerly LOT LINE  |
| Lands Zoned Residential Eight "R8"     | 0.4m to UNDERGROUND PARKING STRUCTURE            | Northerly LOT LINE   |
| Lands Zoned Commercial Four 40 "C4-40" | 7.5m to all BUILDINGS and STRUCTURES             | Westerly LOT LINE of the portion fronting Erb Street West to the boundary of the Residential Eight "R8" lands fronting Avondale Avenue North |

- ii. Parking for all USES on the Lands shall be provided within the lands illustrated as 'Special Provision Area' on Image 1, but not necessarily on the same LOT as the related USE;
- iii. A minimum of thirty percent (30%) of the Lands shall be LANDSCAPE OPEN SPACE;
- iv. Density shall be provided at a minimum of one hundred (100) units per hectare and a maximum of two hundred and fifty (250) units per hectare on the Lands;
- v. Architectural projections, flags, awnings, and hanging baskets shall be permitted to project beyond the STREET LINE up to a maximum of one metre (1.0m) subject to the entering into an encroachment agreement with the CITY;
- vi. Section 3.F.2.1 of this BY-LAW [Frontage on Public Street] shall not apply to the Lands provided every LOT has access to a COMMON ELEMENT ROAD with a vehicular driving aisle of not less than seven metres (7.0m) in width which has direct access to a public STREET;
- vii. A COMMON ELEMENT ROAD shall be considered a STREET for the purposes of determining compliance with the regulations of the BY-LAW;
- viii. For the purposes of this BY-LAW, "ground floor" shall mean the floor of a BUILDING or STRUCTURE nearest GRADE (commonly referred to as the ground level), and shall not include a BASEMENT;
- ix. Section 7.10.3 (RMU-81) and Section 8.6.8 (C4-40), as it pertains to TOWER Separation and TOWER STEPBACK shall not apply.
- x. Section 7.10.3 (RMU-81) and Section 8.6.8 (C4-40), as it pertains to AMENITY AREA shall not apply.

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## Area A

- c) Notwithstanding anything to the contrary in this BY-LAW, the following shall apply to the lands identified as Area A in Image 1:

- i. PARKING shall be provided at the following rates:

|   |  |
|---|--|
| All USES excluding a HOTEL and DWELLING UNITS | 3.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA  |
| HOTEL USE                                     | 1.0 PARKING SPACE per sleeping unit, plus 2.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA devoted to meeting, BANQUET HALL, conference, and OFFICE space |
| DWELLING UNITS                                | 1.0 PARKING SPACE per unit   |

- ii. The following provisions shall apply to RETAIL USES:

|  |                       |
|--|-----------------------|
| Maximum BUILDING FLOOR AREA for all RETAIL USES        | 1,394.0 square metres |
| Maximum BUILDING FLOOR AREA for individual RETAIL USES | 464 square metres     |

## Area B

- d) Notwithstanding anything to the contrary in this BY-LAW for the lands identified as Area B in Image 1, a minimum of 1.0 PARKING SPACE shall be provided for every DWELLING UNIT.

## Area C

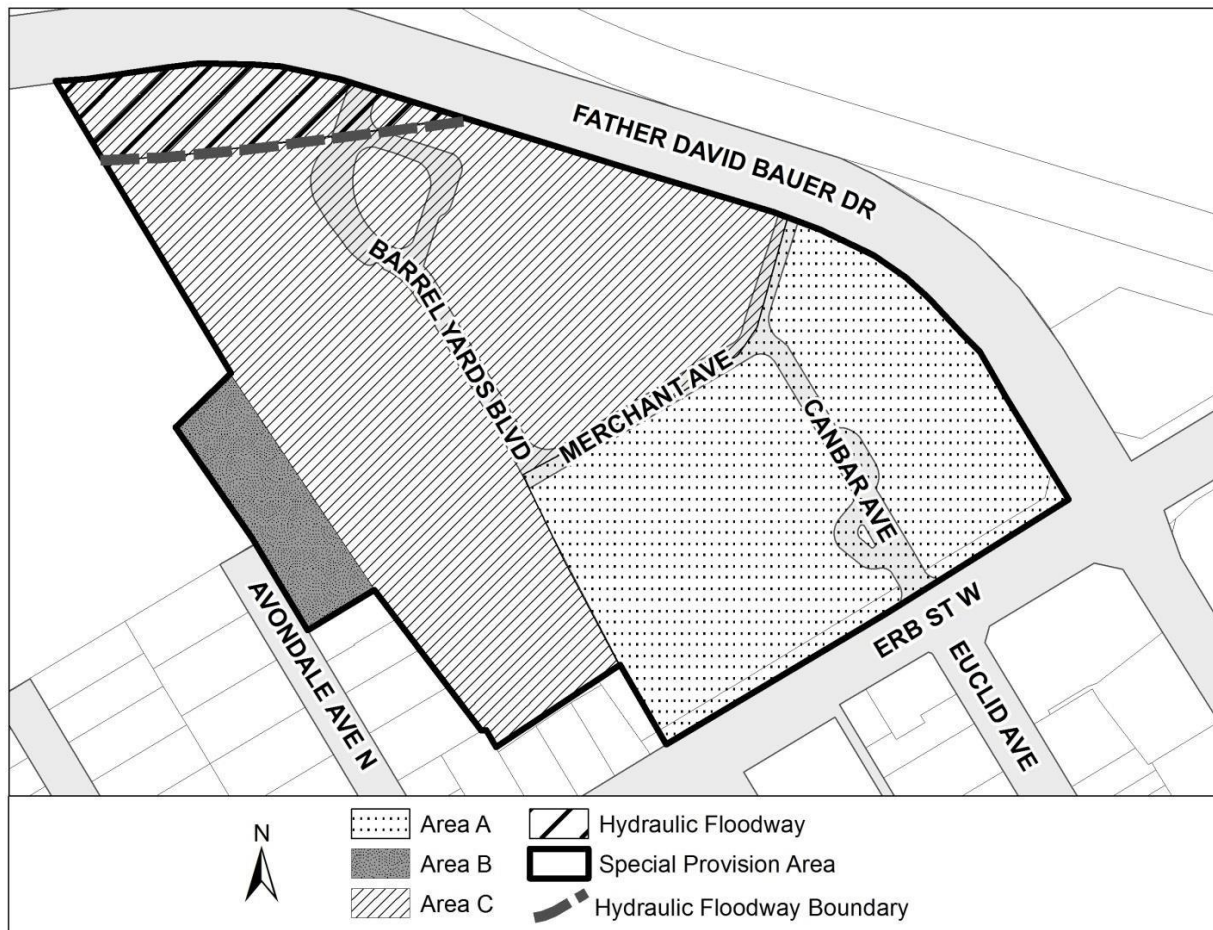
- e) Notwithstanding anything to the contrary in this BY-LAW, the following shall apply to the lands identified as Area C in Image 1:

|  |   |
|--|---|
| APARTMENT BUILDING, ASSISTED LIVING FACILITY and LONG TERM CARE FACILITY | Minimum of 1.0 PARKING SPACE per unit   |
| HOME OCCUPATIONS   | Section 3.H.3.4(b) of the BY-LAW shall not apply to a HOME HEALTH PRACTITIONER and a HOME PERSONAL SERVICE  |
| HOME OCCUPATIONS   | Maximum BUILDING FLOOR AREA of 200 square metres for a HOME HEALTH PRACTITIONER and a HOME PERSONAL SERVICE |
| Live-Work Unit   | Commercial USES shall be restricted to the ground floor   |
| Live-Work Unit   | Commercial USE shall not exceed a maximum BUILDING FLOOR AREA of 150 square metres                          |
| Live-Work Unit   | Minimum of 2.0 PARKING SPACES per Live-Work Unit  |
| PERSONAL SERVICE SHOP and RETAIL STORE                                   | Minimum of 3.0 PARKING SPACES 100 square metres of BUILDING FLOOR AREA                                      |
| PERSONAL SERVICE SHOP, RESTAURANT, and RETAIL STORE                      | Shall only be permitted in multi-storey BUILDINGS and be restricted to the ground floor                     |
| PERSONAL SERVICE SHOP, RESTAURANT, and RETAIL STORE                      | Maximum BUILDING FLOOR AREA of 200 square metres for individual units                                       |

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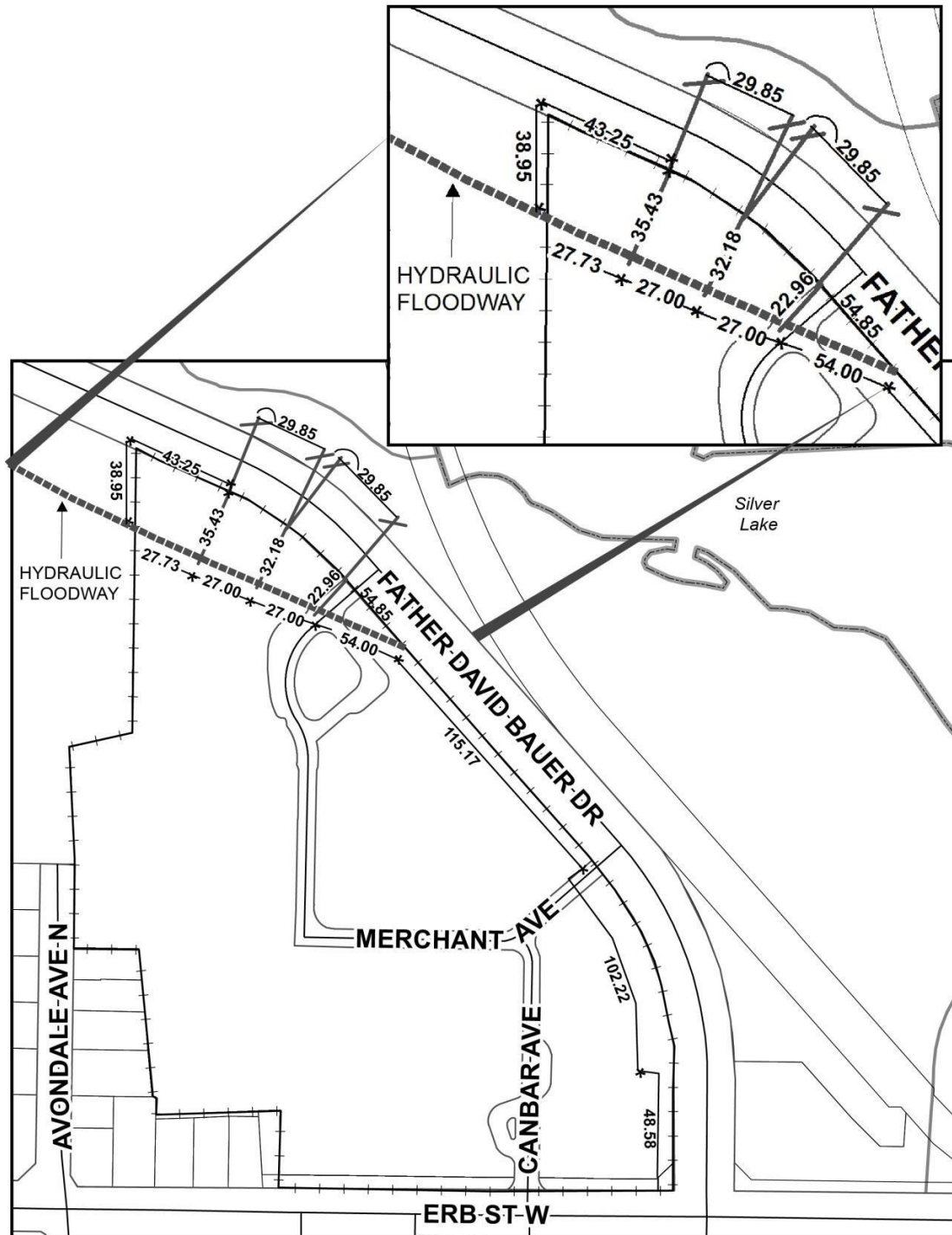
|  |   |
|--|---|
| APARTMENT BUILDING, ASSISTED LIVING FACILITY and LONG TERM CARE FACILITY | Minimum of 1.0 PARKING SPACE per unit   |
| RESTAURANT   | Minimum of 3.0 PARKING SPACES 100 square metres of BUILDING FLOOR AREA or 1.0 PARKING SPACE for every four (4) seats in the MAXIMUM DESIGNED CAPACITY, whichever is greater |
| RESTAURANT   | A DRIVE-THROUGH RESTAURANT is prohibited  |
| RETAIL STORE   | Maximum BUILDING FLOOR AREA for all RETAIL USES shall be 1394.0 square metres   |

Image 1: Area Specific Regulations



# CITY OF WATERLOO

Image 2: Hydraulic Floodway Boundary





# CITY OF WATERLOO

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| Exception | Address             | Zoning | File Reference           |
|-----------|---------------------|--------|--------------------------|
| C83       | 646 Erb Street West | C3-40  | By-law 2008-117<br>SPA 8 |

Location: 646 Erb Street West, Part Lot 41, G.C.T., Part 3, 58R-6478  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the total BUILDING FLOOR AREA devoted to the following USES collectively shall not exceed 590.5 square metres:
  - RESTAURANT
  - MEDICAL CLINIC
  - VARIETY STORE
  - PERSONAL SERVICE SHOP
- b) Notwithstanding anything to the contrary, a maximum of one (1) CAFE shall be permitted on the lands known municipally as 646 Erb Street West.
- c) Notwithstanding anything to the contrary, the following USES shall not be permitted:
  - SPIRITUAL USE
  - PRIVATE SCHOOL
  - DRIVE-THROUGH
- d) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 646 Erb Street West:
  - i. STREET LINE setback (Erb Street) (minimum): 2.0 metres
  - ii. LANDSCAPED BUFFER abutting the STREET LINE (minimum): 2.0 metres

# CITY OF WATERLOO

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| Exception | Address   | Zoning | File Reference            |
|-----------|---|--------|---------------------------|
| C84       | 435 King Street North and part of 421 King Street North | C5-81  | By-law 2008-144<br>SPA 44 |

Location: 435 King Street North and part of 421 King Street North, Part Lot 7, GCT, Part 1 & 2, 58R-14961  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, incidental prototyping and assembly of related advanced technology hardware and products in a TECH OFFICE shall be permitted to a maximum thirty percent (30%) of the BUILDING FLOOR AREA.
- b) Notwithstanding anything to the contrary, the following USES shall not be permitted on the lands known municipally as 435 King Street North and part of 421 King Street North:
  - DRIVE-THROUGH
  - AUTOMOBILE SERVICE CENTRE
  - AUTOMOBILE GAS STATION
  - MOTOR VEHICLE RETAILER
  - CAR WASH

# CITY OF WATERLOO

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| Exception | Address              | Zoning | File Reference            |
|-----------|----------------------|--------|---------------------------|
| C85       | 31 Union Street East | R4     | By-law 2008-161<br>SPA 30 |

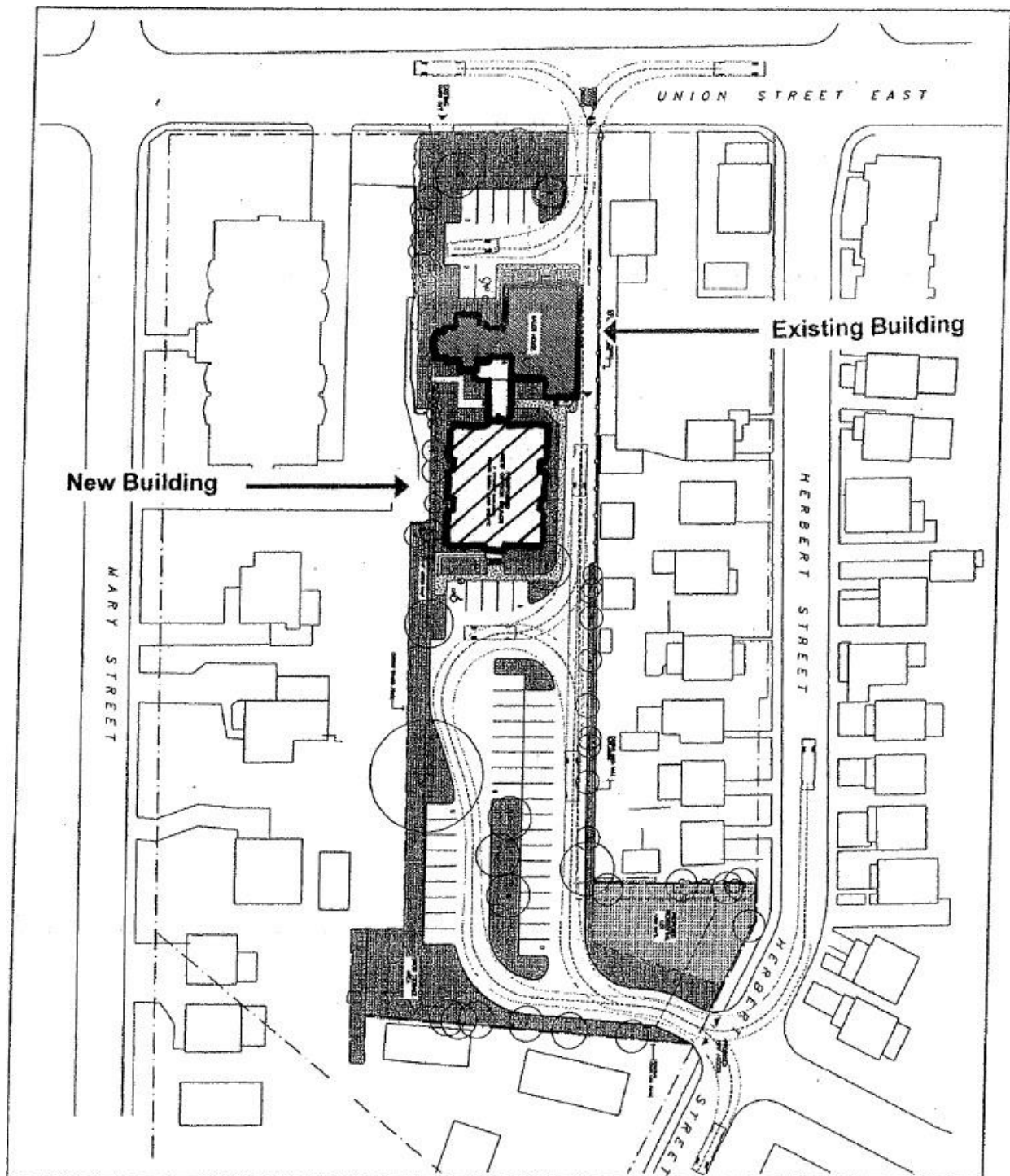
Location: 31 Union Street East, Part Lots 25, 27, 28, 57, 58 & Lot 26, R.P. 274, Part Lot 371 & Lot 372, R.P. 385 as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 7.4.1.1 for the lands known municipally as 31 Union Street East only:
  - OFFICE (including TECH OFFICE)
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to an OFFICE permitted by a) above:
  - i. The BASEMENT of the Existing Building and the BASEMENT and attic of the New Building as shown on Figure 1 hereto shall only be used for the storage of materials related to the operation of the OFFICE.
  - ii. The BASEMENT of the Existing Building and the BASEMENT and attic of the New Building as shown on Figure 1 hereto shall be excluded from the BUILDING FLOOR AREA used to determine required parking.
  - iii. PARKING SPACES (minimum): 3 per 100 square metres of BUILDING FLOOR AREA
  - iv. Notwithstanding anything to the contrary, a maximum of seven (7) PARKING SPACES shall be permitted in the FRONT YARD of the Existing Building as shown on Figure 1 hereto
  - v. BUILDING FLOOR AREA (maximum): 1,534 square metres
  - vi. BUILDING FLOOR AREA (including storage space) on the LOT (maximum): 2,508 square metres
  - vii. The height of landscaping and hardscape materials, including fencing, within 2.1 metres of the Herbert Street STREET LINE (maximum): 0.45 metres
  - viii. SIDE YARD setback (southerly for the Existing Building, as shown on Figure 1) (minimum): 2 metres
  - ix. SIDE YARD setback (southerly for the New Building as shown on Figure 1) (minimum): 3 metres
  - x. SIDE YARD setback (northerly) (minimum): 3 metres
  - xi. LANDSCAPED BUFFER (southerly and westerly LOT LINES) (minimum): average depth of 3 metres and at no point less than 1.5 metres
  - xii. LANDSCAPED BUFFER (easterly LOT LINE), with the exception of the location of the DRIVEWAY to Herbert Street (minimum): average depth of 3 metres and at no point less than 1.5 metres
  - xiii. LANDSCAPED BUFFER (northerly LOT LINE up to the BUILDING LINE of the New Building as shown on Figure 1) (minimum): average depth of 1 metre
- c) Notwithstanding anything to the contrary, the following additional regulation shall apply to any proposed residential LOT abutting Herbert Street:
  - i. Height of landscaping and hardscape materials within 2.1 metres of the FRONT LOT LINE, including fencing (maximum): 0.45 m

# CITY OF WATERLOO

Figure 1: 31 Union Street East



# CITY OF WATERLOO

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| Exception | Address  | Zoning | File Reference           |
|-----------|--|--------|--------------------------|
| C86       | 651 -663 Erb Street West<br>South-west corner of Erb & Ira Needles | C2-40  | By-law 2009-007<br>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
  - 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
  - CAFE
  - Computer, Video Game and Software Store
  - Copy Centre
  - Craft Store
  - DRUG STORE
  - DRY CLEANING
  - Florist

# CITY OF WATERLOO

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- 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
- 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.



# CITY OF WATERLOO

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| Exception | Address                     | Zoning                        | File Reference            |
|-----------|-----------------------------|-------------------------------|---------------------------|
| C87       | 250 Wilmot Line (30T-05402) | R9, C3 R6-FT, R6-SL,<br>E1-27 | By-law 2009-034<br>SPA 43 |

Location: 250 The Wilmot Line (30T-05402), Raspberry Place, Foamflower Place, Buttonbush Street, Columbia Street West  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

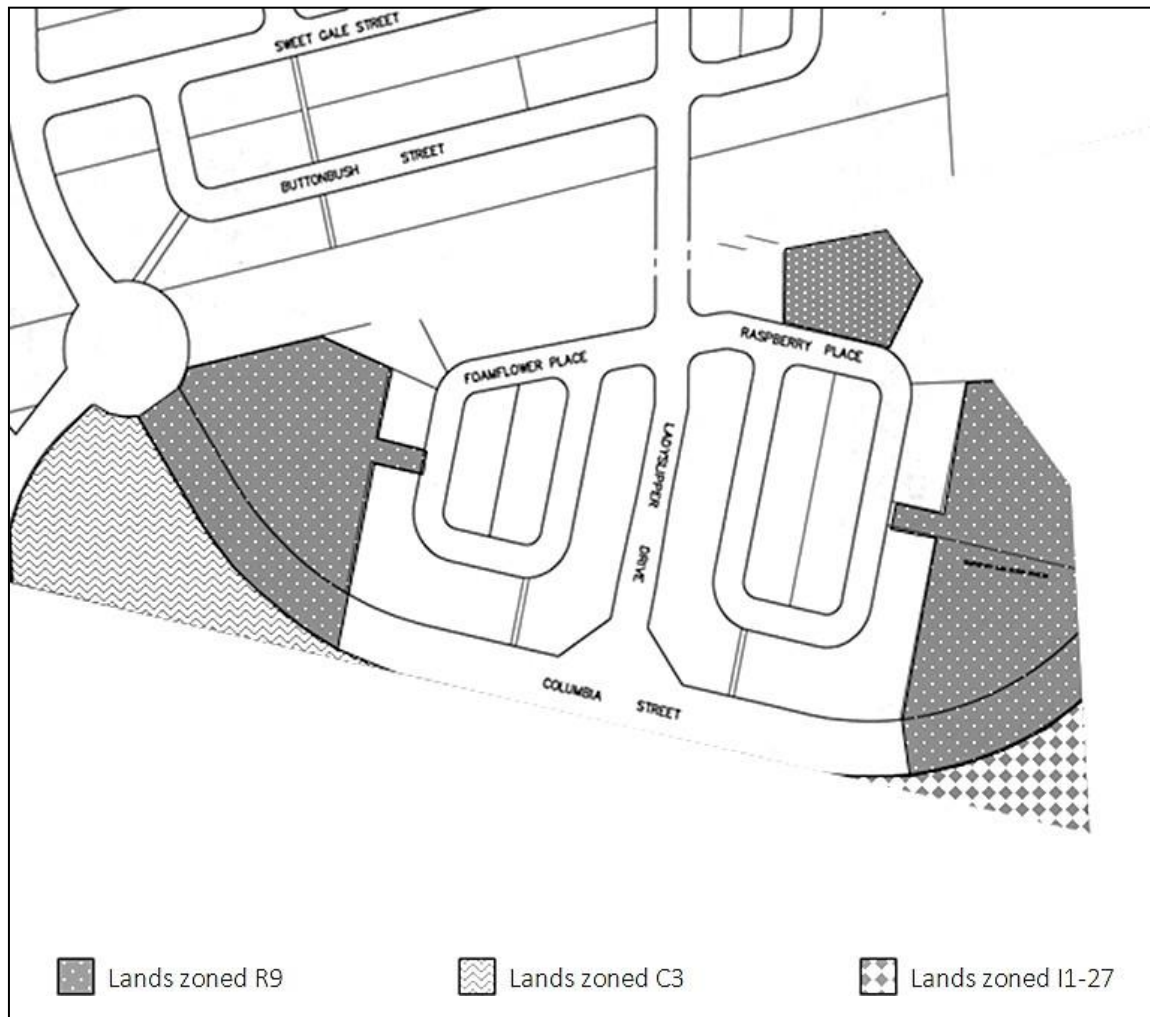
- a) Notwithstanding anything to the contrary, the following USES shall not be permitted on the lands zoned C3 on Figure 1 hereto:
  - i. Dry Cleaning (including DRY CLEANING AND LAUNDRY DEPOT)
  - ii. Photography Studio
  - iii. PARKING FACILITY
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to lands zoned C3 on Figure 1 hereto:
  - i. LANDSCAPE BUFFER (minimum): 5 metres adjacent to a STREET LINE
  - ii. LANDSCAPE BUFFER (minimum): 3 metres adjacent to the westerly LOT LINE.
- c) Notwithstanding anything to the contrary, the following regulations shall apply:
  - i. STREET LINE setback Columbia Street West (minimum): 13 metres to any residential BUILDING on Raspberry Place
  - ii. STREET LINE setback Columbia Street West (minimum): 10 metres to any residential BUILDING on Foamflower Place
  - iii. STREET LINE setback Columbia Street West (minimum): 10 metres to any residential BUILDING on Buttonbush Street
  - iv. STREET LINE setback Sundew Drive (minimum): 10 metres to any residential BUILDING on Buttonbush Street
- d) Notwithstanding anything to the contrary, the following additional regulations shall apply to lands designated I1-27 on Figure 1 hereto:
  - i. the following USES shall be prohibited:
    - PRINTING ESTABLISHMENT
    - Repair and Service Operations
    - OUTDOOR STORAGE unless it is located in the REAR YARD and visibly screened from view from STREETS and residential USES
  - ii. There shall be a minimum 5 metre LANDSCAPED BUFFER adjacent to the STREET LINE.



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Figure 1: 250 The Wilmot Line



# CITY OF WATERLOO

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| Exception | Address   | Zoning | File Reference  |
|-----------|---|--------|---|
| C88       | 340 and 430 Wilmot Line – Sundew Drive<br>and<br>Canada Plum Street | R9     | By-law 2009-035<br>By-law 2009-036<br>By-law 2012-088 |

Location: Sundew Drive and Canada Plum Street, Blocks 47 & 48, Draft Plan 30T-05403, and Block 70, Draft Plan 30T-97024  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall not be permitted on the "Subject Lands" shown on Image 1 hereto:
  - ASSISTED LIVING FACILITY
  - LONG TERM CARE FACILITY
  - STACKED TOWNHOUSE BUILDING
  - TRIPLEX
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the "Subject Lands" shown on Image 1 hereto:
  - i. BUILDING HEIGHT (maximum) for an APARTMENT BUILDING:
    - a. With a flat roof: 14.0 metres and 4 STOREYS
    - b. With a gable, cottage, gambrel, or hip roof: 12.75 metres and 4 STOREYS

Image 1: Subject Lands



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| Exception | Address   | Zoning    | File Reference              |
|-----------|---|-----------|-----------------------------|
| C89       | 550, 551 Mayapple Street,<br>and 592 Sundew Drive | R6, R6-SL | By-law 2009-036,<br>A-21/17 |

Location: Snowberry Court & Sundew Drive at Mayapple Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 550 and 551 Mayapple Street and 592 Sundew Drive:
  - i. Commercial USES shall be permitted on the FIRST STOREY of the BUILDING subject to the following regulations:
    - a. Commercial USES shall be limited to:
      - VARIETY STORE
      - OFFICE
      - PERSONAL SERVICE SHOP excluding CLASS A PET SERVICES
      - BAKE SHOP
      - CAFE
    - b. Commercial USES shall not be combined.
    - c. The FIRST STOREY of the BUILDING shall only contain one (1) commercial USE.
    - d. A maximum of one (1) DWELLING shall be permitted on the LOT.
    - e. The commercial USE shall not exceed 200 square metres in BUILDING FLOOR AREA.
  - ii. PARKING SPACES (minimum):
    - a. 2 PARKING SPACES per DWELLING UNIT
    - b. 550 and 551 Mayapple Street: 3 PARKING SPACES for the commercial USE
    - c. 592 Sundew Drive: 0 PARKING SPACES for the commercial USE
    - d. PARKING SPACES shall be permitted in the FRONT YARD, FLANKAGE YARD, SIDE YARD and REAR YARD
  - iii. LOT FRONTAGE (minimum): 20.5 metres
  - iv. FRONT YARD setback (minimum): 6 metres
  - v. SIDE YARD setback (minimum): 1.2 metres
  - vi. FLANKAGE YARD SETBACK (minimum): 7.0 metres
  - vii. Notwithstanding anything to the contrary, where the REAR YARD is 16.1 metres or more, the minimum FLANKAGE YARD setback shall be 3 metres
  - viii. BUILDING HEIGHT for any BUILDING or STRUCTURE (maximum): 9.5 metres
  - ix. LOT DEPTH (minimum): 30 metres

# CITY OF WATERLOO

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| Exception | Address  | Zoning | File Reference            |
|-----------|--|--------|---------------------------|
| C90       | 57-67 Erb Street West &<br>7 Caroline Street South | EI-60  | By-law 2009-063<br>SPA 10 |

Location: 57-67 Erb Street West & 7 Caroline Street South  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional USES shall be permitted on the lands known municipally as 57-67 Erb Street West and 7 Caroline Street South:
- Museum, including ancillary retailing
  - HOTEL, subject to compliance with parking regulations in Table 6A
  - The following additional USES shall be permitted on the FIRST STOREY of a multi-STOREY BUILDING containing an OFFICE, DWELLING UNIT(S), EDUCATIONAL INSTITUTION, and or a HOTEL USE:
    - RETAIL STORE
    - RESTAURANT (including TAKE-OUT RESTAURANT but not DRIVE-THROUGH)
    - COMMERCIAL RECREATION
    - COMMERCIAL WELLNESSprovided that the collective BUILDING FLOOR AREA devoted to the additional USES shall not exceed ten percent (10%) of the total BUILDING FLOOR AREA of the BUILDING.
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 57-67 Erb Street West and 7 Caroline Street South:
- The location of the EXISTING BUILDING at 57 Erb Street West shall be deemed to comply with this BY-LAW.
  - Erb Street West STREET LINE setback (minimum): 3 metres
  - Caroline Street South STREET LINE setback (minimum): 0 metres
  - Father David Bauer Drive STREET LINE setback (minimum): 0 metres
  - INTERIOR LOT LINE setback (minimum): 0 metres
  - In the event the lands are subdivided, individual parcels of land shall be exempt from the zoning requirements applied to such lands provided that the whole of the area bounded by Erb Street West, Caroline Street South and Father David Bauer Drive is in full compliance with the zoning provisions applied thereto as if the land subdivision had not occurred.
  - Parking:
    - EXISTING BUILDING on the lands known municipally as 57 Erb Street West (minimum): 0 PARKING SPACES.
    - BUILDING FLOOR AREA devoted to Loading Facilities (minimum): 0 PARKING SPACES
    - EDUCATIONAL INSTITUTION (including residence space) (minimum): 0.75 per 100 square metres of BUILDING FLOOR AREA
    - Parking for all USES within the area bounded by Erb Street West, Father David Bauer Drive and Caroline Street South shall be provided within the area bounded by Erb Street West, Father David Bauer Drive and Caroline Street South but not necessarily on the same LOT as the related USE.
    - An enclosed walkway between two BUILDINGS devoted solely to connecting the said BUILDINGS shall be exempt from any parking requirement in this BY-LAW
    - PARKING SPACES shall not be permitted on the FIRST STOREY.
  - LOADING SPACE regulations in this BY-LAW shall not apply.

# CITY OF WATERLOO

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- ix. UNDERGROUND PARKING shall be permitted to extend to the STREET LINE.
- x. DAYLIGHT TRIANGLE regulations in this BY-LAW shall not apply to EXISTING BUILDINGS and UNDERGROUND PARKING.

# CITY OF WATERLOO

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| Exception | Address         | Zoning | File Reference                          |
|-----------|-----------------|--------|---|
| C91       | 144 Park Street | RMU-81 | By-law 2009-071 &<br>2011-079<br>SPA 29 |

Location: 144 Park Street

as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional USES shall be permitted on the lands known municipally as 144 Park Street:
- TOWNHOUSE BUILDING which shall be structurally attached and functionally connected with an APARTMENT BUILDING, having a shared internal corridor to the STRUCTURED PARKING.

- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 144 Park Street:

- BUILDING HEIGHT (maximum): 19 STOREYS and 62 metres
- Density (maximum): 465 units per hectare or 149 units, whichever is less
- The maximum number of units and BEDROOMS permitted shall be restricted as follows:

| BEDROOM Type | Number of units | Number of BEDROOMS |
|--------------|-----------------|--------------------|
| 1 BEDROOM    | Maximum of 149  | Maximum of 149     |
| 2 BEDROOM    | Maximum of 95   | Maximum of 190     |
| 3 BEDROOM    | Maximum of 17   | Maximum of 51      |
| Total        | Maximum of 149  | Maximum of 278     |

- INTERIOR LOT LINE setback (minimum): 0.0 metres, except where ABUTTING the lands municipally known as 156 Park Street where a minimum setback of 3.0 metres shall apply.
- LANDSCAPED OPEN SPACE (minimum): 30% of the LOT AREA, which shall include the following:
  - 15% LANDSCAPED OPEN SPACE (minimum) at grade; and
  - a landscaped amenity area on the roof of the STRUCTURED PARKING, not to exceed 3 storeys above grade, containing all of the following, at a minimum:
    - patio
    - benches
    - landscaped features including trees
    - surfaced walk
- UNDERGROUND PARKING (maximum): 40% of the required PARKING SPACES
- Notwithstanding anything to the contrary, the following additional regulations shall apply:

| REGULATIONS   | Park Street STREET LINE | Allen Street STREET LINE |
|---|-------------------------|--------------------------|
| STREET LINE setback (minimum to a TOWNHOUSE BUILDING)   | 2.1 metres              | 4.4 metres               |
| STREET LINE setback (minimum to an APARTMENT BUILDING)  | 5.0 metres              | 5.0 metres               |
| ARCHITECTURAL ENTRANCE PROJECTIONS (maximum projection into the FRONT YARD and FLANKAGE YARD) | 1.1 metres              | 3.4 metres               |

# CITY OF WATERLOO

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|   |            |            |
|---|------------|------------|
| Stairs to the TOWNHOUSE BUILDING<br>(maximum projection into the FRONT<br>YARD and FLANKAGE YARD) | 0.2 metres | 2.5 metres |
| UNDERGROUND PARKING setback<br>(minimum)  | 0.0 metres | 0.0 metres |

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| Exception | Address   | Zoning | File Reference            |
|-----------|---|--------|---------------------------|
| C92       | 135 Erb Street East<br>(previously 48 Moore Avenue South) | RMU-20 | By-law 2009-104<br>SPA 32 |

Location: 135 Erb Street East (previously 48 Moore Avenue South), Part Lots 15 & 16, R.P. 517, Part 2, 58R-16626 as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 7.10.1.1 for the lands known municipally as 135 Erb Street East only:
  - OFFICE
  - MEDICAL CLINIC
  - Medi-Spa
- b) For the purposes of this site specific exemption, a "Medi-Spa" means a BUILDING or part thereof that operates a cosmetic medical business under the supervision of a HEALTH PRACTITIONER, such as a medical doctor, and offers non-surgical cosmetic 'medical' treatments. Treatments may include but are not limited to: MASSAGE ESTABLISHMENT, body treatments, hydrotherapy, manicures and pedicures, facials and hair removal.
- c) Notwithstanding anything to the contrary, the following regulations shall apply:
  - i. STREET LINE setback from Moore Avenue South (minimum): 4.0 metres
  - ii. STREET LINE setback from Erb Street East (minimum): 2.2 metres
  - iii. SIDE YARD setback (minimum): 1.5 metres
  - iv. DAYLIGHT TRIANGLE setback (minimum): 0.3 metres
  - v. Parking shall be permitted in the FLANKAGE YARD (Erb Street East)
  - vi. Non-Residential PARKING SPACES (minimum): 2.75 per 100 square metres of BUILDING FLOOR AREA
  - vii. Residential PARKING SPACES (minimum): 1 per DWELLING UNIT



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| Exception | Address                                    | Zoning | File Reference            |
|-----------|--|--------|---------------------------|
| C93       | Millennium Boulevard & Country Squire Road | E1-27  | By-law 2010-014<br>SPA 26 |

Location: Millennium Boulevard & Country Squire Road, Block 320, R.P. 58M-506  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to Block 320 on Registered Plan 58M-506:
  - i. BUILDING HEIGHT (minimum): 2 STOREYS
  - ii. Density (minimum): 3,000 square metres of BUILDING FLOOR AREA per hectare. For the purposes of calculating compliance with this minimum density requirement, the land area subject to development shall be determined as the land area subject to each Site Plan Control application.
  - iii. BUILDING FLOOR AREA (maximum): 55,740 square metres.
  - iv. LANDSCAPED BUFFER (minimum): 10 metres from the westerly LOT LINE extending from Country Squire Road to Millennium Boulevard. Notwithstanding the foregoing, a trail and services shall be permitted within the LANDSCAPED BUFFER.

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| Exception | Address   | Zoning | File Reference                     |
|-----------|---|--------|------------------------------------|
| C94       | Millennium Boulevard, Cider Mill Drive,<br>Crossgate Boulevard, Oak Park Drive, Grey<br>Silo Road | R9     | By-law 2010-014<br>By-law 2011-080 |

Location: Millennium Boulevard, Cider Mill Drive, Crossgate Boulevard, Oak Park Drive, Grey Silo Road, Blocks 318 & 319, R.P. 58M-506 and Lots 298 to 317, R.P. 58M-506 and Lots 142 to 189, R.P. 58M-506 as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES are prohibited on the lands:
  - TRIPLEX BUILDING
  - LONG TERM CARE FACILITY
  - ASSISTED LIVING FACILITY
  - GROUP HOME
  - GOVERNMENT USE
  - MUNICIPAL RECREATIONAL FACILITY
  - SPIRITUAL USE
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands:
  - i. FRONT YARD setback from Millennium Blvd (minimum): 7.5 metres
  - ii. FLANKAGE YARD setback from Millennium Blvd (minimum): 4.5 metres
  - iii. BUILDING HEIGHT for MULTI-UNIT RESIDENTIAL BUILDINGS (minimum): 3 STOREYS, excluding TOWNHOUSES, FREEHOLD TOWNHOUSES, and STACKED TOWNHOUSES
  - iv. Density (minimum): 32 units per hectare for Blocks 318 and 319 on Plan 58M-506
  - v. Density (minimum): 30 units per hectare for all lands zoned R9 other than Blocks 318 and 319 on Plan 58M-506
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to FREEHOLD TOWNHOUSE BUILDINGS constructed on the lands described as Lots 298 to 317 and Lots 142 to 189, R.P. 58M-506:
  - i. Maximum LOT COVERAGE regulations in this BY-LAW shall not apply.
  - ii. LANDSCAPED OPEN SPACE (minimum): 30% of the LOT AREA.

# CITY OF WATERLOO

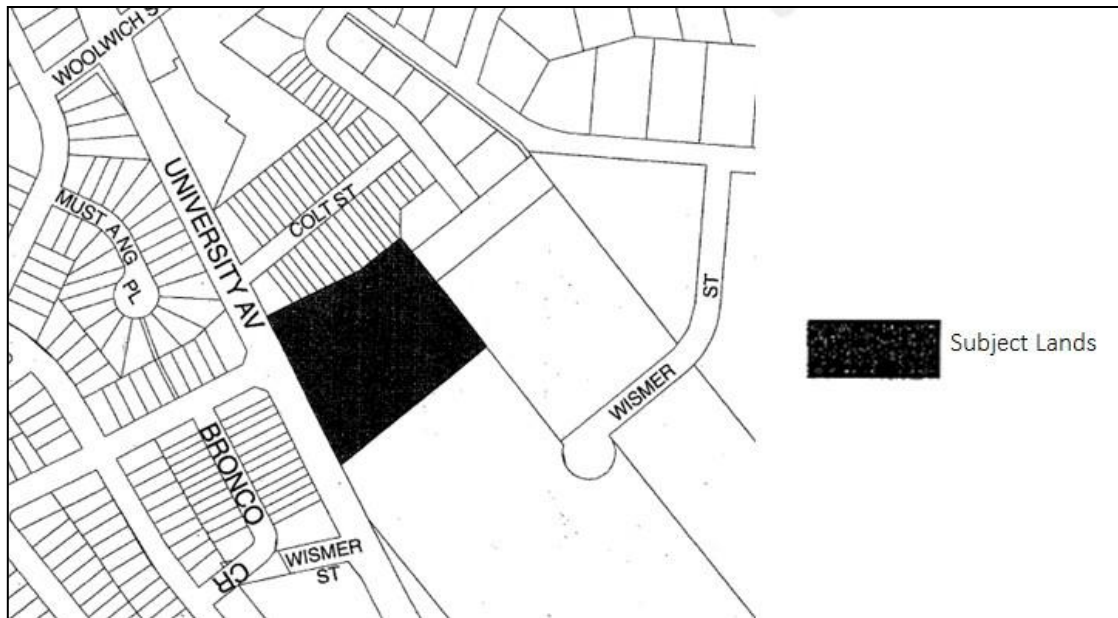
| Exception | Address                    | Zoning | File Reference  |
|-----------|----------------------------|--------|-----------------|
| C95       | 605 University Avenue East | FD     | By-law 2010-096 |

Location: 605 University Avenue East, Part Lots 61 & 66, GCT, Part 1, 58R-16674  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, a SPIRITUAL USE shall be permitted on the lands known municipally as 605 University Avenue East.
- b) Notwithstanding anything to the contrary, the following USES shall not be permitted on the lands known municipally as 605 University Avenue East:
  - DWELLING UNIT
  - CHILD CARE CENTRE
- c) Notwithstanding anything to the contrary, the following regulations shall apply to a SPIRITUAL USE:
  - i. STREET LINE setback (minimum): 5.0 metres
  - ii. Southerly SIDE YARD setback (minimum): 38.0 metres
  - iii. Northerly SIDE YARD setback (minimum): 7.5 metres
  - iv. LOW RISE RESIDENTIAL LOT LINE setback (minimum): 7.5 metres
  - v. REAR YARD setback (minimum): 7.5 metres
  - vi. BUILDING HEIGHT (maximum): 14 metres
  - vi. PARKING SPACES (minimum): 7.35 per 100 square metres of BUILDING FLOOR AREA

Image A: 605 University Avenue East



# CITY OF WATERLOO

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| Exception | Address                         | Zoning | File Reference             |
|-----------|---------------------------------|--------|----------------------------|
| C96       | Carriage Way at Woolwich Street | C3-10  | By-law 2010-097<br>A-53/17 |

Location: Carriage Way at Woolwich Street, Block 138, R.P. 58M540  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to Block 138 on Registered Plan 58M-540:
- INTERIOR LOT LINE setback (minimum): 22.5 metres (16.17 metre INTERIOR LOT LINE setback applies to one-storey enclosed garages, as per A-53/17)
  - STREET LINE setback from Woolwich Street (minimum average): 4 metres measured at the corners of the BUILDING, but in no case less than 2.5 metres
  - BUILDING HEIGHT (maximum): 11.5 metres and 3 STOREYS, excluding unfinished attic / inhabitable space
  - LOT FRONTAGE (minimum): 30 metres
  - PARKING SPACES (minimum):
    - Non-Residential: 4 per 100 square metres of BUILDING FLOOR AREA
    - Residential: 1 per DWELLING UNIT
    - RESTAURANT: 1 for every four (4) seats in the MAXIMUM DESIGNED CAPACITY
    - TAKE-OUT RESTAURANT: 15 per 100 square metres of BUILDING FLOOR AREA
  - Non-Residential Unit Size (maximum): 280 square metres of BUILDING FLOOR AREA
  - Residential Density (maximum): 8 DWELLING UNITS
  - Notwithstanding anything to the contrary, DWELLING UNITS shall be restricted to STOREYS above the FIRST STOREY
  - Number of BUILDINGS per LOT (maximum): more than one (1) permitted
  - DAYLIGHT TRIANGLE regulations in this BY-LAW shall not apply
  - LOADING SPACE regulations in this BY-LAW shall not apply

# CITY OF WATERLOO

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| Exception | Address                               | Zoning | File Reference  |
|-----------|---------------------------------------|--------|-----------------|
| C97       | Woolwich Street<br>Block 137, 58M-540 | R8     | By-law 2010-097 |

Location: Woolwich Street, Block 137, R.P. 58M540  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 7.8.1.1 for Block 137 on Registered Plan 58M-540 only:
  - ASSISTED LIVING FACILITY
  - LONG TERM CARE FACILITY
  - MULTI-UNIT RESIDENTIAL BUILDING
- b) Notwithstanding anything to the contrary, the regulations found in the Residential Mixed Use (RMU) zone shall apply to:
  - ASSISTED LIVING FACILITY
  - LONG TERM CARE FACILITY
  - MULTI-UNIT RESIDENTIAL BUILDING
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to Block 137 on Registered Plan 58M-540:
  - i. Density (maximum): 47 DWELLING UNITS
  - ii. Each LODGING UNIT within an ASSISTED LIVING FACILITY and or LONG TERM CARE FACILITY shall be deemed a DWELLING UNIT for the purposes of calculating density.

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| Exception | Address  | Zoning | File Reference  |
|-----------|--|--------|-----------------|
| C98       | Woolwich Street<br>Lots 1-9 and 73-75, 58M-540 | R4     | By-law 2010-097 |

Location: Woolwich Street, Lots 1 to 9 and Lots 73 to 75, R.P. 58M-540  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulation shall apply to Lots 1-9 inclusive and 73-75 inclusive on Registered Plan 58M-540:
  - i. FRONT YARD SETBACK (Woolwich Street) (minimum): 7.5 metres

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| Exception | Address                | Zoning | File Reference                     |
|-----------|------------------------|--------|------------------------------------|
| C99       | 215-229 Lexington Road | RMU-20 | By-law 2010-140<br>By-law 2013-101 |

Location: 215-229 Lexington Road  
as shown on Appendix 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 215-229 Lexington Road:
  - i. PARKING SPACES (minimum):
    - A. 1 per 3 beds to the MAXIMUM DESIGNED CAPACITY of a LONG TERM CARE FACILITY.
    - B. 1 per 3 suites in an ASSISTED LIVING FACILITY that do not have a full kitchen (stove, fridge, and sink).
    - C. 0.7 per suite in an ASSISTED LIVING FACILITY that has a full kitchen (stove, fridge, and sink).
    - D. 3 per 100 square metres of BUILDING FLOOR AREA for non-residential uses
  - ii. LOT LINE setback from a Provincial Highway (minimum): 14 metres
  - iii. STREET LINE setback (maximum) in section 7.10.2 shall not apply
  - iv. A maximum of 14 PARKING SPACES shall be permitted in the FRONT YARD

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| Exception | Address                    | Zoning    | File Reference  |
|-----------|----------------------------|-----------|-----------------|
| C100      | 66-94 Bridgeport Road East | (H) C1-60 | By-law 2011-061 |

Location: 66-94 Bridgeport Road East  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, on the lands known municipally as 66-94 Bridgeport Road East, the lands are zoned with a Holding (H) symbol for the following USES:
  - ASSISTED LIVING FACILITY
  - CHILD CARE CENTRE
  - DWELLING UNITS
  - HOTEL
  - LONG TERM CARE FACILITY
  - Parkland
- b) The holding symbol as it applies to the LOT shall not be removed or modified until the CITY receives verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.



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| Exception | Address               | Zoning | File Reference  |
|-----------|-----------------------|--------|-----------------|
| C101      | 188 King Street South | U2-20  | By-law 2011-093 |

Location: 188 King Street South, Part Lots 42, 43 and 44, R.P. 385  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall be prohibited on the lands known municipally as 188 King Street South:
- RESTAURANT
  - TAKE-OUT RESTAURANT
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 188 King Street South:
- DWELLING UNITS shall be located above the FIRST STOREY.
  - Density (maximum):
    - DWELLING UNITS (maximum): 63
    - BEDROOMS (maximum): 91
  - Notwithstanding anything to the contrary, no DWELLING UNIT shall contain more than three (3) BEDROOMS.
  - BUILDING HEIGHT (maximum): 22 metres and 6 STOREYS.
  - Amenity Area (minimum): 22 square metres for each DWELLING UNIT. For the purposes of this regulation, Amenity Area shall include LANDSCAPED OPEN SPACE, balconies and terraces, indoor recreational area, roof-top decks or terraces, but shall not include solariums, lobbies, washrooms, laundries, storage areas, mechanical areas, or reception areas.
  - FRONT YARD setback (abutting Allen Street):
    - STOREYS 1, 2, 3 and 4 (minimum): 3 metres
    - STOREYS 5 and 6 (minimum): 4.5 metres
  - FLANKAGE YARD setback (abutting King Street South):
    - STOREYS 1, 2, 3 and 4 (minimum): 3.5 METRES
    - STOREYS 5 and 6 (minimum): 5.5 metres
  - FLANKAGE YARD Setback (abutting Dodd's Lane):
    - STOREYS 1, 2, 3 and 4 (minimum): 2.8 metres
    - stoREYS 5 and 6 (minimum): 5.5 metres
  - DAYLIGHT TRIANGLE setback (minimum): 3 metres to the STREET LINE created by the DAYLIGHT TRIANGLE at the intersection of King Street South and Allen Street.
  - Architectural projections
    - FACADE PROJECTION: may occupy up to forty-nine per cent (49%) of the King Street BUILDING FACADE LENGTH, and may project up to 1 metre into the required YARD setback for King Street
    - FACADE PROJECTION: may occupy one hundred per cent (100%) of the BUILDING FACADE LENGTH most closely parallel to the DAYLIGHT TRIANGLE STREET LINE, and may project up to 1 metre into the required YARD setback for DAYLIGHT TRIANGLE STREET LINE
    - No stairs or part thereof shall be permitted within 0.8 metres of the REAR LOT LINE
  - UNDERGROUND PARKING STRUCTURE
    - Allen Street STREET LINE setback (minimum): 0.7 metres
    - King Street South STREET LINE setback (minimum): 0.6 metres

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- C. STREET LINE created by the DAYLIGHT TRIANGLE at the intersection of King Street South and Allen Street setback (minimum): 1.8 metres
- D. Dodd's Lane LOT LINE setback (minimum): 0.8 metres

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| Exception | Address                        | Zoning   | File Reference  |
|-----------|--------------------------------|----------|-----------------|
| C102      | 28 & 30 University Avenue East | (H)C1-81 | By-law 2011-110 |

Location: 28 & 30 University Avenue East, Part Lot 70, Sub lot GCT13, Part 2, 58R-8204, Part 2, 58R17116  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a)** Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally in 28-30 University Avenue East:
- FRONT YARD setback (minimum): 4.0 metres
  - SIDE YARD setbacks (minimum combined): 9.0 metres, however no SIDE YARD setback shall be less than 3.0 metres
  - REAR YARD setback (minimum): 3.5 metres
  - A DRIVEWAY shall not exceed forty percent (40%) of the FRONT BUILDING FAÇADE LENGTH.

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| Exception | Address                               | Zoning | File Reference  |
|-----------|---------------------------------------|--------|-----------------|
| C103      | 380 to 388 & 379 to 387 Allenby Court | R2     | By-law 2011-117 |

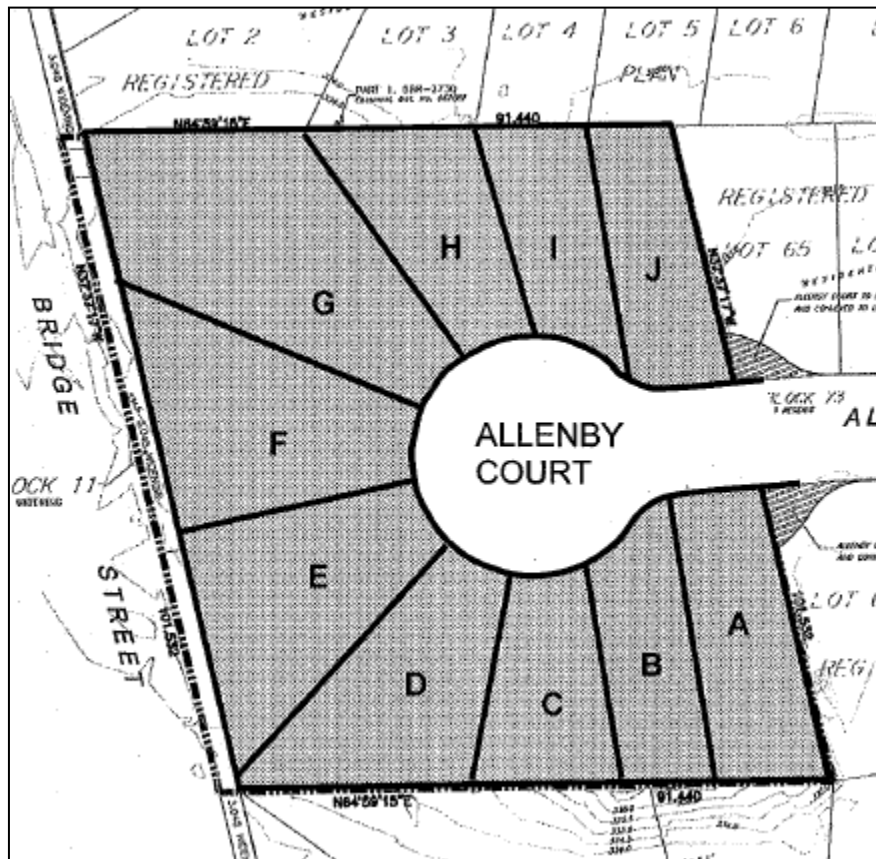
Location: Allenby Court, Lots 1 to 10, R.P. 58M-545

as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands shown on Image 1 hereto:
- FRONT YARD setback (minimum) for Parcels B to I on Image 1: 6 metres
  - STREET LINE setback from Bridge Street (minimum): 15 metres

Image 1: Lots 1 to 10, R.P. 58M-545



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| Exception | Address  | Zoning | File Reference   |
|-----------|--|--------|--|
| C104      | Carriage Crossing - Deerfoot Trail,<br>Millstream Drive, Spring Garden Drive,<br>Copper Ridge Drive, Manor Ridge Crescent,<br>Chestnut Ridge | R1, R4 | By-law 2012-014<br>By-law 2013-037<br>By-law 2014-109<br>By-law 2015-052 |

Location: Carriage Crossing subdivision - Deerfoot Trail, Millstream Drive, Spring Garden Drive, Copper Ridge Drive, Manor Ridge Crescent, Chestnut Ridge as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the LOTS identified in Image 1 hereto:
  - i. LOT COVERAGE for all BUILDINGS on the LOT (maximum): 40%
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the LOTS identified in Image 2 hereto:
  - i. LOT FRONTAGE (minimum) for INTERIOR LOTS: 13.411 metres
  - ii. LOT FRONTAGE (minimum) for CORNER LOTS: 17.199 metres

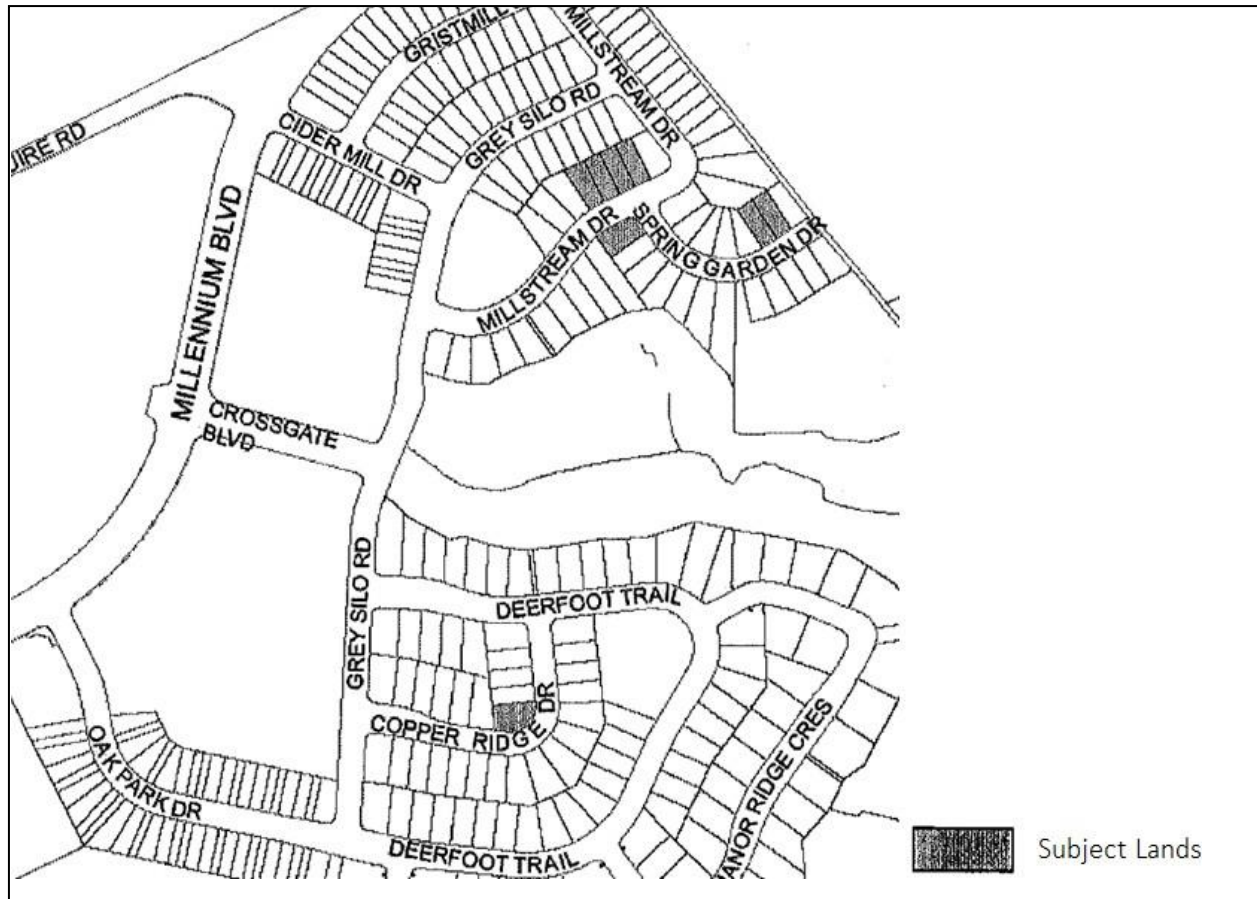
Image 1



# CITY OF WATERLOO

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Image 2



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| Exception | Address                   | Zoning         | File Reference            |
|-----------|---------------------------|----------------|---------------------------|
| C105      | 255 Northfield Drive East | RMU-20 & C3-10 | By-law 2018-033<br>SPA 46 |

Location: 255 Northfield Drive East  
as shown on Schedule 'C1' to this BY-LAW.

The following Site Specific Regulations shall apply to **Area A**, as shown on Image 1:

- a) Notwithstanding anything to the contrary, in addition to those uses permitted in the RMU zone the following commercial USES shall be permitted within a MIXED USE BUILDING:
- ARTIST STUDIO (Class A)
  - BUSINESS INCUBATOR
  - CAFÉ
  - COMMERCIAL RECREATION
  - COMMERCIAL SCHOOL
  - COMMERCIAL SERVICE
  - COMMERCIAL WELLNESS
  - DRUG STORE
  - FINANCIAL SERVICE
  - MEDICAL CLINIC
  - OFFICE
  - PERSONAL SERVICE SHOP
  - RESTAURANTS (including TAKE-OUT)
  - RETAIL STORE
  - SPECIALTY FOOD STORE
  - VARIETY STORE
- b) Notwithstanding anything to the contrary, the following regulations shall apply:
- i. Density (maximum): 300 BEDROOMS per hectare
  - ii. BUILDING HEIGHT (minimum): 12 metres (4 STOREYS)
  - iii. BUILDING HEIGHT (maximum): 20 metres (6 STOREYS)
  - iv. BUILDING HEIGHT (one MIXED USE BUILDING) (maximum): 21.1 metres (6 storeys)
  - v. AMENITY AREA (minimum): 3.0 square metres per BEDROOM or 11 square metres per DWELLING UNIT, whichever is greater.
  - vi. PARKING (minimum): 1.0 SPACE per DWELLING UNIT
  - vii. BICYCLE PARKING (minimum): 0.25 SPACE per BEDROOM
- c) Notwithstanding anything to the contrary, the following regulations shall apply to commercial USES in a MIXED USE BUILDING:
- i. Shall be limited to the FIRST STOREY
  - ii. BUILDING FLOOR AREA (collective total) (maximum): 1,000 square metres
  - iii. BUILDING FLOOR AREA (RESTAURANT) (maximum): 140 square metres
  - iv. BUILDING FLOOR AREA (TAKE-OUT RESTAURANT) (maximum): 140 square metres
  - v. PARKING (minimum): 4.0 SPACES per 100 square metres of BUILDING FLOOR AREA
  - vi. BICYCLE PARKING (minimum): 1.0 SPACE per 100 square metres of BUILDING FLOOR AREA

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- d) Notwithstanding anything to the contrary, a roof top architectural element may be permitted to exceed the maximum BUILDING HEIGHT requirement, up to an additional 1.0 metre, provided the roof top architectural element does not contain habitable floor space or BUILDING FLOOR AREA.
- e) Notwithstanding anything to the contrary, STOREYS above the FIRST STOREY shall be setback a minimum 4.0 metres from the STREET LINE. For clarity, Section 3.A.5 (Architectural Projections) shall apply.
- f) Notwithstanding anything to the contrary, PARKING SPACES are not permitted between the STREET LINE and the maximum STREET LINE setback.
- g) Notwithstanding anything to the contrary, a DRIVE-THROUGH shall be prohibited.

The following Site Specific Regulations shall apply to **Area B**, as shown on Image 1:

- h) Notwithstanding anything to the contrary, the following uses shall be prohibited:
  - DWELLING UNITS
- i) Notwithstanding anything to the contrary, the following regulations shall apply:
  - i. BUILDING FLOOR AREA (collective total) (maximum): 1,000 square metres
  - ii. BUILDING FLOOR AREA (each unit/occupancy) (maximum): 280 square metres
  - iii. BUILDING FLOOR AREA (one unit/occupancy, only) (maximum): 465 square metres
  - iv. BUILDING HEIGHT (minimum): 6 metres
  - v. PARKING (minimum): 4.5 SPACES per 100 square metres of BUILDING FLOOR AREA
  - vi. BICYCLE PARKING (minimum): 1.0 SPACE per 100 square metres of BUILDING FLOOR AREA
- j) Notwithstanding anything to the contrary, PARKING SPACES are not permitted between the STREET LINE and the minimum STREET LINE setback.
- k) Notwithstanding anything to the contrary, one (1) DRIVE-THROUGH shall be permitted in **Area B** as shown on Image 1, subject to the requirements of subsection (l) hereto.
- l) Notwithstanding anything to the contrary, a DRIVE-THROUGH that contains an intercom order station within:
  - i. 75 metres of the common LOT LINE with the residential properties on Deer Run Drive;
  - ii. 30 metres of any DWELLING UNIT or SENSITIVE USE in **Area A** as shown on Image 1; or
  - iii. exceeds the maximum noise level specified by the Province's NPC-300 publication or successor thereof relative to any residential or SENSITIVE USE,shall be prohibited.
- m) Notwithstanding anything to the contrary, setbacks contained in Subsection (l) hereto shall be measured from the intercom order station, stacking lanes or stacking spaces, whichever is more restrictive.



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The following Site Specific Regulations shall apply to **Area A** and **Area B**, as shown on Image 1:

- n) Notwithstanding anything to the contrary, the following regulations shall apply:
  - i. STREET LINE setback from Northfield Drive (minimum): 4.0 metres
  - ii. STREET LINE setback from Northfield Drive (maximum): 6.0 metres
  - iii. STREET LINE setback from Bridge Street (minimum): 4.0 metres
  - iv. STREET LINE setback from Bridge Street (maximum): 15.0 metres
- o) Notwithstanding anything to the contrary, a minimum 57% “street line buildout” shall be required within 4.0 metres and 6.0 metres of Northfield Drive East.
- p) Notwithstanding anything to the contrary, a minimum 35% “street line buildout” shall be required within 4.0 metres and 15.0 metres of Bridge Street West.
- q) For the purpose of this BY-LAW, “street line buildout” means the portion of a LOT adjacent to a STREET which has a BUILDING running parallel to the STREET LINE between the minimum and maximum buildout setback.
- r) Notwithstanding anything to the contrary, a LANDSCAPED BUFFER shall be required within the SIDE YARD between the SURFACE PARKING area and the SIDE LOT LINE, and shall:
  - i. contain a minimum 2.0 metre wide asphalt trail
  - ii. be a minimum average depth of 9.5 metres and shall be no less than 5.6 metres at any given point; and
  - iii. contain a minimum of two berms, which shall range in height (at their peak) from a minimum of 1.0 metres to a maximum of 2.0 metres.
- s) Notwithstanding anything to the contrary, a minimum SIDE YARD setback of 43 metres shall be provided from the SIDE LOT LINE as identified on Image 1, being the common LOT LINE with the residential properties on Deer Run Drive.
- t) Notwithstanding anything to the contrary, a minimum REAR YARD setback of 7.5 metres shall be provided from the REAR LOT LINE as identified on Image 1, being the common LOT LINE with Deer Run Park. This shall not apply to retaining walls or infrastructure required by a hydro-electric provider.
- u) Notwithstanding anything to the contrary, the following regulations shall apply to any UNDERGROUND PARKING:
  - i. STREET LINE setback from Northfield Drive (minimum): 5.0 metres
  - ii. STREET LINE setback from Bridge Street (minimum): 55.0 metres
  - iii. SIDE YARD setback (minimum): 30.0 metres
  - iv. REAR YARD setback (minimum): 8.0 metres
- v) In the event of any future subdividing of the lands (being **Area A** and **Area B** as shown on Image 1), individual parcels of land shall be exempt from the requirements for internal YARD and BUILDING setbacks, density, AMENITY AREA, LANDSCAPED BUFFER, LANDSCAPED OPEN SPACE and PARKING, provided that the whole of the lands (being **Area A** and **Area B** as shown on Image 1) is in full

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compliance with all provisions of the BY-LAW, including the requirements for YARD and BUILDING setbacks, density, AMENITY AREA, LANDSCAPED BUFFER, LANDSCAPED OPEN SPACE and PARKING.

- w) Notwithstanding anything to the contrary, the following provisions shall not apply:
- i. Section 8.5.3, 8.5.4, 8.5.5 of the Convenience Commercial (CC) zone (low rise residential lot line setback and landscaped buffer)
  - ii. Street Line Setback requirements in Table 7O of the Residential Mixed Use (RMU) zone
  - iii. Section 7.10.1.5 and 7.10.6 of the Residential Mixed Use (RMU) zone (Ancillary Uses)
  - iv. Height of First Storey requirements in Table 7O of the Residential Mixed Use (RMU) zone
  - v. Section 7.10.7 of the Residential Mixed Use (RMU) zone (Parking)
  - vi. Section 6.3.1 of the General Regulations

Image 1: 255 Northfield Drive East



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| <b>Exception</b> | <b>Address</b>           | <b>Zoning</b> | <b>File Reference</b> |
|------------------|--------------------------|---------------|-----------------------|
| C106             | 160 Columbia Street West | E1-40         | By-law 2012-104       |

Location: 160 Columbia Street West, Part Lot 36, R.P. 717  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USE is hereby added to section 9.1.1.1 for the lands known municipally as 160 Columbia Street West only:
  - AUTOMOBILE SERVICE CENTRE
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 160 Columbia Street West:
  - i. LANDSCAPED OPEN SPACE (minimum): 5% of the LOT AREA

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| Exception | Address  | Zoning        | File Reference                       |
|-----------|--|---------------|--------------------------------------|
| C107      | Schlegel Village – 250 Laurelwood Drive<br>(Bearinger & Fisher Hallman Road) | UC-27 & UC-81 | By-law 2012-118<br>A-96/15 & A-20/17 |

Location: Schlegel Village – 250 Laurelwood Drive (Bearinger Road)  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USE is hereby added to section 9.4.1.1 for the lands known municipally as 250 Laurelwood Drive only:
  - Continuum of Care Facility
- b) For the purposes of this site specific provision, Continuum of Care Facility means: *"a nursing home/retirement home where, for a fee, residents are housed or lodged and where they progress from: (a.) unassisted living care where no meals are provided and there is limited nursing, to (b.) assisted living care where some meals and limited nursing care is provided, to (c.) long term care where all meals and intensive and long term nursing care is provided."*
- c) Notwithstanding anything to the contrary, the following ancillary uses are permitted within a Continuum of Care Facility:
  - MEDICAL CLINIC
  - RESTAURANT
  - CAFE
  - Beauty Salon
- d) For the purposes of c) above, RESTAURANT means: *"an establishment within an enclosed BUILDING in which food and beverages are prepared and served for immediate consumption on the premises for residents of the Continuum of Care Facility and outside customers."*
- e) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 250 Laurelwood Drive:
  - a. PARKING SPACES (minimum):
    - i. MEDICAL CLINIC: 3 per 100 square metres of BUILDING FLOOR AREA
    - ii. APARTMENT: 0.75 spaces per DWELLING UNIT.
    - iii. LONG TERM CARE FACILITY: 0.33 spaces per suite
    - iv. ASSISTED LIVING FACILITY: 0.33 spaces per suite
    - v. Employees of a Continuum of Care Facility: 0.5 spaces per employee
    - vi. Students of a Continuum of Care Facility: 0.1 spaces per student
    - vii. RESTAURANT: 1 per 4 seats
  - b. BUILDING FLOOR AREA for a RESTAURANT (maximum): 275 square metres
  - c. LOADING SPACE regulations in this BY-LAW shall not apply.
  - d. AMENITY SPACE regulations in this BY-LAW shall not apply.
  - e. BICYCLE PARKING regulations in this BY-LAW shall not apply.
  - f. In the event the lands are subdivided, individual parcels of land shall be exempt from the zoning requirements applied to such lands provided that the whole of Block 5 on Registered Plan 58M-573 is in full compliance with the zoning provisions applied thereto as if the land subdivision had not occurred.

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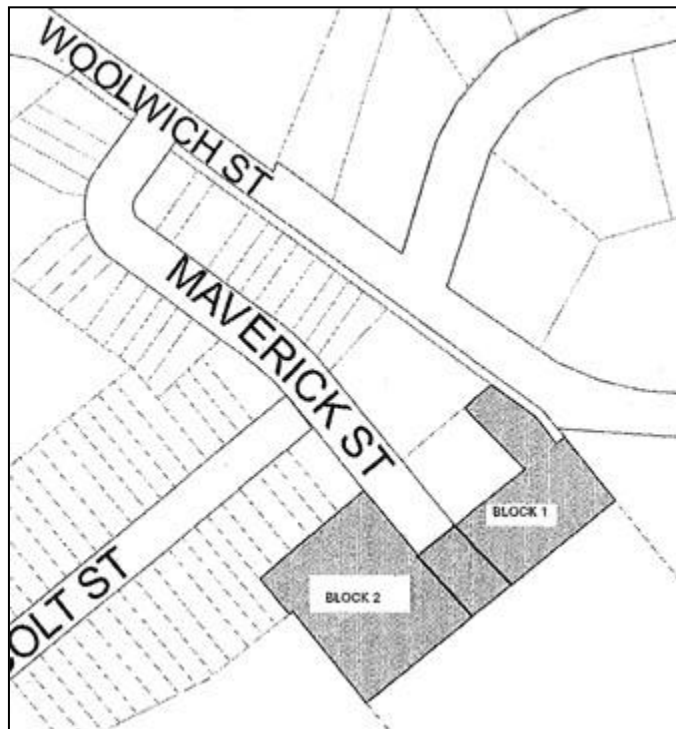
| Exception | Address                            | Zoning | File Reference  |
|-----------|------------------------------------|--------|-----------------|
| C108      | 365, 371, 376, 411 Maverick Street | R8     | By-law 2013-012 |

Location: 365, 371, 376, 411 Maverick Street, Blocks 1 & 2, R.P. 58M577  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to FREEHOLD TOWNHOUSE BUILDINGS on Block 1 as indicated on Image 1 hereto:
  - i. SIDE YARD setback (minimum): 1.35 metres
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to STACKED TOWNHOUSE BUILDINGS on Block 2 as indicated on Image 1 hereto:
  - i. STREET LINE setback (minimum): 5.0 metres
  - ii. LANDSCAPED OPEN SPACE (minimum): 36% of the LOT AREA
  - iii. PARKING SPACES (minimum): 1.5 per DWELLING UNIT
  - iv. Density (maximum): 68 DWELLING UNITS per hectare

Image 1: Subject Lands



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| Exception | Address                    | Zoning | File Reference                            |
|-----------|----------------------------|--------|---|
| C109      | 105 University Avenue East | C5-40  | By-law 2013-015<br>SPA 22<br>OMB PL020641 |

Location: 105 University Avenue East, Part Lots 12 & 13, R.P. 501, Parts 1 & 2, Plan 58R-13151  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

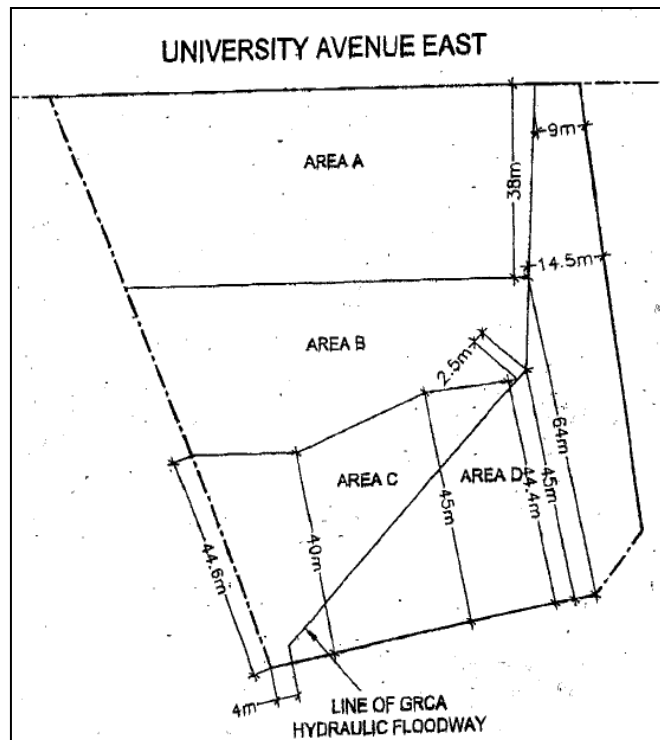
- a) The following USES are hereby added to section 8.7.1.1 for the lands known municipally as 105 University Avenue East:
  - VARIETY STORE
  - MEDICAL CLINIC
  - PERSONAL SERVICE SHOP
  - CAFE (excluding DRIVE-THROUGH)
  - OFFICE
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the USES indicated in a) above:
  - i. The USES shall be restricted to the FIRST STOREY of MIXED USE BUILDING.
  - ii. The USES shall be located in "Area A" as indicated on Image 1 hereto.
  - iii. Collective BUILDING FLOOR AREA devoted to the USES (maximum): 464.5 square metres.
- c) The following USES are hereby added to section 8.7.1.1 for the lands known municipally as 105 University Avenue East:
  - i. DWELLING UNITS
- d) Notwithstanding anything to the contrary, the following regulations apply to any BUILDING containing DWELLING UNITS:
  - ii. Sections 7.10.2 to 7.10.5, and Section 7.10.7 (being Performance Standards of the Residential Mixed-Use (RMU) Zone).
- e) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 105 University Avenue East (identified as Areas "A", "B", "C", and "D" as shown on Image 1):
  - i. Areas A, B, C & D as indicated on Image 1 hereto shall be used when calculating LANDSCAPED OPEN SPACE, AMENITY AREA, and Density.
  - ii. Rooftop terraces shall not be permitted.
  - iii. Parking regulations:
    - A. ninety percent (90%) of the required parking shall be provided as UNDERGROUND PARKING
    - B. ten percent (10%) of the required parking shall be provided as SURFACE PARKING
    - C. PARKING SPACES shall be permitted in the FRONT YARD provided a minimum 2.5 metre setback is provided from the STREET LINE
    - D. SURFACE PARKING shall not be permitted in Areas B and C as indicated on Image 1 hereto
    - E. PARKING STRUCTURES shall not be subject to setbacks requirements
  - iv. Density (maximum): 200 DWELLING UNITS per hectare
  - v. Section 7.10.5 (RMU) and Section 8.7.4 (C5-40) as it pertains to TOWER Separation, TOWER STEPBACK and AMENITY AREA shall not apply

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- f) Notwithstanding anything to the contrary, the following regulations shall apply to the lands identified as Area "A" as shown on Image 1:
- BUILDING HEIGHT (maximum): 40.5 metres and 13 STOREYS
  - SIDE YARD setback (westerly) (minimum): 4 metres
  - SIDE YARD setback (easterly) (minimum): 11metres
  - STREET LINE setback: a minimum of 50% to a maximum of 60% of the FRONT BUILDING FAÇADE shall have a minimum STREET LINE setback of 7.5 metres and the remaining FRONT BUILDING FAÇADE shall be setback a minimum additional 4.0 metres.
- g) Notwithstanding anything to the contrary, the following regulations shall apply to the lands identified as Area "B" as shown on Image 1:
- BUILDING HEIGHT (maximum): 25 metres and 8 STOREYS
  - SIDE YARD setback (westerly) (minimum): 4 metres
  - REAR YARD: shall be the boundary between Areas B and C as indicated on Image 1 hereto
- h) Notwithstanding anything to the contrary, the following regulations shall apply to the lands identified as Area "C" as shown on Image 1:
- BUILDING HEIGHT of a PARKING STRUCTURE (maximum): 3 metres to a maximum elevation of 320.5 metres above sea level
  - DWELLING UNITS shall not be permitted
- i) Notwithstanding anything to the contrary, the following regulations shall apply to the lands identified as Area "D" as shown on Image 1:
- BUILDINGS, STRUCTURES and PARKING SPACES shall not be permitted

Image 1: Subject Lands



# CITY OF WATERLOO

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| Exception | Address            | Zoning | File Reference |
|-----------|--------------------|--------|----------------|
| C110      | 20 Erb Street West | U1-60  | --             |

Location: 20 Erb Street West (Marsland Centre), Part of Lot 37 Subdivision Lot 14  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 20 Erb Street West:
  - i. STREET LINE setback for the EXISTING BUILDING from Dupont Street (minimum): 0.01 metres
  - ii. STREET LINE setback for the EXISTING BUILDING from Albert Street (minimum): 3.17 metres
  - iii. SIDE YARD setback for the EXISTING BUILDING (minimum): 0.30 metres



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| Exception | Address               | Zoning | File Reference                     |
|-----------|-----------------------|--------|------------------------------------|
| C111      | 222 King Street South | U2-20  | By-law 2013-055<br>By-law 2013-119 |

Location: 222 King Street South, Lot 52, Part Lot 53, R.P. 385, Part 3, 58R-18028  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 8.2.1.1 for the lands known municipally as 222 King Street South only:
- Financial service
  - Office Equipment- Sales and Services
  - RETAIL STORE (excluding Home Improvement Store)
  - ARTIST STUDIO (CLASS A)
  - Art Gallery
  - Library
  - Museum
- b) Notwithstanding anything to the contrary, the following USES shall not be permitted on the lands known municipally as 222 King Street South:
- CHILD CARE CENTRE
  - RESTAURANT
  - TAKE-OUT RESTAURANT
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 222 King Street South:
- DWELLING UNITS shall be restricted to STOREYS above the FIRST STOREY
  - Non-residential USES shall be restricted to the FIRST STOREY
  - Non-residential units shall not exceed 300 square metres in BUILDING FLOOR AREA
  - Density (minimum): 150 BEDROOMS per hectare
  - Density (maximum): 450 BEDROOMS per hectare
  - No DWELLING UNIT may contain more than three (3) BEDROOMS
  - BUILDING HEIGHT (maximum): 20 metres and 6 STOREYS
  - Notwithstanding anything to the contrary, an architectural roof feature may exceed the maximum permitted BUILDING HEIGHT by 2 metres
  - Rooftop mechanical and ancillary storage areas shall not be considered BUILDING FLOOR AREA and may exceed the maximum BUILDING HEIGHT by 5.8 metres provided:
    - the total floor area of the mechanical and ancillary storage areas do not occupy more than 15% of the total roof area
    - no part of the mechanical and ancillary storage areas shall be permitted within:
      - 9.0 metres of either the King Street BUILDING FAÇADE or the Dodd's Lane BUILDING FAÇADE, and the combined total setback shall be no less than 21 metres;
      - 9 metres of the north-westerly BUILDING FAÇADE and the south-westerly BUILDING FAÇADE, and the combined total setbacks shall be no less than 19 metres.
  - LANDSCAPED OPEN SPACE (minimum): 20% of the LOT AREA

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- xi. Parking requirements:
  - A. Residential (minimum): 1 PARKING SPACE per DWELLING UNIT
  - B. Non-Residential (minimum): 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
  - C. Shared Parking (minimum): 4 PARKING SPACES provided for residential USES shall be deemed to satisfy the requirement for one (1) non-residential PARKING SPACE in a MIXED-USE BUILDING
- xii. STREET LINE setback (King Street South) (minimum):
  - A. STOREYS 1, 2, 3, 4 and 5: 3.5 metres
  - B. STOREY 6: 5.5 metres
  - C. UNDERGROUND PARKING: 0.5 metres
- xiii. LOT LINE setback (Dodd's Lane) (minimum):
  - A. FIRST STOREY: 1.5 metres
  - B. STOREYS 2, 3, 4, 5 and 6: 2.9 metres
  - C. UNDERGROUND PARKING: 1.5 metres
- xiv. No setbacks shall apply to shoring, footings and tie-backs on the LOT, whether attached or independent of any BUILDING or STRUCTURE including UNDERGROUND PARKING.
- xv. Facade Projections (maximum): 0.6 metres into a YARD provided the combined length of such features does not occupy more than 40% of the BUILDING FAÇADE LENGTH from which they project.
- xvi. DRIVEWAY may occupy up to 20% of the King Street STREET LINE BUILDING FAÇADE.
- xvii. DRIVEWAY width from King Street (maximum): 7.6 metres
- xviii. No BUILDING or obstruction higher than 0.5 metres above GRADE shall be permitted within the 3 metre x 3 metre triangular spaces formed at a DRIVEWAY intersection with Dodd's Lane.

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| Exception | Address                   | Zoning | File Reference                     |
|-----------|---------------------------|--------|------------------------------------|
| C112      | 155 Caroline Street South | RMU-60 | By-law 2013-058<br>By-law 2016-061 |

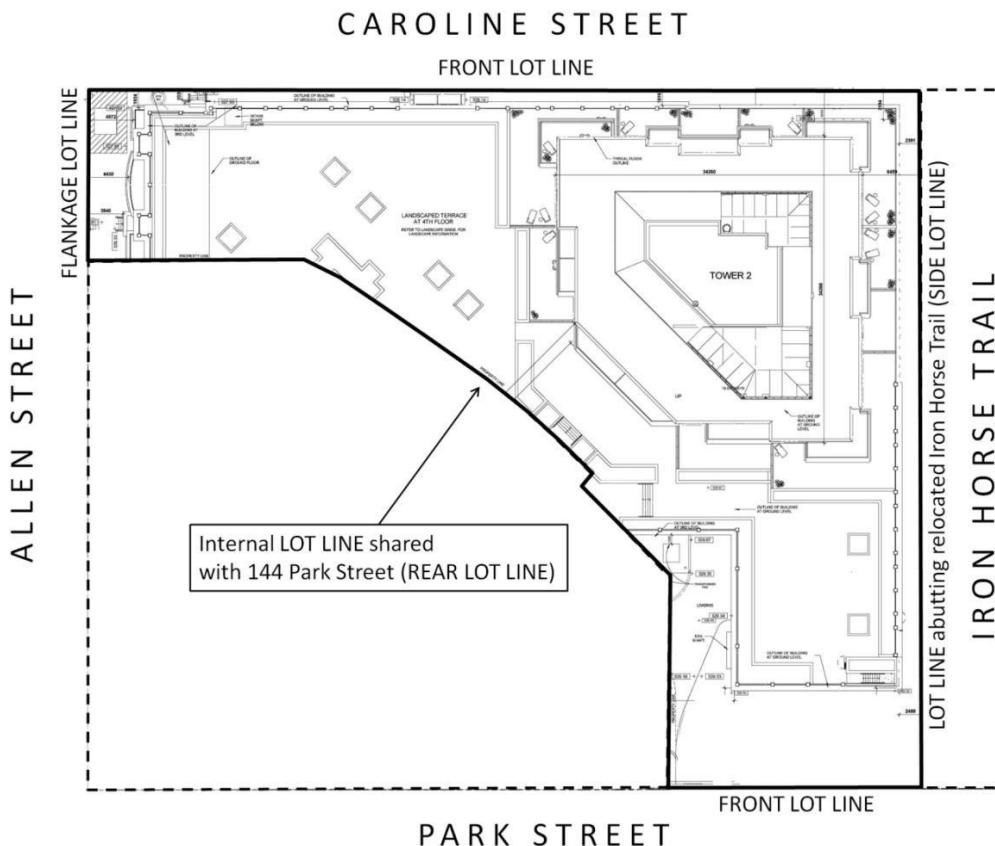
Location: 155 Caroline Street South  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 7.10.1.1 for the lands known municipally as 155 Caroline Street South only:
- APARTMENT BUILDING
  - TOWNHOUSE BUILDING which shall be structurally attached and functionally connected with the APARTMENT BUILDING, having a shared internal corridor to the STRUCTURED PARKING
  - MIXED USE BUILDING
- b) Notwithstanding anything to the contrary, the following USES shall be permitted on the FIRST STOREY of a multi-STOREY BUILDING:
- OFFICE
  - MEDICAL CLINIC
  - PERSONAL SERVICE SHOP
  - RETAIL STORE up to a maximum of 20% of the BUILDING FLOOR AREA of the BUILDING
  - BAKE SHOPS, CAFES, RESTAURANTS and TAKE-OUT RESTAURANTS to a collective maximum not to exceed 10% of the BUILDING FLOOR AREA of the BUILDING
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 155 Caroline Street South:
- BUILDING HEIGHT of the FIRST STOREY including STRUCTURED PARKING (minimum): 3.5 metres for a minimum depth of 18 metres measured from the Caroline Street STREET LINE BUILDING FACADE
  - BUILDING HEIGHT (maximum): 76 metres
  - Density (maximum): 750 BEDROOMS per hectare
  - UNDERGROUND PARKING setback (minimum): 0.5 metres from a LOT LINE
  - No setbacks shall apply to shoring, footings and tie-backs on the LOT, whether attached or independent of any BUILDING or STRUCTURE including UNDERGROUND PARKING.
  - No SURFACE PARKING shall be required.
  - PARKING SPACES devoted to USES not on the LOT (maximum): 60
  - A minimum of 25% of the GROUND FLOOR AREA shall be HABITABLE FLOOR SPACE, which may also include one or more of the following: lobbies, indoor seating area(s), hallway(s), stair(s), elevator(s), common indoor AMENITY AREA(s), entrance(s), foyer(s), COMMERCIAL USES in b) above, and DWELLING UNITS
  - BUILDING setback above GRADE (minimum):
    - Caroline Street STREET LINE setback:
      - STOREYS 1, 2 and 3 (minimum): 3 metres, except for a TOWNHOUSE BUILDING and STRUCTURED PARKING which shall have a minimum setback of 1.5 metres
      - STOREYS above the third STOREY: 5.0 metres

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- b. Allen Street STREET LINE setback:
  - A. STREET LINE setback (minimum): 4.4 metres
  - B. ARCHITECTURAL ENTRANCE PROJECTION: 3.5 metres
  - C. Stair Projection: 2.1 metres
- c. INTERIOR LOT LINE setback abutting the lands known municipally as 144 Park Street (minimum): 0 metres
- d. Setback from the LOT LINE abutting the lands containing the relocated Iron Horse Trail as shown on the inset below:
  - A. STOREYS 1, 2 and 3 (minimum): 2.3 metres
  - B. STOREYS above the third STOREY: 5.0 metres
- x. LANDSCAPED OPEN SPACE (minimum): 30% of the LOT AREA, which shall include the following:
  - a. a minimum 20% LANDSCAPED OPEN SPACE at GRADE; and
  - b. a landscaped AMENITY AREA on the roof of the STRUCTURED PARKING containing all of the following:
    - patio
    - benches
    - landscaped features including trees
    - surfaced walk



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| Exception | Address                   | Zoning   | File Reference                  |
|-----------|---------------------------|----------|---------------------------------|
| C113      | 35 University Avenue East | (H)C1-81 | By-law 2013-057<br>OMB PL130796 |

Location: 35 University Avenue East, Part Lots 12, 13, 15, 17 & Lot 16, R.P. 494  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 8.3.1.1 for the lands known municipally as 35 University Avenue East only:
- AUDITORIUM
  - BANQUET HALL
  - NIGHTCLUB
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 35 University Avenue East:
- GROSS FLOOR AREA of the USES specified in a) above (maximum): 850 square metres within the EXISTING BUILDING
  - PARKING SPACES (minimum): 5 per 100 square metres of BUILDING FLOOR AREA

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| Exception | Address           | Zoning | File Reference                     |
|-----------|-------------------|--------|------------------------------------|
| C114      | 203 Lester Street | RMU-81 | By-law 2013-062<br>By-law 2013-104 |

Location: 203 Lester Street, Lots 63 to 65, Part Lots 62 & 66, R.P. 507  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USE is hereby added to section 7.10.1.5 for the lands known municipally as 203 Lester Street only:
  - RETAIL STORE
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 203 Lester Street:
  - i. BUILDING FLOOR AREA devoted to OFFICE (maximum): 158.5 square metres, which shall abut a STREET LINE BUILDING FAÇADE. Excludes up to 44 square metres of BUILDING FLOOR AREA devoted to OFFICES which is permitted within the top STOREY of a BUILDING.
  - ii. RESTAURANT BUILDING FLOOR AREA (maximum): 366 square metres
  - iii. Non-residential uses shall be restricted to the FIRST STOREY and Second STOREY
  - iv. OUTDOOR RESTAURANT PATIO shall only be permitted on the Second STOREY and or Third STOREY.
  - v. Notwithstanding anything to the contrary, a NIGHTCLUB shall not be permitted.
  - vi. LANDSCAPED OPEN SPACE (minimum): 24.4% of the LOT AREA
  - vii. Shared Parking (minimum): 4 PARKING SPACES provided for residential USES shall be deemed to satisfy the requirement for one (1) non-residential PARKING SPACE in a MIXED-USE BUILDING.

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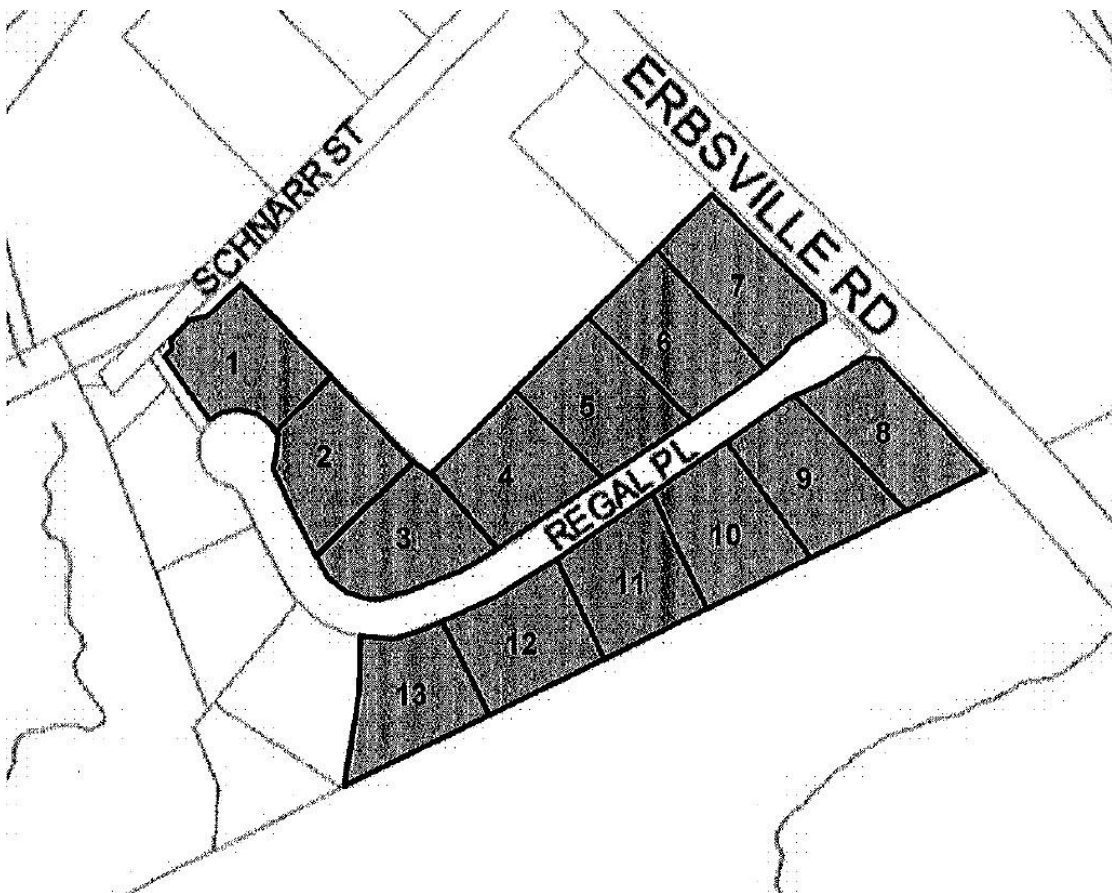
| Exception | Address     | Zoning   | File Reference  |
|-----------|-------------|----------|-----------------|
| C115      | Regal Place | 35/10-R3 | By-law 2013-066 |

Location: Regal Place, Lots 1 to 13, R.P. 58M-5  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to Lots 1 to 13 inclusive on Registered Plan 58M-5 as shown on Image 1 hereto:
  - i. IMPERVIOUS AREA (maximum): 35% plus an additional 10% for ACCESSORY BUILDINGS, ACCESSORY STRUCTURES and SWIMMING POOLS combined
  - ii. FRONT YARD setback (minimum): 7.5 metres
  - iii. REAR YARD setback for Lots 8 to 13 on Image 1 (minimum): 15 metres
  - iv. FLANKAGE YARD setback from Erbsville Road for Lots 7 and 8 on Image 1 (minimum): 8.5 metres
  - v. SIDE YARD setback (minimum): 3 metres
  - vi. GEOTHERMAL WELLS shall not be permitted.

Image 1: Regal Place



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| Exception | Address                       | Zoning      | File Reference  |
|-----------|-------------------------------|-------------|-----------------|
| C116      | 300-350 Northfield Drive East | (H)70-E1-27 | By-law 2013-085 |

Location: 300-350 Northfield Drive East, Part Lot 63, GCT, Part 1, 58R-3064, Part 1, 58R-12714  
as shown on Schedule 'C1' to this BY-LAW.

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 300-350 Northfield Drive East:
  - i. IMPERVIOUS AREA (maximum): 70% of the LOT AREA
- b) A Holding (H) symbol is applied to the lands to prohibit the enlargement of the EXISTING BUILDING and the erection of a new BUILDING on the lands.
- c) The holding symbol as it applies to the LOT shall not be removed or modified until the CITY receives verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.



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| Exception | Address   | Zoning    | File Reference                               |
|-----------|---|-----------|--|
| C117      | 580 Weber Street North<br>(Weber & Northfield - former NCR lands) | (H)E2B-81 | By-law 2013-099<br>By-law 2014-015<br>SPA 42 |

Location: 580 Weber Street North (Weber & Northfield - former NCR lands)  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall be permitted:
- Primary Employment USES
    - ADVANCED TECH including life sciences such as oceanography, geology, botany, agriculture, fisheries, forestry, and other allied subjects
    - BUSINESS INCUBATOR
    - COMMUNICATION PRODUCTION
    - DATA CENTRE
    - GOVERNMENT USE including a PARKING FACILITY
    - LIGHT INDUSTRIAL ASSEMBLY related to ADVANCED TECH, including appliances
    - LIGHT INDUSTRIAL MANUFACTURING related to ADVANCED TECH, including appliances
    - LIGHT INDUSTRIAL PROCESSING related to ADVANCED TECH, including appliances
    - MAJOR OFFICE
    - MEDICAL CLINIC
    - OFFICE
    - PRINTING ESTABLISHMENT
    - STRUCTURED PARKING
    - TECH OFFICE
    - TRAINING FACILITY related to ADVANCED TECH
  - Complementary Employment USES:
    - MAKERSPACE (CLASS A)
    - Repair and Service Operations related to ADVANCED TECH
    - WAREHOUSE related to ADVANCED TECH (no retail)

### Ancillary Commercial USES

- Retail
  - Beer, Liquor & Wine Store
  - CAFE
  - DRUG STORE
  - FOOD STORE
  - RESTAURANT
  - RETAIL STORE (including hardware store, but excluding Department Stores and Automotive Supply Stores)
  - TAKE-OUT RESTAURANT
- Non-Retail
  - Catering Business
  - CHILD CARE CENTRE

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- COMMERCIAL RECREATION (Indoor)
- COMMERCIAL SCHOOL
- COMMERCIAL WELLNESS
- FINANCIAL SERVICES
- PERSONAL SERVICE SHOP
- VETERINARY CLINIC

v. HOTEL

b) Notwithstanding anything to the contrary, the following additional regulations shall apply:

i. BUILDING Setbacks

|  | <b>Minimum LOT LINE setback above and below GRADE</b> | <b>Maximum LOT LINE setback above GRADE</b> | <b>Minimum BUILDING FAÇADE requirement, may include patios</b>                   |
|--|---|---|--|
| All BUILDINGS and STRUCTURES from the easterly LOT LINE (ABUTTING the rail corridor) | 15.0 metres   |   |  |
| All BUILDINGS and STRUCTURES fronting Weber Street North (Area 'A' on Image 1)       | 3.0 metres  | 6.0 metres                                  | 65% of all FRONT BUILDING FAÇADES shall be within 6 metres of the STREET LINE    |
| All BUILDINGS and STRUCTURES fronting Northfield Drive (Area 'A' on Image 1)         | 3.0 metres  | 6.0 metres                                  | 35% of all FLANKAGE BUILDING FAÇADES shall be within 6 metres of the STREET LINE |
| All BUILDINGS and STRUCTURES fronting Northfield Drive (Area 'B' on Image 1)         | 3.0 metres  | 6.0 metres                                  | 75% of all FLANKAGE BUILDING FAÇADES shall be within 6 metres of the STREET LINE |

ii. BUILDING HEIGHT, PARKING, LANDSCAPED OPEN SPACE, and BUILDING FLOOR AREA

|                 | <b>Minimum</b>  | <b>Maximum</b>              |
|-----------------|---|-----------------------------|
| BUILDING HEIGHT | 4.5 metres, for any BUILDING situated between 3 and 6 metres from a STREET LINE | 81 metres                   |
| PARKING         | 3.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA                 | 2800 SURFACE PARKING SPACES |
| BICYCLE PARKING | 10% of total required PARKING SPACES  |                             |

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|   | Minimum  | Maximum  |
|---|--|--|
| LANDSCAPED OPEN SPACE   | 20% of the LOT AREA and 15% of Area 'A' and Area 'B' on Image 1 respectively |  |
| Rooftop gardens   |  | 5% of the required LANDSCAPED OPEN SPACE   |
| Common outdoor AMENITY AREA, within Area 'B' on Image 1 – to be contiguous outdoor LANDSCAPED OPEN SPACE at GRADE | 3,500 square metres, and an average of 60 metres in width                    | Hardscaped, impervious surfaces shall not exceed 30% of the required Common Outdoor AMENITY AREA |
| LANDSCAPED BUFFER   | 3.0 metres ABUTTING all LOT LINES  |  |
| Combined BUILDING FLOOR AREA for Complementary Employment USES in Section a)ii. Above                             |  | 25% of the BUILDING FLOOR AREA on the LOT  |
| BUILDING FLOOR AREA for Repair and Service Operations and or WAREHOUSE USES                                       |  | 25% of the BUILDING FLOOR AREA of the main use   |
| BUILDING FLOOR AREA of all commercial USES where a FOOD STORE does not exist on the lands                         |  | 14,000 square metres, of which 60% to 80% shall be located within Area 'A' on Image 1            |
| BUILDING FLOOR AREA of all commercial USES where a FOOD STORE does exist on the lands                             |  | 19,000 square metres, of which 60% to 80% shall be located within Area 'A' on Image 1            |
| BUILDING FLOOR AREA of any unit containing an Ancillary Commercial 'Retail' USE in Section a)iii. above           |  | 1,000 square metres  |
| BUILDING FLOOR AREA of one (1) FOOD STORE   |  | 5,000 square metres  |
| BUILDING FLOOR AREA of one (1) DRUG STORE   |  | 1,719 square metres  |
| BUILDING FLOOR AREA of any unit containing an Ancillary Commercial 'Non-Retail' USE in Section a)iv. above        |  | 1,393 square metres  |
| Combined BUILDING FLOOR AREA for all Commercial 'Retail' USES in Section a)iii. above                             |  | 9,291 square metres, excluding the BUILDING FLOOR AREA of a DRUG STORE and or FOOD STORE         |
| Ancillary Commercial USES in Sections a)iii. to iv. above within Area 'B'   |  | 25% combined of the total BUILDING FLOOR AREA of the BUILDING                                    |

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- iii. Notwithstanding the foregoing, the SURFACE PARKING maximum shall only be exceeded through the provision of STRUCTURED PARKING and or UNDERGROUND PARKING.
  - iv. LANDSCAPED OPEN SPACE may include LANDSCAPED BUFFERS, landscaped parking islands, landscaped walkways, courtyards, plaza areas, outdoor AMENITY AREAS, and rooftop gardens.
  - v. Notwithstanding the foregoing, one (1) unit containing an Ancillary Commercial 'Retail' USE may be permitted up to a maximum of 2,000 square metres.
  - vi. At no time shall the total BUILDING FLOOR AREA of all Commercial Uses in Sections a) iii. to iv. above exceed the total BUILDING FLOOR AREA of all Employment Uses in Sections a) i. to ii. above.
  - vii. No PARKING SPACES or drive aisles shall be permitted in a FRONT or FLANKAGE YARD, with the exception of Area 'C' shown on Image 2.
  - viii. A maximum of one DRIVE-THROUGH shall be permitted on the lands, subject to a minimum setback of 15 metres from any STREET LINE.
  - ix. No OUTDOOR STORAGE shall be permitted on the lands.
  - x. One (1) HOTEL shall be permitted where a minimum of 9,300 square metres of Primary Employment USES in Section a)i. above exist on the lands.
  - xi. A HOTEL shall only be permitted within Area 'B' on Image 1.
  - xii. The maximum area that a HOTEL and associated PARKING may occupy shall be 0.81 hectares.
  - xiii. In the event of any future subdivision of land, any newly created parcels of land shall be exempt from the requirements of this BY-LAW with respect to LOT FRONTAGE, Frontage on a STREET, BUILDING setbacks, LANDSCAPED OPEN SPACE, BUILDING FLOOR AREA, and PARKING, provided however that the whole of the lands is in full compliance with all provisions of this BY-LAW.
- c) i. The Holding (H) symbol applies to the following land USES on the following lands:
- AREA 1 on Image 3
    - CHILD CARE CENTRE
  - AREA 2 on Image 3
    - Beer, Liquor & Wine Stores
    - CHILD CARE CENTRE
    - DRUG STORE
    - FOOD STORE
    - HOTEL
    - PERSONAL SERVICE SHOP
    - RETAIL STORE

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- ii. The Holding (H) symbol means the lands described in c) i) shall not be used or developed with the land USES described in c) i) until the holding symbol is removed. "Developed" shall mean:
  - A. the erection of any new BUILDING or STRUCTURE on the lands
  - B. the enlargement of any EXISTING BUILDING or STRUCTURE on the lands
- iii. The Holding (H) symbol as it applies to the lands shall not be removed until the CITY receives verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.

Image 1

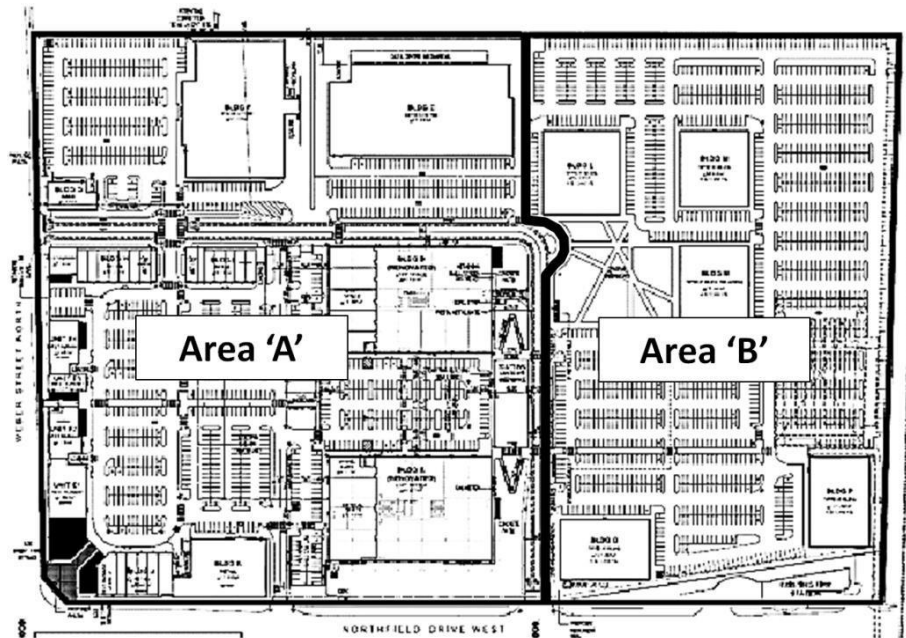
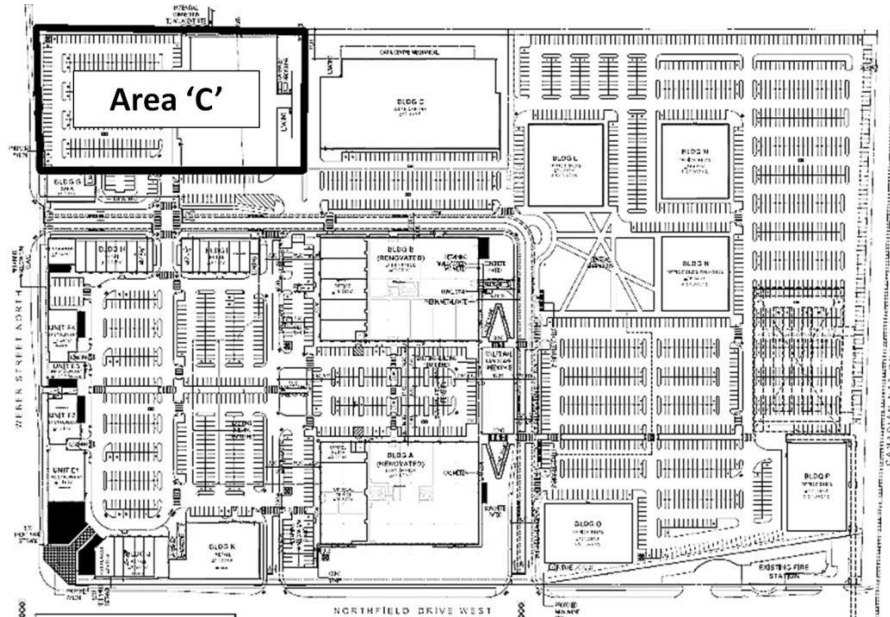


Image 2



# CITY OF WATERLOO

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Image 3



# CITY OF WATERLOO

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| Exception | Address                           | Zoning | File Reference                  |
|-----------|-----------------------------------|--------|---------------------------------|
| C118      | 250, 252, 254, 256 Phillip Street | RN-25  | By-law 2013-109<br>OMB PL120907 |

Location: 250, 252, 254, 256 Phillip Street  
as shown on Schedule 'C1' to this BY-LAW.

a) Notwithstanding anything to the contrary, the following regulations shall apply:

i. USES within the FIRST STOREY shall be restricted to:

Commercial USES:

- Art Gallery
- ARTIST STUDIO (CLASS A)
- BAKE SHOP
- COMMERCIAL RECREATION
- COMMERCIAL WELLNESS
- COMMERCIAL SCHOOL
- DRUG STORE
- FINANCIAL SERVICE
- MEDICAL CLINIC
- PERSONAL SERVICE SHOP
- Residential marketing and sales office
- RESTAURANT (excluding TAKE-OUT, drive-in and DRIVE-THROUGH)
- RETAIL STORE (excluding Department Stores, Home Improvement Stores, and Automotive Supply Stores)
- VARIETY STORE
- Video/pinball game entertainment centre

Non-Commercial USES:

- administration office for the BUILDING
- BICYCLE PARKING
- coin operated or non-coin operated laundry
- front desk
- hydro transformer room, electrical room
- loading facilities
- lobbies, seating areas, foyers, exit corridor, staircases, elevators
- security kiosk, security office
- sprinkler room, water meter room
- washrooms

ii. USES in STOREYS above the FIRST STOREY shall be restricted to:

- a. Common Indoor Amenity Space meaning a common space located on the second or third STOREY of a BUILDING designed for recreational use and/or non-commercial social gatherings, and provided for the use of all the occupants of the BUILDING
- b. DWELLING UNITS

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- b) Notwithstanding anything to the contrary, the following regulations shall apply:
- i. Section 7.4.13 (RN-25), as it pertains to TOWER Separation, TOWER STEPBACK, and AMENITY AREA shall not apply
  - ii. No FRONTAGE on a STREET shall be required for 252 Phillip St, located in the southeast quadrant of the development
  - iii. STREET LINE setback (minimum): 5.0 m metres
  - iv. Southerly LOT LINE setback excluding UNDERGROUND PARKING (Section A) (minimum):
    - FIRST STOREY: 11 metres
    - STOREYS above the FIRST STOREY: 10 metres
  - v. Southerly LOT LINE setback excluding UNDERGROUND PARKING (Section B) (minimum): 16 metres
  - vi. Northerly LOT LINE setback excluding UNDERGROUND PARKING (Section A) (minimum):
    - FIRST STOREY: 21 metres
    - STOREYS above the FIRST STOREY: 20 metres
  - vii. Northerly LOT LINE setback excluding UNDERGROUND PARKING (Section B) (minimum): 15 metres
  - viii. Easterly LOT LINE setback excluding UNDERGROUND PARKING (minimum):
    - FIRST STOREY: 27 metres
    - STOREYS above the FIRST STOREY: 26 metres
  - ix. BUILDING HEIGHT (minimum): 10.5 metres
  - x. BUILDING HEIGHT (maximum): 75 metres
  - xi. BUILDING HEIGHT (FIRST STOREY) (minimum): 4 metres, abutting the FRONT YARD BUILDING FAÇADE
  - xii. BUILDING STEPBACK (STOREYS above the second STOREY)(Section A)(minimum): 1.0 metre, measured from FRONT YARD BUILDING FAÇADE.
  - xiii. LANDSCAPED OPEN SPACE (minimum): 38% of the LOT AREA
  - xiv. Net Residential Density (minimum): 250 BEDROOMS per hectare, calculated based on the gross LOT AREA
  - xv. Net Residential Density (maximum): 1,001 BEDROOMS per hectare, calculated based on the gross LOT AREA
  - xvi. BEDROOMS (maximum): 1,807, provided further that:
    - A. DWELLING UNITS within a BUILDING located in Section A on Image 1 (minimum): thirty-two percent (32%) shall contain 3 BEDROOMS or less
    - B. DWELLING UNITS within a BUILDING located in Section A on Image 1 (maximum): thirty-four percent (34%) shall contain 5 BEDROOMS
    - C. DWELLING UNITS within a BUILDING located in Section B on Image 1 (maximum): 4 BEDROOMS
  - xvii. Number of BUILDINGS in Sections A and B on Image 1 (maximum): 4
  - xviii. More than one (1) BUILDING shall be permitted on a LOT.
  - xix. Parking Regulations:
    - A. DWELLING UNITS (minimum): 0.179 PARKING SPACES for every BEDROOM
    - B. VISITOR PARKING SPACES (minimum): 0.0375 for every BEDROOM
    - C. Commercial Uses (excluding RESTAURANTS) (minimum): 3.2 PARKING SPACES for every 100 square metres of BUILDING FLOOR AREA
    - D. RESTAURANTS (minimum): 1.0 PARKING SPACE for every 5.25 seats in the MAXIMUM DESIGNED CAPACITY
    - E. PARKING SPACES and STRUCTURED PARKING (including UNDERGROUND PARKING) are prohibited within the FRONT YARD
    - F. STRUCTURED PARKING is prohibited within the FIRST STOREY
    - G. Required PARKING shall be located within the development boundaries and will not be required to be located within individual condominium plan boundaries, or on the same LOT as the related USE



# CITY OF WATERLOO

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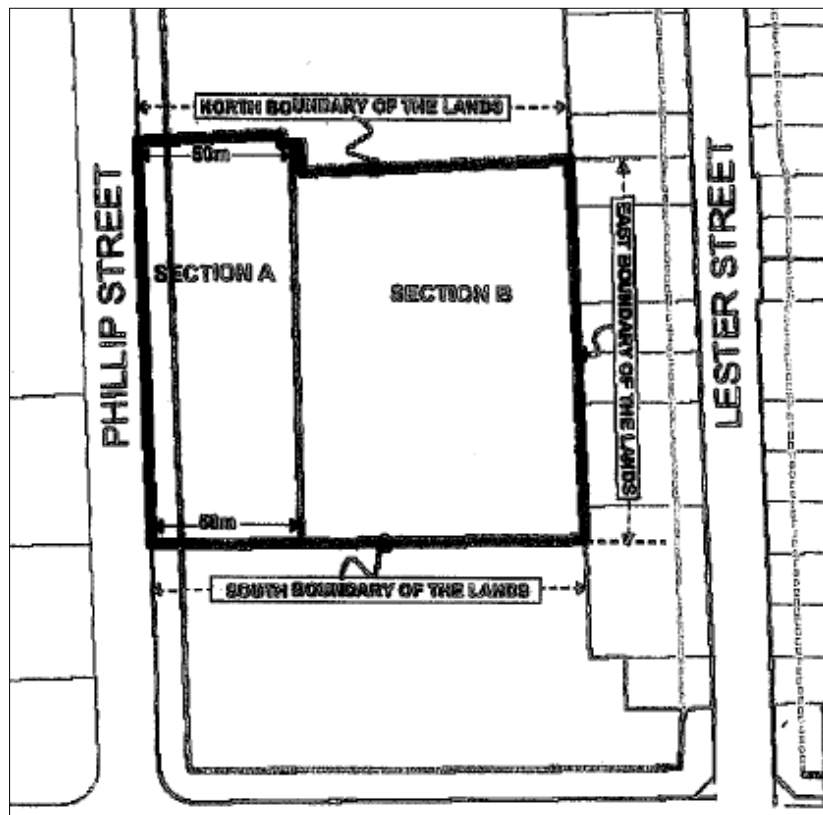
- xx. BICYCLE PARKING (minimum):
    - A. 0.25 spaces for every BEDROOM
    - B. 1.0 space for every 1,500 square metres of commercial BUILDING FLOOR AREA
  - xxi. DRIVEWAYS in FRONT YARD (maximum): 2
  - xxii. DRIVEWAY Width (minimum): 6.1 metres
  - xxiii. Refuse Bins / Storage is prohibited in the FRONT YARD
  - xxiv. Refuse Bins / Storage in a SIDE YARD or REAR YARD shall be screened from view from the STREET
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to Section A on Image 1:
- i. Notwithstanding anything to the contrary, the following additional regulations shall apply to the FIRST STOREY:
    - A. BUILDING FLOOR AREA (all BUILDINGS combined) (maximum): 1,908 square metres
    - B. BUILDING FLOOR AREA (all BUILDINGS combined) (commercial uses) (maximum): 1,166 square metres
    - C. BUILDING FLOOR AREA (for each BUILDING) (non-commercial uses) (minimum): 35% of the gross BUILDING FLOOR AREA of the FIRST STOREY
    - D. BUILDING FLOOR AREA (for each BUILDING) (non-commercial uses) (maximum): 42% of the gross BUILDING FLOOR AREA of the FIRST STOREY
    - E. Non-Commercial Uses (for each BUILDING) shall not be located at the front of the BUILDING. "Front of the BUILDING" means that portion of the BUILDING nearest the STREET LINE.
  - ii. Notwithstanding anything to the contrary, the following additional regulations shall apply to RESTAURANTS:
    - A. BUILDING FLOOR AREA of each RESTAURANT (maximum): 465 square metres
    - B. BUILDING FLOOR AREA of all RESTAURANTS (maximum): the more restrictive of the following:
      - 1. 42% of the gross BUILDING FLOOR AREA of the FIRST STOREY
      - 2. 805 square metres
  - iii. BUILDING FLOOR AREA of each RETAIL STORE (maximum): 465 square metres
  - iv. MIXED-USE multi-STOREY BUILDINGS (minimum): two (2); construction may be phased
  - v. FRONT YARD BUILDING FAÇADE SETBACK (minimum): 75% of the FRONT YARD BUILDING FAÇADE shall be located between 5 metres and 10 metres of the FRONT LOT LINE
  - vi. BUILDING Separation Setback (minimum): 17 metres between BUILDINGS within Section A, measured at GRADE
  - vii. BUILDING Separation Setback (minimum): 35 metres between BUILDINGS within Section A and BUILDINGS within Section B, measured at GRADE
  - viii. The principal BUILDING entrance for Commercial Uses shall be located on the FRONT YARD BUILDING FAÇADE
  - ix. Number of BUILDING entrances to the FIRST STOREY (minimum): 1 for every 25 metres of FRONT YARD BUILDING FAÇADE LENGTH, located on the FRONT BUILDING FAÇADE. For the purposes of calculating the minimum number of BUILDING entrances required, any fraction shall be rounded to the next highest whole number.

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- d) Notwithstanding anything to the contrary, the following additional regulations shall apply to Section B on Image 1:
- i. USES shall be restricted to APARTMENT BUILDINGS
  - ii. the FIRST STOREY of the APARTMENT BUILDING shall not contain DWELLING UNITS and shall be restricted to the following:
    - administration OFFICE for the BUILDING
    - BICYCLE PARKING
    - coin operated or non-coin operated laundry
    - common indoor amenity space, as herein defined
    - front desk
    - hydro transformer room, electrical room
    - loading facilities
    - lobbies seating areas, foyers, exit corridor, staircases, elevators
    - security kiosk, security OFFICE
    - sprinkler room, water meter room
    - washrooms
  - iii. Number of APARTMENT BUILDINGS (minimum): two (2); construction may be phased
  - iv. BUILDING Separation Setback (minimum): 32 metres between BUILDINGS within Section B, measured at GRADE
  - v. BUILDING Separation Setback (minimum): 35 metres between BUILDINGS within Section A and BUILDINGS within Section B, measured at GRADE

Image 1: Subject Lands: 250, 252, 254, 256 Phillip Street



# CITY OF WATERLOO

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| Exception | Address          | Zoning | File Reference                     |
|-----------|------------------|--------|------------------------------------|
| C119      | 62 Balsam Street | RN-6   | By-law 2013-112<br>By-law 2014-107 |

Location: 62 Balsam Street, Lots 31, 32, 33, 34 and 36, R.P. 707, Part Lots 35, 37 & 38, R.P. 707  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USE is hereby added to section 7.11.1.5 for the lands known municipally as 62 Balsam Street only:
  - RESTAURANT
  - TAKE-OUT RESTAURANT
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 62 Balsam Street:
  - i. BUILDING FLOOR AREA for each RESTAURANT / TAKE-OUT RESTAURANT (maximum): 465 square metres
  - ii. RESTAURANT and TAKE-OUT RESTAURANT shall be restricted to the FIRST STOREY, within:
    - Units 1 to 5 fronting onto Balsam Street in Image 1 hereto
    - Units 27 and 28 fronting onto Hickory Street West on Image 2 hereto
  - iii. Each RESTAURANT and TAKE-OUT RESTAURANT shall have direct access, meaning principal doors, to the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE
  - iv. DRIVE-THROUGHS shall not be permitted
  - v. NIGHTCLUBS shall not be permitted
  - vi. Non-Residential PARKING SPACES (minimum): 3.7 per 100 square metres of BUILDING FLOOR AREA
  - vii. SIDE YARD setback (minimum): 2 metres
  - viii. REAR YARD setback (minimum): 3 metres
  - ix. BUILDING HEIGHT (maximum): 23 metres, excluding parapet features
  - x. BUILDING HEIGHT of the FIRST STOREY (minimum): 3.5 metres
  - xi. A GRADE separated access to provide access to Commercial Uses from the STREET and STACKED TOWNHOUSE BUILDINGS shall be permitted.

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Image 1:

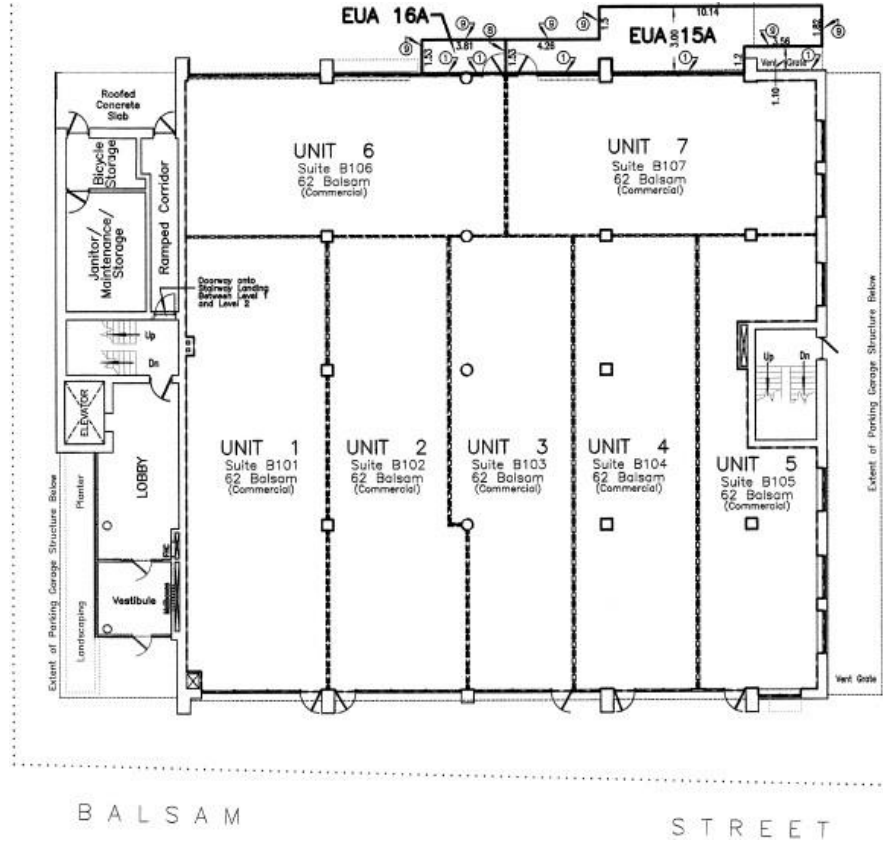
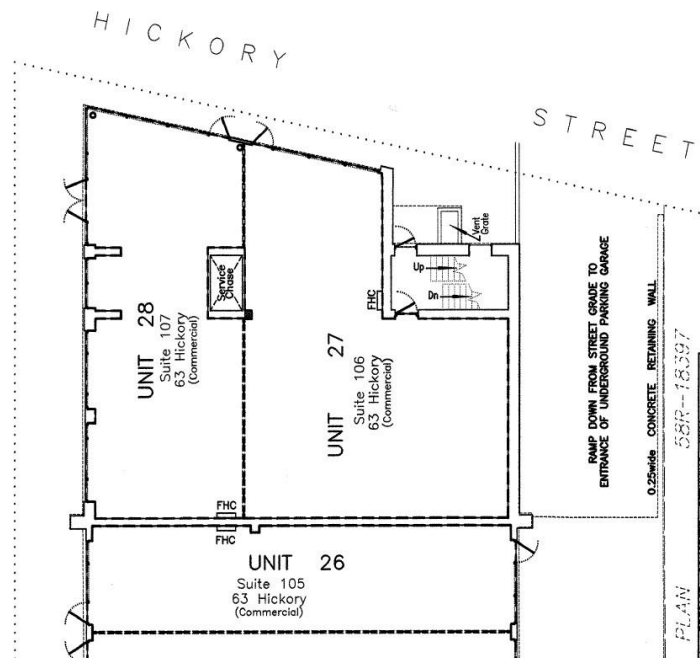


Image 2:



# CITY OF WATERLOO

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| Exception | Address           | Zoning | File Reference                                     |
|-----------|-------------------|--------|--|
| C120      | 318 Spruce Street | RN-25  | By-law 2014-020<br>By-law 2016-037<br>OMB PL131014 |

Location: 318 Spruce Street, Lot 9, Part Lot 8, R.P. 721, Part Lots 34 & 37, Sub Lot 13, G.C.T.  
as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 318 Spruce Street:
- i. SURFACE PARKING and STRUCTURED PARKING setback from the STREET LINE (minimum): 1.0 metre
  - ii. FRONT YARD setback (minimum): 2.0 metres
  - iii. DRIVEWAYS (maximum): two (2) per LOT
  - iv. TOWER Separation Distance (minimum):
    - 25.0 metres from a TOWER on the same LOT
    - 8.97 metres from an INTERIOR LOT LINEexcept as set out below:
    - A. TOWER Separation Distance from the northerly LOT LINE (minimum): 39.76 metres
    - B. TOWER Separation Distance from the easterly LOT LINE (minimum): 8.97 metres, except for one section of the TOWER measuring 6.91 metres in width which shall be setback a minimum 8.0 metres from the easterly LOT LINE. In addition, there may be up to four (4) unenclosed balcony projections per STOREY with a minimum 7.6 metres setback from the easterly LOT LINE.
  - v. PARKING SPACES devoted to OFFICES (minimum): 2.4 per 100 square metres of BUILDING FLOOR AREA
  - vi. PARKING SPACES devoted to Commercial Uses (excluding OFFICE) (minimum): 3.2 per 100 square metres of BUILDING FLOOR AREA
  - vii. PARKING SPACES for non-residential USES on the abutting lands known municipally as 8 Hickory Street West shall be permitted on the subject lands in accordance with an agreement authorized by Section 40 of the PLANNING ACT.
  - viii. LOADING SPACE for Non-Commercial Uses (minimum): 1.0
  - ix. Density (maximum):
    - 297 BEDROOMS
    - 813 BEDROOMS per hectare
    - The maximum density described above shall be permitted in accordance with an agreement authorized by Section 37 of the Planning Act, which requires the Owner to provide \$230,000 to the City of Waterloo for the improvement of Public Space (Waterloo Park).



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| Exception | Address          | Zoning | File Reference           |
|-----------|------------------|--------|--------------------------|
| C121      | 7 Westhill Drive | RMU-40 | By-law 2014-021<br>SPA 8 |

Location: 7 Westhill Drive  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 7 Westhill Drive only:
  - i. USES permitted in sections 8.5.1.1 and 8.5.1.3 of the Convenience Commercial (C3) zone, excluding AUTOMOBILE GAS STATION and CHILDCARE CENTRE, shall be permitted on the FIRST STOREY of a MIXED-USE BUILDING, provided further that:
    - A. GROSS LEASABLE AREA of a non-residential USE (maximum): 300 square metres
    - B. PARKING SPACES for non-residential USES (minimum): 3.20 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
  - ii. The STREET LINE setback from Ira Needles Boulevard (minimum): 2 metres
  - iii. The STREET LINE setback from Ira Needles Boulevard (maximum): 6 metres
  - iv. No SIDE YARD setback shall be required for an elevated walkway connection between a residential BUILDING on 7 Westhill Drive and a residential BUILDING on 25 Westhill Drive.
  - v. PARKING SPACES shall be permitted in the FRONT YARD abutting Westhill Drive, but shall not be permitted in the FRONT YARD abutting Ira Needles Boulevard.

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| Exception | Address   | Zoning | File Reference      |
|-----------|---|--------|---------------------|
| C122      | 900 Erb Street West, 924 Erb Street West<br>and Part of 930 Erb Street West | C5-40  | 2014-037 & 2015-020 |

Location: 900 Erb Street West, 924 Erb Street West and Part of 930 Erb Street West (Costco site)  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall be permitted on the lands known municipally as 900, 924 and 930 Erb Street West:
- WAREHOUSE MEMBERSHIP CLUB
  - WHOLESALER (with Ancillary Retail) provided further that:
    - e. "Ancillary Retail" shall mean the retailing and display of goods, merchandise and wares that are wholesaled from the premises, to a maximum of twenty percent (20%) of the BUILDING FLOOR AREA of the WHOLESALER
  - RETAIL STORE provided further that:
    - f. notwithstanding anything to the contrary, the following RETAIL STORE USES shall not be permitted:
      - FOOD STORE
      - DRUG STORE
      - PHARMACEUTICAL DISPENSARY
      - DEPARTMENT STORE
- b) Notwithstanding anything to the contrary, the following USES are prohibited on the Lands:
- HOTEL
  - CHILD CARE CENTRE
  - PRIVATE SCHOOL
  - INSTITUTIONS where a person sleeps or is present on a full-time basis
  - MEDICAL CLINICS where a person sleeps or is present on a full-time basis
  - Outdoor Patios associated with:
    - i. a BAKE SHOP
    - ii. a PRIVATE CLUB
    - iii. a RESTAURANT or TAKE-OUT RESTAURANT
    - iv. a SPECIALTY FOOD STORE
  - Beer, Liquor & Wine Store
  - GEOTHERMAL WELLS
- c) No PERSON or PERSONS shall erect, alter, enlarge, or use any BUILDING or STRUCTURE on the lands in whole or in part unless:
- i. Municipal sanitary services are available to fully service the said BUILDING or STRUCTURE
  - ii. Municipal water services are available to fully service the said BUILDING or STRUCTURE
- d) No PERSON or PERSONS shall erect, alter, enlarge, or use any BUILDING or STRUCTURE on the lands in whole or in part, nor use the lands in whole or in part, unless stormwater management infrastructure is available to fully manage and control the quantity and quality of drainage and runoff from the lands and BUILDINGS / STRUCTURES thereon.



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- e) A private road shall not be deemed a USE for the purposes of this BY-LAW, and may be constructed on the lands in accordance with an approved site plan pursuant to Section 41 of the PLANNING ACT
- f) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands:
  - i. The maximum number of WAREHOUSE MEMBERSHIP CLUBS on the Lands shall be one (1)
  - ii. The retail sales area for food shall not exceed forty-five percent (45%) of the BUILDING FLOOR AREA of the WAREHOUSE MEMBERSHIP CLUB
  - iii. The maximum BUILDING FLOOR AREA devoted to all RETAIL STORES combined shall be 3,750 square metres
  - iv. The minimum BUILDING FLOOR AREA of a RETAIL STORE shall be 465 square metres, with the exception of two (2) RETAIL STORES which may have a minimum BUILDING FLOOR AREA of 232 square metres
  - v. Notwithstanding anything to the contrary, setbacks shall only apply to the boundary of the lands
  - vi. PARKING SPACES for an AUTOMOBILE GAS STATION (minimum): 0
- g) The Holding "(H)" symbol as it applies to the lands shall not be removed until:
  - a. The transportation impact studies for the lands have been updated (the "TIS Update") to determine what, if any, improvements to the area transportation network are required to support additional development on the lands, to the satisfaction and approval of both the REGION and the CITY
  - b. The COMMISSIONER provides written confirmation that the CITY has the physical and financial resources required to construct and install the improvements to the local transportation network identified in the approved TIS Update, and that secure arrangements to implement said improvements are in place to the satisfaction of the COMMISSIONER
  - c. The Commissioner of Planning, Development and Legislative Services at the REGION provides written confirmation that the REGION has the physical and financial resources required to construct and install the improvements to the REGIONAL transportation network identified in the approved TIS Update, and that secure arrangements to implement said improvements are in place to the satisfaction of the said Commissioner

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| Exception | Address   | Zoning | File Reference  |
|-----------|---|--------|-----------------|
| C123      | Woolwich Street<br>(formerly 353 Woolwich Street) | R5     | By-law 2014-045 |

Location: Woolwich Street (formerly 353 Woolwich Street)  
as shown on Schedule 'C1' to this BY-LAW.

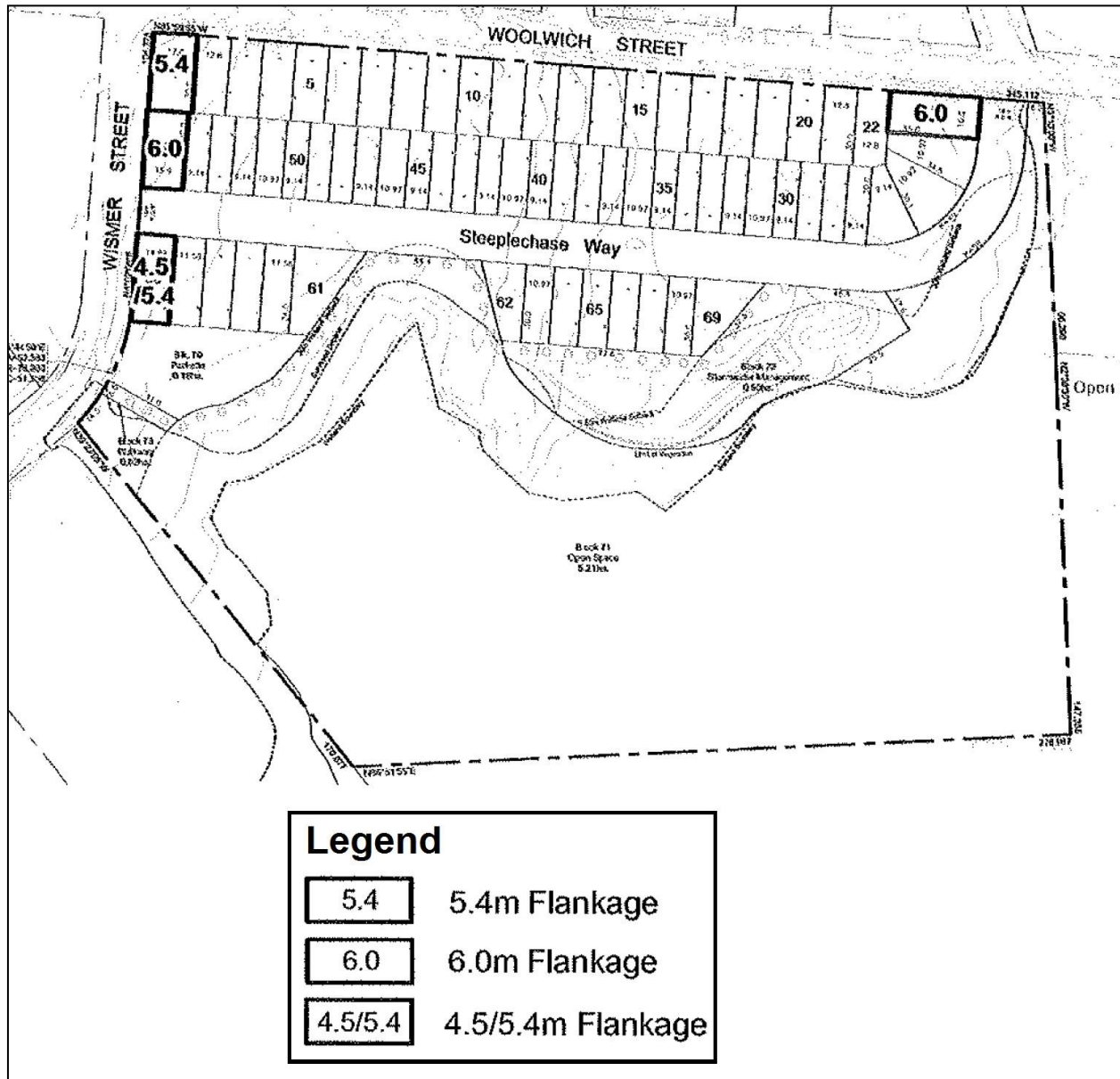
## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, USES shall be restricted to:
- SINGLE DETACHED BUILDINGS
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands:
- SIDE YARD setback (minimum): 1.2 metres
  - FLANKAGE YARD setback (minimum):
    - 5.4 metres for the lands illustrated as "5.4m FLANKAGE" on Image 1 hereto
    - 6 metres for the lands illustrated as "6.0m FLANKAGE" on Image 1 hereto
    - where DRIVEWAY access is from the FLANKAGE LOT LINE (Wismer Street), 4.5 metres for the lands illustrated as "4.5/5.4m FLANKAGE" on Image 1 hereto, excluding an attached PRIVATE GARAGE which shall be setback a minimum 6 metres from the FLANKAGE LOT LINE
    - where DRIVEWAY access is from the FRONT LOT LINE (Steeplechase Way), 5.4 metres for the lands illustrated as "4.5/5.4m FLANKAGE" on Image 1 hereto.
  - Where a LOT has a LOT FRONTAGE of 11 metres or less, the PRIVATE GARAGE may represent up to fifty-nine percent (59%) of the FRONT BUILDING FACADE of the SINGLE DETACHED BUILDING.
  - Where a LOT has a LOT FRONTAGE of 11 metres or less, the DRIVEWAY may represent up to fifty-nine percent (59%) of the FRONT BUILDING FACADE of the SINGLE DETACHED BUILDING plus 0.3 metres on either side of the PRIVATE GARAGE door opening, but in no case shall the DRIVEWAY be located in front of HABITABLE FLOOR SPACE on the FIRST STOREY of the SINGLE DETACHED BUILDING.
- b) The following regulations shall apply to a detached PRIVATE GARAGE on the lands illustrated as "4.5/5.4m FLANKAGE" on Image 1 hereto:
- Number of detached PRIVATE GARAGES (maximum): 1
  - The USE of the detached PRIVATE GARAGE shall be restricted to the parking of motor vehicles and or storage for the principal residential USE.
  - The detached PRIVATE GARAGE shall be restricted to the REAR YARD.
  - FLANKAGE YARD setback (minimum): 6 metres
  - REAR YARD setback (minimum): 0.6 metres
  - SIDE YARD setback (minimum): 0.6 metres
  - Separation setback between the SINGLE DETACHED BUILDING and the detached PRIVATE GARAGE (minimum): 6 metres
  - Height of the detached PRIVATE GARAGE (maximum):
    - 4.5 metres and 1 STOREY

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- B. in no case shall the detached PRIVATE GARAGE exceed the height of the SINGLE DETACHED BUILDING
- ix. PRIVATE GARAGE width, measured as the distance between the outside walls on the facade nearest and most closely parallel to the FLANKAGE LOT LINE (maximum): 6.86 metres
  - x. LOT COVERAGE of the detached PRIVATE GARAGE (maximum): 12%
  - xi. DRIVEWAY width for the detached PRIVATE GARAGE (maximum): 6.86 metres
  - xii. DRIVEWAY shall lead directly to the detached PRIVATE GARAGE

Image 1



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| Exception | Address   | Zoning          | File Reference  |
|-----------|---|-----------------|-----------------|
| C124      | 158 & 160 King Street North, 11 James Street, 8 & 10 Noecker Street | RMU-81 & RMU-40 | By-law 2014-055 |

Location: 158 & 160 King Street North, 11 James Street, 8 & 10 Noecker Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following non-residential USES shall be permitted within a multi-STOREY MIXED-USE BUILDING containing residential USES:
- ancillary OFFICE
  - ancillary MEDICAL CLINIC
  - ancillary PERSONAL SERVICE SHOP
  - ancillary RETAIL STORE (excluding Hardware Store, Furniture Store, Appliance Store, DEPARTMENT STORE, Automotive Supply Store, or LARGE MERCHANDISE STORE)
  - ancillary RESTAURANT (including TAKE-OUT RESTAURANT but excluding DRIVE-THROUGH)
  - ancillary CAFE
  - ancillary DRUG STORE
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to non-residential USES:
- i. BUILDING FLOOR AREA (maximum): 300 square metres for any unit containing a non-residential USE.
  - ii. Non-residential USES shall be restricted to the FIRST STOREY and Second STOREY, provided further that:
    - non-residential floor area shall abut the FRONT BUILDING FAÇADE (King Street)
    - non-residential floor area on the Second STOREY shall not exceed the amount of non-residential floor area on the FIRST STOREY
    - the maximum floor area of all non-residential USES shall be 15% of the total BUILDING FLOOR AREA devoted to residential USES, excluding SURFACE PARKING and or STRUCTURED PARKING, to a maximum 5,000 square metres
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to residential USES:

### Density

- i. The maximum number of BEDROOMS shall be determined in accordance with the following formula:

$$\begin{aligned} & 750 \text{ BEDROOMS per hectare} \times \text{Net Land Area of 'Area 1' on Image 1 hereto} \\ & \text{PLUS (+)} \\ & 600 \text{ BEDROOMS per hectare} \times \text{Net Land Area of 'Area 2' on Image 1 hereto} \end{aligned}$$

provided further that the density of Area 2 on Image 1 hereto is between 150 BEDROOMS per hectare and 600 BEDROOMS per hectare

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- ii. No DWELLING UNIT shall contain more than two (2) BEDROOMS.
- c) Notwithstanding anything to the contrary, the following regulations shall apply:

## Height

- i. BUILDING HEIGHT (Area 1 on Image 1 hereto) (maximum): 81 metres
- ii. BUILDING HEIGHT (Area 2 on Image 1 hereto) (maximum): 40 metres

## Parking

- i. Residential Parking (minimum): 0.55 PARKING SPACES per BEDROOM plus (+) 0.05 VISITOR PARKING SPACES per BEDROOMS
- ii. Non-Residential Parking (minimum): 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
- iii. Notwithstanding anything to the contrary, parking shall be prohibited in the FRONT YARD and FLANKAGE YARD.
- iv. The LOADING SPACE regulations in this BY-LAW shall not apply.

## BUILDING Setbacks Above GRADE

- i. For 'BUILDING 1', as shown on Image 2 hereto, the following minimum setbacks shall apply above GRADE:
  - A. From the King Street FRONT LOT LINE (minimum):
    - 3.0 metres to the face of the FIRST STOREY and Second STOREY of the BUILDING
    - 5.0 metres to the face of all STOREYS above the Second STOREY
    - 3.0 metres to a projecting unenclosed architectural roof and or architectural wall feature
  - B. From the DAYLIGHT TRIANGLE at the corner of King Street and James Street (minimum):
    - 5.0 metres
  - C. From the James Street FRONT LOT LINE (minimum):
    - 2.4 metres, with the exception of a projecting architectural canopy or colonnade feature extending from the Second STOREY which shall be setback a minimum 1.5 metres from the STREET LINE
  - D. From the Southerly INTERIOR LOT LINE (minimum):
    - 3.6 metres
  - E. From the Easterly INTERIOR LOT LINE (minimum):
    - 15 metres
- ii. For 'BUILDING 2', as shown on Image 2 hereto, the following minimum setbacks shall apply above GRADE:
  - A. From the Noecker Street FRONT LOT LINE (minimum):
    - 5.0 metres, with the exception of a projecting unenclosed architectural canopy feature which shall be setback a minimum 3.0 metres from the STREET LINE
    - Stairs and STRUCTURED PARKING (minimum): 0.6 metres
  - B. From the Westerly INTERIOR LOT LINE (minimum):
    - 5.0 metres, with the exception of a projecting unenclosed canopy feature and balconies which shall be setback a minimum 3.0 metres from the INTERIOR LOT LINE
  - C. From the Easterly INTERIOR LOT LINE (minimum):
    - 6.5 metres, with the exception of STRUCTURED PARKING which shall be setback a minimum 3.62 metres from the INTERIOR LOT LINE

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- iii. Regulations in section 3.A.5 (Architectural Projections) shall not apply.

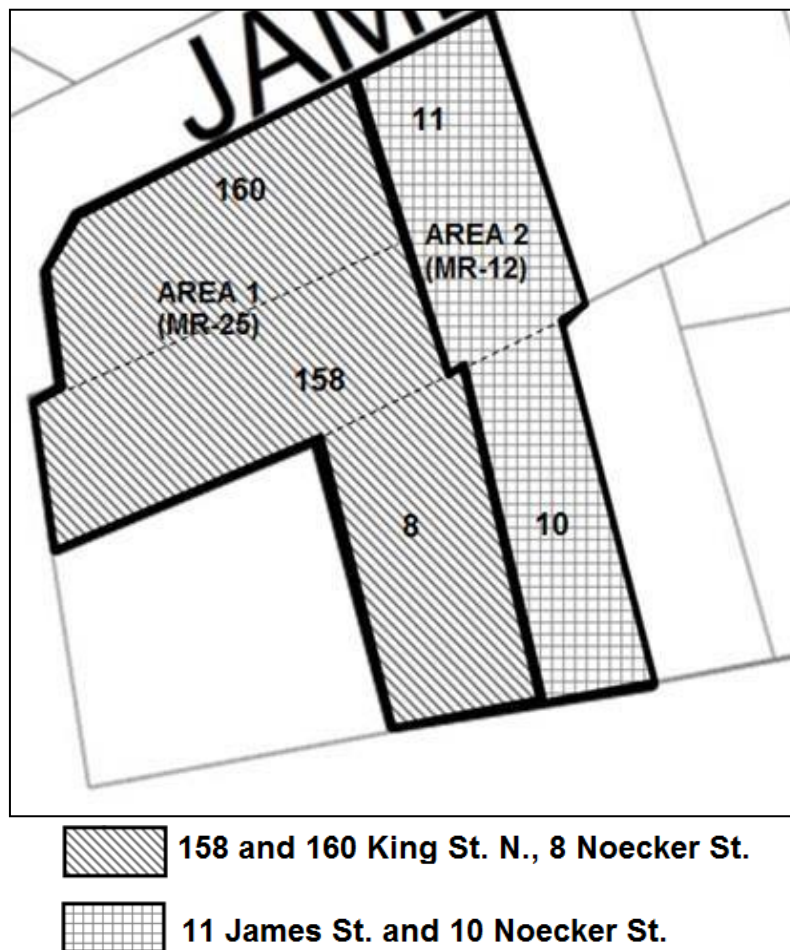
## BUILDING Setbacks Below GRADE

- i. The following setbacks shall apply to BUILDINGS and STRUCTURES below GRADE:
- From the King Street FRONT LOT LINE (minimum): 2.5 metres
  - From the Daylight Triangle at King Street and James Street (minimum): 4.0 metres
  - From James Street FRONT LOT LINE (minimum): 0.0 metres
  - From Noecker Street FRONT LOT LINE (minimum): 0.0 metres
  - From the westerly INTERIOR LOT LINE (minimum): 0.5 metres
  - From the southerly INTERIOR LOT LINE (minimum): 0.0 metres
  - From the easterly INTERIOR LOT LINE (minimum): 0.5 metres

## LANDSCAPED BUFFERS

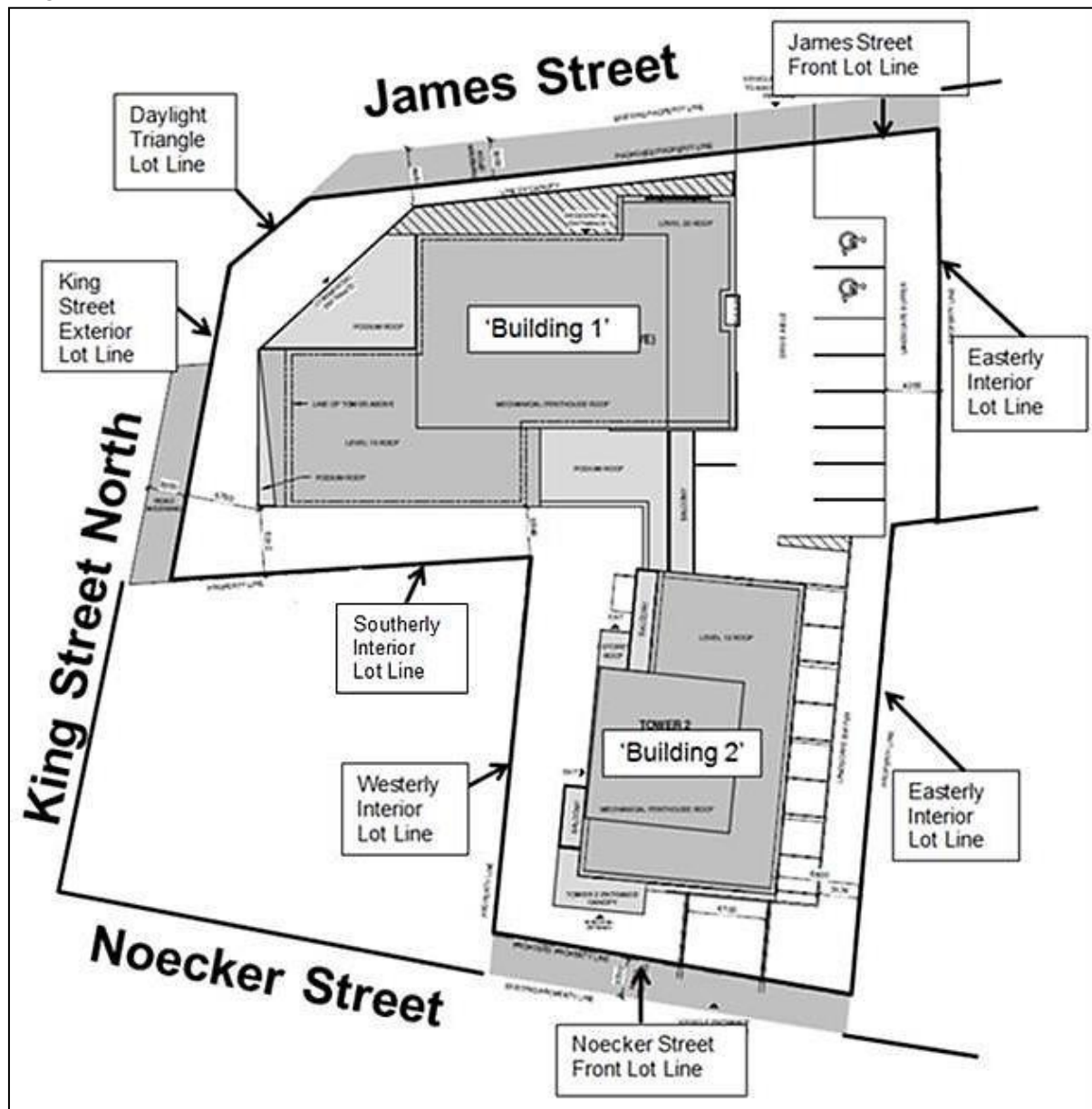
- i. LANDSCAPED BUFFER (minimum average width): 3 metres adjacent to the easterly INTERIOR LOT LINE as shown on Image 2 hereto

Image 1:



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Image 2:



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| Exception | Address             | Zoning | File Reference  |
|-----------|---------------------|--------|-----------------|
| C125      | 31 Alexandra Avenue | RMU-60 | By-law 2014-074 |

Location: 31 Alexandra Avenue

as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USE is hereby added to section 7.10.1.1 for the lands known municipally as 31 Alexandra Avenue only:
- TOWNHOUSE BUILDINGS that:
    - A. are structurally attached to and functionally connected with an APARTMENT BUILDING
    - B. are structurally attached to and functionally connected with STRUCTURED PARKING
    - C. have access from a shared internal corridor to STRUCTURED PARKING
- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 31 Alexandra Avenue:
- i. Sections 7.10.3, 7.10.4 and 7.10.5 shall not apply.
  - ii. Alexandra Avenue setback (minimum): 5 metres
  - iii. William Street setback (minimum): 4 metres
  - iv. Park Street setback (minimum): 0 metres
  - v. Westerly INTERIOR LOT LINE setback (shared with 35 Alexandra Street) (minimum):
    - A. UNDERGROUND PARKING: 0.2 metres
    - B. For the first three STOREYS: 3.4 metres
    - C. For STOREYS above the Third STOREY: 4.5 metres, excluding architectural projections and balconies
  - vi. Easterly INTERIOR LOT LINE setback (minimum):
    - A. UNDERGROUND PARKING: 0.4 metres
    - B. For the first three STOREYS: 1.0 metres
    - C. For STOREYS above the Third STOREY: 4.5 metres, excluding architectural projections and balconies
  - vii. BUILDING HEIGHT (maximum): 50 metres and 14 STOREYS
  - viii. Density (maximum): 675 BEDROOMS per hectare and 152 DWELLING UNITS
  - ix. Parking (minimum): 1 PARKING SPACE per DWELLING UNIT
  - x. Parking (maximum): 1.5 PARKING SPACES per DWELLING UNIT
  - xi. VISITOR PARKING SPACES (minimum): Equal to 20% of the required PARKING SPACES
  - xii. UNDERGROUND PARKING (maximum): one level below GRADE
  - xiii. No part of any BUILDING (including UNDERGROUND PARKING) shall be constructed below the water table.
  - xiv. BUILDING FLOOR AREA on the FIRST STOREY abutting a FRONT BUILDING FAÇADE (William Street and Alexandra Avenue) shall be comprised of one or more of the following:
    - HABITABLE FLOOR SPACE
    - lobby
    - indoor seating area(s)
    - hallway(s)
    - stair(s)
    - entrance(s)



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- foyer(s)
  - amenity room(s)
  - DWELLING UNITS
  - permitted Commercial Uses
- xv. STRUCTURED PARKING shall be permitted on the FIRST STOREY abutting the FLANKAGE BUILDING FAÇADE (Park Street) provided that the STRUCTURED PARKING contains architectural elements, window treatments, access doors, and entrances.

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| Exception | Address  | Zoning    | File Reference                                   |
|-----------|--|-----------|--|
| C126      | 7 & 9 Hickory St W, 298 Spruce,<br>247-255 King St N | (H) C1-81 | 2014-093<br>OMB PL120907<br>Settlement Documents |

Location: 7 & 9 Hickory St W, 298 Spruce, 247-255 King St N  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 8.3.1.1 for the lands known municipally as 7-9 Hickory Street West, 298 Spruce Street, and 247-255 King Street North only:
  - MIXED-USE BUILDING containing:
    - PRIVATE CLUB
    - TAKE-OUT RESTAURANT
    - Taxi Dispatch (Office only)
    - ELECTRONIC GAMING CENTRE
    - Picture Framing
  - APARTMENT BUILDING only within Area B on Image 1.
- b) Notwithstanding anything to the contrary, the holding prefix "(H)" means that the lands are zoned as a holding provision area for which the following applies:
  - i. The lands shall not be developed until the holding symbol is removed. "Developed" shall mean:
    - C. the erection of any new BUILDING or STRUCTURE on the lands
    - D. the enlargement of any EXISTING BUILDING or STRUCTURE on the lands
  - ii. Prior to the removal of the holding symbol, EXISTING BUILDINGS on the lands may be used for USES permitted by this BY-LAW.
  - iii. The holding symbol as it applies to the lands shall not be removed until:
    - A. Verification of sufficient servicing capacity (water, sanitary, and stormwater) to fully service the lands;
    - B. Verification of sufficient transportation capacity and transportation infrastructure within the surrounding road network affected by the development and or use of the lands;
    - C. For known or suspected contaminated site 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;
    - D. Where increases in BUILDING density are proposed pursuant to Section 37 of the PLANNING ACT, the completion and registration of an agreement pursuant to Subsections 37.3 and 37.4 of the PLANNING ACT between the owner of the lands and the CITY; and
    - E. Verification through Site Plan Control endorsement that the LOT and development thereon will conform to:
      - the CITY'S Official Plan;
      - the REGION'S Official Plan; and
      - the CITY'S Urban Design Manual, including the Northdale Urban Design Guidelines.

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- c) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 7-9 Hickory Street West, 298 Spruce Street, and 247-255 King Street North:
- i. More than one BUILDING shall be permitted on a LOT.
  - ii. LOT FRONTAGE (minimum): 20.0 metres
  - iii. LOT AREA (minimum): 1,000 square metres
  - iv. FRONT YARD setback (minimum): subject to Street Frontage Area requirements herein
  - v. FRONT YARD setback (maximum): subject to Street Frontage Area requirements herein
  - vi. FLANKAGE YARD setback (minimum): subject to Street Frontage Area requirements herein
  - vii. SIDE YARD setback (minimum): subject to Street Frontage Area requirements herein
  - viii. REAR YARD setback (minimum): subject to Street Frontage Area requirements herein
  - ix. BUILDING STEPBACK above PODIUM (minimum): 2.8 metres from a STREET LINE BUILDING FAÇADE
  - x. LANDSCAPED OPEN SPACE (minimum): 30% of the LOT AREA, and may include rooftop gardens / patios
  - xi. Density (minimum): 250 BEDROOMS per hectare
  - xii. Density (maximum): 750 BEDROOMS per hectare
  - xiii. TOWER Footprint above the Eighth STOREY (maximum): 800 square metres, except for a BUILDING located at the corner of University Avenue West and King Street North in Section A on Image 1 shall be permitted to have a maximum TOWER Footprint above the eighth STOREY of 900 square metres.
  - xiv. TOWER Separation Distance (minimum): 25 metres from a TOWER on the same LOT, and 12.5 metres from an INTERIOR LOT LINE
  - xv. Horizontal TOWER Dimension (maximum): 35 metres
  - xvi. Refuse waste storage and storage structures shall be restricted to the SIDE YARD and REAR YARD and shall be screened from view from the STREET

## Yards and Lot Lines

- i. Notwithstanding anything to the contrary, on a CORNER LOT, the longer STREET LINE shall be deemed to be the FRONT LOT LINE, and the shorter STREET LINE shall be deemed the FLANKAGE LOT LINE.

## Parking and Driveways

- i. PARKING SPACES shall be prohibited within the FRONT YARD and FLANKAGE YARD.
- ii. Residential Parking (minimum): 0.20 PARKING SPACES per BEDROOM plus (+) 0.05 VISITOR PARKING SPACES per BEDROOM
- iii. Non-Residential Parking (minimum): as specified in the C1 zone
- iv. BICYCLE PARKING SPACES (minimum): 0.25 BICYCLE SPACES per BEDROOM plus (+) 1.0 BICYCLE SPACE for every 1,500 square metres of non-residential BUILDING FLOOR AREA

## Height

- i. FIRST STOREY fronting an Active Frontage Area or Convertible Frontage Area shall have a minimum height of 4.0 metres
- ii. BUILDING HEIGHT (minimum): 13 metres
- iii. BUILDING HEIGHT (maximum): 81 metres
- iv. PODIUM HEIGHT (minimum): 7.5 metres
- v. PODIUM HEIGHT (maximum): 20 metres



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- xii. Notwithstanding anything to the contrary, the following regulations shall apply to the LOT LINE that abuts 15 Fir Street as shown on Image 1:
  - A. LOT LINE setback (minimum): 3 metres for any BUILDING or portion thereof up to 6 STOREYS
  - B. LOT LINE setback (minimum): 7.5 metres for any BUILDING or portion thereof above 6 STOREYS
  - C. within the YARD abutting 15 FIR Street, a living fence shall be provided consisting of coniferous trees that are a minimum 3 metres in height
- xiii. Notwithstanding anything to the contrary, the following regulations shall apply to the Public LANE that abuts the lands as shown on Image 1:
  - A. LOT LINE setback (minimum): 3 metres for any BUILDING or portion thereof
  - B. The LANE shall not be defined as a STREET for the purposes of establishing setbacks
- xiv. The location of doors and entrances shall comply with the following:
  - A. In the case of an INTERIOR LOT, at least one principle BUILDING entrance shall be located on the FRONT BUILDING FAÇADE.
  - B. In the case of a CORNER LOT, at least one principle BUILDING entrance shall be located on either the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE.
  - C. FIRST STOREY BUILDING Entrances (minimum): 1 for every 25 metres of STREET LINE BUILDING FAÇADE LENGTH. Any fraction shall be rounded to the next highest whole number.
  - D. Notwithstanding A. above, where the entire FIRST STOREY contains OFFICES, the minimum number of BUILDING entrances on the FIRST STOREY shall be 1 for every 50 metres of STREET LINE BUILDING FAÇADE LENGTH. Any fraction shall be rounded to the next highest whole number.

## Convertible Frontage Area

- i. DWELLING UNITS shall be permitted on the FIRST STOREY in a Convertible Frontage Area
- ii. BUILDING FLOOR AREA on the FIRST STOREY shall be designed to accommodate non-residential USES, including a minimum STOREY height of 4.0 metres
- iii. FRONT YARD setback (minimum): 1 metre
- iv. FRONT YARD setback (maximum): 5 metres for at least 75% of the FRONT BUILDING FAÇADE
- v. FLANKAGE YARD setback (minimum): 1 metre
- vi. FLANKAGE YARD setback (maximum): 5 metres for at least 75% of the FLANKAGE BUILDING FAÇADE
- vii. In the case of LOTS that abut multiple STREETS, the identified Street Frontage Area will apply to the associated STREET LINE.
- viii. In the case of multiple BUILDINGS per LOT, only the BUILDING located nearest the STREET LINE shall comply with the STREET LINE setback requirements
- ix. Architectural Feature Projections, including ARCHITECTURAL ENTRANCE PROJECTIONS, shall be permitted to encroach:
  - A. into the FRONT YARD setback to the FRONT LOT LINE
  - B. into the FLANKAGE YARD setback to the FLANKAGE LOT LINE
- x. INTERIOR SIDE YARD setback (minimum): 3 metres
- xi. REAR YARD setback (minimum): 6 metres
- xii. Notwithstanding anything to the contrary, the following regulations shall apply to the LOT LINE that abuts 15 Fir Street as shown on Image 1:
  - A. LOT LINE setback (minimum): 3 metres for any BUILDING or portion thereof up to 6 STOREYS
  - B. LOT LINE setback (minimum): 7.5 metres for any BUILDING or portion thereof above 6 STOREYS

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- C. within the YARD abutting 15 FIR Street, a living fence shall be provided consisting of coniferous trees that are a minimum 3 metres in height
- xiii. Notwithstanding anything to the contrary, the following regulations shall apply to the LANE that abuts the lands as shown on Image 1:
  - A. LOT LINE setback (minimum): 3 metres for any BUILDING or portion thereof
  - B. The LANE shall not be defined as a STREET for the purposes of establishing setbacks
- xiv. The location of doors and entrances shall comply with the following:
  - A. In the case of an INTERIOR LOT, at least one principle BUILDING entrance shall be located on the FRONT BUILDING FACADE.
  - B. In the case of a CORNER LOT, at least one principle BUILDING entrance shall be located on either the FRONT BUILDING FACADE or FLANKAGE BUILDING FACADE.
  - C. FIRST STOREY BUILDING Entrances (minimum): 1 for every 15 metres of STREET LINE BUILDING FAÇADE LENGTH. Any fraction shall be rounded to the next highest whole number.
  - D. Notwithstanding A. above, where the entire FIRST STOREY contains OFFICES, the minimum number of BUILDING entrances on the FIRST STOREY shall be 1 for every 30 metres of STREET LINE BUILDING FAÇADE LENGTH. Any fraction shall be rounded to the next highest whole number.

## Neighbourhood Frontage Area

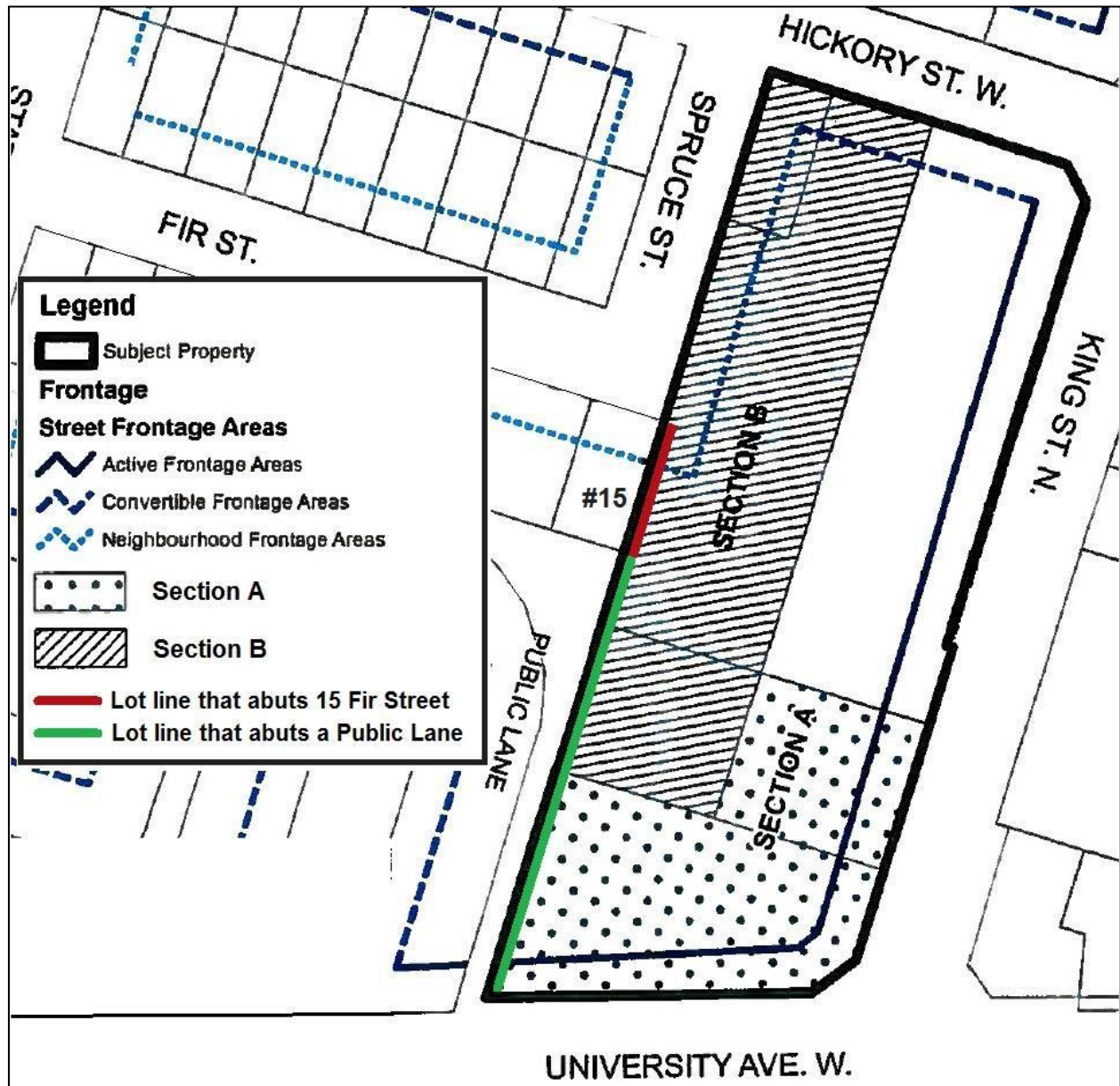
- i. DWELLING UNITS shall be permitted on the FIRST STOREY in a Neighbourhood Frontage Area
- ii. STREET LINE setback (minimum): 3 metre
- iii. STREET LINE setback (maximum): 6 metres
- iv. In the case of LOTS that abut multiple STREETS, the identified Street Frontage Area will apply to the associated STREET LINE.
- v. In the case of multiple BUILDINGS per LOT, only the BUILDING located nearest the STREET LINE shall comply with the STREET LINE setback requirements
- vi. Architectural Feature Projections, including ARCHITECTURAL ENTRANCE PROJECTIONS, shall be permitted to encroach:
  - A. into the FRONT YARD setback to the FRONT LOT LINE
  - B. into the FLANKAGE YARD setback to the FLANKAGE LOT LINE
- vii. INTERIOR SIDE YARD setback (minimum): 3 metres
- viii. REAR YARD setback (minimum): 6 metres
- ix. Notwithstanding anything to the contrary, the following regulations shall apply to the LOT LINE that abuts 15 Fir Street as shown on Image 1:
  - A. LOT LINE setback (minimum): 3 metres for any BUILDING or portion thereof up to 6 STOREYS
  - B. LOT LINE setback (minimum): 7.5 metres for any BUILDING or portion thereof above 6 STOREYS
  - C. within the YARD abutting 15 FIR Street, a living fence shall be provided consisting of coniferous trees that are a minimum 3 metres in height
- x. Notwithstanding anything to the contrary, the following regulations shall apply to the LANE that abuts the lands as shown on Image 1:
  - A. LOT LINE setback (minimum): 3 metres for any BUILDING or portion thereof
  - B. The LANE shall not be defined as a STREET for the purposes of establishing setbacks
- xi. The location of doors and entrances shall comply with the following:
  - A. In the case of an INTERIOR LOT, at least one principle BUILDING entrance shall be located on the FRONT BUILDING FACADE.
  - B. In the case of a CORNER LOT, at least one principle BUILDING entrance shall be located on either the FRONT BUILDING FACADE or FLANKAGE BUILDING FACADE.
  - C. FIRST STOREY BUILDING Entrances (minimum): 1 for every 15 metres of STREET LINE

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BUILDING FAÇADE LENGTH. Any fraction shall be rounded to the next highest whole number.

- D. Notwithstanding A. above, where the entire FIRST STOREY contains OFFICES, the minimum number of BUILDING entrances on the FIRST STOREY shall be 1 for every 30 metres of STREET LINE BUILDING FAÇADE LENGTH. Any fraction shall be rounded to the next highest whole number.

Image 1: Subject Property, Street Frontage Areas, Sections A & B, and specific LOT LINES



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| Exception | Address          | Zoning | File Reference             |
|-----------|------------------|--------|----------------------------|
| C127      | 144 Lucan Avenue | RMU-20 | By-law 2014-059<br>A-21/18 |

Location: 144 Lucan Avenue, Part Lot 2, Lot 3, R.P. 683  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 144 Lucan Avenue:
- i. PARKING SPACES (minimum): 1 per DWELLING UNIT
  - ii. Notwithstanding anything to the contrary, 8 PARKING SPACES shall be permitted in front of the BUILDING LINE on Lucan Avenue, provided:
    - A. the PARKING SPACES are not located directly in front of the BUILDING (between the BUILDING and the STREET LINE); and
    - B. the PARKING SPACES remain a minimum 5 metres from the STREET LINE (Lucan Avenue)
  - iii. BICYCLE PARKING (minimum): 0.6 BICYCLE PARKING spaces per DWELLING UNIT



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| <b>Exception</b> | <b>Address</b>       | <b>Zoning</b> | <b>File Reference</b> |
|------------------|----------------------|---------------|-----------------------|
| C128             | 75 Allen Street East | R4            | By-law 2014-063       |

Location: 75 Allen Street East, Lots 2 to 4, R.P. 498, Part Lot 1, Part Lot 2, R.P. 511  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, within the EXISTING BUILDING on the lands known municipally as 75 Allen Street East, an APARTMENT BUILDING shall be permitted, provided further that:
  - i. Density (maximum): 17 DWELLING UNITS
  - ii. No DWELLING UNIT shall contain more than 3 BEDROOMS
  - iii. BUILDING HEIGHT (maximum): 12 metres
  - iv. PARKING SPACES (minimum): 1 per DWELLING UNIT
  - v. PARKING SPACES shall be permitted in the FRONT YARD and FLANKAGE YARD

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| Exception | Address                       | Zoning | File Reference  |
|-----------|-------------------------------|--------|-----------------|
| C129      | 128-136 King St N, 6 Elgin St | RMU-60 | By-law 2014-069 |

Location: 128-136 King Street North & 6 Elgin Street, Part Lots 2, 3 & 4, R.P. 508, Part 2, 58R-6287, Part 5, 58R-18525  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 7.10.1.5 for the lands known municipally as 128-136 King Street North and 6 Elgin Street only:
  - Art Gallery
  - GOVERNMENT USE
  - Library
  - Museum
  - RETAIL STORE
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 128-136 King Street North and 6 Elgin Street:
  - i. BUILDING FLOOR AREA devoted to Ancillary USES in section 7.10.1.5 (maximum): 15% of the total BUILDING FLOOR AREA devoted to residential USES, excluding PARKING SPACES and STRUCTURED PARKING
  - ii. BUILDING FLOOR AREA devoted to CAFÉ (maximum): 300 square metres each (per unit)
  - iii. BUILDING FLOOR AREA devoted to DRUG STORE (maximum): 300 square metres each (per unit)
  - iv. BUILDING FLOOR AREA devoted to FOOD STORE (maximum): 300 square metres each (per unit)
  - v. PODIUM Regulations:
    - a. Height (minimum): 2 STOREYS
    - b. Height (maximum): 3 STOREYS
    - c. FRONT YARD setback (Elgin Street) (minimum): 2.2 metres
    - d. FLANKAGE YARD setback (King Street North) (minimum): 2.1 metres
    - e. DAYLIGHT TRIANGLE setback (intersection of King Street North / Elgin Street) (minimum): 0.2 metres
    - f. SIDE YARD setback (minimum): 1.0 metre
    - g. REAR YARD setback (minimum): 1.0 metre
  - vi. UNDERGROUND PARKING regulations:
    - a. FRONT YARD setback (Elgin Street) (minimum): 2.2 metres
    - b. FLANKAGE YARD setback (minimum) (King Street North): 2.1 metres
    - c. DAYLIGHT TRIANGLE setback (intersection of King Street North / Elgin Street) (minimum): 0.2 metres
    - d. SIDE YARD setback (minimum): 0.6 metres
    - e. REAR YARD setback (minimum): 1.0 metre

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- vii. TOWER regulations
  - a. FRONT YARD setback (Elgin Street) (minimum): 5.0 metres
  - b. FLANKAGE YARD setback (King Street North) (minimum): 5.0 metres
  - c. DAYLIGHT TRIANGLE setback (intersection of King Street North / Elgin Street) (minimum): 3.0 metres
  - d. SIDE YARD setback (minimum): 2.3 metres
  - e. REAR YARD setback (minimum): 5.0 metres
- viii. LANDSCAPED OPEN SPACE (minimum): 30%
- ix. Twenty-five percent (25%) of the required LANDSCAPED OPEN SPACE shall be provided at GRADE.
- x. Parking Requirements:
  - A. Residential (minimum): 0.5 PARKING SPACES per BEDROOM
  - B. Residential - Visitor (minimum): 0.05 VISITOR PARKING SPACES per BEDROOM
  - C. Non-Residential (minimum): 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
  - D. Shared Parking (minimum): 4 PARKING SPACES provided for residential USES shall be deemed to satisfy the requirement for one (1) non-residential PARKING SPACE.
- xi. BUILDING HEIGHT (maximum): 55 metres
- xii. Density (maximum): 850 BEDROOMS per hectare
- xiii. Notwithstanding anything to the contrary, no DWELLING UNIT may contain more than 3 BEDROOMS.

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| Exception | Address            | Zoning | File Reference  |
|-----------|--------------------|--------|-----------------|
| C130      | 14 Princess Street | U1-40  | By-law 2014-103 |

Location: 14 Princess Street West, Plan 491 Part of lots 9 to 11  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 14 Princess Street:
  - i. STREET LINE setback for the EXISTING BUILDING (Princess Street West) (minimum): 0.75 metres
  - ii. STREET LINE setback for the EXISTING BUILDING (Dorset Street) (minimum): 0.45 metres
  - iii. SIDE YARD setback for the EXISTING BUILDING (minimum): 0.73 metres
  - iv. The BUILDING LINE setback along Princess Street, as specified in Schedule 'B' of this BY-LAW, shall not apply to the EXISTING BUILDING

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| Exception | Address   | Zoning | File Reference            |
|-----------|---|--------|---------------------------|
| C131      | 124-130 Columbia Street West &<br>365 Albert Street | RMU-40 | By-law 2014-105<br>SPA 57 |

Location: 124-130 Columbia Street West & 365 Albert Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 7.10.1.5 for the lands known municipally as 124-130 Columbia Street West and 365 Albert Street only:
- Art Gallery
  - Library
  - Museum
  - RETAIL STORE (excluding the sale of Apparel and Apparel Accessories)
- b) Notwithstanding anything to the contrary, DRIVE-THROUGH shall not be permitted.
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to the Ancillary Uses specified in section 7.10.1.5 and those in a) above:
- BUILDING FLOOR AREA (Ancillary Uses) (maximum): 15% of the total BUILDING FLOOR AREA devoted to residential USES, excluding PARKING SPACES and STRUCTURED PARKING, or 3,000 square metres, whichever is less
  - BUILDING FLOOR AREA devoted to CAFÉ (maximum):
    - 250 square metres each (per unit)
    - 500 square metres collectively (all units combined)
  - BUILDING FLOOR AREA devoted to RESTAURANT (including TAKE-OUT RESTAURANT) (maximum):
    - 250 square metres each (per unit)
    - 500 square metres collectively (all units combined)
  - BUILDING FLOOR AREA devoted to RETAIL STORE (maximum):
    - 250 square metres each (per unit)
    - 500 square metres collectively (all units combined)
- d) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 124-130 Columbia Street West and 365 Albert Street:

### To the combined lands (130 Columbia Street West and 365 Albert Street)

- PARKING SPACES (minimum):
  - 0.20 PARKING SPACES per BEDROOM
  - 0.05 VISITOR PARKING SPACES per BEDROOM
  - 3 PARKING SPACES per 100 square metres of non-residential BUILDING FLOOR AREA
  - SURFACE PARKING SPACES (minimum): 20 shall be provided outside of STRUCTURED PARKING
  - 70% of all PARKING shall be provided within STRUCTURED or UNDERGROUND PARKING STRUCTURES, not visible from the STREET
- BUILDING HEIGHT (maximum): 20 metres and 6 STOREYS, except:
  - 44 metres and 14 STOREYS as identified on Image 1 hereto
  - 26 metres and 8 STOREYS as identified on Image 1 hereto

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- c. 27 metres for BUILDING 130A Columbia Street West
- vi. Notwithstanding anything to the contrary, no DWELLING UNIT may contain more than 3 BEDROOMS
- vii. LOW RISE RESIDENTIAL AREA setback (minimum): not applicable
- viii. Section 7.10.3 (RMU-40) as it pertains to TOWER Separation, TOWER STEPBACK, and AMENITY AREA shall not apply

## 365 Albert Street

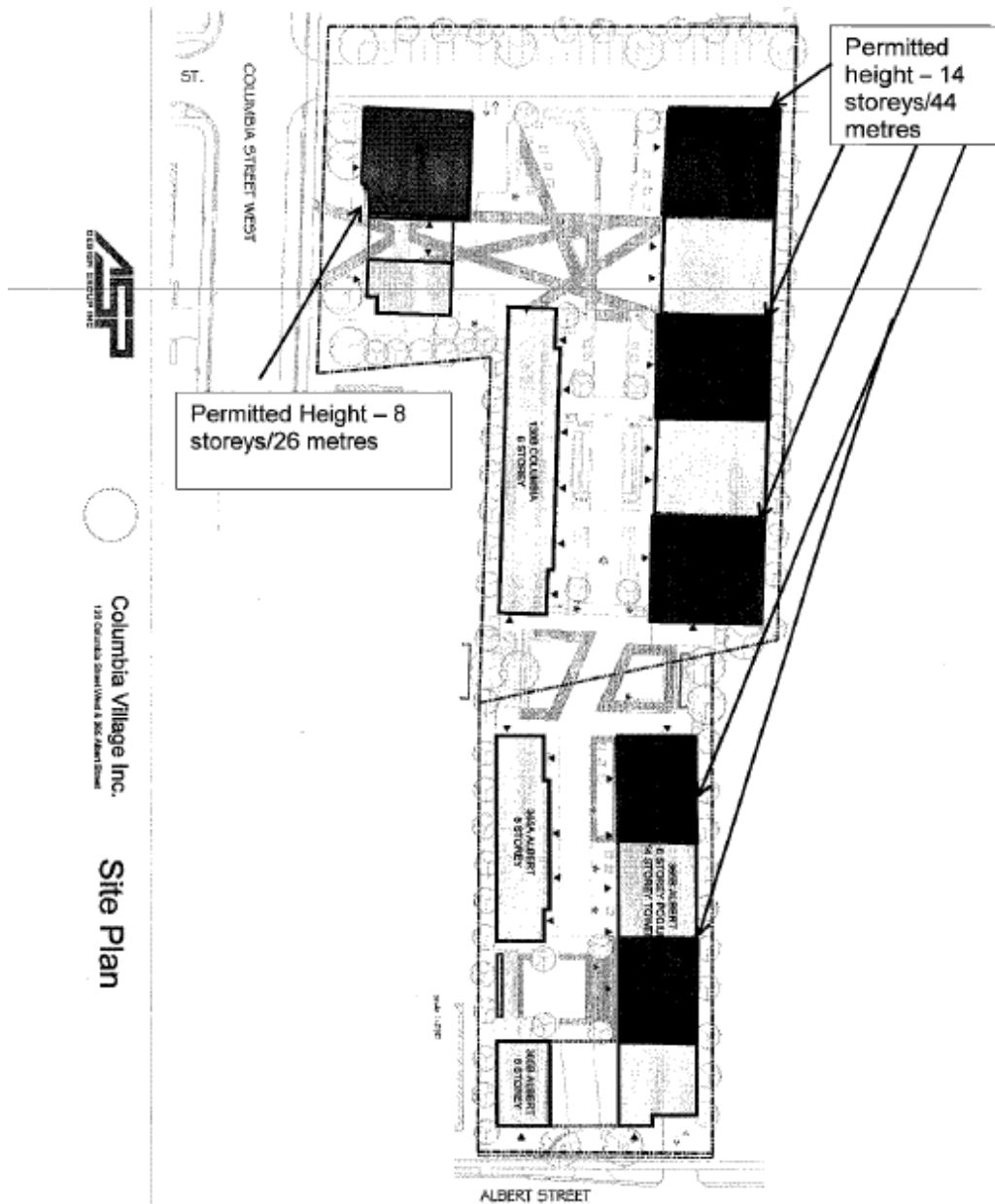
- i. FRONT YARD setback (minimum):
  - a. 365B Albert Street: 5 metres for the PODIUM and 20 metres for the TOWER
  - b. 365B Albert Street: minimum 75% of the FRONT BUILDING FACADE shall be located within 5 to 10 metres of the FRONT LOT LINE
- ii. 365B Albert Street: a pedestrian connection through the BUILDING shall be provided from Albert Street to the promenade, open to the air, with a minimum width of 12.0 metres
- iii. SIDE YARD setback (minimum):
  - a. 365A Albert Street: 3 metres
  - b. 365B Albert Street: 3 metres
  - c. combined side yard (minimum): 6 metres
- iv. REAR YARD setback (minimum):
  - a. 365A Albert Street: 6.5 metres
  - b. 365B Albert Street: 11 metres
- v. Minimum separation between 365A and 365B Albert Street: 12 metres
- vi. Minimum separation between TOWERS on 365B Albert Street: 16 metres
- vii. Maximum TOWER width (measured horizontally): 21 metres
- ix. Maximum TOWER Footprint above the 5th STOREY: 450 square metres

## 130 Columbia Street West

- i. FRONT YARD setback (minimum): 4.0 metres
- ii. 130A Columbia Street West: minimum 75% of the FRONT BUILDING FACADE shall be located within 4 to 10 metres of the FRONT LOT LINE
- iii. 130A Columbia Street West: a pedestrian connection through the BUILDING shall be provided from Columbia Street West to the promenade, open to the air, with a minimum width of 8.0 metres
- iv. SIDE YARD setback (minimum):
  - a. 130A Columbia Street West: 7 (easterly) and 10 metres (westerly)
  - b. 130B Columbia Street West: 3 metres (southerly) and 10 metres (easterly)
  - c. 130C Columbia Street West: 3 metres (easterly) and 10 metres (westerly)
- v. REAR YARD setback (minimum): 3 metres
- vi. 130A Columbia Street West: minimum 23 square metres of AMENITY AREA with seating and GREEN ROOF soft landscaping over the UNDERGROUND PARKING garage entrance
- vii. Minimum separation between 130A and 130B Columbia Street West: 10 metres
- viii. Minimum separation between 130B and 130C Columbia Street West: 18 metres
- ix. Minimum separation between 130A and 130C Columbia Street West: 24.1 metres
- x. Minimum separation between TOWERS on 130C Columbia Street West: 16 metres
- xi. Maximum TOWER width (measured horizontally): 21 metres
- xii. Maximum TOWER Footprint above the 6th STOREY: 450 square metres

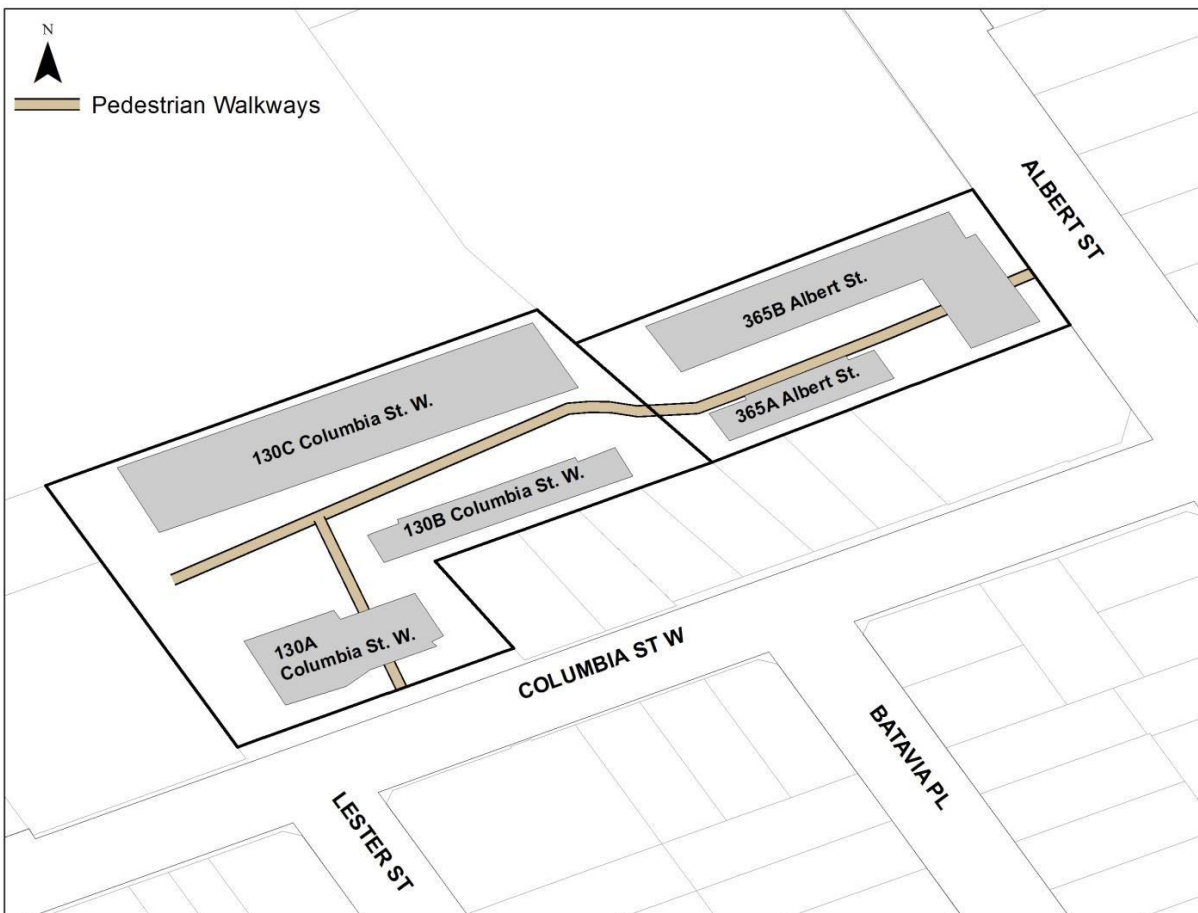
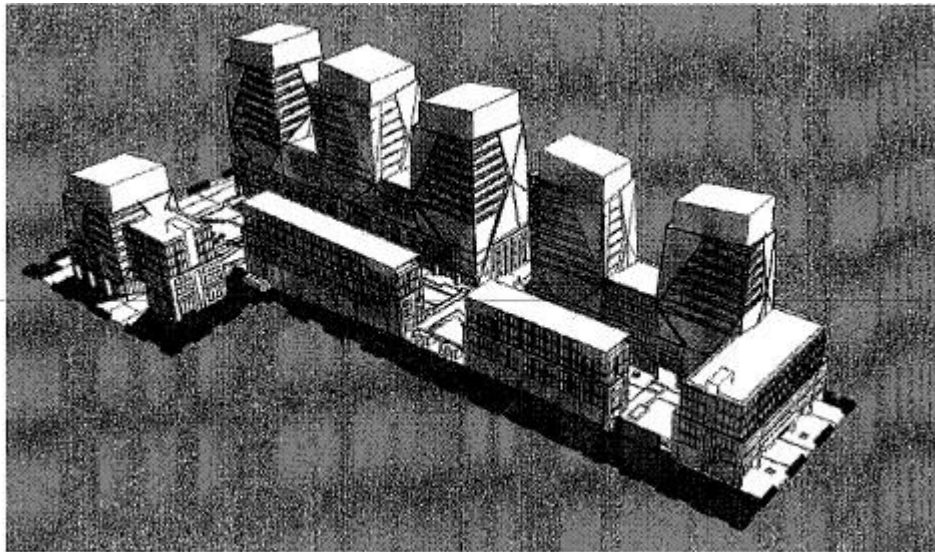
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Image 1: 124-130 Columbia Street West and 365 Albert Street



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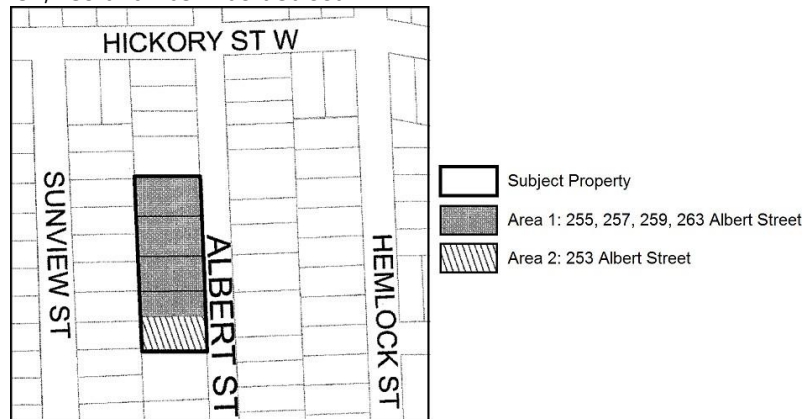
| Exception | Address                                | Zoning     | File Reference  |
|-----------|--|------------|-----------------|
| C132      | 253, 255, 257, 259 & 263 Albert Street | RN6 & RN12 | By-law 2014-108 |

Location: 253, 255, 257, 259 & 263 Albert Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following additional USE is hereby permitted as a Primary Use on the lands known municipally as 253, 255, 257, 259 and 263 Albert Street only:
- STACKED TOWNHOUSE BUILDING
- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 253, 255, 257, 259 and 263 Albert Street:
- BEDROOMS (maximum): 128
  - Density (Area 1: 255, 257, 259, 263 Albert Street) (maximum): 300 BEDROOMS per hectare
  - Density (Area 2: 253 Albert Street) (maximum): between 250 BEDROOMS per hectare and 600 BEDROOMS per hectare
  - A portion of any BEDROOM within the limits of the lands illustrated as "Area 2: 253 Albert Street" shall be considered as one (1) full BEDROOM for the purposes of calculating compliance with section b) iii) above.
  - No DWELLING UNIT shall contain more than two (2) BEDROOMS.
  - PARKING SPACES for a STACKED TOWNHOUSE BUILDING (minimum): 0.2 PARKING SPACES per BEDROOM plus 0.05 VISITOR PARKING SPACES per BEDROOM
  - LANDSCAPED OPEN SPACE regulations for STACKED TOWNHOUSE BUILDINGS (minimum):
    - Thirty percent (30%) of the LOT AREA, which may include rooftop gardens
    - Twenty-two percent (22%) of the required LANDSCAPED OPEN SPACE shall be at GRADE
  - AMENITY AREA for STACKED TOWNHOUSE BUILDINGS (minimum):
    - Ten (10) square metres of outdoor AMENITY AREA shall be provided per BEDROOM
    - Outdoor AMENITY AREA shall include outdoor areas on the lands used for recreational purposes such as landscaped open space, balconies and terraces, rooftop gardens, rooftop decks, patios and walkways. Excludes indoor AMENITY AREA.

Image 1: 253, 255, 257, 259 and 263 Albert Street



# CITY OF WATERLOO

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| <b>Exception</b> | <b>Address</b>    | <b>Zoning</b> | <b>File Reference</b> |
|------------------|-------------------|---------------|-----------------------|
| C133             | 181 Lester Street | RMU-81        | By-law 2014-110       |

Location: 181 Lester Street, Part Lots 55, 56 & 57, R.P. 507  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall not be permitted on the lands known municipally as 181 Lester Street:
  - CHILD CARE CENTRE
  - NIGHTCLUB
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 181 Lester Street:
  - i. Collective BUILDING FLOOR AREA for all Ancillary Uses (maximum): 570 square metres
  - ii. Parking Requirements:
    - A. Residential (minimum): 0.96 PARKING SPACES per DWELLING UNIT
    - B. Non-Residential (minimum): 8 PARKING SPACES per 570 square metres of BUILDING FLOOR AREA
    - C. A motorcycle PARKING SPACE sized 1.5 metres x 5.5 metres shall be permitted, and signed as motorcycle parking
    - D. Shared Parking: 4 PARKING SPACES provided for residential USES shall be deemed to satisfy the requirement for one (1) non-residential PARKING SPACE.
  - iii. LOADING SPACE regulations in this BY-LAW shall not apply.

# CITY OF WATERLOO

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| <b>Exception</b> | <b>Address</b>     | <b>Zoning</b> | <b>File Reference</b> |
|------------------|--------------------|---------------|-----------------------|
| C134             | 208 Sunview Street | RMU-81        | By-law 2014-115       |

Location: 208 Sunview Street, Part Lot 15, R.P. 507  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall not be permitted on the lands known municipally as 208 Sunview Street:
  - CHILD CARE CENTRE
  - NIGHTCLUB
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply:
  - i. Ancillary Uses shall:
    - A. be limited to the FIRST STOREY and related Second STOREY mezzanine
    - B. have direct access, meaning principal doors, to the FRONT BUILDING FAÇADE
    - C. collective BUILDING FLOOR AREA (maximum): 240 square metres
  - ii. Parking (minimum):
    - A. Residential: 1 PARKING SPACE per DWELLING UNIT
    - B. Non-Residential: 4 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
    - C. Shared Parking: 4 PARKING SPACES provided for residential USES shall be deemed to satisfy the requirement for one (1) non-residential PARKING SPACE.
  - iii. Loading SPACE regulations in this BY-LAW shall not apply.

# CITY OF WATERLOO

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| Exception | Address            | Zoning       | File Reference  |
|-----------|--------------------|--------------|-----------------|
| C135      | 251 Hemlock Street | RN-6 & RN-12 | By-law 2015-013 |

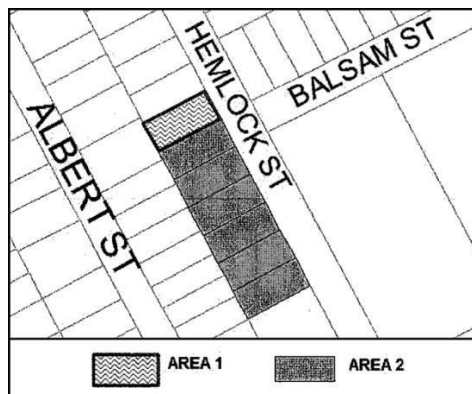
Location: 254 Hemlock Street

as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 251 Hemlock Street:
- i. BUILDING HEIGHT (maximum): 20.9 metres and 6 STOREYS
  - ii. Density (maximum): shall be determined in accordance with the following formula:  
250 BEDROOMS per hectare multiplied by Net Land Area of 'Area 1' on Image 1 hereto  
PLUS (+)  
600 BEDROOMS per hectare multiplied by Net Land Area of 'Area 2' on Image 1 hereto  
provided further that:
    - A. the density of Area 2 is between 250 BEDROOMS per hectare and 600 BEDROOMS per hectare; and
    - B. 4 additional BEDROOMS shall be permitted, for a total of 278 BEDROOMS on the lands known municipally as 251 Hemlock Street, in exchange for the dedication of a Public Active Transportation Pathway to the CITY, in accordance with a Section 37 Agreement.
  - iii. One (1) LOADING SPACE with a minimum dimension of 8.0 metres long by 3.0 metres wide shall be provided if non-residential BUILDING FLOOR AREA is less than or equal to 250 square metres.
  - iv. PARKING SPACES (Non-Residential) (minimum): 3 per 100 square metres of BUILDING FLOOR AREA
  - v. Northerly SIDE YARD setback (minimum): 0.0 metres provided the northerly SIDE LOT LINE abuts a Public Active Transportation Pathway owned by the CITY.

Image 1: Subject Lands



# CITY OF WATERLOO

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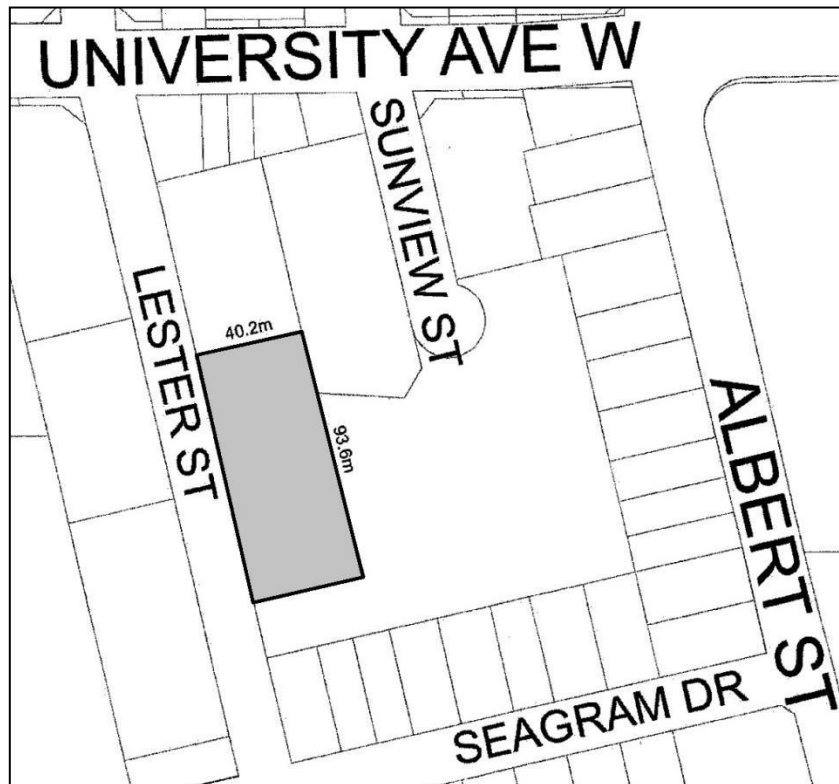
| Exception | Address           | Zoning | File Reference            |
|-----------|-------------------|--------|---------------------------|
| C136      | 190 Lester Street | UC-81  | By-law 2015-034<br>SPA20I |

Location: 190 Lester Street  
as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

## Site Specific Regulations:

- a) The following USES are hereby added to section 9.4.1.1 for the lands known municipally as 190 Lester Street only:
  - Music School, meaning *an educational establishment specializing in the study, training and research of music that is affiliated with the Faculty of Music at Wilfrid Laurier University and which provides lessons or training to the members of the public and or students attending the University*
- b) Notwithstanding anything to the contrary, DWELLING UNITS shall be prohibited in a BUILDING containing a Music School.
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to a Music School:
  - i. BUILDING FLOOR AREA (maximum): 1,500 square metres
  - ii. PARKING SPACES (minimum): 3 per 100 square metres of BUILDING FLOOR AREA

Image 1: 190 Lester Street



# CITY OF WATERLOO

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| Exception | Address   | Zoning | File Reference  |
|-----------|---|--------|-----------------|
| C137      | 112-118 Union Street East &<br>113 & 115 Moore Avenue South | RMU-18 | By-law 2015-035 |

Location: 112-118 Union Street East & 113 & 115 Moore Avenue South  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 7.10.1.1 for the lands known municipally as 112-118 Union Street East and 113-115 Moore Avenue South only:
  - STACKED TOWNHOUSE BUILDING
- b) Notwithstanding anything to the contrary, the following regulations shall apply to STACKED TOWNHOUSE BUILDINGS:
  - i. FRONT YARD setback from Union Street East (minimum): 5 metres
  - ii. FRONT YARD setback from Moore Avenue South (minimum): 4.2 metres
  - iii. SIDE YARD setback (minimum): 3 metres
  - iv. REAR YARD setback (minimum): 7.5 metres
  - v. LOW RISE RESIDENTIAL LOT LINE setback (minimum): one-half (1/2) the height of the BUILDING or a minimum 7.5 metres, whichever is greater
  - vi. LANDSCAPED OPEN SPACE (minimum): 30% of the LOT AREA
  - vii. BUILDING HEIGHT (maximum): 18 metres
  - viii. Density (maximum): 150 DWELLING UNITS per hectare
  - ix. PARKING SPACE (minimum): 1 per DWELLING UNIT
  - x. Three (3) PARKING SPACES shall be permitted within the FRONT YARD of Union Street East, provided that the PARKING SPACES are located within 2 metres of the westerly LOT LINE.
  - xi. Exterior stairs shall be permitted to encroach into the FRONT YARD setback from Moore Avenue South by 2.75 metres, but in no case shall the stairs be closer than 1.45 metres to the STREET LINE.
  - xi. HISTORIC CENTRE LINE of Union Street East setback (minimum): 10 metres
  - xiii. Architectural Projections are prohibited within the SIDE YARD abutting 117, 119 and 121 Moore Avenue South.

# CITY OF WATERLOO

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| <b>Exception</b> | <b>Address</b>        | <b>Zoning</b> | <b>File Reference</b> |
|------------------|-----------------------|---------------|-----------------------|
| C138             | 8 Hickory Street West | RN-25         | 2016-037              |

Location: 8 Hickory Street West, Lots 1, 2, 3, and 8, R.P. 721  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, on the lands known municipally as 8 Hickory Street West, non-residential USES shall be limited to the following:
- PERSONAL SERVICE SHOP
  - OFFICE (excluding MEDICAL CLINIC and HEALTH PRACTITIONER)
  - CAFE
  - COMMERCIAL SCHOOL
  - FINANCIAL SERVICE
  - ARTIST STUDIO, CLASS A
  - VARIETY STORE
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to non-residential USES:
- i. Parking (minimum): 4 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
  - ii. PARKING SPACES for non-residential USES shall be permitted on the abutting lands known municipally as 318 Spruce Street in accordance with an agreement authorized by Section 40 of the PLANNING ACT.
  - iii. LOADING SPACE regulations in this BY-LAW shall not apply.

# CITY OF WATERLOO

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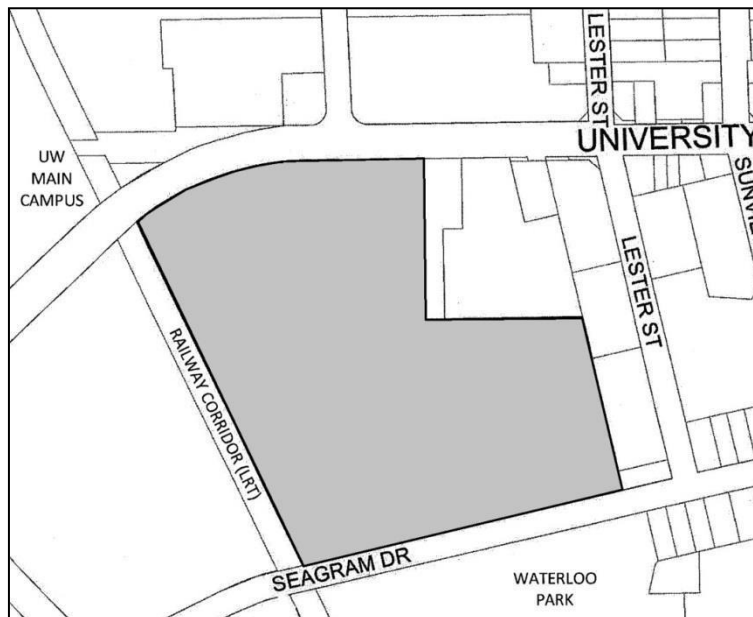
| Exception | Address   | Zoning | File Reference            |
|-----------|---|--------|---------------------------|
| C139      | 155-165 University Avenue West &<br>100-108 Seagram Drive | UC-81  | By-law 2015-064<br>SPA 35 |

Location: 155-165 University Avenue West & 100-108 Seagram Drive  
as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, on the lands known municipally as 155-165 University Avenue West and 100-108 Seagram Drive, USES shall be restricted to:
  - i. University Residences
  - ii. University Academic Uses, provided that the BUILDING FLOOR AREA for all University Academic Uses combined shall not exceed 25% of the BUILDING FLOOR AREA on the lands.
  - iii. Commercial Uses associated with or required to service the University including FINANCIAL SERVICES, VARIETY STORES, RESTAURANTS, Barber Shops, and other similar commercial uses, provided:
    - a. Commercial Uses are located on the FIRST STOREY; and
    - b. BUILDING FLOOR AREA for all Commercial Uses combined (maximum): 20% of the BUILDING FLOOR AREA on the lands
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 155-165 University Avenue West and 100-108 Seagram Drive:
  - i. LOT LINE setback from a railway corridor (minimum): 20 metres
  - ii. PARKING SPACE (minimum): 1 per 8 BEDROOMS. PARKING SPACES provided on the lands shall contribute towards satisfying the overall parking requirement for the University, as specified in the UC-81 zone.

Image 1: Subject Lands





# CITY OF WATERLOO

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| Exception | Address                          | Zoning | File Reference |
|-----------|----------------------------------|--------|----------------|
| C140      | 131 & 133 University Avenue West | RMU-81 | 2016-038       |

Location: 131 & 133 University Avenue West, Part Block C, R.P. 507  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 131-133 University Avenue West:
  - i. Density (minimum): 150 BEDROOMS per hectare
  - ii. Density (maximum): 750 BEDROOMS per hectare
  - iii. PARKING SPACES (minimum): 0.2 per BEDROOM
  - iv. Visitor Parking (minimum): 0.05 VISITOR PARKING SPACES per BEDROOM
  - v. BUILDING STEPBACK above the 5th STOREY from the FRONT BUILDING FACADE (minimum average): 3 metres, but in no case less than 2 metres
  - vi. REAR YARD setback (minimum): 6.4 metres
  - vii. Easterly SIDE YARD setback (minimum): 2.2 metres
  - viii. SIDE YARD, combination of both (minimum): 9 metres
  - ix. Section 7.10.3 (RMU-81) as it pertains to TOWER Separation and AMENITY AREA shall not apply.
  - x. Section 7.10.3 (RMU-81) as it pertains to TOWER STEPBACK shall not apply. Provision a)v.) shall apply.

# CITY OF WATERLOO

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| Exception | Address          | Zoning | File Reference |
|-----------|------------------|--------|----------------|
| C141      | 275 Larch Street | RN-6   | 2016-039       |

Location: 275 Larch Street, Lots 9 to 15, 17 to 29, R.P. 707  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 275 Larch Street:
  - i. Density (maximum): 488 BEDROOMS
  - ii. Density (maximum): 350 BEDROOMS per hectare

# CITY OF WATERLOO

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| Exception | Address                   | Zoning       | File Reference |
|-----------|---------------------------|--------------|----------------|
| C142      | 250 to 266 Sunview Street | RN-6 & RN-12 | 2016-041       |

Location: 250 to 266 Sunview Street, Lots 11 to 19, R.P. 856  
as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

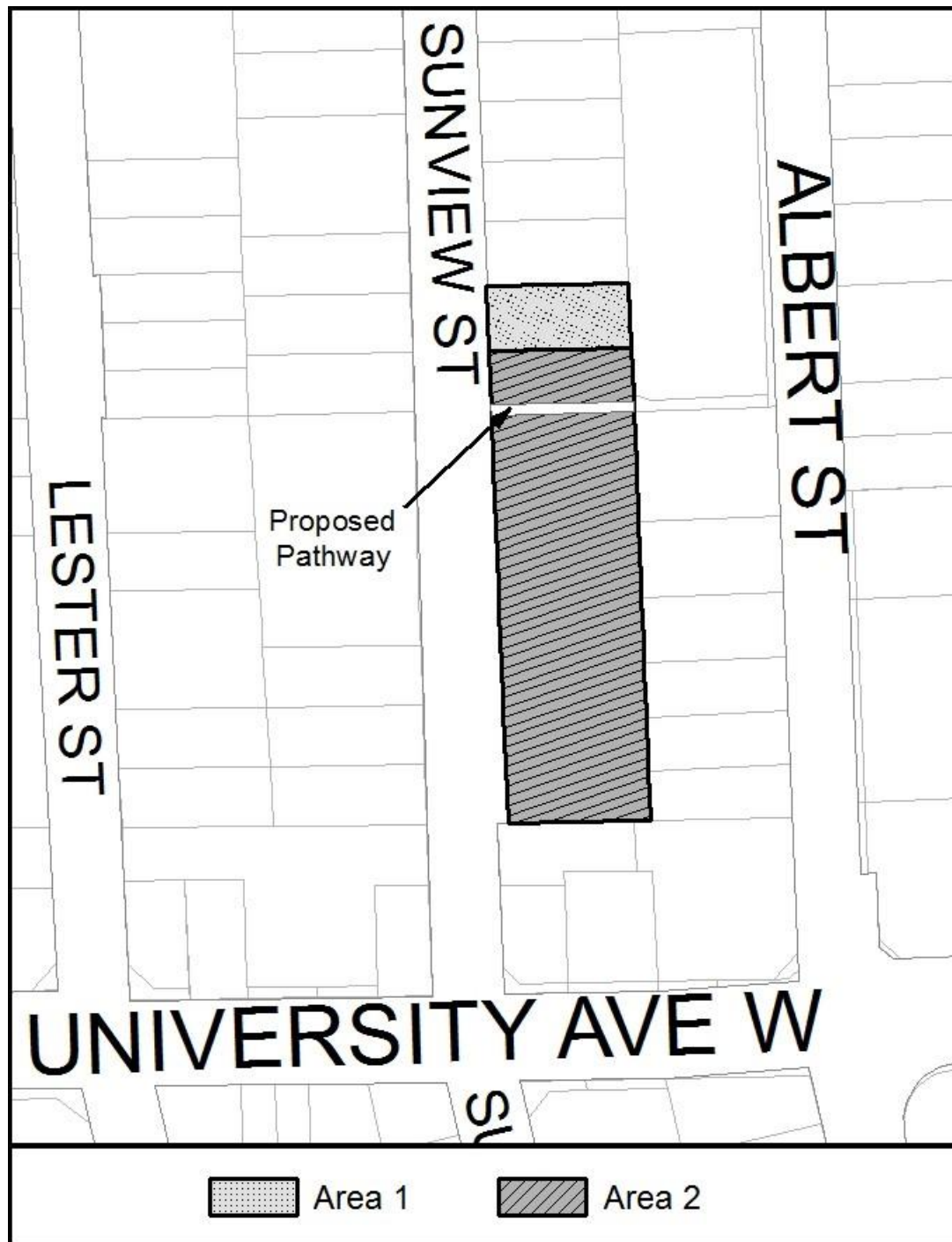
## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 250-266 Sunview Street (inclusive, even numbers only):
- i. Density (maximum) shall be determined in accordance with the following formula:  
250 BEDROOMS per hectare multiplied by Net Land Area of 'Area 1' on Image 1  
Plus (+)  
600 BEDROOMS per hectare multiplied by Net Land Area of 'Area 2' on Image 1  
provided further that:
    - A. the density of Area 2 is between 250 BEDROOMS per hectare and 600 BEDROOMS per hectare; and
    - B. seven (7) additional BEDROOMS shall be permitted, for a total of 340 BEDROOMS on the lands known municipally as 250-266 Sunview Street (inclusive, even numbers only), in exchange for the dedication of a Public Active Transportation Pathway to the CITY in accordance with a Section 37 Agreement.
  - ii. Total commercial BUILDING FLOOR AREA (maximum): 400 square metres
  - iii. Non-Residential Parking (minimum): 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
  - iv. PARKING SPACE for RESTAURANT, BAKE SHOP, CAFE (minimum): 1 per 4 seats in the DESIGNED MAXIMUM CAPACITY
  - v. PARKING SPACE for TAKE-OUT RESTAURANT (minimum): 15 per 100 square metres of BUILDING FLOOR AREA
  - vi. DRIVEWAYS (maximum):
    - A. one (1) in 'Area 1' as shown on Image 1 hereto
    - B. one (1) in 'Area 2' as shown on Image 1 hereto
  - vii. Section 7.11.4 (RN-6) and Section 7.13.3 (RN-12) as it pertains to AMENITY AREA shall not apply

# CITY OF WATERLOO

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Image 1: 250-266 Sunview Street (inclusive, even numbers only)



# CITY OF WATERLOO

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| Exception | Address   | Zoning | File Reference  |
|-----------|---|--------|-----------------|
| C143      | 336 & 338 Albert Street and<br>297 & 299 Hemlock Street | RN-6   | By-law 2016-042 |

Location: 336 & 338 Albert Street and 297 & 299 Hemlock Street  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulation shall apply to the lands known municipally as 336-338 Albert Street and 297-299 Hemlock Street:
  - i. Density (maximum): 127 BEDROOMS

# CITY OF WATERLOO

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| <b>Exception</b> | <b>Address</b>     | <b>Zoning</b> | <b>File Reference</b> |
|------------------|--------------------|---------------|-----------------------|
| C144             | 72 Erb Street East | RMU-20        | 2016-046              |

Location: 72 Erb Street East, Part Lot 14, GCT, Part Lot 1, R.P.498  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 72 Erb Street West:
  - i. Density (maximum): 137 DWELLING UNITS per hectare
  - ii. Density (maximum): 155 BEDROOMS per hectare
  - iii. BUILDING HEIGHT (maximum): 17 metres
  - iv. Easterly SIDE YARD setback (minimum): 2.7 metres
  - v. PARKING SPACE (minimum): 1 per DWELLING UNIT
  - vi. Visitor Parking (minimum): 2 VISITOR PARKING SPACES
  - vii. Bicycle Parking (minimum): 1 BICYCLE PARKING space per DWELLING UNIT

# CITY OF WATERLOO

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| Exception | Address             | Zoning | File Reference |
|-----------|---------------------|--------|----------------|
| C145      | 402 Erb Street West | RMU-20 | 2016-049       |

Location: 402 Erb Street West, Part Lot 19, R.P. 696  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 7.10.1.1 for the lands known municipally as 402 Erb Street West only:
  - Community Housing, meaning "*housing owned and operated by a not-for-profit organization, with funding from government, that offers affordable dwelling units and subsidized (rent-gearred-to-income) units in the entirety of a residential building.*"
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the Community Housing use:
  - i. FLANKAGE YARD setback (minimum): 3 metres
  - ii. SIDE YARD setback (minimum): 2.5 metres
  - iii. REAR YARD setback (minimum): 6.2 metres
  - iv. DAYLIGHT TRIANGLE setback (minimum): 0.6 metres
  - v. PARKING SPACES (minimum): 3 for a BUILDING containing a maximum 9 one-BEDROOM DWELLING UNITS
  - vi. Density (maximum): 159 BEDROOMS per hectare
  - vii. A column may project up to one (1) metre into the SIDE YARD.
  - viii. Balconies may project up to 1.2 metres into the FRONT YARD and REAR YARD.

# CITY OF WATERLOO

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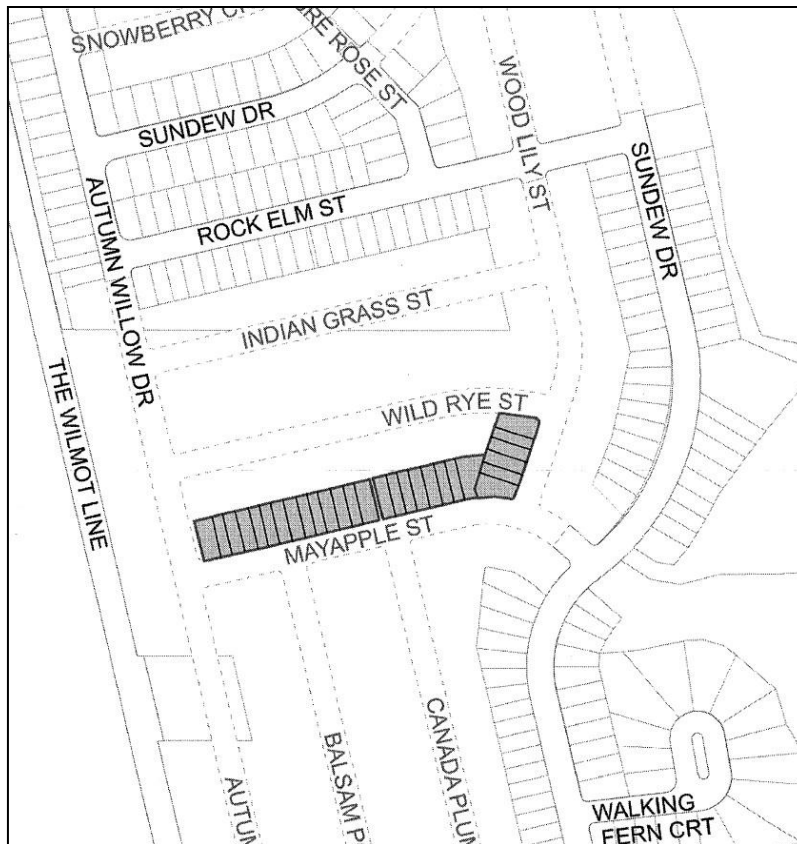
| Exception | Address         | Zoning | File Reference |
|-----------|-----------------|--------|----------------|
| C146      | Mayapple Street | R6-FT  | 2016-057       |

Location: Mayapple Street  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands described as "Subject Lands" on Image 1 hereto:
  - i. The PRIVATE GARAGE may represent up to 59.3% of the FRONT YARD BUILDING FAÇADE LENGTH.

Image 1: Subject Lands





# CITY OF WATERLOO

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| Exception | Address          | Zoning | File Reference |
|-----------|------------------|--------|----------------|
| C147      | 720 Wideman Road | ESL2   |                |

Location: 720 Wideman Road, Part 2 and 3 on R.P. 9165  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the EXISTING SINGLE DETACHED BUILDING shall be permitted in its current location provided that it is not enlarged.
- b) Notwithstanding anything to the contrary, an EXISTING ACCESSORY STRUCTURE shall be permitted in its current location provided that it is not enlarged.
- c) Notwithstanding anything to the contrary:
  - i. A DECK shall be permitted within 5 metres of the EXISTING SINGLE DETACHED BUILDING.
  - ii. An Outdoor Residential Patio at GRADE shall be permitted within 5 metres of the EXISTING SINGLE DETACHED BUILDING.

# CITY OF WATERLOO

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| Exception | Address            | Zoning | File Reference |
|-----------|--------------------|--------|----------------|
| C148      | 728 Schnarr Street | R3     |                |

Location: 728 Schnarr Street, Part 6 on R.P. 575  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, no PERSON shall erect, alter, enlarge, reconstruct, or use any BUILDING or STRUCTURE in whole or in part within 10 metres of lands zoned Conservation (OS3).
- b) Notwithstanding anything to the contrary, no PERSON shall use any land in whole or in part within 10 metres of lands zoned Conservation (OS3) except as LANDSCAPED BUFFER.

# CITY OF WATERLOO

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| Exception | Address            | Zoning | File Reference |
|-----------|--------------------|--------|----------------|
| C149      | 735 Erbsville Road | OS3    |                |

Location: 735 Erbsville Road, Part 45 on R.P. 4902  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the EXISTING SINGLE DETACHED BUILDING shall be permitted in its current location provided that it is not enlarged.
- b) Notwithstanding anything to the contrary, an EXISTING ACCESSORY STRUCTURE shall be permitted in its current location provided that it is not enlarged.
- c) Notwithstanding anything to the contrary:
  - i. A DECK shall be permitted within 5 metres of the EXISTING SINGLE DETACHED BUILDING.
  - ii. An Outdoor Residential Patio at GRADE shall be permitted within 5 metres of the EXISTING SINGLE DETACHED BUILDING.

# CITY OF WATERLOO

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| Exception | Address            | Zoning | File Reference |
|-----------|--------------------|--------|----------------|
| C150      | 729 Erbsville Road | OS3    |                |

Location: 729 Erbsville Road, Part 45 on R.P. 4902  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the EXISTING SINGLE DETACHED BUILDING shall be permitted in its current location provided that it is not enlarged.
- b) Notwithstanding anything to the contrary, an EXISTING ACCESSORY STRUCTURE shall be permitted in its current location provided that it is not enlarged.
- c) Notwithstanding anything to the contrary:
  - i. A DECK shall be permitted within 5 metres of the EXISTING SINGLE DETACHED BUILDING.
  - ii. An Outdoor Residential Patio at GRADE shall be permitted within 5 metres of the EXISTING SINGLE DETACHED BUILDING.

# CITY OF WATERLOO

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| Exception | Address                | Zoning | File Reference |
|-----------|------------------------|--------|----------------|
| C151      | 680 Conservation Drive | OS3    |                |

Location: 680 Conservation Drive, GCT Part Lot 28  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the EXISTING SINGLE DETACHED BUILDING shall be permitted in its current location provided that it is not enlarged.
- b) Notwithstanding anything to the contrary, an EXISTING ACCESSORY STRUCTURE shall be permitted in its current location provided that it is not enlarged.
- c) Notwithstanding anything to the contrary:
  - i. A DECK shall be permitted within 5 metres of the EXISTING SINGLE DETACHED BUILDING.
  - ii. An Outdoor Residential Patio at GRADE shall be permitted within 5 metres of the EXISTING SINGLE DETACHED BUILDING.

# CITY OF WATERLOO

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| Exception | Address   | Zoning | File Reference |
|-----------|---|--------|----------------|
| C152      | 525 Beaver Creek Rd<br>625 Westmount Road North | OS3    |                |

Location: 525 Beaver Creek Road, 290 Laurelwood Drive, and 532 Laurelwood Drive  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall be permitted on the lands known municipally as 525 Beaver Creek Road and 625 Conservation Drive:
  - i. USES associated with a Conservation Authority, including the Grand River Conservation Authority, for the purposes of:
    - Administration
    - Education
    - EXISTING SINGLE DETACHED BUILDING
    - Flood/erosion control works and facilities
    - Outdoor storage
    - Recreation
    - Stormwater management works and facilities
    - Telecommunication Tower
  - ii. BUILDINGS and STRUCTURES of a Conservation Authority, including the Grand River Conservation Authority
- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 525 Beaver Creek Road and 625 Conservation Drive:
  - i. STREET LINE setback (minimum): 7.5 metres

# CITY OF WATERLOO

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| Exception | Address                                       | Zoning | File Reference |
|-----------|---|--------|----------------|
| C153      | Westmount Sports Park<br>Westmount Road North | OS3    |                |

Location: Westmount Sports Park on Westmount Road North  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall be permitted on the lands known municipally as Westmount Sports Park, east of the Westmount Road / Laurelwood Drive intersection:
- Municipal Sports Fields
  - Municipal Parkland
  - GOVERNMENT USES

# CITY OF WATERLOO

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| Exception | Address             | Zoning | File Reference  |
|-----------|---------------------|--------|-----------------|
| C154      | Colonial Acres Area | R1, R3 | By-law 2017-012 |

Location: Colonial Acres Area, as shown on Image 1  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to all LOTS within the area identified on Image 1 hereto, except as specified in b):
- LOT AREA (minimum): Equal to the EXISTING LOT AREA
  - LOT FRONTAGE (minimum): Equal to the EXISTING LOT FRONTAGE
- b) Notwithstanding anything to the contrary, the following regulations:
- LOT AREA (minimum): 750 square metres
  - LOT FRONTAGE (minimum): 19.5 metres

shall apply to the lands specified below and municipally known on the effective date of this BY-LAW as:

- 449 Bridge Street West
- 455 Bridge Street West
- 459 Bridge Street West
- 485 Bridge Street West
- 495 Bridge Street West
- 503 Bridge Street West
- 654 Deer Run Drive
- 376 Forestlawn Drive
- 444 Lee Avenue
- 342 Lexington Road
- 350 Lexington Road
- 364 Lexington Road
- 395 Lexington Road
- 415 Lexington Road
- 420 Lexington Road
- 421 Lexington Road
- 424 Lexington Road
- 428 Lexington Road
- 429 Lexington Road
- 436 Lexington Road
- 395 Meadowvale Road
- 586/588 Rustic Drive
- 592 Rustic Drive
- 598 Rustic Drive
- 609 Rustic Drive
- 618 Rustic Drive
- 553 Wissler Road
- 568 Wissler Road



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- 611 Wissler Road
  - 365 Whitmore Drive
- c) Notwithstanding anything to the contrary, a SECOND RESIDENTIAL UNIT shall be permitted provided it is located entirely within an EXISTING SINGLE DETACHED BUILDING.
- d) Notwithstanding anything to the contrary, a COACH HOUSE shall not be permitted.

Image 1: Subject Area



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| Exception | Address   | Zoning   | File Reference                                   |
|-----------|---|----------|--|
| C155      | 140 and 150 University Avenue West<br>(Northdale) | (H)C1-81 | 2012-070<br>OMB PL120907<br>Settlement Documents |

Location: 140 and 150 University Avenue West  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 140 and 150 University Avenue West (hereinafter the "45A LANDS"):
  - i. DWELLING UNITS above the FIRST STOREY shall be permitted.
  - ii. Notwithstanding anything to the contrary, the following regulations in inset table shall apply to every LOT, BUILDING and STRUCTURE on the 45A LANDS:

|   |   |
|---|---|
| LOT AREA (minimum)  | 1,000 square metres   |
| LOT FRONTAGE (minimum)  | 20 metres   |
| STREET LINE setback (minimum)                                 | 1 metre   |
| STREET LINE setback (maximum)                                 | 3 metres  |
| Class A Architectural Projection (maximum)                    | (see section 3.A.5)   |
| SIDE YARD setback (minimum)                                   | 0 metres  |
| REAR YARD setback (minimum)                                   | 7.5 metres  |
| STEPBACK above PODIUM (minimum)                               | 3 metres  |
| Height of FIRST STOREY (minimum)                              | 4.5 metres  |
| BUILDING HEIGHT (minimum)                                     | 14 metres   |
| BUILDING HEIGHT (maximum)                                     | 82.5 metres   |
| PODIUM Height (minimum)                                       | 10.5 metres   |
| PODIUM Height (maximum)                                       | 20 metres   |
| TOWER Separation (minimum)                                    | 25 metres to a TOWER on the same LOT and<br>12.5 metres to an INTERIOR LOT LINE or REAR<br>LOT LINE |
| Horizontal TOWER Dimension (maximum)                          | 35 metres   |
| TOWER Footprint above the 8 <sup>th</sup> STOREY<br>(maximum) | 800 square metres   |
| Density (minimum, per hectare)                                | 250 BEDROOMS  |
| Density (maximum, per hectare)                                | 750 BEDROOMS  |
| AMENITY AREA (minimum)  | 3 square metres per BEDROOM   |
| LANDSCAPED OPEN SPACE (minimum)                               | 30%<br>(which may include rooftop gardens)  |
| Number of FIRST STOREY Entrances to the<br>BUILDING (minimum) | 1 per 25 metres of STREET LINE BUILDING<br>FAÇADE   |
| Residential PARKING SPACES (minimum)                          | 0.20 per BEDROOM  |
| Residential VISITOR PARKING SPACES<br>(minimum)               | 0.05 per BEDROOM  |

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|   |  |
|---|--|
| Non-Residential PARKING SPACES (minimum)  | As specific in the C1 zone.                    |
| Bicycle Parking Residential (minimum)   | 0.25 per BEDROOM                               |
| Non-Residential (minimum) applicable to BUILDINGS constructed after the effective date of this BY-LAW | 1 per 100 square metres of BUILDING FLOOR AREA |
| Number of FRONT YARD DRIVEWAYS (maximum)  | 1  |
| Number of main BUILDINGS per LOT (maximum)  | More than one (1) permitted                    |

- iii. In the case of multiple BUILDINGS per LOT, only the BUILDING located nearest the STREET shall comply with the STREET LINE setback regulations in the inset table.
- iv. Notwithstanding the inset table, a BUILDING or part thereof may be setback a maximum 6 metres from a STREET LINE to accommodate an OUTDOOR PATIO for a RESTAURANT, TAKE-OUT RESTAURANT, or CAFE.
- v. For the purposes of calculating the number of FIRST STOREY entrances to a BUILDING, any fraction shall be rounded to the next highest whole number.
- vi. Notwithstanding anything to the contrary, there shall be a minimum ten metres (10m) between each FIRST STOREY entrance to a BUILDING.
- vii. A maximum thirty percent (30%) of the BUILDING FLOOR AREA of the FIRST STOREY may be used for: (i.) common indoor AMENITY AREA; (ii.) entryways and foyers for DWELLING UNITS in STOREYS above the FIRST STOREY; and (iii.) hydro transformer room.
- viii. Notwithstanding the inset table:
  - A. Where the BUILDING FLOOR AREA for non-residential uses is less than one thousand square metres (1,000sqm) per LOT, there shall be a minimum 1 PARKING SPACE per 4 seats calculated at the DESIGNED MAXIMUM CAPACITY for a RESTAURANT.
  - B. Where the BUILDING FLOOR AREA for non-residential uses is less than one thousand square metres (1,000sqm) per LOT, there shall be a minimum 15 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA for a TAKE-OUT RESTAURANT.
  - C. There shall be a minimum 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA for an OFFICE.
- ix. PARKING SPACES and STRUCTURED PARKING (including UNDERGROUND PARKING) are prohibited in the FRONT YARD and FLANKAGE YARD.

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- x. Notwithstanding anything to the contrary, STRUCTURED PARKING may comprise part of the FIRST STOREY of a BUILDING provided:

- A. That a minimum twenty five percent (25%) of the GROUND FLOOR AREA is comprised of one or more of the following uses:
- permitted uses in section 8.3.1.1
  - permitted uses in section 8.3.1.3
  - lobbies, seating areas, hallways, entryways and foyers for DWELLING UNITS above the FIRST STOREY
  - hydro transformer room

For clarity, the GROUND FLOOR AREA includes the STRUCTURED PARKING.

- B. The STRUCTURED PARKING is located entirely behind the BUILDING FLOOR AREA described in A. above.
- C. The BUILDING FLOOR AREA required in A. above shall:
- i. In the case of an INTERIOR LOT, abut the FRONT BUILDING FAÇADE for the entire length of the BUILDING.
  - ii. In the case of a CORNER LOT, abut the FRONT BUILDING FAÇADE for the entire length of the BUILDING and or the FLANKAGE BUILDING FAÇADE for the entire length of the BUILDING, provided further that:
    - a.) Where the BUILDING FLOOR AREA required in A. above abuts the FRONT BUILDING FAÇADE, any STRUCTURED PARKING abutting the FLANKAGE BUILDING FAÇADE shall be visibly screened from view from the STREET.
    - b.) Where the BUILDING FLOOR AREA required in A. above abuts the FLANKAGE BUILDING FAÇADE, any STRUCTURED PARKING abutting the FRONT BUILDING FAÇADE shall be visibly screened from view from the STREET.

- D. Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE provided that said DRIVEWAY leads directly to STRUCTURED PARKING.

- xi. A holding symbol (H) is hereby applied to the 45A LANDS. 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, only EXISTING USES shall be permitted to continue until such time as the holding symbol (H) is removed by satisfying the following criteria:
- i. Verification of sufficient servicing capacity (water, sanitary, and stormwater) to fully service the LOT and development thereon.

# CITY OF WATERLOO

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- ii. Verification of sufficient transportation capacity and transportation infrastructure within the surrounding road network affected by the development and or use of the LOT.
  - iii. 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.
  - iv. Where an increase in BUILDING density is proposed pursuant to Section 37 of the PLANNING ACT, the completion and registration of an agreement pursuant to subsections 37.3 and 37.4 of the PLANNING ACT between the owner of the LOT and the CITY.
  - v. A Block Plan has been prepared in accordance with the Block Plan policies of the OFFICIAL PLAN for the Northdale Neighbourhood Specific Provision Area, where required.
  - vi. Verification through Site Plan Control endorsement that the LOT and development thereon will conform to: (i.) the OFFICIAL PLAN; (ii.) the REGION'S Official Plan; and (iii.) the CITY'S Urban Design Manual in effect, including the Northdale Urban Design Guidelines.
  - vii. 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 and or planned industrial uses operating in proximity to residential or other sensitive land uses.
- xii. Notwithstanding anything to the contrary, a USE which lawfully and actually existed on the effective date of this BY-LAW shall be permitted to continue, provided that:
- A. the status of the USE remains continuous and uninterrupted from the effective date of this BY-LAW. For the purposes of the foregoing, the continuous and uninterrupted status of the USE shall cease upon the issuance of a change of use PERMIT pursuant to the BUILDING CODE; and,
  - B. the USE complies with the zoning regulations applicable to said USE on the day before the effective date of this BY-LAW.
  - C. Notwithstanding anything to the contrary, the permission to continue a lawful and actual USE that existed on the effective date of this BY-LAW shall cease upon the issuance of a demolition permit pursuant to the BUILDING CODE for the related BUILDING or STRUCTURE.

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- xiii. Notwithstanding anything to the contrary, for the purposes of this zone, on a CORNER LOT the longer STREET LINE shall be deemed to be the FRONT LOT LINE, and the shorter STREET LINE shall be deemed to be the FLANKAGE LOT LINE.

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| Exception | Address       | Zoning | File Reference  |
|-----------|---------------|--------|-----------------|
| C156      | 181 King St S | U2-81  | By-law 2017-009 |

Location: 181 King St S

as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional Primary Uses shall be permitted:
  - i. Advanced Tech
  - ii. Business Incubator
  - iii. Commercial School
  - iv. Government Uses
  - v. Medical Clinic
  - vi. Office
  - vii. Personal Service Shop
- b) Notwithstanding anything to the contrary, the following additional Ancillary Uses shall be permitted:
  - i. Retail Store (including Pharmacy)
  - ii. Restaurant
  - iii. Take-out Restaurant
  - iv. Coffee Shop or Tea Room
  - v. Bake Shop
  - vi. Makerspace (Class A)
  - vii. Microbrewery
  - viii. Commercial Services
  - ix. Commercial Wellness
- c) Notwithstanding anything to the contrary, the ancillary uses shall be subject to the following regulations:
  - i. Any unit containing such use or uses is facing the street and located on the first storey (including the upper first storey or lower first storey) of a multi-storey mixed use building containing office and/or residential uses; and
  - ii. Such use or uses shall not collectively occupy more than 20% of the total building floor area; and
  - iii. Coffee Shops or Tea Rooms and Restaurants (including Take-out Restaurants) shall not exceed 10% of the total building floor area.
- d) Notwithstanding anything to the contrary, the following definitions shall apply:
  - i. Upper first storey means the first storey of a building or part thereof which is wholly above grade and which has a floor nearest the average adjacent ground level. May have a 'lower first storey' below.
  - ii. Lower first storey means a storey which is partially below grade and has a ceiling height at least 1.8 metres above the average adjacent ground level.
  - iii. Building Height means the vertical distance measured from the finished average ground level adjacent to the portion of the building abutting the front yard to:
    - 1. for a flat roof, the highest point of the roof's surface or parapet, whichever is higher;
    - 2. for a mansard roof, the roof deck line;

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3. for a gable, hipped, cottage, gambrel, or peaked roof, the mid-point in height measured between the eaves and the ridges.

The following shall be disregarded when calculating building height:

- chimney
  - church spire, church steeple, church belfry, and the like
  - mechanical and service equipment penthouse
  - elevator penthouse
  - stairway structure
  - non-habitable rooftop amenity structures
  - safety guards
  - ornamental domes, skylights, and cupolas
  - telecommunication equipment
- iv. Business Incubator means an establishment that is dedicated to nurturing the development and commercialization of startups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- v. Commercial Services means a commercial establishment which primarily serves businesses by providing services that support the operations of the business, such as:
- delivery service
  - copy centre
  - printing facility
  - data centre
  - call centre
  - document shredding
- Excludes retail store and personal service shop.
- vi. Microbrewery means a building or part thereof used for the small scale production of beer, wine, and/or cider. Includes the retailing of beer, wine and/or cider produced on the premises, but excludes the consumption of the product on the premises, except where the use is within and ancillary to a restaurant or where authorized by the Alcohol and Gaming Commission of Ontario. The maximum building floor area of a microbrewery shall be 235 square metres. All equipment, emissions and vapours associated with the use shall be wholly contained within the unit.

e) Notwithstanding anything to the contrary, the following regulations shall apply:

- i. Height:
  - i. Building Height (maximum): 70 metres and 20 storeys
  - ii. The overall building height shall be measured at both fronts of the building (King Street and Caroline Street).
  - iii. Podium Height (minimum): 10 metres
  - iv. Podium Height (maximum): 19 metres
- ii. Front Lot Line setback from King Street South
  - 1. Minimum: 3.2 metres to the podium, including that portion which existed at the time of the passing of this By-law, and any portion extending below grade.
  - 2. Minimum: 8 metres above the podium
- iii. Front Lot Line setback from Caroline Street South:
  - 1. Minimum: 2.6 metres to the podium, or any portion extending below grade
  - 2. Minimum: 7.6 metres, above the podium
- iv. Southerly Lot line setback:
  - 1. Minimum: 2.5 metres, to the podium

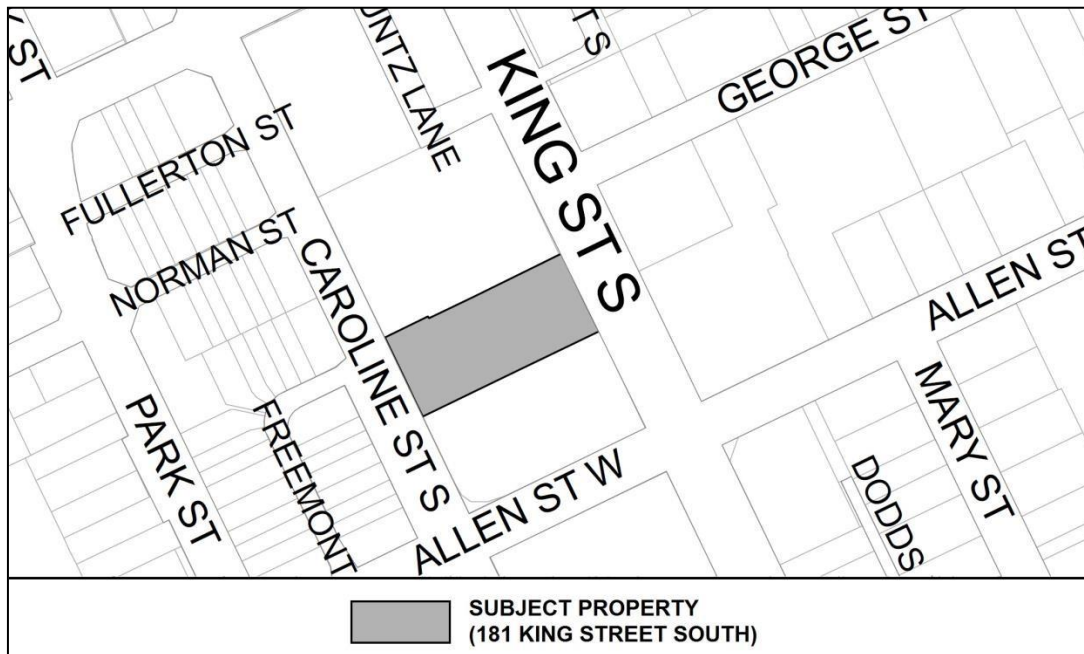


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2. Minimum: 5.0 metres, the exception being a section up to 9 metres in length being a minimum 4.4 metres from the side lot line, above the podium
- v. Northerly lot line setback:
  1. Minimum: 1.5 metres to the podium
  2. Minimum: 7.5 metres, the exception being a section up to 9 metres in length being a minimum of 6.8 metres from the side lot line, above the podium.
- vi. Sections 3.A.5 regarding projections shall not apply to the podium.
- vii. Density:
  1. The maximum residential density shall be 750 bedrooms per hectare.
  2. The maximum number of bedrooms per unit shall be 3.
- viii. Twenty three (23) square metres of amenity area shall be provided for each residential dwelling unit, and shall include:
  1. A minimum of 15% landscape open space at-grade;
  2. At least one (1) common terrace which has a minimum continuous area of 430 square metres and is not more than 20 metres above grade; and
  3. Indoor amenity space(s) not less than 470 square metres collectively.
- ix. Parking shall be provided at a rate of:
  1. 0.6 spaces per dwelling unit for residents of the building. Under this provision of the By-law, up to 4 stacked parking spaces may count as legal parking spaces.
  2. 0.15 spaces per dwelling unit for visitors.
  3. 2.1 spaces per 100 square metres of commercial floor area.
- x. The parking rates in subsection ix. above shall be applied and calculated separately. Any fraction of a parking space will be rounded up to the nearest whole number.
- xi. A driveway in the southerly side yard shall be permitted a minimum width of 2.5 metres.

Image A: Subject Property



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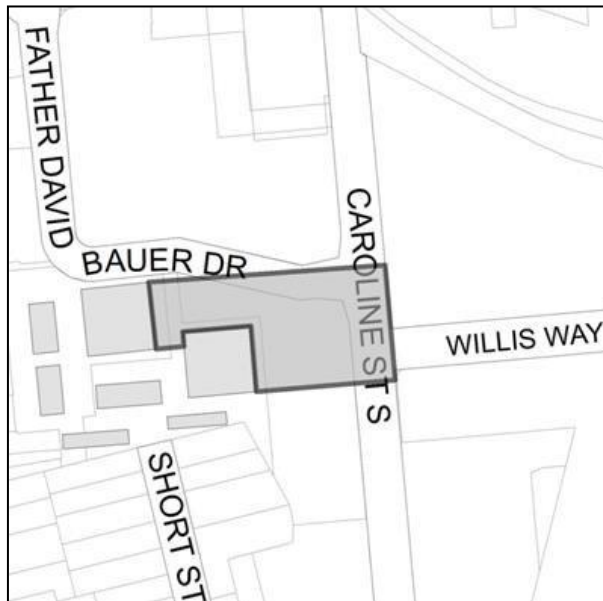
| Exception | Address   | Zoning             | File Reference  |
|-----------|---|--------------------|-----------------|
| C157      | 1, 3, & 5 Father David Bauer Drive,<br>41 Caroline Street South | RMU-30, OS1, U2-40 | By-law 2017-028 |

Location: 1, 3, & 5 Father David Bauer Drive; and 41 Caroline Street South.  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, no PERSON shall erect, alter, enlarge or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part for any purpose other than one or more of the following USES:
- DRIVEWAY
  - Hydro Infrastructure
  - LANDSCAPED OPEN SPACE
  - Mechanical Equipment
  - Municipal Infrastructure and Services
  - OUTDOOR PATIO
  - PUBLIC ART
  - SURFACE PARKING
  - Retaining Walls
  - UNDERGROUND PARKING
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the "Subject Property" on Image 1 hereto:
- UNDERGROUND PARKING shall be permitted to extend up to 1.0 metre above GRADE
  - Mechanical equipment shall be permitted to extend up to 1.8 metres above GRADE

Image A: Subject Property



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| Exception | Address   | Zoning | File Reference                     |
|-----------|---|--------|------------------------------------|
| C158      | 199 Albert Street,<br>203 Albert Street, and<br>205 Albert Street | RMU-81 | By-law 2017-034<br>By-law 2017-035 |

Location: 199 Albert Street, 203 Albert Street, and 205 Albert Street  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands known municipally as 199, 203 and 205 Albert Street, the following Ancillary Uses shall be permitted on the Second STOREY of a multi-STOREY MIXED-USE BUILDING containing DWELLING UNITS:
- OFFICE
  - COMMERCIAL SCHOOL
  - MEDICAL CLINIC
  - University
  - College
- b) Notwithstanding anything to the contrary, a NIGHTCLUB shall not be permitted.
- c) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 199, 203 and 205 Albert Street:
- The combined BUILDING FLOOR AREA of all Ancillary Uses permitted on the FIRST STOREY and the Second STOREY shall not exceed 930 square metres or 15% of the total BUILDING FLOOR AREA, whichever is more restrictive
  - Residential PARKING SPACES (minimum): 0.20 parking spaces per BEDROOM plus 0.05 VISITOR PARKING SPACES per BEDROOM
  - Non-Residential PARKING SPACES (minimum): 3 per 100 square metres of BUILDING FLOOR AREA
  - BICYCLE PARKING (minimum): 0.25 BICYCLE PARKING spaces per BEDROOM plus 1.0 BICYCLE PARKING spaces for every 1, 500 square metres of non-residential BUILDING FLOOR AREA
  - Residential Density (minimum): 150 BEDROOMS per hectare
  - Residential Density (maximum): 750 BEDROOMS per hectare
  - Combined SIDE YARD and FLANKAGE YARD setback (minimum): 8 metres
  - The minimum TOWER STEPBACK above the PODIUM from the University Avenue West and Albert Street STREET LINE BUILDING FACADES shall be 3 metres
  - Section 7.10.3 (RMU-81) as it pertains to TOWER Separation and AMENITY AREA shall not apply
- d) Notwithstanding anything to the contrary, the lands shall be designated as a Class 4 Area pursuant to the Environmental Noise Guideline NPC-300, provided that:
- The maximum daytime/evening sound limit shall be 53dBA, and
  - The maximum nighttime sound level limit shall be 48dBA.

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| Exception | Address | Zoning | File Reference                                |
|-----------|---------|--------|---|
| C159      | Various | (H)    | Official Plan (Section 10.7.2 and Schedule I) |

Location: Lands designated Industrial Transition Area in the City's Official Plan  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) That a holding (H) symbol shall be applied to the lands shown as C159 on Schedule C1 to this BY-LAW.
- b) Notwithstanding anything to the contrary, no PERSON shall erect, alter, enlarge, reconstruct, or use any BUILDING or STRUCTURE in whole or in part on the C159 lands for any purpose until such time as the holding (H) symbol is removed, with the exception of an EXISTING USE or a non-SENSITIVE USE permitted in the zone category applied to the lands.
- c) Prior to the passing of a BY-LAW to remove the holding (H) symbol, the owner of the lands shall:
  - i. Demonstrate compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses"; and
  - ii. Either:
    - a. Provide the CITY verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition; or
    - b. Obtain written confirmation from the REGION and or Province of Ontario that a Record of Site Condition is deemed not to be required.
- d) Where SURFACE PARKING is an EXISTING USE, STRUCTURED PARKING shall also be deemed an EXISTING USE.

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| Exception | Address                | Zoning | File Reference |
|-----------|------------------------|--------|----------------|
| C160      | 660 Conservation Drive | FD     | --             |

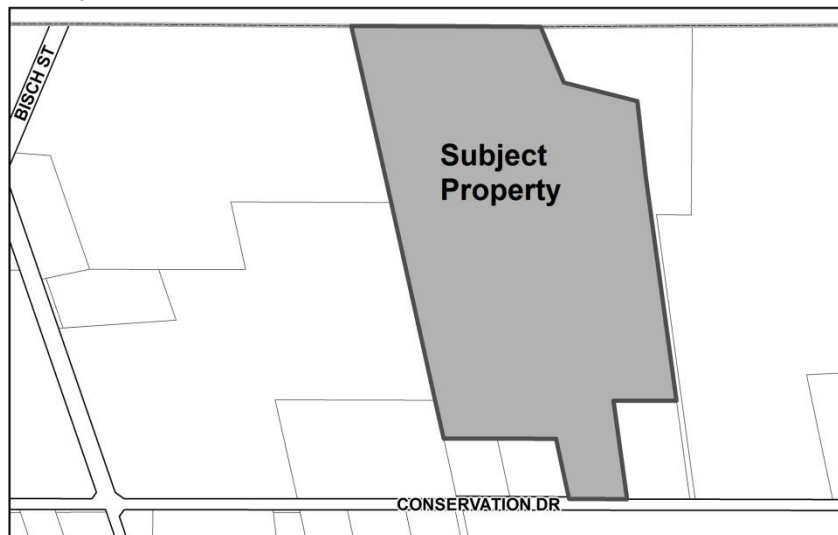
Location: 660 Conservation Drive

as shown on Appendix 'C1' to this BY-LAW and on Image 1 below.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall be permitted on the lands known municipally as 660 Conservation Drive:
  - CHILD CARE CENTRE
  - GOVERNMENT USE
  - MUNICIPAL RECREATION FACILITY
  - SPIRITUAL USE
- b) Notwithstanding anything to the contrary, the following Ancillary Uses shall be permitted on the lands known municipally as 660 Conservation Drive, meaning said uses are subordinate and incidental to a permitted USE specified in a) above:
  - CAFÉ
  - Cafeteria
  - Gift Shop
  - OFFICE
  - TRAINING FACILITY
- c) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 660 Conservation Drive:
  - i. All Performance Standards of the Institutional-10 (I-10) zone contained in section 10.2.2 to 10.2.9 inclusive shall apply to the lands
  - ii. LOT COVERAGE (maximum): 10%
  - iii. BUILDING HEIGHT (maximum): 14m

Image 1: Subject Property



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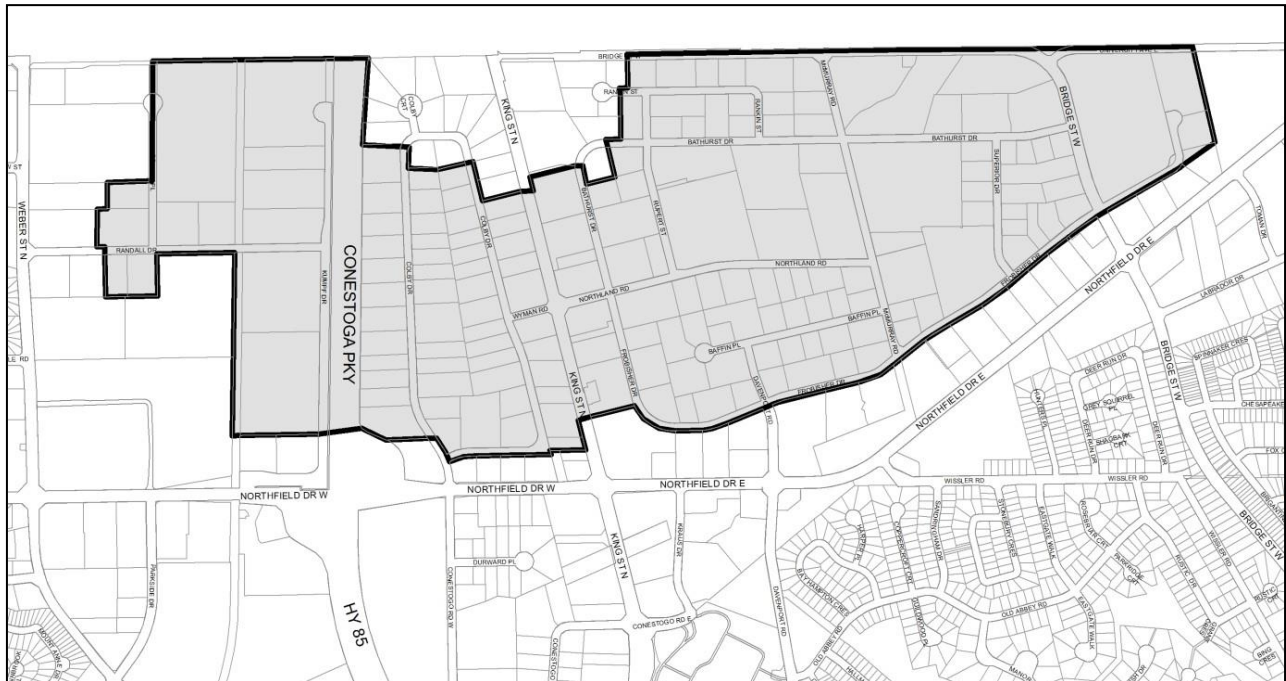
| Exception | Address   | Zoning    | File Reference |
|-----------|---|-----------|----------------|
| C161      | 59 King St. N. and<br>specified Lands (as identified) | (various) | By-law 02-184  |

Location: 59 King Street North and Industrial zoned lands  
as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, an ADULT ENTERTAINMENT PARLOUR shall only be permitted on the following lands:
- the lands known municipally as 59 King Street North
  - the lands identified on Image 1 hereto
- provided further that:
- i. No ADULT ENTERTAINMENT PARLOUR shall be permitted within 120 metres of an EXISTING CHILD CARE CENTRE.
  - ii. PARKING SPACES (minimum): 1 per 2 seats in the ADULT ENTERTAINMENT PARLOUR.

Image 1: Subject Lands



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| Exception | Address                      | Zoning | File Reference |
|-----------|------------------------------|--------|----------------|
| C162      | 151, 157, 159, 161 King St N | RMU-60 | OMB PL160779   |

Location: 151 King St N

as shown on Appendix 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 151, 157, 159 and 161 King Street North:
  - i. Notwithstanding anything to the contrary, the maximum density shall be 671 BEDROOMS per hectare, provided further that:
    - i. The maximum number of BEDROOMS permitted in each DWELLING UNIT shall be two (2).
    - ii. The maximum number of one-BEDROOM units permitted on the lands shall be 140.
  - ii. Notwithstanding anything to the contrary, the maximum BUILDING HEIGHT shall be 70 metres, provided further that:
    - i. The PODIUM of the BUILDING shall not exceed two (2) STOREYS in height.
    - ii. The maximum BUILDING HEIGHT in "Area A" on Image 1 herein shall be 46 metres and 14 STOREYS (including the PODIUM).
    - iii. The maximum BUILDING HEIGHT in "Area B" on Image 1 herein shall be 70 metres and 22 STOREYS (including the PODIUM).
  - iii. Ancillary Uses in section 7.10.1.5 shall abut the STREET LINE BUILDING FAÇADE (King Street North) on the FIRST STOREY.
  - iv. Notwithstanding anything to the contrary, the following USES shall not be permitted:
    - NIGHTCLUB
    - DRIVE-THROUGH
  - v. Notwithstanding anything to the contrary, the collective BUILDING FLOOR AREA devoted to Ancillary Uses in section 7.10.1.5 shall not exceed 500 square metres or ten percent (10%) of the total BUILDING FLOOR AREA, whichever is more restrictive.
  - vi. Notwithstanding anything to the contrary, the minimum setback from the "Rear Lot Line" on Image 3 herein shall be 6.7 metres.

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- vii. Notwithstanding a)vi.) herein, a vehicular ramp to UNDERGROUND PARKING may encroach into the "Rear Lot Line" setback of 6.7 metres, provided further that:
  - i. There shall be a minimum setback of 3.6 metres from the vehicular ramp to the "Rear Lot Line" on Image 3 herein.
  - ii. The maximum height of the vehicular ramp shall be 2.75 metres above the adjacent ground level.
- viii. Notwithstanding anything to the contrary, the minimum TOWER STEPBACK above the PODIUM shall be:
  - i. 11 metres from the easterly façade of the PODIUM in "Area A" on Image 2 herein.
  - ii. 5 metres from the easterly façade of the PODIUM in "Area B" on Image 2 herein.
  - iii. 6 metres from the westerly façade of the PODIUM in "Area A" on Image 2 herein.
- ix. Notwithstanding anything to the contrary, the maximum TOWER STEPBACK above the PODIUM shall be 6 metres from the easterly façade of the PODIUM in "Area B" on Image 2 herein.
- x. Notwithstanding anything to the contrary, there shall be a maximum horizontal TOWER dimension of 20 metres, measured from the outside of the easterly façade of the TOWER to the outside of the westerly façade of the TOWER, excluding balconies. This regulation applies to all STOREYS of the TOWER.
- xi. Notwithstanding anything to the contrary, a stairwell may project beyond the maximum horizontal TOWER dimension specified in a)x.) herein provided the projection is restricted to the "Stairwell Projection" illustrated in Image 5 herein. The stairwell projection shall not exceed 6 metres.
- xii. Notwithstanding anything to the contrary, the TOWER may project beyond the maximum horizontal TOWER dimension specified in a)x.) herein provided the projection is restricted to the "Building Projection" illustrated in Image 5 herein.
- xiii. Notwithstanding anything to the contrary, a minimum 7 square metres of AMENITY AREA shall be provided per BEDROOM, of which a minimum 1 square metres per BEDROOM shall be indoor AMENITY AREA.
- xiv. Notwithstanding anything to the contrary, there shall be a minimum 0.7 PARKING SPACES per DWELLING UNIT, fifteen percent (15%) of which shall be devoted to VISITOR PARKING SPACES for both the DWELLING UNITS and the non-residential USES on the LOT.
- xv. Notwithstanding anything to the contrary, where PARKING SPACES are provided in STRUCTURED PARKING, a minimum nine percent (9%) of the required PARKING SPACES shall



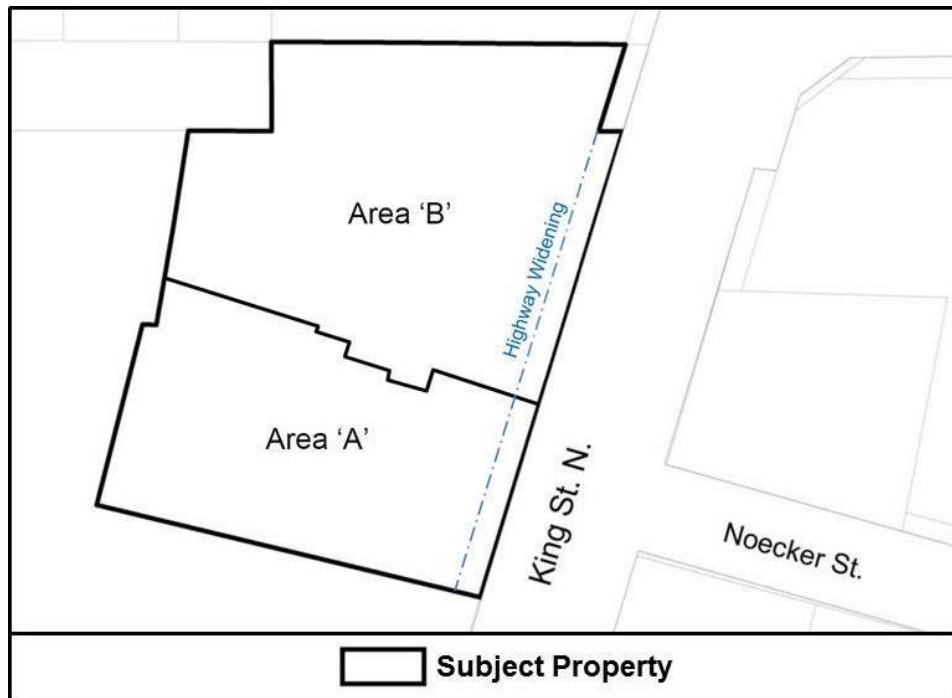
# CITY OF WATERLOO

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be provided as SURFACE PARKING SPACES outside of the BUILDING on the LOT, with unrestricted access to/from King Street North.

- xvi. Notwithstanding anything to the contrary, there shall be a minimum 1 BICYCLE PARKING SPACE per DWELLING UNIT.
- xvii. Notwithstanding anything to the contrary, one (1) LOADING SPACE shall be required. The LOADING SPACE shall be a minimum 4.5 metres (width) by 9.0 metres (depth), with a height clearance of 4.5 metres or more.
- xviii. Notwithstanding anything to the contrary, zoning provisions shall apply to the LOT established after the conveyance of required municipal highway widenings.

Image 1:



# CITY OF WATERLOO

Image 2:

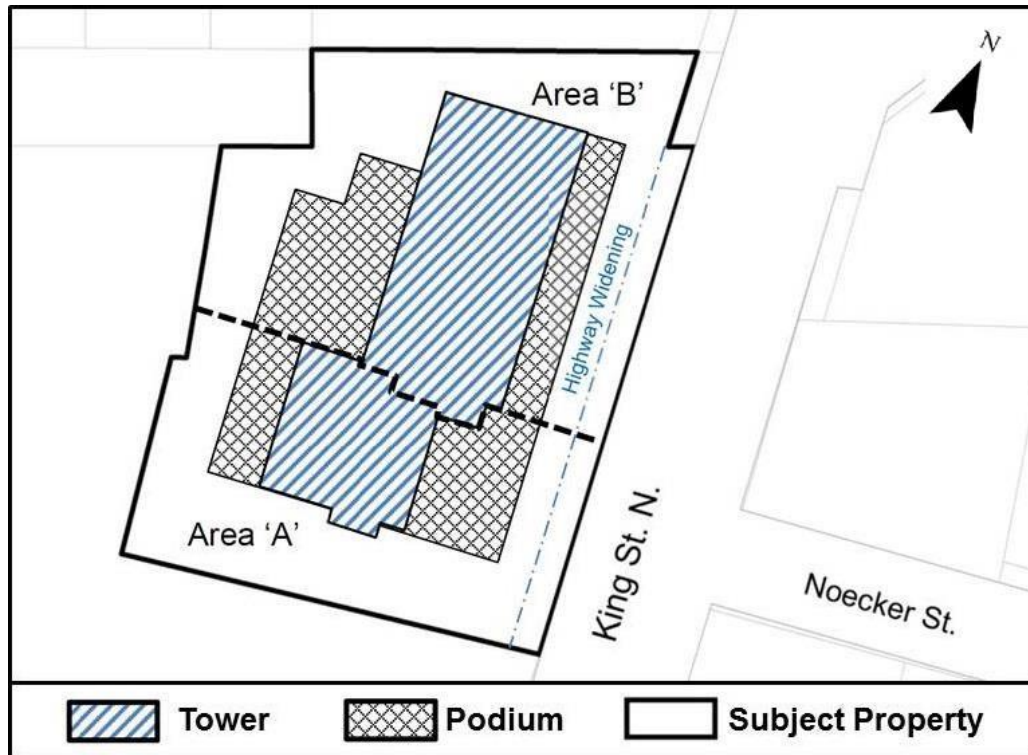
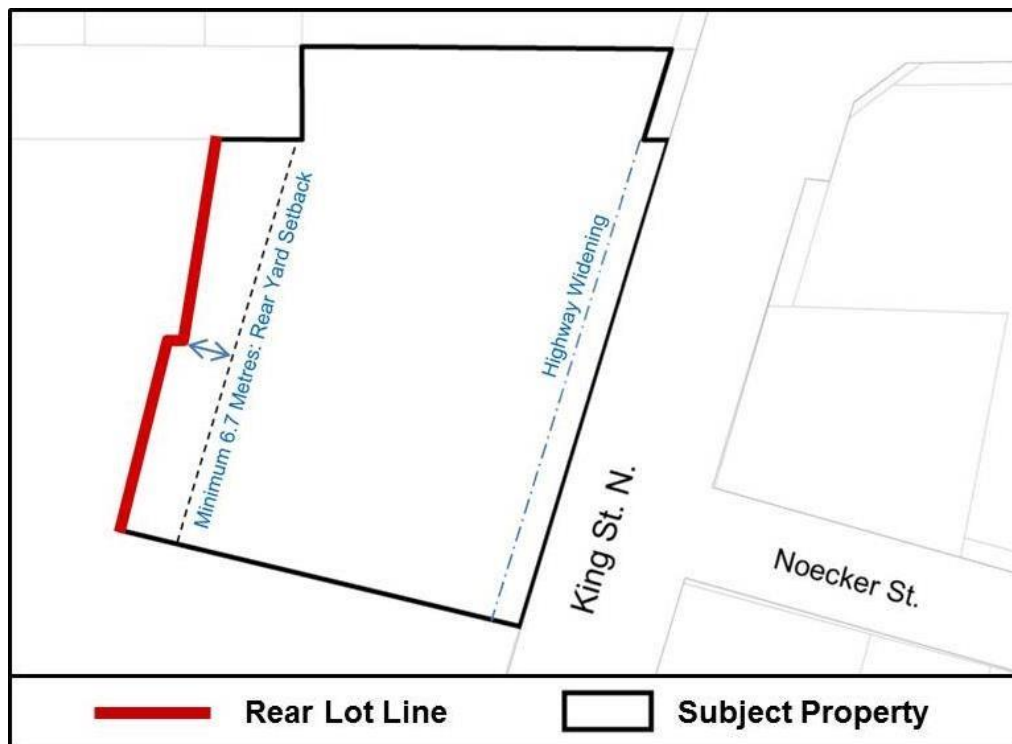


Image 3:



# CITY OF WATERLOO

Image 4:

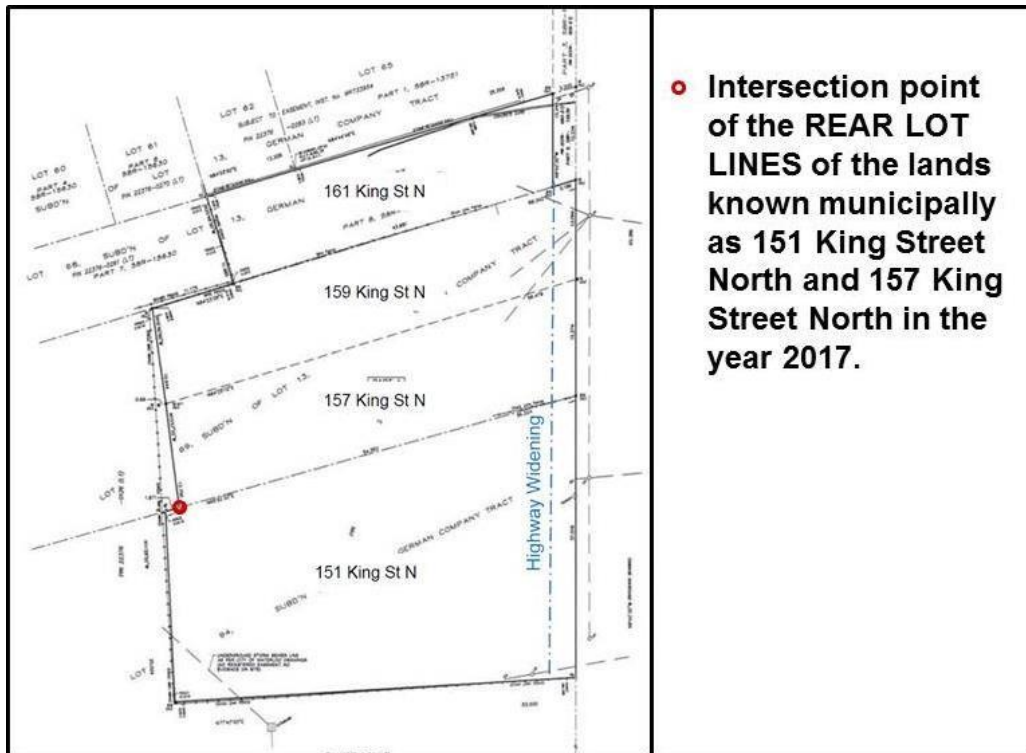
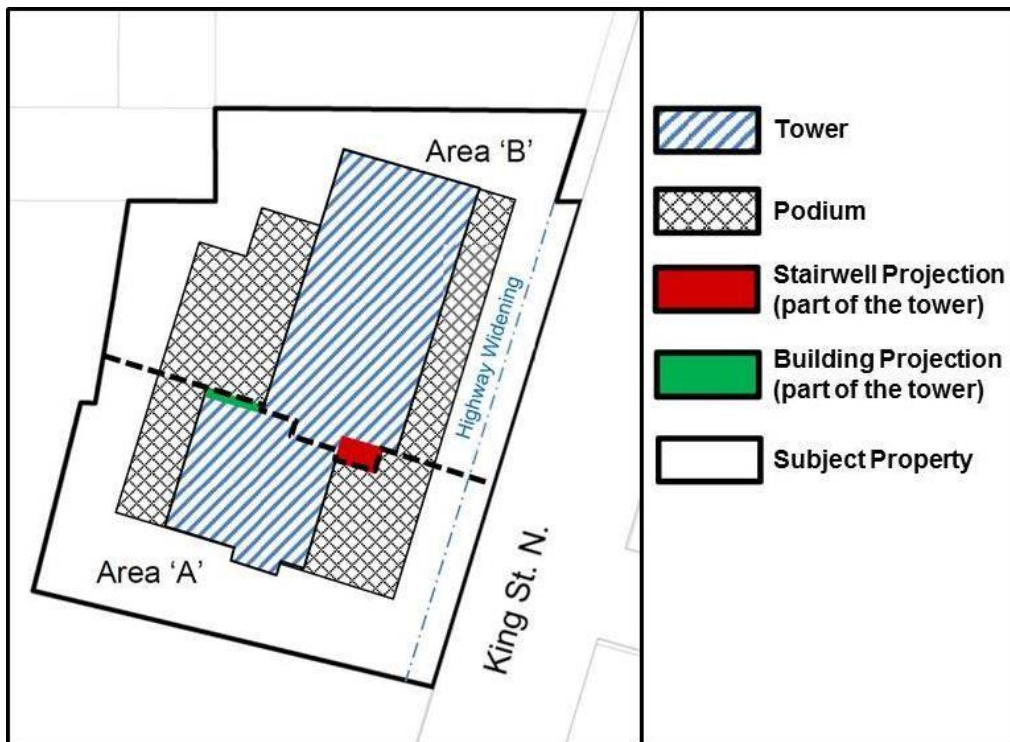


Image 5:



# CITY OF WATERLOO

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| Exception | Address              | Zoning | File Reference                   |
|-----------|----------------------|--------|----------------------------------|
| C163      | 600 Laurelwood Drive | C2-20  | By-law 08-001<br>By-law 2015-015 |

Location: 600 Laurelwood Drive  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 8.4.1.1 for the lands known municipally as 600 Laurelwood Drive only:
- Seasonal Nursery and Outdoor Garden Centre
  - Photographic Film Processing
- i. Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 600 Laurelwood Drive:
- BUILDING FLOOR AREA for a FOOD STORE (maximum): 3,251 square metres
  - BUILDING FLOOR AREA for a DRUG STORE (maximum): 1,858 square metres
  - BUILDING HEIGHT (maximum): BUILDING HEIGHT that existed on the date of passing of this BY-LAW
  - STREET LINE Buildout for Erbsville Road:
    - A minimum 34% of the LOT FRONTAGE shall be comprised of BUILDINGS with a setback between 2 metres and 4 metres
  - STREET LINE Buildout for Laurelwood Drive:
    - A minimum 34% of the LOT FRONTAGE shall be comprised of BUILDINGS with a setback between 2 metres and 4 metres
    - A minimum 25% of the LOT FRONTAGE shall be comprised of BUILDINGS with a maximum setback of 21.8 metres
  - PARKING SPACES shall be permitted in the FRONT YARD to a maximum of 42% of the LOT FRONTAGE.
  - PARKING SPACES shall be permitted in the FLANKAGE YARD to a maximum of 34% of the LOT FRONTAGE.
  - Notwithstanding anything to the contrary, a maximum of 5% of the required PARKING SPACES shall be permitted at a reduced size of 5 metres x 2.5 metres.
  - Window Coverings (awnings) shall be permitted to encroach in the FRONT YARD and FLANKAGE YARD to the STREET LINE.
  - Notwithstanding anything to the contrary, there shall be a minimum of 4 RETAIL STORES and or RESTAURANTS (including TAKE-OUT RESTAURANTS) on the LOT, each with a BUILDING FLOOR AREA equal to or less than 465 square metres.
  - The combined BUILDING FLOOR AREA of all RETAIL STORES and or RESTAURANTS (including TAKE-OUT RESTAURANTS) on the LOT shall be equal to or exceed 925 square metres.
  - Notwithstanding anything to the contrary, any new BUILDING or any new BUILDING addition exceeding 300 square metres shall front onto Erbsville Road or Laurelwood Drive with a minimum STREET LINE setback of 2 metres and a maximum STREET LINE setback of 4 metres. In the preceding sentence, "new BUILDING" shall mean any stand-alone BUILDING not existing on the effective date of this BY-LAW, and "BUILDING addition" shall mean any increase in BUILDING FLOOR AREA of an EXISTING BUILDING.
- ii. Notwithstanding anything to the contrary, the following USE shall not be permitted:
- DRIVE-THROUGH

# CITY OF WATERLOO

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| Exception | Address              | Zoning | File Reference |
|-----------|----------------------|--------|----------------|
| C164      | 6 Dietz Avenue South | RMU-20 |                |

Location: 6 Dietz Avenue South  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) A holding symbol (H) is hereby applied to the lands known municipally as 6 Dietz Avenue South (hereinafter the "Lands"). 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, until the holding symbol is removed from the Lands, USES shall be restricted to:
    - i. SINGLE DETACHED BUILDING, subject to the regulations of the R4 zone and applicable regulations in this BY-LAW
    - ii. SECOND RESIDENTIAL UNIT, subject to applicable regulations in this BY-LAW
- b) The holding symbol (H) as it applies to the Lands shall not be removed until:
  - a. The Lands are merged on title with at least two contiguous properties abutting both 6 Dietz Avenue South and Erb Street West (collectively the "Merged Parcel").
  - b. A detailed site plan and engineering plans (including a stormwater management plan) are submitted to the CITY demonstrating how the Merged Parcel will be comprehensively redeveloped in accordance with:
    - the regulations of the RMU-20 zone
    - applicable regulations in this BY-LAW
    - the CITY's Urban Design Manualto the satisfaction of the CITY.
  - c. A detailed landscape plan is submitted to the CITY for the redevelopment, including a substantive planting plan for a LANDSCAPED BUFFER required by c) below, to the satisfaction of the CITY.
- c) Notwithstanding anything to the contrary, there shall be a LANDSCAPED BUFFER with a minimum average depth of 6 metres and at no point less than 4 metres adjacent to the LOT LINE that abuts 8 Dietz Avenue South. This provision shall not apply to a SINGLE DETACHED BUILDING (with or without a SECOND RESIDENTIAL UNIT) on the Lands.

# CITY OF WATERLOO

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| Exception | Address                   | Zoning   | File Reference |
|-----------|---------------------------|----------|----------------|
| C165      | 305 Northfield Drive East | 70-E1-27 |                |

Location: 305 Northfield Drive East (Timeless Materials), Plan 58M147 Block 1  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The following USES are hereby added to section 9.1.1.1 for the lands known municipally as 305 Northfield Drive East only:
  - CUSTOM SERVICE SHOP
  - FOOD AND BEVERAGE MANUFACTURING INDUSTRY
  - 'LIGHT' INDUSTRIAL PROCESSING (limited to wood products)
  - Lumber Yard
  - MICROBREWERY
  - OFFICE
  - Processing and or retailing of reclaimed building fixtures
- b) The following USES are hereby added to section 9.1.1.2 for the lands known municipally as 305 Northfield Drive East only:
  - Art Gallery
  - MAKERSPACE CLASS A
  - MAKERSPACE CLASS B
  - Museum
  - WAREHOUSE (no retail)
- c) The following USES are hereby added to section 9.1.1.3 for the lands known municipally as 305 Northfield Drive East only:
  - BAKE SHOP
  - BANQUET HALL
  - CAFÉ
  - Catering Establishment
  - COMMERCIAL RECREATION
  - COMMERCIAL SCHOOL
  - COMMERCIAL WELLNESS
  - MUNICIPAL RECREATION FACILITY
  - NANOBREWERY
  - RESTAURANT
  - TAKE-OUT RESTAURANT
- d) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 305 Northfield Drive East:
  - i. For the USES specified in c) above, collectively all Ancillary Uses combined shall not exceed 30% of the BUILDING FLOOR AREA on the LOT.

# CITY OF WATERLOO

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- ii. For the USES specified in c) above, the locational requirements for Ancillary Uses in Table 9A of this BY-LAW, being Ancillary Uses shall be located on the FIRST STOREY of a BUILDING and abutting a STREET LINE BUILDING FAÇADE, shall not apply to the EXISTING Northerly, Easterly and Westerly heritage BUILDINGS on the LOT as shown on Image 1 hereto.

## Food and Beverage Manufacturing Industry Requirements

- iii. The maximum BUILDING FLOOR AREA of a FOOD AND BEVERAGE MANUFACTURING INDUSTRY USE shall be 500 square metres.
- iv. No PERSON shall use any land or erect, alter, enlarge or use any BUILDINGS or STRUCTURES in whole or in part for a FOOD AND BEVERAGE MANUFACTURING INDUSTRY USE within 100 metres of lands zoned for residential purposes.

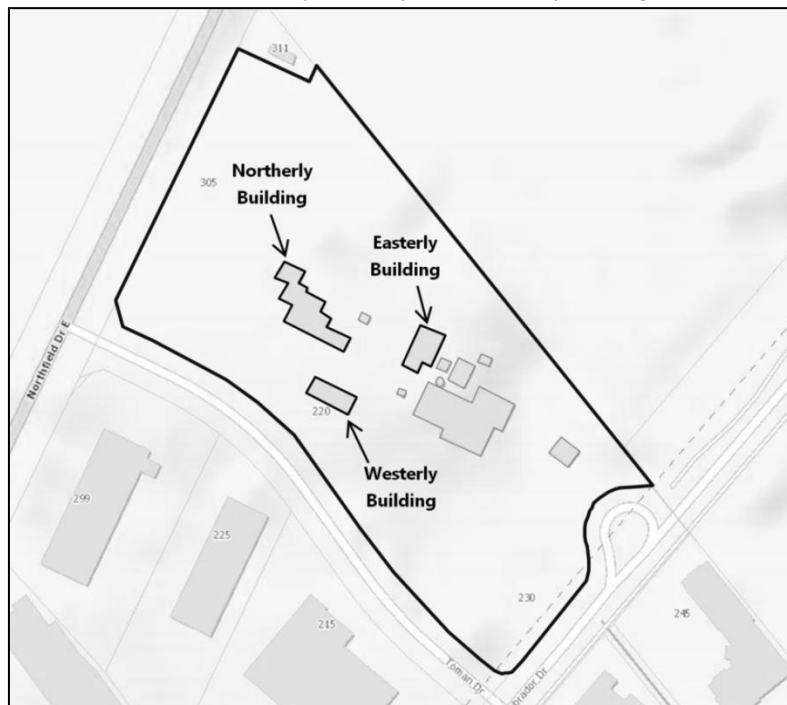
## MAKERSPACE CLASS B Requirements

- v. No PERSON shall use any land or erect, alter, enlarge or use any BUILDINGS or STRUCTURES in whole or in part for a MAKERSPACE CLASS B within 100 metres of lands zoned for residential purposes.

## BANQUET HALL

- vi. Notwithstanding anything to the contrary, BANQUET HALL shall only be permitted in the EXISTING Northerly, Easterly and Westerly heritage BUILDINGS on the LOT as shown on Image 1 hereto.

Image 1: Location of EXISTING Northerly, Easterly and Westerly heritage BUILDINGS



# CITY OF WATERLOO

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| Exception | Address          | Zoning | File Reference           |
|-----------|------------------|--------|--------------------------|
| C166      | 5 Westhill Drive | C3-40  | By-law 2017-081<br>SPA 8 |

Location: 5 Westhill Drive  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, a CHILD CARE CENTRE shall not be permitted on the lands known municipally as 5 Westhill Drive.
- b) Notwithstanding anything to the contrary, one (1) DRIVE-THROUGH RESTAURANT or DRIVE-THROUGH TAKE-OUT RESTAURANT shall be permitted on the lands known municipally as 5 Westhill Drive.
- c) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 5 Westhill Drive only:
  - vi. GROSS LEASABLE AREA of a RETAIL STORE (maximum): 300 square metres
  - vii. GROSS LEASABLE AREA of a RESTAURANT (including DRIVE-THROUGH) (maximum): 300 square metres
  - viii. GROSS LEASABLE AREA of a TAKE-OUT RESTAURANT (including DRIVE-THROUGH) (maximum): 300 square metres
  - ix. Notwithstanding c).i., c).ii., or c).iii., one (1) RETAIL STORE, RESTAURANT (including DRIVE-THROUGH) or TAKE-OUT RESTAURANT (including DRIVE-THROUGH) shall be permitted to a maximum 500 square metres of GROSS LEASABLE AREA
  - x. Commercial BUILDING FLOOR AREA (maximum): 2,000 square metres
  - xi. Notwithstanding anything to the contrary, section 8.5.8 shall not apply to a stand-alone DRIVE-THROUGH RESTAURANT or stand-alone DRIVE-THROUGH TAKE-OUT RESTAURANT.  
(NOTE: [Street Line Buildout](#))
  - xii. Notwithstanding anything to the contrary, a portion of a stand-alone DRIVE-THROUGH RESTAURANT or stand-alone DRIVE-THROUGH TAKE-OUT RESTAURANT shall be located within 10 metres of the point nearest the STREET LINE tangent point of intersection that divides the FRONT LOT LINE from the FLANKAGE LOT LINE.
  - xiii. STREET LINE setback from Erb Street West and Ira Needles Boulevard (minimum): 2 metres
  - xiv. For all USES other than a stand-alone DRIVE-THROUGH RESTAURANT or stand-alone DRIVE-THROUGH TAKE-OUT RESTAURANT, the STREET LINE setback from Erb Street West and Ira Needles Boulevard (maximum): 6 metres
  - xv. BUILDING HEIGHT for a stand-alone DRIVE-THROUGH RESTAURANT or stand-alone DRIVE-THROUGH TAKE-OUT RESTAURANT (minimum): 5.0 metres



# CITY OF WATERLOO

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- xvi. PARKING SPACES shall be permitted in the FRONT YARD abutting Westhill Drive and FLANKAGE YARD abutting Erb Street West, but shall not be permitted in the FRONT YARD abutting Ira Needles Boulevard.

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| Exception | Address                           | Zoning | File Reference                          |
|-----------|-----------------------------------|--------|---|
| C167      | 257, 259, 261, 263 Hemlock Street | RN-6   | By-laws 2012-70, 2017-080, and 2018-003 |

Location: 257, 259, 261, 263 Hemlock Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 257, 259, 261 and 263 Hemlock Street:
- i. BUILDING HEIGHT (maximum): 21.8 metres
  - ii. DENSITY (maximum, per hectare): 508 BEDROOMS
  - iii. BEDROOMS (maximum): 147
  - iv. The maximum density described in sections a).ii. and a).iii. herein shall be permitted provided the owner enters into a Development Agreement with the City of Waterloo pursuant to Section 37 of the Planning Act to secure the facilities, services and matters referred to below. The Agreement shall be registered against the title of the lands in the manner and to the extent specified in such Agreement. The details of the facilities, services and matters to be provided shall be contained in the Section 37 Development Agreement. The owner of the subject lands, at the owner's expense and in accordance with and subject to the Development Agreement, shall provide the following facilities, service and matters to the satisfaction of the City of Waterloo, in exchange for the increase in density specified in sections a).ii. and a).iii. herein:
    - A. The provision of funds to an Affordable Housing grant program, administered by City of Waterloo in the amount of \$500,000 for financial support to developments that have funding from senior government for affordable/supportive housing and or for the City of Waterloo to use to offset any costs associated with granting development charge exemptions for affordable/supportive housing projects. If the funds are not utilized within 5 years, the City of Waterloo may redirect the funds to another project eligible under the Section 37 PLANNING ACT provisions in the Official Plan.
    - B. The burial of hydro in the neighbourhood known municipally as Northdale in the amount of \$250,000, the location of which shall be at the discretion of the City of Waterloo.

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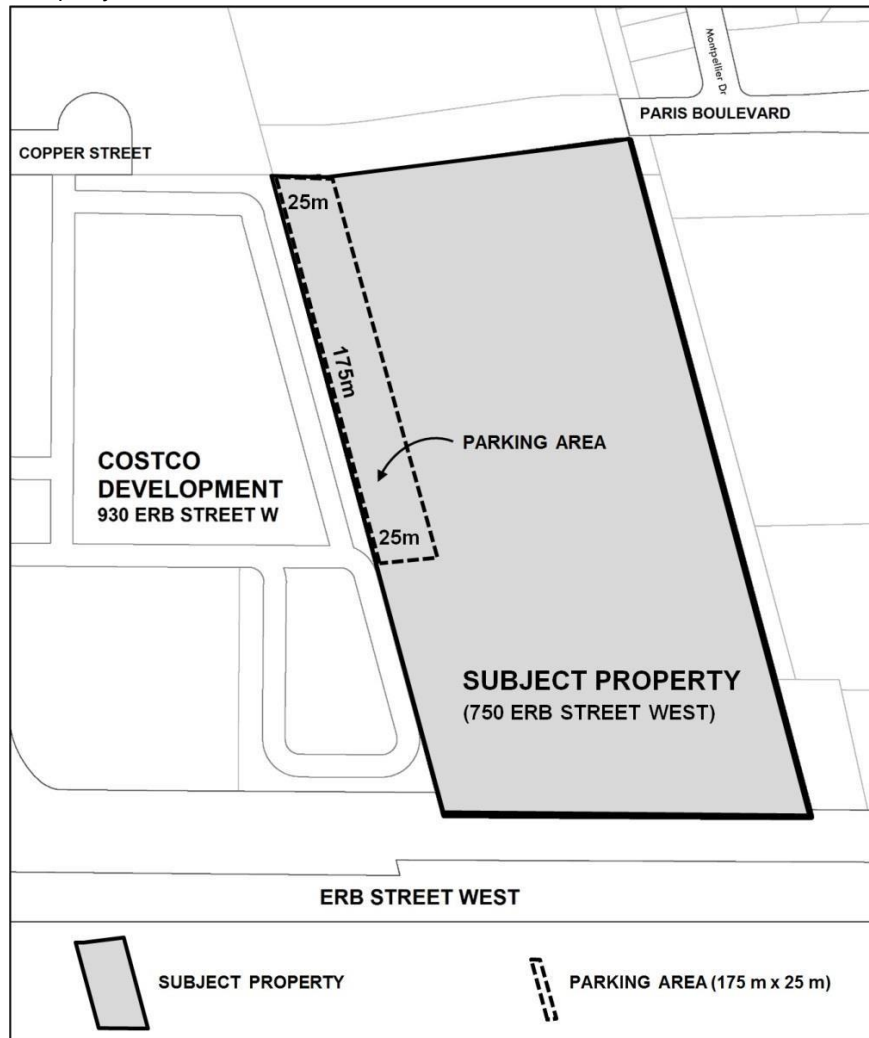
| Exception | Address             | Zoning | File Reference |
|-----------|---------------------|--------|----------------|
| C168      | 750 Erb Street West | OS1    | 2017-065       |

Location: 750 Erb Street West  
as shown on Schedule 'C1' to this BY-LAW

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall be permitted on the lands known municipally as 750 Erb Street West as illustrated on Image 1 hereto:
- Utility Corridor
  - Crop Agriculture as an ancillary use to a Utility Corridor
  - SURFACE PARKING, provided further that the SURFACE PARKING is located within the area identified as "Parking Area" on Image 1 hereto, and that such PARKING is devoted sole to USES on the lands known municipally as 930 Erb Street West.

Image 1: Subject Property



# CITY OF WATERLOO

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| Exception | Address                | Zoning | File Reference               |
|-----------|------------------------|--------|------------------------------|
| C169      | 151 Weber Street South | EI-27  | CofA A-47/15<br>CofA A-31/09 |

Location: 151 Weber Street South  
as shown on Appendix 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USE shall be added to section 9.1.1.1 for the lands known municipally as 151 Weber Street South only:
  - ALTERNATIVE EDUCATION CENTRE
- b) Notwithstanding anything to the contrary, the following parking regulation shall apply to the lands known municipally as 151 Weber Street South:
  - ii. PARKING SPACES for the EXISTING BUILDING (minimum): 68

*NOTE: EXISTING BUILDING: 5,367 square metres of BUILDING FLOOR AREA*

# CITY OF WATERLOO

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| Exception | Address                              | Zoning | File Reference  |
|-----------|--------------------------------------|--------|-----------------|
| C170      | Various (Wilfrid Laurier University) | UC     | By-law 2000-131 |

Location: Wilfrid Laurier University

as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

Site Specific Regulations:

- a) The following additional regulations shall apply to **75 University Avenue West (Laurier's Main Campus)**:
- Notwithstanding anything to the contrary, within 30.0 metres of the intersection of King Street North and Bricker Avenue, a BUILDING or part thereof may encroach to within 1.0 metre of the STREET LINE of King Street North provided that the encroachment does not exceed three (3) STOREYS in BUILDING HEIGHT.
  - Notwithstanding anything to the contrary, within 30.0 metres of the intersection of King Street North and Bricker Avenue, a BUILDING or part thereof may encroach to within 3.5 metre of the STREET LINE of Bricker Avenue provided that the encroachment does not exceed three (3) STOREYS in BUILDING HEIGHT.
  - Notwithstanding anything to the contrary, the TOWER STEPBACK requirement in Table 9L of the BY-LAW shall not apply to:
    - the EXISTING Bricker Residence BUILDING
    - the EXISTING Library BUILDING
- b) The following additional regulations shall apply to **183 and 187 Albert Street**:
- SIDE YARD setback for EXISTING BUILDINGS (minimum): 0.5 metres
- c) The following additional regulations shall apply to the **King-Lodge-Regina Block**:
- Notwithstanding anything to the contrary, the following non-university USES shall be permitted:
    - BAKE SHOP
    - CAFE
    - COMMERCIAL SERVICE
    - DRY CLEANING AND LAUNDRY DEPOT
    - DWELLING UNITS
    - FINANCIAL SERVICE
    - OFFICE
    - PERSONAL SERVICE SHOP
    - PRINTING ESTABLISHMENT
    - RESTAURANT (including TAKE-OUT RESTAURANT, but excluding drive-in and DRIVE-THROUGH)

# CITY OF WATERLOO

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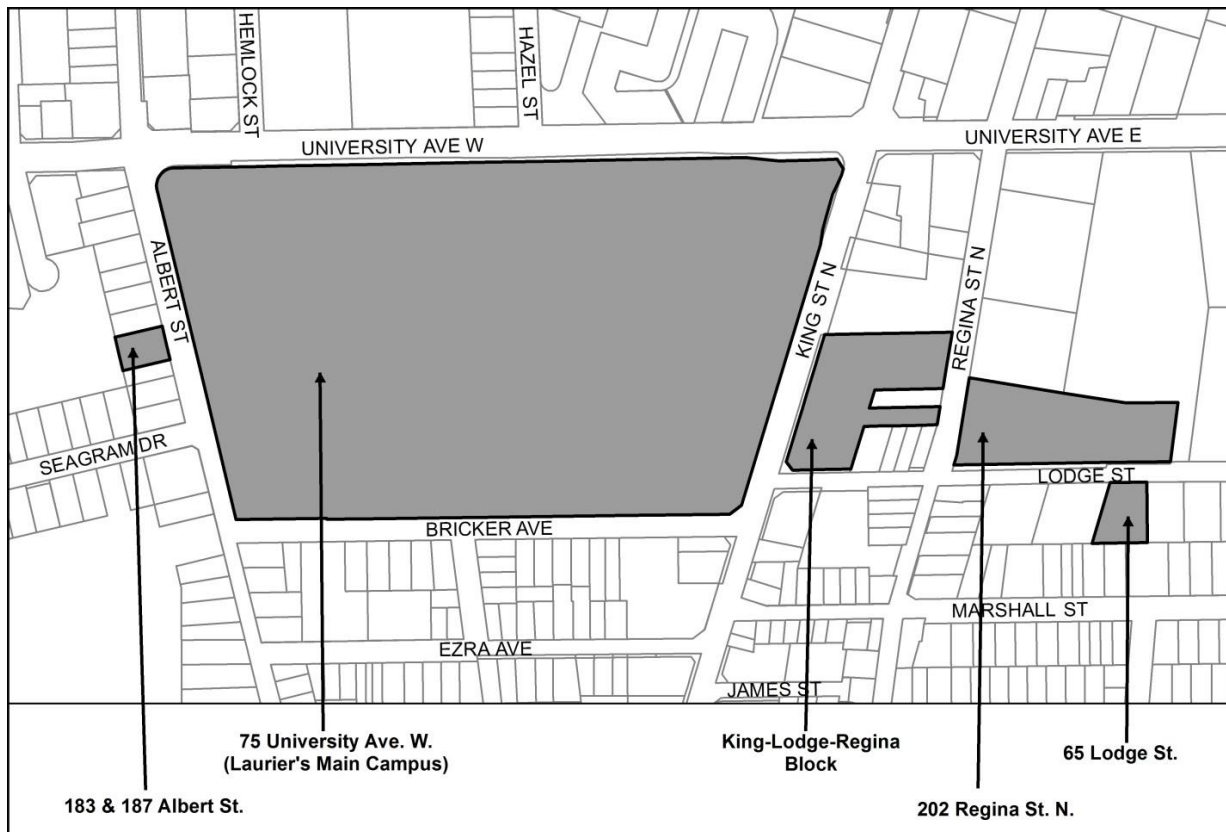
- RETAIL STORE (excluding household furnishings, appliances, electronics, drugs and cosmetics, apparel and accessories, luggage, jewellery, sporting goods, cameras, hardware, paint, toys, pet supplies)
  - VARIETY STORE
- ii. Notwithstanding anything to the contrary, the following USES shall not be permitted:
- CUSTOM SERVICE SHOP
  - DATA CENTRE
  - DOMESTIC APPLIANCE STORE
  - DRUG STORE
  - LARGE MERCHANDISE STORE
  - MOTOR VEHICLE RETAILER
  - WAREHOUSE MEMBERSHIP CLUB
- iii. Notwithstanding anything to the contrary, the following regulations shall apply to non-university USES:
- A. Shall be located on the FIRST STOREY of a University-owned and operated BUILDING located in whole or in part within 10 metres of King Street North
  - B. Notwithstanding A. above, an OFFICE shall be permitted on the FIRST STOREY and Second STOREY of a University-owned and operated BUILDING located in whole or in part within 10 metres of King Street North
  - C. PARKING SPACES (minimum): 4 per 100 square metres of BUILDING FLOOR AREA on the same LOT as the related USE, except:
    - a. OFFICE (minimum): 3 per 100 square metres of BUILDING FLOOR AREA on the same LOT as the related USE
    - b. RESTAURANT (minimum): 1 for every 4 seats on the same LOT as the related USE
    - c. TAKE-OUT RESTAURANT (minimum): 15 per 100 square metres of BUILDING FLOOR AREA on the same LOT as the related USE
- iv. Notwithstanding anything to the contrary, the following regulations shall apply to non-university RESIDENTIAL:
- A. Density (maximum): 100 DWELLING UNITS
  - B. RESIDENTIAL PARKING SPACES (minimum): 1 per DWELLING UNIT or 1 per 3 BEDROOMS, whichever is greater, on the same LOT as the related USE
- v. That a holding (H) symbol shall be applied to the lands. Notwithstanding anything to the contrary, no PERSON shall erect, alter, enlarge, reconstruct, or use any BUILDING or STRUCTURE in whole or in part on the lands for any purpose until such time as the holding (H) symbol is removed, with the exception of an EXISTING USE. Prior to the passing of a BY-LAW to remove the holding (H) symbol, the owner of the lands shall:
- A. Verification of sufficient servicing capacity (water, sanitary, and stormwater) to fully service the lands; and
  - B. For known or suspected contaminated site 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.

# CITY OF WATERLOO

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- d) The following additional regulations shall apply to **202 Regina Street North**:
- i. Notwithstanding anything to the contrary, the following USES shall not be permitted:
    - UNIVERSITY / COLLEGE residential USE
    - DWELLING UNITS
  - ii. Notwithstanding anything to the contrary, the following regulations shall apply:
    - A. SIDE YARD SETBACK for EXISTING BUILDINGS (minimum): 2.25 metres
    - B. FLANKAGE YARD SETBACK for EXISTING BUILDINGS (minimum): 4.2 metres
- e) The following additional regulations shall apply to **65 Lodge Street**:
- i. Notwithstanding anything to the contrary, the following USES shall not be permitted:
    - UNIVERSITY / COLLEGE residential USE
    - DWELLING UNITS

Image 1: Subject Properties



# CITY OF WATERLOO

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| Exception | Address   | Zoning             | File Reference                  |
|-----------|---|--------------------|---------------------------------|
| C171      | 202 Regina Street North, 45, 57, 65, 69, 81<br>Lodge Street | (H)UC-81, (H)UC-40 | Official Plan<br>(SPA 20A, 20B) |

Location: 202 Regina Street North, 45, 57, 65, 69, 81 Lodge Street  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 202 Regina Street North and 45, 57, 65, 69 and 81 Lodge Street:
- Density (minimum): 150 BEDROOMS per hectare
  - That a holding (H) symbol shall be applied to the lands and that no PERSON shall use in whole or in part any lands for a University or College USE until such time as the holding (H) symbol is removed. Prior to the passing of a BY-LAW to remove the holding (H) symbol, the owner of the lands shall provide to the CITY verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.



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| Exception | Address   | Zoning   | File Reference             |
|-----------|---|----------|----------------------------|
| C172      | 260 Regina Street North, 24, 26, 28, 32, 36,<br>40 University Avenue East | (H)C1-81 | Official Plan<br>(SPA 20D) |

Location: 260 Regina Street North, 24, 26, 28, 32, 36, 40 University Avenue East  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) The following USE is hereby added to section 8.3.1.1 for the lands known municipally as 260 Regina Street North and 24, 26, 28, 32, 36 and 40 University Avenue East only:
  - UNIVERSITY / COLLEGE residential uses
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the USES permitted in a) above:
  - i. Density (minimum): 150 BEDROOMS per hectare
  - ii. Density (maximum): 750 BEDROOMS per hectare

# CITY OF WATERLOO

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| Exception | Address                                   | Zoning | File Reference             |
|-----------|---|--------|----------------------------|
| C173      | 50, 60, 62, 64, 66 University Avenue East | RMU-81 | Official Plan<br>(SPA 20E) |

Location: 50, 60, 62, 64, 66 University Avenue East  
as shown on Schedule 'C1' to this BY-LAW

Site Specific Regulations:

- a) The following USE is hereby added to section 7.10.1.1 for the lands known municipally as 50, 60, 62, 64 and 66 University Avenue East only:
  - UNIVERSITY / COLLEGE residential uses
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the USES permitted in a) above:
  - i. Density (minimum): 150 BEDROOMS per hectare
  - ii. Density (maximum): 750 BEDROOMS per hectare

# CITY OF WATERLOO

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| Exception | Address  | Zoning   | File Reference          |
|-----------|--|----------|-------------------------|
| C174      | 210-220, 238-240, 242, 244-248 King Street North, 231 Regina Street North, 15 University Avenue East | (H)C1-81 | Official Plan (SPA 20F) |

Location: 210-220, 238-240, 242, 244-248 King Street North, 231 Regina Street North, 15 University Avenue East as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) The following USE is hereby added to section 8.3.1.1 for the lands known municipally as 210-220, 238-240, 242, 244-248 King Street North, 231 Regina Street North, and 15 University Avenue East only:
  - UNIVERSITY / COLLEGE
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the USES permitted in a) above:
  - i. UNIVERSITY / COLLEGE USES shall be located in STOREYS above the FIRST STOREY
  - ii. Density (minimum): 150 BEDROOMS per hectare
  - iii. Density (maximum): 750 BEDROOMS per hectare
  - iv. That a holding (H) symbol shall be applied to the lands and that no PERSON shall use in whole or in part any lands for a University or College USE until such time as the holding (H) symbol is removed. Prior to the passing of a BY-LAW to remove the holding (H) symbol, the owner of the lands shall provide to the CITY verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.

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| Exception | Address               | Zoning   | File Reference                         |
|-----------|-----------------------|----------|--|
| C175      | 232 King Street North | (H)UC-81 | Official Plan<br>(SPA 20F)<br>2006-019 |

Location: 232 King Street North  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) The following USES are hereby added to section 9.4.1.1 for the lands known municipally as 232 King Street North only:
- All USES permitted in section 8.3.1 subject to compliance with the Performance Standards in the Mixed-Use Community Commercial (C1) zone
- b) Notwithstanding anything to the contrary, the following regulations shall apply to UNIVERSITY / COLLEGE USES:
- UNIVERSITY / COLLEGE USES shall be located in STOREYS above the FIRST STOREY
  - SIDE YARD setback (minimum): 3.35 metres from the EXISTING BUILDING to the northerly SIDE LOT LINE
  - SIDE YARD setback (minimum): 0.3 metre from the EXISTING BUILDING to the southerly SIDE LOT LINE
  - LANDSCAPE OPEN SPACE (minimum): 0
  - PARKING SPACE setback (minimum): 0 metres for EXISTING PARKING SPACES
  - Density (minimum): 150 BEDROOMS per hectare
  - Density (maximum): 750 BEDROOMS per hectare
  - That a holding (H) symbol shall be applied to the lands and that no PERSON shall use in whole or in part any lands for a University or College USE until such time as the holding (H) symbol is removed. Prior to the passing of a BY-LAW to remove the holding (H) symbol, the owner of the lands shall provide to the CITY verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.
  - Section b).viii. above shall not apply to EXISTING USES in the EXISTING BUILDING

# CITY OF WATERLOO

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| Exception | Address  | Zoning   | File Reference                         |
|-----------|--|----------|--|
| C176      | 200 King Street North, 195, 201, 205, 209<br>Regina Street North, 12, 14, 16, 18, 20<br>Lodge Street | (H)UC-81 | Official Plan<br>(SPA 20G)<br>2019-038 |

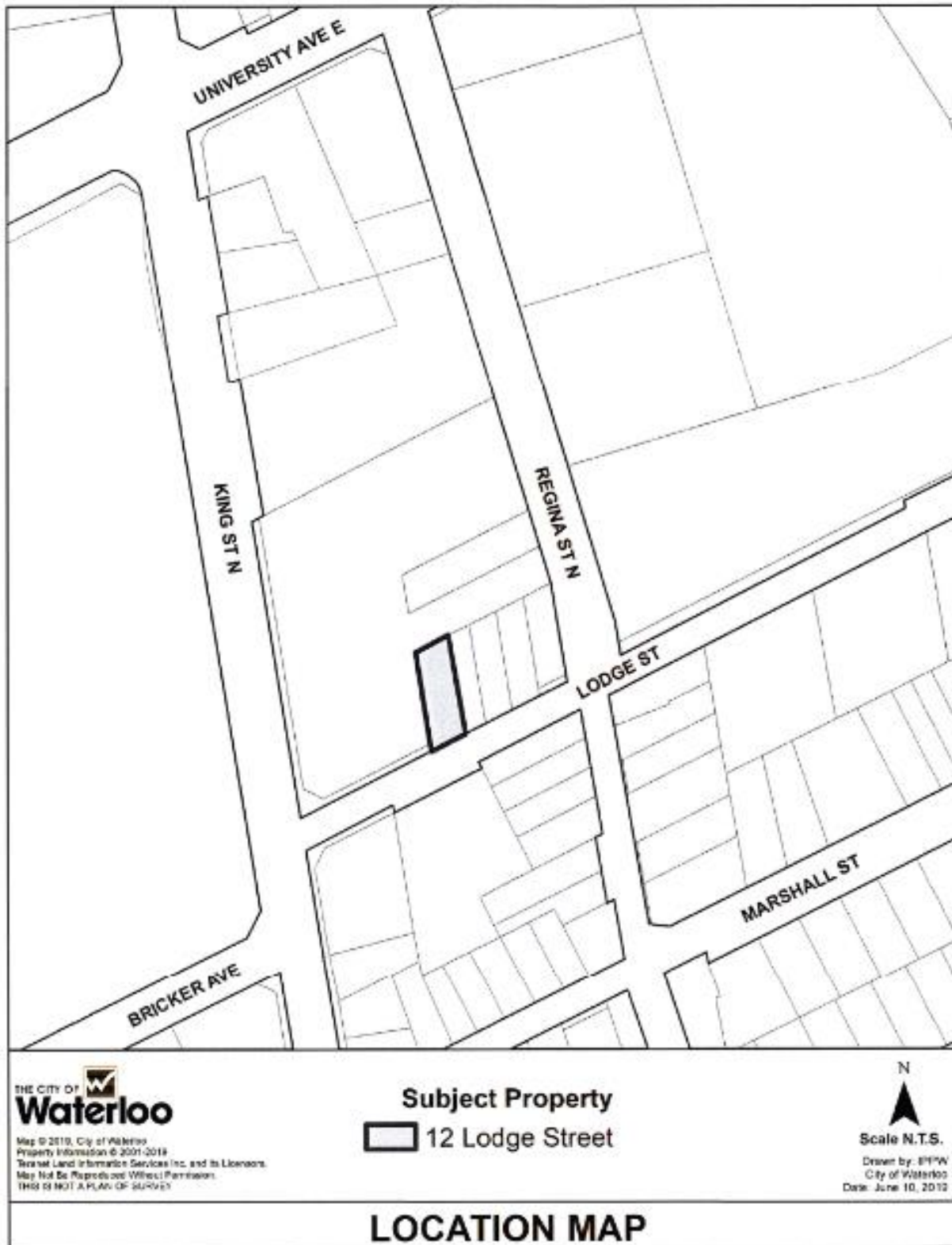
Location: 200 King Street North, 195, 201, 205, 209 Regina Street North, 12, 14, 16, 18, 20 Lodge Street  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USE shall be permitted on the lands known municipally as 200 King Street North, 195, 201, 205 and 209 Regina Street North, 12, 14, 16, 18 and 20 Lodge Street:
  - MULTI-UNIT RESIDENTIAL BUILDING (includes APARTMENT BUILDING)
- b) Notwithstanding anything to the contrary, the following regulations shall apply to a MULTI-UNIT RESIDENTIAL BUILDING:
  - i. Subject to compliance with the Performance Standards in the Residential Mixed-Use (RMU-81) zone
- c) Notwithstanding anything to the contrary, the following regulations shall apply to UNIVERSITY / COLLEGE USES:
  - i. Density (minimum): 150 BEDROOMS per hectare
  - ii. Density (maximum): 750 BEDROOMS per hectare
  - iii. That a holding (H) symbol shall be applied to the lands and that no PERSON shall use in whole or in part any lands for a University or College USE until such time as the holding (H) symbol is removed. Prior to the passing of a BY-LAW to remove the holding (H) symbol, the owner of the lands shall provide to the CITY verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.
- d) Notwithstanding anything to the contrary in subsection c)iii. Herein, for the lands municipally known as 12 Lodge Street only (as shown on Image 1), the holding (H) symbol applied to said lands is hereby partially lifted, permitting the following UNIVERSITY/COLLEGE USES:
  - university or college academic uses, buildings, structure
  - university or college administrative uses, buildings, structures
  - university or college research uses, buildings, structuresThe holding (H) symbol shall continue to apply to the following UNIVERSITY/COLLEGE USES:
  - University or college academic uses, buildings, structure

# CITY OF WATERLOO

Image 1: Site Specific C176



# CITY OF WATERLOO

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| Exception | Address          | Zoning | File Reference             |
|-----------|------------------|--------|----------------------------|
| C177      | 81 Seagram Drive | UC-10  | Official Plan<br>(SPA 20H) |

Location: 81 Seagram Drive

as shown on Schedule 'C1' to this BY-LAW

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, on the lands known municipally as 81 Seagram Drive, USES shall be limited to:
  - UNIVERSITY / COLLEGE recreational USES
- b) Notwithstanding anything to the contrary, the following Ancillary Uses shall be permitted on the lands known municipally as 81 Seagram Drive, meaning said uses are: (i.) subordinate and incidental to the USE specified in a) above; (ii.) associated with the USE specified in a) above; and or (iii.) required to service the USE specified in a) above:
  - COMMERCIAL RECREATION
  - COMMERCIAL WELLNESS
  - MEDICAL CLINIC
  - RETAIL STORE (includes VARIETY STORE)

# CITY OF WATERLOO

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| Exception | Address  | Zoning | File Reference          |
|-----------|--|--------|-------------------------|
| C178      | 181, 183, 187 Albert Street, 80, 88 Seagram Drive, 190 Lester Street, 205 Sunview Street | UC-81  | Official Plan (SPA 20I) |

Location: 181, 183, 187 Albert Street, 80, 88 Seagram Drive, 190 Lester Street, 205 Sunview Street  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USE shall be permitted on the lands known municipally as 181, 183, 187 Albert Street, 80 and 88 Seagram Drive, 190 Lester Street, and 205 Sunview Street:
  - MULTI-UNIT RESIDENTIAL BUILDING (includes APARTMENT BUILDING)
- b) Notwithstanding anything to the contrary, the following regulations shall apply to a MULTI-UNIT RESIDENTIAL BUILDING:
  - i. Subject to compliance with the Performance Standards in the Residential Mixed-Use (RMU-81) zone
- c) Notwithstanding anything to the contrary, the following regulations shall apply to UNIVERSITY / COLLEGE USES:
  - i. Density (minimum): 150 BEDROOMS per hectare
  - ii. Density (maximum): 750 BEDROOMS per hectare



# CITY OF WATERLOO

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| Exception | Address  | Zoning | File Reference          |
|-----------|--|--------|-------------------------|
| C179      | 177, 179, 189-205 Albert Street, 78, 82, 86 Seagram Drive, 202 Lester Street, 109-119 University Avenue West, 208 Sunview Street | RMU-81 | Official Plan (SPA 20I) |

Location: 177, 179, 189-205 Albert Street, 78, 82, 86 Seagram Drive, 202 Lester Street, 109-119 University Avenue West, 208 Sunview Street  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) The following USE is hereby added to section 8.3.1.1 for the lands known municipally as 177, 179, 189-205 Albert Street, 78, 82, 86 Seagram Drive, 202 Lester Street, 109-119 University Avenue West, and 208 Sunview Street only:
  - UNIVERSITY / COLLEGE
  - Ancillary Uses specified in section 9.4.1.3
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the USES permitted in a) above:
  - i. Density (minimum): 150 BEDROOMS per hectare
  - ii. Density (maximum): 750 BEDROOMS per hectare

# CITY OF WATERLOO

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| Exception | Address                     | Zoning | File Reference             |
|-----------|-----------------------------|--------|----------------------------|
| C180      | 157, 161, 165 Albert Street | RC1    | Official Plan<br>(SPA 20J) |

Location: 157, 161, 165 Albert Street  
as shown on Schedule 'C1' to this BY-LAW

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USE shall be permitted within the EXISTING BUILDINGS on the lands known municipally as 157, 161 and 165 Albert Street:
  - UNIVERSITY / COLLEGE

# CITY OF WATERLOO

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| Exception | Address                   | Zoning | File Reference             |
|-----------|---------------------------|--------|----------------------------|
| C181      | 64 University Avenue West | UC-40  | Official Plan<br>(SPA 20K) |

Location: 64 University Avenue West  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USE shall be permitted on the lands known municipally as 64 University Avenue West:
  - MULTI-UNIT RESIDENTIAL BUILDING (includes APARTMENT BUILDING)
- b) Notwithstanding anything to the contrary, the following regulations shall apply to a MULTI-UNIT RESIDENTIAL BUILDING:
  - i. Subject to compliance with the Performance Standards in the Residential Mixed-Use (RMU-40) zone

# CITY OF WATERLOO

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| Exception | Address  | Zoning            | File Reference          |
|-----------|--|-------------------|-------------------------|
| C182      | 80 University Avenue West, 245-263 Hazel Street, 38-42 Beech Street, Veterans' Green Housing | (H)RN-6, (H)RN-12 | Official Plan (SPA 20K) |

Location: 80 University Avenue West, 245-263 Hazel Street, 38-42 Beech Street, Veterans' Green Housing as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USE shall be permitted on the lands known municipally as 80 University Avenue West, 245-263 Hazel Street, 38-42 Beech Street, Veterans' Green Housing:
- UNIVERSITY / COLLEGE, subject to the Performance Standards in the University College (UC) zone

# CITY OF WATERLOO

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| Exception | Address          | Zoning | File Reference |
|-----------|------------------|--------|----------------|
| C183      | 35 Albert Street | U1-30  |                |

Location: 35 Albert Street  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands known municipally as 35 Albert Street, the maximum density shall be 600 bedrooms per hectare.
- b) Notwithstanding anything to the contrary, for the lands known municipally as 35 Albert Street, the maximum BUILDING HEIGHT shall be determined using the finished ground level abutting the FRONT BUILDING FAÇADE nearest Albert Street.

# CITY OF WATERLOO

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| Exception | Address              | Zoning | File Reference |
|-----------|----------------------|--------|----------------|
| C184      | 605 Laurelwood Drive | RMU-40 |                |

Location: 605 Laurelwood Drive  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 605 Laurelwood Drive:
  - i. STREET LINE setback (maximum): 75% of the STREET LINE BUILDING FAÇADE shall be within 19.5 metres of the STREET LINE
  - ii. PARKING SPACES for residential, visitor, and non-residential uses combined (minimum): 77

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| Exception | Address                                  | Zoning  | File Reference  |
|-----------|--|---------|-----------------|
| C185      | 93, 95, 97, 99, 101 Columbia Street West | (H)RN-8 | By-law 2018-018 |

Location: 93, 95, 97, 99, 101 Columbia Street West  
as shown on Schedule 'C1' to this BY-LAW

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 93, 95, 97, 99 and 101 Columbia Street West:
- i. Rear Yard Setback:
    - a. Minimum of 6.1 meters, save and except the section shown on Image 1 to this site-specific by-law which shall have a minimum rear yard setback of 3.5 metres.
  - ii. Side Yard Setback:
    - a. Minimum of 4.2 metres, save and except a single stairwell which shall have a minimum side yard setback of 3.8 metres.
  - iii. Building Façade Length abutting the front yard (Columbia Street):
    - a. Minimum setback above the 3<sup>rd</sup> storey of 2.0 metres for a minimum of 70% of the building façade length. No setback shall be required for the remainder of the building façade length.
    - b. Minimum setback above the 7<sup>th</sup> storey of 2.0 metres for a minimum of 70% of the building façade length. No setback shall be required for the remainder of the building façade length.
  - iv. Building Façade Length abutting the flankage yard (Albert Street):
    - a. Minimum setback above the 5<sup>th</sup> storey of 3.0 metres for a minimum of 30% of the building façade length, and 2.0 metres for the remainder of the building façade length.
    - b. Minimum setback above the 7<sup>th</sup> storey of 4.0 metres for a minimum of 70% of the building façade length. No setback shall be required for the remainder of the building façade length.
  - v. Building Façade Length abutting the rear yard:
    - a. Minimum setback above the 7<sup>th</sup> storey of 1.6 metres for 100% of the rear building façade length.
  - vi. Ground Floor Commercial Space:
    - a. Minimum of 300 square metres shall be provided.
  - vii. Loading Space:
    - a. Minimum size shall be 3 metres by 7.5 metres with a minimum clearance height of 4.5 metres.
  - viii. Density:
    - a. Maximum of 188 bedrooms
    - b. Maximum of 600 bedrooms/hectare
    - c. The maximum density described in (a) viii. (a) and (b) above shall be permitted provided the Owner enters into a Development Agreement with the City of Waterloo pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters referred to below. The Agreement shall be registered against the title of the Lands in the manner and to the extent specified in such Agreement. The details of the facilities, services and matters to be provided shall be contained in the Section 37 Development Agreement based on a minimum of \$10,000 per bonused bedroom. The Owner of the Lands, at the owner's expense and in accordance with and subject

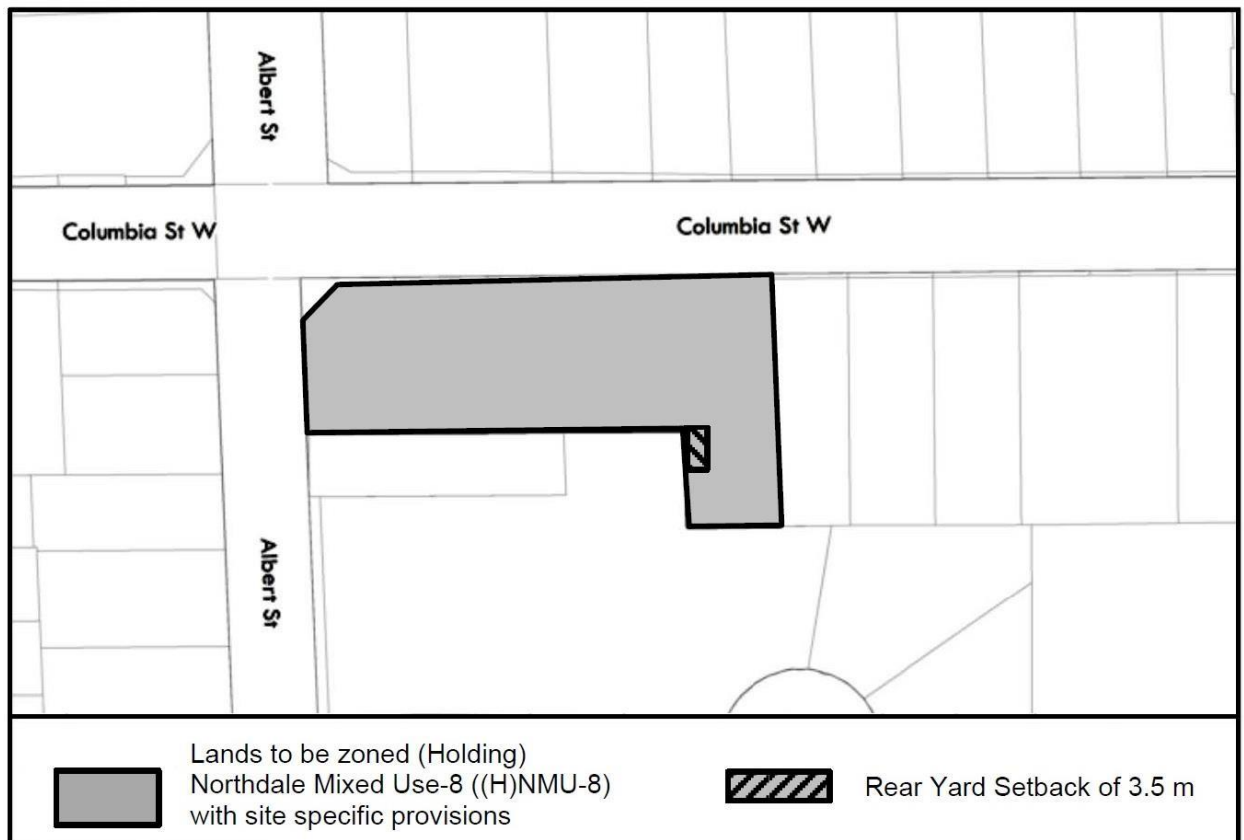
# CITY OF WATERLOO

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to the Section 37 Development Agreement, shall provide the following facilities, services and matters to the satisfaction of the City of Waterloo, in exchange for the increase in density specified in (a) vi. (a) and (b) above:

- I. provision of funds for at least one (1) electric vehicle charging station at a City facility, the location of which shall be at the discretion of the City.
  - II. provision of funds for the burial of hydro infrastructure, streetscape improvements, and/or active transportation improvements within the Northdale Neighbourhood.
  - III. provision of funds for the expansion of the Waterloo Memorial Recreation Complex for recreational purposes.
  - IV. provision of funds for the Northdale Community Hub Initiative to be utilized within five (5) years (or an alternative time frame at the discretion of Council), after which time the contribution shall be redirected to other community initiatives within the Northdale Neighbourhood; and
  - V. provision of funds for the installation of two (2) bike repair stations.
- ix. Notwithstanding anything to the contrary, for the lands known municipally as 93, 95, 97, 99 and 101 Columbia Street West only, LANDSCAPED OPEN SPACE shall include rooftop AMENITY AREAS, rooftop decks, and rooftop terraces.

Image 1:





# CITY OF WATERLOO

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# CITY OF WATERLOO

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| Exception | Address                   | Zoning        | File Reference  |
|-----------|---------------------------|---------------|-----------------|
| C186      | 115 & 117 Erb Street East | RMU-20/RMU-40 | By-law 2018-014 |

Location: 115 & 117 Erb Street East  
as shown on Schedule 'C1' to this BY-LAW

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 115 and 117 Erb Street East:
- i. Height:
    - a. Rooftop mechanical enclosures are excluded from the overall building height measurement;
    - b. All retaining walls shall be less than 1.5 metres in height, with the exception of a 30 metre section along the easterly lot line that shall be less than 2.0 metres in height.
  - ii. Density:
    - a. On the entire Lands, there shall be a maximum of:
      - i. 498 bedrooms per hectare;
      - ii. 140 bedrooms; and
      - iii. 89 dwelling unitsprovided further:
      - iv. There shall be a minimum of 42 bedrooms and a maximum of 57 bedrooms wholly contained on the portion of the Lands zoned RMU-40;
      - v. There shall be a maximum of 85 bedrooms wholly contained on the portion of the Lands zoned RMU-20;
      - vi. A minimum of 5 dwelling units within the building shall contain a minimum of 3 bedrooms.
  - iii. Front Lot Line Setback:
    - a. Minimum of 4.0 metres.
  - iv. Rear Lot Line Setback:
    - a. Minimum of 6.1 metres.
  - v. STEPBACK:
    - a. Minimum STEPBACK above the 6<sup>th</sup> storey of 1.9 metres for the entire front building façade length adjacent to Erb Street East.
  - vi. Westerly Lot Line Setback:
    - a. Minimum of 2.4 metres to the building wall;
    - b. Minimum of 2.0 metres to any Architectural Feature Projection
  - vii. Easterly Lot Line Setback:
    - a. Within the lands zoned NMU-40, minimum setback of 9.5 metres, with the exception of a 2.0 metre section of building having a setback of 2.8 metres;
    - b. Within the lands zoned NMU-20, minimum setback of 8.5 metres;
    - c. Minimum setback of 1.5 meters for any retaining wall;
    - d. Minimum of 7.5 metres to any Architectural Feature Projection;
  - viii. Parking:
    - a. Minimum residential parking provided at a rate of 1.15 spaces per dwelling unit;
    - b. Minimum residential visitor parking provided at a rate of 0.1 spaces per dwelling unit;

# CITY OF WATERLOO

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- c. Minimum of 5% of required vehicle parking spaces shall be provided at-grade, not enclosed with a building or structure;
    - d. Minimum bike parking provided at a rate of 0.5 spaces per dwelling unit.
  - ix. Habitable Floor Space:
    - a. Minimum 22% of the entire ground floor of the building and shall be contiguous.
    - b. Shall extend across the entire Front Building Façade;
    - c. Building services, dwelling units, amenity space, and sleeping spaces shall be located above the regulatory flood elevation as determined by the Grand River Conservation Authority.
  - x. Municipal Services:
    - a. Pursuant to Section 34(5) of the Planning Act, development is prohibited until it has been demonstrated to the satisfaction of the Director of Engineering Services that sufficient water, sanitary and storm services are available to service the development.
- b) Notwithstanding anything to the contrary, the following regulations of RMU zone shall not apply:
- a. Table 7P: PODIUM HEIGHT (maximum)
  - b. Table 7P: TOWER separation measured from exterior face of the BUILDING, including balconies (minimum)
  - c. Table 7P: TOWER STEPBACK above PODIUM including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)
  - d. 6.2.3 (UNDERGROUND PARKING below a required LANDSCAPE BUFFER)
  - e. 6.3.1 (Electric Vehicle Parking)
  - f. 6.9.4.4 and Table 6L (LOADING SPACES for residential USES)

# CITY OF WATERLOO

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| Exception | Address                  | Zoning         | File Reference  |
|-----------|--------------------------|----------------|-----------------|
| C187      | 250 to 256 Albert Street | RN-6 and RN-12 | By-law 2017-004 |

Location: 250 to 256 Albert Street

as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

Site Specific Regulations:

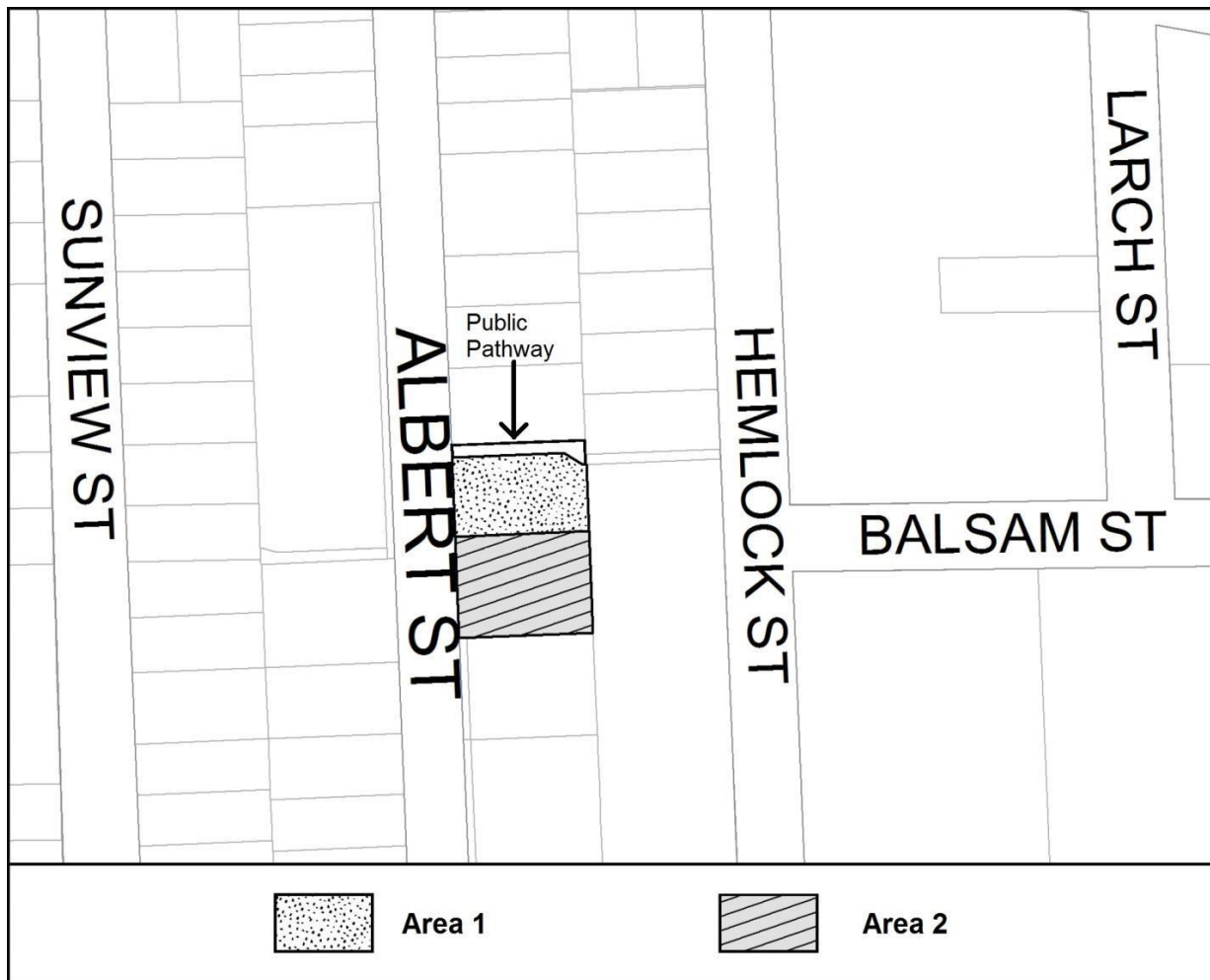
- a)** Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 250 and 256 Albert Street:
- i. DENSITY (maximum) shall be determined in accordance with the following formula:
- 250 BEDROOMS per hectare multiplied by Net Land Area of 'Area 1' on Image 1 hereto  
PLUS (+)  
600 BEDROOMS per hectare multiplied by Net Land Area of 'Area 2' on Image 1 hereto
- provided further that:
- A. The density of Area 2 shall be between 250 BEDROOMS per hectare and 600 BEDROOMS per hectare; and
- B. That pursuant to a Section 37 PLANNING ACT Agreement, up to fourteen (14) additional bedrooms shall be permitted on the lands as follows:
- a.) Two (2) additional BEDROOMS shall be permitted in exchange for the construction and dedication of a Public Active Transportation Pathway to the City of Waterloo as shown on Image 1 hereto;
- b.) Where a maximum 130 square metres of commercial BUILDING FLOOR AREA is provided on the FIRST STOREY, up to ten (10) additional bedrooms shall be permitted in exchange for the owner contributing \$100,000 to the City of Waterloo for community benefits;
- c.) Where a maximum 40 square metres of commercial BUILDING FLOOR AREA is provided in the FIRST STOREY, up to twelve (12) additional bedrooms shall be permitted in exchange for the owner contributing \$120,000 to the City of Waterloo for community benefits;
- d.) Provision c.) above shall cease two (2) years from the effective date of this BY-LAW; and
- e.) DENSITY (maximum): 106 BEDROOMS.
- ii. Non-residential PARKING SPACES (minimum): 3 per 100 square metres of BUILDING FLOOR AREA, provided further that:
- A. the collective total non-residential BUILDING FLOOR AREA does not exceed 130square metres;

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- B. notwithstanding the foregoing, of the total 130 square metre of non-residential BUILDING FLOOR AREA, RESTAURANT, BAKE SHOP, CAFE, and TAKE-OUT RESTAURANT uses shall be collectively limited to a maximum of 40 square metres combined;
  - C. BUILDING FLOOR AREA devoted to RESTAURANT, BAKE SHOP, CAFE, and TAKE-OUT RESTAURANT beyond the 40 square metre in B. above shall be subject to the standards parking requirements of the RN zoning applied to the lands.
- iii. Northerly SIDE YARD setback (minimum): 1.89 metres
  - iv. LOADING SPACE size (minimum): 3 metres x 8 metres

Image 1: Subject Lands



# CITY OF WATERLOO

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| Exception | Address             | Zoning | File Reference |
|-----------|---------------------|--------|----------------|
| C188      | 201 Woolwich Street | OS3    |                |

Location: 201 Woolwich Street, Part 45 on R.P. 4902  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the EXISTING SINGLE DETACHED BUILDING shall be permitted in its current location provided that it is not enlarged.
- b) Notwithstanding anything to the contrary, an EXISTING ACCESSORY STRUCTURE shall be permitted in its current location provided that it is not enlarged.
- c) Notwithstanding anything to the contrary:
  - i. A DECK shall be permitted within 5 metres of the EXISTING SINGLE DETACHED BUILDING.
  - ii. An Outdoor Residential Patio at GRADE shall be permitted within 5 metres of the EXISTING SINGLE DETACHED BUILDING.

# CITY OF WATERLOO

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| Exception | Address   | Zoning                     | File Reference |
|-----------|---|----------------------------|----------------|
| C189      | 560-572 King Street North<br>561-573 King Street North<br>576-582 King Street North | C2A-81<br>C2B-81<br>C2B-81 | SPA 60         |

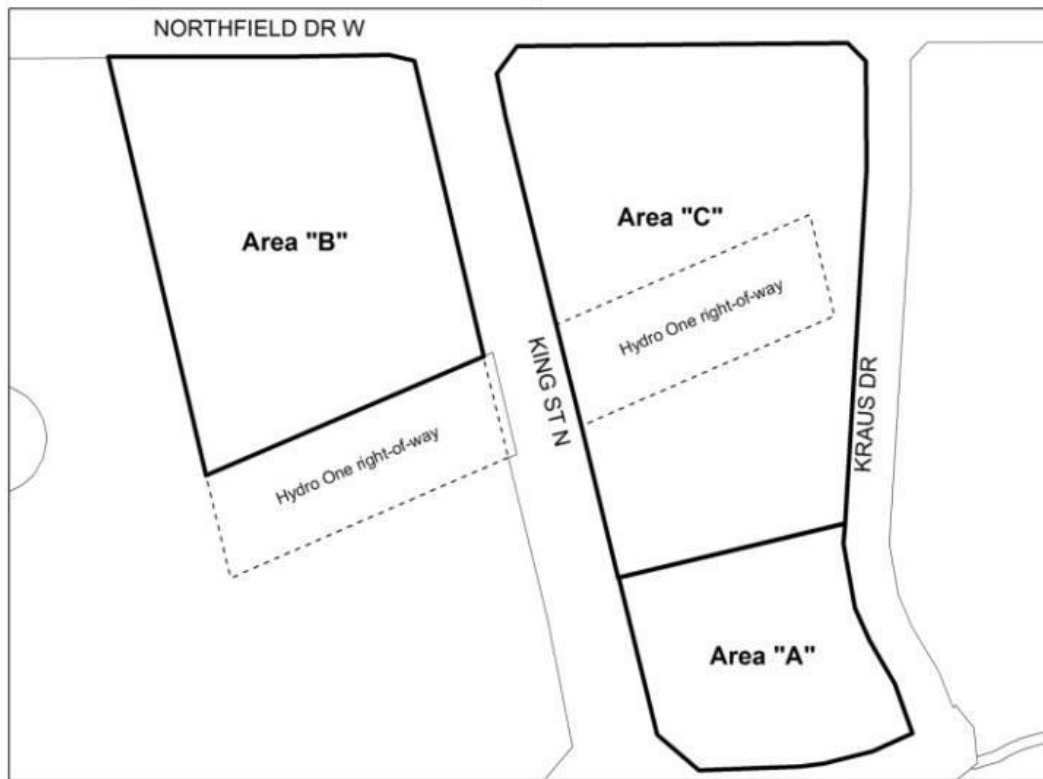
## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 560-572 King Street North, 561-573 King Street North, and 576-582 King Street North:
- i. For the lands known municipally as 560-572 King Street North, as illustrated as **Area A** on Image 1 herein, Primary Uses in section 8S.3.1.1 shall not exceed a maximum 2,220 square metres, excluding:
    - a. MEDICAL CLINIC
    - b. OFFICE
    - c. TECH OFFICE
  - ii. For the lands known municipally as 561-573 King Street North, as illustrated as **Area B** on Image 1 herein, Primary Uses in section 8S.3.1.1 shall not exceed a maximum 3,884 square metres, excluding:
    - a. MEDICAL CLINIC
    - b. OFFICE
    - c. TECH OFFICE
    - d. EXISTING AUTOMOBILE GAS STATION
    - e. EXISTING CAR WASH
  - iii. For the lands known municipally as 576-582 King Street North, as illustrated as **Area C** on Image 1 herein, Primary Uses in section 8S.3.1.1 shall not exceed a maximum 7,396 square metres, excluding:
    - a. MEDICAL CLINIC
    - b. OFFICE
    - c. TECH OFFICE
  - iv. For the lands illustrated as **Area A, Area B and Area C** on Image 1 herein, no maximum STREET LINE setback shall apply to EXISTING BUILDINGS or the enlargement of EXISTING BUILDINGS provided that the enlargement is less than ten percent (10%) of the BUILDING FLOOR AREA of the EXISTING BUILDING.
  - v. For the lands illustrated as **Area A** on Image 1 herein, sections 8S.2.8, 8S.2.10, 8S.2.11a.), 8S.2.11b.) and 8S.2.11c.) shall not apply to EXISTING BUILDINGS or the enlargement of EXISTING BUILDINGS provided that the enlargement is less than ten percent (10%) of the BUILDING FLOOR AREA of the EXISTING BUILDING.
  - vi. For the lands illustrated as **Area B and Area C** on Image 1 herein, sections 8S.3.8, 8S.3.10, 8S.3.11a.), 8S.3.11b.) and 8S.3.11c.) shall not apply to EXISTING BUILDINGS or the enlargement of EXISTING BUILDINGS provided that the enlargement is less than ten percent (10%) of the BUILDING FLOOR AREA of the EXISTING BUILDING.

# CITY OF WATERLOO

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Image 1





# CITY OF WATERLOO

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| Exception | Address             | Zoning                 | File Reference            |
|-----------|---------------------|------------------------|---------------------------|
| C190      | 93-119 Roger Street | (H)R4/(H)RMU-20/(H)OS1 | By-law 2018-030<br>SPA 69 |

Location: 93-119 Roger Street

as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the holding symbol "(H)" shall mean that the lands are zoned as a "Holding Provision Area". Prior to the passing of a BY-LAW to remove the holding (H) symbol, permitted uses on the lands shall be restricted to those uses that actually and lawfully existed on the lands on the day before the date of passing of this BY-LAW. Prior to the passing of a BY-LAW to remove the holding (H) symbol, and prior to issuance of a building permit, the owner of the lands shall:
  - i. Provide written evidence, to the satisfaction of the Regional Municipality of Waterloo and the City of Waterloo, that a Record of Site Condition has been accepted by the Province of Ontario.
  - ii. Provide plans and supporting documents that demonstrate that the redevelopment of the lands is consistent with:
    - A. the CITY'S Official Plan
    - B. the CITY'S Urban Design Manual, as amended
    - C. any site-specific urban design directives contained in IPPW2018-005, to the satisfaction of the CITY'S Director of Planning Approvals.
  - iii. Submit a detailed Noise Study, to the satisfaction of the City of Waterloo and the Regional Municipality of Waterloo. The study shall evaluate stationary noise impacts both on the proposed development and emanating from the proposed development. All buildings on the site, and mechanical equipment thereto, shall be acoustically designed to achieve all Ministry of the Environment and Climate Change noise level objectives on- and off-site. The study shall be conducted when grading plans, elevations and floor plans are available. The Owner shall implement the recommendations of the approved study, and shall enter into an agreement (with the CITY and/or REGION, as required) under the provisions of the PLANNING ACT.
- b) Notwithstanding anything to the contrary, the following site-specific provisions shall apply to the lands illustrated as Area A, Area B and Area C in Image 1 below:
  - i. On the lands comprising Area A and Area B, the following additional uses shall be permitted:
    - STACKED TOWNHOUSE BUILDINGS
    - TOWNHOUSE BUILDINGS
  - ii. For the collective land area comprising Area A, Area B and Area C2, the maximum density shall not exceed 250 BEDROOMS per hectare.
  - iii. A minimum of 50% of DWELLING UNITS on the lands comprising Area A and Area B shall contain a minimum of two BEDROOMS.

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- iv. BUILDING HEIGHT (maximum) in Area A: 11 metres, including a parapet.
- v. BUILDING HEIGHT (maximum) in Area B: 20 metres, including a parapet.
- vi. The following setbacks shall apply to Area A and Area B:
  - A. The minimum BUILDING setback from the Roger Street STREET LINE shall be seven metres (7.0 m).
  - B. The minimum BUILDING setback from the Moore Avenue South STREET LINE shall be five metres (5.0 m).
  - C. Notwithstanding A. and B. above, the following may encroach or project into the setback from the STREET LINE:
    - 1. A sunken patio shall be permitted to encroach / project a maximum 2.0 metres.
    - 2. A portico, porch, balcony shall be permitted to encroach / project a maximum 2.0 metres.
    - 3. Architectural projections such as cornices and bay windows shall be permitted to encroach / project a maximum 0.6 metres.
    - 4. Stairs shall be permitted to encroach / project a maximum 3.0 metres.
- vii. Notwithstanding anything to the contrary:
  - A. A minimum five metre (5.0 m) LANDSCAPED BUFFER shall ABUT the Roger Street STREET LINE. Notwithstanding the foregoing, a surface walkway and stairs leading to the principal entrance(s) of a residential BUILDING shall be permitted within the LANDSCAPED BUFFER.
  - B. A minimum three metre (3.0 m) LANDSCAPED BUFFER shall ABUT the Moore Avenue South STREET LINE. Notwithstanding the foregoing, a surface walkway and stairs leading to the principal entrance(s) of a residential BUILDING shall be permitted within the LANDSCAPED BUFFER.
- viii. The minimum BUILDING setback from the southerly LOT LINE (SIDE YARD setback) shall be six metres (6.0 m), except within 35 metres of Moore Avenue which shall be five metres (5.0 m).
- ix. The minimum BUILDING setback from the westerly LOT LINE (REAR YARD setback) shall be seven-point-five metres (7.5 m), including adjacent to any LOW RISE RESIDENTIAL AREA.
- x. The minimum BUILDING setback from lands zoned Parks & Recreation (OS1) shall be:
  - A. for STACKED TOWNHOUSE BUILDINGS and TOWNHOUSE BUILDINGS: 1.8 metres
  - B. for APARTMENT BUILDINGS: 5.0 metres
- xi. The minimum BUILDING setback from a private road / internal drive aisle shall be one-point-eight metres (1.8 m).
- xii. A minimum of 0.85 PARKING SPACES shall be provided per DWELLING UNIT for residents of the BUILDING, plus 0.10 VISITOR PARKING spaces per DWELLING UNIT.
- xiii. A minimum of 0.6 BICYCLE PARKING SPACES shall be provided per DWELLING UNIT.

# CITY OF WATERLOO

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- c) Notwithstanding anything to the contrary, the following regulations of the RMU zone shall not apply:
- i. Subsection 7.10.1.5
  - ii. Table 7O: Regulations, Row 3 of RMU-20, Street Line setback (maximum)
  - iii. Table 7P: Regulations, Row 1 of RMU-20, Height of First Storey (minimum)
  - iv. Subsection 7.10.6

Image 1: Subject Lands



# CITY OF WATERLOO

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| Exception | Address                 | Zoning   | File Reference        |
|-----------|-------------------------|----------|-----------------------|
| C191      | 443 & 446 Wismer Street | (H)E1-15 | Official Plan (SPA 5) |

Location: 443 & 446 Wismer Street

as shown on Appendix 'A' to By-law 2018-050

## Site Specific Regulations:

- a.) Notwithstanding anything to the contrary, the following additional USE shall be permitted on the lands known municipally as 443 and 446 Wismer Street:
- FOOD AND BEVERAGE MANUFACTURING INDUSTRY
- b.) Notwithstanding anything to the contrary, the slaughtering and or butchering of live animals is prohibited.
- c.) Notwithstanding anything to the contrary, the emission source(s) for a FOOD AND BEVERAGE MANUFACTURING INDUSTRY, such as the smoke stack(s) for the existing meat processing use, shall not be located any closer to the University Avenue STREET LINE than the EXISTING emission source(s).
- d.) Notwithstanding anything to the contrary, the emission source(s) for a FOOD AND BEVERAGE MANUFACTURING INDUSTRY, such as the smoke stack(s) for the existing meat processing use, shall not be located within 100 metres of the northerly LOT LINE or easterly LOT LINE.
- e.) Notwithstanding anything to the contrary, DWELLING UNITS shall not be permitted within 100 metres of a FOOD AND BEVERAGE MANUFACTURING INDUSTRY emission source, such as the smoke stack(s) for the existing meat processing use.
- f.) Notwithstanding anything to the contrary, for a FOOD AND BEVERAGE MANUFACTURING INDUSTRY, the maximum BUILDING HEIGHT shall be fifteen metres (15 m) and three (3) storeys.
- g.) Notwithstanding anything to the contrary, the maximum BUILDING FLOOR AREA shall not exceed 40,000 square metres, exclusive of a truck garage.
- h.) Notwithstanding anything to the contrary, section 9.1.7 shall not apply.

# CITY OF WATERLOO

| Exception | Address                 | Zoning | File Reference  |
|-----------|-------------------------|--------|-----------------|
| C192      | 35-41 King Street North | U1-16  | By-law 2018-031 |

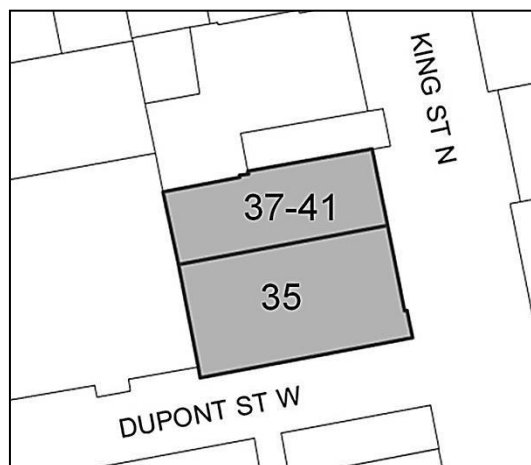
Location: 35-41 King Street North

as shown on Schedule 'C1' to this BY-LAW and on Image 1 below.

Site Specific Regulations:

- a)** Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 35-41 King Street North:
- BUILDING HEIGHT (maximum): 14 metres and 3 STOREYS
  - REAR YARD setback (minimum): 0.91 metres, except within 13.89 metres of Dupont Street where the REAR YARD setback (minimum) shall be 9.0 metres
  - PARKING SPACES (minimum): 5 PARKING SPACES for the EXISTING BUILDING (being the Old Post Office at 35 King Street North, identified on Image 1 hereto as "35") and a BUILDING addition of no greater than 1,310 square metres of BUILDING FLOOR AREA at 37-41 King Street North (identified on Image 1 hereto as "37-41")
  - BICYCLE PARKING SPACES (minimum): 1 per 100 square metres of BUILDING FLOOR AREA
  - Provision (a)(i.) and (a)(iv.) above shall not apply to EXISTING BUILDINGS, being the Old Post Office at 35 King Street North (identified on Image 1 hereto as "35")
- b)** Notwithstanding anything to the contrary, the following additional regulations shall apply relative to King Street North:
- STREET LINE setback (minimum): 1.72 metres for the FIRST STOREY
  - STREET LINE setback (minimum): zero (0) metres for STOREYS above the FIRST STOREY
  - Section b).i. above shall not apply to EXISTING BUILDINGS, being the Old Post Office at 35 King Street North (identified on Image 1 hereto as "35").
- c)** Notwithstanding anything to the contrary, the following addition regulations shall apply relative to Dupont Street West:
- STREET LINE setback (maximum): 70% of the STREET LINE BUILDING FAÇADE within 6.0 metres of the STREET LINE

Image 1: 35-41 King Street North



# CITY OF WATERLOO

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| Exception | Address               | Zoning | File Reference |
|-----------|-----------------------|--------|----------------|
| C193      | 660 King Street North | OS1    |                |

Location: 660 King Street North  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USES shall be permitted on the lands known municipally as 660 King Street North:
- SPIRITUAL USE
  - Cemetery
- b) The following regulations shall apply to a SPIRITUAL USE on the lands:

|                                 |  |
|---------------------------------|--|
| FRONT YARD setback (minimum)    | a.) For the EXISTING BUILDING: Equal to the EXISTING FRONT YARD setback<br>b.) For a new BUILDING: 7.5 metres    |
| FLANKAGE YARD setback (minimum) | a.) For the EXISTING BUILDING: Equal to the EXISTING FLANKAGE YARD setback<br>b.) For a new BUILDING: 7.5 metres |
| SIDE YARD setback (minimum)     | 10% of the total width of the LOT on both sides  |
| REAR YARD setback (minimum)     | 7.5 metres   |
| BUILDING HEIGHT (maximum)       | 14 metres  |
| LOT COVERAGE (maximum)          | 35%  |
| PARKING SPACES (minimum)        | (see Table 6A)   |
| Number of BUILDINGS (maximum)   | One (1) main BUILDING shall be permitted on a LOT  |

# CITY OF WATERLOO

| Exception | Address  | Zoning | File Reference   |
|-----------|--|--------|------------------|
| C194      | Zermatt Drive, Karlsfeld Road, Brandenburg Boulevard, New Bedford Drive, Gaspé Drive, Eastbridge Boulevard | R5     | 97-150<br>99-121 |

Location: Zermatt Drive, Karlsfeld Road, Brandenburg Boulevard, New Bedford Drive, Gaspé Drive, and Eastbridge Boulevard as shown on Schedule 'C1' to this BY-LAW and Images 1 and 2 below.

Site Specific Regulations:

- i. Notwithstanding anything to the contrary, the following regulations shall apply:

|                                 |              | SINGLE DETACHED     | SEMI-DETACHED and DUPLEX | FREEHOLD SEMI-DETACHED |
|---------------------------------|--------------|---------------------|--------------------------|------------------------|
| LOT AREA (minimum)              | INTERIOR LOT | 255 square metres   | 450 square metres        | 225 square metres      |
|                                 | CORNER LOT   | 330 square metres   | 504 square metres        | 252 square metres      |
| LOT FRONTAGE (minimum)          | INTERIOR LOT | 8.0 metres          | 13.7 metres              | 7.5 metres             |
|                                 | CORNER LOT   | 10.5 metres         | 16.2 metres              | 8.4 metres             |
| Average LOT DEPTH (minimum)     |              | 32.0 metres         |                          |                        |
| FRONT YARD setback (minimum)    |              | 4.5 metres *        |                          |                        |
| FLANKAGE YARD setback (minimum) |              | 3.0 metres          |                          |                        |
| SIDE YARD setback (minimum)     |              | 0.9 metres          |                          |                        |
| REAR YARD setback (minimum)     |              | 13.0 metres         |                          |                        |
| BUILDING HEIGHT (maximum)       |              | 9.5 metres          |                          |                        |
| IMPERVIOUS COVERAGE (maximum)   |              | (see section 3.1.1) |                          |                        |
| PARKING SPACES (minimum)        |              | 1 per DWELLING UNIT |                          |                        |

\* the FRONT YARD setback shall be measured from the principal STREET and not the rear LANE

- ii. Notwithstanding anything to the contrary, a one (1) STOREY unenclosed PORCH may encroach into the FRONT YARD by a maximum two metres (2.0m).
- iii. Notwithstanding anything to the contrary, for SINGLE DETACHED BUILDINGS, the SIDEYARD setback may be reduced as follows:
- One SIDE YARD may equal zero metres (0.0m), provided the other SIDE YARD is a minimum of one-point-eight metres (1.8m);
  - The SIDE YARD setback may equal zero-point-six metres (0.6m);
  - In no case shall there be less than one-point-eight metres (1.8m) between two main STRUCTURES, on the same or separate LOTS; and,
  - Reduced SIDE YARDS shall not be permitted adjacent to land zoned open space.
- iv. Notwithstanding anything to the contrary, the following regulations shall apply to every detached PRIVATE GARAGE in the Residential Five (R5) zone where the LOT has direct vehicle access to a rear LANE:

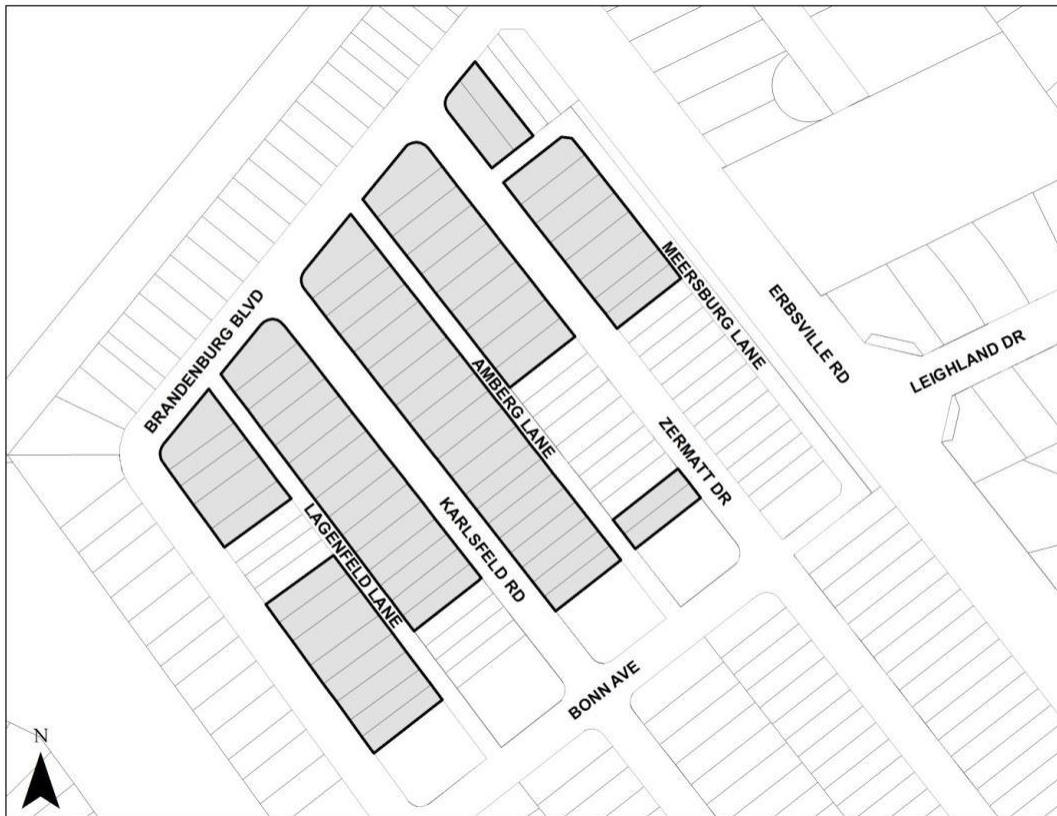
|                                 |            |
|---------------------------------|------------|
| FLANKAGE YARD setback (minimum) | 3.0 metres |
| SIDE YARD setback (minimum)     | 0.6 metres |

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|  |                               |
|--|-------------------------------|
| REAR YARD setback (minimum)            | 0.6 metres                    |
| Setback from main BUILDING (minimum)   | 6.0 metres                    |
| BUILDING HEIGHT (maximum) (see 7.5.11) | 4.0 metres                    |
| LOT COVERAGE (maximum)                 | 17% or a maximum of 48.0sq.m. |
| Width of BUILDING (maximum)            | 6.86 metres                   |

- v. Notwithstanding the SIDE YARD setback for the detached PRIVATE GARAGE may equal zero metres (0.0m) provided:
  - a. The opposite SIDE YARD is not less than zero-point-six metres (0.6m)
  - b. A distance of one-point-two metres (1.2m) is maintained between the detached GARAGE and the detached GARAGE on the adjacent LOT;
  - c. In no case shall there be less than one-point-two metres (1.2m) between detached GARAGES which do not share a common wall;
  - d. Reduced SIDE YARDS shall not be permitted adjacent to land zoned open space.
- vi. Notwithstanding anything to the contrary, in no case shall the BUILDING HEIGHT of a detached PRIVATE GARAGE exceed the BUILDING HEIGHT of the main BUILDING.

Image 1





# CITY OF WATERLOO

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Image 2



# CITY OF WATERLOO

| Exception | Address  | Zoning | File Reference   |
|-----------|--|--------|------------------|
| C195      | Zermatt Drive, Karlsfeld Road, Brandenburg Boulevard, New Bedford Drive, Gaspé Drive, Eastbridge Boulevard | R7     | 97-150<br>99-121 |

Location: Zermatt Drive, Karlsfeld Road, Brandenburg Boulevard, New Bedford Drive, Gaspé Drive, Eastbridge Boulevard as shown on Schedule 'C1' to this BY-LAW and on Images 1 and 2 below.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply where direct vehicle access is provided to a STREET via access through the FRONT or FLANKAGE YARD:

|                                 |              | TOWNHOUSE or<br>FREEHOLD TOWNHOUSE |
|---------------------------------|--------------|------------------------------------|
| LOT AREA (minimum)              | INTERIOR LOT | 198 square metres                  |
|                                 | CORNER LOT   | 288 square metres                  |
| LOT FRONTAGE<br>(minimum)       | INTERIOR LOT | 6.6 metres                         |
|                                 | CORNER LOT   | 9.6 metres                         |
| Average LOT DEPTH (minimum)     |              | 30.0 metres                        |
| FRONT YARD setback (minimum)    |              | 6.0 metres                         |
| FLANKAGE YARD setback (minimum) |              | 3.0 metres                         |
| SIDE YARD setback (minimum)     |              | 1.2 metres                         |
| REAR YARD setback (minimum)     |              | 7.5 metres                         |
| BUILDING HEIGHT (maximum)       |              | 9.5 metres                         |
| IMPERVIOUS COVERAGE (maximum)   |              | (see section 3.1.1)                |
| PARKING SPACES (minimum)        |              | 1 per DWELLING UNIT                |

- i. Notwithstanding anything to the contrary, where a minimum STREET LINE setback of seven metres (7m) is provided to a PRIVATE GARAGE, the minimum FRONT YARD setback to the habitable portion of the main STRUCTURE shall be five metres (5m).
- ii. Notwithstanding anything to the contrary, a one (1) STOREY unenclosed PORCH may encroach into the FRONT YARD by a maximum two-point-zero metres (2.0m), provided the PRIVATE GARAGE is setback a minimum of seven metres (7.0m).
- iii. Notwithstanding anything to the contrary any LOTS with a minimum LOT FRONTAGE of thirteen-point-five metres (13.5m), may reduce the minimum average LOT DEPTH to twenty four metres (24m).

b) Private GARAGE and Driveway Regulations

- i. Notwithstanding anything to the contrary, there shall be a maximum one (1) PRIVATE GARAGE per LOT.
- ii. Notwithstanding anything to the contrary, the width of a PRIVATE GARAGE attached to the main BUILDING shall not exceed fifty five percent (55%) of the FRONT BUILDING FAÇADE. The associated DRIVEWAY may extend zero-point-three metres (0.3m) past either side of the PRIVATE GARAGE opening (door), provided no portion of the DRIVEWAY is located in front of any HABITABLE FLOOR SPACE on the FIRST STOREY.

# CITY OF WATERLOO

- iii. The following method shall be used to measure the width of a PRIVATE GARAGE:
  - a. For a PRIVATE GARAGE attached to the main BUILDING, the width of the openings (doors), or for an open structure the distance between the supporting columns.
  - b. For a detached PRIVATE GARAGE, the distance between the outside walls.

- c) Notwithstanding anything to the contrary, the following regulations shall apply where direct vehicle access is provided via a rear LANE:

|                                 |              | <b>TOWNHOUSE or<br/>FREEHOLD TOWNHOUSE</b> |
|---------------------------------|--------------|--|
| LOT AREA (minimum)              | INTERIOR LOT | 188 square metres                          |
|                                 | CORNER LOT   | 270 square metres                          |
| LOT FRONTAGE (minimum)          | INTERIOR LOT | 5.7 metres                                 |
|                                 | CORNER LOT   | 8.2 metres                                 |
| Average LOT DEPTH (minimum)     |              | 32.0 metres                                |
| FRONT YARD setback (minimum)    |              | 4.5 metres*                                |
| FLANKAGE YARD setback (minimum) |              | 3.0 metres                                 |
| SIDE YARD setback (minimum)     |              | 0.9 metres                                 |
| REAR YARD setback (minimum)     |              | 13.0 metres                                |
| BUILDING HEIGHT (maximum)       |              | 9.5 metres                                 |
| IMPERVIOUS COVERAGE (maximum)   |              | (see section 3.1.1)                        |
| PARKING SPACES (minimum)        |              | 1 per DWELLING UNIT                        |

\*The FRONT YARD setback shall be measured from the main STREET and not the rear LANE.

- vii. Notwithstanding anything to the contrary, a one (1) STOREY unenclosed PORCH may encroach into the FRONT YARD by a maximum two metres (2.0m).

- d) The following regulations shall apply to every detached PRIVATE GARAGE in the Residential Five (R7) zone where the LOT has direct vehicle access to a rear LANE:

|  |                               |
|--|-------------------------------|
| FLANKAGE YARD setback (minimum)        | 3.0 metres                    |
| SIDE YARD setback (minimum)            | 0.6 metres                    |
| REAR YARD setback (minimum)            | 0.6 metres                    |
| Setback from main BUILDING (minimum)   | 6.0 metres                    |
| BUILDING HEIGHT (maximum) (see 7.5.11) | 4.0 metres                    |
| LOT COVERAGE (maximum)                 | 17% or a maximum of 48.0sq.m. |
| Width of BUILDING (maximum)            | 6.86 metres                   |

- i. Notwithstanding the SIDE YARD setback may equal zero metres (0.0m) provided:
  - e. The opposite SIDE YARD is not less than zero-point-six metres (0.6m)
  - f. A distance of one-point-two metres (1.2m) is maintained between the detached GARAGE and the detached GARAGE on the adjacent LOT;
  - g. In no case shall there be less than one-point-two metres (1.2m) between detached GARAGES which do not share a common wall;
  - h. Reduced SIDE YARDS shall not be permitted adjacent to land zoned open space.

# CITY OF WATERLOO

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- ii. Notwithstanding anything to the contrary, in no case shall the BUILDING HEIGHT of a detached PRIVATE GARAGE exceed the BUILDING HEIGHT of the main BUILDING.

Image 1

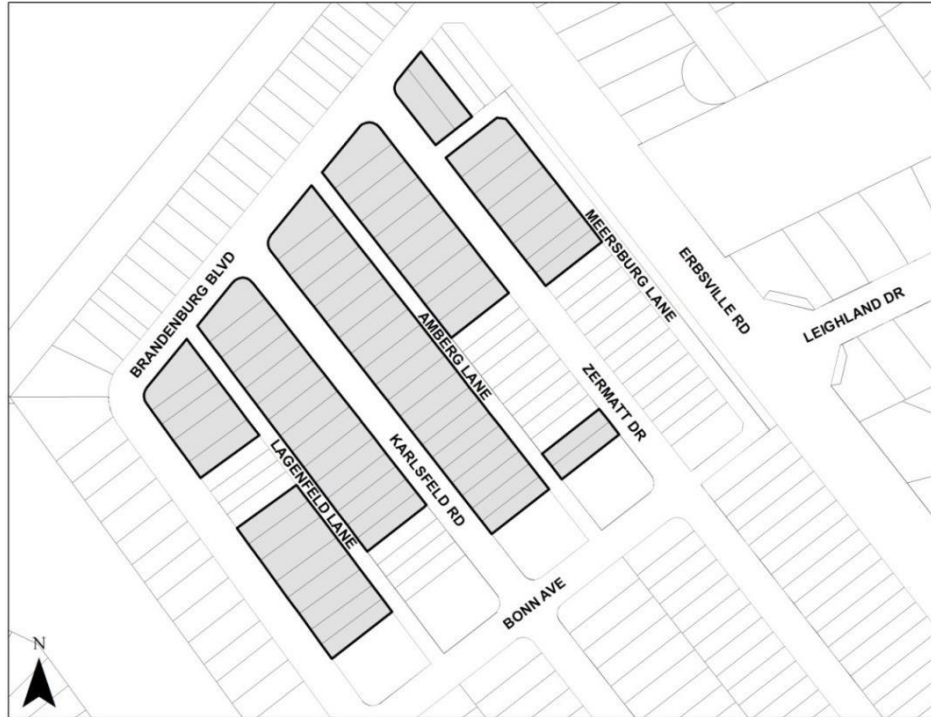


Image 2



# CITY OF WATERLOO

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| Exception | Address                   | Zoning | File Reference |
|-----------|---------------------------|--------|----------------|
| C196      | 624-628 King Street North | C5-81  | OPA 22         |

Site Specific Regulations:

- a) The following USES are hereby added to section 8.7.1.1 for the lands known municipally as 624-628 King Street North only:
- PERSONAL SERVICE SHOP
  - Photography Studio
  - VARIETY STORE
  - Beer, Liquor and Wine Store

# CITY OF WATERLOO

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| Exception | Address   | Zoning                  | File Reference |
|-----------|---|-------------------------|----------------|
| C197      | 10 Northland Road<br>615 Davenport Road<br>625 Davenport Road | C5-81<br>C5-81<br>C5-81 | OPA 22         |

Site Specific Regulations:

- a) The following USES are hereby added to section 8.7.1.1 for the lands known municipally as 10 Northland Road, 615 Davenport Road, and 625 Davenport Road only:
- PERSONAL SERVICE SHOP
  - Photography Studio
  - VARIETY STORE

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| Exception | Address                       | Zoning   | File Reference |
|-----------|-------------------------------|----------|----------------|
| C198      | 10 Wyman Road                 | E1-27    | OPA 22         |
|           | 643 Colby Drive               | E1-27    |                |
|           | 620 Davenport Road            | E1-27    |                |
|           | 283-291 Northfield Drive East | 70-E1-27 |                |
|           | 725 Bridge Street West        | E1-27    |                |
|           | 730 Bridge Street West        | E1-27    |                |
|           | 735 Bridge Street West        | E1-27    |                |

## Site Specific Regulations:

- a) For the lands known municipally as:
- 10 Wyman Road
  - 643 Colby Drive
  - 620 Davenport Road
  - 283-291 Northfield Drive East
  - 725 Bridge Street West
  - 730 Bridge Street West
  - 735 Bridge Street West
- i.) The following USES are hereby added to section 9.2.1.1:
- Construction, Industrial and Safety Supplies (rental and sales)
  - Construction, Industrial and Safety Equipment Suppliers (rental and sales)
  - Contractor Equipment Rental (includes ancillary sales)
  - Custom Service Shop
  - Wholesaling and Distribution (no retail)
- ii.) The following USES are hereby added to section 9.2.1.2:
- Display and retail sales of hardware and home improvement materials and accessories
  - Office Equipment and Supplies (Sales and Service)
- iii.) Notwithstanding anything to the contrary, the USES specified in sections 9.2.1.2 and 9.2.1.3 collectively shall not exceed fifty percent (50%) of the BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING.

# CITY OF WATERLOO

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| Exception | Address               | Zoning | File Reference |
|-----------|-----------------------|--------|----------------|
| C199      | 185 King Street South | U2-81  |                |

Location: 185 King Street South  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply to the lands known municipally as 185 King Street South only:
- i.) The minimum STREET LINE setback from King Street South shall be 1.5 metres for STOREYS above the FIRST STOREY.
  - ii.) The minimum height of the FIRST STOREY shall be 6.0 metres.
  - iii.) The minimum STREET LINE setback from Caroline Street South shall be 7.5 metres.
  - iv.) The maximum STREET LINE setback in Table 8C shall not apply.
  - v.) Section 6.2.1 shall not apply. The minimum STREET LINE setback for STRUCTURED PARKING shall be 0.0 metres.
  - vi.) The maximum PODIUM height shall be 32 metres for a non-residential BUILDING.
  - vii.) The maximum number of STOREYS within the PODIUM shall be seven (7).
  - viii.) The TOWER regulations in Table 8D shall not apply to a non-residential BUILDING with a BUILDING HEIGHT of 32 metres or less.
  - ix.) The following minimum PARKING SPACE regulations shall apply, except as specified in Table 6A:

### Minimum Parking Rate

|                 |         |             |  |
|-----------------|---------|-------------|--|
| Residential     | Use     | 0.60        | Per Dwelling Unit                            |
| Residential     | Visitor | 0.10        | Per Dwelling Unit                            |
|                 |         | <b>0.70</b> | <b>Per Dwelling Unit</b>                     |
| Non-Residential | Use     | 1.00        | Per 100 square metres of BUILDING FLOOR AREA |

- x.) Notwithstanding anything to the contrary, the following shall be exempt from the PARKING SPACE requirements in section a).ix.) herein:
- management office on the FIRST STOREY
  - entrance(s) / foyer on the FIRST STOREY
  - lobby, reception area, seating area, receiving areas, and the like on the FIRST STOREY
  - common circulation spaces (such as hallways, elevators, and the like) on the FIRST STOREY
  - hydro transformer room
  - STRUCTURED PARKING
  - BUILDING FLOOR AREA devoted to BICYCLE PARKING

- b) Notwithstanding anything to the contrary, SENSITIVE USES shall not be permitted.



# CITY OF WATERLOO

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| Exception | Address               | Zoning | File Reference |
|-----------|-----------------------|--------|----------------|
| C200      | 417 King Street North | C1-81  |                |

Location: 417 King Street North  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to a BUILDING containing a FOOD STORE on the lands municipally known as 417 King Street North:
  - i.) The minimum STREET LINE setback from Weber Street North shall be 3.5 metres, except as specified in iii.) herein.
  - ii.) The minimum STREET LINE setback from King Street North shall be 4.5 metres, except as specified in iii.) herein.
  - iii.) Notwithstanding i.) and ii.) above, a maximum twenty percent (20%) of the STREET LINE BUILDING FAÇADE shall have a minimum STREET LINE setback of 2.0 metres.

# CITY OF WATERLOO

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| Exception | Address           | Zoning | File Reference           |
|-----------|-------------------|--------|--------------------------|
| C201      | 25 Westhill Drive | RMU-40 | By-law 2010-106<br>SPA 8 |

Location: 25 Westhill Drive  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally as 25 Westhill Drive only:
- xvii. BUILDING HEIGHT (maximum): 21 metres
  - xviii. Street Line Buildout – a minimum 50% of the Ira Needles Boulevard STREET LINE BUILDING FAÇADE shall be provided within 6 to 8 metres of the Ira Needles Boulevard STREET LINE.
  - xix. No SIDE YARD setback shall be required for an elevated walkway connection between a residential BUILDING on 7 Westhill Drive and a residential BUILDING on 25 Westhill Drive.
  - xx. PARKING SPACES shall be permitted in the FRONT YARD abutting Westhill Drive, but shall not be permitted in the FRONT YARD abutting Ira Needles Boulevard.

# CITY OF WATERLOO

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| Exception | Address               | Zoning         | File Reference |
|-----------|-----------------------|----------------|----------------|
| C202      | 200 Shakespeare Drive | RMU-40 and OS3 | --             |

Location: 200 Shakespeare Drive  
as shown on Appendix 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, regulation 3.S.5.1.a.ii. shall not apply for the purposes of calculating density, PARKING, loading, AMENITY AREA, and LANDSCAPED OPEN SPACE.

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| Exception | Address   | Zoning | File Reference                |
|-----------|---|--------|-------------------------------|
| C203      | 300-330 Phillip Street and 145 Columbia Street West | RN-25  | By-laws 2013-028 and 2014-022 |

Location: 300-330 Phillip Street and 145 Columbia Street West as shown on Appendix 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply:
- iii. BUILDING FLOOR AREA commercial (maximum): 3,000 square metres or 15% of the total BUILDING FLOOR AREA, whichever is more restrictive
- b) Notwithstanding anything to the contrary, the height of the FIRST STOREY of **Building A** as shown in Image 2, shall be 4.0 metres and the minimum height of the FIRST STOREY of **Building D** as shown in Image 2, shall be 3.0 metres. There shall be no minimum FIRST STOREY height for any of the other buildings on the subject lands (as shown in Image 1).
- c) Notwithstanding anything to the contrary, DWELLING UNITS shall be permitted on the FIRST STOREY:
- i. of **Building B**, **Building C** and **Building D** (as shown on Image 2)
  - ii. of **Building A** (as shown on Image 2), provided **Building A** contains a minimum of 1,000 square metres of commercial BUILDING FLOOR AREA within the portion of the building located closest to Phillip Street.
- d) Notwithstanding anything to the contrary, the following regulations shall apply to Phillip Street:
- i. STREET LINE setback for **Building A** as shown on Image 2 (minimum): 5.0 metres
  - ii. STREET LINE setback for **Building B** as shown on Image 2 (minimum): 3.0 metres
  - iii. STREET LINE setback for **Building C** as shown on Image 2 (minimum): 20.0 metres
- e) Notwithstanding anything to the contrary, the following regulations shall apply to Columbia Street West:
- i. STREET LINE setback for **Building C** as shown on Image 2 (minimum): 20.0 metres
  - ii. STREET LINE setback for **Building D** as shown on Image 2 (minimum): 5.0 metres
- f) Notwithstanding anything to the contrary, the following architectural features shall be permitted to extend into the FRONT YARD, provided they meet the following minimum setbacks:
- i. Architectural columns/canopy for **Building A** (as shown on Image 2): 3.0 metres
  - ii. Architectural entrance feature for **Building A** (as shown on Image 2): 3.0 metres
  - iii. Architectural columns/canopy for **Building B** (as shown on Image 2): 1.0 metre
  - iv. Architectural entrance feature for **Building B** (as shown on Image 2): 2.0 metres
- g) Notwithstanding anything to the contrary, the following regulations shall apply:
- i. SIDE YARD setback for **Building A** as shown on Image 2 (minimum): 5.0 metres
  - ii. SIDE YARD setback for **Building B** as shown on Image 2 (minimum): 4.0 metres
  - iii. SIDE YARD setback for **Building C** as shown on Image 2 (minimum): 3.0 metres
  - iv. SIDE YARD setback for **Building D** as shown on Image 2 (minimum): 4.0 metres

# CITY OF WATERLOO

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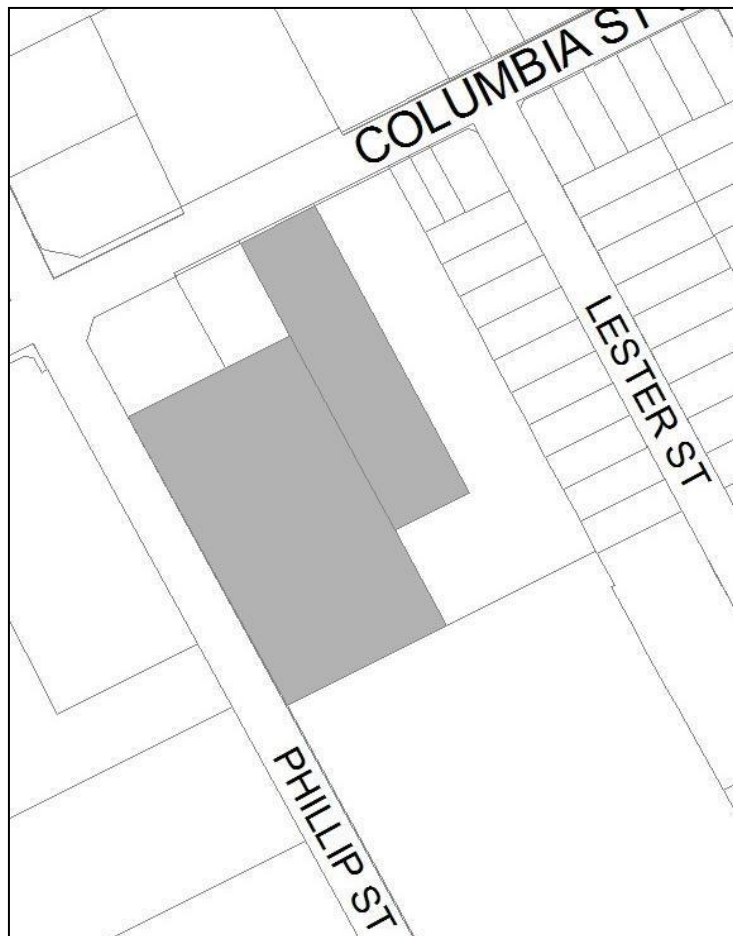
- h) Notwithstanding anything to the contrary, the following architectural features shall be permitted to extend into the SIDE YARD, provided they meet the following minimum setbacks:
- i. Architectural column for **Building A** (as shown on Image 2): 2.5 metres
  - ii. Architectural canopy for **Building A** (as shown on Image 2): 1.5 metres
  - iii. Architectural column for **Building B** (as shown on Image 2): 3.5 metres
  - iv. Architectural canopy for **Building B** (as shown on Image 2): 3.0 metres
  - v. Architectural column for **Building C** (as shown on Image 2): 2.0 metres
  - vi. Architectural canopy for **Building C** (as shown on Image 2): 1.5 metres
  - vii. Architectural column for **Building D** (as shown on Image 2): 3.0 metres
  - viii. Architectural canopy for **Building D** (as shown on Image 2): 2.5 metres
- i) Notwithstanding anything to the contrary, the following regulations shall apply:
- i. REAR YARD setback for **Building A**, **Building B** and **Building D** as shown on Image 2 (minimum): 4.0 metres
  - ii. REAR YARD setback for **Building C** as shown on Image 2 (minimum): 3.0 metres
- j) Notwithstanding anything to the contrary, the following architectural features shall be permitted to extend into the REAR YARD, provided they meet the following minimum setbacks:
- i. Architectural canopy for **Building A** (as shown on Image 2): 3.0 metres
  - ii. Architectural column for **Building C** (as shown on Image 2): 2.0 metres
  - iii. Architectural canopy for **Building C** (as shown on Image 2): 1.5 metres
- k) Notwithstanding anything to the contrary, the minimum 'Building Stepback' shall be 1.5 metres for **Building A** and **Building B**, as shown on Image 2. There shall be no minimum 'Building Stepback' for **Building C** or **Building D**, as shown on Image 2. The 'Building Stepback' shall be measured between the top of the PODIUM and the nearest face of the TOWER that faces the FRONT LOT LINE.
- l) Notwithstanding anything to the contrary, the following regulations shall apply:
- i. LANDSCAPED OPEN SPACE at GRADE (minimum): 30%
  - ii. LANDSCAPED OPEN SPACE provided on the PODIUM roof of **Building A** and **Building B** combined, as shown on Image 2 (minimum): 1,500 square metres
- m) Notwithstanding anything to the contrary, there shall be no required PODIUM for **Building C** or **Building D**, as shown on Image 2. The maximum BUILDING HEIGHT for **Building D** shall be 40 metres and the maximum BUILDING HEIGHT for **Building C** shall be 55 metres.
- n) Notwithstanding anything to the contrary, the maximum TOWER footprint above the sixth STOREY for **Building A** and **Building B** (as shown on Image 2), or any BUILDING that contains a PODIUM, shall be 850 square metres. The maximum TOWER footprint for **Building C** and **Building D** shall be 850 square metres.
- o) Notwithstanding anything to the contrary, there shall be no minimum TOWER separation distance from an INTERIOR LOT LINE or REAR LOT LINE.
- p) Notwithstanding anything to the contrary, the following regulations shall not apply :
- i. Number of FIRST STOREY Entrances to the BUILDING requirements in Table 7T of the Residential Northdale Twenty Five Zone (RN-25)

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- ii. BICYCLE PARKING space requirements in Table 7T of the Residential Northdale Twenty Five Zone (RN-25)
- iii. Number of DRIVEWAYS per LOT requirements in Table 7T of the Residential Northdale Twenty Five Zone (RN-25)
- iv. Section 7.14.10.2 (Building Floor Area, Active Frontage) and Section 7.14.10.3 (Amenity Area, Active Frontage) in the Residential Northdale Twenty Five Zone (RN-25), to **Building B**, **Building C** and **Building D** (as shown on Image 2).
- v. Section 7.14.10.2 (Building Floor Area, Active Frontage) and Section 7.14.10.3 (Amenity Area, Active Frontage) in the Residential Northdale Twenty Five Zone (RN-25), to **Building A** (as shown on Image 2), provided **Building A** contains a minimum of 1,000 square metres of commercial BUILDING FLOOR AREA within the portion of the BUILDING located closest to Phillip Street.

Image 1: Subject Lands





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| Exception | Address               | Zoning               | File Reference |
|-----------|-----------------------|----------------------|----------------|
| C204      | 35 Weber Street North | (H)C1-81<br>(H)C1-40 |                |

Location: 35 Weber Street North

as shown on Schedule 'C1' to this BY-LAW

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following USE shall be added to section 8.3.1.2 for Area B on Image 1 herein only:
  - MULTI-UNIT RESIDENTIAL BUILDING (including APARTMENT BUILDING)
- b) Notwithstanding section 8.3.10, a maximum twenty percent (20%) of required PARKING SPACES for a MULTI-UNIT RESIDENTIAL BUILDING in Area B shall be permitted as SURFACE PARKING.

Image 1: 35 Weber Street North





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| Exception | Address                  | Zoning | File Reference  |
|-----------|--------------------------|--------|---|
| C205      | 237 and 239 Auburn Drive | RMU-30 | By-law 2005-036<br>By-law 2010-026<br>A-12/10<br>A-13/10<br>OMB File No. PL040881 |

Location: 237 and 239 Auburn Drive  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to **237**

### **Auburn Drive:**

- i. STREET LINE setback (maximum): 0% of the FRONT BUILDING FAÇADE is within 7.5 metres of the STREET LINE
- ii. INTERIOR southern LOT LINE setback (minimum): 26 metres
- iii. BUILDING HEIGHT (maximum): 23 metres and 8 storeys
- iv. DENSITY (maximum): 145 units per hectare
- v. AMENITY AREA (minimum): 20 square metres per dwelling unit
- vi. LANDSCAPED OPEN SPACE (minimum): 24% of the lot area
- vii. PARKING SPACES (minimum): 63 parking stalls
- viii. PARKING SPACES shall be permitted in front of the BUILDING LINE adjacent to Auburn Drive in accordance with the Site Plan approved on January 21, 2011 (SP-10-06)
- ix. ACCESSIBLE PARKING (minimum): 2 spaces (3.6 metres by 3.6 metres)

- b) Notwithstanding anything to the contrary, the following additional regulations shall apply to **239**

### **Auburn Drive:**

- i. LOT FRONTAGE (minimum): 13 metres
- ii. STREET LINE setback (maximum): 0% of the FRONT BUILDING FAÇADE is within 7.5 metres of the STREET LINE
- iii. INTERIOR northern LOT LINE setback (minimum): 7 metres, adjacent to the walkway, however balconies are allowed to extend into this yard a maximum of 1.5 metres
- iii. INTERIOR southern LOT LINE setback to southwest corner of residential building (minimum): 9.5 metres
- iv. INTERIOR southern LOT LINE setback to southeast corner of residential building (minimum): 64 metres
- v. LOW RISE RESIDENTIAL LOT LINE setback (minimum): 9.5 metres
- vi. BUILDING HEIGHT (maximum): 23 metres and 8 storeys
- v. DENSITY (maximum): 145 units per hectare
- vii. AMENITY AREA (minimum): 20 square metres per dwelling unit
- viii. LANDSCAPED OPEN SPACE (minimum): 24% of the lot area
- ix. PARKING SPACES (minimum): 1.25 spaces per residential unit
- x. PARKING SPACES shall be permitted in front of the BUILDING LINE adjacent to Bridge Street provided that no parking shall be located closer than 3 metres from the Bridge Street Frontage
- xi. ACCESSIBLE PARKING (minimum): 4 spaces (3.9 metres by 5.5 metres)

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| <b>Exception</b> | <b>Address</b>                                      | <b>Zoning</b> | <b>File Reference</b> |
|------------------|---|---------------|-----------------------|
| C206             | SPA 44 Lands between Columbia Street and Highway 85 | C5-81         | SPA 44                |

Location: Corridor Commercial lands designated SPA 44 on Schedule A6 of the Official Plan between Columbia Street and Highway 85 as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, MAJOR OFFICE shall be permitted as a Primary Use in section 8.7.1.1.
- b) Notwithstanding anything to the contrary, the following additional ancillary USES shall be permitted:
  - PERSONAL SERVICE SHOP
  - RETAIL STORE, excluding DEPARTMENT STORE, FOOD STORE and DRUG STORE
  - VARIETY STORE
- c) Notwithstanding anything to the contrary, the ancillary USES permitted in clause B shall not collectively exceed 20% of the BUILDING FLOOR AREA in the BUILDING devoted to the following uses:
  - BUSINESS INCUBATOR
  - MAJOR OFFICE
  - MEDICAL CLINIC
  - OFFICE
  - TECH OFFICE
- d) Notwithstanding anything to the contrary, STRUCTURED PARKING shall be permitted on the FIRST STOREY provided that:
  - i.) 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 8.7.1.1, 8.7.1.2 and 8.7.1.3
    - MAJOR OFFICE
    - entrance / foyers
    - lobby, reception area, seating area, and the like
    - circulation spaces, such as hallways, elevators, and the like
  - ii.) STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the uses specified in section a.).
  - iii.) For an INTERIOR LOT, the BUILDING FLOOR AREA devoted to the uses specified in section a.) shall abut the entire FRONT BUILDING FAÇADE.
  - iv.) For a CORNER LOT, the BUILDING FLOOR AREA devoted to the uses specified in section a.) shall abut the entire FRONT BUILDING FAÇADE and or the entire FLANKAGE BUILDING FAÇADE, provided further that:

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- i.) where the BUILDING FLOOR AREA devoted to the uses specified in section a.) only abuts the FRONT BUILDING FAÇADE, the STRUCTURED PARKING abutting the FLANKAGE BUILDING FAÇADE shall be visibly screened from view from the STREET;
- ii.) where the BUILDING FLOOR AREA devoted to the uses specified in section a.) only abuts the FLANKAGE BUILDING FAÇADE, the STRUCTURED PARKING abutting the FRONT BUILDING FAÇADE shall be visibly screened from view from the STREET.
- v.) Notwithstanding anything to the contrary, where the FIRST STOREY is partially comprised of STRUCTURED PARKING, the principal BUILDING entrance shall be located on the STREET LINE BUILDING FAÇADE containing the BUILDING FLOOR AREA required in section a.).

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| Exception | Address                   | Zoning | File Reference |
|-----------|---------------------------|--------|----------------|
| C207      | 295 Northfield Drive East | E1-27  |                |

Location: 295 Northfield Drive East  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional USES shall be permitted on the lands known municipally as 295 Northfield Drive East, except as specified in clauses b) and c):
- 'LIGHT' INDUSTRIAL MANUFACTURING
  - 'LIGHT' INDUSTRIAL PROCESSING
  - 'LIGHT' INDUSTRIAL ASSEMBLY
  - WAREHOUSING (no retail)
- b) The USE permissions in clause a) shall end if the EXISTING BUILDING and any addition(s) thereto is removed or demolished.
- c) USES permitted in any new BUILDING shall be limited to the USES permitted in the Business Employment One (E1) zone. "New BUILDING" excludes the enlargement of the EXISTING BUILDING.

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| Exception | Address            | Zoning | File Reference |
|-----------|--------------------|--------|----------------|
| C208      | 179 Lourdes Street | R1     |                |

Location: 179 Lourdes Street (Our Lady of Lourdes Church)  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands known municipally as 179 Lourdes Street only, the EXISTING PARKING SPACES on the LOT shall be deemed to satisfy the parking requirements for the EXISTING BUILDING and the enlargement of the EXISTING BUILDING provided that the enlargement is less than ten percent (10%) of the BUILDING FLOOR AREA of the EXISTING BUILDING.

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| Exception | Address              | Zoning | File Reference |
|-----------|----------------------|--------|----------------|
| C209      | 53 Allen Street East | R4     |                |

Location: 53 Allen Street East (St. Louis Roman Catholic Church)  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands known municipally as 53 Allen Street East only, more than one (1) main BUILDING shall be permitted on the LOT.
- b) Notwithstanding anything to the contrary, for the lands known municipally as 53 Allen Street East only, the EXISTING PARKING SPACES on the LOT shall be deemed to satisfy the parking requirements for the EXISTING BUILDINGS and the enlargement of the EXISTING BUILDINGS provided that such enlargement is less than ten percent (10%) of the BUILDING FLOOR AREA of the EXISTING BUILDING.

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| Exception | Address                    | Zoning | File Reference |
|-----------|----------------------------|--------|----------------|
| C210      | 564-576 Weber Street North | E2A-81 |                |

Location: 564-576 Weber Street North  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USE is hereby added to section 9S.1.1.1 for 564-576 Weber Street North only:
- CUSTOM SERVICE SHOP

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| Exception | Address  | Zoning | File Reference |
|-----------|--|--------|----------------|
| C211      | 600 Weber Street North<br>630 Weber Street North | E1-27  |                |

Location: 600 Weber Street North and 630 Weber Street North  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following USE is hereby added to section 9.1.1.1 for 600 Weber Street North and 630 Weber Street North only:
  - MAJOR OFFICE



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| Exception | Address                                | Zoning   | File Reference |
|-----------|--|----------|----------------|
| C212      | 219, 225, 231, 237, 245 Labrador Drive | 70-E1-27 | 99-049         |

Location: 219, 225, 231, 237, 245 Labrador Drive  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the minimum REAR YARD setback shall be 20 metres.

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| Exception | Address   | Zoning | File Reference |
|-----------|---|--------|----------------|
| C213      | 325 Northfield Drive East<br>2200-2400 University Avenue East<br>2305 University Avenue East<br>2401, 2415 University Avenue East | E1-27  | 99-047         |

Location: 325 Northfield Drive East, 2200-2400 University Avenue East, 2305 University Avenue East, and 2401, 2415 University Avenue East  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands known municipally as 2200-2400 University Avenue East and 325 Northfield Drive East, the minimum REAR YARD setback shall be 20 metres.
- b) Notwithstanding anything to the contrary, for the lands zoned C213, the maximum IMPERVIOUS AREA permitted on any LOT shall be seventy percent (70%).

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| Exception | Address             | Zoning | File Reference |
|-----------|---------------------|--------|----------------|
| C214      | 364 Woolwich Street | (H)R3  |                |

Location: 364 Woolwich Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands known municipally as 364 Woolwich Street, the following LOT AREA and LOT FRONTAGE provisions shall apply to a LOT serviced by a municipal sanitary service and a municipal water service:
- |                             |   |
|-----------------------------|---|
| i.) LOT AREA (minimum)      | 660 square metres for an INTERIOR LOT<br>840 square metres for a CORNER LOT |
| ii.) LOT FRONTAGE (minimum) | 15.8 metres for an INTERIOR LOT<br>20.0 metres for a CORNER LOT             |
- b) The holding symbol (H) means the lands are zoned as a holding provision area for which the following applies:
- i.) Notwithstanding anything to the contrary, the holding symbol shall not be removed until the following criteria are satisfied:
- Verification through a detailed vegetation management plan that street trees and their root zones will not be impacted, including the large Elm tree on Woolwich Street, to the satisfaction of the City of Waterloo.
  - Verification through a scoped hydrogeological assessment and scoped engineering study that private services on nearby lands will not be permanently disrupted or degraded as a result of development or home construction on the lands, to the satisfaction of the City of Waterloo.
  - Verification through a scoped hydrogeological assessment that building footings will be located at least 0.5 metres above the maximum elevation of the seasonally high groundwater table and or maximum elevation of any groundwater mounding, unless other directed by the City of Waterloo.
  - Verification through a scoped multi-use trail assessment that development on the lands will not impact the Walter Bean Grand River Trail within the abutting Woolwich Street road allowance, to the satisfaction of the City of Waterloo.
  - Verification through a Block Plan that development on the lands will be compatible with nearby residential properties and that the planned residential character on the north side of Woolwich Street will not be adversely impacted, to the satisfaction of the City of Waterloo.

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| Exception | Address              | Zoning               | File Reference      |
|-----------|----------------------|----------------------|---------------------|
| C215      | 70 King Street North | (H)U1-16<br>(H)U1-81 | 2018-067<br>Z-18-02 |

Location: 70 King Street North  
as shown on Schedule 'C1' to this BY-LAW.

**As per by-Law 2022-064, site specific C215 has been repealed and replaced by C251.**

## Site Specific Regulations:

- a) The holding prefix (H) means the Lands are zoned as a "Holding Provision Area" for which the following applies:
  - i. The holding symbol applied to the Lands shall not be removed until the owner has:
    - A. provided written evidence, to the satisfaction of the REGION and the CITY, that a Record of Site Condition has been accepted by the Province of Ontario;
    - B. demonstrated that the proposed development complies with the Ministry of the Environment, Conservation and Parks' Environmental Noise Guideline NPC-300, to the satisfaction of the REGION and the CITY;
    - C. provided a Hydrogeological Study Update, to the satisfaction of the REGION;
    - D. provided a Loading Study to determine the loading and unloading requirements for visitors to the development on the Lands, and options to accommodate the required loading and unloading space(s), to the satisfaction of the CITY. For greater clarity, and consistent with the Uptown Commercial Core Zone, Section 6.9 of By-law No. 2018-050 shall not apply;
    - E. executed an agreement pursuant to Section 37 of the Act for Zoning By-law Amendment Z-18-02, the form and content of which shall be to the satisfaction of the CITY; and,
    - F. provided a Parking Study to determine the appropriate allocation of the parking spaces provided on the Lands that exceed the minimum requirements of the Uptown Commercial Core (U1) zone, to the satisfaction of the CITY.
- b) Notwithstanding anything to the contrary, the following site-specific zoning provisions shall apply to the Lands:
  - i. Building Height:
    - A. BUILDING HEIGHT (maximum) within 30 metres of King Street: 16 metres
    - B. BUILDING HEIGHT (maximum) for the remainder of the Lands: 81 metres
  - ii. Podium Height:
    - A. PODIUM Height (maximum) within 20 metres of King Street: 4 storeys
    - B. PODIUM Height (maximum) remainder of the Lands: 6 storeys

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- iii. Tower Height:
  - A. TOWER Height (maximum, including PODIUM) within 30 metres of King Street: 16 metres
  - B. TOWER Height (maximum, including PODIUM) remainder of Lands: 81 metres\
- iv. DENSITY (maximum): 750 bedrooms per hectare
- c) Notwithstanding sections 2.2.1, 2.2.2, 2.2.3 and 2.2.4 herein:
  - i. Podium Height Increase
    - A. The maximum PODIUM height permitted shall be:
      - 1. within 20 metres of King Street: 23 metres and 4 storeys;
      - 2. remainder of the Lands: 26 metres and 6 storeys,

provided that the owner enters into a Section 37 Agreement with the CITY to provide an architectural podium (primarily comprised of a vertical undulating glass ribbon wall) with enhanced urban design and building materials, to create a landmark building, substantially consistent with the image below:



- d) Tower A: Height and Density
  - i. The maximum BUILDING height permitted within 30 metres of King Street shall be 46 metres and 11 storeys, and the maximum DENSITY permitted on the Lands shall be 856 bedrooms per hectare, provided that:
    - A. there shall be a minimum TOWER STEPBACK above the King Street PODIUM façade, including balconies, of 3 metres on average, and in no case less than 2 metres with one exception where the TOWER STEPBACK may be reduced to not less than 1.2 metres;

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- B. the owner enters into a Section 37 Agreement with the CITY to secure the following:
1. the owner shall lease a minimum 2,900 square metres of BUILDING FLOOR AREA to: (i.) a not-for-profit corporation or a registered charity that creates and curates S.T.E.A.M. (Science, Technology, Engineering, Arts and Math) programming, education and interaction to foster a culture of creativity, curiosity, collaboration, and hands-on learning in Waterloo for patrons of all ages; or (ii.) an alternative use agreed to by the CITY;
  2. the majority of the lease space shall be in the PODIUM of the BUILDING and oriented towards King Street North;
  3. the lease shall be not-for-profit, unless otherwise agreed to by the CITY;
  4. the owner shall invest \$8 to \$10 Million to construct the lease space;
  5. the lease shall be for a period of not less than twenty (20) years from the date of occupancy, with three (3) subsequent five (5) year lease renewal periods offered by the owner;
  6. the owner shall provide \$200,000 in start-up funding and/or equivalent to support the not-for-profit corporation or a registered charity;
  7. the owner shall provide \$2,300,000 in operational funding for interior outfitting and/or expenses (such as rent);
  8. the owner shall provide private art on the Lands with a minimum value of \$400,000, in a location and design agreed upon by the CITY and the owner;
  9. the owner shall make available a unit within the BUILDING, at grade and oriented to Regina Street North and/or Bridgeport Road East with a minimum floor area of 146 square metres, on a net rent free basis for a period of not less than twenty (20) years, to be used for any of the following purposes:
    - (a.) Business Incubator
    - (b.) Communication Production
    - (c.) Cultural Facilities
    - (d.) Educational Institution
    - (e.) Institution
    - (f.) Makerspace (Class A)
    - (g.) Private Club
    - (h.) Tech Office.

The specific terms and conditions will be detailed in the Section 37 Agreement, to the satisfaction of the CITY.

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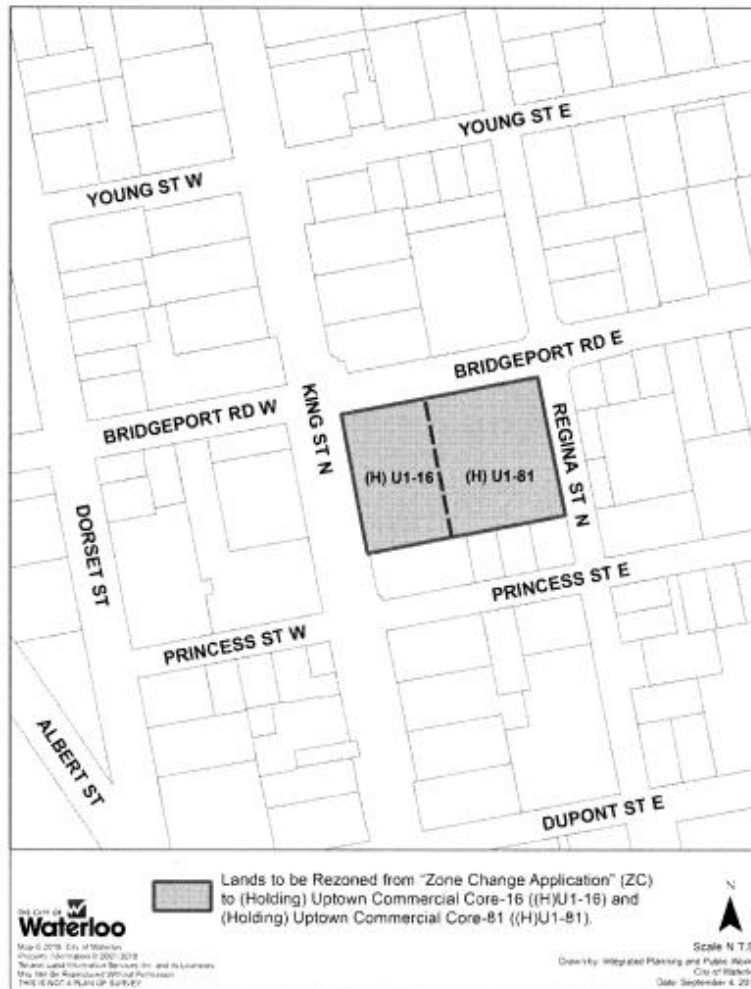
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- e) Notwithstanding anything to the contrary, for Tower B as identified on Schedule 'B' attached hereto, there shall be a minimum TOWER STEPBACK above the Bridgeport 2.5 2.6 2.7 Road East PODIUM façade, including balconies, of 3 metres, but in no case less than 1.5 metres. Notwithstanding the preceding, the single storey AMENITY AREA on Levels 12 and 13 identified as "Two Storey Amenity Space (Twelfth & Thirteenth Storeys)" on Schedule 'B' attached hereto shall be excluded from the TOWER STEPBACK requirement.
- f) Notwithstanding anything to the contrary, the minimum TOWER separation from the exterior face of the BUILDING, including balconies, shall be:
  - i. 14 metres from a TOWER on the same LOT;
  - ii. 4.5 metres for Tower A as identified on Schedule 'B' attached hereto to an INTERIOR LOT LINE;
  - iii. 7.5 metres for Tower B as identified on Schedule 'B' attached hereto to an INTERIOR LOT LINE.
- g) Notwithstanding anything to the contrary, the maximum horizontal TOWER dimension shall be 43.5 metres, excluding a single storey AMENITY AREA on Levels 12 and 13 identified as "Two Storey Amenity Space (Twelfth & Thirteenth Storeys)" on Schedule 'B' attached hereto.
- h) Notwithstanding anything to the contrary, the maximum TOWER footprint shall be 1,045 square metres, excluding a single storey AMENITY AREA on Levels 12 and 13 identified as "Two Storey Amenity Space (Twelfth & Thirteenth Storeys)" on Schedule 'B' attached hereto.
- i) Notwithstanding anything to the contrary, COMMON OUTDOOR AREA regulations shall not apply.
- j) Notwithstanding anything to the contrary, the following USES shall be added to Section 8.1.22.a.) for the Lands only:
  - i. Service Room abutting the Regina Street building façade
  - ii. Mail Room abutting the Regina Street building façade
- k) Notwithstanding anything to the contrary, the minimum STREET LINE setback for the single storey AMENITY AREA on Levels 12 and 13 identified as "Two Storey Amenity Space (Twelfth & Thirteenth Storeys)" on Schedule 'B' attached hereto shall be 2 metres.
- l) Notwithstanding anything to the contrary, the following motor vehicle parking regulations shall apply:
  - i. For non-residential uses, including restaurants, a minimum of 1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA shall be required.
  - ii. For residential uses, a minimum of 0.6 PARKING SPACES per DWELLING UNIT shall be required.
  - iii. A minimum of 0.1 visitor PARKING SPACES per DWELLING UNIT shall be required.
  - iv. A minimum of 294 vehicular PARKING SPACES shall be provided.
- m) Notwithstanding anything to the contrary, GEOTHERMAL WELLS shall be prohibited on the Lands.

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## Schedule 'A'

This is Schedule 'A' to By-law No. 2018 - 067 passed this 26 day of NOV 2018.

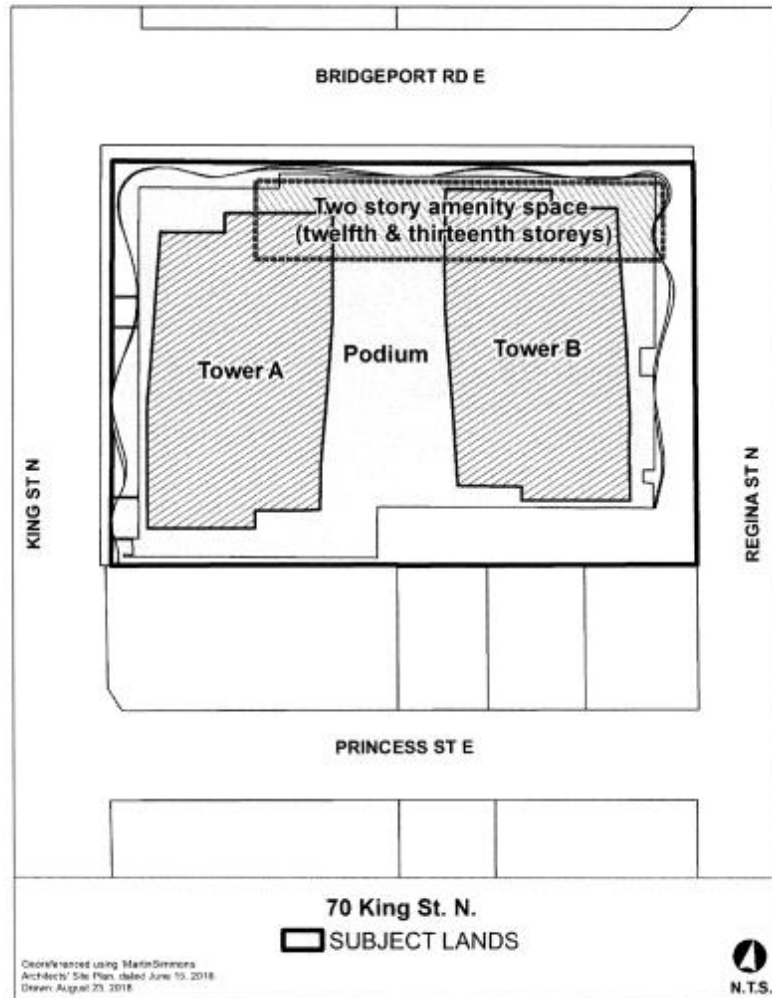




# CITY OF WATERLOO

## Schedule 'B'

This is Schedule 'B' to By-law No. 2018 - 067 passed this 26 day of Nov, 2018.



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| Exception | Address  | Zoning | File Reference      |
|-----------|--|--------|---------------------|
| C216      | 26, 28 Dorset Street &<br>7 Princess Street West | U1-40  | 2018-068<br>Z-18-10 |

Location: 26, 28 Dorset Street & 7 Princess Street West  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, primary and complementary uses on the Lands shall be restricted to:
  - i. Primary Uses:
    - Art Gallery
    - ARTIST STUDIO (CLASS A)
    - BAKE SHOP, including OUTDOOR BAKE SHOP PATIO
    - BUSINESS INCUBATOR
    - CAFE, including OUTDOOR CAFE PATIO
    - COMMERCIAL SERVICE
    - COMMERCIAL WELLNESS
    - COMMUNICATION PRODUCTION
    - FINANCIAL SERVICES
    - Library
    - MAKERSPACE (CLASS A)
    - Museum
    - OFFICE
    - PERSONAL SERVICE SHOP
    - PET SERVICES (CLASS A)
    - RETAIL STORE
    - TECH OFFICE
    - DWELLING UNITS above the FIRST STOREY
  - ii. Complementary Uses:
    - Post Office
- b) Notwithstanding anything to the contrary, the maximum density shall be 662 BEDROOMS per hectare.
- c) Notwithstanding anything to the contrary, the BUILDING LINE setback from the historic centre line of Princess Street West shall be 8.0 metres.
- d) Notwithstanding anything to the contrary, the minimum REAR YARD setback shall be 0.1 metres for a parking structure.
- e) Notwithstanding anything to the contrary, vehicle parking shall be provided at a minimum rate of 0.092 PARKING SPACES per DWELLING UNIT for visitors.
- f) Notwithstanding anything to the contrary, vehicle parking shall be provided at a minimum rate of 0.96 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA for non-residential uses listed in (a)(i), (a)(ii) above.

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- g) Notwithstanding (a)(i), (a)(ii) and (f), the following additional primary uses shall be permitted where the minimum parking rate of 1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA is provided:
- Catering Establishment
  - COMMERCIAL RECREATION
  - NANOBREWERY
  - PHARMACEUTICAL DISPENSARY
  - RESTAURANT, including OUTDOOR RESTAURANT PATIO
  - RESTAURANT {TAKE OUT}, including OUTDOOR RESTAURANT PATIO
- h) Notwithstanding anything to the contrary, the maximum permitted PODIUM height shall be 18.51 metres.
- i) Notwithstanding anything to the contrary, the minimum required TOWER separation from the easterly lot line shall be 4.5 metres.
- j) Notwithstanding anything to the contrary, the minimum 3 metre TOWER STEPBACK above the PODIUM required under Table 88 shall not apply.

# CITY OF WATERLOO

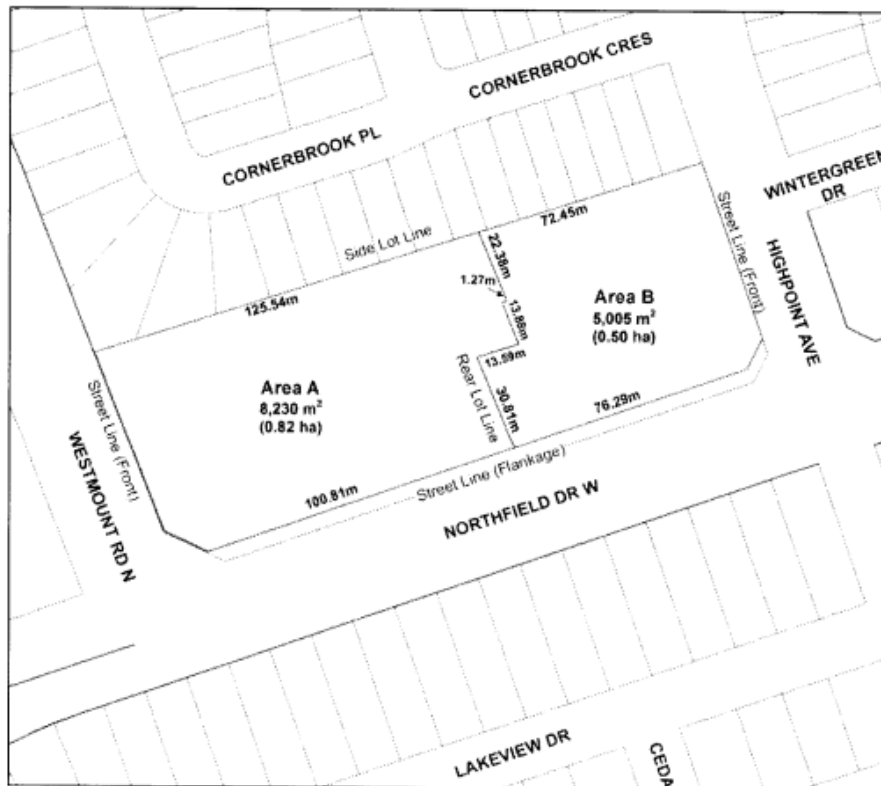
| Exception | Address                   | Zoning                     | File Reference      |
|-----------|---------------------------|----------------------------|---------------------|
| C217      | 400 Northfield Drive West | R8 (Area A)<br>R4 (Area B) | 2019-031<br>Z-18-02 |

Location: 400 Northfield Drive West  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the portion of the lands illustrated as Area 'A' on Image 1, there shall be a minimum BUILDING setback of 8.4 metres from the northerly LOT LINE, excluding permitted architectural projections.
- b) Notwithstanding anything to the contrary, for the portion of the lands illustrated as Area 'B' on Image 1, the following site specific provisions shall apply:
  - i. There shall be a minimum 6.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA for a SPIRITUAL USE.
  - ii. The minimum FRONT YARD setback shall be 6.0 metres for a SPIRITUAL USE.
  - iii. The minimum FLANKAGE YARD setback shall be 6.0 metres for a SPIRITUAL USE.

Image 1: Site Specific C217



# CITY OF WATERLOO

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| Exception | Address               | Zoning | File Reference      |
|-----------|-----------------------|--------|---------------------|
| C218      | 40 Blue Springs Drive | RMU-60 | 2019-029<br>Z-18-04 |

Location: 40 Blue Springs Drive  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

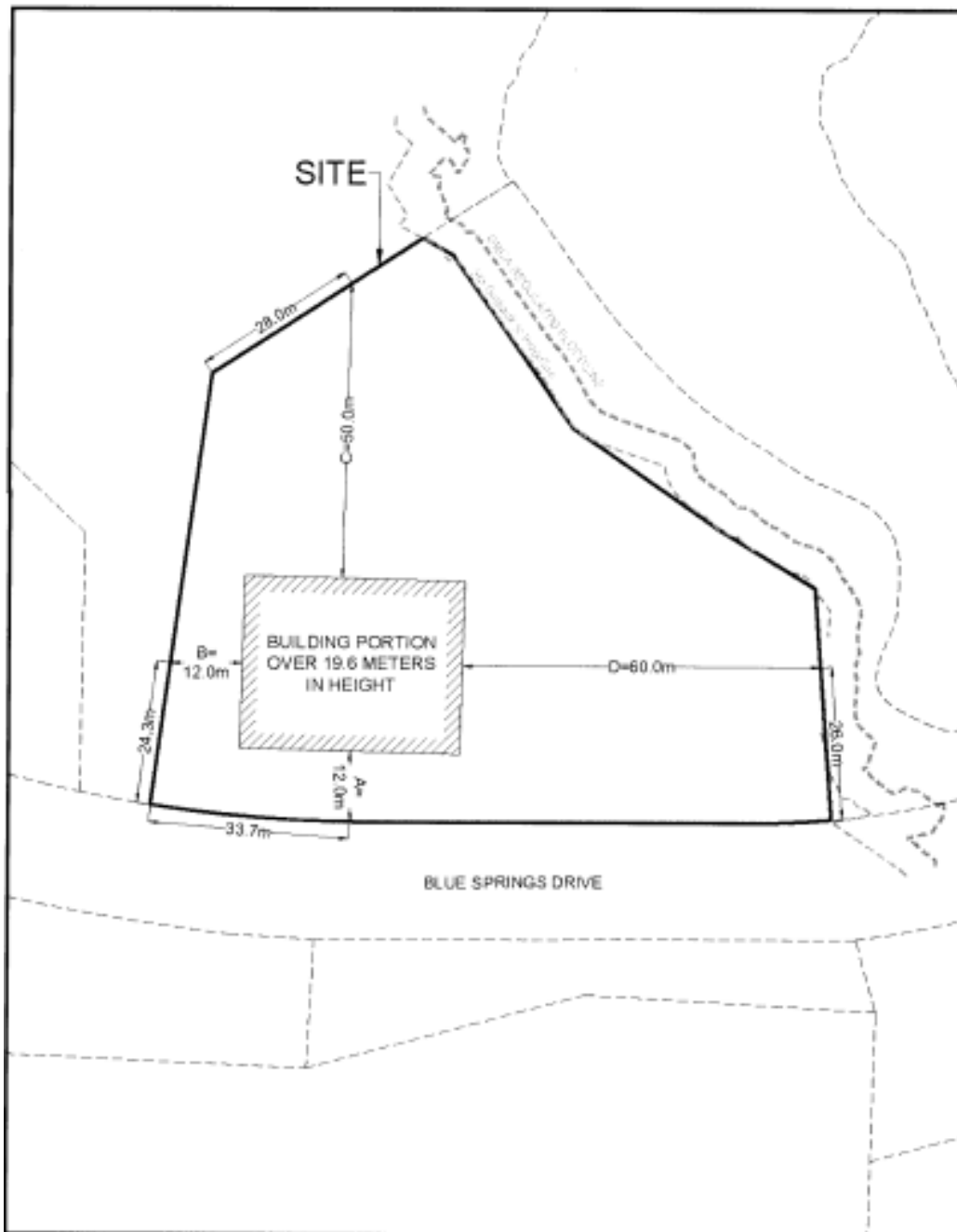
- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply:
- i. A minimum of 75% of the FRONT BUILDING FACADE shall be within a 7.6 metres of the STREET LINE;
  - ii. The minimum REAR YARD SETBACK shall be 3.0 metres;
  - iii. The minimum height of the FIRST STOREY shall be 3.6 metres;
  - iv. The maximum BUILDING HEIGHT shall be 52 metres;
  - v. Any portion of the BUILDING above a BUILDING HEIGHT of 19.6 metres shall be set back at least
  - vi. 12 metres from the front line measured at Point A on Schedule 'C' attached hereto;
  - vii. 12 metres from the side lot line measured at Point B on Schedule 'C' attached hereto;
  - viii. 50 metres from the rear lot line measured at Point C on Schedule 'C' attached hereto;
  - ix. 60 metres from the side lot line measured at Point D on Schedule 'C' attached hereto;
  - x. Any portion of a building above a BUILDING HEIGHT of 19.6 metres shall have a maximum gross floor area of 850 square metres with a maximum horizontal dimension of 30 metres;
  - xi. Any portion of the building above a BUILDING HEIGHT of 7.5 metres shall be stepped back at least 3 metres from the lower building façade, excluding the northwest corner of the TOWER and the east side of the PODIUM;
  - xii. There shall be a minimum setback of 10.0 metres from the side lot line measured at Point D on Schedule 'C' attached hereto;
  - xiii. The maximum density shall be 381 bedrooms per hectare and 233 units per hectare;
  - xiv. Section 6.8.2 of By-law 2018-050 shall not apply, thereby allowing a circular driveway.
  - xv. Notwithstanding anything to the contrary, the use of the circular driveway shall be restricted to temporary drop-off and pick-up, and not vehicle parking;

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## Schedule 'C'

This is Schedule 'C' to By-law No.2019-029 passed this 24<sup>th</sup> day of June, 2019.



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| Exception | Address         | Zoning | File Reference      |
|-----------|-----------------|--------|---------------------|
| C219      | 651 Colby Drive | C5-81  | 2018-041<br>Z-18-08 |

Location: 651 Colby Drive  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding Anything to the contrary, the following additional uses shall be added to section 8.7.1.1 of By-law No. 2018-050 for 651 Colby Drive only:
- PHARMACEUTICAL DISPENSARY
  - PERSONAL SERVICE SHOP
  - PHOTOGRAPHY STUDIO
  - VARIETY STORE
- b) For the purpose of this By-law, Pharmaceutical Dispensary means a small retail outlet, to a maximum 465 square metres, where the primary business is the dispensing of drugs prescribed by a HEALTH PRACTITIONER. Dispensing shall only be undertaken by a pharmacist registered with the Ontario College of Pharmacists. Includes ancillary retailing of medical devices, medical supplies, non-prescription drugs, and non-prescription medicines. Includes ancillary teaching and training related to pharmacy, and ancillary convenience retail. Excludes a DRUG STORE.
- c) Notwithstanding anything to the contrary, a Pharmaceutical Dispensary shall be limited to a maximum BUILDING FLOOR AREA of 465 square metres.

# CITY OF WATERLOO

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| Exception | Address                   | Zoning   | File Reference      |
|-----------|---------------------------|----------|---------------------|
| C220      | 300 Northfield Drive East | 70-E1-27 | Z-18-13<br>2018-042 |

Location: 300 Northfield Drive East  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) In regard to subsections b) and c) of Exception C116 of By-law 2018-050, the holding (H) symbol shall be removed from the lands municipally known as 300 Northfield Drive East.



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| Exception | Address  | Zoning               | File Reference       |
|-----------|--|----------------------|----------------------|
| C221      | 80 King Street South &<br>87 Regina Street South | (H)U1-16<br>(H)U1-81 | 2018-044<br>2019-032 |

Location: 80 King Street South & 87 Regina Street South  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) The holding prefix (H) means the lands are zones as a "Holding Provision Area" for which the following applies;
- i. The lands comprising **Area A** shall not be developed or used for any purpose, save and except a commercial building containing non-sensitive uses permitted in the Uptown Commercial Core (U1) zone, until the holding provision is removed. For the purposes of this provision, "sensitive uses" means:
- DWELLING UNITS
  - CHILD CARE CENTRE
  - MUNICIPAL RECREATIONAL FACILITY
  - ASSISTED LIVING FACILITY
  - LONG TERM CARE FACILITY
- ii. The holding provision applied to **Area A** shall not be removed until the owner has:
- A. Provided written evidence, to the satisfaction of the REGION and the CITY, that a Record of Site Condition has been accepted by the Province of Ontario.
- ii. The lands comprising **Area B** shall not be developed or used for any purpose, save and except a surface parking lot, until the holding provision is removed.
- iii. The holding provision applied to **Area B** shall not be removed until the owner has:
- A. Provided written evidence, to the satisfaction of the REGION and the CITY, that a Record of Site Condition has been accepted by the Province of Ontario for sensitive use(s) as defined by Ontario Regulation 153/04.
- B. Submitted a Safe Access Route Plan for the proposed development and secured the requirements of the Safe Access Route Plan, to the satisfaction of the Grand River Conservation Authority and the CITY in consultation with the REGION. The Safe Access Route Plan shall be in accordance with the applicable policies of the CITY'S Official Plan.
- C. Submitted an Emergency Response / Fire Plan for the proposed development, to the satisfaction of the CITY and the REGION.
- D. Submitted a detailed BUILDING CODE Compliance Analysis for the proposed development that demonstrates compliance with the BUILDING CODE with respect to development within floodplains, including exiting to safe access, to the satisfaction of the CITY.
- E. Demonstrated, to the satisfaction of the REGION and the CITY, that the development complies with the Ministry of the Environment and Climate Change's Environmental Noise Guideline NPC-

# CITY OF WATERLOO

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300, or its successor, relating to Stationary Noise, and that the recommended mitigation measures have been secured by a registered agreement between the Owner and the CITY and/or REGION, as required, under the provisions of the PLANNING ACT.

- iv. Notwithstanding anything to the contrary, the following site-specific zoning provisions shall apply:
- A. Notwithstanding anything to the contrary, **Area A** and **Area B** shall be considered one for the purposes of density. For clarity, density permitted in **Area A** may be located in **Area B**, and density permitted in **Area B** may be located in **Area A**.
  - B. Notwithstanding anything to the contrary, the maximum permitted density shall be 750 BEDROOMS per hectare in **Area A** and **Area B** combined.
  - C. Notwithstanding anything to the contrary, **Area A** and **Area B** shall be considered one for the purposes of calculating PARKING. For clarity, PARKING required in **Area A** may be located in **Area B**, and PARKING required in **Area B** may be located in **Area A**.
  - D. Notwithstanding anything to the contrary, PARKING shall be provided as follow:
    1. A minimum 1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA for commercial and institutional uses, exclusive of the EXISTING BUILDING FLOOR AREA in **Area A** which shall require zero (0) PARKING SPACES.
    2. Notwithstanding section 1.2.4.1, zero (0) PARKING SPACES shall be required for commercial and institutional uses in **Area B** provided the total BUILDING FLOOR AREA devoted to the commercial and institutional uses does not exceed 300 square metres.
    3. A minimum 0.55 PARKING SPACES per DWELLING UNIT.
    4. A minimum 0.5 BICYCLE PARKING SPACES per DWELLING UNIT.
  - E. Notwithstanding anything to the contrary, building services, DWELLING UNITS, and habitable floor space shall be located above the REGULATORY FLOOD elevation as determined by the Grand River Conservation Authority. For the purposes of this provision, "habitable floor space" shall be defined as the floor area of a building suitable for habitation including a bedroom, living room, dining room, family room, study, den, and any room integral for habitation such as a kitchen and bathroom. Habitable floor space excludes building floor area devoted to commercial and institutional uses.
  - F. Notwithstanding anything to the contrary, the following USES are prohibited in **Area A** and **Area B**:
    - nursery school
    - hospital
    - LONG TERM CARE FACILITY
    - ASSISTED LIVING FACILITY
    - CHILD CARE CENTRE
    - SCHOOL
    - fire, police, and ambulance stations
    - electrical substations
    - land uses associated with the disposal, manufacturing, treatment,

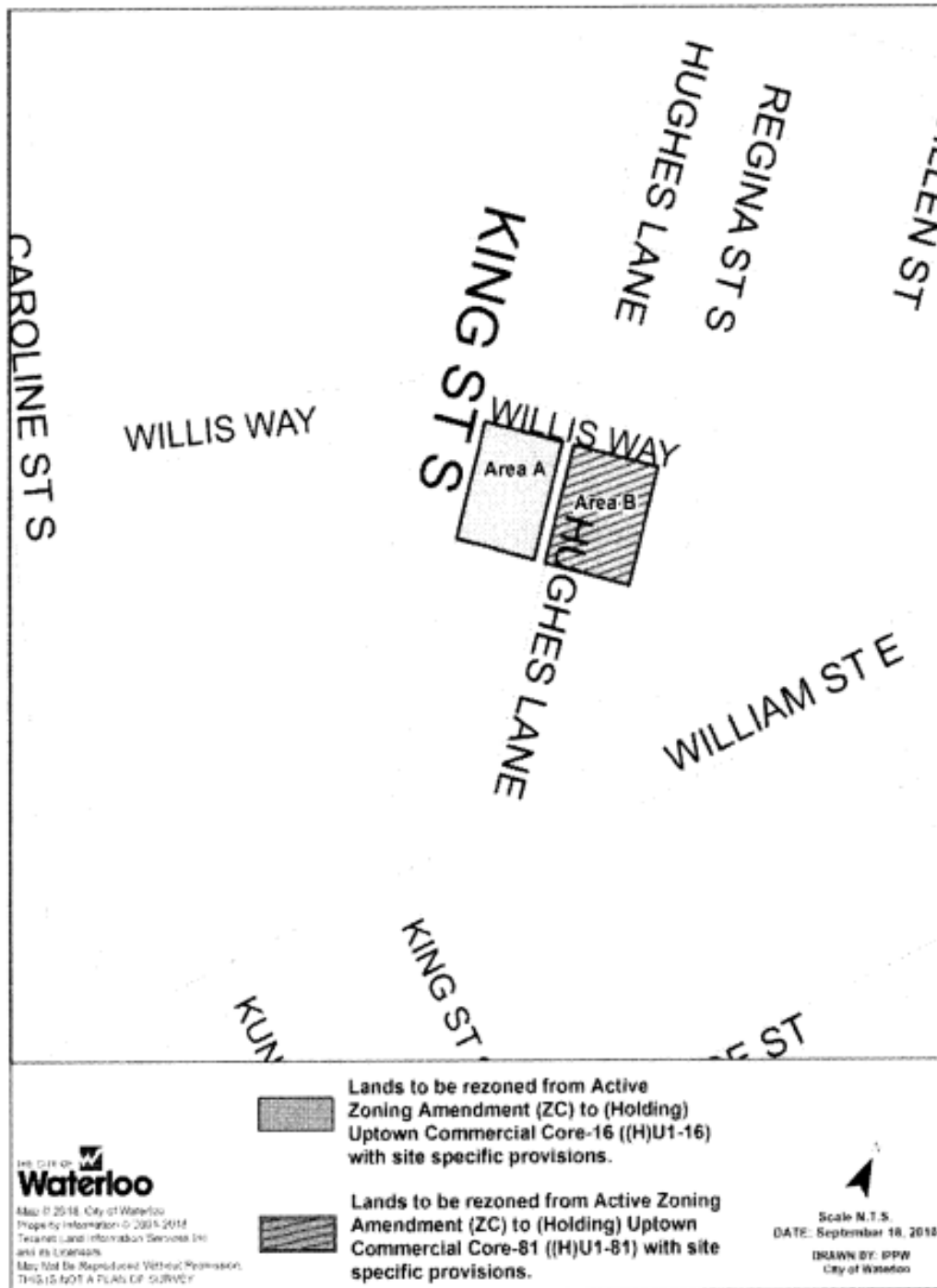
# CITY OF WATERLOO

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- storage of HAZARDOUS SUBSTANCES
- G. Notwithstanding anything to the contrary, the following regulations shall apply to **Area A**:
1. STREET LINE setback (minimum): 0 metres
  2. LANE setback (minimum): 0 metres, including for an elevated bridge connection from **Area A** to **Area B**
  3. Setback from southerly LOT LINE (minimum): 0 metres
  4. BUILDING HEIGHT (maximum): 16 metres
- H. Notwithstanding anything to the contrary, the following regulations apply to **Area B**:
1. STREET LINE setback (minimum): 0 metres
  2. LANE setback (minimum):
    - (a.) first storey: 1.1 metres
    - (b.) PODIUM above the first storey: 0.5 metres
    - (c.) elevated bridge connection from **Area B** to **Area A**: 0 metres
  3. Setback from southerly LOT LINE (minimum): 4.5 metres, excluding an elevated bridge connection from **Area B** to 99 Regina St S which shall have a minimum 0 metre setback
  4. BUILDING HEIGHT (maximum): 81 metres
  5. TOWER STEPBACK from PODIUM façade (all storeys of tower):
    - (a.) from Willis Way PODIUM façade (minimum): 3 metres
    - (b.) from Regina Street PODIUM façade (minimum): 5 metres
    - (c.) from Hughes Lane PODIUM façade (minimum): 1 metre
    - (d.) from southerly PODIUM façade (minimum): 0 metres
  6. Notwithstanding anything to the contrary, Section 6.3.1 and the regulations contained in Table 8B of the U1 zone shall not apply.

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Image 1: Site Specific C221



# CITY OF WATERLOO

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| Exception | Address             | Zoning | File Reference      |
|-----------|---------------------|--------|---------------------|
| C222      | 924 Erb Street West | C5-40  | 2018-052<br>Z-18-11 |

Location: 924 Erb Street West  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) In regard to subsections g) of Exception C122 of By-law 2018-050, the holding (H) symbol shall be removed from the lands municipally known as 924 Erb Street West.

# CITY OF WATERLOO

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| Exception | Address                        | Zoning | File Reference      |
|-----------|--------------------------------|--------|---------------------|
| C223      | 46, 48, 50 Hickory Street West | RN-6   | 2018-058<br>Z-18-15 |

Location: 46, 48, 50 Hickory Street West  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) In regard to subsection 7.11.17 of Residential Northdale Six (RN-6) zone in By-law 2018- 050, the holding (H) symbol shall be removed from the lands municipally known as 46, 48, 50 Hickory Street West.

# CITY OF WATERLOO

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| Exception | Address           | Zoning | File Reference      |
|-----------|-------------------|--------|---------------------|
| C224      | 256 Lester Street | RN-12  | 2018-060<br>Z-18-16 |

Location: 265 Lester Street  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) In regard to subsection 7.13.17 of By-law 2018-050, the holding (H) symbol shall be removed from the lands municipally known as 254, 256, 258 Lester Street, and therefore, be rezoned from "(Holding) Residential Northdale Twelve ((H)RN-12)" to "Residential Northdale Twelve (RN-12)".

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| Exception | Address           | Zoning | File Reference      |
|-----------|-------------------|--------|---------------------|
| C225      | 239 Albert Street | RN-12  | 2019-022<br>Z-19-02 |

Location: 239 Albert Street  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) In regard to subsection 7.13.17 of By-law 2018-050, the holding (H) symbol shall be removed from the lands municipally known as 229, 231, 235, 239, 249 Albert Street, and therefore, be rezoned from "(Holding) Residential Northdale Twelve ((H)RN-12)" to "Residential Northdale Twelve (RN-12)".



# CITY OF WATERLOO

| Exception | Address                                 | Zoning | File Reference                  |
|-----------|---|--------|---------------------------------|
| C226      | 635 Erb Street West & 12 Westhill Drive | RMU-40 | 2019-043<br>2020-066<br>Z-17-21 |

Location: 635 Erb Street West & 12 Westhill Drive  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional USES shall be permitted on the lands identified as "635 Erb St W & 12 Westhill Drive" on Image 1:
- TOWNHOUSE BUILDING;
  - FREEHOLD TOWNHOUSE BUILDING;
  - STACKED TOWNHOUSE DWELLING;
- b) Notwithstanding anything to the contrary, the following site specific regulations shall apply:
- A minimum setback of 5.0 metres from the westerly LOT LINE between Westhill Drive and Erb Street West;
  - A minimum LOW RISE RESIDENTIAL LOT LINE setback of 5.0 metres;
  - The maximum BUILDING HEIGHT shall be 40 metres and 13 storeys for the lands identified as "Area 'A'" on Image 1;
  - The maximum building height shall be 16 metres and 4 storeys for the lands identified as "Area 'B'" on Image 1;
  - A minimum FIRST STOREY height of 3.6 metres for an APARTMENT BUILDING, MIXED USE BUILDING, LONG TERM CARE FACILITY, ASSISTED LIVING FACILITY;
  - The minimum TOWER setback from the westerly LOT LINE between Westhill Drive and Erb Street West shall be 5.0 metres.
  - The minimum TOWER STEPBACK above the PODIUM, including balconies, shall be 1.5 metres along the FLANKAGE [Erb Street West] BUILDING FACADE only, and shall not be required along the FRONT [Westhill Drive] BUILDING FACADE;
  - The maximum Horizontal TOWER Dimension shall be 42 metres, except as specified in regulation b)ix. herein;
  - The maximum Horizontal TOWER Dimension for the portion of a building generally perpendicular to Erb Street West shall be 40 metres, but shall be permitted to increase to a maximum 60 metres provided that the minimum TOWER Separation (measured from the exterior face of the building, including balconies) increases by a minimum 1metre for every additional metre of Horizontal TOWER Dimension length beyond 40 metres;
  - The maximum TOWER Footprint shall be 1,300 square metres;

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- xii. There shall be a maximum of two TOWERS permitted on the lands identified as "Area 'A'" on Image 1.
- xiii. Notwithstanding anything to the contrary, Section 6.8.5 shall not apply to buildings on the lands identified as "Area 'B'" on Image 1;  
  
[Note: This regulation prohibits a driveway in front of any habitable floor space on the first storey of a building.]
- xiv. Notwithstanding anything to the contrary, Section 7.10.4 shall not apply to buildings on the lands identified as "Area 'B'" on Image 1;  
  
[Note: This is a requirement for a front entrance at grade along the front facade of the building.]
- xv. Notwithstanding anything to the contrary, Section 7.10.12 shall not apply to buildings on the lands identified as "Area 'B'" on Image 1;  
  
[Note: This is a requirement for the regulations of the Residential Eight (R8) zone to apply to townhouse buildings, freehold townhouse buildings, and stacked townhouse buildings.]
- xvi. Where two or more abutting LOTS under the same ownership are comprehensively development as one parcel of land, the common LOT LINES of the LOTS are hereby deemed not to be LOT LINES for the purpose of zoning provided the development complies with all applicable zoning regulations relative to the consolidated development parcel as if it was one LOT;
- xvii. In the event of any future subdividing of the lands through severance and/or the registration or phasing of a Plan of Condominium pursuant to the Planning Act, the common LOT LINES of the LOTS are hereby deemed not to be LOT LINES for the purpose of zoning provided the lands shown on Image 1 as "635 Erb Street West & 12 Westhill Drive" complies with all applicable zoning regulations as if it was one LOT.
- xviii. A Holding (H) Symbol shall be applied to the lands identified as "635 Erb Street West & 12 Westhill Drive" as shown on Image 1;
- xix. Prior to the passing of a by-law to remove the holding (H) symbol, permitted uses on the lands shall be restricted to those uses that actually and lawfully existed on the lands on the day before the date of passing of this by-law;
- xx. Prior to passing of a by-law to remove the holding (H) symbol, and prior to issuance of a building permit, the owner of the lands shall submit a detailed Noise Study and Scoped Transportation Impact Study to the satisfaction of the City of Waterloo and the Regional Municipality of Waterloo:
  - A. The detailed Noise Study shall evaluate stationary noise impacts both on the proposed development and emanating from the proposed development. All buildings on the site, and mechanical equipment thereto, shall be acoustically designed to achieve all Ministry of the Environment and Climate Change noise level objectives on- and off-site. The study shall be conducted when grading plans,

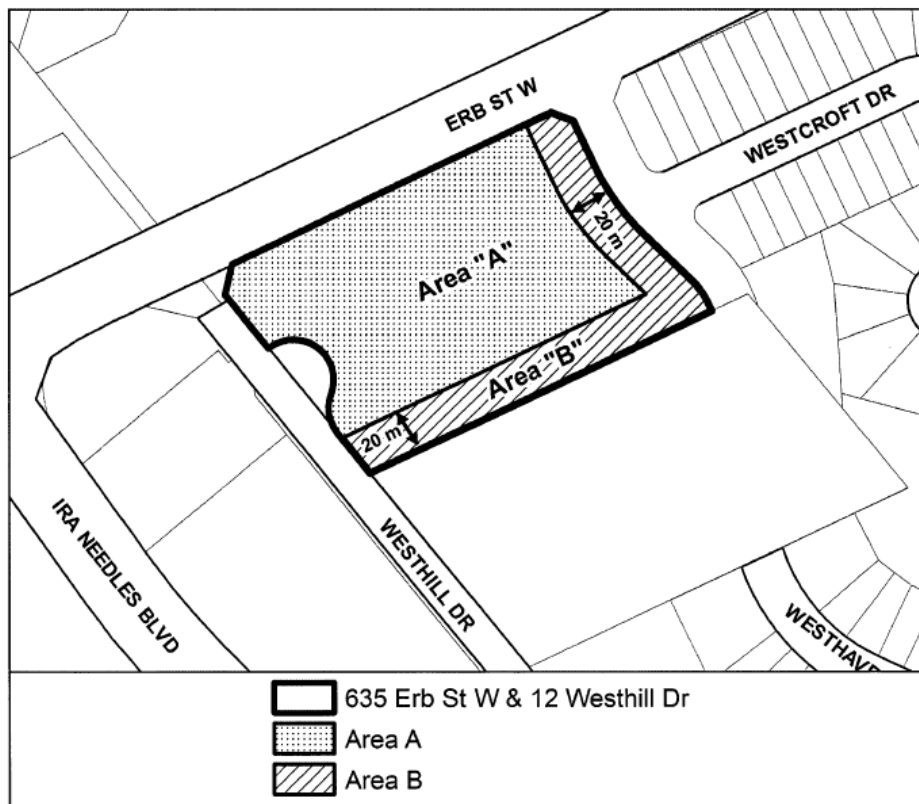
# CITY OF WATERLOO

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elevations and floor plans are available. The Owner shall implement the recommendations of the approved study, and shall enter into an agreement (with the City and/or Region, as required) under the provisions of the Planning Act;

- B. The detailed Scoped Transportation Impact Study shall evaluate transportation impacts from the development, including vehicular traffic impacts on surrounding lands and road networks, and active transportation impacts and demands, to the satisfaction of the City of Waterloo in consultation with the Regional Municipality of Waterloo. The study shall be based on updated traffic counts that reflect existing and planned conditions (including the proposed development), and forecasted conditions under a minimum 10 year horizon. Without limiting the foregoing, the study shall include an analysis of: (a) transportation impacts on surrounding low rise residential lands and streets; (b) safety related to active transportation infrastructure in proximity to the site; (c) the driveway for the site relative to Westhill Drive; (d) impacts on 7 Westhill Drive (including the Westhill Drive driveway, internal private road network, and emergency access); and (e) pedestrian connections to the north side of Erb Street West. The development plans shall be confirmed prior to undertaking the scoped Transportation Impact Study. The Owner shall demonstrate how the recommendations of the study will be implemented to the satisfaction of the City.

Image 1: Site Specific C226



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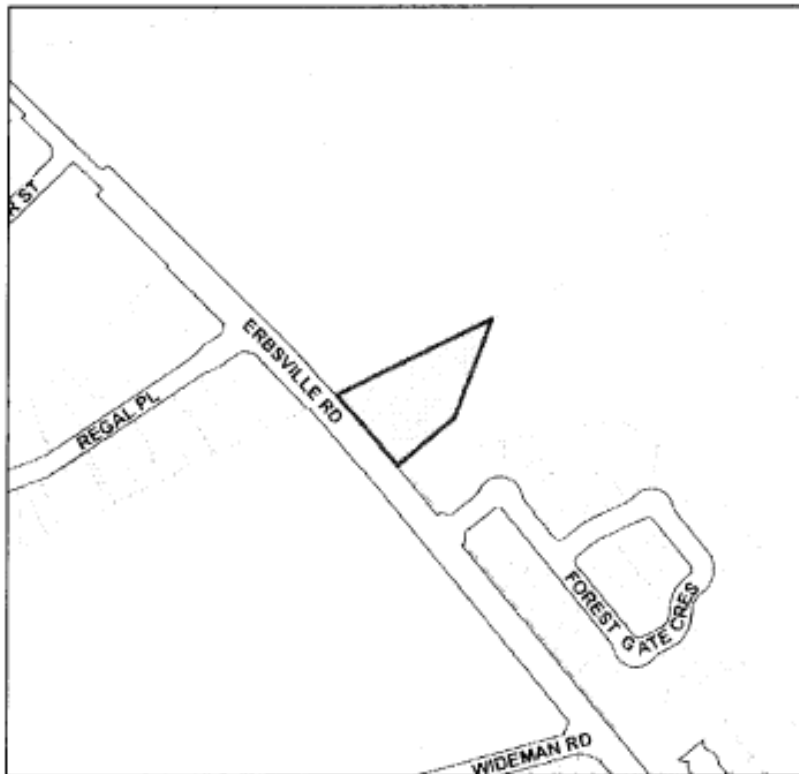
| Exception | Address            | Zoning | File Reference                      |
|-----------|--------------------|--------|-------------------------------------|
| C227      | 672 Erbsville Road | (H)R8  | 2019-032<br>OMB Z9000268<br>Z-19-01 |

Location: 672 Erbsville Road  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) A holding (H) symbol shall be applied to the subject lands identified on Image 1 hereto. Notwithstanding anything to the contrary, no PERSON shall erect, alter, enlarge, reconstruct, or use any BUILDING, or STRUCTURE in whole or in part on the lands for any purpose until such time as the holding (H) symbol is removed, with the exception of an EXISTING USE. Prior to the passing of a BY-LAW to remove the holding (H) symbol, the owner of the lands shall satisfy the following criteria:
  - i. Verification of sufficient servicing capacity ("Sanitary Sewer and/or Pumping Station/Forcemain") to fully service the lands.

Image 1: Site Specific C227



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| Exception | Address                | Zoning | File Reference      |
|-----------|------------------------|--------|---------------------|
| C228      | 619 Wild Ginger Avenue | RMU-20 | 2019-032<br>Z-19-01 |

Location: 619 Wild Ginger Avenue  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following additional USES are hereby added to section 7.10.1.5 for the lands known municipally as 619 Wild Ginger Avenue only:
- Art Gallery
  - ARTIST STUDIO (CLASS A)
  - COMMERCIAL SCHOOL
  - RETAIL STORE (excluding DEPARTMENT STORES, Home Improvement Stores, Automotive Supply Stores)

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| Exception | Address             | Zoning | File Reference      |
|-----------|---------------------|--------|---------------------|
| C229      | 460 Erb Street West | C4-40  | 2019-032<br>Z-19-01 |

Location: 460 Erb Street West  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional regulations shall apply to the lands known municipally at 460 Erb Street West:
  - i. BUILDING HEIGHT (maximum) 380 metres above sea level and 4 storeys.
  - ii. PARKING SPACES (Non-residential) (minimum) 4 per 100 square metres of BUILDING FLOOR AREA.

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| Exception | Address               | Zoning | File Reference      |
|-----------|-----------------------|--------|---------------------|
| C230      | 185 King Street North | RMU-81 | 2019-039<br>Z-17-09 |

Location: 185 King Street North  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, Ancillary uses shall be restricted to the following uses:
  - CAFÉ
  - RESTAURANT
  - TAKE-OUT RESTAURANT
- b) Notwithstanding anything to the contrary, Ancillary uses shall be restricted to the first STOREY and shall be a maximum 74 square metres in size collectively.
- c) Notwithstanding anything to the contrary, the following parking rates shall apply:
  - i. Residential (minimum) - 0.83 PARKING SPACES per dwelling unit;
  - ii. Visitor (minimum) - 0.1 PARKING SPACES per dwelling unit;
  - iii. CAFE (minimum) - 2.7 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA;
  - iv. RESTAURANT (minimum) - 2.7 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA;  
and
  - v. RESTAURANT, TAKE-OUT (minimum) - 2.7 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.
- d) Notwithstanding anything to the contrary, the minimum width of a PARKING SPACE shall be 2.8 metres where a 90° PARKING SPACE abuts a wall or column on one side or both sides.
- e) Notwithstanding anything to the contrary, section 6.4 (Accessible Parking) of Zoning By-law 2018-050 shall continue to apply.
- f) Notwithstanding anything to the contrary, a minimum common AMENITY AREA of 130 square metres shall be required within the EXISTING BUILDING.

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| Exception | Address  | Zoning | File Reference      |
|-----------|--|--------|---------------------|
| C232      | 84, 86 Hickory Street West &<br>284, 286 Albert Street | RN-6   | 2019-061<br>Z-18-05 |

Location: 84, 86 Hickory Street West & 284, 286 Albert Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the maximum FLANKAGE YARD setback shall be 7 metres from Hemlock Street.
- b) Notwithstanding anything to the contrary, a minimum at-grade LANDSCAPE OPEN SPACE of 20% of the lot area shall be provided, provided that the at-grade LANDSCAPE OPEN SPACE area combined with the rooftop garden area equal at least 30% of the lot area.
- c) Notwithstanding anything to the contrary, no LOADING SPACES shall be required.
- d) Notwithstanding anything to the contrary, up to 2 units, fronting onto Hickory Street West, containing loft spaces shall have a minimum ground floor storey height of 2.6 metres provided that the floor area of the loft space is limited to 55% of the unit's ground floor area.
- e) Notwithstanding anything to the contrary, up to 2 units, fronting onto Hickory Street West, containing loft spaces shall have a minimum ground floor storey height of 3.55 metres provided that the floor area of the loft space is limited to 55% of the unit's ground floor area.
- f) Notwithstanding anything to the contrary, the loft space may be partially enclosed provided that a half wall is maintained for a minimum 50% of the interface between the loft space and the rest of the unit.
- g) Notwithstanding anything to the contrary, the maximum number of bedrooms per hectare shall be 497.
- h) Notwithstanding anything to the contrary, the maximum number of bedrooms shall be 143.
- i) The maximum density described in sections g. and h. shall be permitted provided the owner enters into a Development Agreement with the City of Waterloo pursuant to Section 37 of the Planning Act to secure the facilities, services and matters referred to below. The Agreement shall be registered against the title of the subject lands to which this by-law applies in the manner and to the extent specified in such Agreement. The details of the facilities, services and matters to be provided shall be contained in the Section 37 Agreement. The owner of the subject lands, at the owner's expense and in accordance with and subject to the Section 37 Agreement, shall provide the following facilities, services and matters to the satisfaction of the City of Waterloo, in exchange for the increase in density specified in sections 2.g. and 2.h.:
  - i. The financial contribution of \$100,000 to the City for public art and ongoing maintenance of public art, as defined by the City, within parks or other public spaces in the Northdale Neighbourhood, provided further that first consideration for the provision of public art shall be given to the public park located at the northeast corner of Hickory Street West

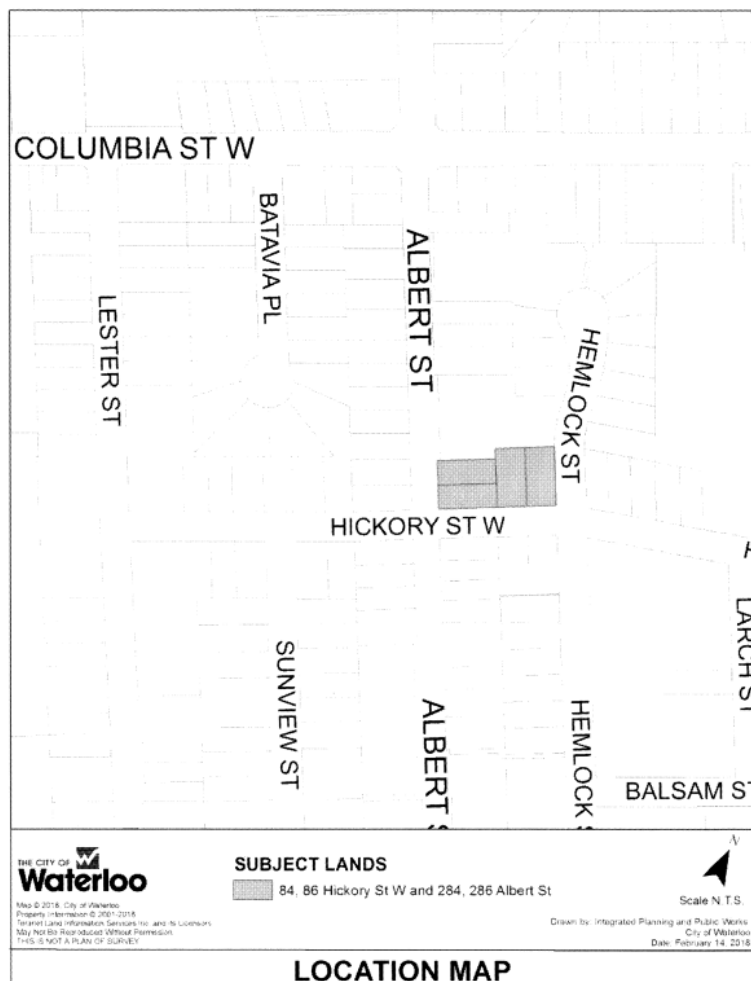


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- and Hemlock Street.
- ii. The City's Affordable Housing Grant Program. The financial contribution shall be equal to, but not less than \$291,000 to the City's Affordable Housing Grant Program.
  - iii. The Community Hub development. The financial contribution shall be equal to, but not less than \$100,000. More specifically, the funds are to be directed towards the implementation/development of the Community Hub.
  - iv. The University Gateway Project. The financial contribution shall be equal to, but not less than \$400,000. The funds are to be directed towards the implementation of the streetscape design, including but not limited to enhanced wayfinding signs, public art, landscaping, active transportation infrastructure, lighting and branding. More specifically, the funds are to be generally utilized within the portion of the project on University Avenue West between King Street and Phillip Street.

Image 1: Site Specific C232



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| Exception | Address   | Zoning                | File Reference                |
|-----------|---|-----------------------|-------------------------------|
| C233      | 928. 960. 980 Erb Street West, &<br>975 Columbia Street West &<br>100 The Wilmot Line | E1-27<br>C3-20<br>OS1 | 2020-010<br>OPA 24<br>Z-18-17 |

Location: 928.960. 980 Erb Street West, 975 Columbia Street West & 100 The Wilmot Line  
as shown on Schedule 'C1' to this BY-LAW.

The following Site Specific Regulations shall apply to all lands and identified as **Limits of Subject Property**, as shown on Image 1:

- a) Notwithstanding anything to the contrary, the following regulations shall apply:
  - i. Impervious Coverage (maximum): 80%.
  - ii. BUILDING setback from lands zoned OS1 (minimum): 5.0 metres
  - iii. BUILDING setback from the Wilmot Line STREET LINE (minimum): 30 metres  
For the purpose of (a) (iii), the STREET LINE shall be measured as the easterly limit of the Wilmot Line STREET right of way.
- b) Notwithstanding anything to the contrary, a DRIVE-THROUGH shall be prohibited.

The following Site Specific Regulations shall apply to the lands zoned Convenience Commercial (C3-20) and identified as **Area 1**, as shown on Image 1:

- a) Notwithstanding anything to the contrary, in addition to those USES permitted in the C3 zone the following complementary USES shall be permitted:
  - CATERING ESTABLISHMENT (including the retail sale of products produced on site to a maximum of 25% of the total floor space of the Catering Establishment use)
  - MICROBREWERY
- b) Notwithstanding anything to the contrary, the following USES shall be prohibited:
  - DWELLING UNITS
  - ASSISTED LIVING FACILITY
  - LONG TERM CARE FACILITY
  - AUTOMOBILE GAS STATION
- c) Notwithstanding anything to the contrary, the following regulations shall apply to CHILD CARE CENTRES:
  - i. That a holding (H) symbol shall be applied to the lands and that no person shall use in whole or in part any lands for a CHILD CARE CENTRE use until such time as the holding (H) symbol is removed.
  - ii. Prior to the passing of a By-law to remove the holding (H) symbol, the owner of the lands shall prepare a Land Use Compatibility Study and demonstrate compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses", to the satisfaction of the CITY and REGION
- d) Notwithstanding anything to the contrary, the following regulations shall apply:

# CITY OF WATERLOO

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- i. LOT AREA (maximum): 1.2 hectares
- ii. BUILDING HEIGHT (maximum): 20 metres
- iii. BUILDING HEIGHT (minimum): 5 metres
- iv. Total Ground Floor BUILDING FLOOR AREA (maximum): 3,000 square metres

The following Site Specific Regulations shall apply to the lands zoned Business Employment One (E1-27) and identified as **Area 2**, as shown on Image 1:

- a) Notwithstanding anything to the contrary, in addition to those USES permitted in the E1 zone the following primary USES shall be permitted:
  - i. MUNICIPAL RECREATION FACILITY
  - ii. PARKLAND
- b) Notwithstanding anything to the contrary, in addition to those USES permitted in the E1 zone the following complementary USES shall be permitted:
  - CHILD CARE CENTRE
- c) Notwithstanding anything to the contrary, the following regulations shall apply to CHILD CARE CENTRES:
  - i. That a holding (H) symbol shall be applied to the lands and that no person shall use in whole or in part any lands for CHILD CARE CENTRE until such time as the holding (H) symbol is removed.
  - ii. Prior to the passing of a By-law to remove the holding (H) symbol, the owner of the lands shall prepare a Land Use Compatibility Study and demonstrate compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses", to the satisfaction of the CITY and REGION
- d) Notwithstanding anything to the contrary, the following regulations shall apply:
  - i. BUILDING HEIGHT (maximum): 27 metres
  - ii. BUILDING HEIGHT (minimum): 2 storeys

The following Site Specific Regulations shall apply to the lands zoned Business Employment One (E1-27) and identified as **Area 3**, as shown on Image 1:

- a) Notwithstanding anything to the contrary, in addition to those USES permitted in the E1 zone the following primary USES shall be permitted:
  - ARTIST STUDIO (CLASS B)
  - LIGHT INDUSTRIAL ASSEMBLY
  - LIGHT INDUSTRIAL MANUFACTURING
  - LIGHT INDUSTRIAL PROCESSING
  - MICROBREWERY
  - MUNICIPAL RECREATION FACILITY
  - PARKLAND
- b) Notwithstanding anything to the contrary, the following USES shall be prohibited:
  - CHILD CARE CENTRE

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- TRANSPORTATION SERVICE
- c) Notwithstanding anything to the contrary, the following regulations shall apply to ALTERNATIVE EDUCATION CENTRE, PARKLAND and MUNICIPAL RECREATION FACILITY:
  - i. That a holding (H) symbol shall be applied to the lands and that no person shall use in whole or in part any lands for ALTERNATIVE EDUCATION CENTRE, PARKLAND and/or MUNICIPAL RECREATION FACILITY until such time as the holding (H) symbol is removed.
  - ii. Prior to the passing of a By-law to remove the holding (H) symbol, the owner of the lands shall:
    - A. Provide to the CITY verification from the REGION and/or the Province of Ontario that the owner has completed a Record of Site Condition; or
    - B. Obtain written confirmation from the REGION and/or Province of Ontario that a Record of Site Condition is deemed not to be required.

The following Site Specific Regulations shall apply to lands zoned Business Employment One (E1-27) and identified as **Area 4**, as shown on Image 1:

- a) Notwithstanding anything to the contrary, in addition to those USES permitted in the E1 zone the following primary USES shall be permitted:
  - ARTIST STUDIO (CLASS B)
  - CUSTOM SERVICE SHOP
  - INDUSTRIAL ASSEMBLY
  - INDUSTRIAL MANUFACTURING
  - INDUSTRIAL PROCESSING
  - MAKERSPACE (CLASS B)
  - PHARMACEUTICAL INDUSTRY
- b) Notwithstanding anything to the contrary, the following USES shall be prohibited:
  - CHILD CARE CENTRE

The following Site Specific Regulations shall apply to the lands zoned Business Employment One (E1-27) and identified as **Area 6**, as shown on Image 1:

- a) Notwithstanding anything to the contrary, the following USES shall be prohibited:
  - CHILD CARE CENTRE

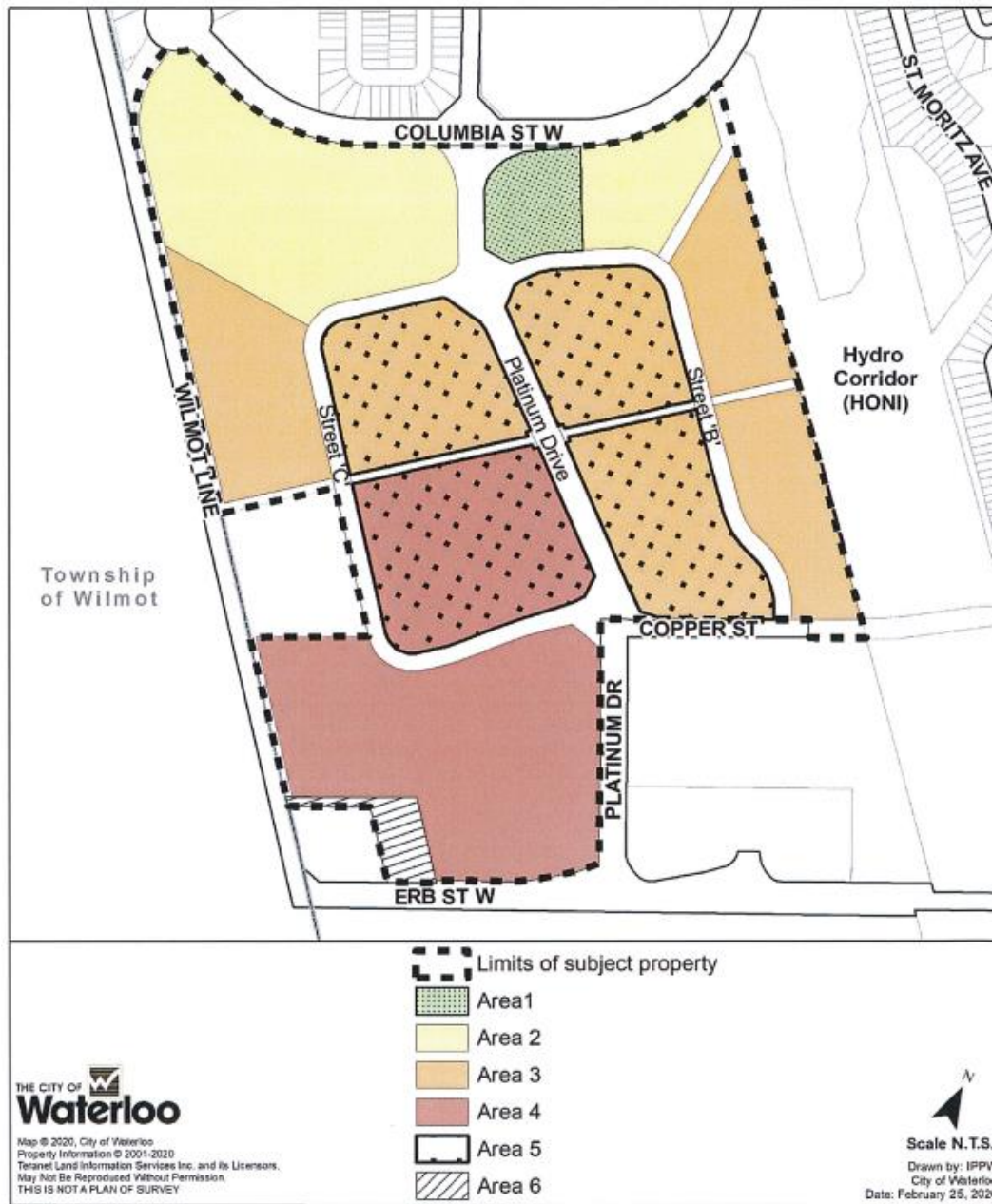
The following Site Specific Regulations shall apply to the lands zoned Business Employment One (E1-27) and identified as **Area 5**, as shown on Image 1:

- a) Notwithstanding anything to the contrary, in addition to those USES permitted in the E1 zone the following ancillary USES shall be permitted:
  - CULTURAL FACILITIES
  - PERSONAL BREWING ESTABLISHMENT
  - PERSONAL SERVICE SHOP
  - TEMPORARY FARMERS MARKET
- b) Notwithstanding anything to the contrary, the following regulations shall apply to permitted ancillary USES:
  - i. Ancillary USES collectively shall not exceed 20% of the BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING

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- ii. Ancillary USES specified in (q) above shall abut the Platinum Drive STREET LINE BUILDING FAÇADE

Image 1: Site Specific C233



# CITY OF WATERLOO

| Exception | Address                                    | Zoning | File Reference      |
|-----------|--|--------|---------------------|
| C234      | 262, 264, 268, 274, 276, 280 Albert Street | RN-6   | 2020-047<br>z-19-04 |

Location: 262, 264, 268, 274, 276, 280 Albert Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply:
- i. MEZZANINES:
    - A. "MEZZANINE" means an intermediate floor within a STOREY.
    - B. The floor area of a MEZZANINE of a non-residential USE shall be deemed to be BUILDING FLOOR AREA.
    - C. A MEZZANINE shall not be located adjacent to a STREET LINE BUILDING FAÇADE.
    - D. If the floor area of a MEZZANINE exceeds forty percent (40%) of the lower floor area of the unit in which it is located, it shall be considered as constituting an additional STOREY.
    - E. The MEZZANINE shall be open and unobstructed to the room below except for safety guards required by the BUILDING CODE and any enclosed space permitted by subsection a.i.f.) herein.
    - F. The floor area of the MEZZANINE may contain an enclosed space not exceeding ten percent (10%) of the floor area of the entire unit in which such MEZZANINE is located, provided the enclosed space does not obstruct the visual connection between the open floor area of the MEZZANINE and the room below.
  - ii. STREET LINE setback - Convertible Frontage (maximum)
    - A. 56% of the STREET LINE BUILDING FAÇADE within 5 metres of the STREET LINE along Albert Street
  - iii. DAYLIGHT TRIANGLE:
    - A. STOREYS three to six shall be permitted within the DAYLIGHT TRIANGLE along the Albert Street STREET LINE
  - iv. Density (maximum):
    - A. 222 BEROOMS
    - B. 566 BEDROOMS per hectare
    - C. The maximum density described above shall be permitted in accordance with an agreement authorized by Section 37 of the Planning Act, which requires the Owner to provide \$1,531,400 to the City of Waterloo for various community benefits, more specifically:
      - 1. A contribution of \$700,000 to the City's Affordable Housing Grant Program for the development of new affordable housing.
      - 2. A contribution of \$400,000 for a new pedestrian walkway in Northdale.
      - 3. A contribution of \$300,000 to the implementation of the Northdale Streetscape Master Plan.
      - 4. A contribution of \$131,400 to City community recreation facilities such as the Waterloo Memorial Recreation Centre and/or the Albert McCormick Community Centre.

# CITY OF WATERLOO

| Exception | Address   | Zoning | File Reference                |
|-----------|---|--------|-------------------------------|
| C235      | 164, 168 King Street South &<br>8 George Street | U2-30  | 2020-045<br>OPA 25<br>Z-18-18 |

Location: 164, 168 King Street South and 8 George Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific provisions shall apply to the lands identified as "Subject Property" (164 & 168 King Street South and 8 George Street), shown on Image 1 attached hereto:
- i. BUILDING HEIGHT (maximum):
    - A. 164 & 168 King Street South (lands identified on Image 1 attached hereto as "Area 'A'") – 8 storeys and 30 metres.
    - B. 8 George Street (lands identified on Image 1 attached hereto as "Area 'B'") – 3 storeys and 10 metres;
  - ii. Adjacent to a LOW RISE RESIDENTIAL LOT LINE the following regulations shall apply:
    - A. Southerly Property Line (164 King Street South) - The minimum average depth of the LANDSCAPED BUFFER shall be 2.0 metres and no less than 1.5 metres is permitted.
    - B. Easterly Property Line (8 George Street) - The minimum average depth of the LANDSCAPED BUFFER shall be 1.1 metres and no less than 0.9 metres is permitted.
    - C. Easterly Property Line (8 George Street) - The LANDSCAPED BUFFER shall contain plant material with no minimum height requirements.
  - iii. STREET LINE setback (minimum):
    - A. George Street - 4.0 metres to a BUILDING and 2.8 metres to a supporting column that is up to 1.0 metres in width.
    - B. King Street South (internal lane only) - 2.5 metres to a BUILDING and 1.0 metre to a supporting column that is up to 1.0 metres in width.
  - iv. Parking in front of BUILDING LINE:
    - A. King Street South (internal lane only) - Notwithstanding anything to the contrary, 1 parking space shall be permitted to project a maximum 0.8 metres ahead of the BUILDING LINE.
  - v. STRUCTURED PARKING:
    - A. Notwithstanding anything to the contrary, STRUCTURED PARKING shall be permitted within 15 metres of King Street South (internal lane only).
  - vi. Non-Residential Parking Rate (minimum):
    - A. 1 PARKING SPACE/100 square metres of building floor area shall apply to the following uses:
      - BUSINESS INCUBATOR
      - FINANCIAL SERVICES
      - GOVERNMENT USES
      - OFFICE
      - PERSONAL SERVICE SHOP
      - TECH OFFICE

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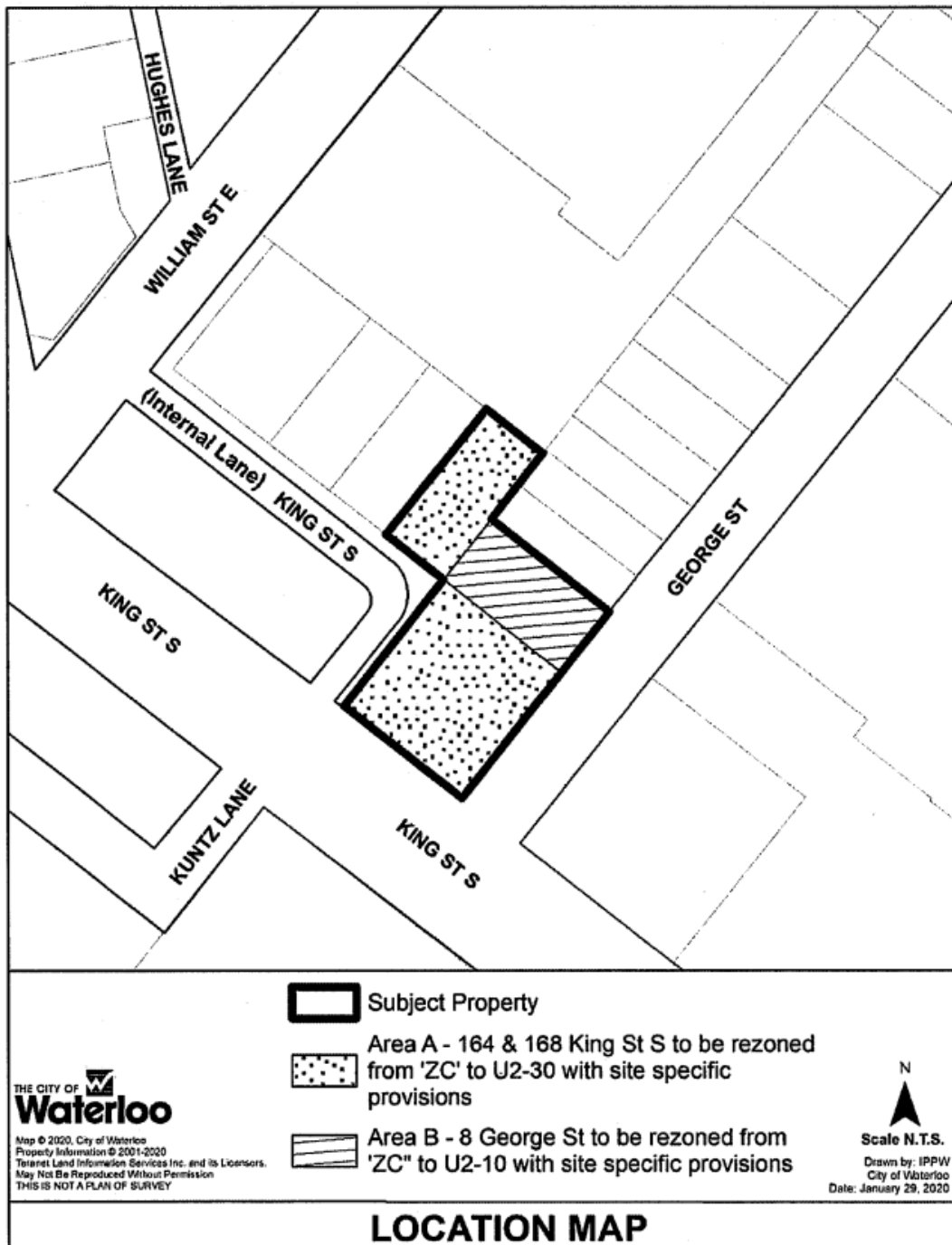
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- ARTIST STUDIO (CLASS 1)
  - COMMERCIAL WELLNESS
  - COMMUNITY CENTRE
  - INSTITUTION
  - MAKERSPACE (CLASS A)
  - BAKE SHOP
  - CAFÉ
  - COMMERCIAL SERVICE
  - COMMUNICATION PRODUCTION
  - DATA CENTRE
  - OLD GOLD SHOP
  - PET SERVICE (CLASS A)
  - Post Office
  - RETAIL STORE
- B. 1.5 PARKING SPACES/100 square metres of building floor area shall apply to all other non-residential permitted uses in the U2 zoning applied to the Subject Property and not listed in a) vi. a. above.
- vii. Non-residential building floor area (maximum):
- A. 600 square metres
- viii. PODIUM Height (minimum):
- A. 8.75 metres
- ix. TOWER STEPBACK above PODIUM (King Street South) (minimum):
- A. 1.4 metres to the nearest balcony and 2.0 metres to the nearest point on the exterior wall of the BUILDING (building façade).
- x. TOWER STEPBACK above PODIUM (King Street South internal lane only) (minimum):
- A. 0.5 metres to building façade.
- xi. TOWER STEPBACK above PODIUM (George Street) (minimum):
- A. 2 metres to the nearest balcony and 2.7 metres to the nearest point on the exterior wall of the BUILDING (building façade).
- xii. Terraced 8th STOREY:
- A. The 8th STOREY shall be stepped back a minimum 1.8 metres from the 7th STOREY building façade.
- B. Notwithstanding anything to the contrary, the minimum 1.8 metre STEPBACK from the 7th STOREY shall not apply to a stairwell and associated common hallway on the 8th STOREY.
- xiii. Notwithstanding anything to the contrary, GEOTHERMAL WELLS and geothermal energy systems are prohibited.



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Image 1: Site Specific C235



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| Exception | Address           | Zoning | File Reference      |
|-----------|-------------------|--------|---------------------|
| C236      | 285 Benjamin Road | I-10   | 2020-064<br>Z-19-06 |

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.

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| Exception | Address             | Zoning | File Reference      |
|-----------|---------------------|--------|---------------------|
| C237      | 693 Beechwood Drive | R8     | 2020-079<br>Z-19-07 |

Location: 693 Beechwood Drive  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific provisions shall apply to the lands identified as "Subject Property" (693 Beechwood Drive), shown on Image 1 attached hereto:
- i. That the following additional Primary Uses shall be permitted
    - A. Apartment Building
  - ii. That the following regulations shall apply to APARTMENT BUILDING:
    - A. That the regulations in the Residential Eight (R8) zone applicable to STACKED TOWNHOUSE BUILDING shall apply to APARTMENT BUILDINGS:
    - B. Notwithstanding clause ii.A. above, the following site specific regulations shall apply to an APARTMENT BUILDING:

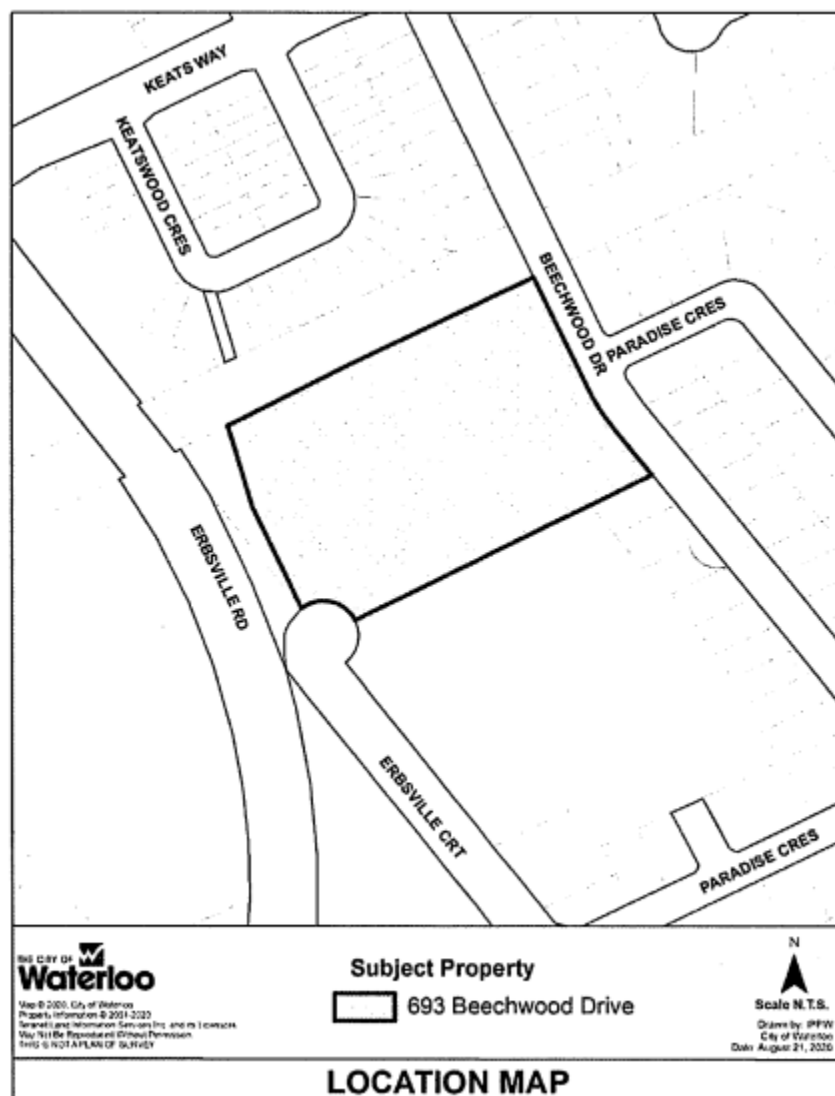
| Regulation                                      |   |
|---|---|
| Northerly LOT LINE Setback (minimum)            | 40 metres   |
| Southerly LOT LINE Setback (minimum)            | 35 metres   |
| Easterly LOT LINE Setback (minimum)             | 85 metres   |
| Westerly LOT LINE Setback* (minimum)            | 63 metres   |
| Setback between BUILDINGS (minimum)             | 9 metres, inclusive of balconies  |
| BUILDING HEIGHT (maximum)                       | 12 metres, which may be increased to 16 metres for long-term affordable housing secured through a Section 37 Planning Act Development Agreement |
| BUILDING STEPBACK (minimum)                     | 3 metres for storeys above the fourth storey, with an exemption to the stepback provision for stairs, vestibules and elevators.                 |
| Horizontal Building Dimension (maximum)         | 35 metres   |
| BUILDING Footprint (maximum)                    | 735 square metres, exclusive of balconies   |
| LOT COVERAGE (maximum)                          | 40% (all BUILDINGS on the LOT)  |
| AMENITY AREA (minimum)                          | 3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT                                      |
| Number of APARTMENT BUILDINGS Per LOT (maximum) | One (1)   |

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- iii. Notwithstanding anything to the contrary, the following regulations shall not apply to EXISTING TOWNHOUSE BUILDINGS:
  - A. LOW RISE RESIDENTIAL LOT LINE setback
  - B. LOW RISE RESIDENTIAL LANDSCAPED BUFFER
  - C. INTERIOR LOT LINE setback
- iv. Notwithstanding anything to the contrary, that the EXISTING driveway shall be permitted to a maximum width of 7.4 metres.

Image 1: Site Specifics C237



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| Exception | Address                | Zoning | File Reference      |
|-----------|------------------------|--------|---------------------|
| C238      | 401 Weber Street North | C1     | 2021-010<br>Z-19-06 |

Location: 401 Weber Street North  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, a minimum of thirty-three (33) PARKING SPACES shall be required for the EXISTING BUILDING.
- b) Notwithstanding anything to the contrary, zero (0) PARKING SPACES shall be required for the enlargement of the EXISTING BUILDING provided that the enlargement is less than five percent (5%) of the BUILDING FLOOR AREA of the EXISTING BUILDING.

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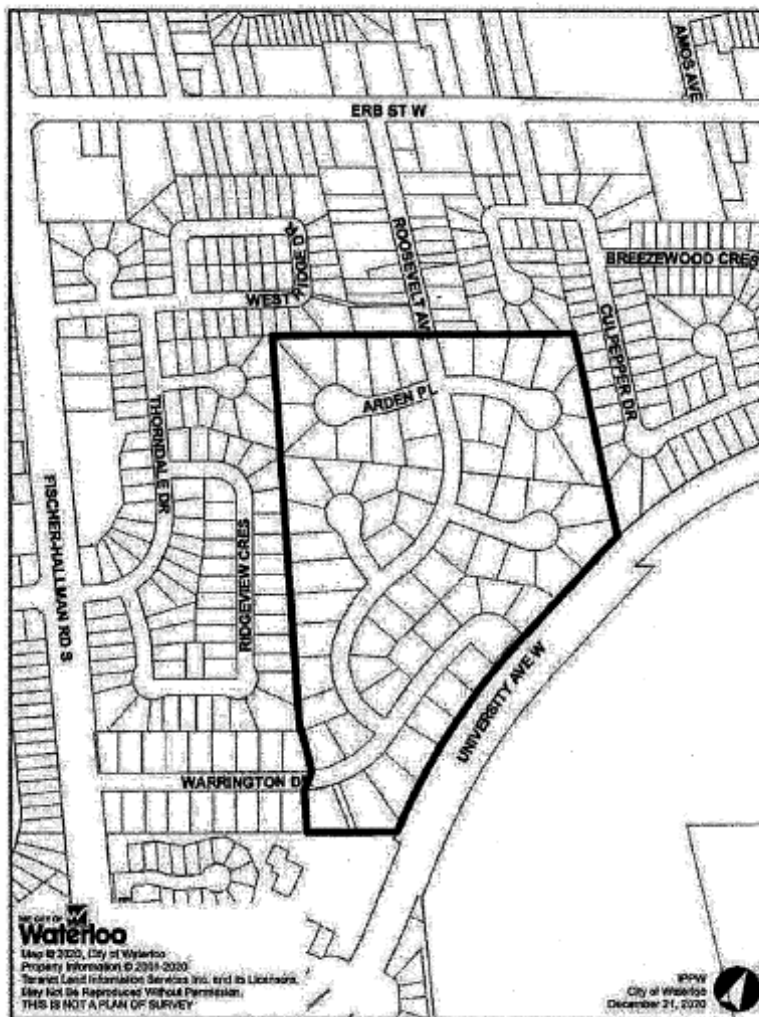
| Exception | Address                                | Zoning | File Reference      |
|-----------|--|--------|---------------------|
| C239      | Part of Roosevelt and Surrounding Area | R1     | 2021-013<br>Z-19-06 |

Location: Lands surrounding the southern segment of Roosevelt Avenue  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to all LOTS within the area identified on Image 1 hereto:
  - i. LOT AREA (minimum): Equal to the EXISTING LOT AREA
  - ii. LOT FRONTAGE (minimum): Equal to the EXISTING LOT FRONTAGE

Image 1: Site Specific C239



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| Exception | Address               | Zoning | File Reference      |
|-----------|-----------------------|--------|---------------------|
| C240      | 316 King Street North | RMU-81 | 2021-015<br>Z-18-09 |

Location: 316 King Street North  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific provisions shall apply to the lands identified as "316 King Street N to be rezoned from 'ZC' to 'RMU-81' with site specific provisions", shown on Image 1 attached hereto:
- i. STREET LINE setback (minimum):
    - A. 4.2 metres
  - ii. Architectural Projections
    - A. The following Architectural Projections shall not be permitted to project into the ii. STREET LINE setback
      - 1. ARCHITETCURAL ENTRANCE
      - 2. Architectural bay(s)
    - B. The following Architectural Projections are limited to a maximum 0.7 meter projection into the minimum STREET LINE setback:
      - 1. cantilevered architectural element
      - 2. balconies projecting into the front yard
      - 3. sunshade/sunscreen d. rooftop architectural elements
      - 4. architectural canopy
    - C. INTERIOR LOT LINE setback (minimum):
      - 1. "Segment A" shown on Image 2
        - (a.) 1 metre for any portion of the BUILDING with a height of two storeys or less
      - 2. "Segment B" shown on Image 2:
        - (a.) Regulations remain as stated in RMU-81 zone of By-law 2018-050
      - 3. "Segment C" shown on Image 2
        - (a.) 3 metres to any portion of the BUILDING with a height of two STOREYS or less
      - 4. "Segment D" shown on Image 2:
        - (a.) 3 metres for any portion of the BUILDING with a height of one STOREY
        - (b.) 7 metres for a TOWER
      - 5. "Segment F" shown on Image 2
        - (a.) 1.4 metre for a one STOREY ingress/ egress structure provided further that the maximum length of the ingress/egress structure is 3.5 metres measured parallel to the INTERIOR LOT LINE

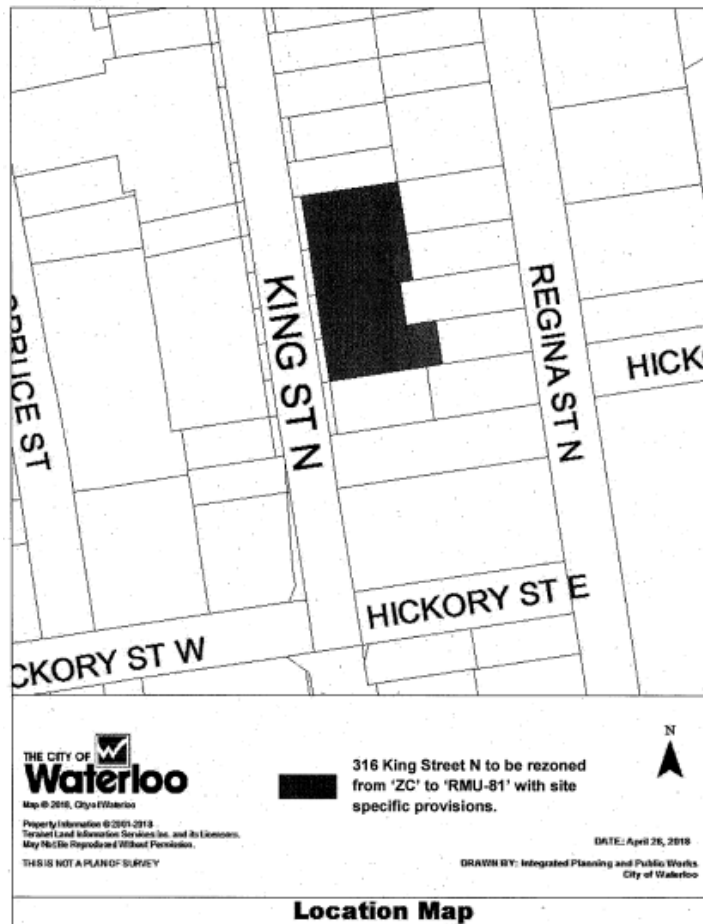
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- (b.) 5 metres for a PODIUM
- (c.) 7 metres for a TOWER
- 6. "Segment G" shown on Image 2
  - (a.) 3 metres for a PODIUM
  - (b.) 6 metres for a TOWER
- D. LANDSCAPED OPEN SPACE (minimum:
  - (i.) 25%
- E. Horizontal TOWER Dimension (maximum):
  - (i.) 45 metres
- F. Residentials Parking Rate (minimum)\*:
  - (i.) 0.75 spaces per dwelling unit

\*All other parking rates remain as stated in the RMU-81 zone and By-law 2018-050

Image 1: Site Specific C240

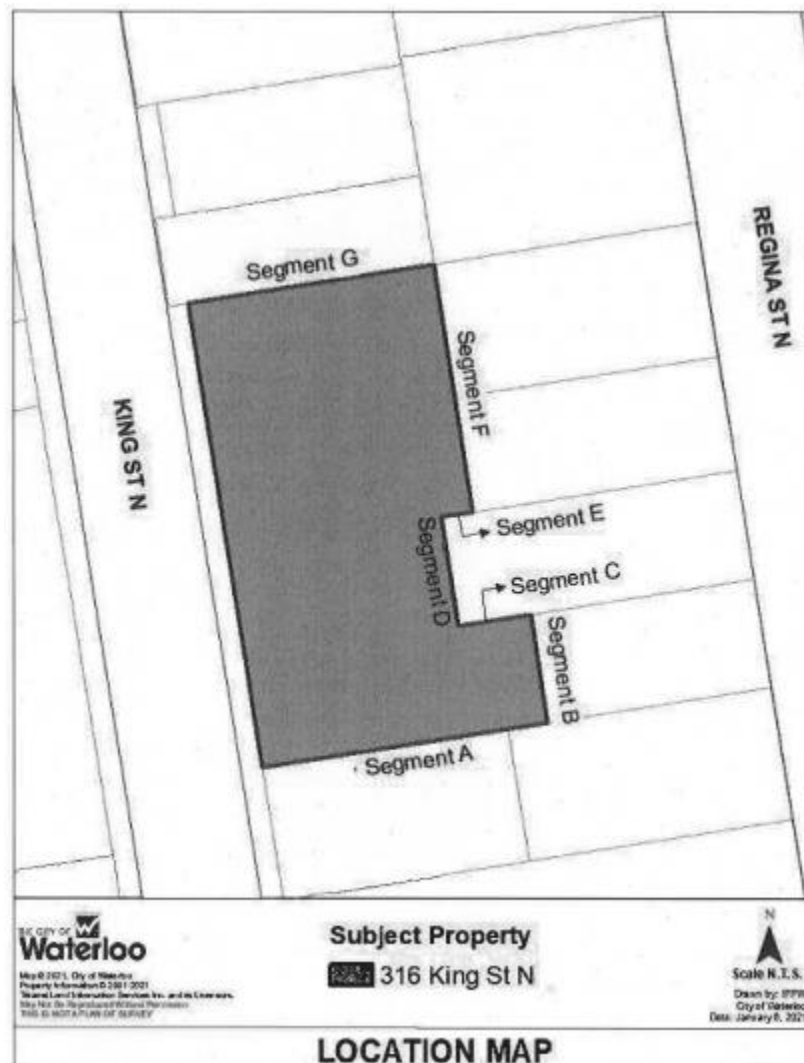




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Image 2: Site Specific C240



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| Exception | Address           | Zoning | File Reference      |
|-----------|-------------------|--------|---------------------|
| C241      | 28 Westhill Drive | R9     | 2021-048<br>Z-20-02 |

Location: 28 Westhill Drive  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply:
  - i. The maximum BUILDING HEIGHT for an APARTMENT BUILDING shall be 13 metres and 4 storeys.

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| Exception | Address   | Zoning    | File Reference      |
|-----------|---|-----------|---------------------|
| C242      | 142 Foamflower Place & Blocks 36, 37, 61<br>on Draft Plan 30T-05042 | R6-FT, R9 | 2021-051<br>Z-21-05 |

Location: 142 Foamflower Place & Blocks 36, 37, 61 on Draft Plan of Subdivision 30T-05402  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following additional USE shall be permitted:
  - i. MULTI-UNIT RESIDENTIAL BUILDING
- b) Notwithstanding anything to the contrary, the regulations for APARTMENT BUILDING as outlined in the Residential Nine (R9) zone shall apply to a MULTI-UNIT RESIDENTIAL BUILDING.

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| Exception | Address                       | Zoning | File Reference      |
|-----------|-------------------------------|--------|---------------------|
| C243      | 319, 337, 343 Woolwich Street | R8     | 2021-040<br>Z-18-14 |

Location: 319, 337, 343 Woolwich Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific provisions shall apply to the lands to be zoned Residential Eight (R8) as shown on Image 1 attached hereto:
- i. Notwithstanding anything to the contrary, the permitted primary uses shall be limited to:
    - A. TOWNHOUSE BUILDING
  - ii. Notwithstanding anything to the contrary, one TOWNHOUSE BUILDING may contain a maximum of seven (7) units.
  - iii. INTERIOR LOT LINE setback (minimum):
    - A. "Segment A" shown on Image 1
      - 1. minimum 5.4 metres to a rear building façade
    - B. "Segment B" shown on Image 1
      - 1. minimum 2.3 metres to the side building façade
      - 2. minimum 4.3 metres to a rear building façade of one (1) interior townhouse unit provided that the average interior lot line setback is not less than 5.9 metres for that townhouse unit.
      - 3. minimum 1.8 metres to the rear building façade of an end townhouse unit provided that the said townhouse unit has a minimum 45 m<sup>2</sup> of private amenity area abutting the side building façade of said townhouse unit.
    - C. "Segment C" shown on Image 1
      - 1. minimum 7.5 metres to a rear building façade
    - D. "Segment D" shown on Image 1
      - 1. minimum 2.0 metres to a side building façade
    - E. "Segment E" shown on Image 1
      - 1. minimum 4.8 metres to a side building façade
    - F. "Segment F" shown on Image 1
      - 1. minimum 6.9 metres to a rear building façade
    - G. "Segment G" shown on Image 1
      - 1. minimum 1.8 metres to a side building façade
  - iv. COMMON ELEMENT ROAD. or PRIVATE ROAD setback (minimum):
    - A. "Segment H" shown on Image 1
      - 1. minimum 4.4 metres to the front building façade
      - 2. minimum 6.0 metres to a PRIVATE GARAGE

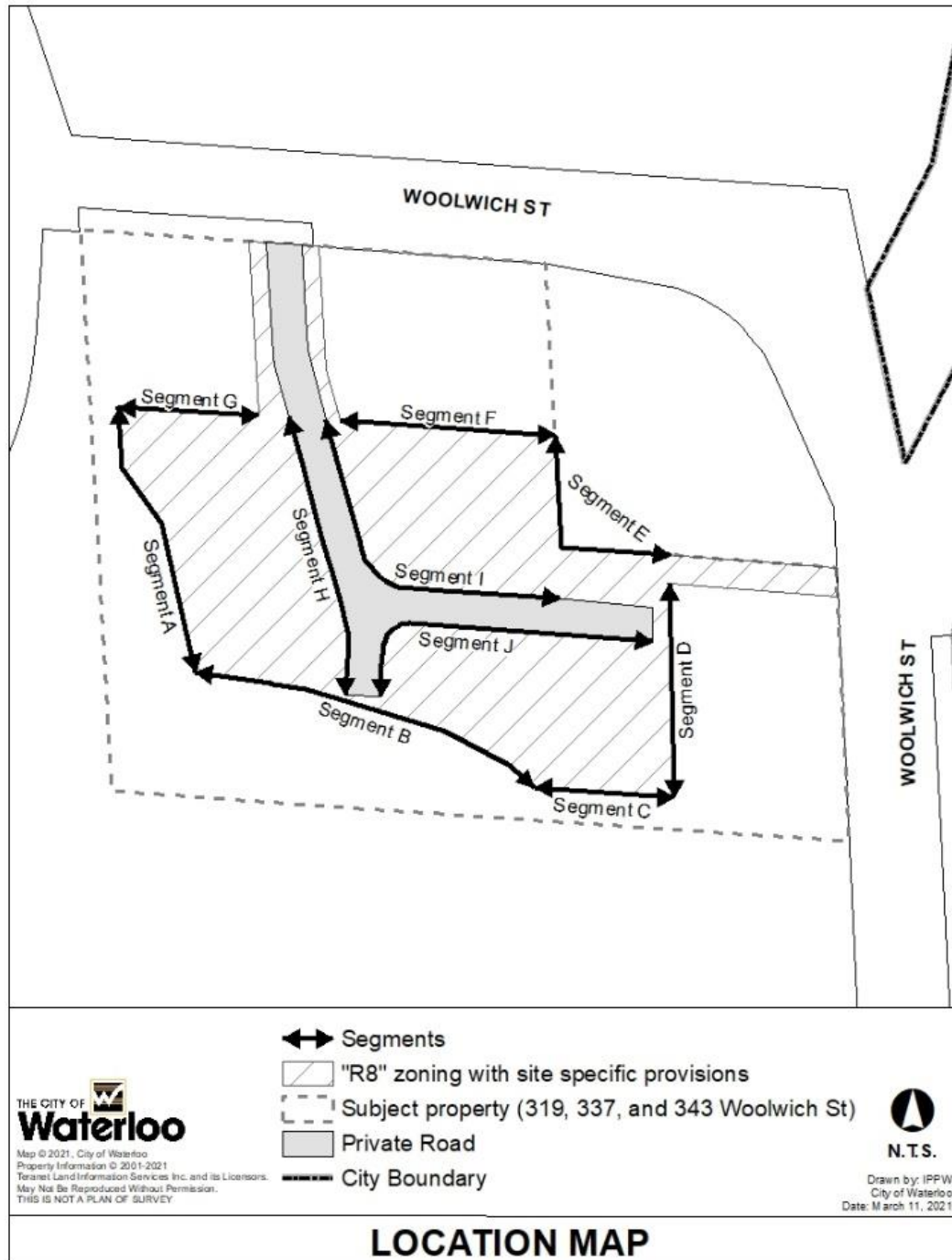
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- B. "Segment I" shown on Image 1
  - 1. minimum 3.8 metres to the front building façade and side building façade of one (1) townhouse unit
  - 2. minimum 6.0 metres to a PRIVATE GARAGE
- C. "Segment J" shown on Image 1
  - 1. minimum 5.2 metres to the front building façade
  - 2. minimum 6.0 metres to a PRIVATE GARAGE
- v. DECKS
  - A. For the purposes of this by-law, when interpreting the DECK provisions contained in section 3.D.2 of By-law 2018-050:
    - 1. REAR LOT LINE shall mean the INTERIOR LOT LINE opposite the rear building façade of the TOWNHOUSE BUILDING.
    - 2. The REAR YARD shall mean a YARD extending between the rear building façade (exterior wall) and the REAR LOT LINE. Jointly comprises part of the SIDE YARD where such YARDS coincide.
    - 3. The SIDE YARD shall mean a YARD extending between the side building façade (exterior wall) of the TOWNHOUSE BUILDING and the INTERIOR LOT LINE.
    - 4. The INTERIOR LOT LINE and PRIVATE ROAD setback applied to the side building façade of the TOWNHOUSE BUILDING shall be applied to the DECK as it extends into the REAR YARD.

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Image 1: Site Specific C243



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| Exception | Address         | Zoning | File Reference      |
|-----------|-----------------|--------|---------------------|
| C244      | 535 Quiet Place | RMU-40 | 2022-008<br>Z-21-12 |

Location: 535 Quiet Place  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific provisions shall apply to the lands identified as "Subject Property" (known municipally as 535 Quiet Place) on Image 1 hereto:
  - i. One (1) short-duration parking space shall be permitted in front of the FRONT YARD BUILDING LINE for couriers / parcel delivery, pick-up/drop-off, and the like. For the purposes of the foregoing, a "short-duration parking space" shall mean a parking space used and signed/demarcated for limited time parking, being typically less than 15 minutes in duration per occurrence.
  - ii. Notwithstanding anything to the contrary, for the "Subject Property" as shown on Image 1 hereto, the definition of BUILDING HEIGHT shall be:

### **BUILDING HEIGHT**

For a SINGLE DETACHED BUILDING, SEMI-DETACHED BUILDING, FREEHOLD SEMI-DETACHED BUILDING, DUPLEX BUILDING, TRIPLEX BUILDING, TOWNHOUSE BUILDING, FREEHOLD TOWNHOUSE BUILDING, STACKED TOWNHOUSE BUILDING, MAISONETTE BUILDING, and ACCESSORY BUILDING / STRUCTURE, means the vertical distance measured from the finished average ground level abutting the FRONT BUILDING FAÇADE to:

- A. for a flat roof, the highest point of:
  1. the roof's surface;
  2. or the parapet, where the parapet exceeds 1.2 metres in height, whichever is higher;
- B. for a mansard roof, the roof deck line;
- C. for a gable, hipped, cottage, gambrel, or peaked roof, the mid-point measured between the eaves and the ridges.

The following shall be disregarded when calculating BUILDING HEIGHT:

- chimney
- church spire, church steeple, church belfry, and the like
- rooftop mechanical, ventilation, electrical, utility and service equipment not exceeding four metres in height
- enclosed stairwell roof access not exceeding four metres in height
- elevator penthouse not exceeding six metres in height
- rooftop architectural feature (see section 3.A.5)
- mechanical and service equipment noise barriers
- elevator penthouse
- stairway structure
- non-habitable and unenclosed rooftop amenity structures
- safety guards
- ornamental domes, skylights, and cupolas

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- telecommunication equipment

iii. Notwithstanding anything to the contrary, for the lands shown as "Subject Property" on Image 1 hereto, the following minimum PARKING SPACE regulations shall apply, except as specified in Table 6A:

## Minimum Parking Rate

|             |         |             |                          |
|-------------|---------|-------------|--------------------------|
| Residential | Use     | <b>0.90</b> | <b>Per Dwelling Unit</b> |
| Residential | Visitor | 0.10        | Per Dwelling Unit        |
| Total       |         |             | Per Dwelling Unit        |

- iv. Notwithstanding anything to the contrary, for the lands shown as "Subject Property" on Image 1 hereto, the definition for LANDSCAPED OPEN SPACE shall be amended to include areas on the upper floor of a parking deck that are used for:
- A. the growth of trees, shrubs, grasses, and or other vegetation
  - B. COMMON OUTDOOR AREA
  - C. ACCESSORY outdoor hardscapes such as surface walkway, patio, or DECK
- v. Notwithstanding anything to the contrary, for the lands shown as "Subject Property" on Image 1 hereto, there shall be a minimum setback of 1.5 metres from the westerly LOT LINE to STRUCTURED PARKING. All uses other than STRUCTURED PARKING shall comply with provision 3.R.1.1.
- vi. Notwithstanding anything to the contrary, including provision 3.R.1.1 for the lands shown as "Subject Property" on Image 1 hereto, the minimum SIDE YARD setback from the westerly LOT LINE shall be 1.5 metres.

In all other respects the provisions of By-law No. 2018-050 shall apply.



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Image 1 to C244:



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| Exception | Address   | Zoning               | File Reference      |
|-----------|---|----------------------|---------------------|
| C245      | 36, 42 Erb Street East &<br>39 Dupont Street East | (H)U1-20<br>(H)U1-81 | 2021-077<br>Z-18-19 |

Location: 36, 42 Erb Street East & 39 Dupont Street East  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following interpretations shall apply to C245 and Bylaw 2018-050 for 36 & 42 Erb Street East and 39 Dupont Street East (the "Lands") only:
  - i. Erb Street East shall be the FRONT LOT LINE;
  - ii. Peppler Street shall be the FLANKAGE LOT LINE;
  - iii. Dupont Street East shall have a minimum STREET LINE setback of 4.0 metres, except as specified in 1. (e) herein;
  - iv. The PODIUM shall be the first STOREY to the seventh STOREY, inclusive; and
  - v. The TOWER shall be all STOREYS above the PODIUM.
- b) Notwithstanding anything to the contrary, the following site specific regulations shall apply to the portion of the Lands zoned (H)U1-81 and identified as Area A on Image 1 attached hereto:

| Site Specific Regulations                    |   |
|--|---|
| FRONT YARD SETBACK, above grade (minimum)    | 3 metres  |
| FRONT YARD SETBACK, below grade (minimum)    | 3 metres  |
| Westerly INTERIOR LOT LINE setback (minimum) | 0.5 metres  |
| REAR YARD setback (minimum)                  | 9 metres, except from the southerly LOT LINE of 7 Peppler Street (refer to Image 2) which shall have a minimum setback of 2.5 metres  |
| FLANKAGE YARD setback (minimum)              | <ul style="list-style-type: none"> <li>• for the first STOREY: 6.0 metres</li> <li>• for the second, third and fourth STOREY: 1.0 metre</li> <li>• for all other STOREYS: 4.0 metres</li> </ul> |
| BUILDING HEIGHT (maximum)                    | 70 metres and 22 storeys  |
| PODIUM HEIGHT (maximum)                      | 23.5 metres and 7 storeys   |
| TOWER Separation Distance (minimum)          | 11 metres, except from the westerly INTERIOR LOT LINE which shall be 10 metres  |

- c) Notwithstanding anything to the contrary, the following stepback regulations shall apply to the portion of the Lands zoned (H)U1-81 and identified as Area A on Image 1 attached hereto:

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| Stepback Regulations  |   |
|---|---|
| For the FRONT BUILDING FACADE (facing Erb Street East) (minimum)  | a) for STOREYS above the fourth STOREY, there shall be a minimum 1.3 metre STEPBACK from the fourth STOREY building façade  |
| For the INTERIOR (westerly) BUILDING FACADE (minimum)             | a) for STOREYS five to seven inclusive, there shall be a minimum 3.5 metre STEPBACK from the fourth STOREY building façade<br>b) for STOREYS eight to twenty two inclusive, there shall be a minimum 5.5 metre STEPBACK from the seventh STOREY building façade   |
| For the REAR (northerly) BUILDING FACADE (minimum)                | a) for STOREYS above the fourth STOREY, there shall be a minimum 2.0 metre STEPBACK from the fourth STOREY building façade  |
| For the FLANKAGE BUILDING FACADE (facing Pepler Street) (minimum) | a) for STOREYS five to seven inclusive, there shall be a minimum 3.0 metre STEPBACK from the fourth STOREY building façade<br>b) for STOREYS eight to twenty two inclusive, there shall be a minimum, 27.0 metre STEPBACK from the seventh STOREY building façade |
| Balconies   | a) STEPBACK regulations shall not apply to balconies  |

- d) Notwithstanding anything to the contrary, the following parking regulations shall apply to the Lands, zoned (H)U1-81 and (H)U1-20 and identified as Area A and Area B on Image 1 attached hereto:

| Parking Regulations  |   |
|--|---|
| Exemption  | The Lands are exempt from Section 6.1.6.5 of By-law 2018-050 as amended |
| PARKING SPACE dimensions for Standard 90 degree spaces, when one or both sides abut a wall or column (minimum) | 2.8 m x 5.5m  |
| Residential Parking Rate (minimum)   | As specified in By-law 2018-050   |
| Non-Residential Use Parking Rate (minimum)   | 0.97 spaces per 100 sq.m. of BUILDING FLOOR AREA                        |
| Visitor Parking Rate (minimum)   | 0.068 spaces per DWELLING UNIT  |

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|             |   |
|-------------|---|
| Safe Access | All STRUCTURED, ELEVATED, AND UNDERGROUND PARKING SPACES provided for residential uses (including standard resident, visitor and shared parking spaces) shall be provided with SAFE ACCESS, to the satisfaction of the CITY and the Grand River Conservation Authority. |
|-------------|---|

- e) Notwithstanding anything to the contrary in By-law No. 2018-050, the following regulations shall apply to the portion of the Lands zoned (H)U1-20 and identified as Area B on Image 1 attached hereto:
  - i. The EXISTING BUILDING and the location of the EXISTING BUILDING on the lands known municipally as 39 Dupont Street East as it existed on the date of the passing of this by-law shall be deemed legal conforming.

## 2. Holding Symbol

- a) The holding (H) symbol applied to the Lands identified as Area A and Area B on Image 1 attached hereto shall prohibit the development of the lands and issuance of any building permit until such time as the holding (H) symbol is removed from the Lands.
- b) Prior to the passing of a by-law to remove the holding (H) symbol from the Lands, the following shall be completed:
  - a. Provide written evidence, to the satisfaction of the REGION and the CITY, that a Record of Site Condition has been accepted by the Province of Ontario for sensitive use(s) as defined by Ontario Regulation 153/04.
  - b. Provide plans and supporting documents that demonstrate the redevelopment of the lands is consistent with
    - i. The CITY'S Official Plan
    - ii. The CITY'S Urban Design Manual, as amended
    - iii. The CITY'S Accessibility Standards, as amended
    - iv. Site specific urban design directives contained in CITY Report IPPW2021-070, to the satisfaction of the CITY'S Director of Planning;
    - v. The final site I architectural plans presented to the CITY for Zone Change Application Z-18-19.
  - c. Provide a Hydrogeological Assessment Report to the satisfaction of the REGION;
  - d. Provide a Source Protection Potential Contamination Study to the satisfaction of the REGION;
  - e. Provide a Noise Study containing detailed floor plans and building elevations to the satisfaction of the REGION;

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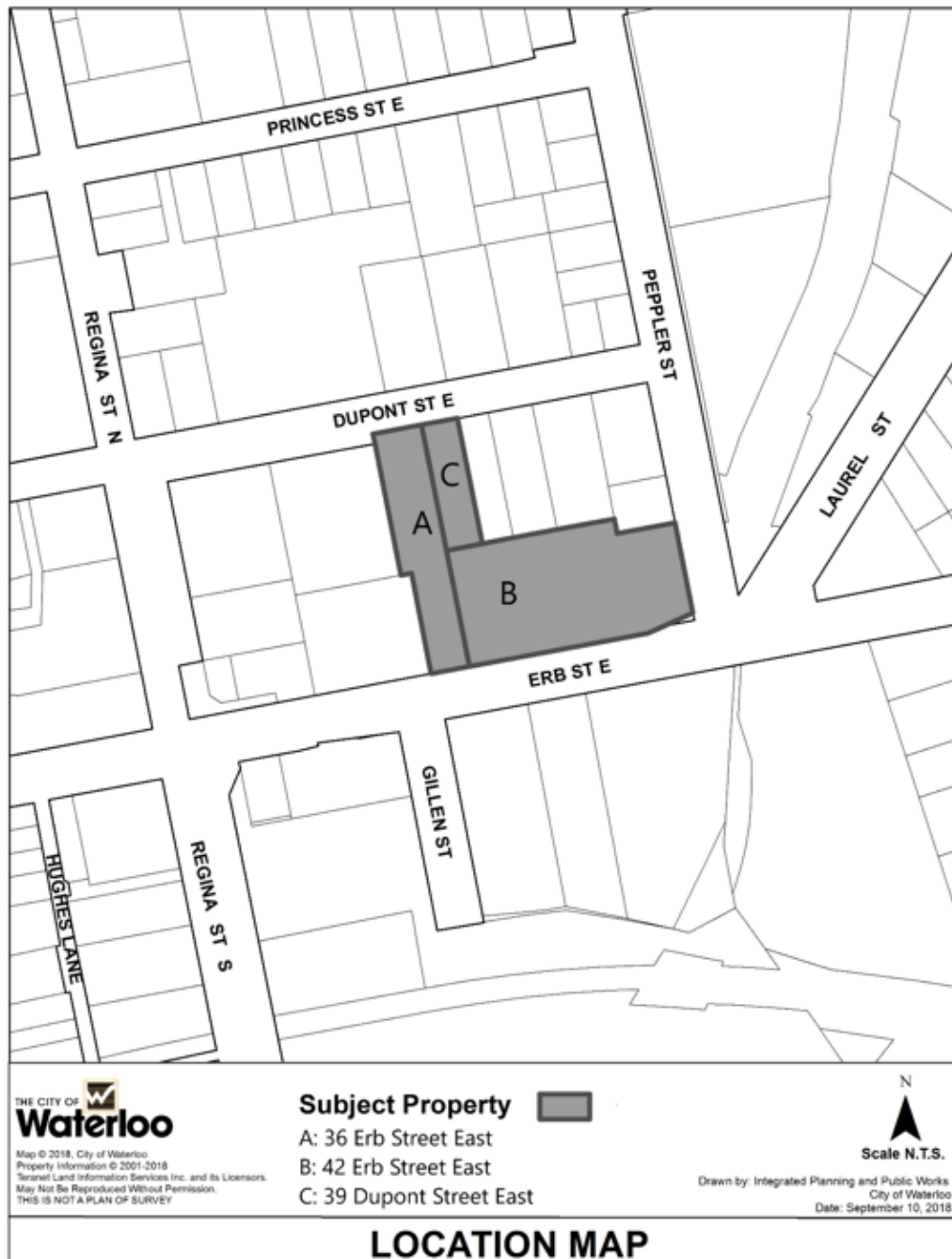
- f. Provide a Safe Access Route Plan that addresses pedestrian access, vehicular access and emergency services for proposed development on the Lands, and secure the Safe Access Route Plan requirements, to the satisfaction of the Grand River Conservation Authority and the CITY. The Safe Access Route Plan shall be in accordance with the applicable policies of the CITY'S Official Plan.
- g. Provide an Emergency Response I Fire Plan for proposed development on the Lands, to the satisfaction of the CITY and the REGION.
- h. Provide a detailed BUILDING CODE Compliance Analysis for proposed development on the Lands that demonstrates compliance with the BUILDING CODE with respect to:
  - i. Development within floodplains, including exiting to safe access, to the satisfaction of the CITY; and
  - ii. Development complying with setbacks from above ground hydro infrastructure.

Where 3. b) h. ii. is not satisfied, the Owner shall enter into an agreement with Waterloo North Hydro for the relocation of hydro infrastructure prior to the removal of the holding (H) symbol applied to the Lands, to the satisfaction of Waterloo North Hydro and the CITY.

- i. Provide an Adaptive Reuse Plan for the historical building at 39 Dupont Street East, to the satisfaction of the CITY's Director of Planning
- j. Obtain a decision from CITY Council regarding designation of the existing building at 39 Dupont Street East under Part IV of the Ontario Heritage Act. If the decision is to designate the existing building in whole or in part, such designation shall occur prior to the lifting of the holding (H) symbol applied to the Lands.

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Image 2 to Exception C245



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| Exception | Address                            | Zoning | File Reference      |
|-----------|------------------------------------|--------|---------------------|
| C246      | 310, 312, 314, 316 Erb Street West | RMU-20 | 2022-029<br>Z-21-08 |

Location: 310, 312, 314, 316 Erb Street West  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

Notwithstanding anything to the contrary, the following site specific provisions shall apply to the lands identified as 310, 312, 314, and 316 Erb St W:

- a) Westerly SIDE YARD setback (minimum):
  - i. 3.0 metres
  - ii. Notwithstanding anything to the contrary, for any portion of the BUILDING with a height of 4.10 metres or less, the minimum side yard setback shall be 1.6 metres.
- b) REAR YARD setback (minimum):
  - i. 7.5 metres
  - ii. Notwithstanding anything to the contrary, for any portion of the BUILDING with a height of 4.10 metres or less, the minimum rear yard setback shall be 1.56 metres.
- c) Northerly LOW RISE RESIDENTIAL LOT LINE setback (minimum):
  - i. 7.5 metres or half the height of the building, whichever is greater
  - ii. Notwithstanding anything to the contrary, for any portion of the BUILDING with a height of 4.10 metres or less, the minimum northerly LOW RISE RESIDENTIAL LOT LINE setback shall be 1.56 metres.
- d) Easterly LOW RISE RESIDENTIAL LOT LINE setback (minimum):
  - i. 3.0 metres
- e) LANDSCAPED OPEN SPACE (minimum):
  - i. 25.0%
- f) GREEN ROOF (minimum):
  - i. 0.9% (24.8 square metres)
- g) Height of FIRST STOREY (minimum):
  - i. 4.5 metres
  - ii. Notwithstanding anything to the contrary, for 9.5 metres of the easternmost section of the first floor, the minimum FIRST STOREY height shall be 2.3 metres.
- h) Residential Parking Rate (minimum)\*:
  - i. 0.79 spaces per dwelling unit

\*All other parking rates remain as stated in the RMU-20 zone and By-law 2018-050
- i) Low Rise Residential Landscape Buffer:
  - i. Notwithstanding anything to the contrary, the minimum width of the LOW RISE RESIDENTIAL LANDSCAPED BUFFER shall be an average of 1.70 metres with no point less than 1.5 metres.

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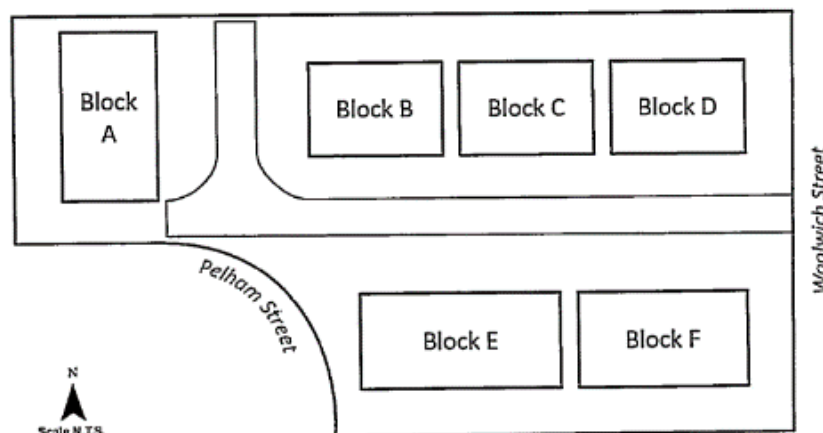
| Exception | Address                 | Zoning | File Reference      |
|-----------|-------------------------|--------|---------------------|
| C247      | 287-291 Woolwich Street | R8     | 2022-061<br>Z-21-10 |

Location: 287-291 Woolwich Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply:
- The minimum INTERIOR LOT LINE setback shall be 2.4 metres from the northerly façade of a TOWNHOUSE BUILDING within 26 metres of the westerly LOT LINE, generally illustrated as Block A on Image 1 hereto.
  - The minimum setback to a COMMON ELEMENT ROAD or PRIVATE ROAD shall be 1.0 metre from the southeasterly corner of a TOWNHOUSE BUILDING within 26 meters of the westerly LOT LINE, generally illustrated as Block A on Image 1 hereto.
  - The minimum STREET LINE setback to Pelham Street from the southwesterly corner of a TOWNHOUSE BUILDING located in general accordance with Block E on Image 1 herein shall be 4.0 metres.
  - The minimum STREET LINE setback from Woolwich Street shall be 7.5 metres.
  - PRIVATE GARAGE Width (minimum): 3.55 metres
  - For the purposes of Exception C247, "PRIVATE GARAGE Width" means the interior width of the PRIVATE GARAGE excluding the walls, measured between the two nearest points within the PRIVATE GARAGE.
  - PRIVATE GARAGE Depth (minimum): 6.25 metres
  - For the purposes of Exception C247, "PRIVATE GARAGE Depth" means the interior depth or length on the PRIVATE GARAGE excluding the walls, measured between the two nearest points within the PRIVATE GARAGE.
  - Stairs within the PRIVATE GARAGE shall be prohibited within the first 5.3 metres of the PRIVATE GARAGE Depth (measured from the front of the garage), beyond which the stairs may encroach a maximum of 1.25 metres into the minimum PRIVATE GARAGE Width.

Image 1: Site Specific C247





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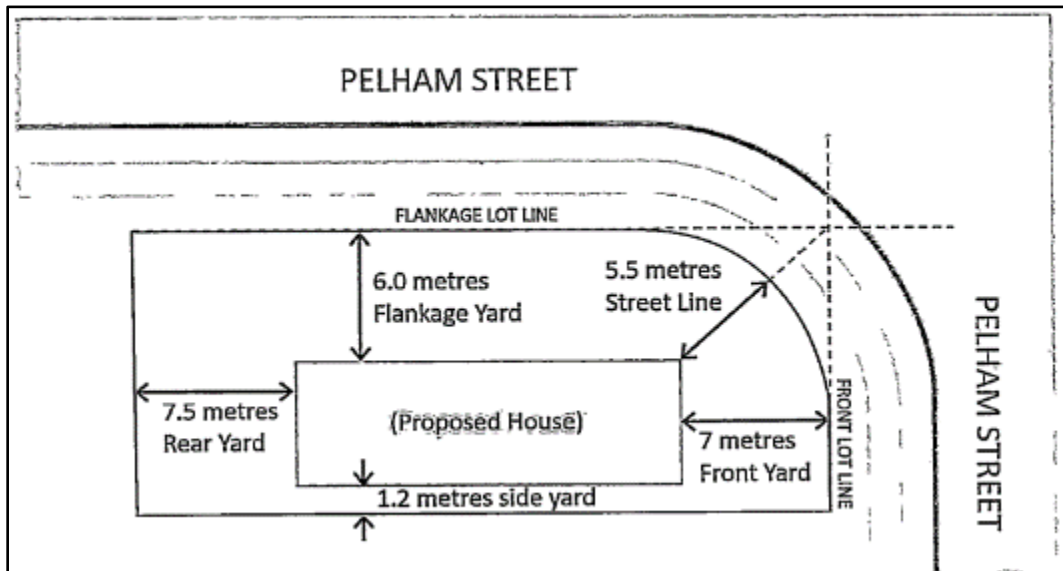
| Exception | Address                 | Zoning | File Reference      |
|-----------|-------------------------|--------|---------------------|
| C248      | 287-291 Woolwich Street | R4     | 2022-061<br>Z-21-10 |

Location: 287-291 Woolwich Street  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply:
- The minimum BUILDING setback shall be 5.5 metres from the segment of Pelham Street that is curved, as illustrated on Image 1 hereto.
  - PRIVATE GARAGE Width (minimum): 5.7 metres
  - For the purposes of Exception C248, "PRIVATE GARAGE Width" means the interior width of the PRIVATE GARAGE excluding the walls, measured between the two nearest points within the PRIVATE GARAGE.
  - PRIVATE GARAGE Depth (minimum): 6.25 metres
  - For the purposes of Exception C248, "PRIVATE GARAGE Depth" means the interior depth or length of the PRIVATE GARAGE excluding the walls, measured between the two nearest points within the PRIVATE GARAGE.
  - Stairs within the PRIVATE GARAGE shall be prohibited within the first 5.3 metres of the PRIVATE GARAGE Depth (measured from the front of the garage), beyond which the stairs may encroach a maximum of 1.25 metres into the minimum PRIVATE GARAGE Width.

Image 1: Site Specific C248



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| Exception | Address  | Zoning | File Reference      |
|-----------|--|--------|---------------------|
| C249      | 314, 316 Batavia Place &<br>295, 297 Albert Street | RN-6   | 2022-038<br>Z-20-05 |

Location: 314, 316 Batavia Place & 295, 297 Albert Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific provisions shall apply to the lands identified as 314, 316 Batavia Place and 295, 297 Albert Street:

i. STRUCTURED PARKING

- A. Notwithstanding anything to the contrary, a maximum 1.35 metre portion of the STRUCTURED PARKING shall be exempt from provision 7.1.15(b), allowing that portion of the STRUCTURED PARKING to be located beyond the BUILDING FLOOR AREA described in provision 7.11.159(b), and not to be screened from view of Batavia Place.

ii. Batavia Place STREET LINE setback (maximum):

- A. 9.7 metres

iii. Height of FIRST STOREY (minimum):

- A. Albert Street – Notwithstanding anything to the contrary, the height of the FIRST STOREY, as viewed from Albert Street, shall be a minimum 4.5 metres, save and except for any portion of said STOREY located to the west of the lobby and the convertible unit abutting the Albert Street building façade where no minimum FIRST STOREY height shall be required.
- B. Batavia Place – Notwithstanding anything to the contrary, the height of the FIRST STOREY, as viewed from Batavia Place, shall be a minimum 4.0 metres, save and except for any portion of said STOREY located within 20.0 metres of the Albert Street FRONT LOT LINE where no minimum FIRST STOREY height shall be required.

iv. Architectural Projections:

- A. Batavia Place – Notwithstanding anything to the contrary, a maximum canopy encroachment of 1.6 metres shall be permitted.

v. Residential Parking Rate (minimum)\*

- A. 0.19 Spaces per bedroom

\*All other parking rates remain as stated in the RN-6 zone and By-law 2018-050.

vi. The maximum number of bedrooms per hectare shall be 344.

vii. The maximum number of bedrooms shall be 110.

viii. The maximum density described in section vi. And vii. shall be permitted provided the owner enters into a Development Agreement with the City of Waterloo pursuant to Section 37 of the Planning Act to secure the facilities, services, and matters referred to below. The Agreement shall be registered against the title of the subject lands to which this by-law applies in the manner and to the extent specified in such Agreement. The details of the facilities, services and matters to be

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provided shall be contained in the Section 37 Agreement. The owner of the subject lands, at the owner's expense and in accordance with and subject to the Section 37 Agreement, shall provide the following facilities, services and matters to the satisfaction of the City of Waterloo, in exchange for the increase in density specified in section vi. And vii.:

- A. Affordable housing in the city and/or the City's Affordable Housing Grant Program. The financial contribution shall be equal to, but not less than \$16,000 per additional bedroom.

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| Exception | Address          | Zoning | File Reference      |
|-----------|------------------|--------|---------------------|
| C250      | 40 Albert Street | RC1    | 2022-059<br>Z-22-01 |

Location: 40 Albert Street  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 40 Albert Street:
  - i. FLANKAGE YARD SETBACK (minimum): 0.0 metres
  - ii. Required PARKING SPACES (minimum): 1

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| Exception | Address              | Zoning         | File Reference      |
|-----------|----------------------|----------------|---------------------|
| C251      | 70 King Street North | U1-16<br>U1-81 | 2022-064<br>Z-22-02 |

Location: 70 King Street North  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply to the lands identified as C251 on Schedule 'C1' (70 King Street North, the "Lands"):
- i. BUILDING HEIGHT (maximum) within 30 metres of King Street North: 16 metres
  - ii. BUILDING HEIGHT (maximum) for the remainder of the Lands not regulated under a)i. herein: 84.5 metres
  - iii. DENSITY (maximum): 855 bedrooms per hectare
  - iv. The maximum height described in a)ii. And the maximum density described in a)iii. shall be permitted provided the Owner enters into a Development Agreement with the City of Waterloo pursuant to Section 37 of the *Planning Act* to secure facilities, services and matters referred to below. The Agreement shall be registered against the title of the Lands to which this by-law applies in the manner and to the extent specified in such Agreement. The details of the facilities, services and matters to be provided shall be contained in the Section 37 Development Agreement. The Owner of the Lands, at the Owner's expense and in accordance with and subject to the Section 37 Development Agreement, shall provide the following facilities, services and matters to the satisfaction of the City of Waterloo, valued at no less than \$720,000, in exchange for the increase in height and density specified in a)ii. and a)iii. Above:
    - A. The installation of public art in accordance with the Art Selection Plan approved by the CITY and valued up to \$150,000, to the satisfaction of the CITY, or a financial contribution of up to \$150,000 for public art. Further to the preceding, if public art is provided on the Lands, the location and orientation of the public art shall be to the satisfaction of the CITY, and as shown on the site plan for the development on the Lands as required pursuant to Section 41 of the Planning Act.
    - B. Financial contribution allocated to affordable housing in the city and/or to the City's Affordable Housing Grant Program. The financial contribution shall be valued at no less than \$570,000.
    - C. Prior to final Site Plan Approval, as part of the Site Plan application pursuant to Section 41 of the Planning Act for the development of the Lands, the owner shall obtain approval of an Enhance Regina St/Bridgeport Rd Podium Design for the building, to the satisfaction of the City's Director of Planning. The purpose of the Enhanced Podium Design is to provide upgraded and high-quality streetscapes and or façade treatments along the street frontages of Bridgeport Road East and Regina Street North, with particular emphasis on the northeast corner of the building's podium, to the satisfaction of the City's Director of Planning.
- b) Residential PARKING SPACES (minimum): 0.535 per Dwelling Unit
- c) Visitor PARKING SPACES (minimum) – Residential: 0.045 per Dwelling Unit

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- d) Visitor PARKING SPACES (minimum, in addition to vi.) – Residential or Non-Residential (Non-Exclusive/Shared): 0.045 per Dwelling Unit
- e) Non-Residential PARKING SPACES (minimum): 1.5 per 100 square metres of BUILDING FLOOR AREA
- f) TOWER Separation (minimum): 7.5 metres to an INTERIOR LOT LINE
- g) TOWER STEPBACK above the fourth STOREY, Regina Street BUILDING FAÇADE (minimum): 2.0 metres
- h) Height of the FIRST STOREY: Notwithstanding anything to the contrary, there shall be no minimum FIRST STOREY height requirement applied to the portion of Lands located 12.2 metres east of the King Street STREET LINE and 24 metres west of the Regina Street STREET LINE.
- i) Notwithstanding anything to the contrary, STRUCTURED PARKING above GRADE is prohibited within twelve metres (12m) of King Street.
- j) Notwithstanding anything to the contrary, COMMON OUTDOOR AREA regulations shall not apply.
- k) Notwithstanding anything to the contrary, the following uses shall be added to Section 8.1.22.a.) for the lands identified as C251 (70 King Street North) only:
  - Service Room abutting the Regina Street BUILDING FAÇADE
  - Mail Room abutting the Regina Street BUILDING FAÇADE

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| Exception | Address   | Zoning | File Reference               |
|-----------|---|--------|------------------------------|
| C253      | 83, 85 Hickory Street West &<br>265, 267 Hemlock Street | RN-6   | 2023-017<br>Z-22-13<br>OP 42 |

Location: 83, 85 Hickory Street West & 265, 267 Hemlock Street  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply to the Lands zoned C253:
- i. Density (maximum): 597 bedrooms per hectare
  - ii. REAR YARD setback (minimum): 7.5 metres, provided further that a maximum 25 metres of the rear building façade may be setback a minimum of 3.0 metres from the REAR LOT LINE
  - iii. LANDSCAPE OPEN SPACE (minimum): 23%
  - iv. Exterior stairs and accessible ramps may project into a required YARD along the Hemlock Street frontage
  - v. A BUILDING may project into the required DAYLIGHT TRIANGLE at the intersection of Hemlock Street and Hickory Street West, from the third STOREY of the BUILDING and above.

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| Exception | Address  | Zoning   | File Reference                |
|-----------|--|----------|-------------------------------|
| C254      | 203, 205, 207 King Street South &<br>10, 12, 16 John Street West | (H)U2-81 | 2023-089<br>OPA 39<br>Z-22-11 |

Location: 203, 205 and 207 King Street South and 10, 12 and 16 John Street West  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply:
- i. A holding symbol (H) is hereby applied to the lands municipally known as 203-207 King Street South and 10-16 John Street West (the "Lands"). The holding symbol (H) means the Lands are zoned as a holding provision area for which the following applies:
    - A. Notwithstanding anything to the contrary, until the holding symbol is removed from the Lands, no PERSON shall erect any new BUILDING or STRUCTURE on the Lands.
    - B. Prior to the passing of a BY-LAW to remove the holding (H) symbol, the owner of the Lands shall prepare detailed development plans and drawings that demonstrate a high standard of architecture, and urban design, including
      - Landmark architecture and materiality
      - Enhanced public realm and streetscapes
      - Public art and/or design elements that are inspired by and take cues from the industrial activities that occurred at the nearby Bauer Industries
      - Consistency with the urban design policies, standards and guidelines in the City's Official Plan and Urban Design Manual

to the Satisfaction of the City of Waterloo.

  - C. Prior to the passing of a BY-LAW to remove the holding (H) symbol, the owner of the Lands shall prepare a detailed transportation (road) and stationary noise study, and confirm the methods to implement the recommendations of said study, to the satisfaction of the Regional Municipality of Waterloo and the City of Waterloo. The detailed stationary noise study shall review the potential impacts of noise (e.g. HVAC systems) on the sensitive points of reception and the impacts of the development on adjacent noise sensitive uses.
- ii. Site specific Exemption c159 shall continue to apply.
- iii. BUILDING HEIGHT (maximum): 30 storeys and 95 metres, inclusive of PODIUM.
- iv. DENSITY (maximum): 1,610 bedrooms per hectare, provided further that the maximum number of DWELLING UNITS on the Lands shall be 340.
- v. STREET LINE SETBACK (minimum):
  - A. From John Street West: 1.7 metres for the FIRST STOREY, and 1.0 metres for STOREYS 2, 3, 4, 5 and 6 inclusive of balconies.



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- B. From Caroline Street South: 2.0 metres inclusive of balconies.
- vi. Notwithstanding anything to the contrary, Section 3.A.5 (Architectural Projections) shall not apply to the Lands.
- vii. BUILDING STEPBACK above the PODIUM:
  - A. Notwithstanding anything to the contrary, for a maximum of forty percent (40%) of the John Street West BUILDING FAÇADE, balconies on a TOWER may project a maximum 1.5 metres into the BUILDING STEPBACK above the PODIUM.
- viii. NORTHERLY INTERIOR LOT LINE SETBACK (minimum): 1.5 metres, provided further that a maximum fifty percent (50%) of the PODIUM shall have a minimum setback of 0.6 metres.
- ix. HORIZONTAL TOWER DIMENSION (maximum): 45 metres.
- x. TOWER Separation (minimum): 5.0 metres from an INTERIOR LOT LINE, excluding balconies.
- xi. STRUCTURE PARKING SETBACK from King Street South (minimum): 13.5 metres.

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| Exception | Address                    | Zoning   | File Reference      |
|-----------|----------------------------|----------|---------------------|
| C255      | 155, 165 University Avenue | (H)UC-81 | 2023-109<br>Z-23-10 |

Location: 155, 165 University Avenue  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific provisions shall apply to the lands identified as 155 University Avenue West on Image 1 below:
  - i. SIDE YARD setback (minimum): 0.0 metres, applicable only to an overhead pedestrian bridge (including appurtenant building floor area to connect to a BUILDING) that traverses the adjacent railway corridor.
  - ii. STREET LINE setback (minimum): 0.0 metres, applicable only to an overhead pedestrian bridge (including appurtenant building floor area to connect to a BUILDING) that traverses University Avenue West.
  - iii. Notwithstanding section 3.R.1.1, that an overhead pedestrian bridge(s) (including appurtenant building floor area to connect to a BUILDING) shall be permitted within 15 metres of the adjacent railway corridor, subject to the lifting of the holding (H) provision in section 3.R.1.2.
- b) Notwithstanding anything to the contrary, the following site specific provisions shall apply to the lands identified as 165 University Avenue West on Image 1 below:
  - i. SIDE YARD setback (minimum): 0.0 metres, applicable only to an overhead pedestrian bridge (including appurtenant building floor area to connect to a BUILDING) that traverses the adjacent railway corridor.
  - ii. Notwithstanding section 3.R.1.1, that an overhead pedestrian bridge (including appurtenant building floor area to connect to a BUILDING) shall be permitted within 15 metres of the adjacent railway corridor, subject to the lifting of the holding (H) provision in section 3.R.1.2.

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| Exception | Address                            | Zoning | File Reference                              |
|-----------|------------------------------------|--------|---|
| C256      | 650, 654, 656, 660 Erb Street West | C2-40  | 2003-106<br>2008-142<br>2023-092<br>Z-23-09 |

Location: 650, 654, 656, 660 Erb Street West  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the Lands, described as Subject Property on Image 1 attached hereto, shall be deemed to be one parcel of land for the purposes of zoning, and USES shall be restricted to the following:
- AUDITORIUM
  - AUTOMOBILE GAS STATION (Including CAR WASH)
  - Automobile Rental Depot (no car storage)
  - BAKE SHOP or Confectionary Shop
  - Beer, Liquor and Wine Stores
  - CAFÉ
  - Catering Services
  - CHILD CARE CENTRE
  - Coin Operated Laundries
  - COMMERCIAL RECREATION
  - COMMERCIAL WELLNESS
  - Cosmetic Sales
  - DRUG STORE
  - DRY CLEANING DEPOT
  - Firm Processing Depot
  - FINANCIAL SERVICE
  - FOOD STORE, SPECIALTY
  - Health/Tanning Salon
  - Health Club/Fitness Centre/YMCA
  - MEDICAL CLINIC and Lab (non-research)
  - OFFICE
  - PERSONAL BREWING ESTABLISHMENT
  - PERSONAL SERVICE SHOP
  - Photograph Studio
  - Post Office
  - PRINTING ESTABLISHMENT
  - PRIVATE CLUBS and Lodges
  - RESTAURANT (including DRIVE-THROUGH and TAKE-OUT but not within 30m of a residential use)
  - SCHOOL
  - Telephone Store
  - VARIETY STORE
  - VETERINARY CLINIC
  - Video Store
  - Institutional USES:
    - i. GOVERNMENT USES
    - ii. Parks and Open Space

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- iii. SPIRITUAL USE
- iv. Municipal Recreation Facility
- v. CULTURAL FACILITIES

b) Notwithstanding anything to the contrary, one (1) Home and Auto Supply Store (including an accessory seasonal storage structure) shall be permitted provided that it contains three or more of the following:

- i. AUTOMOTIVE SERVICE CENTRE
- ii. Electronics
- iii. Garden centre (outdoor and indoor)
- iv. Hardware merchandise
- v. Home improvement merchandise, but not including lumber
- vi. Internal food kiosk as an accessory use
- vii. Outdoor Vendor (limited to a food truck or food cart)
- viii. Sporting goods
- ix. Vehicle supplies and accessories

c) Notwithstanding anything to the contrary, the following regulations shall apply:

|  |   |
|--|---|
| i. STREET LINE setback (minimum)   | <ul style="list-style-type: none"><li>• 5.0 metres from Erb St W</li><li>• 7.5 metres from Erbville Rd (see Section d)</li></ul>                                      |
| ii. LANDSCAPED BUFFER (minimum)  | <ul style="list-style-type: none"><li>• 4.0 metres abutting Erb St W</li><li>• Average 6.0 metres abutting Erbville Rd, but in no case less than 4.5 metres</li></ul> |
| iii. PARKING (minimum)   | iv. 2.88 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA  |
| v. BUILDING FLOOR AREA (maximum, all BUILDINGS AND STRUCTURES combined)  | vi. 11,000 square metres  |
| vii. BUILDING FLOOR AREA (Home and Auto Supply Store) (maximum)  | viii. 9,750 square metres   |
| ix. BUILDING FLOOR AREA (individual stores, excluding a Home and Auto Supply Store, DRUG STORE, SPECIALTY FOOD STORE (maximum) | x. 465 square metres  |
| xi. BUILDING FLOOR AREA (DRUG STORE and SPECIALTY FOOD STORE) (maximum)  | xii. 1,393 square metres  |
| xiii. BUILDING FLOOR AREA (all RESTAURANTS and Video Stores combined) (maximum)  | xiv. 929 square metres  |

d) Notwithstanding anything to the contrary, the STREET LINE setback for a BUILDING that existed on the date of the passing of the BY-LAW shall be deemed to be the required STREET LINE setback for that BUILDING, with the following exception:

- i. The minimum STREET LINE SETBACK FOR A Home and Auto Supply Store shall be an average of 7.5 metres, but in no case less than 4.5 metres, to Erbville Road.

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e) Notwithstanding anything the contrary, the LANDSCAPED BUFFER adjacent to Erbsville Road and Erb Street West shall contain plant materials that: (i) provides visual screening and 'greens' the streetscape as specified on an approved site plan pursuant to Section 41 of the Planning Act, R.S.O. 1990 c.P.13 as amended; and (ii) are not less than one-point-five metres (1.5 m) in height. The LANDSCAPED BUFFER may also include

- Two (2) Pylon signs (maximum)
- DRIVEWAYS
- Curbs
- Retaining walls
- Ramps, stairs, and walkways
- Utilities
- Lighting fixtures
- Fences

As specific on an approved site plan pursuant to Section 41 of the Planning Act, R.S.O. 1990 c.P.13 as amended.

f) Notwithstanding anything to the contrary, the regulations in site specific exemption C66 shall be deemed to not apply to the Subject Property as shown on Image 1 herein.

Image 1: Site Specific C256



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| Exception | Address               | Zoning | File Reference      |
|-----------|-----------------------|--------|---------------------|
| C257      | 180 King Street South | U2-40  | 2023-096<br>Z-23-05 |

Location: 180 King Street South  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply to the lands known municipally as 180 King Street South:
  - i. For King Street South, the minimum STREET LINE setback shall be:
    - A. 0.38 metres to King Street South for a trellis;
    - B. 0.55 metres to King Street South for an UNDERGROUND PARKING STRUCTURE;
    - C. 4.66 metres to King Street South for a BUILDING, inclusive of balconies.
  - ii. For Allen Street East, the minimum STREET LINE setback shall be:
    - A. 0.53 metres to Allen Street East for an UNDERGROUND PARKING STRUCTURE;
    - B. 0.53 metres to Allen Street East for a one (1) storey BUILDING addition;
    - C. As set out in the U2-40 zone in all other instances.
  - iii. The maximum STREET LINE setback in the U2-40 zone shall not apply to a STREET LINE BUILDING FAÇADE adjacent to George Street.
  - iv. The minimum SIDE YARD setback shall be 0.64 metres for a PARKING STRUCTURE ABUTTING the lands known municipally as 15 George Street.
  - v. The minimum REAR YARD setback shall be:
    - A. 1.44 metres to the lands known municipally as 172 King Street South for a PARKING STRUCTURE;
    - B. 2.45 metres to the lands known municipally as 172 King Street South for a one (1) storey BUILDING addition.
  - vi. The minimum LOW RISE RESIDENTIAL LOT LINE setback shall be:
    - A. 0.64 metres from the lands known municipally as 15 George Street to a PARKING STRUCTURE;
    - B. 18.0 metres from the lands known municipally as 15 George Street to a BUILDING;
    - C. 17.0 metres from the lands known municipally as 15 George Street to a balcony.

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- vii. The minimum LANDSCAPED BUFFER adjacent to a LOW RISE RESIDENTIAL LOT LINE shall be 0.64 metres adjacent to the lands known municipally as 15 George Street.
- viii. The maximum BUILDING HEIGHT shall be 40 metres and 10 storeys. Notwithstanding the foregoing:
  - A. DWELLING UNITS on the tenth (10th) storey may be constructed as two (2) storey residential units resulting in an eleventh (11th) storey, provided that the BUILDING HEIGHT does not exceed 40 metres;
  - B. DWELLING UNITS on the tenth (10th) storey may contain a MEZZANINE, provided that the BUILDING HEIGHT does not exceed 40 metres.
- ix. The minimum PODIUM height shall be 4.60 metres.
- x. The maximum Horizontal TOWER Dimension shall be 47.0 metres.
- xi. The maximum TOWER Footprint shall be 1,610 square metres.
- xii. The non-residential PARKING SPACE requirement shall be 0.95 PARKING SPACES per 100 square metres of non-residential BUILDING FLOOR AREA.
- xiii. The minimum number of PARKING SPACES on the Lands shall be 149.
- xiv. PARKING SPACE dimensions shall be as existed on the effective date of this By-law.
- xv. The TYPE B BICYCLE PARKING space requirement shall be 0.09 spaces for each dwelling unit.
- xvi. LOADING SPACE requirement shall be as existed on the effective date of this By-law.

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| Exception | Address                  | Zoning  | File Reference      |
|-----------|--------------------------|---------|---------------------|
| C258      | 309, 311 Hawthorn Street | (H)RN-6 | 2024-008<br>Z-22-17 |

Location: 309, 311 Hawthorn Street  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands known municipally as 309 and 311 Hawthorn Street (the "Lands") only:
  - i. DENSITY (maximum): 535 BEDROOMS per hectare
  - ii. STRUCTURED PARKING:
    - A. Notwithstanding anything to the contrary, 5.5 metres of STRUCTURED PARKING shall be permitted to not be located behind BUILDING FLOOR AREA, provided it is screened from view of Hawthorn Street.
    - B. Notwithstanding anything to the contrary, the 5.5 metres specified in A. above plus a 6.1 metre driveway may comprise 11.6 metres of the FRONT YARD BUILDING FAÇADE LENGTH.
  - iii. The maximum number of studio and one-BEDROOM units combined shall not exceed 35 on the Lands or 63% of total BEDROOMS, whichever is lesser.
  - iv. The minimum number of two-BEDROOM units permitted on the Lands shall be 15 or 27% of the total BEDROOMS, whichever is lesser.
  - v. The minimum number of three-BEDROOM units permitted on the Lands shall be 5 or 9% of the total BEDROOMS, whichever is lesser.
  - vi. Regulation 7.11.17 h.) ("Stationary Noise Study Holding Provision") is added, as follows:
    - A. Completion of a Stationary Noise Study, prepared by a qualified professional engineer, that demonstrates stationary noise sources including rooftop mechanical equipment are acoustically designed to achieve all Ministry of the Environment, Conservation and Parks' noise level requirements.



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| Exception | Address  | Zoning | File Reference                                      |
|-----------|--|--------|---|
| C259      | Part of 525 Conestogo Road West &<br>565 Conestogo Road West | C1A-81 | OPA 32<br>Z-21-03<br>OLT-24-000528<br>OLT-24-000080 |

Location: Part of 525 Conestogo Road West & 565 Conestogo Road West  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

1. Notwithstanding anything to the contrary, the following site specific regulations shall apply to the lands known municipally as part of 525 Conestogo Road West and 565 Conestogo Road West, shown on Schedule C1 to this BY-LAW as C259(the "**Lands**"):

A. Holding Symbol

- (i) Notwithstanding anything to the contrary, a holding symbol (H) is hereby applied to Blocks 6 and 7 on Schedule C attached hereto. The holding symbol (H) means that prior to the lifting of the holding provision from Blocks 6 and 7 on Schedule C attached hereto, the owner shall provide a stationary noise feasibility study to the satisfaction of the Region of Waterloo and the City of Waterloo in respect of the Enova Power Corp. facility located at 530 Conestogo Road West, including confirmation that the implementation of the recommendation(s) of the approved study, if any, have been secured, to the satisfaction of the Region of Waterloo and the City of Waterloo. The feasibility study shall review potential impacts of noise on sensitive points of reception within Blocks 6 and 7, and compliance with Environmental Noise Guideline NPC-300 or its successor guideline.
- (ii) Notwithstanding anything to the contrary, until the holding symbol is lifted on Blocks 6 and 7 on Schedule C attached hereto, no PERSON shall erect any new BUILDING or STRUCTURE on Blocks 6 and 7, nor USE Blocks 6 and 7 for any purpose except:
  - i. a USE that lawfully and actually existed on the Lands on the date of the passing of the by-law that established site specific exemption C259;
  - ii. PARKING FACILITY;
  - iii. TEMPORARY CONTRACTOR OFFICE;
  - iv. TEMPORARY SALES CENTRE.

- B. Notwithstanding anything to the contrary including the holding provision in section A above, for the lands comprising Stage B as specified on Schedule C attached hereto, prior to the registration of the plan of subdivision for Stage B, the following USES shall be permitted:

- the USES specified in section 9S.2.1 of the BY-LAW;
- Warehouse (no retail),

provided said USES are in compliance with the regulations of the Station Area Business Employment Two B (E2B) zone and all other applicable regulations in the BY-LAW.

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C. Notwithstanding anything to the contrary, the following additional Primary Uses shall be permitted:

- MULTI-UNIT RESIDENTIAL BUILDING (including APARTMENT BUILDING), subject to 1.G.(a) below, except for:
  - i. FREEHOLD TOWNHOUSE BUILDING
  - ii. MAISONETTE BUILDING
  - iii. STACKED TOWNHOUSE BUILDING
  - iv. TOWNHOUSE BUILDING
- Temporary PARKING SPACES required as a result of construction on the Lands, which shall be exempt from section 6.1.6.1 of the BY-LAW.

D. Notwithstanding anything to the contrary, the following additional Primary Uses shall be permitted:

- ADVANCED TECH
- Commercial Product Research and Development Facility, meaning an establishment specializing in the research, development, and or creation of commercial products, commercial services, commercial systems, commercial processes, and or commercial prototyping
- EDUCATIONAL INSTITUTION
- LIGHT INDUSTRIAL ASSEMBLY
- Live/Work Unit, meaning a unit with direct access to GRADE that is both the residence and place of business (commercial) of the proprietor,

provided that:

- (a) the USE is entirely enclosed within a BUILDING;
- (b) any machinery and equipment is restricted to light machinery and equipment; and
- (c) the USE and all operations thereto do not result in any emissions from the unit, including but not limited to CONTAMINANTS, odours, toxins, pollutants, fumes, noise, cinder (including smoke, soot, ash), dust, vibrations, heat, glare (lighting), or electrical interference.

E. Notwithstanding anything to the contrary, within Area A on Schedule C attached hereto, 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, for any purpose other than one or more of the following permitted uses:

- Active Transportation Pathways (including trails)
- COMMUNITY GARDEN
- GEOTHERMAL WELL
- LANDSCAPED OPEN SPACE
- Open Space (which may include Parkland, Privately Owned Publicly Accessible Space (POPS))
- Public Art
- PUBLIC MARKET
- Public Washroom facilities
- UNDERGROUND STRUCTURED PARKING

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- F. Notwithstanding anything to the contrary, the following uses shall not be permitted on the Lands:
- AUDITORIUM
  - AUTOMOBILE GAS STATION
  - AUTOMOBILE SERVICE CENTRE
  - BANQUET HALL
  - DRIVE-THROUGH
  - NIGHTCLUB
  - TRANSPORTATION SERVICES
- G. Notwithstanding anything to the contrary, the following site specific provisions shall apply to the Lands:
- (a) Notwithstanding anything to the contrary, DWELLING UNITS shall be permitted on the FIRST STOREY of a BUILDING or part thereof located on:
- i. Block 2 on Schedule C attached hereto, excluding:
    - a. BUILDING FLOOR AREA abutting the Conestogo Road West STREET LINE BUILDING FAÇADE
    - b. BUILDING FLOOR AREA abutting the Street A STREET LINE BUILDING FAÇADE
  - ii. Block 3 on Schedule C attached hereto, excluding:
    - a. BUILDING FLOOR AREA abutting the BUILDING façade nearest the common LOT LINE with Block 1 on Schedule C attached hereto
    - b. BUILDING FLOOR AREA abutting the Northfield Drive West STREET LINE BUILDING FAÇADE
  - iii. Block 4 on Schedule C attached hereto;
  - iv. Block 5 on Schedule C attached hereto;
  - v. Block 6 on Schedule C attached hereto, excluding:
    - a. BUILDING FLOOR AREA abutting the Conestogo Road West STREET LINE BUILDING FAÇADE
    - b. BUILDING FLOOR AREA abutting the Street A STREET LINE BUILDING FAÇADE
  - vi. Block 8 on Schedule C attached hereto
- (b) STREET LINE setback (minimum):
- i. Northfield Drive West and Conestogo Road West:
    - a. 5.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located above GRADE
    - b. 3.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located below GRADE
  - ii. Street A\* on Schedule C attached hereto (herein "**Street A**"): **A**
    - a. 3.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located above GRADE
    - b. 2.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located

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below GRADE

\* the location, alignment and configuration of Street A shall be as specified on the registered plan for Plan of Subdivision 30T-21401

- iii. Notwithstanding anything to the contrary, the maximum STREET LINE setback of 6.0 metres for a minimum seventy five percent (75%) of the STREET LINE BUILDING FAÇADE as required in Table 8S-A shall not apply in relation to:
  - a. Street A\*
  - b. Highway 85
  - c. FRONT YARD for Block 1 on Schedule C attached hereto

(c) Hydro transmission corridor\*\* setback (minimum):

- i. 3.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located above GRADE
- ii. 0.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located below GRADE

\*\*as specified in H.E.P.C. Easement Insts. 45015, 433889, 465123 as shown on Plan 58R-1662, and any successor easements in relation to the hydro transmission corridor

(d) Highway 85 setback (minimum):

- i. 14.0 metres to all BUILDINGS, STRUCTURES (excluding an active transportation overpass across Highway 85), and any element integral to the continued operation of the development on the Lands

(e) INTERIOR LOT LINE setback (minimum):

- i. 0.0 metres to all BUILDINGS and STRUCTURES, except:
  - a. as specified in Section 1.G.(c) above
  - b. Block 1, for the common LOT LINE with Block 3, on Schedule C attached hereto (minimum):
    - 20.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located above GRADE
    - 0.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located below GRADE
  - c. Block 3, for the common LOT LINE with Block 1, on Schedule C attached hereto (minimum):
    - 3.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located above GRADE
    - 0.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located below GRADE

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- d. Block 7, for the common LOT LINE with Block 8, on Schedule C attached hereto (minimum):
  - 20.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located above GRADE
  - 0.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located below GRADE
- e. Block 8, for the common LOT LINE with Block 7, on Schedule C attached hereto (minimum):
  - 3.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located above GRADE
  - 0.0 metres to all BUILDINGS and STRUCTURES, or parts thereof, located below GRADE
- (f) Notwithstanding anything to the contrary, the maximum FLOOR AREA RATIO specified within Table 8S-B shall not apply to the Lands.
- (g) BUILDING Height (maximum):
  - i. Blocks 1, 2, 6 and 7 on Schedule C attached hereto: 81 metres and 25 storeys
  - ii. Blocks 4 and 5 on Schedule C attached hereto: 103 metres and 31 storeys
  - iii. Blocks 3 and 8 on Schedule C attached hereto: 118 metres and 35 storeys
- (h) Height of FIRST STOREY (minimum): 4.0 metres
- (i) PODIUM Height (maximum): 22 metres
- (j) Density (maximum): 750 BEDROOMS per hectare (5,452 bedrooms), calculated using the entire Lands shown on Schedule C1 to this BY-LAW as C259. For further clarity, individual Blocks may exceed 750 BEDROOMS per hectare, provided the combined density of all development on the Lands does not exceed 5,452 bedrooms.
- (k) TOWER Separation (minimum):
  - i. 0.0 metres from an INTERIOR LOT LINE, subject to compliance with minimum TOWER STEPBACK provisions
  - ii. 24.0 metres from another TOWER on the Lands
  - iii. Notwithstanding anything to the contrary, on Blocks 4 and 5, balconies may project a maximum 1 metre into the TOWER Separation for a maximum 40% of a BUILDING façade.
- (l) Horizontal TOWER Dimension (maximum):
  - i. 40 metres
  - ii. Notwithstanding (i.) above, 45 metres for a maximum of one (1) TOWER on each of Blocks 1, 3 and 8 on Schedule C attached hereto

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- (m) TOWER Footprint (maximum):
  - i. 1,050 square metres
  - ii. Notwithstanding (i.) above, a TOWER(S) located on Block 4 shall have a maximum TOWER footprint of 1,000 square metres
  - iii. Notwithstanding (i.) above, a TOWER(S) located on Block 5 shall have a maximum TOWER footprint of 1,000 square metres
- (n) TOWER setback (minimum):
  - i. 3.0 metres above the PODIUM (inclusive of balconies) for all BUILDINGS and from all BUILDING facades, except:
    - (a) 0.0 metres from the westerly BUILDING façade on Block 1 on Schedule C attached hereto
    - (b) 0.0 metres from the southerly BUILDING façade on Block 7 on Schedule C attached hereto
  - ii. Notwithstanding (i.) above, 1.5 metre deep balconies may project into the TOWER setback for a maximum 40% of a BUILDING façade facing an INTERIOR LOT LINE
  - iii. Notwithstanding (i.) above, on Block 8 on Schedule C attached hereto, 1.5 metre deep balconies may project into the TOWER setback for a maximum 40% of the BUILDING façade facing the Highway 85 STREET LINE
- (o) BUILDING FLOOR AREA:
  - i. Notwithstanding anything to the contrary, within Blocks 1, 2, 3, 6 and 7 on Schedule C attached hereto, a minimum 8,000 square metres of BUILDING FLOOR AREA on the Lands shall be devoted to the following USES:
    - USES permitted in Section 8S.1.1.1
    - USES permitted in Section 8S.1.1.3 (excluding prohibited uses in Section 1.F above) USES permitted in Section 1.D above, provided further that within Live/Work Units only the commercial floor area shall be calculated towards the minimum BUILDING FLOOR AREA requirement
  - ii. Notwithstanding anything to the contrary, a minimum 4,000 square metres of the 8,000 square metres of BUILDING FLOOR AREA required in (i.) above shall be devoted to the following USES on the Lands:
    - ARTIST STUDIO (CLASS A)
    - BUSINESS INCUBATOR
    - COMMUNICATION PRODUCTION
    - DATA CENTRE
    - FINANCIAL SERVICE
    - GOVERNMENT USES
    - INSTITUTION
    - MAJOR OFFICE
    - MAKERSPACE (CLASS A)
    - MEDICAL CLINIC

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- OFFICE
  - TECH OFFICE
  - TRAINING FACILITY
  - USES permitted in Section 1.D above, excluding Live/Work Units
- iii. Notwithstanding anything to the contrary, Block 1 on Schedule C attached hereto shall contain a minimum 1,000 square metres of the 8,000 square metres of BUILDING FLOOR AREA required in (i.) above.
- iv. Notwithstanding anything to the contrary, a maximum 2,000 square metres of the 8,000 square metres of BUILDING FLOOR AREA required in (i.) above shall be devoted to commercial floor area within Live/Work Units.
- (p) LANDSCAPED OPEN SPACE (minimum): 15%, calculated using the entire Lands. Excludes Parkland and Privately Owned Publicly Accessible Space (POPS).
- (q) PARKING SPACES (maximum):
- i. Residential: 1.5 spaces per DWELLING UNIT
  - ii. Visitor: 0.15 spaces per DWELLING UNIT
  - iii. Non-Residential: 4.0 spaces per 100 square metres of BUILDING FLOOR AREA, except as specified in Table 6A
  - iv. Live/Work Unit: 2.0 spaces per unit
  - v. Notwithstanding anything to the contrary, parking maximums shall not apply to temporary PARKING SPACES required as a result of construction on the Lands.
- (r) Notwithstanding anything to the contrary including Section 8S.1.19, STRUCTURED PARKING shall be permitted on the FIRST STOREY provided that:
- i. A minimum thirty-five percent (35%) of the FIRST STOREY shall be comprised of the following USES:
    - Active Uses as specified within Section 8S.1.7
    - circulation spaces, such as hallways, elevators, and the like
    - common AMENITY AREA (indoor)
    - entrance/foyers
    - lobby, reception area, seating area, and the like
    - management office
    - DWELLING UNITS
    - USES permitted in Section 1.D above
  - ii. STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to uses specified in G.(r)(i.) above.
  - iii. Notwithstanding (ii.) above, STRUCTURED PARKING on the FIRST STOREY shall be permitted within 60 metres of Highway 85 on Schedule C attached hereto.
  - iv. Notwithstanding (ii.) above, on Block 3 on Schedule C attached hereto, STRUCTURED

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PARKING shall be permitted on the FIRST STOREY provided that:

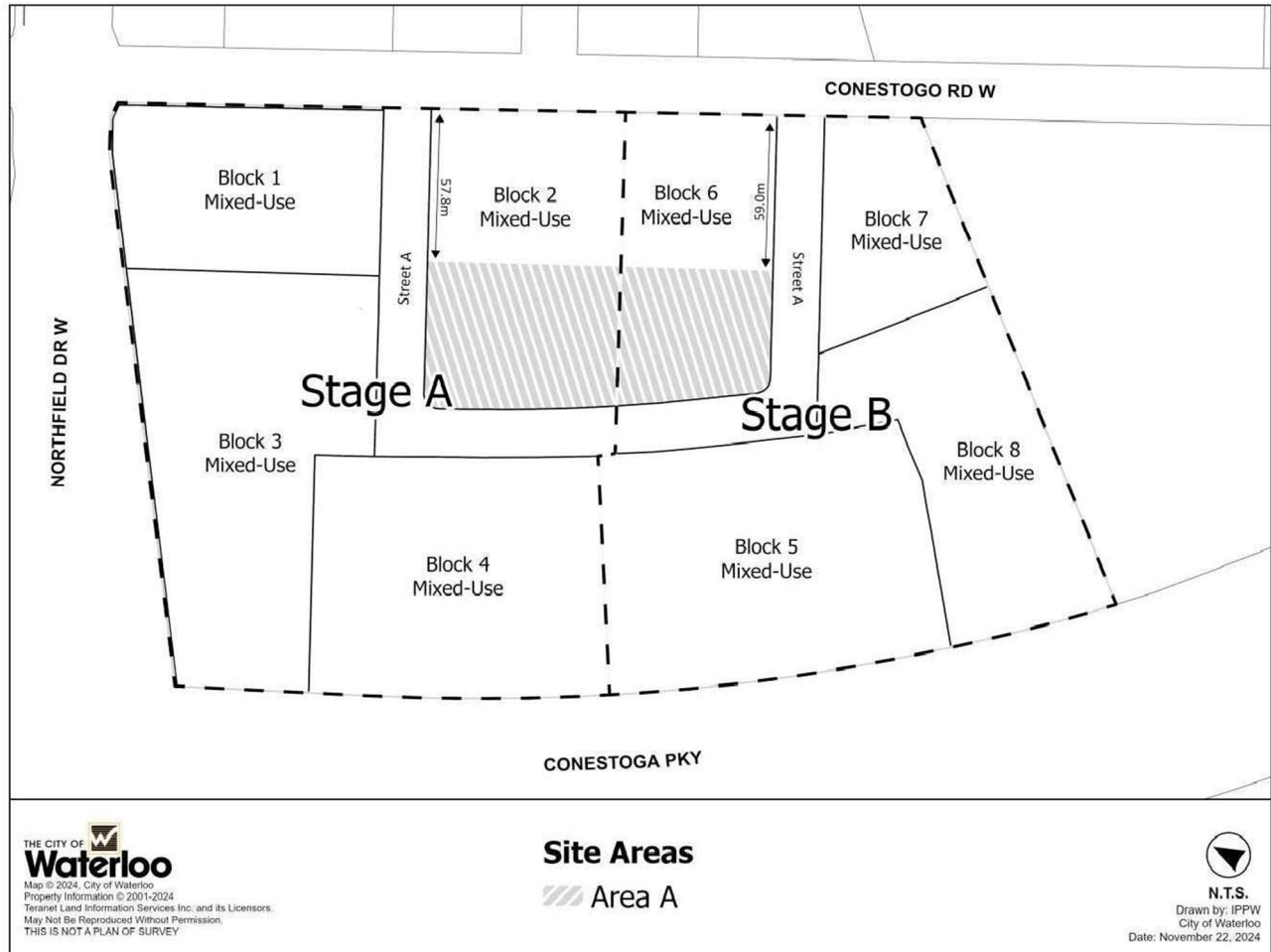
- (a) the STRUCTURED PARKING fronts onto Northfield Drive West;
  - (b) the STRUCTURED PARKING is located west of the floor area specified in G.(a)ii.a. herein; and
  - (c) the entire FRONT YARD BUILDING FAÇADE LENGTH for Street A is comprised of one or more USES specified in G.(r)(i.) above.
- v. On Block 1 on Schedule C attached hereto, STRUCTURED PARKING on the FIRST STOREY shall be permitted provided that:
  - (a) the STRUCTURED PARKING is entirely or partially beneath the BUILDING, and unenclosed and open to the air on at least one side;
  - (b) the entire FRONT YARD BUILDING FAÇADE LENGTH for Northfield Drive West is comprised of one or more USES specified in G.(r)(i.) above.
  - (c) the entire FLANKAGE YARD BUILDING FAÇADE LENGTH for Conestogo Road West is comprised of one or more USES specified in G.(r)(i.) above.
- (s) Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE.
- (t) Notwithstanding anything to the contrary, SURFACE PARKING SPACES shall not be permitted in the FRONT YARD and FLANKAGE YARD.
- (u) 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, unless sufficient servicing capacity and servicing infrastructure (water, sanitary and storm water) exist to service said lands and development thereon. For clarity, this regulation includes but is not limited to confirmation, for each Block in Schedule C attached hereto, in whole or in part, that all servicing infrastructure upgrades required to service the Block and development thereon are constructed and operational, to the satisfaction of the CITY.



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## Schedule 'C'

For the purposes of this Schedule C, the location and configuration of Street A and each Block shall be as specified in Draft Plan of Subdivision 30T-21401 (dated October 21, 2024) and the implementing registered plan(s) thereto.



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| Exception | Address           | Zoning | File Reference      |
|-----------|-------------------|--------|---------------------|
| C260      | 251 Albert Street | RN-12  | 2024-043<br>Z-23-14 |

Location: 251 Albert Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 251 Albert Street (the "Lands"):
  - i. STREET LINE setback (maximum) (Convertible Frontage): at least 39% of the FRONT BUILDING FAÇADE shall be within 5.0 metres of the STREET LINE.
  - ii. Number of FIRST STOREY entrances to the BUILDING (minimum) (Convertible Frontage): 1 entrance.
  - iii. Main Entrance: Notwithstanding regulation 7.13.7, the main entrance shall be permitted a maximum 1.20 metres above GRADE
  - iv. Notwithstanding anything to the contrary, the following USES shall be permitted in STOREYS above the FIRST STOREY in a MIXED-USE BUILDING:
    - CHILD CARE CENTRE
    - Administrative offices and ritual bath facility associated with a SPIRITUAL USE
  - v. Provisions 7.13.15(b) and 7.13.15(c) shall not apply to the Lands, provided that a minimum of 10 metres of the FRONT BUILDING FACADE on the FIRST STOREY is devoted to one or more USES specified in provision 7.13.15(a).
- b) Notwithstanding anything to the contrary, the following regulations shall apply to a SPIRITUAL USE within a MIXED-USE BUILDING containing residential DWELLING UNITS on the Lands:
  - i. FRONT YARD setback (minimum): 1.0 metres.
  - ii. SIDE YARD setback (minimum): 3.0 metres
  - iii. PARKING SPACES (minimum): 1.60 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA excluding:
    - circulation spaces shared with the residential use such as, hallways, elevators, stairways, and the like;
    - spiritual leader's residence;
    - administration offices for a spiritual use;
    - indoor spiritual use amenity areas (including a ritual bath facility); and,
    - building services, such as hydro transformer room, waste storage areas, and the like.

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| Exception | Address                             | Zoning    | File Reference                |
|-----------|-------------------------------------|-----------|-------------------------------|
| C262      | 6, 8, 10, 12, 14 Dietz Avenue North | (H)RMU-40 | 2024-032<br>OPA 48<br>Z-23-08 |

Location: 6, 8, 10, 12, 14 Dietz Avenue  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply to 6, 8, 10, 12 and 14 Dietz Avenue North (the "Lands"):
- i. REAR YARD SETBACK (minimum): 2.1 metres to the PODIUM, and 5.7 metres to balconies on the TOWER
  - ii. BUILDING HEIGHT (maximum): 40 metres and 12 storeys
  - iii. PODIUM HEIGHT (minimum): 8.0 metres
  - iv. FIRST STOREY HEIGHT (minimum): 3.2 metres for a maximum 25% of the FIRST STOREY
  - v. DENSITY (maximum): 900 BEDROOMS per hectare for a BUILDING containing a broad mix of DWELLING UNIT types and sizes.
  - vi. LANDSCAPED OPEN SPACE (minimum): 21% of the LOT AREA
  - vii. TOWER SETBACK (minimum):
    - A. 3.0 metres to the northerly INTERIOR LOT LINE
    - B. 9.6 metres from a stairwell and balconies to the southerly INTERIOR LOT LINE
    - C. 7.5 metres from the REAR BUILDING FAÇADE to the easterly INTERIOR LOT LINE
    - D. 5.7 metres from the balconies on the REAR BUILDING FAÇADE to the easterly INTERIOR LOT LINE
  - viii. Horizontal TOWER Dimension (maximum): 54.5 metres
  - ix. TOWER Footprint (maximum): 1,092 square metres
  - x. PARKING SPACES (minimum): 0.80 PARKING SPACES per DWELLING UNIT, inclusive of VISITOR PARKING at a rate of 0.10 spaces per DWELLING UNIT
- b) Notwithstanding anything to the contrary, only those uses which lawfully and actually existed on the date of passing of this BY-LAW shall be permitted to continue until such time as the holding symbol (H) is removed. The holding symbol (H) shall not be removed or modified until the following criteria are satisfied:
- i. Verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition and received an acknowledgement letter from the Ministry of the Environment, Conservation and Parks; and
  - ii. Submit a detailed Noise Study, to the satisfaction of the City of Waterloo and the Regional Municipality of Waterloo. The study shall evaluate stationary noise impacts on

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the proposed development and emanating from the proposed development, including potential impacts of noise (e.g. HVAC systems) on sensitive points of reception and the impacts of the development on adjacent noise sensitive uses. All buildings on the lands subject to C262, and mechanical equipment thereto, shall be acoustically designed to achieve all Ministry of the Environment, Conservation and Parks noise level objectives on- and off-site. The study shall be conducted when mechanical equipment details are confirmed, and grading plans, elevations and floor plans are available. The Owner shall make secure arrangements to implement the recommendations of the approved Noise Study, to the satisfaction of the CITY and the REGION.

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| Exception | Address                            | Zoning        | File Reference      |
|-----------|------------------------------------|---------------|---------------------|
| C263      | 460, 462, 464 Columbia Street West | RMU-40<br>OS1 | 2024-038<br>Z-24-01 |

Location: 460, 462, 464 Columbia Street West  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site-specific regulations shall apply to the lands known municipally as 460, 462 and 464 Columbia Street West (the "Lands"):
  - i. Notwithstanding anything to the contrary, stairs may encroach into the minimum street Line Setback by a maximum three metres (3 in).
  - ii. Notwithstanding anything to the contrary, sunken patios may encroach into the minimum street Line Setback by a maximum two metres (2 in).
  - iii. Notwithstanding anything to the contrary, the maximum STREET LINE setback in Table 70 shall not apply.
  - iv. Notwithstanding anything to the contrary, BUILDING HEIGHT shall be measured as follows:
    - A. 460 Columbia St w: measured as the average of five (5) points equally spaced apart adjacent to the entire FRONT BUILDING FACADE to the highest point of:
      - the roof's surface; or
      - the parapet, where the parapet exceeds 1.5 metres in height,whichever is higher.
    - B. 462 Columbia St w: measured as the average of five (5) points equally spaced apart adjacent to the entire FRONT BUILDING FACADE to the highest point of:
      - the roof's surface; or
      - the parapet, where the parapet exceeds 1.5 metres in height,whichever is higher.
    - C. 464 Columbia St W: measured as the average of-five (5) points equally spaced apart adjacent to the entire westerly Building Facade to the highest point of:
      - the roof's surface; or
      - the parapet, where the parapet exceeds 1.5 metres in height,whichever is higher.
    - D. The following shall be disregarded when calculating BUILDING HEIGHT:
      - Chimney
      - Church Spire, Church Steeple, Church Belfry , and the like
      - Rooftop mechanical, ventilation, electrical, utility and service equipment not exceeding four metres in height

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- Enclosed stairwell roof access not exceeding four metres in height
  - Elevator penthouse (with or without stairwell) not exceeding six metres in height
  - Rooftop architectural feature (see section 3.A.5)
  - Mechanical and service equipment noise barrier
  - Non-habitable and unenclosed rooftop amenity structure
  - Safety guards
  - Ornamental domes, skylights, and cupolas
  - Telecommunication equipment
- v. Notwithstanding anything to the contrary, the maximum BUILDING HEIGHT shall be 37 metres and 12 storeys.
- vi. Notwithstanding anything to the contrary, the maximum Density shall be 200 units per hectare.
- vii. Notwithstanding anything to the contrary, Table 7P shall not apply to the Lands.
- viii. Notwithstanding anything to the contrary, the maximum Horizontal Tower Dimension shall be:
- A. 460 Columbia St W: 100 metres
  - B. 462 Columbia St W: 54 metres
  - C. 464 Columbia St W: 53 metres
- ix. Notwithstanding anything to the contrary, the maximum TOWER Footprint shall be:
- A. 460 Columbia St W: 2,360 square metres
  - B. 462 Columbia St W: 1,255 square metres
  - C. 464 Columbia St W: 1,120 square metres
- x. Notwithstanding anything to the contrary, the minimum TOWER separation measured from the exterior face of the BUILDING, including balconies, shall be:
- A. 460 Columbia St W:
    - 22 metres from a TOWER on the same LOT
    - 11 metres from an INTERIOR LOT LINE
  - B. 462 Columbia St W:
    - 22 metres from a TOWER on the same LOT
    - 9 metres from an INTERIOR LOT LINE
  - C. 464 Columbia St W:
    - 22 metres from a TOWER on the same LOT
    - 11 metres from an INTERIOR LOT LINE
    - 9 metres between TOWERS on the same BUILDING
- xi. Notwithstanding anything to the contrary, a maximum of three (3) BUILDINGS shall be permitted on the Lands, excluding ACCESSORY BUILDINGS and ACCESSORY STRUCTURES.
- xii. Notwithstanding anything to the contrary, regulation 7.10.5 shall not apply to the Lands.
- xiii. Notwithstanding anything to the contrary, the minimum number of BICYCLE PARKING on the Lands shall equal ten percent (10%) of the required PARKING SPACES, and may be satisfied as TYPE A BICYCLE PARKING and/or TYPE a BICYCLE PARKING.
- xiv. Notwithstanding anything to the contrary, regulation 6.9 (Loading) shall not apply to the Lands.

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- xv. Notwithstanding anything to the contrary, regulation 7.10.10 shall not apply to the Lands provided that:
- A. 460 Columbia St W: one or more of the USES specified in d.) below about the entire FRONT BUILDING FACADE
  - B. 462 Columbia St W: one or more of the USES specified in d.) below about the entire FRONT BUILDING FACADE
  - C. 464 Columbia St. W: [N/A]
  - D. USES
    - DWELLING UNIT
    - HABITABLE FLOORSPACE
    - circulation spaces, such as hallways, elevators, and the like
    - common indoor AMENITY AREA
    - commercial uses specified in sections 7.10.1.2 and 7.10.1.5
    - institutional uses specified in sections 7.10.1.2 and 7.10.1.5
    - entrance/foyers
    - hydro transformer room
    - management office
    - lobby, reception area, seating area, and the like
- xvi. In the event of any future subdividing of the Lands through a consent pursuant to the Planning Act and/or the registration or phasing of a Plan of condominium pursuant to the Condominium Act, the common LOT LINES of the LOTS so created are hereby deemed not to be LOT LINES for the purpose of zoning provided the Lands (460, 462 and 464 Columbia street west) comply with all applicable zoning regulations as if the Lands were one LOT.

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| Exception | Address                     | Zoning | File Reference                |
|-----------|-----------------------------|--------|-------------------------------|
| C264      | 150, 151, 152 Albert Street | RC1    | 2024-049<br>OPA 38<br>Z-22-09 |

Location: 150, 151, 152 Albert Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply to the lands known municipally as 150-152 Albert Street, shown on Schedule CI to this BY-LAW as C264 (the "Lands"):
  - i. Notwithstanding anything to the contrary, the following additional primary uses shall be permitted within the EXISTING BUILDING:
    - A. UNIVERSITY/COLLEGE
  - ii. LOT AREA (minimum): 650 square metres
  - iii. FRONT YARD setback (minimum): 6.0 metres
  - iv. SIDE YARD setback (minimum):
    - A. Existing Building setback as specified in Table 7U, RC1 zone
    - B. Notwithstanding 1 d) i. above, 2.9 metres for an unenclosed exterior staircase
  - v. PARKING SPACES (minimum): 1 parking space for a UNIVERSITY/COLLEGE USE
  - vi. LOADING (minimum): 0 loading spaces for a UNIVERSITY/COLLEGE USE



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| Exception | Address             | Zoning | File Reference      |
|-----------|---------------------|--------|---------------------|
| C265      | 275 Erb Street East | R1     | 2024-041<br>Z-24-08 |

Location: 275 Erb Street East  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following uses are hereby added to section 7.1.1.2 for 275 Erb street East only:
- PRIVATE SCHOOL within a SPIRITUAL USE BUILDING
  - CIHLD CARE CENTRE within a SPIRITUAL USE BUILDING

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| Exception | Address   | Zoning | File Reference                                      |
|-----------|---|--------|---|
| C266      | 6 Regina Street North &<br>24, 28, 34 Erb Street East | U1-81  | OLT-23-000234<br>OLT-30-000235<br>OPA 41<br>Z-22-12 |

Location: 6 Regina Street North & 24, 28, 34 Erb Street East  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- Notwithstanding anything to the contrary, the following site specific provisions shall apply to 6 Regina Street North & 24, 28, and 34 Erb Street East (the "Lands"):
- BUILDING HEIGHT (maximum):
- Area A on Image 1 herein: 16.2 metres and 4 STOREYS
- Areas B and C on Image 1 herein: 81 metres and 25 STOREYS
- PODIUM Height: 16.2 metres and 4 STOREYS
- TOWER Height (inclusive of PODIUM): 81 metres and 25 STOREYS
- Rooftop Parapet (maximum height): 2.5 metres
- A combined mechanical and elevator penthouse (maximum height): 6 metres, provided the combined rooftop mechanical and elevator penthouse does not contain habitable floor space.
- Density (maximum): 1,578 BEDROOMS per hectare and 289 DWELLING UNITS
- REAR YARD setback (minimum): 0.44 metres
- TOWER Separation, measured from the exterior face of the BUILDING, including balconies (minimum):
- To the northerly INTERIOR LOT LINE/SIDE LOT LINE as shown on Image 2 herein
- 10.5 metres to SIDE LOT LINE 1
- 5.3 metres to SIDE LOT LINE 2
- 6.6 metres to SIDE LOT LINE 3
- 8.5 metres to SIDE LOT LINE 4
- To the easterly INTERIOR LOT LINE/REAR LOT LINE as shown on Image 2 herein:
- For the fifth STOREY: 6.9 metres
- For STOREYS six to twenty-five, inclusive: 20 metres

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- Horizontal TOWER Dimension (maximum):
  - for the fifth STOREY: 60 metres
  - for STOREYS six to twenty-five, inclusive: 47 metres
- TOWER Footprint (maximum):
  - for the fifth STOREY: 1,080 square metres
  - for STOREYS six to twenty-five, inclusive: 880 square metres
- TOWER STEPBACK above PODIUM (minimum):
- FRONT BUILDING FACADE (Regina St N): 3.0 metres
- FLANKAGE BUILDING FACADE (Erb St E):
- BUILDING FAÇADE of the PODIUM to BUILDING FAÇADE of the TOWER: 3.0 metres, with the exception of the southwest corner of the TOWER where the minimum TOWER STEPBACK shall be 0.5 metres
- Straight balconies on STOREYS 6, 7, 8, 9, 10 and 11 shall be permitted to project into the TOWER STEPBACK a maximum of 1.6 metres
- V-shaped balconies on STOREYS 8 to 25 shall be permitted to project into the TOWER STEPBACK a maximum of 1.9 metres.
- Minimum parking space dimensions (where parking is provided):
  - Where one side of the parking space abuts a wall or column, and where the wall/column is situated so as not to obstruct the opening of a vehicle door, the minimum parking space width shall be 2.8 metres
  - Where both sides of the parking space abut a wall or column, and where the walls/columns are situated so as not to obstruct the opening of a vehicle door, the minimum parking space width shall be 3.2 metres, with exception to 4 parking spaces which shall have a width of 3.0 metres.
- The COMMON OUTDOOR AREA regulations contained in Table 8B of the BY-LAW shall not apply.
- The following USES shall be permitted on the FIRST STOREY for the purposes of Section 8.1.22.a.) of the BY-LAW:
  - Water Meter Room
  - Hydro/Electrical Switchgear Room
  - Stacked BICYCLE PARKING spaces shall be permitted. For the purpose of this provision, Stacked BICYCLE PARKING spaces shall be defined as follows:

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BICYCLE PARKING (STACKED) - means a BICYCLE PARKING space that is positioned above or below another BICYCLE PARKING space with both BICYCLE PARKING spaces being accessible from the floor.

- STACKED BICYCLE PARKING spaces shall comply with the following dimensions:
- Width (minimum): 0.6 metres
- Length (minimum): 2.0 metres
- Vertical Clearance (minimum): 2.44 metres
- Access Aisle Width (minimum): 1.75 metres
- A small portion of the BUILDING shall be permitted to encroach into the City's DAYLIGHT TRIANGLE at the Regina Street North and Erb Street East intersection, as follows:
- Adjacent to Regina Street North:
- PODIUM, at-grade (maximum): 2.4 square metres
- PODIUM, STOREYS 2-4 (maximum): 11.5 square metres
- Adjacent to Erb Street East:
- PODIUM, at grade (maximum): 2.6 square metres
- PODIUM, STOREYS 2-4 (maximum): 11.2 square metres
- A wind screen on STOREY 5 and part of the straight and/or V-shaped balconies on STOREYS 6-25 shall be permitted to encroach into the City's DAYLIGHT TRIANGLE.
- Notwithstanding anything to the contrary, the Erb Street East STRUCTURED PARKING opening shall be permitted to be located a maximum 1.0 metre below the elevation of the REGULATORY FLOOD.
- Notwithstanding any other provision in the BY-LAW, the following USES shall be prohibited unless an ACCEPTED FLOOD EMERGENCY PLAN is provided for the BUILDING or STRUCTURE prior to the approval of a Site Plan pursuant to Section 41 of the PLANNING ACT:
- Residential uses, including DWELLING UNITS.
- HOTEL, provided further that all hotel rooms where individuals sleep shall be located above the elevation of the REGULATORY FLOOD.

For the purpose of this provision, ACCEPTED shall be defined as follows:

**ACCEPTED** – means to the satisfaction of the CITY and the REGION, in consultation with the Grand River Conservation Authority where appropriate.

For the purpose of this provision, FLOOD EMERGENCY PLAN shall be defined as follows:

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**FLOOD EMERGENCY PLAN** – means a comprehensive flood emergency plan, prepared and certified by a qualified professional or qualified professionals, that is coordinated with flood warning processes and municipal flood emergency procedures and is informed by the flood risk assessment for the BUILDING or STRUCTURE on the LOT, to address at a minimum the matters set out below, including how individuals (including residents, occupants, visitors, and/or current or prospective owners and tenants, as applicable) (“Individuals”) will be informed of safe access and flood event protocols, and evacuation, re-entry, and shelter in place procedures for the purposes of safeguarding persons, animals and property before, during and after a flood event. A FLOOD EMERGENCY PLAN shall include, but not be limited to:

- i. flood emergency strategies and systems to protect Individuals at the site;
- ii. address how Individuals will be informed of the FLOOD EMERGENCY PLAN, safe access protocols, and emergency procedures for evacuation, re-entry, and shelter in place;
- iii. measures to avoid and/or mitigate loss of life and damage to property;
- iv. emergency preparedness recommendations and directives for Individuals at the site;
- v. map(s) showing egress routes for the residential areas (including any amenity areas), residential parking, commercial areas, commercial parking, and bike storage areas;
- vi. provisions to ensure that, commencing upon first occupancy, the Owner will maintain up-to-date emergency contact lists, including owner/board, property manager(s), security persons, concierge persons, relevant agencies, utilities, contractors, and consultants (including roles and responsibilities), which shall be kept current at all times;
- vii. provisions to ensure that, commencing upon first occupancy, the Owner will maintain an up-to-date list of residents (including identification of those requiring special assistance), which shall be kept current at all times;
- viii. standard operating procedures for maintenance of emergency entrances/exits, alarm systems, voice communication systems, lighting, extinguishers, utility shut-offs, elevators, and emergency generators;
- ix. provisions requiring that, prior to first occupancy, the Owner establish, identify and maintain an emergency command centre, assembly areas, and first aid areas; and
- x. protection and location of building documents, including the emergency contact lists, list of residents, and standard operating procedures, at the emergency command centre and any additional location(s) identified by the City’s Fire Rescue Services Division.

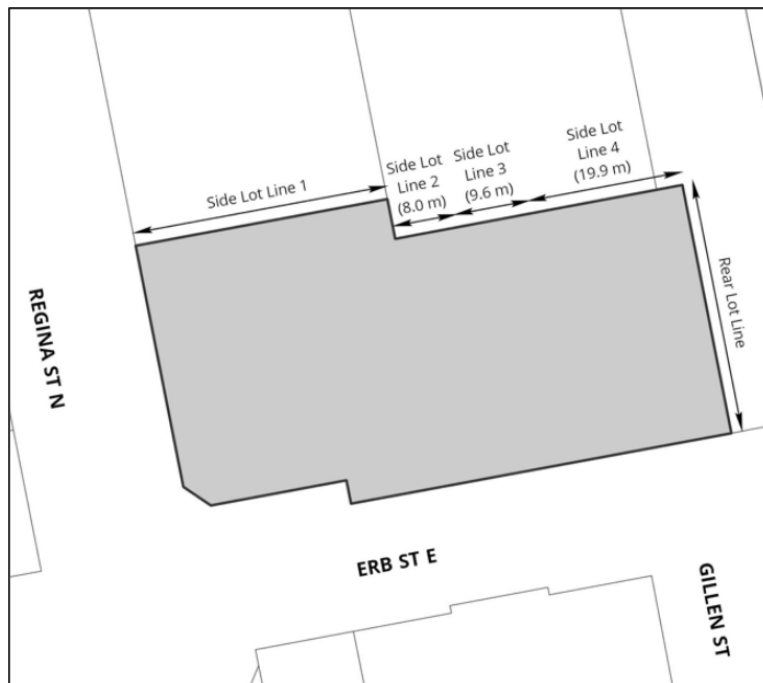
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Image 1: Site Specific C266



Image 2: Site Specific C266



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| Exception | Address          | Zoning | File Reference      |
|-----------|------------------|--------|---------------------|
| C267      | 145 Lincoln Road | RMU-81 | 2024-062<br>Z-24-13 |

Location: 145 Lincoln Road  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Pursuant to subsection 39(1) of the Act, the following USE is temporarily permitted on the Lands in accordance with the provisions of this by-law:
  - i. PRIVATE SCHOOL

provided that the PRIVATE SCHOOL complies with Table 6A (Parking - Specific Uses) in Section 6.1.3 of Zoning By-law 2018-050, subject to Section 3.C.11 (Conflicting Regulations) of Zoning By-law 2018-050.
- b) Pursuant to subsection 39(2) of the Act, this by-law shall apply to the lands known municipally as 145 Lincoln Road as shown on Schedule 'A' hereto (the "Lands").
- c) Pursuant to subsection 39(2) of the Act, the temporary use zoning herein shall be in effect for three (3) years from the date of enactment of this by-law.
- d) Capitalized words and terms herein shall have the corresponding meaning as set out in Zoning By-law 2018-050 of the City of Waterloo.

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| Exception | Address  | Zoning       | File Reference      |
|-----------|--|--------------|---------------------|
| C268      | 85-89 Columbia Street West &<br>300 Hemlock Street | RN-6<br>RN-8 | 2023-007<br>Z-22-16 |

Location: 85-89 Columbia Street West & 300 Hemlock Street  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply:
  - i. LOT FRONT AGE (minimum): 15.7 metres for Hemlock Street
  - ii. BUILDING STEPBACK above the PODIUM (minimum):
    - A. 2.0 metres from the FRONT BUILDING FACADE (northerly) and the easterly BUILDING facade
    - B. 0.0 metres along the westerly BUILDING FACADE
    - C. for clarity, a BUILDING STEPBACK above the PODIUM shall not be required for the southerly BUILDING façade
  - iii. PARKING behind BUILDING FLOOR AREA: Regulation 7.12.14 shall not apply to the east of a DRIVEWAY to/from Columbia Street West
  - iv. SIDE YARD SETBACK (minimum): 1.0 metre for a retaining wall and UNDERGROUND STRUCTURED PARKING within the easterly SIDE YARD



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| Exception | Address               | Zoning  | File Reference      |
|-----------|-----------------------|---------|---------------------|
| C269      | 18, 20 Hickory Street | (H)RN-6 | 2024-064<br>Z-24-11 |

Location: 18, 20 Hickory Street  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands identified as 18 and 20 Hickory Street West ("the Lands") for the purpose of a TOWNHOUSE BUILDING:
  - i. STREET LINE setback (Hickory Street West) (maximum): At least 65% of the STREET LINE BUILDING FACADE shall be within 5 metres of the STREET LINE.
  - ii. STREET LINE setback (Spruce Street) (maximum): 9.3 metres, applicable only to DWELLING UNITS that front onto Hickory Street West.
  - iii. Height of FIRST STOREY (minimum): 2.7 metres
  - iv. Notwithstanding the definition of TOWNHOUSE BUILDING, one TOWNHOUSE BUILDING on the Lands may contain up to nine (9) DWELLING UNITS, provided further that a maximum of six (6) of the nine (9) DWELLING UNITS shall front onto Spruce Street, and a maximum of three (3) of the nine (9) DWELLING UNITS front onto Hickory Street West.

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| Exception | Address                   | Zoning | File Reference      |
|-----------|---------------------------|--------|---------------------|
| C270      | 20 University Avenue East | C1-81  | 2024-069<br>Z-23-03 |

Location: 20 University Avenue East  
as shown on Schedule 'C1' to this BY-LAW.

## Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply to the Lands zoned C270:
  - i. TOWER separation (minimum) to the westerly interior lot line: 10.5 metres
  - ii. TOWER STEPBACK (minimum): 3.0 metres, except for a maximum 12.5 metre section of the FLANKAGE BUILDING FACADE (Regina St N) where the minimum shall be 0.0 metres
  - iii. Horizontal TOWER Dimension (maximum): 40 metres
  - iv. Notwithstanding Regulation c) above:
    - A. Horizontal TOWER Dimension (maximum) for 6 metres of the FRONT BUILDING FACADE (University Ave E): 42.5 metres
    - B. Horizontal TOWER Dimension (maximum) for 9.5 metres of the FRONT BUILDING FACADE (University Ave E): 43.5 metres
  - v. BUILDING HEIGHT (maximum): 81 metres, and 26 Storeys
  - vi. Parking Rate (minimum):
    - A. Residential: 0.60 spaces per DWELLING UNIT
    - B. Residential visitor: 0.10 spaces per DWELLING UNIT
    - C. Non-Residential: 2.0 spaces per 100 square metres of BUILDING FLOOR AREA
  - vii. Stacked BICYCLE PARKING spaces shall be permitted and shall comply with the following dimensions:
    - A. Length (minimum): 1.8 metres
    - B. Width (minimum): 0.6 metres
    - C. Vertical clearance (minimum): 1.2 metres
    - D. Access Aisle width (minimum): 1.75 metres

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| Exception | Address                | Zoning | File Reference      |
|-----------|------------------------|--------|---------------------|
| C272      | 329, 331 Spruce Street | RN-12  | 2024-081<br>Z-24-10 |

Location: 329, 331 Spruce Street  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands identified as 329 and 331 Spruce Street ("the Lands"):
  - i. TOWER separation measured from exterior face of the BUILDING, including balconies (minimum): 6 metres to an INTERIOR LOT LINE
  - ii. STRUCTURED PARKING
    - A. Notwithstanding anything to the contrary, STRUCTURED PARKING shall be permitted to be located on the FIRST STOREY without being located entirely behind the BUILDING FLOOR AREA devoted to the uses specified in section 7.3.15.a.) for a maximum of 6 metres of the FRONT BUILDING FACADE.