Official Plan, City of Waterloo

Office Consolidation

December 17, 2025



THE CITY OF Waterloo

City of Waterloo Official Plan Review

Office Consolidation as of December 17, 2025

Official Plan Under Review:

Note: portion of the Official Plan were updated as part of the Official Plan Review. Phase 1 of the Official Plan Review included updates to Chapters 1, 2, 3,1 0, 11, 12 and portions of the Glossary. Some policies of Chapter 7 have been moved to other Chapters of the Plan where applicable, (e.g. Employment Land Use Designations) and the remainder of the chapter has been removed. Several housekeeping, and clarification modifications can be found throughout.

Future phases of the Official Plan review will address the remaining chapters of the Official Plan, along with additional updates if, and where required.

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Land Acknowledgement

Waterloo is situated on the lands traditionally cared for by the Haudenosaunee, Anishnaabe and Chonnonton Peoples.

We acknowledge the enduring presence and deep traditional knowledge and philosophies of the Indigenous Peoples with whom we share this land today.

Acknowledging the traditional territory of Indigenous Peoples is only a starting point in the City of Waterloo's journey towards reconciliation. This Plan builds on the City's commitment to reconciliation through policies that recognize and celebrate Indigenous cultural heritage, encourage meaningful engagement with Indigenous communities, and advance shared environmental objectives such as protecting the city's natural heritage.

CHAPTER 1 INTRODUCTION

This chapter provides an overview of the assumptions and context that provide the basis for the objectives and policies of this Official Plan. Statements contained in this chapter must be read in conjunction with the remaining chapters of this Official Plan (the Plan).

1.1 PURPOSE AND REVIEW

The Official Plan is the primary long-range, comprehensive municipal planning document that outlines a framework for land use decision-making for the City of Waterloo (the City). This Plan is adopted by City of Waterloo Council with input from the community and represents Council's vision for growth and change within the community, guided by the public interest. The Plan sets a broad, coordinated vision for all lands within the City, and supports the overall goal of achieving a healthy community built on the principles of diversity and adaptability, accessibility and equity, sustainability, connectivity, health and vitality. The area affected by this Plan constitutes all lands under the jurisdiction of the Corporation of the City of Waterloo.

This Official Plan contains principles, objectives, and policies designed to direct the form, extent, nature and rate of growth and change within the municipality to the year 2051**.**

The Plan will be reviewed every five years or whenever there is a fundamental change in the basic assumptions upon which the Plan is based, whichever comes first. This will ensure that changes in social, economic, environmental, technological, and demographic conditions are reflected in the policy framework of the Plan.

1.2 LEGAL STATUS OF THE PLAN

This Official Plan provides a long-term vision for all lands within the City of Waterloo. While more than a land use plan, the legal status for this Official Plan centres on land use planning.

The Official Plan has status in law pursuant to the provisions of the Planning Act and has the effect of requiring that the municipality conform to the Official Plan when undertaking public works or passing by-laws. The Plan also outlines principles, objectives and policies, and criteria to guide the decisions of the private sector and co-ordinate public and private efforts during the process of urban change.

1.3 CONTEXT OF THE PLAN

In preparing the Plan, Council has recognized its role within the *Province* and the Regional Municipality of Waterloo (the Region). Requirements stemming from legislation, plans and policies of the *Province* and the Region have been incorporated into this Plan.

The Plan recognizes the multi-level planning framework provided for in the Planning Act**.**

When approved in accordance with the Planning Act, this Plan shall become the Official Plan of the City of Waterloo and shall be deemed to conform to the Regional Official Plan, and be consistent with the Provincial Planning Statement.

The Plan recognizes that the City operates in a regional context and that the City will continue to liaise and collaborate with local area municipalities regarding inter-municipal issues, and the Region of Waterloo regarding matters of regional interest.

1.4 USING AND INTERPRETING THE PLAN

The Plan is a comprehensive and cohesive document and is meant to be read in its entirety. The Plan consists of text, tables, and schedules. All text is to be considered part of the Plan, including chapter and section introductions that are not numbered as individual policies. Words that are italicized in the text of this document are defined in the Glossary to this Plan.

Boundaries for land use designations, designated Nodes and Corridors, and Major Transit Station Areas, as well as references to quantities, proportions and dates are deemed to be definitive, except where they coincide with natural features. The boundaries along natural features will be delineated in accordance with the policies of Chapter 8 of this Plan.

City Council is responsible for interpreting all portions of this Official Plan. Where an interpretation of the Plan involves a matter of Regional Official Plan policy, such interpretation of the City of Waterloo Official Plan shall be made by the Council of the City of Waterloo in co-operation with the Council of the Regional Municipality of Waterloo. In instances where the policies of this Plan refer to an action or decision of Council, Council shall be deemed to include Council of The Corporation of The City of Waterloo and its delegated persons or bodies.

It is recognized that some properties within the City may have a split designation and/or zoning, meaning that a land use designation or zone boundary (or boundaries) divides the property into two or more sub-areas, with each having a different land use designation or zone. Where this occurs on designations that permit residential uses, the overall residential density of the property shall not exceed the sum of the calculated densities permitted under each of the individual zones, unless otherwise contemplated in this Plan. Permitted residential density may be transferred across a land use designation or zone boundary, provided the property is developed and used as a single parcel of land under the same ownership or the same condominium and that all other provisions of the individual designation and implementing zoning are met, including those related to height, built form and permitted uses.

Where lands are dually designated, meaning that two separate designations are applied to the lands, it is the intent of this Plan that the land uses contemplated in either or both of the designations shall be permitted, provided all other relevant provisions of this Plan and the implementing zoning are met.

Permitted land uses identified in the policies of this Plan are intended to illustrate the range of activities contemplated in each respective land use designation and do not denote a complete list of permitted uses.

OPA No. 22, approved June 11, 2019

A full list of permitted uses will be defined in the City's Zoning By-law. It is the intent of this Plan that multiple zones may be established to implement each land use designation in Section 10 of this Plan, and that each zone may contain a restricted range of permitted uses based on planning considerations such as the nature of the development, the planned function of the site/area, built form objectives of the City and any other criteria that the City deems appropriate based on the context of the site.

OPA No. 22, approved June 11, 2019

This Plan provides a framework for strategic investment. Any indication of *roads*, parks and other facilities provides information on the general location of such *infrastructure* and facilities to property owners, developers and future residents, and the exact locations and timing of public investment are subject to further detailed analysis, design, as well as capital budget approvals.

Policies in this Plan that use the words "will" or "shall" express a mandatory course of action. Where the word "should" is used, the City may consider suitable alternative approaches to meet the intent of the policy. Where the words "encourage" or "may" are used, it indicates that the City requires that consideration be given to the policy, but not necessarily compliance in all instances. The words "promote" or "support" mean that actions will be taken to advocate for and/or achieve a desired result.

None of the objectives or policies of this Plan are intended to formally commit City Council to provide funding for their implementation. Funding decisions will be made by City Council on a case-by-case basis.

The provisions of this Plan shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of a public service or services by the City, the Region or any department or Ministry of the *Province* or the Government of Canada. Agencies, boards or other bodies funded wholly or in part by the *Province* shall be bound by the provisions of this Plan, unless specifically exempt through legislation.

OPA No. 11, approved December 11, 2014

1.5 STRUCTURE OF THE PLAN

Chapter 1 **INTRODUCTION** – Introduces the main purpose of this Official Plan, a document intended to guide growth and change in the City of Waterloo within the Provincial and Regional context. This chapter also outlines how to use and interpret the Plan.

Chapter 2 **VISION, PRINCIPLES AND BASIS OF THE PLAN** – Describes the vision,

principles, trends and other factors which form the foundation for the Plan and have a significant influence on the land use policies and designations of the Plan.

Chapter 3 **CITY FORM** – Provides the framework for shaping the City into a *complete community* with a strong emphasis on urban design. Policies describe the City structure, including a series of designated Nodes and Corridors, the Uptown Waterloo Urban Growth Centre, *Major Transit Station Areas*, and *Designated Growth Areas* which will be planned to accommodate a significant share of future growth.

Chapter 4 **ARTS, CULTURE, HERITAGE, RECREATION AND LEISURE** – Provides the policy framework for preserving Waterloo's cultural heritage and providing new opportunities for arts, cultural, heritage, recreation and leisure experiences that support an overall high quality of life.

Chapter 5 **NETWORKS** – Defines a series of interconnected networks that support the Waterloo community, including: servicing and utilities; parks, trails and open space; *road*; and rail.

Chapter 6 **TRANSPORTATION** – Describes the transportation system that facilitates the movement and interaction of people and goods between land uses within the City and to external destinations.

Chapter 8 **ENVIRONMENT AND ENERGY** – Policies provide direction with respect to the protection, management, and stewardship of the environment. This takes the form of maintaining, enhancing and restoring the Natural System and our water resources, ensuring environmental health and safety, supporting the sustainable production and use of energy, improving air quality and reducing contributions to climate change, and encouraging sustainable development practices.

Chapter 9 **MINERAL AGGREGATES** – Policies recognize the need to protect Mineral Aggregate Resources Areas for long-term uses, while acknowledging that a large portion of identified Mineral Aggregate Resources Areas are owned by the City of Waterloo and therefore extraction is unlikely over the planning horizon of this Plan.

Chapter 10 **LAND USE DESIGNATIONS** – Policies and accompanying Schedules indicate the City's intent with regard to existing and future land uses.

Chapter 11 **AREA SPECIFIC POLICIES** – Policies pertain to specific areas of the City where the application of the land use policy framework of this Plan does not provide sufficient clarity regarding the City's intent for the future use of land. Policies contain additional direction regarding the development of specific areas.

Chapter 12 **IMPLEMENTATION OF THE PLAN** – Policies outline the tools and procedures that the City will use to implement the provisions of this Plan and to ensure open and transparent communication and decision-making. Policies address public involvement in general.

CHAPTER 2 VISION, PRINCIPLES AND BASIS OF THE PLAN

2.1 CITY OF WATERLOO COMMUNITY VISION STATEMENT

This Official Plan is based on achieving the following community vision statement:

In 2051, the City of Waterloo is a green resilient and low carbon city with healthy green spaces, land, water and clean air; well-designed in accordance with local urban design objectives; an economic leader with a strong diverse economy; an inclusive community of vibrant neighbourhoods and a range of housing options; a learning community with strong ties to its schools, universities and college; an exciting city with abundant recreation, leisure, arts and cultural opportunities; and a city that is accessible to all.

2.2 PRINCIPLES OF THE PLAN

Achievement of the vision is guided by a set of principles that draw from the pillars of sustainability. These principles form the foundation of the objectives and policies found in subsequent chapters of this Plan.

(1) Environmental Sustainability

An environmentally sustainable city is one that supports a healthy urban and natural environment, both within and beyond its borders, is resilient to the impacts of climate change, makes efficient use of resources and green *infrastructure*, and supports low-carbon practices such as local clean energy production, reduced energy consumption, *active transportation* and public transit. This Plan recognizes the important role that built form, building design, transportation *infrastructure* and natural and public spaces play in safeguarding human and ecosystem health, and supporting choices that will help Waterloo transition to a low carbon community.

(2) Equity and Inclusion

An equitable and inclusive city offers people of all ages, abilities, incomes and backgrounds and equity-deserving groups, a high quality of life, health and wellness, feeling of safety and a sense of belonging. An equitable city offers public and private spaces and amenities that acknowledge the cultural heritage of the past and support the cultural practices of the present. This Plan acknowledges Indigenous heritage and takes steps to support truth and reconciliation in planning and planning processes. It also strives to meet the needs of our growing and diversifying population by supporting equitable access to and a diversity of options for housing, transportation, employment, and amenities. The Plan provides policies to guide planning and design of inclusive, vibrant, and accessible public realms and developments that foster social interaction.

(3) Economic Sustainability

An economically sustainable city supports opportunities for employment, investment, talent attraction and retention, *affordable* and accessible housing, and plans for the long term and life-cycle costs of growth and supporting *infrastructure* and services. This Plan provides direction for the efficient and cost-effective use of land and *infrastructure*, opportunities for employment, commercial and academic growth, and an increased supply and diversity of housing, including *affordable* housing, to support the community's prosperity, competitiveness and resilience, provided other City objectives related to complete communities, built form and urban design are achieved.

2.3 BASIS OF THE PLAN

The development of this Plan has been based on an understanding of the local and broader context as well as anticipated trends and factors that may have an influence on growth and change in Waterloo. The purpose of this section is to provide an overview of trends and factors that are considered to have a significant influence on the land use policies and designations of this Plan. The overview relates to, and should be read in conjunction with the remaining chapters of this Plan.

Growth and City Form

(1) There is a limited supply of vacant land for future urban growth. To ensure that population and economic growth can be accommodated; land within the City must be used more efficiently. Most of the City's population and employment growth will be accommodated through *intensification* within the existing Urban Area. Focal points for *intensification* include the Uptown Waterloo Primary Node, Major Transit Station Areas and other designated Nodes and Corridors. Areas outside of priority growth areas will be planned to accommodate some growth through context-sensitive *intensification*.

(2) Uptown Waterloo is a focal point within the City, and forms Waterloo's Primary Node. The Uptown Waterloo Primary Node will be planned to permit cultural facilities, recreational uses, institutional uses, public open spaces, residential, employment and commercial uses that collectively create a vibrant, human-scaled Uptown Waterloo area. This form of growth will support transit and *active transportation* modes, reduce the need for automobile travel and commuting times to and from the Uptown Waterloo area, and support a *pedestrian*-oriented streetscape.

(3) The policies in this Plan support public transit investments by focusing *intensification* within designated Major Transit Station Areas, the Uptown Waterloo Primary Node, and designated Nodes and Corridors. These areas will be planned to support existing and planned transit service levels and will accommodate *Transit Oriented*

Development.

(4) Waterloo will be planned to support *complete communities* that provides opportunities for people at all stages of life, incomes and abilities to live, work, learn, shop, and play in close proximity. Planning for compact, *mixed-use* communities helps to reduce *infrastructure* and service duplication costs, preserves rural lands, encourages a diversity of housing options, social interaction and a greater sense of community, supports *active transportation* and transit, and reduces travel needs and commuting times.

(5) A high standard of urban design supports a memorable, attractive, and livable city. To achieve this, policies of this Plan define key urban design elements to be applied generally across the City and more specifically within the Uptown Waterloo Primary Node, Major Transit Station Areas, and other designated Nodes and Corridors.

Networks and Transportation

(6) Active forms of transportation provide alternatives to the automobile and this Plan places a high priority on encouraging *active transportation*. Objectives and policies in this Plan recognize the strong relationship between transportation and land use by planning for a transportation network that supports designated Nodes and Corridors and their planned *intensification*, thereby providing people with the opportunity to live closer to where they work, learn, shop and play.

(7) It is desirable to plan for and support a shift in focus from providing *roads* to move cars, to providing streets where people can interact and travel on, whether by foot, bicycle, transit or other motorized vehicle. *Roads* under the City's jurisdiction will be planned to serve as a network of *complete streets*, facilitating the movement of, and interaction between, all travel modes – *pedestrians*, bicycles, transit and motorized vehicles – within and throughout the City. The *complete streets* concept recognizes that the streets within the road network provide meeting places for social and business interaction and as such, need to provide access for a full range of residents within the community.

(8) Bicycle and vehicular parking are an integral component of the City's transportation system. Policies outline the City's expectations regarding the design and development of future parking areas to meet community needs and seek to ensure that parking areas balance the needs of motorists with the needs of users of active travel modes such as walking, cycling, or rolling.

(9) The City will plan for the extension or expansion of existing services to ensure contiguous growth, minimize the under-utilization of municipal services and to support the achievement of minimum *intensification* targets within developed areas. Where it is determined that adequate municipal water, sanitary or storm sewer

capacity does not exist to support proposed development, the City shall not be obligated to provide such services in advance of available budget resources.

(10) The City will plan for trails and open space networks and supporting facilities that are interconnected and serve transportation, recreation and leisure, and environmental functions.

City Liveability

(11) Healthy social and cultural systems contribute to a healthy, sustainable and economically vibrant community. This Plan also recognizes the importance of planning for the provision of a wide range of arts, culture, heritage, recreation and leisure facilities, programs and services to meet the needs and contribute to the future quality of life of the community.

(12) The City will plan to maximize the use of existing facilities and community resources in the provision of arts, culture, heritage, recreation and leisure facilities, services and programs.

(13) In acknowledgment of the expanded powers and responsibilities provided to municipalities by the Province of Ontario, the *conservation* of *cultural heritage resources* is required. The Heritage policies of this Plan provide a detailed framework for *conservation* of the City's *cultural heritage resources*.

Economy

(14) This Plan contains policies that recognize Waterloo's diverse economy and protect Waterloo's *employment* areas from conversion to non-employment uses in accordance with the Provincial Planning Statement and the City's planning objectives for *employment* in this Plan.

(15) Creative, sustainable cities are supported by strong and interconnected social, cultural, economic and environmental systems. This Plan seeks to strengthen relationships between these systems, and recognizes that creative, sustainable cities will be competitive in the knowledge economy. This Plan recognizes that the City will play an active role in ensuring that Waterloo displays characteristics of a creative and sustainable city.

(16) Place a continued emphasis on collaboration and sharing of information and ideas between business, government and non-government organizations on issues of shared interest, including economic issues.

(17) Research, academic, and other learning institutions are an important element of Waterloo's economy. Policies provide support for growth in research institutions and think tank clusters and recognize the planned growth of the three post-secondary

educational institutions. The role of libraries is recognized in terms of facilitating access to information and lifelong learning opportunities.

Environment and Energy

(18) A healthy, diverse environment is a pillar for a healthy, sustainable community. Policies are intended to protect significant environmental features and functions from *development* and *site alteration* that will have an *adverse environmental impact*.

(19) The supply and efficient use of energy is critically important to the future of all residents, businesses and other institutions within Waterloo. Policies in the Plan encourage the efficient use of energy resources through community and site design as well as building techniques designed to conserve energy.

CHAPTER 3 CITY FORM

The City of Waterloo will be planned to accommodate a population of 185,000 (excluding post-secondary students who reside temporarily in the Region) and employment of 114,900 jobs by the year 2051. Waterloo's urban area has almost reached its municipal boundaries and there is limited undeveloped land remaining to accommodate the forecasted population and employment growth. The majority of growth will be accommodated through *intensification* of the urban area, with smaller amounts of growth directed to remaining *Designated Growth Areas* and existing neighbourhoods.

To support this direction, this Plan establishes priority areas for growth comprised of designated Nodes, Corridors, and Major Transit Station Areas, shown on Schedule 'B' - City Structure as well as minimum density targets to be achieved in the urban area, the Uptown Waterloo Primary Node, and Major Transit Station Areas. *Designated Growth Areas* are planned to achieve minimum densities that are transit-supportive and make efficient use of land. The balance of the City's forecasted growth will occur in existing neighbourhoods through context-sensitive *intensification*.

The objectives and policies of this Plan support the development or transition of Nodes, Corridors, Major Transit Station Areas and *Designated Growth Areas* to *complete communities* that include a range of housing and transportation options, as well as commercial, employment, community, recreational, cultural and educational opportunities that meet residents' needs throughout their lifetime.

Development to accommodate planned growth is also expected to achieve a high standard of urban design for public and private development guided by the policies of this Plan and urban design standards and guidelines in the City's Urban Design Manual. It is anticipated that the interpretation and implementation of the policies within this chapter will lead to a series of well- designed, vibrant, accessible and well-connected neighbourhoods and developments.

3.1 OBJECTIVES

It is the Objective of the City to:

(1) Plan for growth that:
   (a) Accommodates future population and employment within the existing Urban Area Boundary through *intensification* primarily within designated Nodes and Corridors, including the Uptown Waterloo Primary Node, Major Transit Station Areas and through the development of appropriate vacant lands, including *Designated Growth Areas*;
   (b) Supports *complete communities,* where possible, that feature a diverse mix of land uses in close proximity; provides a diverse range and mix of housing options, including *affordable* housing, and provides a compact, transit-supportive built form with convenient access to a range of transportation options, including active transportation.

(c) Fosters high quality, human scale architecture and built form, and vibrant public realms and open spaces.
(d) Mitigates and adapts to the impacts of a changing climate by planning for more environmentally sustainable, resilient communities and infrastructure by advancing Waterloo's energy transition off of fossil fuels and reducing greenhouse gas emissions
(e) Advancing transformational climate action by supporting a more energy-efficient, compact built form that enables a modal shift to most trips being made by walking, cycling, and rolling
(f) Integrating and respecting Indigenous values, history and cultures in planning for growth and change through respect, trust, and meaningful dialogue; and
(g) Planning in a manner that improves social equity and overall quality of life, including human health, for people of all ages, abilities and incomes.

(2) Develop an urban form that:
(a) Provides for an appropriate mix of land uses in close proximity to one another, increasing the opportunity for people to walk, bike or take public transit to where they work, shop, learn and play;
(b) Provides for compact urban growth to facilitate reduced reliance on the automobile while supporting transit and promoting walking and cycling as active forms of movement;
(c) Accommodates all people at all stages of life;
(d) Promotes high quality architecture and landscape;
(e) Provides for a community of unique neighbourhoods that offer a range of safe, comfortable, lively and accessible spaces for people to interact;
(f) Supports efforts to manage the impact of our community on the natural environment;
(g) Retains significant elements of the City's natural, built and cultural heritage;
(h) Respects historical patterns, precedents, and boundaries;
(i) Provides for a high level of connectivity, facilitating the safe and efficient movement of people and goods between destinations within and around the community, particularly by sustainable transportation modes;
(j) Fosters a sense of community and belonging; and,
(k) Reflects that accessibility considerations are part of all City decisions respecting planning, growth, development and operations.

(3) The City's urban design objectives are:
(a) To promote a high standard of urban design that results in an attractive, human-scale city.
(b) To respect site context and enhance *sense of place* that results in compatible development and fosters a sense of identity.
(c) To promote connectivity and interaction that provides universal access for all citizens and emphasizes pedestrian accessibility, safety and comfort across the city.
(d) To promote creativity and innovation that results in interesting streetscapes,

building design and architecture, amenity spaces and landmarks in the city.

(e) To promote *sustainable design* that results in more efficient use of resources and energy, reduces heat island effects and reduce the reliance on the automobile.

(4) Plan for a vibrant Uptown Waterloo by:

(a) Maintaining Uptown Waterloo as a major focus of economic, social, cultural, residential and administrative activities.

(b) Promoting Uptown Waterloo as a community destination as well as a great place to live, work, learn, shop, and play through the development of a broad range of land uses.

(c) Protecting, conserving, and reusing existing built heritage and building upon the architectural integrity of buildings within the Uptown Area.

(d) Promoting convenient travel by all modes with an emphasis on enhancing *active transportation* modes and reducing reliance on the automobile.

(5) Ensure that environmental considerations are part of all City decisions respecting planning, growth, development and operations.

3.2 POPULATION AND EMPLOYMENT GROWTH

The City will plan for and accommodate forecasted population and employment growth. The population and employment forecasts outlined in this Plan have been determined for the City of Waterloo by the Region of Waterloo. The forecasts are intended to guide planning for the provision of housing and employment opportunities as well as the *infrastructure*, services, facilities and amenities needed to support, where appropriate, transitions to *complete communities*. Future updates to forecasted population and employment growth will be informed by Ontario Population Projections published by the Ministry of Finance.

(1) The City of Waterloo shall plan to accommodate a population of 185,000 people (excluding post-secondary students who reside temporarily in the City) and employment of 114,900 jobs by the year 2051, as outlined in the Regional Official Plan. The City will coordinate with the Province to generate population and employment estimates in the future based on changing trends and the City's unique growth characteristics.

(2) The City shall account for post-secondary students who reside temporarily in the City in addition to the population forecast noted in policy 3.2 (1). The estimated number of off-campus students will continue to be monitored and evaluated to ensure that this population is accounted for in planning processes, and opportunities to retain the talent of these students is promoted.

(3) The population and employment growth of the City will be monitored on a yearly basis. The City will plan for and approve appropriate levels of population and employment growth that is in keeping with the City's financial and physical ability to

provide all necessary infrastructure, facilities, services and amenities, and is consistent with the methodology associated with the population forecast outlined in policy 3.2 (1).

(4) Longer term forecasts beyond the 2051 planning horizon may be used for infrastructure planning studies undertaken by or for the City.

(5) Where the Urban Area Boundary coincides with the Protected Countryside as shown on Schedule 'B' - City Structure, the Urban Area Boundary will be considered a permanent boundary.

3.2.1 Population and Growth Targets

Population and growth targets are used in this Plan to ensure specific areas of the City are planned to achieve *development* that is consistent with the goals and objectives of this Plan. Population and growth targets will also be applied to strategic areas of the City to ensure conformity with Provincial requirements. Population and growth targets for strategic areas of the City are outlined in Table 3-1:

Table 3-1: Population and Growth Targets

Target Type	Minimum Target	Area Subject to Target
Uptown Waterloo Primary Node Density	200 residents and jobs per hectare by 2031 or earlier	Uptown Waterloo Primary Node (See Schedule 'B')
Major Transit Station Areas (MTSA) Density	95 residents and jobs per hectare for the Laurier-Waterloo Park MTSA 160 residents and jobs per hectare for all other MTSAs except for MTSAs located within of the Uptown Primary Node	Major Transit Station Areas (See Schedule B)
Urban Area Intensification	83% of residential development to occur within Urban Area annually	Urban Area
Designated Growth Areas	55 persons and jobs per hectare (measured over the entirety of the designated growth area)	*Designated Growth Areas*
New Housing Units	15,232 units by 2031 23,755 units by 2051	City-wide

3.3 RESIDENTIAL INTENSIFICATION

Development within the City will predominately consist of *Intensification,* as the amount of

undeveloped *Designated Growth Areas* is limited. *Intensification* allows for efficient use of community *infrastructure* and limits the outward expansion of the urban area into the countryside. *Intensification* also provides opportunities for the introduction of a greater range of housing options, *transit supportive development*, and a mix of uses to support the development of *complete communities*.

Within the city's urban area, *intensification* will occur, for the most part, within *strategic growth areas* such as Nodes, Corridors and specific areas within Major Transit Station Areas described further in policy 3.5.3 of this chapter and referred to throughout this Plan. Low rise neighbourhoods outside of these *strategic growth areas* will support gradual and context-sensitive *development* and *intensification*, such as *missing middle housing*, in accordance with the built form and land use policies of this Plan.

To achieve an efficient and attractive urban form through residential *intensification*, the City will:

(1) Plan for *intensification* opportunities within the Uptown Waterloo Primary Node, other designated Nodes and Corridors, and Major Transit Station Areas. *Intensification* opportunities will be planned for within these locations as set out in policies 3.5.4 of this chapter. Minimum residential densities may be applied as set out in Section 3.4 of this Plan;

(2) Recognize the strong interdependence between transportation and land use, plan for a transportation system that complements the planned land use patterns;

(3) Place a high priority on encouraging *active transportation* and, over the long-term, strengthening the *active transportation* network, as set out in Section 6.5.1 of this Plan;

(4) Plan for a transportation network and land use pattern that supports the Region of Waterloo in the provision of an efficient and effective public transit system, as set out in Section 6.5.2 of this Plan;

(5) Require a high standard of urban design and context sensitive *development* that includes community *infrastructure*, amenities and facilities;

(6) Providing a diverse and compatible mix of land uses, including land use designations that contemplate residential *intensification*, as set out in Chapter 10 of this Plan; and,

(7) Monitor growth within developed areas and in *Designated Growth Areas* and, if necessary, stage the development of *Designated Growth Areas* to ensure that growth within developed areas appropriately supports the achievement of the *intensification* objectives of this Plan.

3.4 BUILT FORM

To manage growth and intensification, plan for *infrastructure* needs and create a compact, liveable city that aligns with the City's built form objectives, **Schedule B1 – Built Form** outlines the maximum permitted heights in order to guide built form within Waterloo's varied neighbourhoods. The intent of the height categories is to standardize permitted heights throughout the City in order to provide predictability for all stakeholders on the heights that can be anticipated.

(1) The categories of permitted heights are:
   (a) Main Street, with a minimum height of 2 storeys, and a maximum height of 4 storeys, subject to policy 3.6.1 (4);
   (b) Low Rise, with a maximum height of 4 storeys;
   (c) Medium Rise, with a maximum height of 6 storeys;
   (d) Medium Rise Employment, with a maximum height of 9 storeys;
   (e) Medium High Rise, with a maximum height of 12 storeys;
   (f) Medium High Rise Employment, with a maximum height of 12 storeys;.
   (g) High Rise, with a maximum height of 25 storeys; and
   (h) High Rise Employment, with a maximum height of 25 storeys.

(2) Notwithstanding policy 3.4 (1) (g), for lands identified as High Rise, 25 storeys on Schedule 'B1' – Built Form, a maximum height up to 30 storeys may be permitted within a Major Transit Station Area or the Primary Node, as shown on Schedule 'B' – City Structure.

(3) Where the Official Plan permits residential uses within a land use designation, a minimum and/or maximum density may be established in the implementing Zoning By-law. Density provisions may be based on considerations that are unique to individual sites or areas. No maximum density is set out in this Plan.

(4) Residential density shall be measured using a gross density calculation after all road widenings and other land conveyances. All portions of the site that permit residential uses shall be used to calculate adherence to such gross density regulations.

(5) Minimum and maximum residential densities may be further defined or restricted through Secondary Plans, District Plans, Zoning By-laws or other area-specific planning documents, provided the densities are in conformity with the policies of this Plan.

Requests for Increased Heights

(6) Development applications proposing heights above the maximums contemplated in this section, any applicable land use designation, or any area-specific planning document, will be considered based on the following and any other consideration deemed appropriate by the City:

(a) Lands are located within a designated Node, Corridor or Major Transit Station Area and satisfy all relevant policies of the City Form Chapter;
(b) The proposed built form is deemed appropriate for the site and neighbourhood, has minimal impact on neighbouring land uses, and achieves an appropriate built form transition and buffer from lands designated Low Rise Residential;
(c) There is a demonstrated benefit to the surrounding community associated with granting the increase in building height beyond that of accommodating additional population in the context of Waterloo's population forecast and the supply / capacity of lands within existing designated Nodes, Corridors, and Major Transit Station Areas;
    i. positive benefits noted in 3.4(6)(c) may include but are not limited to a broader mix of multi-*bedroom* units, enhanced *active transportation* connections, *conservation* of cultural heritage, enhanced sustainable design, increased parkland, and sustainable building features;
(d) There are limited adverse impacts to the surrounding area(s) in relation to sun, shadow, wind, significant views, transportation, compatibility, and emissions (including noise);
(e) The site is well served by existing or planned transit;
(f) The proposal does not require significant relief from standard regulations including landscaping, amenity space and other site-specific requirements;
(g) Surface parking is minimized in favour of more intensive forms of parking, including underground parking where feasible;
(h) *Cultural heritage resources* are *conserved*;
(i) The proposal demonstrates a high standard of urban design in accordance with the City's Urban Design standards and guidelines and any other relevant urban design policies set out in this Plan;
(j) The proposal identifies and implements any required transportation improvements, with a particular focus on *transportation demand management* measures;
(k) Medium to high rise residential uses are located with direct vehicular access to arterial or collector *roads* to the extent possible. Where such access is deemed by the City to be undesirable or not feasible, vehicular access may be provided by local streets if traffic is directed to the nearest arterial or collector *road* via a route that minimizes vehicular travel within the low rise residential neighbourhood;
(l) *Infrastructure* capacity is not exceeded;
(m) Community services, *infrastructure* and transportation impact issues are adequately addressed, as applicable. A Transportation Impact Study, Servicing Report, and any other relevant supporting information may also be required. All relevant supporting information may require, at the City's request, examination of off-site impacts;
(n) If applicable, safe access, flood protection and geotechnical stability is achieved to the satisfaction of the City and the Grand River Conservation Authority, and any other authority having jurisdiction;
(o) Emergency response is determined feasible, and emergency access is

provided, to the satisfaction of the City; and,

(p) The proposal satisfies all other applicable policies, including the policies of this Official Plan.

Exceeding High Rise Designation Requests

(8) In addition to Policy 3.4(6), applications to exceed the maximum height limit of the High-Rise designation, being 25 or 30 storeys, must demonstrate how the impact of the increased height will be minimized on adjacent low or medium rise areas. Such applications must demonstrate appropriate building massing and built form to mitigate shadow impacts, wind impacts, retain prominent views (including sky views), and complement the planned scale and densities of adjacent properties. Mitigation measures may include, but are not limited to:

(a) Increasing the setback, and/or incorporating step backs from abutting low or medium rise residential areas;

(b) Incorporating terraced massing on any side of the building that abuts a low or medium rise residential area;

(c) Reducing floorplate size for a more slender built form;

(d) Recognition of existing or planned grade changes between abutting low or medium rise residential properties and the proposed *development* and,

(e) Recognition of features that provide a buffer between the development and the adjacent low or medium rise residential areas. Such features may include parks, greenspaces, trails and roads, environmental areas, hydro corridors, properties within non- residential designations, and properties with height and density limits that serve to buffer low and medium rise residential areas from higher rise developments.

(9) As the height and/or scale of a development increases, the applicant shall demonstrate how the urban design, mitigation of impacts, and benefits to the surrounding community correspondingly increase.

(10) Sections 3.4 (6)-(8) will apply to buildings higher than 30 storeys regardless if any height limits are removed by a senior level of government.

(11) New development shall seek to optimize, rather than maximize, height and density on any site. Optimization involves an appropriate and desirable balance between various city-building objectives, including the provision of housing, achieving built form and urban design objectives, a vibrant public realm, local economic development, preservation and enhancement of *cultural heritage resources,* site functions, provision of social and amenity spaces (including green spaces), land use compatibility, and community building. Development shall be required to comprehensively consider and support the totality of such objectives, to ensure that it constitutes good planning and aligns with the urban design and built form principles and objectives as outlined in this Plan.

(12) Any proposed tall building *developments* exceeding 410 metres above sea level shall demonstrate that the proposed *development* will not negatively impact the Region of Waterloo International Airport and public safety, as demonstrated either through an aeronautical assessment prepared by a qualified consultant, or a Land Use Assessment from NAV Canada, to the satisfaction of the Region of Waterloo.

(13) An amendment to this Plan shall not be required for minor increases in building heights beyond those set forth in Policy 3.4(1) and Policy 3.4(2) due to grades, subject to compliance with the Zoning By-law.

3.5 CITY STRUCTURE

The majority of new *development* in the city will be directed to specified urban structural components in accordance with this Plan. These urban structure components include Nodes, Corridors, Major Transit Station Areas, and *Designated Growth Areas.* Where authorized by this Plan, *development* may occur outside of these identified areas, however the majority of *development* will be directed to these *strategic growth areas,* which form the core of the City's structure.

This Plan identifies a series of designated Nodes, Corridors and Major Transit Station Areas that are anticipated to accommodate a significant proportion of the City's population and employment growth over the life of this Plan. Designated Nodes, Corridors and Major Transit Station Areas are shown on **Schedule 'B' – City Structure**. Planned heights of designated Nodes, Corridors and Major Transit Station Areas are shown on **Schedule 'B1' – Built Form.** The range of designated Nodes, Corridors and Major Transit Station Areas are outlined below, and explained further in subsequent policies:

(a) Primary Node, being the Uptown Waterloo;
(b) Major Nodes;
(c) Major Corridors;
(d) Minor Nodes;
(e) Minor Corridors;
(f) Minor Neighbourhood Corridors;
(g) Major Transit Station Areas and,
(h) *Designated Growth Areas.*

3.5.1 Designated Nodes

Nodes are places where employment, housing, commercial land uses and services and other amenities are concentrated with different levels of activity and intensity. Nodes contribute to the creation of *complete communities* by providing opportunities for residents to live close to employment, shopping and other services and are focal points for *pedestrian*, bicycle and transit routes. Each Node may be different in terms of its character, potential for growth, and scale.

While lands within Nodes will generally be planned as *mixed-use* areas, it is not the intent of this Plan to permit a full range of uses on all lands within Nodes. Permitted uses will be defined as set out in the land use policies of this Plan with limitations on the nature and scale of *ancillary* or complementary uses permitted in order to maintain the intended planned function of lands within the Nodes.

(1) Uptown Waterloo is the Primary Node within the City and will be planned to accommodate a wide range of commercial, employment, social, cultural, entertainment, accommodation, open space, recreational, institutional, as well as residential uses, facilities and spaces. The Uptown Waterloo Primary Node is also a focus area for ION LRT as the Node overlaps three Major Transit Station Areas as shown on Schedule 'B'. The Uptown Waterloo Primary Node is intended to serve as a destination within the community as well as fulfilling a local service and administrative function for surrounding neighbourhoods. Section 3.6 of this chapter further defines policies related to the Uptown Waterloo Primary Node.

(2) Major Nodes are planned as medium high to high rise *mixed-use* areas that accommodate a range of uses, which may include residential, commercial, employment, social, cultural, recreational and institutional uses. Commercial uses that provide for the day- to-day and weekly shopping needs of several surrounding neighbourhoods will be encouraged and, where appropriate, Major Nodes shall be planned to accommodate small to medium-sized *food stores*, with the objective that all residents will have access to a *food store* within an approximate 15-minute walking distance of their residence. *Employment Areas* that are located within Major Nodes will be planned to support Major Nodes as a destination, and conversion to non-employment uses shall be consistent with provincial policy.

(3) Minor Nodes are planned as medium to medium-high rise *mixed-use* areas that accommodate a range of uses, which may include residential, commercial, employment, social, cultural, recreational and institutional uses. Minor Nodes generally include neighbourhood-serving commercial centres that provide for the day to day and weekly shopping needs of the surrounding neighbourhood and, where appropriate, shall be planned to accommodate small to medium-sized *food stores*, with the objective that all residents will have access to a *food store* within an approximate 15-minute walking distance of their residence. Where lands within a Minor Node are adjacent to Low Rise Residential areas, height and/or density will be limited as defined by this Plan and the Zoning By-law.

Expansions to Nodes

(4) Expansions to existing designated Nodes or the designation of new Nodes will be considered by Amendment to this Plan where the City is satisfied that there is a demonstrated benefit to the community associated with additional medium, medium-high or high rise uses, and subject to consideration of the following criteria:

- (a) Whether the area is a destination point, or is planned to be a destination point, with a concentration of employment and commercial uses;
- (b) There is potential for *intensification* due to the location, size, and configuration of the properties;
- (c) The scale of the present use would allow for greater density;

(d) The area serves, or is planned to serve, as a service centre for the day to day needs of people living or working in nearby residential or *employment areas*;
(e) The area is, or is planned to be:
    i. In the case of Minor Nodes, an intersection of multiple transit routes.
    ii. In the case of Major Nodes, an intersection of higher frequency transit routes; and,
(f) The expansion to an existing designated Node or designation of a new Node is compatible with the surrounding neighbourhood.

(5) Future Nodes are areas where a more compact built form and/or broader range of uses (residential, commercial and/or employment uses) would benefit and support the surrounding neighbourhoods and/or business areas. Details regarding the scale, nature and location of such uses is to be determined and/or refined through further planning studies. Future Nodes are shown on **Schedule 'B' – City Structure**.

3.5.2 Designated Corridors

Corridors are major streets or transit routes that link Nodes and/or Major Transit Station Areas and provide opportunities for *intensification* through the application of high, medium high and medium rise land use designations, or in limited cases low rise**.** Corridors are generally located on planned or existing higher frequency transit routes, and therefore are designed to support various modes of transportation by having significant population and employment densities. Corridors are also anticipated to act as key *active transportation* linkages between destinations. Land uses within Corridors are primarily residential and employment, though some Corridors may be designated for Corridor Commercial uses as defined by the land use policies of this Plan. Lands within Corridors designated for residential or employment uses may include a limited amount of commercial uses, as described in appropriate land use designations, provided such uses do not conflict or interfere with the satisfactory operation and development of lands for their intended planned function.

(1) Major Corridors generally connect a series of Major Nodes and/or the Primary Node and have the greatest capacity and potential to support higher frequency transit. As such, they will be planned to accommodate medium-high to high rise uses to provide for sufficient future population and employment growth to support planned transit service levels.

(2) Minor Corridors connect a series of Major Nodes, Minor Nodes and/or the Primary Node. Planned land uses within Minor Corridors will be predominantly medium to medium high rise residential or employment, with some limited areas having a planned function other than residential or employment. A limited amount of commercial uses are permitted as set out in the applicable land use designations. Where lands within a Minor Corridor are adjacent to lands designated as Low Rise Residential, height and/or density will be limited as defined by this Plan and the Zoning By-law.

(3) Minor Neighbourhood Corridors are predominantly residential and intended to facilitate the gradual evolution and minor densification of neighbourhoods by

allowing more intensive low rise uses in specific locations, such as low rise *missing middle housing*. Minor Neighbourhood Corridors are located along:

(a) major streets and transit routes, which are currently mostly comprised of low density building forms such as single detached buildings and which have the ability to evolve towards more compact, diverse low rise housing forms; or
(b) local streets that complement transportation supportive corridors as they are adjacent to a Minor Corridor and/or have the ability to support a Minor Corridor to achieve its planned function.

Expansion to Corridors

(4) Expansions to existing designated Corridors or the designation of new Corridors will be considered by amendment to this Plan where the City is satisfied that there is a demonstrated benefit to the community associated with additional low, medium, medium-high or high rise uses, and subject to consideration of the following criteria:
(a) The corridor is an existing or planned to be a major traffic and higher frequency transit route;
(b) The corridor directly links a Node(s), Major Transit Station Area(s) or other major origin and destination points, or supports a Minor Corridor in the case of designating new Minor Neighbourhood Corridors;
(c) There is potential for *intensification* due to the ability for lot consolidation, properties front onto the corridor rather than back onto the corridor, and/or lots are deep enough to permit greater density;
(d) The lands are designated primarily for medium to high rise development, or more intensive low rise development when considering potential Minor Neighbourhood Corridors; and,
(e) The proposed amendment demonstrates that the expansion to an existing designated Corridor or designation of a new Corridor is compatible with the surrounding neighbourhood.

3.5.3 Major Transit Station Areas

Major Transit Station Areas are lands located in close proximity (generally within 500 – 800 metre radius, representing a ten minute walk) to ION Light Rail Transit stops within the City of Waterloo. These areas, shown on Schedule 'B' – City Structure of this Plan are a major focus for future growth and *intensification*. Higher population and employment densities and a mix of uses are planned within these areas to support transit ridership, and contribute to the development of *complete communities*, with convenient access to a range of housing options, including *affordable* housing, jobs and local services / amenities.

Station Areas Plans have been developed for Major Transit Station Areas outside of the Uptown Primary Node area as shown on Schedule 'J1' – 'J5' – Station Areas. Policies for these Major Transit Station Areas (outside of the Uptown Primary Node area) draw from the Council adopted Station Area Plans that provide detailed guidance on land uses, mobility, parking, public realm and urban design.

Three Major Transit Station Areas are located in Uptown Waterloo and overlap with the Uptown Waterloo Primary Node. Uptown Major Transit Station Areas are subject to the

general policies in this section and the relevant policies set out in Section 3.6 Uptown Waterloo Primary Node.

The City shall plan for densities in all Major Transit Station Areas identified on **Schedule 'B' – City Structure** to increase over time. The City will review and may increase density targets through future Official Plan Reviews, and future City-initiated Official Plan Amendments.

(1) Major Transit Station Areas in this Plan and delineated in Schedule 'B' are recognized as Protected Major Transit Station Areas in accordance with the Planning Act.

(2) All Major Transit Station Areas identified on Schedule 'B' – City Structure will be planned to:
   (a) Achieve a minimum gross density target as outlined in Table 3-1 of this Plan and in accordance with provincial policy, which will be achieved by:
      (i) Establishing minimum residential and non-residential densities in the Zoning By-law;
      (ii) Requiring *development* applications, excluding applications for *site plan* approval, for lands located within Area A and Area B on Schedules 'J1' to 'J5' which propose densities lower than the minimum density established in the Zoning By-law to provide an appropriate and accepted rationale through a Planning Justification Report, demonstrating how future phases of development will achieve the minimum density target. In accordance with the Planning Act and applicable provincial policy, Ministerial approval is required for official plans and amendments that propose lower density targets.
   (b) Accommodate a mix of transit supportive land uses that create both origins and destinations for transit users.
   (c) Be focal points for active transportation networks, with connections to other destinations.
   (d) Support the unique character of each of the station areas and create attractive places for working, learning, living and recreation.
   (e) Stimulate new investment and promote economic development by encouraging job growth and commercial vitality.
   (f) Support place-making through public and private realm improvements, public art, new open spaces and enhanced amenity.
   (g) Support connectivity, integration and transfers between mobility systems.
   (h) Support the creation of new *affordable* housing units through Inclusionary Zoning

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Inclusionary Zoning within Major Transit Station Areas

(3) Inclusionary Zoning is a tool that allows the City to require *affordable* housing units to be provided in new developments within Major Transit Station Areas. Policies for Inclusionary Zoning are intended to support the development of mixed-income communities and equitable access to higher order transit by increasing the supply of *affordable* housing for low and moderate income households in locations close to Major Transit Station Area stops.

(a) Inclusionary Zoning will be implemented in conjunction with other planning tools to increase the supply of *affordable* housing within Major Transit Station Areas that might not otherwise be built, contributing to diverse, mixed-income communities that offer a range of housing options that are *affordable* for a range of household incomes.
(b) Inclusionary Zoning policies will be informed by ongoing monitoring and periodic financial impact assessments in accordance with Provincial requirements, or more frequently as the City of Waterloo deems necessary, to facilitate the creation and increased supply of *affordable* housing while mitigating impacts on new market housing supply.
(c) The City will work collaboratively with the Region, private and non-profit developers and housing providers to leverage expertise to achieve the desired housing objectives contemplated through Inclusionary Zoning.
(d) Inclusionary Zoning will be implemented through the Zoning By-law and guided by Inclusionary Zoning Implementation Guidelines.

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(4) Planned land uses within Major Transit Station Areas are shown on **Schedule 'A' – Land Use Plan**, with additional direction provided through Station Area Plans where applicable for Major Transit Areas identified on Schedules 'J1' to 'J5'.

(a) In accordance with the Regional Official Plan, Station Area Plans are not required for the Major Transit Station Areas located in Uptown and overlapping with the Uptown Waterloo Primary Node, which includes the Waterloo Public Square, Willis Way and Allen Street LRT stops.
(b) Medium, medium high and high rise *development* in Major Transit Stations Areas within Uptown will be directed to the Uptown Waterloo Primary Node, and any designated Nodes and Corridors within Uptown as indicated on Schedule 'B' and in accordance with the heights set out in Schedule 'B1'.
(c) Section 3.6 of this chapter further defines policies related to the Uptown Waterloo Urban Primary Node.
(d) As a general principle, and subject to the detailed land use policies of this Plan, transit-supportive uses such as medium to high rise residential, commercial and/or compatible employment uses shall be encouraged in all Major Transit Station Areas, as set out in the Station Area Plans and the Uptown Waterloo Primary Node. Non-transit supportive uses such as commercial uses oriented to vehicular travel shall be discouraged.
(e) Station Area Plans applicable to Major Transit Areas identified on **Schedules 'J1' – 'J5' – Station Areas,** provide the framework for land use change in the areas around LRT stops using a proximity-based approach, meaning that a high degree of *intensification*, activity and connectivity will be planned in activity nodes that are closest to the LRT stops. Within close proximity to an LRT stop, lands will develop according to *transit-oriented development* principles. As the distance from the LRT stop increases, planned land uses and development standards will generally support less intensive uses, while maintaining connectivity and place-making objectives throughout the station area.
(f) The geographic boundaries for the proximity-based planning approach within the

Station Areas subject to Station Area Plans are illustrated on Schedules 'J1' through 'J5'. Adding lands to or removing lands from the Major Transit Station Area boundaries shall require an Official Plan Amendment. Minor revisions to the proximity-based planning boundaries identified on Schedules 'J1' through 'J5' as "Area A" and "Area B" shall be permitted without an Amendment to this Plan, but shall require an amendment to the Zoning By-law.

(g) For clarity, Policy 3.5.3(2)(a) (i) and (ii) will not apply to the Uptown Major Transit Station Areas that overlap with the Uptown Waterloo Primary Node.

Station Area Plans (Area A)

(5) Lands in closest proximity to an LRT stop are shown as Area A on Schedules 'J1' though 'J5'. Such areas shall be planned as *pedestrian*-oriented activity nodes that generally accommodate a high intensity of *mixed-use* development within a Major Transit Station Area. For lands within Area A, the following provisions shall apply:

(a) The Zoning By-law shall not permit the *development* of new automobile-oriented uses.

(b) Properties in key strategic locations relative to the LRT stop shall be zoned in a manner that provides for active ground floor uses to help animate the streetscape or other *pedestrian* environment. Such uses may be:

(i) Required as a component of *development* within single or *mixed-use* buildings at the time of *development*, and such areas shall be identified as active frontages in the Zoning By-law; or,

(ii) Encouraged through the development of a built form that would enable the introduction of such uses over time as the community evolves, and such areas shall be identified as convertible frontages in the Zoning By-law.

(c) Parking regulations shall address appropriate types and ranges of automobile and bicycle parking to be provided, including both minimum and maximum standards for automobile parking as well as limitations on new surface parking facilities for automobiles. In all cases, automobile and bicycle parking standards will reflect the desire to reduce reliance on the automobile in favour of transit usage and active forms of transportation.

(d) The Zoning By-law shall include provisions related to minimum and/or maximum building setbacks and massing to ensure a compact built form with a strong relationship to the street or other *pedestrian* environment, and to achieve the urban design objectives of this Plan and the City's Urban Design Manual.

(e) The City will plan for a built form that provides for the highest level of *pedestrian*–oriented activity as a priority over car-oriented activity, and as such, lands within Area A shall not be designated or zoned to permit drive-through facilities.

(i) Notwithstanding the above, development proposals to permit drive-through facilities may be considered for lands within Area A. Such proposals will be subject to concurrent applications for Official Plan Amendment, Zoning By-law Amendment and *Site Plan* Control and will only be considered for approval in circumstances where:

- the location, design and function of the drive-through facility maintains the intent of the Official Plan as it relates to the form and function of the area as defined by the policies of this section and section 3.9 of this Plan;
- the proposal achieves a high standard of urban design which limits the impact of vehicular queueing on the existing or planned streetscape and limits impacts on surrounding *sensitive land uses*;
- the proposal does not have a negative impact on the *pedestrian* orientation of the land use designation;
- safe and convenient *pedestrian* movement into, through and adjacent to the site can be maintained as a priority; and,
- density requirements can be achieved.

Station Area Plans (Area B)

(6) Other lands that are proximate to an LRT stop are shown as Area B on Schedules 'J1' through 'J5'. Such areas shall generally be planned as transit-supportive nodes of lesser intensity than those areas in closer proximity to the LRT stop, while retaining a focus on connectivity and place-making objectives. For lands within Area B, the following provisions shall be included in the Zoning By-law:

(a) Parking regulations shall address appropriate types and ranges of automobile and bicycle parking to be provided, including both minimum and maximum standards for automobile parking, as well as limitations on new surface parking facilities for automobiles. In all cases, automobile and bicycle parking standards will reflect the desire to reduce reliance on the automobile in favour of transit usage and active forms of transportation.

(b) The Zoning By-law shall include provisions related to building setbacks and massing to ensure a compact built form with a strong relationship to the street or other pedestrian environment, and to achieve the urban design objectives of this plan and the City's Urban Design Manual.

(c) The City will plan for a built form that provides for a high level of *pedestrian*–oriented activity as a priority over car-oriented activity, and as such, lands within Area B shall not be designated or zoned to permit drive-through facilities.

(i) Notwithstanding the above, development proposals to permit drive-through facilities may be considered for lands within Area B. Such proposals will be subject to concurrent applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Control and will only be considered for approval in circumstances where:

- the location, design and function of the drive-through facility maintains the intent of the Official Plan as it relates to the form and function of the area as defined by the policies of this section and section 3.9 of this Plan;
- the proposal achieves a high standard of urban design which limits the impact of vehicular queueing on the existing or planned streetscape and limits impacts on surrounding *sensitive*

land uses;

- the proposal does not have a negative impact on the pedestrian orientation of the land use designation;
- safe and convenient pedestrian movement into, through and adjacent to the site can be maintained as a priority; and,
- density requirements can be achieved.

Remaining Lands in Station Areas

(7) Lands within a Station Area that are furthest from the LRT stop, shall generally be planned as transit-supportive nodes of the least intensity, relative to other lands within the Station Area, while retaining a focus on connectivity to the stop. The following provisions shall be reflected in the Zoning By-law:

(a) Parking regulations where applicable shall address appropriate types and ranges of automobile and bicycle parking to be provided, and in all cases, automobile and bicycle parking standards will reflect the desire to reduce reliance on the automobile in favour of transit usage and active forms of transportation.

Public Realm and Place-Making

(8) Station Area Plans for lands identified on Schedule 'J1' to 'J5' identify opportunities for new public and privately owned parks, plazas and open spaces to enhance public interaction, green the stations and serve as focal points as areas evolve to accommodate larger numbers of residents and workers.

(9) Opportunities to create and enhance public spaces, as identified in the Station Area Plans, will be secured through the *development* approvals process.

(10) The City may identify 'priority public spaces' on Schedules 'J1' through 'J5', as spaces that are integral to the successful planned function of the Station Area. The location of the public space on the Schedule(s) is deemed to be conceptual in nature and not necessarily associated with a specific location or property, unless identified as such.

(11) Consistent with policies 3.9.2(1) and 12.2.4 this Plan, the City may require the preparation of detailed master plans and/or design studies in conjunction with development applications, including site plans, to facilitate and ensure appropriate built form, open space, and public and private realm improvements on strategic sites/areas.

Mobility

(12) Station Area Plan policies include strategies to guide local mobility improvements to, from and within the station areas with key components of the strategies including:

(a) Conceptual cross-sections for certain streets to provide guidance on balancing the needs of various mobility types and to inform future detailed design exercises and planning decisions.

(b) Opportunities to increase connectivity to and within Major Transit Station

Areas on public and private lands, with the objective of creating a smaller street and block network that fosters improved mobility throughout an area and creates additional connection points to properties.

(13) Improvements to road and *pedestrian*/cycling connections that enhance connectivity and provide for improved access in keeping with the objectives and strategies outlined in the Station Area Plans will be identified and secured through the *development* approvals process.

(14) The City may identify priority connections on Schedules 'J1' through 'J5', as connections that are integral to the successful planned function of the Station Area. Where this occurs, the location of the connection on the Schedule(s) is deemed to be conceptual in nature and not necessarily associated with a specific location or property, unless identified as such.

OPA No. 14, approved January 11, 2018

3.5.4 Intensification within Nodes, Corridors and Major Transit Station Areas

Intensification shall be directed within Nodes, Corridors and Major Transit Station Areas through the application of land use designations that permit medium to high rise uses, or in limited cases low rise uses, as shown on **Schedule 'B1' – Built Form**. Development within designated Nodes, Corridors and Major Transit Station Areas shall demonstrate compatibility and integration with surrounding land uses and contribute to an animated streetscape through the utilization of appropriate height, mixing of uses, massing, architectural design, character, setbacks, siting and landscaping, parking, public spaces and *conservation* of *cultural heritage resources* through the application of the following policies:

(1) *Mixed-use* development will be strongly encouraged within designated Nodes, Corridors and Major Transit Station Areas, where appropriate, provided the land use designation and zoning support such *mixed-use* development. It is not the intent of this Plan that all lands within Nodes, Corridors and Major Transit Station Areas will accommodate a full mix of uses and direction will be provided in this regard through the land use designations applied to the lands.

(2) High Rise, Medium-High Rise and Medium Rise land uses will primarily be located in designated Nodes, Major and Minor Corridors, and Major Transit Station Areas, and therefore in proximity to major *roads*, major *community infrastructure*, public transit routes, and other supporting land uses. However, Low Rise land uses will be maintained in Minor Neighbourhood Corridors.

(3) Construction of new low rise uses will be discouraged within designated Nodes, Major and Minor Corridors and Major Transit Station Areas. *Development* applications, excluding applications for *site plan* approval, proposing such uses will be reviewed in

the context of the policies in this chapter.

(4) *Intensification* of *existing* low rise housing to higher density multiple residential buildings will be encouraged in designated Nodes, Corridors and Major Transit Station Areas by the application of minimum densities on residential lands, where applicable.

(5) Minor Neighbourhood Corridors shall be zoned to permit a range of more intensive Low Rise residential uses including but not limited to: stacked townhouses and low rise apartments, as well as converted dwelling houses and Additional Residential Units (see policy 10.1.2 of this Plan). The implementing Zoning By-law and/or other guiding documents may further articulate and control the design of development within a Minor Neighbourhood Corridor to ensure that the intent of this Plan is achieved, and development is compatible with and provides an appropriate transition in relation to adjacent land uses.

(6) In planning for more intensive low rise, medium rise, medium high rise and high rise housing sites, and to assist in the achievement of planned densities in a given area, the Zoning By-law may identify minimum lot sizes and other performance standards in designated Nodes, Corridors and Major Transit Station Areas that encourage lot consolidation and discourage the division of land intended for multiple unit housing forms.

(7) The City, in consultation with the Municipal Heritage Committee, encourages adaptive reuse of significant built heritage resources, and requires the conservation of *cultural heritage resources* in all areas of the City, including designated Nodes, Corridors and Major Transit Station Areas.

3.5.5 Designated Growth Areas

Designated Growth Areas are those areas within the city that have not been previously developed within the Urban Area Boundary. *Designated Growth Areas* will accommodate a portion of growth within Waterloo, although the supply of land within *Designated Growth Areas* is expected to diminish over the life of this Plan.

(1) *Designated Growth Areas* will be planned in a manner that integrates new *development* with existing communities and supports the creation of neighbourhoods as *complete communities*. *Development* within *Designated Growth Areas* will be guided by the policies of this Plan and be consistent with the objectives set out in this chapter.

(2) The City of Waterloo will ensure orderly *development* in *Designated Growth Areas* through conditions and agreements applied or obtained through the development review process and through any District Planning processes or equivalent, and through Capital Budgets.

3.6 UPTOWN WATERLOO PRIMARY NODE

Uptown Waterloo serves as the City's Primary Node, and is delineated as shown on **Schedule 'A' – Land Use Plan**, **Schedule 'A1' – Commercial Land Uses**, **Schedule 'A2' – Employment Areas**, **Schedule 'B' – City Structure**, and **Schedule 'B1' – Built Form**. As the City's Primary Node, Uptown Waterloo will be planned to:

(1) Serve as a major focal point and destination for investment in institutional and region-wide public services, as well as residential, commercial, employment, social, cultural, entertainment, recreational, accommodation and public open space uses;

(2) Accommodate and support major transit, *pedestrian* and cyclist *infrastructure*;
   (a) Any portions of Major Transit Station Areas located within the boundaries of the Uptown Waterloo Primary Node will be planned as priority areas for growth within the Major Transit Station Area. Policies in Section 3.5.3 of this Plan shall apply to any *Major Transit Station Areas* located within the Uptown Waterloo Primary Node.

(3) Serve as a higher density major employment centre that will attract significant employment uses, with a particular focus on office employment;

(4) Accommodate a significant share of the City's future population and employment growth in a compact urban form that features high-quality design, supports a balanced transportation mode share and is designed to increase the number of *pedestrian*s and cyclists;

(5) Achieve the density target detailed on Table 3-1, through intensification of properties, which will occur over time in a manner that is compatible with, and appropriate within, the context of the surrounding neighbourhood.

(6) Accommodate development that *conserves cultural heritage resources*.

3.6.1 Retaining Uptown's Sense of Community, Identity and Commercial Vitality

The Uptown Waterloo Primary Node will be planned to achieve balance between meeting growth objectives through *intensification* and the need to retain Uptown's sense of community and identity. The City will use appropriate implementation tools, including land use designations, the Zoning By-law, the capital budget, *site plan* control and urban design guidelines, *Heritage Register*, Heritage Permits and *Heritage Impact Assessments* to encourage and facilitate a land use pattern that supports Uptown's intended form and function and to support the following policies:

Pedestrian-Oriented Environment and Public Realm

(1) Consistent with the Urban Design policies of this Plan, site and building design as well as improvements within the public realm (*roads*, parks and sidewalks) will support safe and convenient *pedestrian* movement.

(2) The City will plan for land uses that support a pedestrian-oriented environment within the Uptown Primary Node.

(3) It is a policy of this Plan that development will support a high quality, safe and attractive public realm and streetscape in the Uptown.
   (a) Uptown's high quality public realm will include a public square, public art, parks, greenspaces, and a *pedestrian* and bicycle-friendly environment to facilitate community connections and interactions through special events, festivals, and everyday activities.
   (b) The City views the 'greening' of Uptown as a critical component of creating high-quality urban open spaces. The City shall promote horticulture and the integration of open space components into and throughout Uptown. Clear and definite connections shall be emphasized between open spaces as well as between Uptown and Waterloo Park.
   (c) Development within Uptown Waterloo Primary Node will feature high quality, safe and attractive amenity and community space.

Architectural Integrity

(4) It is a policy of this Plan to encourage, reinforce and improve the architectural integrity of buildings within the Uptown Waterloo Primary Node, particularly those fronting onto King Street through such means as urban design guidelines and the Zoning By-law. In order to maintain and enhance the function of King Street as the City's main street, for buildings that immediately abut King Street within the Uptown Waterloo Primary Node, the Zoning By-law will contain provisions that require minimum and maximum building heights.
   (a) For properties within the Main Street height limit on **Schedule 'B1' – Built Form**, minor increases in height beyond 4 storeys may be considered by way of an Amendment to the Zoning By-law, subject to the applicant demonstrating to the City's satisfaction that the planned built form and massing of the streetscape is maintained through an appropriate upper storey façade setback and other massing and supporting design strategies. Applications to exceed 4 storeys shall be accompanied by an urban design study, demonstrating how the proposed height addresses the City's built form and urban design objectives, guidelines and standards to the satisfaction of the City.

Cultural Heritage Resources

(5) Development within the Uptown Waterloo Primary Node will be considered in conjunction with the Heritage policies of this Plan, as found in the Arts, Culture, Heritage, Recreation and Leisure Chapter. In consultation with the Municipal Heritage Committee, the City will identify and/or designate properties and districts with cultural heritage value or interest and support owners to restore and maintain *built heritage resources* and cultural heritage landscapes;

(6) The City will Plan for and encourage the identification, description and interpretation of *cultural heritage resources* for educational and tourism purposes.

(7) A portion of the MacGregor/Albert Heritage Conservation District is located within the Uptown Waterloo Primary Node. It is a policy of this Plan that these lands will be generally planned to permit low rise residential land uses that are characteristic of the Heritage Conservation District designated in accordance with policy 4.7.7(1), subject to the Area Specific policies included as part of this Plan.

Community Destination for Major Arts and Cultural Facilities and Events

(8) The City supports the Uptown Waterloo Primary Node as a community focal point for arts and culture, including cultural businesses, and will plan for and encourage:
   (a) The concentration of major arts and cultural facilities in the Uptown; and,
   (b) The programming of major festivals and community gathering events in the Uptown.

Open Space

(9) It shall be a policy of this Plan to encourage the development of the Laurel Creek open space and greenway system in conjunction with the park and institutional open space corridor formed by Waterloo Park through the University of Waterloo lands and including the Laurel Creek Conservation Area.

Commercial Vitality

(10) This Plan supports a strengthened commercial centre, with continued retail and commercial services market growth in the Uptown Waterloo Primary Node. The Uptown Waterloo Primary Node will continue to expand its commercial vitality and any planning for future commercial space throughout the City must ensure that sufficient market support is available to demonstrate compliance with this policy.

3.7 WATERLOO AS A COMPLETE COMMUNITY

A *complete community* is one that includes a broad range of housing, a mix of jobs, a broad range of commercial establishments and services, *community infrastructure* including schools, parks and recreation sites, cultural and social facilities/services that are well connected by a system of networks. The City will collaborate with the Region, Area Municipalities and other groups on initiatives that support the *complete community* concept at the regional level, including to ensure appropriate planning and locating of region-wide serving facilities and institutions such as hospitals and associated medical research clusters. The city will be planned for *complete communities* at the Planning District and neighbourhood level, with a focus on supporting the achievement of neighbourhoods that are compact and vibrant, and where people can meet their daily needs within a short trip by walking, cycling and rolling.

(a) Notwithstanding anything to the contrary, a regional serving hospital with associated medical buildings and research facilities shall be permitted in any land use designation of this Plan, excluding Open Spaces as shown on **Schedule 'A3'**.

3.7.1 Planning Districts

The City of Waterloo is made up of a series of defined Planning Districts, as shown on **Schedule 'C' – District Boundaries**. The City will plan for the provision of a range of appropriate *community infrastructure* within each Planning District with a goal of meeting the day to day needs of residents, employees and/or visitors to Waterloo. Where appropriate, these uses shall be clustered to encourage the development and sharing of complementary facilities and services, and to facilitate *sense of place* and convenience within the Planning District and its neighbourhoods.

(1) The City shall encourage opportunities to enhance the availability of locally serving retail and service commercial facilities at appropriate locations within residential Planning Districts, thereby reducing travel times for day to day commercial needs. This Plan envisions convenient access to healthy food as a key priority and as such, small to mid-size *food stores* that are well distributed throughout the community are preferred over fewer, large format *food stores*. To encourage convenient access to *food stores*, the City will:
   (a) Plan for the provision of one small to mid-size *food store* for every 10,000 residents; and,
   (b) Plan for the distribution of *food stores* uses such that all residents will have access to a *food store* within one kilometers of their residence.

(2) Development will reinforce neighbourhood focal points, strengthen linkages to existing and future parks, trails and open space, public transportation stops, cycling networks, as well as other *community infrastructure*.

(3) The City shall encourage appropriate supporting commercial facilities and services to meet the daily needs of employees within Planning Districts that function predominantly as *employment areas*.

(4) Access to public transit and *active transportation* networks are an important component of a *complete community*. The City supports robust transit and *active transportation* networks that are well connected within and between Planning Districts.

3.7.2 Neighbourhoods

Individual neighbourhoods will be planned as *complete communities* that are well connected to meet daily needs, facilitate social interaction and foster a sense of community.

(1) The City shall plan for the movement of users with varying degrees of mobility including *pedestrians*, cyclists, transit users and motorized vehicles within and between neighbourhoods as further defined by the policies included in the Transportation Chapter of this Official Plan.

(2) The City will plan for neighbourhoods that provide safe and healthy living

environments, and promote healthy lifestyles by:

(a) Applying appropriate standards to development to support the safety, health and well-being of residents of all ages;
(b) Requiring development to be consistent with crime prevention through environmental design (CPTED) principles;
(c) Applying or adhering to appropriate regulations, policies and guidelines to ensure incompatible uses do not locate in or near residential neighbourhoods;
(d) Supporting *convenience retail* uses within new residential neighbourhoods, thereby reducing travel times for day to day commercial needs;
(e) Providing well maintained and safe physical *infrastructure*, including an integrated and comprehensive cycling and *pedestrian* system;
(f) Supporting access to locally-grown food by planning for *community gardens*, and *urban agriculture* where appropriate;
(g) Providing easily accessible and interconnected parks, trails and public gathering spaces that feature a high standard of design, and provide for four-season accessible recreational opportunities, balanced with conservation of environmental attributes;
(h) Planning for development that incorporates energy efficiency into transportation *infrastructure*, neighbourhood and building design. Plans of subdivision, Zoning By-law amendments, and *site plan*s will be evaluated on the basis of this and other considerations;
(i) Planning for development that discourages the use of noise attenuation walls and berms through the use of *passive noise attenuation measures*;
(j) Ensuring that the design of the road network provides for direct and efficient transit routes within and between communities; and
(k) Locating land uses such that the distances to a *transit stop* are generally within a 450 metre walking distance.

(3) The City will plan for the provision of an appropriate range and mix of housing types, sizes, costs and tenure within neighbourhoods by:

(a) Encouraging intensification and infill within designated Nodes and Corridors, and Major Transit Station Areas;
(b) Generally maintaining the land use intensity of existing low density residential neighbourhoods located outside of designated Nodes and Corridors, while permitting context-sensitive *intensification* in low density residential areas where it is appropriate;
(c) Supporting the Regional Municipality of Waterloo's Regional 10 Year Housing and Homelessness Plan;
(d) Promoting the provision of accessible and *affordable* housing to be meet the needs of lower income residents; and,
(e) Encouraging accessible and *VisitAble* housing in order to facilitate ease of living and aging in place.

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(4) The City will plan for neighbourhoods that foster a sense of community and identity by:

(a) Planning for development that is consistent with the urban design policies set out in this chapter, ensuring coordinated development and a high

standard of design that enhances neighbourhood identity and improves the *pedestrian* environment. Special attention shall be paid to major intersections and areas adjacent to *community infrastructure*;

(b) Planning for development that protects natural features and incorporates the conservation of cultural heritage resources as prominent neighbourhood features; and,

(c) Planning for public gathering places that feature a high standard of design and focus on creating a desirable place for people to gather and visit.

(5) For clarity, policies 3.7.2 (1) – 3.7.2 (4) shall apply to the development of residential *Designated Growth Areas* and existing neighbourhoods.

3.8 GROWTH AND ENVIRONMENTAL CONSIDERATIONS

The City shall guide growth in a manner that appropriately considers protection of the natural environment. The policies in this section are intended to complement and be read in conjunction with the policies set out in the Environment and Energy Chapter.

(1) Appropriate input of environmental considerations into planning, growth and operational decisions is a priority for the City of Waterloo. Such input shall be provided at an early stage of the decision-making processes.

(2) The City encourages the use of environmentally-friendly building, site and neighbourhood design as a means to mitigate adverse impacts associated with conventional urban development, to enhance the living experience of occupants and nearby residents and to support a competitive economy as well as a complete community.

(3) The City shall continue to recognize watershed planning as integral to the municipal planning process.

(4) The City shall demonstrate environmental stewardship by:

(a) Ensuring that all new or renovated buildings owned by the City of Waterloo comply with the Green Building Policy;

(b) Implementing and periodically updating, as required, the City's Energy Management Program for City-owned buildings; and,

(c) Pursuing municipal practices or standards that reduce the impact on the natural environment.

3.9 URBAN DESIGN

Urban design is the design, analysis and process of city building. The City supports and encourages a high standard of urban design for public and private sector projects that contributes toward a memorable, attractive and livable city - a city designed for people with

a strong and coherent sense of place.

Urban design applies to various scales of the city including the site, the block, the neighbourhood and the city as a whole. It is expected that each scale of development relates to the Urban Design objectives of this Plan and achieves the Urban Design policies as set out in this section. The implementation of these policies will be supported by the applicable City by-laws, standards, guidelines and documents.

3.9.1 Urban Design Objectives

The Urban Design objectives and design policies contained in this Plan establish the general design vision for the City and inform the design criteria for the City to evaluate new *development* proposals subject to the provisions of the Planning Act and Council direction. The City's Urban Design objectives and policies may be further specified and detailed through the Zoning By-law and implementing manuals, in particular the Urban Design Manual, and related processes. The Urban Design objectives for the City include the following:

Design Excellence
It is a priority for the City that built form reflects design excellence to recognize the important role that built form has in defining the City's quality of life, appeal, and image. The policies of this Plan aim to guide the successful growth and development of the city through urban design by focusing on built and natural environments.

This Plan strives for design excellence reflected through high-quality materials, sustainable building design and construction, considerate use of resources, thoughtful consideration of buildings' impacts on the urban fabric, and attention to human-scaled design that considers people of all ages and abilities.

Creating a Sense of Place
Site and building design are intended to foster a distinct sense of place with particular attention to coordinated streetscapes, without limiting architectural design, innovation or creativity. *Development* can present design opportunities for key areas throughout the city such as the Uptown Primary Node and other *strategic growth areas* within the City Structure to form an area-specific identity, with emphasis on coordinated building materials and colours, architectural style, public art and landscaping.

Connectivity
The policies of this Plan seek designs that promotes connectivity with emphasis on pedestrian and non-vehicular safety, direct and convenient access to transit routes, amenity spaces, building entrances and public streets. Barrier-free access, where feasible, will be provided to building entrances from the public street, particularly along transit routes.

Streetscaping and Street Activity
The design quality of building elements closer to the street, particularly the podium or street wall, should be emphasized over the taller components of buildings, due to their inherent impact on the *pedestrian* experience. Good streetscapes integrate the public right of way and the private *development* that frames it. The design of the streetscape is encouraged to include landscaping, resting spaces and gathering spaces. *Development* should address the

interaction between public and private spaces.

The policies of this plan seek *developments* that promote street activity and animate the public realm by locating building entrances towards the street, providing windows along the street frontage, encouraging mixed-use development, and promoting outdoor amenity spaces along the street or between buildings.

Enhancing the Pedestrian Experience

The *pedestrian* experience at the street level is a key measure of good urban design. A *pedestrian*-friendly environment can be established at the neighbourhood level through the implementation of an efficient, safe and logical street pattern, smaller block sizes, an interconnected public realm network, and active uses along the primary street edge; it can be further reinforced at the streetscape level through human-scale street wall heights, building and facade articulation, frequent entrances, transparency, and a consistent rhythm of streetscape elements and street trees. Together, these elements work to create walkable environments that are safe, attractive and welcoming for people of all ages and abilities. The streetscape network is an important component of a *complete community* and the public realm as a whole, tying together housing, employment, commercial, and *community uses* in a cohesive framework that promotes walkability, accessibility and convenience.

3.9.2 Urban Design Implementation

(1) The City will incorporate urban design considerations into all *development* decisions in order to assist in achieving the Urban Design objectives and policies outlined in the policies of this Plan. The Urban Design objectives and policies will be implemented through studies, plans and other City documents, including but not limited to:
   (a) Implementing Zoning By-Laws;
   (b) Draft Plans of Subdivision/Condominium;
   (c) District Implementation Plans and Block Plans;
   (d) Station Area Plans;
   (e) Master Planning in accordance with policy 12.2.4;
   (f) Urban Design Manual, Guidelines, and studies;
   (g) Comprehensive Engineering & Landscape Manual;
   (h) *Site Plan* Control;
   (i) Committee of Adjustment; and,
   (j) Development Agreements.

3.9.3 General Urban Design Policies

The following General Urban Design policies are intended to support the design objectives established in policy 3.9.1 of this chapter and define the primary design elements and expectations that will apply to all *development* in the City in the public and private realm:

Public Realm and Streetscapes

(1) *Development* in the City of Waterloo shall consider and align with the following urban design directions with regards to streetscapes and placemaking:

(a) Streetscapes include the public street, the setbacks, and the building edges, which work together to create the pedestrian environment. Visually interesting streetscapes that imbue a sense of place should be created through variation in building typology, massing, architectural detailing and materiality.

(b) Streets will be designed to promote active transportation and connection to transit stations, including walking, and cycling, and rolling.

(c) Streets and blocks should be designed to create a finely-scaled and interconnected network that promotes integration between existing and planned communities. New streets shall connect with existing streets wherever possible to achieve an interconnected network of streets.

(d) *Development* is encouraged to contribute to a continuous street wall along its street frontage and will contribute to a human scale streetscape.

(e) The City will promote an attractive and coordinated approach to streetscape design with emphasis given to green and complete streets; pedestrian, cyclist and rolling friendly design; and coordinated landscape and building design elements that animate the street in the public and private realm, through a cohesive visual identity.

(f) *Development* is encouraged to integrate small-scale publicly-accessible open spaces where possible, in the form of mid-block connections, sliver parks, forecourts, courtyards, mews and other micro spaces, in order to enhance *pedestrian* experience and movement.

(g) Along primary streets and where active uses are located on the ground floor, building design is encouraged to feature frequent entrances, high transparency, well-articulated facades, and a rhythm of *pedestrian*-scaled architectural bays or modules along the street that provide variety and visual interest.

(h) Street trees contribute to urban infrastructure as they help reduce urban heat island effects, mitigate wind impacts, improve stormwater management function, support urban habitat and biodiversity, and contribute to improved human health and well-being. In addition, street trees beautify the urban environment and contribute to the attractiveness of the public and private realms. Trees are strongly encouraged on both sides of all streets (within the road allowance, and within front and flankage yards) wherever feasible, such that they form a continuous canopy at maturity.

(i) Parking areas and structures will be located and designed to limit their visual impact on the public realm. Where feasible, underground parking is encouraged for intensification projects, particularly residential or mixed-use development. Surface parking in planned intensification areas is generally discouraged.

(j) Where above-grade parking structures are proposed, they are strongly encouraged to be wrapped by permitted active uses fronting the street, with additional measures taken to screen any parking which is visible from public view through the use of landscaping or other design strategies. On primary streets, above-grade parking structures are strongly discouraged; where they

exist, they should be wrapped by active uses such as residential units, retail, commercial or institutional uses on all podium levels. On secondary streets, above-grade parking structures shall be required to be wrapped by active uses at-grade and are encouraged to include active uses above the ground floor.

Built Form and Building Typologies

(2) Well-designed and sculpted buildings help contribute to a high standard of design, enhancing neighbourhood identity and improving the broader *pedestrian* environment. The built form of new *development* should contribute to an overall safe, accessible, and visually interesting environment. *Development* in the city will consider and align with the following key built-form design directions:

(a) New *development* including infill should be located and organized to fit harmoniously within the existing and planned context to support streets, lanes, parks and open spaces, enabling the creation of a vibrant and safe public realm. The following policies apply:

i. Buildings should be sited, and oriented to frame adjacent streets and public spaces with good street proportion, helping to create a high-quality *pedestrian* realm.

ii. Buildings will be designed with prominent building entrances to face primary streets or areas of high pedestrian movement. Access from sidewalks, other *pedestrian* facilities and public open spaces to primary building entrances shall be clearly visible, convenient and direct, with minimum changes in grade, and will be accessible and *barrier-free*.

iii. Infill *development* should be compatible with existing and planned context and character. Compatibility is to be demonstrated, with regard for the characteristics that define the streetscape.

iv. On a corner site, the *development* should address both street frontages and give prominence to the corner.

(b) New *development* including infill shall provide appropriate built form transitions between areas of different heights and/or intensity of uses. The following policies apply:

i. Transition in scale is to be appropriately implemented at the site, block and neighbourhood level.

ii. *Development* should incorporate measures that foster built form transition, which may include but are not limited to, stepbacks to upper levels, vertical and horizontal recesses and projections, façade articulation, architectural detailing and changes in plane, materiality, texture and colour to break visual impact.

iii. Shadowing onto public realm, parks and open spaces is strongly discouraged. In general, shadows should be mitigated to the extent possible.

(c) Tall buildings are described as any building taller than 11 storeys in height measured from average grade. The following policies apply:

i. Tall buildings will provide appropriate separation distances as outlined by the Zoning By-law, to limit negative impacts to the public realm, other tall buildings on the same site, and neighbouring properties, including sky view, access to sunlight, and privacy for building occupants.
ii. The profile of tall buildings should ensure that massing contributes to *pedestrian* scale, reduces the appearance of bulk, and that shadows do not unduly shadow the public realm, amenity space, and neighbouring properties.
iii. Tall buildings should employ a series of methods to mitigate wind impact on the public realm and amenity spaces, and enable a safe and comfortable pedestrian and user experience.

(d) Development will sympathetically *conserve*, respect and complement the *cultural heritage resources* of the city as a whole, and the Uptown Waterloo Primary Node in particular. The following policies apply:
i. The City will seek to retain, *conserve,* and/or rehabilitate *cultural heritage resources* in their original locations where possible. Where it is not possible to retain the original uses, adaptive re-use of heritage buildings shall be encouraged.
ii. New *development* will achieve a compatible relationship with *cultural heritage resources* and heritage districts in their context through consideration of elements such as urban scale, building height, massing, materiality, profile and architectural features.

(e) Within Uptown Primary Node, the City shall:
i. Encourage above ground hydro wires to be relocated underground where practically and financially feasible. Where underground hydro services are contemplated, *development* shall be designed to accommodate the underground hydro services (including vaults, switchgears, and the like), related appurtenances, and easements.
ii. Utility pole placement should avoid impeding pedestrian travel, mobility devices, and sight lines, as well as allow for barrier free access to pedestrian and cycling areas.
iii. Regulations and standards to facilitate the transition of hydro lines and plant to underground locations may be established in the Zoning By-law, Urban Design Manual, and Comprehensive Engineering & Landscape Manual.

(f) As part of new *development*, opportunities for public art and site amenities are encouraged, especially for larger sites, and *development* within designated Nodes, Corridors and Major Transit Station Areas. Consideration to be given to the following:
i. Public art should contribute to a *sense of place*, meaning or local context.
ii. Within the Uptown Waterloo Primary Node and near transit stops, the integration of urban site amenities such as landscaped outdoor spaces, urban seating areas, and public art is

encouraged. A variety of other site amenities may be considered and incorporated into intensification projects that animate the street, contributes towards sustainable design, and enhances the quality of life for its users and visitors.

Major Transit Station Areas

(3) The design of urban areas around Major Transit Station Areas as identified on Schedule 'B' - City Structure plays an important role in supporting urban vibrancy and public life. In addition to helping to facilitate direct and convenient access and movement within and around transit facilities, Major Transit Station Areas have the ability to support a transit-oriented context, encourage street-level activity animation and contribute to broader place making objectives. The urban design of Major Transit Station Areas should include:

(a) A station plaza near ION LRT stops. Plazas can be modest in size but should have good building definition, active uses along adjacent property frontages, and multiple access points. Station plazas should feature a mix of hard and softscaping to support both functional and aesthetic objectives.

(b) Wayfinding features and strategies which provide a sense of direction, and orientation for all users of all ages and abilities. These features will help users easily navigate to and from the transit station through the use of signage and identification which is fully visible and accessible from the public street.

(c) For Major Transit Station Areas located outside of Uptown Waterloo, identified on Schedule 'J1- to 'J5', at least one open space area near of the station should be provided.

(d) Parking within Major Transit Station Areas, where provided, shall be designed and organized to not detract from the public realm or hinder other forms of mobility. Design of parking areas shall:

i. Limit new surface parking lots within 100 metres of a Light Rail Transit Stop.

ii. Locate parking to the side or rear of buildings where surface parking is proposed, to enable a continuous street edge and the creation of attractive urban spaces.

iii. Screen parking structures.

iv. Provide active uses on the ground floor wherever feasible.

v. Require the perimeters of surface parking lots to be landscaped with trees and other appropriate planting materials.

(e) Additional urban design considerations and guidelines are identified in the Council approved Station Area Plans for Major Transit Station Areas located outside of Uptown Waterloo, as identified on Schedule 'J1- to 'J5'.

Large Sites

(4) Large sites may include but are not limited to malls, plazas and larger commercial sites / areas, and larger industrial sites / areas, which are proposed

for *development* or redevelopment through *intensification*. These sites and areas may be historically auto-oriented with extensive parking and isolated large buildings. These sites and areas have the potential to create vibrant, integrated communities. The objective of this Plan is to transform these sites and areas into pedestrian-friendly *complete communities* that fit seamlessly into the city. The following policies will apply to the *development* and *intensification* of large sites:

(a) Large sites shall be planned to create *complete communities* unto themselves. Important principles of *complete communities* for large sites include:

  i. Mixed-use: Sites should incorporate diverse functions - housing, work, education, recreation, and transit - so people can access essentials close by. If employment lands transition to mixed-use, a meaningful amount of employment and office uses must remain (be integrated into the new *development*), as set forth in the implementing zoning by-law.
  ii. Compact: High-density areas with easy access to green spaces, public transit, and community services promote sustainable transportation and the efficient use of land.
  iii. Amenity-rich: Streets and public spaces should be safe, appealing, and diverse in purpose, supporting vibrant daily life. Services (like childcare, shopping, and healthcare) and *community uses* should be within short walking distances, accessible to all ages and income levels.
  iv. Well connected: Access to and through the site should facilitate convenient connectivity by all modes of travel.

(b) Large sites shall demonstrate a high standard of urban design and architecture, be comprehensively planned, and protect for effective emergency response.

(c) The City may require a Master Plan for large sites in accordance with policy 12.2.4 to address site circulation, land uses, urban design, emergency response, and the provision of appropriate open spaces, among other matters, in order to optimize the contextual fit of *development* across:

  i. the subject lands; and/or
  ii. the area, rather than one property at a time.

(d) A phasing strategy may be required for the development of large sites. Large sites may develop over time; public spaces, amenities, and services should be implemented in balance with residential growth. Phased plans help minimize community disruption and maintain continuous access to essential services.

Priority

(5) This Plan places a greater emphasis on urban design compared to density.

3.10 PROTECTED COUNTRYSIDE

The Protected Countryside is a continuous band of *natural features* and agricultural lands surrounding the north, west, and south sides of the Region of Waterloo's Urban Areas that is to be permanently protected. Lands within the Protected Countryside contain a large concentration of prime agricultural lands, *woodlands*, watercourses, portions of the Grand River valley, *wetlands*, *Environmentally Sensitive Landscapes*, *Regional Recharge Areas*, and portions of the Waterloo and Paris-Galt Moraines. The Protected Countryside is intended to permanently protect these valuable areas from urban *development*, while providing for the continued use of the lands for agriculture, environmental and other appropriate rural uses in conformity with the policies in this Plan.

3.10.1 The Protected Countryside is designated by the Region of Waterloo in the Regional Official Plan. A portion of the Protected Countryside is located in the City of Waterloo and is shown on Schedule 'B' - City Structure.

3.10.2 Land uses within the Protected Countryside will be regulated in accordance with the underlying land use policies of the Rural or Landscape Level Systems designations in this Plan.

3.10.3 Expansions of the City's Urban Area Boundary will not be permitted into the Protected Countryside.

3.10.4 The designation of lands as Protected Countryside will not affect agricultural uses and associated normal farm practices as defined in applicable Provincial legislation and regulations in conformity with this Official Plan and the Zoning By-laws, and statutes, policies and regulations of other government agencies.

3.10.5 Nothing in this Plan shall prevent the owner of a legal lot of record located within the Protected Countryside from obtaining a building permit to construct or enlarge a single detached dwelling, accessory building or farm structure, provided it is in conformity with all other City, Regional, and Grand River Conservation Authority policies and regulations.

CHAPTER 4 ARTS, CULTURE, HERITAGE, RECREATION & LEISURE

The objectives and policies of this chapter recognize the importance of planning for a wide range of arts, culture, recreation and leisure opportunities as well as the *conservation* of *cultural heritage resources* to meet the needs of the Waterloo community. Planning for the appropriate facilities, programs and services will ensure that each component contributes to the future quality of life within the City, recognizing that healthy social and cultural systems are, in turn, linked to other aspects of the City's overall health, including the environment and economy.

The policies of this chapter address how the City will fulfill its role in terms of planning for the provision of arts, cultural, heritage, recreation and leisure facilities, services and programs and the *conservation* of *cultural heritage resources*. In all cases, it is recognized that the City has limited resources and funding mechanisms and as such will need to maximize the use of existing facilities and community resources and seek out potential collaborations. In terms of facility delivery, the City will place a priority on maintaining and maximizing the utilization of existing facilities before consideration of new facility development. As a complement to this approach, policies outline the need to support collaborative initiatives for the provision of facilities including multiple- use facilities, possibly involving multiple parties. In terms of service delivery, the policies focus on the City taking a variety of roles in planning for, facilitating, supporting and/or delivering arts, culture, heritage, recreation and leisure opportunities at the City-wide, district and neighbourhood levels.

A key component of this chapter is the heritage policies which implement the Ontario Heritage Act by providing a detailed framework for appropriate *conservation* of *cultural heritage resources*.

This chapter includes policies that complement other chapters of this Plan, in particular, the City Form and Networks policies, including:

- Supporting the Uptown Waterloo Urban Growth Centre as a community focal point for arts, culture and the *conservation* and interpretation of built and landscape heritage;
- Planning for development that provides for the installation of art and creation of usable spaces on public and private lands to support the enjoyment of arts, culture, heritage, recreation and leisure opportunities and resources; and,
- Planning for and supporting the development of a connected parks, trails and open space network for transportation and recreation/leisure purposes.

4.1 OBJECTIVES

(1) Plan for a diversity of arts, culture, heritage, recreation and leisure opportunities that are safe as well as physically and economically accessible and accepting of all people with different backgrounds and cultures.

(2) Provide and encourage a wide range of arts, culture, heritage, recreation and leisure

opportunities within neighbourhoods; these opportunities may vary among neighbourhoods and this uniqueness should be encouraged.

(3) Encourage collaborations, facilities and programs that incorporate a mix of uses and other non-traditional ways of providing arts, culture, heritage, recreation and leisure opportunities.

(4) Plan for art on public lands and encourage the provision of art on private lands throughout the City.

(5) Plan for a comprehensive and connected trail system that is an integral part of the transportation system as well as a recreational and leisure opportunity.

(6) Create additional and alternative forms of parks, trails and open spaces for locating multi-use/multi-seasonal recreation and leisure opportunities in locations deemed appropriate by the City.

(7) Provide well-designed passive open spaces throughout the City.

(8) Encourage major festivals and arts and cultural facilities to be located in the Uptown and in Waterloo Park.

(9) Plan for and/or support an urban environment that encourages creativity and innovation in all aspects of our community life.

(10) Promote awareness of facilities, programs and services through communication, marketing and education initiatives.

(11) Plan for an urban form that retains significant elements of the City's natural, built and cultural heritage by:

(a) Ensuring the *conservation* of *cultural heritage resources* of the City in both new as well as existing areas;

(b) Reflecting the local heritage context by connecting and integrating compatible development with *cultural heritage resources* of the City;

(c) Promoting public awareness and appreciation of the *City's cultural heritage resources* by involving the public in heritage resource initiatives affecting the City.

4.2 SUPPORTING DOCUMENTS AND IMPLEMENTATION

(1) Council may approve, and update as appropriate, additional documents to provide further direction with regard to the policies of this Plan. Such documents may include, but not be limited to:

(a) Recreation and Leisure Services Master Plan;

(b) Heritage Master Plan;

(c) Cultural Master Plan; and,

(d) Percent for Art Policy.

4.3 DELIVERY OF FACILITIES AND SERVICES

This section defines the City's role with regard to the planning, development, delivery and evaluation of services and facilities for arts, culture, heritage, recreation and leisure, where such facilities include indoor or outdoor buildings and spaces, including but not necessarily limited to: buildings or areas within buildings for use of a specific sport or activity, playgrounds, parks, trails, sports fields, heritage storage area, heritage exhibition area, golf course, running tracks, meeting rooms, arena and water parks. The City will approve and update, as appropriate, a Recreation and Leisure Services Master Plan to provide further direction regarding the implementation of the policies of this Plan.

The City will build opportunities for greater awareness of facilities, programs, services and *cultural heritage resources* through use of the City's website, signage (such as interpretive signs), and other methods deemed appropriate.

4.3.1 Facilities Delivery

(1) As a key provider of facilities for arts, culture, heritage, recreation and leisure, the City will, through periodic updates to the Recreation and Leisure Services Master Plan or other means, assess the adequacy of planned facilities to meet existing and forecasted needs of the community.

(2) In its role of planning for and providing municipal facilities for arts, culture, heritage, recreation and leisure, the City will apply the following hierarchy of delivery mechanisms, giving priority to the mechanisms in the order that they are listed:

(a) As a first priority, the City will maximize the use of existing City facilities, including considering utilization rates, and cost-effective facilities operations, while undertaking on-going rehabilitation and renewal of facilities to meet evolving market needs, where feasible;
(b) Promote shared-use arrangements for existing facilities and collaborations with other organizations and agencies;
(c) Consider the provision of new joint-use facilities in collaboration with other organizations/agencies; and,
(d) Consider the provision of new facilities in locations which best serve existing and future residents of the City.

(3) Where renewal of a municipal facility and/or development of a new municipal facility is deemed to be appropriate, the City will investigate the potential for a range of multiple-use opportunities and/or collaborative relationships and participation within a single facility venue.

(4) The City will plan for and design municipal facilities that are:

(a) flexible in terms of their ability to meet changing community needs;
(b) accessible by public transit;
(c) sustainable and environmentally responsible;
(d) supportive of adaptive reuse of buildings;
(e) flexible for inclusion of all residents; and
(f) easy to maintain.

4.3.2 Services and Program Delivery

(1) The City will support the decentralization of arts, culture, heritage, recreation and leisure activities, where appropriate, recognizing that the distribution of a range of activities throughout the City will provide opportunities for greater access to such services and programs at the local neighbourhood level.

(2) The City will take a leadership role in planning for the provision of arts, culture, heritage, recreation and leisure services, focusing on expanding the accessibility, availability, affordability and mix of services available to residents.

(3) To fulfill its role in the planning, development, delivery and evaluation of services and activities related to arts, culture, heritage, recreation and leisure, the City will consider the following approaches within its budgetary priorities and strategies as established by Council:

(a) Actively working to facilitate and support community groups, volunteer-based organizations and individuals in the development and delivery of services and programs;
(b) Exploring and/or participate in collaborative initiatives, at variable levels of involvement, that result in a shared responsibility for delivery of services and programs; and,
(c) Undertaking the direct delivery of services and programs.

(4) Due to their strategic locations within local neighbourhoods, the City recognizes publicly-funded school sites as an asset to provide services and programs related to arts, culture, heritage, recreation and leisure opportunities throughout the City at the neighbourhood level. As such, the City will continue to work with school boards to explore opportunities to effectively increase community accessibility to publicly funded school sites for arts, culture, heritage, recreation and leisure services and programs.

4.4 UPTOWN AS A COMMUNITY FOCAL POINT FOR ARTS AND CULTURE

(1) Consistent with the policies in the Section 3.7.2 of this Plan, the City supports the Uptown Waterloo Urban Growth Centre as a community focal point for heritage *conservation*, arts and culture, including cultural businesses.

4.5 ARTS, CULTURE, HERITAGE, RECREATION AND LEISURE OPPORTUNITIES ON PRIVATE LANDS

(1) The City shall strive to animate public and private space by planning for and encouraging public art in conjunction with development throughout the City by:
   (a) Updating, as appropriate, the 'Percent for Art Policy';
   (b) Encouraging the incorporation of public art in development, and encouraging such public art to be made publicly accessible;
   (c) Requiring the provision of usable and accessible spaces that support arts, culture, heritage, recreation and leisure opportunities for residents and/or employees. Appropriate spaces include but are not be limited to parks, courtyards, community rooms, pools, fitness areas, ground level or rooftop landscape areas, pedestrian and cycling linkages and supporting amenities. Requirements for the provision of such spaces will be further defined in the Zoning By- Law;
   (d) Requiring the dedication of parkland where applicable, as set out in
   (e) Section 12.2.9 of the Implementation Chapter; and,
   (f) Require *conservation* and support interpretation of *cultural heritage resources*.

4.6 RECREATION AND LEISURE THROUGH PARKS, TRAILS AND OPEN SPACE

(1) Consistent with the policies included in the Networks Chapter of this Plan as they relate to the trails and open space network, the City will plan for and support the development of a connected trails and open space network for recreation/leisure, transportation and environmental management purposes, where deemed appropriate.

(2) To support the continued improvement of the trails and open space network for recreation and leisure purposes at the City-wide and neighbourhood level, the City will, where appropriate and subject to the policies in the Land Use Policies Chapter of this Plan, support or facilitate improved public access to existing recreation and leisure opportunities or create new opportunities where lands become available. Key priorities for areas of consideration may be identified in the City's Recreation and Leisure Services Master Plan and/or the Transportation Master Plan.

4.7 CULTURAL HERITAGE POLICIES

Conservation of *cultural heritage resources* is an integral part of this Plan, recognizing that such resources contribute to Waterloo's identity, economic potential and quality of life. This Plan anticipates growth through *intensification* while recognizing the importance of *conserving* Waterloo's *cultural heritage resources* in a way that allows culturally significant buildings, structures and landscapes to be experienced and appreciated by existing and future generations.

4.7.1 General Policies

(1) The City will consult with the Municipal Heritage Committee in matters relating to heritage *conservation*, such as the listing of designated and non-designated heritage properties, alteration or demolition of properties with cultural heritage value or interest, creation of heritage easements and covenants, and the identification of a study area or passing of a plan for a Heritage Conservation District.

(2) To ensure appropriate *conservation*, the City shall designate *cultural heritage resources* in accordance with the Ontario Heritage Act.

(3) The City may explore fiscal tools and incentives that include but are not limited to grants and loans, heritage property tax reduction/rebate, height and/or density bonusing, extensions of land use, and parking reductions to facilitate heritage *conservation* in recognition of the contribution that heritage *conservation* makes to our community.

(4) Financial securities from the owner may be required by the City as part of the conditions of Consent, *Site Plan*, Subdivision Agreement or other development approvals to ensure implementation of a conservation plan. The City may require the owner to post a letter of credit, bond or certified cheque during and after the development process.

(5) Where a *cultural heritage resource* is the subject of a *development* application, excluding applications for *site plan* approval, the City may consider the acquisition, assembly, resale, joint ventures or other mechanisms to ensure *conservation*. Where protection options may not be adequate or available, the City may pass by-laws to purchase a heritage resource with options to retain the resource indefinitely, lease it or sell it.

(6) The City may adopt additional measures to implement policies that address the *conservation* of *cultural heritage resources* where such measures are authorized by legislation such as the Planning Act, Municipal Act, Environmental Assessment Act, and Cemeteries Act

(7) To encourage public appreciation, stewardship and the visibility of *cultural heritage resources*, the City shall involve the public in all aspects of the heritage *conservation* programs and may promote the City's heritage through means that may include but not be limited to educational programs, publicity and promotion, development of heritage sites and trails, interpretive plaques, signage, the City's heritage collection, and awards.

(8) The City shall encourage *cultural heritage resource* stewardship through strong collaborative relationships among stakeholders such as the City, the Region, property owners, community-based advocacy groups, and the development industry.

(9) The City will, and the Regional Municipality of Waterloo is encouraged to, give consideration to the impact of modifications to Regional or City arterial and major collector *roads* and other *road* improvements in general, including re-alignment and

road widening, on *cultural heritage resources*. *Conservation* of *cultural heritage resources*, especially in relation to the character of streetscapes and major crossroads or intersections, shall be encouraged.

(10) Consideration shall be given to the effects of public works and development on *cultural heritage resources* prior to the approval of public works and *development* applications. Mitigation of any negative impacts shall be integrated into the design of such projects, where appropriate, in order to complement the character, scale, access to, and appearance of the heritage resource.

4.7.2 Heritage Register

(1) Through consultation with the Municipal Heritage Committee, the City shall develop and maintain a *Heritage Register* of properties that are of cultural heritage value or interest. The *Heritage Register* will include:

(a) Properties that are designated under Part IV, V or VI of the Ontario Heritage Act;
(b) Properties that are protected by a heritage easement or covenant under the Ontario Heritage Act;
(c) Properties that are identified in a Grand River Conservation Authority, Regional, Provincial or Federal heritage inventory; and,
(d) Non-designated properties that have been identified by the City as having cultural heritage value or interest.

(2) The Heritage Register shall contain the following information, as applicable, with respect to each heritage property:

(a) A legal description of the property;
(b) The name and address of the owner; and,
(c) A statement explaining the cultural heritage value or interest of the property and/or district and a description of the associated heritage attributes.

(3) The *Heritage Register* shall be updated as required, and made available to the public.

(4) The City may apply one or more of the following criteria to assess the significance of *cultural heritage resources* for inclusion on the *Heritage Register:*
(a) Design or physical value;
(b) Historical or associative value; and/or
(c) Contextual value.

4.7.3 Heritage Impact Assessment

(1) A Heritage Impact Assessment, prepared by a qualified heritage conservation professional, shall be required for all proposed development applications, or *site alteration* permit applications that includes or is adjacent to a protected heritage property. A Heritage Impact Assessment, prepared by a qualified heritage

conservation professional, shall also be required for all proposed development applications, or *site alteration* permit applications that includes a listed, non-designated property.

(a) Where a *Heritage Impact Assessment* is required as part of a *development* application or *site alteration* permit application, the terms of reference for the *Heritage Impact Assessment* will be determined in consultation with the City.

(2) Where a Heritage Impact Assessment is required as part of a development application, or site alteration permit application, the heritage resource shall receive protection in accordance with the timelines set out in the Ontario Heritage Act.

(3) A *Heritage Impact Assessment* will include, but not necessarily be limited to the following:

(a) historical research, site analysis and evaluation;
(b) identification of the significance and heritage attributes of the *cultural heritage resource*;
(c) description of the proposed *development* or *site alteration*;
(d) assessment of *development* or *site alteration* impacts;
(e) consideration of alternatives, mitigation and *conservation* methods;
(f) schedule and reporting structure for implementation and monitoring; and
(g) a summary statement and *conservation* recommendations.

(4) Where approval of a *development* application, or *site alteration* permit application would result in the demolition of a *built heritage* resource, a *Heritage Impact Assessment* will require the documentation of the *built heritage resource*. Information to be provided will include land use history, photographs, measured drawings and other information of the heritage resource that can be used for archival purposes. The *Heritage Impact Assessment* shall be submitted to the Municipal Heritage Committee for review and comment prior to the proposed *development* application, or *site alteration* permit application being considered by the City.

(5) Heritage Impact Assessments may be scoped or waived by the City or Regional Municipality of Waterloo, as applicable.

(6) Where a Heritage Impact Assessment is related to a cultural heritage resource of Regional interest, the City will circulate a copy of the assessment to the Region for review. In this situation, the Heritage Impact Assessment submitted by the owner/applicant will be completed to the satisfaction of both the City and the Region.

4.7.4 Built Heritage Resources

(1) Pursuant to the Ontario Heritage Act, Council may pass by-laws to designate a *Built Heritage Resource*. The designating by-law shall identify the extent of the property, contain procedures and timelines for alterations to and demolition of existing buildings and/or structures as well as the erection of new buildings and/or

structures.

(2) *Built Heritage Resources* and their heritage attributes and features shall be *conserved*. Where *Built Heritage Resources* cannot reasonably be retained, consideration is to be given to the following in order of priority:
(a) on-site retention through adaptive re-use for built heritage that cannot be conserved intact;
(b) relocation to another site within the same development;
(c) relocation to a sympathetic site within the City;
(d) rescue and reuse of components; and,
(e) documentation of the resource.

(3) The City may enter into an easement or covenant agreement with any owner of a *Built Heritage Resource*, register the easement or covenant in the Land Registry Office, enforce this easement or covenant against the property owner or any subsequent owner, and/or assign an easement or covenant to any person that the City believes can provide protection of the *built heritage resource*."

(4) If a *built heritage resource* identified on the *Heritage Register* is the subject of a demolition application, significant alterations or other potentially adverse impacts, and a *Heritage Impact Assessment* has not been completed, the City may consider, within 60 days, its designation under the Ontario Heritage Act.

(5) To facilitate the processing of heritage permit applications for designated properties and designated districts, Council may delegate the power to approve, in consultation with the Municipal Heritage Committee, certain classes of alterations.

(6) The City will preserve and respect cemeteries of cultural heritage significance (including human remains, vegetation and landscape of historic, aesthetic, and contextual values) in accordance with the Cemeteries Act (Revised) and the provisions of Part IV and V of the Ontario Heritage Act.

4.7.5 Cultural Heritage Landscapes

(1) The City will identify and document any *cultural heritage landscapes* in accordance with the Regional Implementation Guideline for Cultural Heritage Landscape Conservation.

(2) The City will designate *cultural heritage landscapes* in this Plan.

(3) The City shall require the *conservation* of *cultural heritage landscapes* that are characteristic of the City or Region through the review of applications for *development* and/or *site alteration*.

(4) The City supports recognition of the Grand River as a Canadian Heritage River and will co-operate with the Region and Grand River Conservation Authority to promote appropriate initiatives to maintain, enhance, manage and *conserve* natural, cultural, recreational, scenic and ecological features.

4.7.6 Archaeological Resource Policies

(1) It is recognized that there are archaeological remnants of historic and prehistoric habitation and activities within the City, which may be identified from time to time. In recognizing the need to ensure the *conservation* of these sites of archeological value, the following measures will be taken:

(a) As part of the *development* or *site alteration* review process, applicants will be required to submit *archaeological assessments* in accordance with the Regional Archaeological Implementation Guideline where *archaeological resources* and/or *areas of archaeological potential* have been identified in the Regional Archaeological Master Plan. Where *archaeological resources* are identified, applicants will be required to *conserve* the archaeological resource by:

(i) Ensuring the site remains undeveloped. Where the site remains undeveloped, the City will undertake to designate such lands as Open Space at the time of a 5 year review of the Official Plan; or,

(ii) Removing the archaeological resource from the site by a licensed archaeologist, prior to site grading or construction.

(b) The City will not pass by-laws or otherwise facilitate proposed *development* until such time as the Province has cleared the site of archaeological concerns and the recommendations of *archaeological assessments* have been secured.

4.7.7 Heritage Conservation Districts

A Heritage Conservation District enables the protection of *cultural heritage resources* within a defined area, while at the same time allowing for compatible development to occur. A Heritage Conservation District is an area which contains a number of properties of historical, architectural, or contextual value which, when viewed comprehensively, form a unit that reflects an aspect of the City's historical or cultural development. The City currently has one Heritage Conservation District, being the MacGregor/Albert Heritage Conservation District.

(1) To ensure effective *conservation*, properties designated under Part IV of the Ontario Heritage Act may be included as part of a Heritage Conservation District that is designated under Part V of the Ontario Heritage Act.

(2) A heritage conservation district study must be completed prior to Council designating an area as a Heritage Conservation District under the Ontario Heritage Act. Alteration works on properties, or the erection, demolition or removal of buildings or structures, or classes of buildings or structures within the heritage conservation district study area may be regulated during this study period.

(3) Any Heritage Conservation District study will:

(a) determine the feasibility of establishing a Heritage Conservation District;

(b) examine the heritage significance, character and appearance of the selected study area, including buildings, structures, contextual elements, vistas and other

properties;

(c) examine and recommend the geographic boundaries of the area to be designated;
(d) recommend objectives of the designation and the content of the Heritage Conservation Plan;
(e) recommend necessary changes to be made to the Official Plan and any municipal by-laws; and
(f) communicate with the public, particularly residents and landowners, the intent and scope of the study.

(4) Where the City determines that the establishment of a Heritage Conservation District is appropriate and feasible, the study prepared pursuant to policy 4.7.7 (3) shall form the basis of the Heritage Conservation District Plan. The District Plan shall include:
(a) a statement of objectives for the District;
(b) a statement explaining the cultural heritage value or interest of the District;
(c) description of properties in the District and of the heritage attributes of the district;
(d) policy statements, guidelines, and procedures for achieving the stated objectives and for managing change in the District;
(e) a description of the types of alterations that will require a City permit and a description of minor alterations that will be permitted without the need for a City permit; and,
(f) a map identifying the boundaries of the District.

(5) Pursuant to the Ontario Heritage Act, Council may pass by-laws to designate all or part of the lands set out in 4.7.7 (4) as a Heritage Conservation District without an amendment to this Official Plan. The designating by-law shall identify the extent of the area, contain procedures and timelines for alterations to and demolition of existing buildings and/or structures as well as the erection of new buildings and/or structures based on the criteria established in the Heritage Conservation District Plan, and outline the appeal process to the Ontario Municipal Board.

(6) Where a Heritage Conservation District is in effect, no public works shall be carried out or by-law passed if they are contrary to the polices set out in the Heritage Conservation District Plan.

(7) Pursuant to the Ontario Heritage Act, a Heritage Permit application shall be required for all alteration works on properties located in the designated Heritage Conservation District. Interior works and minor changes specified in the District Plan shall be exempt.

MacGregor/Albert Heritage Conservation District

(8) This Plan recognizes the MacGregor/Albert Neighbourhood as a designated Heritage Conservation District as shown on **Schedule 'D' – Heritage Conservation District**. Lands within the MacGregor/Albert Heritage Conservation District are also subject

to the provisions of Specific Provision Area 33.

4.7.8 Collections

Collections consist of natural or cultural objects and intellectual property directly owned by the City, as a public trust, and registered as part of its permanent collection, to be used for the exclusive purposes of preservation, education, research and presentation to the public.

(1) Heritage collections shall not be used to meet the financial obligations of the City by conversion into currency or as security to raise monetary loans; however, they may be used to generate income for the City in other ways, such as admission fees.

(2) The City may accept donations, financial or otherwise at its discretion, to assemble a municipal collection of local heritage objects for public display, subject to the scope of the City's Collections Management Policy for the Heritage and Arts Collections.

(3) The City will maintain and preserve any heritage collection according to any applicable Provincial and National policies and standards.

CHAPTER 5 NETWORKS

The City of Waterloo will be planned to include interconnected networks that support the community. The networks serve a range of functions, including facilitating movement of people and goods, facilitating the distribution of water and collection of stormwater and sanitary or other waste, facilitating communication, accommodating social, cultural, recreational and leisure activities and supporting conservation and protection of environmental resources.

This chapter includes objectives and policies that speak to planning for the provision, maintenance and efficient use of networks, including:

(1) Servicing and Utilities Network;
(2) Trails and Open Space Network;
(3) *Road* Network; and,
(4) *Rail* Network.

5.1 OBJECTIVES

5.1.1 Servicing and Utilities Network

(1) Plan for the provision and maintenance of the municipal services as well as utilities needed to support the community, including:
   (a) adequate water supply, sanitary sewers and storm drainage across the City; and,
   (b) necessary utilities throughout the City, including systems to facilitate communication and information exchange.

(2) Efficiently use existing services and utilities and ensure the provision of necessary *infrastructure* to accommodate anticipated growth.

(3) Plan for opportunities for appropriate multi-purpose uses on lands used for services and utilities.

(4) Support the Region in efforts to increase conservation and recycling in order to extend the life of the landfill.

(5) Encourage *infrastructure* that is well designed, aesthetically pleasing and does not negatively impact sightlines and views.

(6) Encourage the use of alternative, *renewable energy systems.*

(7) Communication systems should be planned and/or function to help facilitate meeting emergency response targets.

5.1.2 Trails and Open Space Network

(1) Plan for a trail and open space network that includes trails, elements of the Natural System, municipal parkland and other green spaces and that:
   (a) is well-designed and comprehensive, providing linkages between neighbourhoods, parks and open spaces, major activity areas throughout the City and to adjacent municipalities;
   (b) is safe and accessible for users with varying degrees of mobility;
   (c) is appropriate for recreation and leisure purposes and to accommodate active, non-motorized forms of transportation;
   (d) is visibly public and well-signed, with access points to any off-street portions of the network being well-marked and clearly visible as appropriate;
   (e) incorporates beginning and end-of-route features;
   (f) is able to evolve as communities change in order to remain current with the needs of neighbourhood residents;
   (g) balances the needs of park and trail users with environmental sensitivities;
   (h) is located, designed and built and to support healthy, active lifestyles;
   (i) provides opportunities for appropriate multi-purpose uses on lands intended for utility corridors;
   (j) provides for the protection of natural areas in order to preserve their intended environmental function.

(2) Promote awareness of trail and open space locations and educate users as to the functions they fulfill.

5.1.3 Road Network

(1) Plan for, design, operate and maintain a *road* network that provides for *complete streets*, meaning that users of all ages and abilities – *pedestrian*s, cyclists, transit riders and motorists – are able to interact and move safely along and across City streets.

(2) Support a reduction in demand for automobile use in favour of alternative modes of travel.

(3) Plan for a *road* network with differentiated speeds and vehicular capacities to suit individual areas and include traffic calming design elements, where appropriate.

5.1.4 Rail Network

(1) In consultation with the appropriate owner and/or operator of the rail line, plan for development in proximity to rail lines that recognizes and provides for appropriate consideration of safety and mitigation of noise and vibration impacts;

(2) Support the protection and possible acquisition of rail corridors for alternative uses including trails, rapid transit and/or utility corridors.

5.2 SERVICING AND UTILITIES NETWORK

The servicing and utilities network is made up of facilities and corridors to support existing and future users within the community, and includes sewage, water and waste management systems, electric power generation and transmission, and utilities including communication and telecommunications. While the City does not have jurisdiction for the provision and maintenance of all components of this network, the City will play a role in collaborations to ensure that appropriate facilities and corridors are in place to provide for the community's needs.

5.2.1 Supporting Documents and Implementation

(1) To support the implementation of this Plan, the City may further define technical specifications for municipal servicing and *infrastructure* in a City of Waterloo Development Manual.

(2) The City, through its Capital Budget/forecast, will schedule the provision, construction, upgrading and maintenance of municipal services. This forecast will be reviewed and/or revised on a periodic basis, at which time, the City shall have regard for the long and short term schedule of servicing requirements set out in the City of Waterloo Development Charges By-Law and other *infrastructure* studies that may be prepared to support the implementation of the policies of this Plan.

5.2.2 General Servicing Policies

(1) The rate, staging and location of growth shall be related to the logical extension or expansion of existing services to ensure contiguous growth, minimize the under-utilization of municipal services and support achievement of minimum *intensification* targets within the *built boundary* as set out in the City Form policies of this Plan.

(2) As part of a *development* application, and prior to the issuance of a Building Permit, the applicant will be required to demonstrate that the existing water, sanitary and storm sewer system can accommodate the proposed development or construction.

(3) City approval of a *development* application does not necessarily indicate or guarantee adequate servicing capacity at the time an application is made for a Building Permit.

(4) Where adequate municipal water, sanitary, or storm sewer capacity does not exist to support proposed development, the City shall not be obligated to provide such services in advance of available budget resources. Developers wanting to independently fund the reconstruction of public services in infill locations that have

restricted capacities will be required to conduct all necessary assessments to the satisfaction of the City and obtain Council approval for any servicing proposals.

(5) All development shall be provided with full municipal water and sanitary services. Exemptions to this requirement include buildings in the Laurel Creek Headwaters *Environmentally Sensitive Landscape*, buildings related to parks, recreational, or conservation areas controlled and operated by public authorities and development on any lands that are specifically exempt from providing full services in Chapter 11 of this Plan, Specific Provision Areas. Such private services shall be subject to the requirements of the Province, the City and any other agencies having jurisdiction.

(6) The City will require the installation and subsequent removal of measures for the control of erosion and sedimentation during the grading, servicing and development of lands in accordance with applicable City By-Laws and the City's specifications, guidelines and objectives as may be defined in the City's Development Manual or applicable specifications.

(7) For *development* applications involving Draft Plans of Subdivision, the City will require performance securities from landowners/developers in a form suitable to the City for up to the full value of underground services, surface works, erosion controls and other engineering measures and *infrastructure* as may be defined in the City's Development Manual, or other applicable specifications.

(8) Where reasonably possible, the City will plan for and encourage joint usage of servicing and utility corridors to provide additional opportunities for trail connections to accommodate recreational users as well as non- motorized transportation.

5.2.3 Water

(1) The City will collaborate with the Region to enable the provision of an adequate supply of potable water by supporting conservation programs, drinking water protection measures, and water *infrastructure* upgrades to meet future requirements.

(2) The City will operate and maintain a network of local water mains to meets its obligations for the distribution of potable water supplied by the Region. The City will, from time to time, conduct studies and evaluations of its water *infrastructure* to assess maintenance needs, service capacity and requirements for upgrades or rehabilitation work.

5.2.4 Services under Regional Jurisdiction

(1) The City will support the efforts of the Region to achieve the efficient operation of waste water treatment facilities through the identification of necessary

maintenance and upgrades to the sanitary sewer system.

(2) The City will support the efforts of the Region to provide services for the collection of municipal solid waste, yard waste, green bin organics, household *hazardous* wastes, and material recycling programs.

5.2.5 Private Wells and Ground Source Heating & Cooling Systems

(1) No private water wells shall be permitted to be installed in the City except as provided for in policy 5.2.2(5).

(2) Water wells, piping and other *infrastructure* installed as part of geothermal or ground source heating and cooling systems shall not be sited within City rights-of-way, park blocks or other public lands. The installation of such systems is supported by the City only where the applicable provisions of the Ontario Water Resources Act and any requirements of the Ministry of the Environment, Region and City are met. Policy 8.5.4 (4) of this Official Plan shall apply.

(3) Groundwater monitoring wells, test wells, observation wells and piezometers installed as part of environmental site assessment work or geotechnical studies shall not be sited on any municipally owned lands, such as, *roads*, trails, parks, parking lots or rights-of-way without advanced written permission from the City. Where permissions are granted by the City, all drilling work and eventual decommissioning of monitoring wells, test wells, observation wells and piezometers must be done in accordance with the Ontario Water Resources Act and associated Regulations and the lands restored to the satisfaction of the City.

5.2.6 Sanitary Sewers

(1) The City will prepare and update as appropriate, studies to assess City- wide or area-specific sanitary sewer capacity in order to plan for long- term sanitary sewer needs.

(2) Discharges to sanitary sewers will meet the requirements of Regional Municipality of Waterloo Sewer Use By-Law, as amended.

(3) Sanitary sewer planning, engineering and design studies and reports in support of development will be conducted and submitted to the City in accordance with the City's specifications, guidelines and objectives as may be defined the City's Development Manual or other applicable specifications.

(4) The City will conduct sanitary sewer flow monitoring and will maintain a hydraulic model of its sanitary sewer capacity to assess requirements for upgrades and maintenance.

5.2.7 Stormwater Management

(1) The City will prepare and update as appropriate, studies to assess City- wide or area-specific storm sewer capacity in order to plan for long-term storm sewer needs.

(2) Stormwater management planning, engineering and design studies and reports in support of development will be conducted and submitted to the City in accordance with the City's specifications, guidelines and objectives as may be defined in the City's Development Manual or other applicable specifications.

(3) Stormwater drainage systems will be designed to ensure that both water quality and quantity controls are in place to meet the applicable targets and standards set out by the Region, *Province*, City and Grand River Conservation Authority.

(4) Stormwater management designs shall address and conform to the recommendations of any applicable subwatershed study or master drainage study. For infill locations where such studies have not been conducted, hydrological and hydrogeological assessments may be required by the City prior to the submission of stormwater management designs. When required, hydrological and hydrogeological studies will be completed by registered/licensed professionals to the satisfaction of the City.

(5) Stormwater management plans and designs for all development shall strive to match pre-development water balance conditions in accordance with design guidance provided by the City.

(6) Private stormwater drainage systems not connected to the municipal system and that outlet directly to a surface water body will require any applicable clearances, permits, or certificates of approval that may be required by the *Province* and Grand River Conservation Authority. Private stormwater drainage systems of this nature are discouraged where municipal storm sewers are available.

(7) In newly developing areas the City shall encourage the use of centralized stormwater management facilities as opposed to small dispersed facilities.

(8) All stormwater management systems and facilities involving infiltration shall be designed, constructed and operated in a manner to be protective of groundwater resources. Chloride loading to groundwater shall be evaluated in designated well head protection areas defined by the Region. Additional applicable policies related to water resources are included in section 8.3 of this Plan, including section 8.3.3 dealing with source water protection.

(9) For the purposes of emergency maintenance, the City may require access easements over private stormwater systems and infrastructure where such infrastructure is connected to the municipal storm sewer system.

5.2.8 Utilities

(1) The City will ensure that adequate utility networks are, or will be, established to serve the anticipated development and that these networks can be phased in a manner that is cost-effective and efficient.

(2) The City will encourage all utilities to be planned for or installed on a coordinated and integrated basis in order to be more efficient, cost- effective and to minimize disruption.

(3) The City will ensure that appropriate locations for large utility equipment and cluster sites have been determined and that consideration be given to the locational requirements for larger infrastructure within public rights of way, as well as easements on private property.

(4) The City will support the efforts of Waterloo North Hydro Inc. and Hydro One to enable the provision of an adequate supply of electrical power by implementing conservation strategies and electrical *infrastructure* upgrades to meet future requirements.

(5) In conjunction with development, the City may require the transition of existing above-ground hydro lines and plant to underground locations, where technically feasible and where funding is available. It is recognized that the Uptown Waterloo Urban Growth Centre represents one priority area for such transition. Other priorities will be established through Class Environmental Assessments, capital projects, and or master planning, such as Hickory Street in Northdale. Where financially feasible, the City will support and participate in cost-sharing arrangements for the burial of hydro between Waterloo North Hydro Inc., landowners/developers and the Region. Where underground hydro services are contemplated, development shall be designed to accommodate the underground hydro services (including vaults, switch gears, and the like), related appurtenances, and easements. Regulations and standards to facilitate the transition of hydro lines and plant to underground locations may be established in the Zoning By-law, Urban Design Manual, and Engineering Manual.
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(6) On-street utilities, such as communication/telecommunication and gas lines, will be provided in accordance with the City's specifications, guidelines and objectives as may be outlined in the City of Waterloo Development Manual and other documents, including the Telecommunication Tower Policy.

(7) All public and private utilities, communication/telecommunication or service facilities/corridors, rights-of-way or installations which legally exist at the time of approval of this Plan shall be considered to be in conformity with this Plan.

(8) The construction or creation of any new or additional major utility, communication/ telecommunication or service facilities/corridors, rights-of- way or installations such as hydro electric power facilities, oil pipelines, gas pipelines, or pipelines conveying other materials, inter-regional and/or inter- provincial communication lines located within or traversing the City above or below ground, shall be in conformity with the policies set out in this Plan and the Regional Official Plan.

(9) With specific reference to Hydro One, land and buildings owned by the Hydro One and used for executive, administrative or retail purposes, or held under license or lease from Hydro One and any other undertaking of Hydro One which has not been approved under the Environmental Assessment Act are subject to the policies and provisions of this Plan. Any undertaking of Hydro One which has been exempted from the provisions of the Planning Act by virtue of approval under the Environmental Assessment Act is not subject to the policies or provisions of this Plan. As well, existing electric power facilities and those facilities for which exemptions under the Environmental Assessment Act have previously been granted are not subject to the provisions of this Plan.

(10) Secondary land uses may be permitted on Hydro One lands by agreement with Hydro One or its agent including the Ontario Realty Corporation provided such uses are permitted or complementary uses within the designation(s) in which the Hydro One lands are located and are determined to be compatible with adjacent land uses.

(11) The City shall not permit any residential encroachment of abutting land uses on hydro easements nor support the use of hydro easements for stormwater management facilities.

5.2.9 Site Dewatering

(1) Development that requires site dewatering to facilitate construction of below-grade structures, foundations and parking garages will be subject to the approval requirements of the Ministry of the Environment, the Region, the Grand River Conservation Authority and the City, as appropriate, concerning pumping, well head protection, discharge, sewer use, treatment and other parameters as may be defined on a site-specific basis.

5.2.10 Cross-Border Agreements

(1) The City may, at its discretion, approve servicing of lands outside of the City of Waterloo in accordance with the provisions of the Municipal Act. All cross-border servicing proposals must demonstrate that the capacity of the City's stormwater management, sanitary sewer and water systems can accommodate the needs of the proposed cross-border servicing without limiting the potential for City services to accommodate planned growth and density increases within the City.

(2) Subject to the approval of Council, proponents of cross-border servicing proposals and the local municipality within which the services will extend will be required to enter into formal cross border servicing agreements with the City.

5.3 TRAILS AND OPEN SPACE NETWORK

The trails and open space network is made up of a comprehensive series of interconnected spaces throughout the City. The network will be planned to accommodate a range of functions, including environmental management, social, cultural and recreational activities as well as transportation. The purpose of this section of the Plan is to provide an overview of the network components and the relationships between them, the associated programs and facilities that accompany the network and a description of the various functions that the network is intended to fulfill within the community.

In most cases, the open space components of the network have a land use designation of Open Space and as such, are described further in section 10.5 of this Plan and shown on **Schedule 'A3' – Open Space Land Uses**. Trails provide both on and off-*road* connections between the open space components. Major connections are shown on **Schedule 'F' – Active Transportation**, and more detailed trail components of the network are identified in implementation documents, including the Transportation Master Plan and Community Trails and Bikeways Master Plan.

5.3.1 Supporting Documents and Implementation

(1) To support the implementation of the policies of this Plan, Council will approve, and update as appropriate, the following additional documents:
   (a) Transportation Master Plan;
   (b) Recreation and Leisure Services Master;
   (c) Environmental Strategic Plan;
   (d) Community Trails and Bikeways Master Plan; and,
   (e) *Pedestrian* Charter.

5.3.2 Defining a Comprehensive, Connected and Multi-Functional Network

(1) The trails and open space network will be planned as a comprehensive and interconnected system that supports transportation, environmental, social, cultural and recreational functions.

(2) The trails and open space network will be comprehensive, well-connected within the City and to adjacent municipalities, and generally include the following two categories of components:
   (a) Trails: Trails are linear corridors that provide connectivity for non- motorized movement within and between parks, open space areas and other destinations throughout the community. Trails may provide for either on-*road* or off-*road* linkages.

(b) Open Space: Open Space can include environmental open space areas, such as *natural features* and natural hazards that are not intended for development and, in some cases, may be planned to accommodate little or no human activity. Open space may also include municipal parkland. These are areas throughout the City that serve a range of users and are generally intended to accommodate active and/or passive recreation and leisure activities. Finally, open space can include cemeteries, municipal landfill, golf courses and other green spaces such as hydro corridors, stormwater management facilities, environmental reserves, conservations areas and buffers associated with *natural features*.

(3) The trails and open space network will be planned to accommodate the needs of residents with varying levels of mobility and throughout life stages. The City will plan for and design the network to be flexible and adaptable to respond to anticipated changes in demand and to serve the needs of as many user groups as possible and appropriate.

(4) As a key component of the transportation system, this network will accommodate *active transportation*, where "human-powered" travel modes such as *pedestrian* and bicycle travelers can move safely and conveniently between origins and destinations such as work, home, school and commercial areas.

(5) The trails and open space network will be planned and designed to provide a continuous corridor for the movement of non-motorized traffic and the movement of wildlife. All crossings of the network will be designed in a manner that strives to create, protect and/or enhance the continuity of the network.

5.3.3 Trails

As linear corridors that provide connectivity within the trails and open space network, trails can take a variety of forms. In some instances, they may be located within a park or in conjunction with a natural feature and as such will be subject to the provisions of the Open Space designation included in section 10.5 of this Plan. In other cases, trails may be located within the municipal road network or appear as a walkway linkage between two neighbourhoods. In all cases, trails perform a key role in providing for connectivity throughout the City.

(1) This Plan illustrates major high-level trail connections throughout the City on **Schedule 'F' – Active Transportation**. The detailed trail network is described comprehensively in implementation documents including the Community Trails and Bikeways Master Plan and Transportation Master Plan, and it is the intent of this Plan that lands for trails within the City of Waterloo will be acquired and developed in accordance with the provisions of those Master Plans.

(2) In providing for a comprehensive and connected trail network that accommodates *pedestrian*, bicycle and other forms of non-motorized travel, the City will plan for both

on-*road* and off-*road* components.

(3) When planning for off-*road* components of the trail network, the City will consider the following:
   (a) Trails will be planned to connect and complete the park and open space system within the City of Waterloo and to adjacent municipalities. Trails will be located in all new park developments and may also be considered in other open space linkages, including stormwater management areas, creek valley lands, utility corridors or other areas as deemed appropriate by the City.
   (b) The City will seek to protect and, where feasible, may acquire abandoned utility corridors and/or rail rights-of-way for public uses including *pedestrian* and bicycle pathways.

(4) When planning for on-*road* trail components of the network, which may include sidewalks, multi-use pathways or other portions of the right-of- way such as on-street bicycle lanes, the City will consider the following:
   (a) Planning, design and construction of the City road network shall include provision for pedestrians and bicycles, including the safe and convenient crossing of such roadways and appropriate treatment of intersections.
   (b) Designated on-street bicycle routes and lanes shall be marked and signed.
   (c) Where feasible, pedestrian and bicycle traffic shall be separated from vehicular traffic.
   (d) On-road trail components shall be planned, designed and constructed to be connected and integrated with the existing network.

5.3.4 Supporting Facilities and Programs

(1) The City will plan for the provision of adequate programs, facilities and signage to support the safe and convenient use of the trails and open space network.

(2) The City will plan to incorporate beginning and end-of-route facilities such as parking lots and bicycle parking in the network. Looped networks will be promoted where possible.

(3) In collaboration with the Region and adjacent municipalities, the City will continue to develop a comprehensive signage program for the trail and open space network to highlight features and the connectivity of the network within the City and to adjacent municipalities.
   (a) The City will plan for adequate wayfinding facilities along bicycle and *pedestrian* routes, where appropriate, to increase visibility of the network for *pedestrians,* cyclists and motorists, as appropriate, and to communicate the network's connectedness, destinations, features of special significance and distances or travel times.
   (b) Standardized park signage design, location and installation will be used to consolidate the visual message and to help identify public parkland. Signage

will include park name, street address, as well as applicable park bylaws.

(c) Interpretive signage will be used within or adjacent to environmental open space areas to increase understanding and appreciation of the natural environment and to identify appropriate points of access and planned intensity of use.

(d) Interpretive signage may be used in or adjacent to areas of historical significance to increase the understanding of and appreciation for the history of the City.

(4) The City will identify additional communication opportunities to provide citizens with up-to-date accurate programming information.

(5) The City will support greater and safer *pedestrian* and cycling activity through promotion and participation in education initiatives that address issues such as personal security, safe behaviours by motorists, cyclists and *pedestrian*s, and an appreciation of the costs and benefits of travel choices.

5.3.5 Collaborations

(1) The City will pursue and participate in collaborative initiatives with private landowners or other groups including other municipalities or levels of government and agencies such as the school boards, college, universities, Hydro One and the Grand River Conservation Authority to facilitate the development of a comprehensive trails and open space system as described in the policies of this Plan, including potential joint development and use of indoor and outdoor recreation areas and facilities.

5.4 THE ROAD NETWORK

The *road* network is a key component of the transportation system. *Roads* under the City's jurisdiction will be planned as *complete streets*, enabling users of all ages and abilities – *pedestrian*s, bicycles, transit riders and motorists - to interact and move safely along and across City streets.

5.4.1 Supporting Documents and Implementation

(1) The implementation of these Official Plan policies may be supported by additional documents that Council may approve and update as appropriate, including but not necessarily limited to:

(a) City of Waterloo Transportation Master Plan, including a component to address *pedestrian* and cyclist movement;

(b) Sidewalk Policy;

(c) Multi-use Pathways Policy;

(d) Traffic Calming Policy;

(e) Intersection Control Policy;

(f) Transportation Demand Management Policy;
(g) Complete Streets Policy;
(h) Green Streets and Infrastructure Policy;
(i) *Pedestrian* Charter;
(j) Parking Strategies; and,
(k) Development Manual.

5.4.2 Public Roads

The public *road* network shown on Schedule 'E' – Road Classification System will be planned, designed, operated and maintained to support the land use designations defined through this Official Plan by accommodating safe and convenient movement along and across City streets. To support the implementation of these Official Plan policies, the City may further define technical specifications for the municipal *road* network in a City of Waterloo Development Manual.

(1) The overall road pattern of the City shall relate to the proposed road pattern of adjoining municipalities, the Regional Roads system and the Provincial Highway system.

(2) The *road* network can be categorized in a hierarchical system, with differentiated speeds and vehicular capacities to suit individual areas and may be under Provincial, Regional or local Municipal jurisdiction. Categories include Primary and Secondary *Road*s (refer to Table 5-1 on the following page). The City will plan for and collaborate with the Regional Municipality of Waterloo to plan for all *road*s within the City to operate as:
   (a) Complete Streets – As further defined in the City of Waterloo's Complete Streets Policy, City streets will serve as complete streets, meaning that the road network will be planned, designed, operated and maintained to enable users of all ages and abilities – pedestrians, cyclists, transit riders and motorists –to interact and move safely along and across City streets;
   (b) Green Streets – City streets will be planned and designed to incorporate "green" development techniques, including stormwater treatment which uses natural processes and landscaping to create visually and environmentally enhanced roads

(3) The Road Classification System is shown in Table 5-1 on the following page. More detailed characteristics relating to the movement of pedestrians, cyclists, transit and other motorized vehicles within each category within the classification system is defined in the City's Transportation Master Plan.

(4) Where a *road* is identified as 'Proposed' on **Schedule 'E' – Road Classification System**, it is intended to identify a general *road* connection that is desired within the overall public *road* network. The conceptual alignment of the proposed *road* is broadly shown on **Schedule 'E' – Road Classification System**, and is not to be

considered exact, nor is it considered final until the preferred actual alignment is confirmed through the completion of subdivision planning, an *Environmental Assessment*, or passing of a by-law to establish a highway.

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Table 5-1 – Road Classification System (Refer to Schedule 'E')

CATEGORY	FUNCTION
1. PROVINCIAL HIGHWAY	Provide inter-regional or provincial scale service with an almost exclusive traffic service function, accommodating large volumes of traffic. They are constructed to Provincial Highway Standards and access is strictly controlled.
2. PRIMARY *ROADS*	Provide regional scale service and include Regional Arterial Roads and City Arterial Roads
(i) Regional Arterial Roads (Shown on Schedule E)	Under the jurisdiction of the Regional Municipality of Waterloo, Regional Arterial Roads will be planned, designed and operated: • To provide safe, direct, accessible, multi-modal transportation links for moving people and goods throughout Waterloo Region and to adjacent municipalities; • In accordance with the Context Sensitive Regional Transportation Corridor Design Guidelines, Regional Transportation Master Plan, Regional Road Access By-law, Regional Pedestrian Master Plan, Regional Road Access Guideline, Regional Active Master Transportation Plan, Transportation Impact Study Guidelines and Area Municipal design guidelines.
(ii) City Arterial Roads (Shown on Schedule E)	Under the jurisdiction of the City of Waterloo, City Arterial *Road*s will be planned, designed and operated to: • Serve a primary function of people and goods movement and a secondary land use access function, facilitating the movement of large volumes of people, including truck traffic, within the City; • Regulate access to abutting lands except where existing development makes this impractical; access is normally provided from Collector Roads.
3. SECONDARY RADS	Provide local scale service and consist of Major Collector Roads, Minor Collector Roads and Local Streets
(i) Major Collector Roads (Shown on Schedule E)	Major Collector *Road*s will be planned, designed and operated to: • Collect and distribute movement of *pedestrian*, bicycle and vehicular traffic between Minor Collector *Road*s or major traffic generators and the Regional or City Arterial *Road* system; • Regulate access, except where existing land use development makes this impractical.

CATEGORY	FUNCTION
(ii) Minor Collector Roads (Shown on Schedule E)	Minor Collector *Road*s will be planned, designed and operated to: • Facilitate movement of *pedestrian*, bicycle and vehicular traffic between Local Streets or major traffic generators and the Major Collector Road system; • Permit access to abutting properties.
(iii) Local Roads (Shown on Schedule E)	Local Streets will be planned, designed and operated to: • Facilitate pedestrian, bicycle and vehicular travel within local neighbourhoods and connecting to the main transportation system; • Provide access to abutting properties; • Discourage through traffic within residential areas.
(iv) Lanes	Lanes will be planned designed and operated to: • Facilitate pedestrian, bicycle and vehicular travel within local neighbourhoods and connecting to the main transportation system; • Provide access to abutting properties; • Discourage through traffic

5.4.3 Roads under Provincial or Regional Jurisdiction

Provincial Jurisdiction

The City recognizes the jurisdiction of the Ministry of Transportation Ontario within the Corridor Control Area adjacent to the Conestoga Parkway.

(1) With regard to lands located in the vicinity of Conestoga Parkway (Highway 85), permits are required from the Ministry of Transportation prior to development taking place within the Ministry's permit control area as defined in Section 38 (2) of Public Transportation and Highway Improvement Act.

(2) The City supports and will plan for safe *pedestrian* and cycling movement across the Conestoga Parkway at all existing crossings that serve automobiles and additionally, where necessary to connect neighbourhoods with the goods and services that support them.

Regional Jurisdiction

(1) The City will continue to co-operate with the Region to monitor and evaluate noise levels and to reduce noise impacts through the regulation of development adjacent to *road* ways pursuant to the provisions of the Regional Official Plan and section 8.4.4 of this Plan.

(2) The City will continue to co-operate with the Regional Municipality of Waterloo in applying controls related to access, site circulation and site development affecting traffic to Regional *Road*s.

(3) Development adjacent to roads under Regional jurisdiction of the Regional Municipality of Waterloo will not necessarily be guaranteed access. Access to roads under Regional jurisdiction shall be subject to the Regional Access Permit process.

5.4.4 Private Roads

Council recognizes the existence of private roads such as access roadways on University lands, condominium developments and laneways in the rural areas of the City of Waterloo. For the purposes of this Plan, a private road is any road that is privately owned and maintained and is not available for use by the general public.

(1) Municipal services will generally not be provided on private roads. Notwithstanding this, where the servicing of private land would provide a desired linkage within the servicing and utilities network, the City may, at its discretion, plan for municipal services on private roads.

(2) The City will not assume the responsibility of providing maintenance services on private roads.

(3) Where private roads are being considered for conversion to public road status, a study shall be carried out to determine the financial implications of the conversion.

(4) The City of Waterloo will not assume the road improvement costs resulting from the improvement of private roads to minimum standards required by the City or Province.

5.4.5 Traffic Calming

To encourage and support safe and convenient *pedestrian*, bicycle and vehicular movement on the existing *road* network, the City will approve and update as appropriate, a Traffic Calming Policy to plan for the application of appropriate traffic calming techniques and strategies. The Traffic Calming Policy will recognize that the installation of traffic calming measures will be context-sensitive. Any such measures to be installed shall be selected through a process that gives consideration to criteria that include, at a minimum:

(a) Public safety;
(b) Traffic operations and effectiveness;
(c) Measurement of specific or cumulative impacts on emergency response times;
(d) Impacts on transit operations;
(e) Property impacts;
(f) Cost; and
(g) Facilitating *pedestrian* and cycling movement.

5.4.6 Truck Travel

(1) The *road* network will be planned and maintained to facilitate convenient access to

areas designated Commercial or Employment by commercial vehicles while minimizing the impact of commercial vehicle operation on overall traffic operations, safety and other activities on and adjacent to *road*s.

(2) The City will continue a truck route identification program to designate routes for heavy trucks, predominantly on Primary *Road*s, to minimize the impact such traffic will have on residential areas and on transit-oriented routes.

(3) Land uses and activities generating significant truck or heavy vehicular traffic will be required to locate in close proximity to the Provincial Highway, Primary or Major Collector *Roads*.

5.4.7 Designated Road Allowance Policy – Widenings

(1) The City, as empowered by the Planning Act, shall require the dedication of land to the City to provide for the widening of *roads* as a condition of *development* approval."

(2) The dedication of land to provide for the widening of roads as set out in policy 5.4.7.(1) shall be consistent with Table 5-2 of this Plan - "Road Allowances", as illustrated on **Schedule 'G' – Road Allowances**. Table 5-2: *Road* Allowances establishes the City's ultimate required road allowances for arterial, collector, and local roads, as well as lanes.

(3) The *road* allowances identified in Table 5-2 represent the ultimate *road* allowances required by the City to implement its transportation system, which is to support all forms of transportation. The City considers each *road* described in Table 5-2 as a potential highway to be widened. Specifically, where it is determined that the existing *road* allowance is less than the designated *road* allowance shown in Column 'D' of Table 5-2,the difference between the existing *road* allowance and the ultimate *road* allowance will constitute the extent of the widening to be dedicated to the City, subject to policies 5.4.7(5) and 5.4.7(6) where applicable.

(4) In conjunction with *development,* where a municipally accepted Transportation Impact Study or other assessment indicates that additional land beyond that set out in Column 'D' of Table 5-2 is required to implement transportation improvements such as turn-lanes, the road allowance width as set out in Column 'E' of Table 5-2, being the designated *road* allowance with warranted transportation improvement, shall apply. The dimensions and configuration of the widening to achieve the ultimate *road* allowance as set out in Column 'E' of Table 5-2 shall be as set out in the municipally accepted Transportation Impact Study or other assessment, which shall constitute the extent of the required widening under the Planning Act.

(5) Notwithstanding policy 5.4.7(3), the City may modify the extent of the widening to be dedicated where:
(a) it is not feasible or desirable (as determined by the City) to widen an existing

road allowance to the widths set out in Table 5-2 due to significant adverse impacts on:

(i) existing land uses;
(ii) the natural environment;
(iii) an existing streetscape;
(iv) a known *cultural heritage resource*.

In such cases a narrower *road* allowance may be considered at the discretion of the City;

(b) an alternative *road* allowance width is recommended by an approved Transportation Impact Study undertaken or accepted by the City of Waterloo, at the discretion of the City;

(c) a municipal engineering inspection of the affected lands and the terrain indicates that an alternative road allowance width is required (compared to the widths described in Table 5-2) for such matters as cut, fill, utilities, or a component of the active transportation network;

(d) the City determines that the design and configuration of the *development* are unique and warrant a reduction from the full extent of the widening as defined by this Plan, provided the transportation and infrastructure policies and objectives of this Plan and the City are met.

OPA No. 11, approved December 11, 2014

(6) In cases where *road* allowances greater than those described in Table 5-2 are desired, an Amendment to this Plan will be required. If such an Amendment is approved, the required lands shall be acquired by dedication as a condition of *development* approval, where provided for by the Planning Act. If such an amendment is not approved, the required land may be obtained through an in kind donation or purchase.

OPA No. 11, approved December 11, 2014

(7) Where possible, the boundaries of the ultimate *road* allowance will be equidistant from and parallel to the centre line of the original *road* allowance except in cases where special circumstances such as topographic features or existing structures may necessitate a greater widening from one side of the *road*. The normal dedication will consist of one-half of the ultimate *road* allowance less the width of the existing *road* allowance measured to the centre line of the original *road* allowance, unless otherwise provided for in this Plan.

OPA No. 11, approved December 11, 2014

(8) When considering *development* applications, the City of Waterloo will co- operate with the Regional Municipality of Waterloo to ensure that the Regional Municipality of Waterloo has been afforded a reasonable opportunity to require the owner of the land subject to the application to dedicate land for widening of Regional *roads* and other site related facilities where provided for by the Planning Act, and to enter into one or more agreements as may be required by the Region pursuant to the provisions

of the Planning Act.

(9) Land dedications provided for the widening of *roads* under the jurisdiction of the Regional Municipality of Waterloo shall be governed by the Regional Official Plan, as amended.

Table 5-2 Road Allowances

Deferral No. 28

Note: Two red asterisks (**) indicate **Deferral No. 28.**

Roads (A highway as defined by the Municipal Act)	**From**	**To**	**Designated Road Allowance**	**Designated Road Allowance with Warranted Transportation Improvement**
(Column A)	**(Column B)**	**(Column C)**	**(Column D)**	**(Column E)**
All **Lanes**			7.0 metres, unless otherwise specified in this Table	10.0 metres
All **Local *Roads*** as illustrated on Schedule E of this Plan			No widening required, unless otherwise specified in this Table	Existing width of the ***Local Road*** plus 3.0 metres
Albert Street (See Note 1 below)	Erb Street	Bricker Avenue	20.0 metres	23.0 metres
Albert Street (See Note 2 below)	Bricker Avenue	Columbia Street W	23.0 metres	26.0 metres
Albert Street	Columbia Street	Weber Street	26.0 metres	29.0 metres
Alexandra Avenue	Lourdes Street	Caroline St	20.0 metres	23.0 metres
Allen Street W	Park Street	King Street	20.0 metres	23.0 metres
Allen Street E	King Street S	Mary Street	20.0 metres	23.0 metres
**Allen Street E	Mary Street	Erb Street E	20.0 metres	23.0 metres
Amos Avenue	Keats Way	Erb Street W	20.0 metres	23.0 metres
Auburn Drive	Bridle Trail	University Avenue E	20.0 metres	23.0 metres
Auburn Drive	University Avenue E	University Avenue E	20.0 metres	23.0 metres

Roads (A highway as defined by the Municipal Act)	From	To	Designated Road Allowance	Designated Road Allowance with Warranted Transportation Improvement
Autumn Willow Drive	Rock Elm Street	Mayapple Street	20.0 metres	23.0 metres
Bauer Place	80 metres east of Conestogo Road	Conestogo Road W	20.0 metres	23.0 metres
Bearinger Road	Westmount Road N	Albert Street	26.0 metres	29.0 metres
Beaver Creek Road	Conservation Drive	Laurelwood Drive	20.0 metres	23.0 metres
Beaver Creek Road	Laurelwood Drive	Brentcliffe Drive	20.0 metres	23.0 metres
Beachdrops Drive	Sundew Drive	Lady Slipper Drive	20.0 metres	23.0 metres
Beachwood Drive	Erb Street W	Beachwood Place	26.0 metres	29.0 metres
Beechwood Drive	Beachwood Place	Keats Way	20.0 metres	23.0 metres
Bluevale Street N	Bridgeport Road E	Lincoln Road	20.0 metres	23.0 metres
Brentcliffe Drive	Beaver Creek Road	Gatestone Boulevard	20.0 metres	23.0 metres
Bricker Avenue	Albert Street	King Street N	20.0 metres	23.0 metres
Bridge Street W	King StreetN	Northfield Drive E	26.0 metres	29.0 metres
Bridle Trail	Bridge Street	Woolwich Street	20.0 metres	23.0 metres
Burning Bush Road	Northlake Drive	Benjamin Road	20.0 metres	23.0 metres
Caroline Street S	Erb Street W	Allen Street	26.0 metres	29.0 metres
Chesapeake Drive	Bridge Street W	Bridge Street W	20.0 metres	23.0 metres
Churchill Street	Erb Street W	Amos Avenue	20.0 metres	23.0 metres
Columbia Street E	Weber Street N	Marsland Drive	30.0 metres	33.0 metres
Columbia Street W	Sundew Drive	Weber Street N	30.0 metres	33.0 metres
Columbia Forest Boulevard	Erbsville Road	Columbia Forest Court	20.0 metres	23.0 metres

Roads (A highway as defined by the Municipal Act)	From	To	Designated Road Allowance	Designated Road Allowance with Warranted Transportation Improvement
Conestogo Road W	Northfield Drive	Dotzert Court	20.0 metres	23.0 metres
Conestogo Road W	Bauer Place	King Street N	26.0 metres	29.0 metres
Conservation Drive	Wilmot Line	Erbsville Road	20.0 metres	23.0 metres
Conservation Drive	Erbsville Road	Westmount Road N	26.0 metres	29.0 metres
Conservation Drive	Westmount Road	Northlake Drive	20.0 metres	23.0 metres
Country Squire Lane	University Avenue E	Country Squire Road	26.0 metres	29.0 metres
Country Squire Road	Country Squire Lane	Grand River Drive	20.0 metres	23.0 metres
Craigleith Drive	Fischer-Hallman Road N	Old Post Crossing	18.5 metres	21.5 metres
Dansbury Drive	Pastern Trail	Bridge Street W	20.0 metres	23.0 metres
Davenport Road	Lexington Road	Frobisher Drive	26.0 metres	29.0 metres
Davenport Road	Frobisher Drive	Baffin Place	20.0 metres	23.0 metres
Dunvegan Drive	Lexington Road	Sandowne Drive	20.0 metres	23.0 metres
Dupont Street	Albert/Dorset Street	Peppler Street	18.0 metres	21.0 metres
Eastbridge Boulevard	Bridge Street W	New Bedford Drive	20.0 metres	23.0 metres
Elgin Street	King Street N	Peppler Street	18.0 metres	21.0 metres
Empire Street	Alexandra Avenue	Stanley Drive	20.0 metres	23.0 metres
Ezra Avenue	Albert Street	King Street	20.0 metres	23.0 metres
Father David Bauer Drive	Westmount Road N	Erb Street W	26.0 metres	29.0 metres
Forsyth Drive	Stanley Drive	Westmount Road S	20.0 metres	23.0 metres
Frobisher Drive	Northland Road	McMurray Road	20.0 metres	23.0 metres
Gatestone Boulevard	Columbia Street W	Fischer-Hallman Road N	20.0 metres	23.0 metres
Gateview Drive	Westvale Drive	Erb Street W	26.0 metres	29.0 metres
Glen Forrest Boulevard	Bearinger Road	Weber Street N	24.0 metres	27.0 metres
Golden Eagle Road	Northlake Drive	Weber Street N	26.0 metres	29.0 metres

Roads (A highway as defined by the Municipal Act)	From	To	Designated Road Allowance	Designated Road Allowance with Warranted Transportation Improvement
Hagey Boulevard	Columbia Street W	Bearinger Road	30.0 metres	33.0 metres
Havelock Drive	Glen Forest Boulevard	Northfield Drive W	18.0 metres	21.0 metres
Hazel Street (See Note 3 below)	Albert Street	University Avenue W	23.0 metres	26.0 metres
High Street	Holly Street	Weber Street N	20.0 metres	23.0 metres
Highpoint Avenue	Northfield Drive W	Northlake Drive	26.0 metres	29.0 metres
Highpoint Avenue	Northfield Drive W	Toll Gate Boulevard	18.0 metres	21.0 metres
Holly Street	Columbia Street W	High Street	20.0 metres	23.0 metres
James Street	King Street N	110 metres east of King Street	18.0 metres	21.0 metres
John Street	Park Street	Dodds Lane	20.0 metres	23.0 metres
**John Street	Dodds Lane	Moore Street	20.0 metres	23.0 metres
Keats Way	Lucerne Avenue	Erbsville Road	(no widening required)	(no widening required)
Keats Way	Erbsville Road	University Avenue W	26.0 metres	29.0 metres
Kumpf Drive	Northfield Drive W	Randall Drive	20.0 metres	23.0 metres
Lady Slipper Drive	Columbia Street	Beachdrops Drive	20.0 metres	23.0 metres
Lake Louise Boulevard	Conservation Drive	Killbear Court	26.0 metres	29.0 metres
Lake Louise Boulevard	Killbear Court	Westmount Road	20.0 metres	23.0 metres
Laurelwood Drive	Wideman Road	Erbsville Road	20.0 metres	23.0 metres
Laurelwood Drive	Erbsville Road	Fischer-Hallman Road	26.0 metres	29.0 metres
Laurelwood Drive	Fischer-Hallman Road N	Westmount Road N	33.0 metres	36.0 metres
Leighland Drive	Erbsville Road	Keats Way	20.0 metres	23.0 metres
Lexington Road	Marsland Drive	Bridge Street W	30.0 metres	33.0 metres
Lexington Road	Bridge Street W	University	26.0 metres	29.0 metres

Roads (A highway as defined by the Municipal Act)	From	To	Designated Road Allowance	Designated Road Allowance with Warranted Transportation Improvement
		Avenue E		
Lincoln Road	Weber Street N	University Avenue E	20.0 metres	23.0 metres
Lodge Street	King Street N	Weber Street N	20.0 metres	23.0 metres
Longfellow Drive	Shakespeare Drive	Westmount Road S	20.0 metres	23.0 metres
Lucerne Avenue	Keats Way	Columbia Street	(no widening required)	(no widening required)
Margaret Avenue N	Lincoln Road	City Limit	20.0 metres	23.0 metres
Marshall Street	King Street N	Lincoln Road	20.0 metres	23.0 metres
Marsland Drive	University Avenue E	Columbia Street E	20.0 metres	23.0 metres
Mayapple Street	Autumn Willow Drive	Sundew Drive	20.0 metres	23.0 metres
McDougall Road	Keats Way	Erb Street	20.0 metres	23.0 metres
McMurray Road	Bridge Street W	Frobisher Drive	20.0 metres	23.0 metres
Millennium Boulevard	University Avenue	50 m west of Oak Park Drive	35.0 metres	38.0 metres
Millennium Boulevard	50 m west of Oak Park Drive	Country Squire Road	30.0 metres	33.0 metres
Moore Avenue	City Limit	Laurel Street	20.0 metres	23.0 metres
New Bedford Drive	Chesapeake Drive	Eastbridge Boulevard	20.0 metres	23.0 metres
New Bedford Drive	Eastbridge Boulevard	University Avenue E	23.0 metres	26.0 metres
Noecker Street	King Street N	Peppler Street	18.0 metres	21.0 metres
Northlake Drive	Skylark Road	Golden Eagle Road	20.0 metres	23.0 metres
Northlake Drive	Golden Eagle Road	Skylark Road	20.0 metres	23.0 metres
Northland Road	King Street N	Bathurst Drive	26.0 metres	29.0 metres
Northland Road	Bathurst Drive	McMurray Road	20.0 metres	23.0 metres
Old Abbey Road	Davenport Road	Rustic Drive	20.0 metres	23.0 metres
Old Post Crossing	Craighleith Drive	Old Post Road	18.5 metres	23.0 metres
Old Post Road	Old Post Crossing	Westmount Road	18.5 metres	23.0 metres

Roads (A highway as defined by the Municipal Act)	From	To	Designated Road Allowance	Designated Road Allowance with Warranted Transportation Improvement
Park Street	William Street	City Limit	20.0 metres	23.0 metres
Parkside Drive	Bearinger Road	Northfield Drive	26.0 metres	29.0 metres
Pastern Trail	University Avenue E	Dansbury Drive	20.0 metres	23.0 metres
Peppler Street	Noecker Street	Bridgeport Road E	18.0 metres	21.0 metres
Peppler Street	Bridgeport Road E	Erb Street W	20.0 metres	23.0 metres
Phillip Street	University Avenue E	Albert Street	20.0 metres	23.0 metres
Pinery Trail	Roy Schmidt Road	Lake Louise Boulevard	20.0 metres	23.0 metres
Princess Street	Dorset Street	Peppler Street	18.0 metres	21.0 metres
Proposed Major Collector	Columbia Street W	Erb Street W	30.0 metres	33.0 metres
Randall Drive	Weber Street N	Kumpf Drive	20.0 metres	23.0 metres
Regina Street (See Note 4 below)	William Street E	Noecker Street	20.0 metres	23.0 metres
Regina Street	Noecker Street	Columbia Street	20.0 metres	23.0 metres
Rideau River Street	Conservation Drive	Pinery Trail	20.0 metres	23.0 metres
Rock Elm Street	Autumn Willow Drive	Sundew Drive	20.0 metres	23.0 metres
Roosevelt Avenue	Warrington Drive	Erb Street W	20.0 metres	23.0 metres
Roslin Avenue	Sunshine Avenue	John Street W	20.0 metres	23.0 metres
Royal Beech Drive	Erbsville Road	Beechwood Drive	20.0 metres	23.0 metres
Rustic Drive	Wissler Road	Old Abbey Road	20.0 metres	23.0 metres
Sandowne Drive	Dunvegan Drive	Bridge Street	20.0 metres	23.0 metres
Seagram Drive	University Avenue W	Albert Street	26.0 metres	29.0 metres
Shakespeare Drive	Keats Way	Longfellow Drive	18.5 metres	23.0 metres
Skylark Road	Northfield Drive W	Northlake Drive	26.0 metres	29.0 metres
Spring Street	King Street N	Regina Street	18.0 metres	21.0 metres
Stanley Drive	Empire Street	Forsyth Drive	20.0 metres	23.0 metres

Roads (A highway as defined by the Municipal Act)	From	To	Designated Road Allowance	Designated Road Allowance with Warranted Transportation Improvement
Sundew Drive	Columbia Street	Rock Elm Street	20.0 metres	23.0 metres
Swallow Street	Northlake Drive	Weber Street	26.0 metres	26.0 metres
Thorndale Drive	Fischer-Hallman Road S	Westvale Drive	26.0 metres	29.0 metres
Thorndale Drive	Westvale Drive	Ira Needles Boulevard	20.0 metres	23.0 metres
Toll Gate Boulevard	Bearinger Road	Glen Forrest Boulevard	20.0 metres	23.0 metres
Union Street W	City Limit	King Street	26.0 metres	29.0 metres
Union Street E	King Street	Margaret Avenue	20.0 metres	23.0 metres
University Avenue	Bridge Street W	Northfield Drive	26.0 metres	29.0 metres
University Avenue	Northfield Drive	New Bedford Drive	35.0 metres	38.0 metres
University Avenue	New Bedford Drive	Bridge Street W	30.0 metres	33.0 metres
Warrington Drive	Fischer-Hallman Road	Roosevelt Avenue	20.0 metres	23.0 metres
Wes Graham Way	320 metres west of Hagey Blvd	Bearinger Road	20.0 metres	23.0 metres
Westmount Road	Northfield Drive	Benjamin Road	30.0 metres	33.0 metres
Westvale Gate	University Avenue	Westvale Drive	26.0 metres	29.0 metres
Westvale Drive	Gateview Drive	Thorndale Drive	20.0 metres	23.0 metres
Westvale Drive	Thorndale Drive	Gateview Drive	20.0 metres	23.0 metres
Wideman Road	Wilmot Line	Erbsville Road	20.0 metres	23.0 metres
William Street	Westmount Road	Park Street	20.0 metres	23.0 metres
William Street	Park Street	Regina Street	26.0 metres	29.0 metres
William Street	Regina Street	Willow Street	20.0 metres	23.0 metres
Willis Way	King Street	Regina Street	18.0 metres	21.0 metres
Willow Street	William Street	Erb Street	20.0 metres	23.0 metres
Willow Wood Drive	Erbsville Road	Willow Wood Place	26.0 metres	29.0 metres
Willow Wood	Willow Wood	Beaver Creek	20.0 metres	23.0 metres

Roads (A highway as defined by the Municipal Act)	From	To	Designated Road Allowance	Designated Road Allowance with Warranted Transportation Improvement
Drive	Place	Road		
Wissler Road	Northfield Drive	Deer Run Drive E	20.0 metres	23.0 metres
Woolwich Street	City Limit	Bridle Trail	20.0 metres	23.0 metres
Woolwich Street	Bridle Trail	University Avenue E	20.0 metres	23.0 metres
Young Street	King Street	Peppler Street	18.0 metres	21.0 metres

Note: Two red asterisks (**) indicate **Deferral No. 28**

OPA No. 11, approved December 11, 2014

Lanes	From	To	Designated Road Allowance
Dodds Lane	Union Street	Allen Street	7.0 metres
Dommion Lane	Dupont Street	Erb Street	7.0 metres
Hughes' Lane	Erb Street	south of rail line	7.0 metres
Hughes' Lane	William Street	Willis Way	7.0 metres
Kuntz Lane	William Street W	King St S	7.0 metres
Wells Lane	Erb Street	120m south of Dawson	7.0 metres
Unnamed Lane 1 (See Note 5 below)	Erb Street	Dawson Street	7.0 metres
Unnamed Lane 2 (See Note 6 below)	William Street E	King Street S	7.0 metres

Notes:

1. For portions of Albert Street located within the Heritage Conservation District, as shown on Schedule 'D' – Heritage Conservation District, no widening will be taken for the purpose of widening the vehicular travelled portion of the road, unless supported by a Heritage Impact Assessment. Road improvements intended to enhance the safety of pedestrian movement will be undertaken in a manner consistent with the MacGregor/Albert Heritage Conservation District Plan.

2. Existing right-of-way for Albert Street is 18.0 metres.

3. Existing right-of-way for Hazel Street is 20.0 metres.

4. Notwithstanding anything to the contrary in this Plan, all widenings for Regina Street between William Street and Noecker Street will be obtained from the east side of Regina Street.

5. The unnamed lane between Erb Street West and Dawson Street is generally located west of Dunbar Road South and east of Roslin Avenue South.

6. The unnamed lane between William Street East and King Street South is generally located west of Herbert Street, east of King Street South, south of William Street East and north of George Street
   OPA No. 11, approved December 11, 2014

5.5 THE RAIL NETWORK

Although movement of freight via the traditional *rail network* is minimal in Waterloo, policies are included to address safety, noise and vibration for *sensitive land uses* in proximity to the network. The rail corridors are also recognized as an opportunity to serve other functions,

including trail, *rapid transit* and/or utility corridors.

(1) Where sensitive land uses are proposed adjacent to a rail line:
   (a) Development shall be subject to the noise and vibration policies included in section 8.4.4 of this Plan.
   (b) Building setbacks for *sensitive land uses* from rail lines may be established in the Zoning By-Law in consultation with the Region of Waterloo.

(2) The City will seek to protect and, where feasible, acquire rail corridors for their inclusion in walking and cycling networks and future utility corridors.

(3) The City encourages the operation of *rapid transit* by the Region within the existing rail corridor where appropriate.

CHAPTER 6 TRANSPORTATION

The City's transportation system is designed to facilitate the safe and convenient movement of people and goods between land uses within the City and to external destinations. Achieving a healthy and livable City and a transportation system that is sustainable into the future will require placing increased emphasis on moving people – this means managing our travel in order to reduce reliance on the automobile in favour of transit and more active forms of movement such as walking and cycling.

Managing travel to reduce automobile reliance can occur through a range of measures that can be incorporated throughout all stages of planning, site design and use of lands. This chapter of the Official Plan outlines objectives and policies which define how the City will plan to make the most efficient use of new and existing networks that support the transportation system. Key areas of focus include:

- Ensuring compact, *mixed-use* land use patterns, providing people with the opportunity to live close to where they are working, learning, shopping and playing;
- Planning for a comprehensive, multi-modal, well-connected transportation system that offers safe and convenient alternatives to automobile travel;
- Planning for safe and convenient *pedestrian* and cyclist movement, giving priority to these travel modes in the planning, design and operation of the City's networks (*road* and trails/open space) as well as in the design of sites and buildings;
- Increasing the proportion of trips made by transit travel by planning for a more compact, *mixed-use* City form that supports a comprehensive and efficient transit system, including *rapid transit*;
- Planning for the provision of appropriate bicycle and vehicular parking, balancing the desire for convenience with the desire to reduce automobile reliance.

This chapter describes the objectives and policies for the development and maintenance of the various types of movement within Waterloo. These policies recognize that the transportation system is supported and facilitated by interconnected networks throughout the City, including the road network, and the trails/open space network.

6.1 OBJECTIVES

6.1.1 Transportation System

(1) Plan for a transportation system that:
   (a) Provides for the safe and convenient movement of goods and people with varying degrees of mobility within and to/from Waterloo;
   (b) Increases the opportunities for, and removing the disincentives to, walking, cycling and transit;

(c) Is multi-modal, meaning that users have choice in the type of transportation within the City;
(d) Provides connectivity between various modes of transportation, enabling users to choose multiple modes for a single trip;
(e) Includes a local neighbourhood transportation system that is safely and adequately connected to the higher-order network throughout the City;
(f) Provides for Waterloo to be accessible and well connected to external destinations in order to support the commuting labour force;
(g) Enables reduced dependency on non-renewable energy;
(h) Supports and encourages healthy lifestyles and environmental sustainability;
(i) Facilitate economic activity; and,
(j) Facilitates the achievement of emergency response targets.

6.1.2 Integrating Transportation and Land Use

The City will support land use and transportation system choices that recognize and support the strong interdependence between transportation and land use where:

(1) A compact, *mixed-use* urban form allows people to live closer to where they work, learn, shop, and play, thereby providing opportunities to decrease automobile use in favour of alternative modes of travel;

(2) An efficient, safe, multi-modal transportation system supports a livable and healthy, compact, *mixed-use* urban form, and in particular, supports *intensification* in Nodes and Corridors; and,

(3) When reviewing *development* applications, the City will assess the transportation demands, impacts and opportunities associated with the development.

6.1.3 Pedestrian and Bicycle Travel

The City supports and encourages *pedestrian* and bicycle travel as preferred forms of travel. These travel modes will be supported through the planning, design and maintenance of the parks, trails and open space network, the *road* network as well as site, building and streetscape design.

6.1.4 Transit Travel

The City supports the wide use of public transit as a preferred form of travel. *Rapid transit* will assist in facilitating the City's growth through *intensification* and can be supported as a means of reducing traffic congestion, parking demands, air pollution and energy consumption while providing opportunities to improve community livability and quality of life. To that end, the City will plan for:

(1) Neighbourhoods, sites and buildings that are designed to facilitate transit and enable it to be well connected with other modes of travel, making it a desirable travel option;

(2) Compact urban form that supports transit usage;

(3) The provision and maintenance of *infrastructure* such as the sidewalk and bicycle system, to support the transit system, in conjunction with the Region of Waterloo.

6.1.5 Parking

(1) To plan for and/or create an appropriate amount of bicycle and vehicular parking to accommodate the intended use.

(2) To plan for bicycle and vehicular parking areas that are attractive and well designed and reflect consideration of safe, secure and convenient access to all segments of the community.

(3) To ensure that parking will be efficient and environmentally sensitive in terms of design, location, and surface treatment.

(4) To support transit and measures relating to *transportation demand management* through restrictions on parking supply, where appropriate.

(5) To minimize large areas of surface parking associated with higher density development in Nodes, Corridors and *Major Transit Station Areas*, where possible, and encourage the use of parking structures and/or underground parking. ***OPA No. 14, approved January 11, 2018***

6.2 SUPPORTING DOCUMENTS AND IMPLEMENTATION

(1) Council may approve, and update as appropriate, additional documents to provide further direction with regard to these Official Plan policies. Such documents may include, but not necessarily be limited to:
   (a) City of Waterloo Transportation Master Plan, including a component to address *pedestrian* and bicycle movement;
   (b) Traffic Calming Policy;
   (c) Sidewalk Policy;
   (d) Multi-Use Pathways Policy;
   (e) Intersection Control Policy;
   (f) Transportation Demand Management Policy;
   (g) Complete Streets Policy;
   (h) Green Streets and Infrastructure Policy;
   (i) Parking Strategies; and,
   (j) Pedestrian Charter.

6.3 INTEGRATING TRANSPORTATION AND LAND USE

Recognizing the strong interdependence between transportation and land use, the City's transportation system will be designed to complement and facilitate the achievement of planned land use patterns. The relationship between individual land use designations and the transportation system will be further defined in Chapter 10 "Land Use Policies".

(1) The transportation system will support the retention of planned low density land use patterns and ensure that excessive vehicular traffic impacts are not placed on local *roads*.

(2) The transportation network will support the development of designated Nodes, Corridors and *Major Transit Station Areas* as compact *mixed-use* areas that serve as focal points for *intensification* and facilitate reduced reliance on automobile travel.
   (a) Such areas will be planned to provide opportunities for people to live closer to where they work, shop, learn and play, thereby decreasing automobile use and increasing opportunities and support for *pedestrian* and bicycle travel and an efficient and effective transit system.
   (b) Development in such areas will be subject to the urban design policies included in section 3.11 of this Plan, placing emphasis on the creation of *pedestrian*, bicycle and transit -friendly streetscapes and *infrastructure* and incorporating elements of *sustainable design*.
   (c) The City will plan for a high degree of connectivity to, within and between designated Nodes, Corridors and *Major Transit Station Areas* to facilitate safe and convenient movement by all travel modes.
   (d) Nodes, Corridors, and Major Transit Station will be located on or adjacent to Arterial or Collector Roads.
   OPA No. 14, approved January 11, 2018

6.4 TRANSPORTATION IMPACT STUDIES

(1) A Transportation Impact Study to assess the transportation demands, impacts and opportunities of a proposed development may form part of a *development* application. Applications for *site plan* approval may require a Transportation Impact Study if requested by the Ministry of Transportation. While the scope of the Transportation Impact Study will vary depending on the nature of the *development* application, the purpose of the Study will generally be to introduce appropriate *transportation demand management* measures and identify and implement mitigation measures or transportation improvements to accommodate travel generated by the development. The Transportation Impact Study will be conducted in accordance with an approved Terms of Reference to be developed in consultation with City Staff, Regional staff or Ministry of Transportation staff, as appropriate, where the site is adjacent to a Regional *road* or within the Ministry of Transportation

permit control area as defined in Section 38 (2) of the *Public Transportation and Highway Improvement Act*, and will:

(a) Identify the required transit, *pedestrian*, cycling, *road* and parking facilities (vehicular and bicycle) necessary to support the proposed *development*;
(b) Determine the method and means by which the subject lands and adjacent areas can be efficiently and effectively serviced by transit;
(c) Reference and apply any applicable City of Waterloo design guidelines and/or practices when developing recommended modifications to transportation *infrastructure*;
(d) Assess the impact of traffic generated by the development on the capacity of adjacent and nearby *road*s, accounting for the anticipated growth in background traffic, anticipated future development and planned transportation *infrastructure* modifications.

(2) To implement the findings of a Transportation Impact Study, the City may, where provided for by the Planning Act, establish conditions of approval, or support the Region of Waterloo in the application of conditions of approval, that support safe and efficient *pedestrian* and cyclist movement as well as the Regional transit system, including:

(a) The acquisition of easements and the dedication of land to the appropriate authority for sidewalks, bicycle or shared-use pathways, *rapid transit stations*, transit terminals, transit stops, public transit rights-of-way, *roads*, roundabouts, rideshare facilities and utilities;
(b) The provision of associated amenities such as transit shelters, pads, lighting and bicycle parking facilities at the expense of the owner/applicant; unless otherwise determined by the Region or City; and,
(c) Site, building and road designs that meet the needs of pedestrians, cyclists and transit users.

(3) Applications for *site plan* involving property that abuts a Regional *road* and are likely to generate significant traffic, may require submission of a Transportation Assessment, Functional Design Study or similar study if requested by the Region at the time of a *site plan* application pre-consultation meeting. The scope of such studies will be jointly determined by the Region of Waterloo and City of Waterloo. Any such studies will be consistent with the authority granted under Section 41 of the Planning Act, with the intent of addressing potentially required site-related *road* and transit improvements, including but not limited to access design, *road* widening, traffic direction signs and public transit rights-of-way.

6.5 SUPPORTING TRANSIT AND ACTIVE FORMS OF TRAVEL

6.5.1 Active Transportation

(1) This Plan supports *active transportation* as a low cost form of travel that promotes

physical exercise and social interaction and results in a reduced impact on the environment.

(2) *Active transportation* will be accommodated and encouraged within and across the City's networks, and in particular, the *road* network and the trails and open space network. To encourage safe and convenient movement within and between these networks, the planning, design, operation and maintenance of the City's *active transportation* routes and corridors shall be based on the following principles:
   (a) The system shall be comprehensive, continuous, well-connected and provide linkages between major activity areas throughout the City;
   (b) The system shall incorporate signage that is clearly visible to the public;
   (c) The system shall minimize conflicts between motorized and non- motorized travel and between *pedestrian*s, cyclists and other users; and,
   (d) The system shall address the comfort of the users, giving consideration to such matters as shading and seating along the routes.

(3) Several connected and inter-related components of the City's networks are an important part of supporting *active transportation* to the extent that they connect neighbourhoods and Districts throughout the City as well as connecting the City to adjacent municipalities. These include:
   (a) City-wide multi-use routes and cycling routes;
   (b) King Street corridor, identified as a Major Corridor within the City that will be planned to accommodate high density, transit supportive uses; and,
   (c) Sidewalks, a localized component of the active transportation system.

(4) The road network and the trails and open space network will be planned, designed, operated and maintained to support *pedestrian* and bicycle travel in all parts of the City as outlined in the policies in the Networks Chapter of this Plan. Key routes and corridors throughout the City that will support *active transportation* are illustrated on **Schedule 'F' – Active Transportation**. It is the intent of this Plan that Schedule 'F' provides an overview of major active transportation routes and corridors and that:
   (a) The Transportation Master Plan, as a key implementation document, will define more detailed linkages as well as an implementation strategy for the design, operation and maintenance of *active transportation* routes;
   (b) Where privately owned lands are shown on **Schedule 'F' – Active Transportation**, this Plan does not imply that the lands are accessible to the general public or that the lands will necessarily be acquired by the City.
   (c) The *active transportation* system shown on **Schedule 'F' – Active Transportation** consists of existing and planned routes that are designed to connect neighbourhoods and planning districts within the City, and to connect the City with adjacent municipalities.
   (d) Planning for *active transportation* includes the development of *complete streets*. **Schedule 'F' – Active Transportation** is not intended to illustrate the comprehensiveness of the *complete street* policy in Waterloo.

(5) The City will plan for the development of buildings, sites and streetscapes that are safe, attractive, well maintained and provide for the convenient and comfortable movement of *pedestrian*s and cyclists. Consistent with the Urban Design policies of this Plan as further implemented by the City of Waterloo Urban Design Manual, such measures may include consideration of:

(a) Site Organization and Design – Includes elements such as building placement, parking lot size and configuration, access to/from/within the site, passenger pick-up and drop-off areas, *road*/bikeway/sidewalk design and materials, that support safe and convenient movement of cyclists and *pedestrian*s with varying degrees of mobility;

(b) Site Amenities – Includes the provision and appropriate siting (i.e. relative to buildings and streets) of elements such as landscaping, street furniture, transit stops and shelters, short and long term bicycle parking and storage facilities, security features and lighting, in a manner that supports safe and convenient movement of cyclists and *pedestrians* with varying degrees of mobility;

(c) Building Design and Orientation - Includes locating and designing buildings to provide for direct and safe *pedestrian* access to destinations such as building entrances, transit routes and amenity spaces.

6.5.2 Transit Travel

Transit-Oriented Development

(1) The City will plan for a transportation network and land use pattern that supports the Region of Waterloo in the provision of an efficient and effective public transit system. Efficient and safe transit movement shall be supported through the application of the following transit-oriented development principles when reviewing *development* applications (including *site plan* applications where enabled by the Planning Act), on or near sites that are served by existing or planned high frequency transit service, as shown on Map '5a' – Regional Transit Network of the Region of Waterloo Regional Official Plan:

(a) Plan for a *road* layout and *active transportation* network that encourages walking, cycling and the use of transit, and supports *mixed-use* development;

(b) Support a more compact urban form that locates the majority of transit-supportive uses within a reasonable walking distance of the *transit stop* or *Major Transit Station Area*;

(c) Provide an appropriate mix of land uses, including a range of food destinations that provide for a variety of services, amenities and employment, thereby fostering vibrant, transit-supportive neighbourhoods.

(d) Promote medium and higher density land uses as close as possible to transit stops to support higher frequency transit service and optimize transit rider convenience.

(e) Plan for environments that allow walking and cycling to be safe, comfortable, *barrier-free*, convenient and relatively direct forms of urban travel;

(f) Plan for public spaces that provide the opportunity for social interaction and community participation; and,
(g) Provide access from various transportation modes to the transit facility, including consideration of *pedestrian* movement, bicycle parking, and where applicable, passenger transfer and commuter pick-up/drop-off areas.

(2) For clarity, in addition to policy 6.5.2 (1) above, section 3.11.2 and/or section 3.8 of this Plan shall apply, as applicable, when reviewing *development* applications on or near sites that are served by existing or planned high frequency transit service.

Integrating Transit with Other Travel Modes

(3) The City supports measures to integrate transit with other travel modes, ensuring connectivity and convenience for users incorporating multiple travel modes into a single trip.

(4) The City will encourage integration of cycling, automobile and transit modes by providing or requiring adequate automobile and bicycle parking facilities at major transit stops and in conjunction with development within *Major Transit Station Area*s and designated Nodes and Corridors, including and the Uptown Waterloo Urban Growth Centre.

(5) *Road*s, sidewalks, trails and buildings shall be designed to provide direct walking access from the interior of blocks to transit locations.

Supporting a Comprehensive and Well-Designed Transit Network

(6) The City supports and will collaborate with the Region on measures to provide adequate, convenient and well-designed transit throughout the City and to external destinations.
(a) The City supports integration of *rapid transit* with existing or planned high frequency transit service along east-west transportation corridors within Waterloo;
(b) The City supports the integration of the Regional transit system within Waterloo with existing or planned inter-regional systems such as GO Transit.
(c) The City encourages *rapid transit* to be designed at-grade with existing *road*ways and with no barriers except where required by an authority having jurisdiction;
(d) The City will cooperate with the Region of Waterloo in locating and designating any maintenance facilities associated with *rapid transit* to ensure that such facilities are compatible with the transportation network and other land uses and are appropriate given the planning goals in the area.

6.6 PARKING

6.6.1 Planning for Appropriate Parking

(1) Safe and attractively designed vehicular parking areas or facilities shall be provided for all development to ensure the efficient functioning of the City's transportation system. Parking policies included in this section shall be considered in conjunction with:
   (a) Section 3.6.6, Parking in Nodes and Corridors;
   (b) Section 3.8.1, Parking in Major Transit Station Areas;
   (c) Policy 3.7.2(13), related to parking within the Uptown Waterloo Urban Growth Centre; and
   (d) Chapter 10 (Land Use Policies), which may include policies related to parking within various land use designations and which shall be implemented by the Zoning by-law.

(2) The City shall periodically review parking usage, availability and parking standards for various land uses and adjust or establish standards which result in parking supplies that address development needs while encouraging the use of *pedestrian,* bicycle and transit travel as alternatives to the automobile, where feasible.

(3) The City may consider parking lots as an interim use and as such, promote their re-use or future development potential.

(4) The City will plan for the development of public and/or private parking facilities to meet parking needs while promoting the more efficient use of parking resources. In addition to establishing parking requirements through the Zoning By-Law, the City may use a range of mechanisms to require or facilitate the provision of such parking, including:
   (a) Acquiring and developing lands to operate public parking facilities;
   (b) Establishing appropriate on-street parking in residential plans of subdivision;
   (c) Encouraging the development of structured or underground commercial parking facilities in the Uptown;
   (d) Encouraging the provision of underground and structured parking as more land-efficient alternatives to surface parking;
   (e) Pricing parking to cover some or all facility costs and to help fund *Transportation Demand Management* strategies; and,
   (f) Otherwise facilitating or encouraging the development of public and/or private off-street parking facilities to accommodate any unsatisfied parking demand.

(5) To encourage walking, cycling and transit movement as preferred modes of travel, the City may consider defining and applying through the Zoning By-Law, parking standards that:
   (a) Establish minimum and maximum vehicular parking requirements;
   (b) Limit surface parking;

(c) Permitting shared parking, where appropriate, as an efficient use of available parking facilities;
(d) Require the provision of commuter/carpool parking spaces to be provided in locations that provide for convenient access to building entrances;
(e) Require the provision of bicycle parking facilities in locations that provide for convenient access to building entrances; and/or
(f) Apply reduced vehicular parking requirements for development, giving consideration to access to transit, potential for shared parking, potential for small and/or micro spaces and/or other considerations that the City may deem appropriate.

(6) The City may, at its discretion, eliminate or reduce on-site vehicular parking requirements for a property or properties through Amendments to the Zoning By-Law, cash-in-lieu of parking agreements or other legislative tools.
(a) Amendments to the Zoning By-Law and/or variances may be considered that would have the effect of eliminating or reducing on- site vehicular parking requirements for a property, where, in the opinion of the City, a reduction in on-site parking is appropriate for the permitted uses and location of the site and any of the following are applicable:
(ii) An owner or occupant may be permitted to provide parking off- site, provided an agreement is entered into with the City to ensure the continued availability of such off-site parking, which is within an appropriate, convenient walking distance from the property for which parking is required;
(iii) Parking cannot physically be provided on-site (due to insufficient availability of suitable lands or site area);
(iv) The establishment of the required parking facilities would be inappropriate in the context of recognized *built heritage resources*;
(v) (iv)The parking facilities would be incompatible with existing uses in the surrounding area; and/or,
(vi) The exemption or reduction in parking will not impede primary traffic movement functions of adjacent arterial *road*s.
(b) It is recognized that in some instances, it may be appropriate to permit a reduction in the amount of parking required to be provided on-site on the basis that the required parking can be provided more efficiently in existing or planned public parking facilities. In these instances, the City, at its discretion, may enter into a cash-in-lieu of parking agreement with a landowner to provide for an exemption or reduction in the parking requirement specified in the Zoning By-Law as set out in section 6.6.2.

6.6.2 Cash-in-lieu of Parking

(1) As outlined in policy 6.6.1 (6) (b), the City may, at its discretion and on a site-specific basis, enter into an agreement with a landowner, to provide for an exemption from

parking requirements including the provision of required parking or a reduction in the parking standards specified in the Zoning By-law. Such an agreement shall provide for the owner to make one or more payments of money to the City as consideration for the granting of the exemption or reduction and shall set forth the basis upon which such payment is calculated.

(2) Cash-in-lieu of parking is intended to:
   (a) Encourage a higher-density, compact urban form;
   (b) Facilitate development which clearly cannot provide all or a portion of required parking on-site;
   (c) Increase the supply of *affordable housing*, which may demand a different parking rates than other uses in the Zoning By-law; and,
   (d) Encourage the creation of strategically located facilities that can be efficiently and cost-effectively shared by multiple uses as opposed to the creation of many small parking facilities.

(3) The City shall enter into a cash-in-lieu of parking agreement based upon consideration of the following:
   (a) The existing public parking supply (including adequate alternative off-street parking facilities) and/or additional public transportation, cycling and *pedestrian* facilities in the surrounding area can or will be able to accommodate the on-site parking supply deficiency at the time of development;
   (b) The presence of site constraints prevents the provision of the required number of parking spaces;
   (c) The use of the property is not considered over-development of the site;
   (d) The provision or retention of *affordable housing*, where residential uses are proposed on the site;
   (e) The establishment of the required parking facilities would be inappropriate in an area of recognized *cultural heritage resources*; and/or,
   (f) The establishment of the required parking facilities would be incompatible with existing uses in the surrounding area, and provided the exemption or reduction in required parking facilities will not impede the primary traffic movement functions of adjacent arterial *road*s.

6.6.3 Parking Subject to Site Plan Control

(1) Where parking areas are subject to *site plan* control as outlined in the Site Plan Control By-law, consideration shall be given to the urban design policies of this Plan as well as the provisions of the City of Waterloo Urban Design Manual. All parking areas or facilities shall be designed, constructed and maintained:
   (a) For the safe and efficient movement of *pedestrians*, bicycles and motor vehicles on the site and at points of ingress and egress related to the site. *Pedestrian* and bicycle routes through large parking lots shall be marked and clearly separated from vehicular traffic, for safety and comfort purposes;
   (b) To provide sufficient bicycle parking and/or storage to meet the needs of the

intended use. Clear and convenient linkages shall be provided between bicycle parking areas and destinations including building entrances, streets, bicycle lanes and pathways;

(c) To result in an aesthetically acceptable parking area that blends into the general environment of the area. To reduce the visual impact of vehicular parking areas, such areas shall be located, positioned, and designed to minimize conflict with adjacent land uses and/or traffic movement and to maximize potential improvements to the public streetscape;

(d) To be accessible to persons with varying degrees of mobility;

(e) So that runoff from the parking area drains properly from the site (reference should be made to the City of Waterloo Urban Storm Drainage Policy) and so that snow may be adequately and safely stored on site and/or removed from the site; and

(f) To minimize negative impacts on the environment.

6.7 EMERGENCY RESPONSE

(1) The City will plan for a transportation system that facilitates meeting emergency response times, giving consideration to:

(a) The planned *road* network;

(b) Supporting *rapid transit* design that facilitates meeting emergency response times;

(c) The potential impact of any traffic calming initiatives on emergency response times, as outlined in section 5.4.6 of this Plan.

(d) The City may approve and update as appropriate, a Fire Master Plan to further define how the policies of this Plan will be implemented.

CHAPTER 7 ECONOMY

Note: Chapter 7 has been deleted and relevant polices moved to other sections of this Plan where appropriate.

CHAPTER 8 ENVIRONMENT AND ENERGY

This chapter provides policy direction with respect to the protection, management, and stewardship of the environment. This takes the form of maintaining, enhancing, and restoring the Natural System and our water resources, ensuring environmental health and safety, supporting the sustainable production and use of energy, improving air quality and reducing contributions to climate change, and encouraging sustainable development practices. Such measures are fundamental to achieving environmental sustainability.

8.1 OBJECTIVES

(1) **Natural Heritage**
- (a) Identify and protect elements of the Natural System through watershed-based analysis and planning.
- (b) Maintain, enhance, and restore *natural features* and functions.
- (c) Identify opportunities for ecological corridors and buffers.
- (d) Encourage community involvement in natural heritage maintenance, enhancement, and restoration.
- (e) Balance recreational opportunities and environmental protection.

(2) **Water Resources**
- (a) Maintain, enhance, and restore water resources.
- (b) Increase potable and non-potable water conservation and efficiency.
- (c) Enhance existing stormwater management practices.
- (d) Maintain basic water *infrastructure*.

(3) **Contaminated Sites**
- (a) Encourage remediation and re-use of contaminated land and support the redevelopment of *brownfields*.

(4) **Natural Hazards**
- (a) Prevent or minimize threats to life and property posed by natural hazards.

(5) **Noise, Vibration and Light**
- (a) Prevent or attenuate noise, vibration, and light emissions where appropriate.
- (b) Ensure noise, vibration, and light emissions from municipal facilities and operations meet or exceed applicable provincial regulations.

(6) **Energy**
- (a) Support the accommodation of future community energy needs in a manner that is efficient, cost-effective, and environmentally responsible, and that fosters local economic development.
- (b) Continue to implement a conservation strategy for energy use within municipal facilities and operations.
- (c) Encourage energy conservation across all sectors of the community.
- (d) Support *alternative energy systems* and *renewable energy systems*.

(e) Support low-energy transportation systems, including transit, cycling, and walking.
(f) Use energy and resources efficiently by planning for and/or supporting:
    (i) *mixed-use* development and *complete communities*;
    (ii) higher density compact development;
    (iii) *intensification* in appropriate locations;
    (iv) waste reduction, re-use, and recycling;
    (v) diversion of construction waste from landfills;
    (vi) increased reuse of materials; and
    (vii) *sustainable design* practices.

(7) **Air Quality and Climate Change**
(a) Protect and expand the *urban forest*.
(b) Plan for a reduced level of automobile use and promote non- automotive transportation.
(c) Encourage *sustainable design* practices.
(d) Promote energy efficient buildings and city form that reduce the urban heat island.
(e) Encourage pollution reduction, including dust and odour from point sources.
(f) Ensure that municipal operations and facilities meet or exceed applicable provincial regulations with respect to air quality.
(g) Endeavour to address the impacts of extreme weather events induced by climate change.

8.2 NATURAL HERITAGE

Comprised of diverse landscapes and habitats, Waterloo's Natural System contributes to the character of the City and to the quality of life of its residents. It is important for its *natural features* and *ecological functions*, its natural resources, and its scientific, recreational, and therapeutic values. It is also a living system, involving plants, animals, and humans, and is therefore continuously evolving.

The Natural System consists of Landscape Level Systems, Core Natural Features, and Supporting Natural Features, as well as *fish habitat*, Restoration Areas, and *Linkages*. Landscape Level Systems are macro-scale *natural features* or significant concentrations of *natural features.* Core Natural Features form key habitat for native flora and fauna and represent the most significant elements of the regional landscape. Supporting Natural Features include ecological communities and habitats considered significant at the local level and play an important role in maintaining the *ecological functions* provided by the Natural System. *Fish habitat* includes the areas that supply fish with their life cycle requirements for food, shelter, reproduction, and movement. Restoration Areas are lands that have the potential to be enhanced or restored to a natural state. *Linkages* provide connectivity, allowing for the movement of plants and animals, a process that is essential for sustaining biodiversity. Underpinning the identification of all of these elements is the Provincial Policy Statement, the Region of Waterloo's Regional Official Plan, as the Natural System forms part of the broader Greenlands Network identified through the Regional

Official Plan, and previously approved City planning documents. Each element of the Natural System has unique functions and attributes, in addition to different levels of significance and sensitivity, which together dictate appropriate land use, development intensity, and human use.

To ensure the long-term health and viability of the Natural System, and the continued provision of its ecosystem services, the City will maintain, enhance, and restore the Natural System through land use planning policies, restoration initiatives, sound management, stewardship, education, and acquisition.

8.2.1 Supporting Documents and Implementation

(1) Council will approve, and update as appropriate, additional documents to support the implementation of the policies of this Section. Such documents may include, but are not necessarily limited to:
   (a) Environmental Strategy
   (b) *Watershed Studies*
   (c) Natural System Inventory
   (d) Urban Greenlands Strategy

8.2.2 General Policies

(1) The Natural System consists of Landscape Level Systems, Core Natural Features, Supporting Natural Features, *fish habitat*, Restoration Areas, and *Linkages*.

(2) The policies pertaining to the Natural System are intended to maintain, enhance, or restore the diversity, connectivity, and *ecological functions* of the City's *natural features*. Incompatible land uses and activities within or *contiguous* to the Natural System will be prohibited or generally not supported, as appropriate.

(3) The Natural System is shown on **Schedule 'A4' – Natural System**. The boundaries of the *natural features* that make up the Natural System will be delineated more precisely through *watershed studies, Environmental Impact Statements*, or other appropriate studies accepted by the City and the other public agencies having jurisdiction. The *natural features* that comprise Core Natural Features and Supporting Natural Features are mapped collectively. Consultation with the City is required for further categorization of these elements.

(4) This Plan recognizes that the boundaries associated with Landscape Level Systems and Core Natural Features may be refined by the Region in accordance with the policies contained in the Regional Official Plan. Such refinements will be reflected in this Plan through a *municipal comprehensive review* or Official Plan Amendment. Minor refinements to the boundaries of other elements of the Natural System may occur through *watershed studies, Environmental Impact Statement*s, or other appropriate studies accepted by the City and the other public agencies having jurisdiction without amendment to this Plan. Major boundary changes require an amendment to this Plan.

(5) *Significant* Habitat of *Endangered or Threatened Species* approved by the *Province* or Federal government is not mapped as such on **Schedule 'A4' – Natural System**. Notwithstanding the land use designations shown on **Schedule 'A' – Land Use Plan**, any *development* or *site alteration* on lands so identified will comply with the Endangered Species Act and its regulations to the satisfaction of the *Province* in consultation with the City and the other public agencies having jurisdiction.

(6) *Fish habitat* is not mapped as such on **Schedule 'A4' – Natural System**. Notwithstanding the land use designations shown on **Schedule 'A' – Land Use Plan**, any *development* or *site alteration* on lands so identified will comply with the Fisheries Act and its regulations to the satisfaction of Fisheries and Oceans Canada, or its delegate, in consultation with the City and the other public agencies having jurisdiction.

(7) Lands that have been identified through a *watershed study, Environmental Impact Statement*, or other appropriate study accepted by the City and the other public agencies having jurisdiction as fulfilling the criteria to be recognized as an element of the Natural System will be reflected on the Schedules of this Plan through a *municipal comprehensive review* or Official Plan Amendment. Prior to the approval of such amendments, any *development* or *site alteration* proposed within or *contiguous* to the lands will be considered premature or will proceed on the basis that the lands identified as meeting the criteria are protected as though they were an element of the Natural System in accordance with the policies in this Plan.

(8) Where elements of the Natural System have not been adequately identified through a *watershed study* or other appropriate study, *development* and *site alteration* will be prohibited until such time as a natural heritage review is completed by an owner/applicant, to the satisfaction of the City and the other public agencies having jurisdiction, to identify any such elements on the subject lands and, wherever appropriate, *contiguous* lands. Where such elements are identified, an *Environmental Impact Statement* or other appropriate study accepted by the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11, may be required.

(9) Where *development* or *site alteration* associated with an *existing* use is proposed, opportunities to enhance or restore the Natural System on or *contiguous* to the subject property will be sought by the City and identified to the satisfaction of the public agencies having jurisdiction. Such opportunities may include enhanced protection of *natural features*, the identification of Restoration Areas, or the establishment or enhancement of *Linkages*.

(10) Where the construction of a building or structure on a legal lot of record within the Natural System is not subject to the *development* review process or *site alteration* permit process, landowners are encouraged to maintain appropriate buffers from *natural features*, implement suitable mitigative measures, and to maintain, enhance or, where feasible, restore *ecological functions*.

(11) The City recognizes that a portion of the trail network will be within the Natural

System. New trails or expansions to existing trails, including new routes, links, and linear extensions, within Core Natural Features and Supporting Natural Features will be evaluated through an *Environmental Impact Statement* or other appropriate study to the satisfaction of the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11.

(12) Decisions regarding *development* or *site alteration* on land within or *contiguous* to the Natural System will be made in consultation with the public agencies having jurisdiction, in accordance with the policies of this Plan, using the best available information available at the time.

(13) Where land contains two or more overlapping *natural features* of differing policy significance, the more restrictive policies pertaining to those features will apply. If more than one policy applies to a *natural feature*, such as when a *natural feature* coincides with a natural hazard, the more restrictive policy will apply.

(14) Through the *development* application review process, excluding applications for *Site Plan*, Consent, or Minor Variance, elements of the Natural System will be placed in an appropriate zoning category.

(15) Land division through Consent or Plan of Subdivision that will have the effect of fragmenting the ownership of the elements of the Natural System will generally not be supported, except where such division will facilitate public acquisition of the elements of Natural System.

(16) If illegal acts, including but not limited to tree removal, *wetland* filling or draining, or diverting of watercourses, cause a reduction in the form or function of a *natural feature*, such reduced form or function will not be recognized as existing conditions within the *development* application review process. Restoration of the damaged area may be required prior to, or as a condition of approval of any *development* application, excluding *site plan* applications, and where applicable, through the City's Site Alteration By-law.

(17) Where lands shown as part of the Natural System on **Schedule 'A4' – Natural System** are under private ownership, nothing in this Plan will be construed to imply that such lands are available for use by the general public or will be acquired by the City or other public agency.

(18) The City may undertake studies to evaluate the status and completeness of the Natural System with the intent of determining the precise location of *natural features*, identifying elements of the system that need to be added or modified, and establishing targets related to *ecological function* and biodiversity.

(19) The City will consider exercising the following options to protect the Natural System:
- (a) acquiring lands through purchase or gift;
- (b) implementing municipal by-laws;
- (c) entering into agreements;
- (d) forming partnerships;

(e) having lands conveyed to the City, public agency, or land trust; and,
(f) invoking other statutory authority assigned to the City.

(20) The City will support public agencies, community organizations, and private landowners in their efforts to maintain, enhance, and restore the Natural System and may use the following, or similar, tools to do so: stewardship advice, technical and logistical support for stewardship activities, land trusts, public acquisition, conservation easements, and financial incentives.

(21) The City will work with other levels of government, the Grand River Conservation Authority, and the community to support education, outreach, and landowner stewardship programs.

(22) Areas within the Natural System may be regulated by the Grand River Conservation Authority. Such areas include river or stream valleys, watercourses, *wetlands* and adjacent lands where development (as defined under the Conservation Authorities Act) could interfere with the *hydrologic function* of a *wetland*, *hazardous lands,* and *hazardous sites.* Development, alteration to a watercourse or interference with a wetland (as defined under the Conservation Authorities Act) within regulated areas will require written permission from the Grand River Conservation Authority in accordance with the applicable regulation approved under the Conservation Authorities Act.

8.2.3 Landscape Level Systems

(1) Landscape Level Systems are macro-scale *natural features* or significant concentrations of *natural features* and include:
(a) *Environmentally Sensitive Landscapes*;
(b) *Significant Valleys*; and,
(c) *Regional Recharge Areas*.

(2) The designation of lands as Landscape Level Systems will not affect *agricultural uses* and associated *normal farm practices* as defined in applicable provincial legislation and regulations in conformity with this Plan and the City's Zoning By-Law, as well as statutes, policies, and regulations of other government agencies, including agricultural drainage through municipal or agreement drains.

(3) Through the *development* application review process or when undertaking public works, the maintenance, enhancement, or where financially and technically feasible and appropriate, restoration of scenic qualities within *road* allowances, or on lands adjacent to *roads* within Landscape Level Systems, may be required. Applicants may be required to undertake analysis to facilitate this process.

Environmentally Sensitive Landscapes

(4) *Environmentally Sensitive Landscapes* are designated by the Region in the Regional Official Plan. A portion of the Laurel Creek Headwaters *Environmentally Sensitive Landscape* is located within the City of Waterloo and is shown on **Schedule 'A4' –**

Natural System. The policies contained in this Section pertain to the portion of the Laurel Creek Headwaters *Environmentally Sensitive Landscape* that is within the City of Waterloo.

(5) Future expansions of the Urban Area Boundary are not permitted into the Laurel Creek Headwaters *Environmentally Sensitive Landscape*.

(6) Lands within the Laurel Creek Headwaters *Environmentally Sensitive Landscape* are designated Rural as shown on **Schedule 'A' – Land Use Plan**. The policies for the Rural designation are outlined in Chapter 10 of this Plan. The elements of the Natural System within and including the Laurel Creek Headwaters *Environmentally Sensitive Landscape* are further identified on **Schedule 'A4' – Natural System**. In the event of a conflict between the Rural land use policies and the *Environmentally Sensitive Landscape* policies, the most restrictive policies will prevail.

(7) The creation of new lots for non-farm-related residential units within the Laurel Creek Headwaters *Environmentally Sensitive Landscape* is not permitted.

(8) *Agricultural uses* will be permitted within the Laurel Creek Headwaters *Environmentally Sensitive Landscape.* The following uses may be permitted within the Laurel Creek Headwaters *Environmentally Sensitive Landscape* in accordance with the policies of this Plan, the implementing Zoning By-law, and the policies and regulations of other public agencies having jurisdiction:
   (a) single detached dwellings on existing legal lots of record;
   (b) new or expanded *recreational and tourism uses* and *rural institutional uses*;
   (c) minor *intensification* of *existing* employment, commercial, recreational, and/or institutional uses, including minor changes in the uses thereof; and,
   (d) new *agriculture-related uses* and *secondary uses.*

(9) Notwithstanding policy 8.2.3(8), the list of land uses that are explicitly prohibited within *Environmentally Sensitive Landscapes* through the Regional Official Plan will not be permitted within the Laurel Creek Headwaters *Environmentally Sensitive Landscape*.

(10) Notwithstanding policy 8.2.3(8), the implementing Zoning By-law will only permit a single detached dwelling on an existing legal lot of record or *agricultural uses* without consideration of a site-specific Zoning By-law Amendment application.

(11) Any *development* or *site alteration* proposed in accordance with policy 8.2.3(8) will only be permitted within or *contiguous* to the Laurel Creek Headwaters *Environmentally Sensitive Landscape* where it is demonstrated through an *Environmental Impact Statement* and other appropriate study accepted by the City and the other public agencies having jurisdiction that there will be no *adverse environmental impacts* on the *natural features* or *ecological functions* of the *Environmentally Sensitive Landscape*. The *Environmental Impact Statement* will address landscape level impacts in addition to any other requirements in accordance with Section 8.2.11.

(12) Where construction of a *road* on a new right-of-way, widening or upgrading of an existing roadway, construction or upgrading of a trunk sewer, trunk watermain, gas pipeline, or electrical transmission line, wastewater treatment facility, waste management facility, or groundwater taking project is proposed within or *contiguous* to the Laurel Creek Headwaters *Environmentally Sensitive Landscape*, the submission of an *Environmental Impact Statement* or other appropriate study accepted by the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11, which evaluates landscape level impacts, will be required, unless the proponent is expressly exempt by other legislation. Alternatives to undertaking such works will be evaluated and, wherever possible, such works will be avoided, especially *road* improvements where steps could be taken to reduce traffic.

(13) Decisions regarding *development*, *site alteration,* and *infrastructure* work within or *contiguous* to the Laurel Creek Headwaters *Environmentally Sensitive Landscape* will be consistent with the policies of this Plan and the policies and decision-making framework of the Regional Official Plan.

(14) Nothing in Section 8.2.3 will prevent the owner of a legal lot of record in the Laurel Creek Headwaters *Environmentally Sensitive Landscape* from obtaining a building permit to construct or enlarge a single detached dwelling, accessory building, or farm structure, provided it is in conformity with all other City, Regional, and Grand River Conservation Authority policies and regulations.

Significant Valleys

(15) *Significant Valleys* are designated by the Region in the Regional Official Plan. Within the City of Waterloo, the valley of the Grand River is designated as a *Significant Valley* and is shown on **Schedule 'A4' – Natural System.**

(16) The City will collaborate with the Region and the Grand River Conservation Authority in an effort to maintain the character of the Grand River Valley by identifying, conserving, interpreting, and enhancing natural and cultural heritage, recreational resources, and scenic values.

Regional Recharge Areas

(17) *Regional Recharge Areas* are designated by the Region in the Regional Official Plan and are shown on **Schedule 'A4' – Natural System**. The following policies pertain to the portions of the *Regional Recharge Areas* identified within the City of Waterloo in terms of Natural System protection. Policies related to protecting the source water supply function of the *Regional Recharge Areas* are outlined in Section 8.3.

(18) *Development* applications, excluding *site plan* applications, within a *Regional Recharge Area* on lands designated for urban development in this Plan will comply with the following:

(a) Category 'A' uses, as defined in the Regional Official Plan, or employment land uses restricted under the Source Water Protection policies of the Regional Official Plan, will not be permitted;

(b) the *development* maintains, enhances, or restores the hydrogeologic and *hydrologic functions* of the Regional Recharge Area as established through *watershed studies* or through further study in accordance with the Source Water Protection policies of the Regional Official Plan;
(c) the *development* incorporates best management practices, where appropriate, developed in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies; and
(d) the *development* is in conformity with all other applicable policies of this Plan and the Regional Official Plan.

8.2.4 Core Natural Features

(1) Core Natural Features are those *natural features* identified as being provincially or regionally significant. These features are the most significant elements of the regional landscape in terms of protecting and enhancing biodiversity and *ecological functions*. Core Natural Features are identified by the Region in the Regional Official Plan and are shown on **Schedule 'A4' – Natural System**. Core Natural Features include:
(a) *Significant* Habitat of *Endangered or Threatened Species*;
(b) *Provincially Significant Wetlands*;
(c) *Environmentally Sensitive Policy Areas*;
(d) *Regionally Significant Woodlands* (defined as Significant Woodlands in the Regional Official Plan); and,
(e) *Environmentally Significant Valley Features*.

(2) The form and *ecological function* of Core Natural Features will be maintained, enhanced or, where feasible, restored.

(3) *Development* or *site alteration* will not be permitted within Core Natural Features, except for:
(a) restorative, scientific, and educational uses related to on-site resources, including forest, fish, and wildlife management and conservation;
(b) flood or erosion control projects demonstrated to be in the public interest for which no other alternative is feasible;
(c) essential *infrastructure* for which no other alternative is feasible and where crossings and the area of disturbance will be minimized;
(d) minor alterations to legal non-conforming land uses; and,
(e) new *mineral aggregate operations* in accordance with Section 9.C of the Regional Official Plan.

(4) Any *development* or *site alteration* proposed in accordance with policy 8.2.4(3) will require the submission of an *Environmental Impact Statement* or other appropriate study accepted by the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11, to determine the mitigation measures to be implemented, as appropriate, through the *development* application review process.

(5) *Development* or *site alteration* will only be permitted on lands *contiguous* to Core Natural Features if it is demonstrated through an *Environmental Impact Statement*

or other appropriate study accepted by the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11, that there will be no *adverse environmental impacts* on the feature or its *ecological functions*.

(6) An *Environmental Impact Statement* submitted in accordance with policies 8.2.4(4) and 8.2.4(5) will identify appropriate buffers for Core Natural Features, to the satisfaction of the City and the other public agencies having jurisdiction. Such buffers will serve to protect Core Natural Features from *adverse environmental impacts* and, where feasible, enhance or restore Core Natural Features and their *ecological functions*. The location, width, composition, and use of buffers will be in accordance with the accepted *Environmental Impact Statement*, with buffers being measured from the outside boundary of the Core Natural Feature, and established and maintained primarily as appropriate self-sustaining and undisturbed native vegetation.

(7) Notwithstanding policy 8.2.4(6), the buffer width for Core Natural Features will be a minimum width of 10 metres in accordance with the Regional Official Plan.

(8) Buffer widths for Core Natural Features wider than 10 metres may be required if the features and *ecological functions* warrant it, as determined through the *Environmental Impact Statement*. Wider buffer widths will be determined on a site-specific basis by considering the sensitivity of the *natural features*, their *ecological functions*, the potential impacts of the proposed *development* and/or land use, the intended function of the buffer, and the physiography of the site.

(9) Buffers of Core Natural Features are to remain in a primarily natural state or be restored to a primarily naturalized state if disturbed through historical land use or approved works. Permitted uses within the buffers of Core Natural Features will be limited to low impact uses consistent with those permitted within Core Natural Features. In addition, portions of stormwater management facilities may be permitted where the Core Natural Feature can be enhanced, no other alternative location is feasible, *low impact development* measures are implemented to the extent feasible outside the buffer, root zones are not impacted, and the facility replicates or complements an existing function of the buffer lands. Impervious surfaces and grading will not be permitted, except for approved works associated with public trails and stormwater management that conform to detailed engineering and environmental analysis accepted by the City and the other public agencies having jurisdiction. Such works will only be permitted where there will be no *adverse environmental impacts* on the Core Natural Feature and the works within the buffer are minimized to the extent possible.

(10) Plantings within the buffers of Core Natural Features will consist of native species that are ecologically appropriate and suitable for site conditions. The City may require applicants to complete and implement a restoration or management plan for buffer areas as a condition of *development* application approval.

(11) Buffers required to ensure the protection of Core Natural Features will generally be

secured in public ownership.

(12) Buffers required to ensure the protection of Core Natural Features will not be considered as contributing to the parkland dedication requirements under the Planning Act.

(13) Where construction of a *road* on a new right-of-way, widening or upgrading of an existing roadway, construction or upgrading of a trunk sewer, trunk watermain, gas pipeline or electrical transmission line, wastewater treatment facility, waste management facility, or groundwater taking project is proposed within or *contiguous* to a Core Natural Feature, the submission of an *Environmental Impact Statement* or other appropriate study accepted by the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11, will be required, unless the proponent is expressly exempt by other legislation. Alternatives to undertaking such works will be evaluated and, wherever possible, such works will be avoided, especially *road* improvements where steps could be taken to reduce traffic.

(14) Decisions regarding *development* applications, *site alteration*, and *infrastructure* work within or *contiguous* to a Core Natural Feature will be consistent with the policies of this Plan and the policies and decision-making framework of the Regional Official Plan.

8.2.5 Supporting Natural Features

(1) Supporting Natural Features are those *natural features* not meeting the criteria for provincial or regional significance (i.e. designation as Landscape Level Systems or Core Natural Features) but which are locally significant. These features are the most significant elements of the local landscape in terms of protecting and enhancing *ecological functions*. Supporting Natural Features are identified by the City and are shown on **Schedule 'A4' – Natural System**. Supporting Natural Features are categorized as either Supporting "A" Natural Features or Supporting "B" Natural Features.

For the purposes of reviewing development proposals, this Plan provides a different set of policies for Supporting "A" Natural Features and for Supporting "B" Natural Features. The application of these policies will be determined on a site-by-site basis in accordance with the criteria outlined in this Section and all other applicable policies in this Plan.

Supporting "A" Natural Features include:

(a) *Locally Significant Wetlands*;
(b) *Locally Significant Woodlands*;
(c) *Significant* Wildlife Habitat; and,
(d) *Perennial Watercourses*.

Supporting "B" Natural Features include:

(a) Intermittent Watercourses;
(b) *Other Wetlands*;
(c) *Other Woodlands*; and
(d) Environmentally Significant Discharge Areas and *Environmentally Significant Recharge Areas.*

Supporting "A" Natural Features

(2) The form and *ecological function* of Supporting "A" Natural Features will be maintained, enhanced or, where feasible, restored.

(3) *Development* or *site alteration* will not be permitted within Supporting "A" Natural Features, except for:
(a) restorative, scientific, and educational uses related to on-site resources, including forest, fish, and wildlife management and conservation;
(b) flood or erosion control projects demonstrated to be in the public interest for which no other alternative is feasible;
(c) essential *infrastructure* for which no other alternative is feasible and where crossings and the area of disturbance will be minimized;
(d) minor alterations to legal non-conforming land uses; and,
(e) new *mineral aggregate operations* in accordance with Section 9.C of the Regional Official Plan.

(4) *Development* or *site alteration* proposed in accordance with policy 8.2.5(3) will require the submission of an *Environmental Impact Statement* or other appropriate study accepted by the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11, to determine the mitigation measures to be implemented, as appropriate, through the *development* application review process.
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(5) *Development* or *site alteration* will only be permitted on lands *contiguous* to Supporting "A" Natural Features if it is demonstrated through an *Environmental Impact Statement* or other appropriate study accepted by the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11, that there will be no *adverse environmental impacts* on the feature or its *ecological functions*.

(6) An *Environmental Impact Statement* submitted in accordance with policies 8.2.5(4) and 8.2.5(5) will identify appropriate buffers for Supporting "A" Natural Features to the satisfaction of the City and the other public agencies having jurisdiction. Such buffers will serve to protect Supporting "A" Natural Features from *adverse environmental impacts* and, where feasible, enhance or restore Supporting "A" Natural Features and their *ecological functions*. The location, width, composition, and use of buffers will be in accordance with the accepted *Environmental Impact Statement*, with buffers being measured from the outside boundary of the Supporting "A" Natural Feature, and established and maintained primarily as appropriate self-sustaining and undisturbed native vegetation.

(7) The following buffer width guidelines for Supporting "A" Natural Features will be evaluated through an *Environmental Impact Statement*:
   (a) *Locally Significant Wetlands* – 15 metres
   (b) *Locally Significant Woodlands* – 10 metres (measured from the drip line)
   (c) *Perennial Watercourses* – 30 metres on each side of the watercourse (measured from the bankfull channel)

(8) Buffer widths different than those suggested in policy 8.2.5(7) for Supporting "A" Natural Features may be required if the features and *ecological functions* warrant it, as determined through the *Environmental Impact Statement*. Modified buffer widths will be determined on a site- specific basis by considering the sensitivity of the *natural features*, their *ecological functions*, the potential impacts of the proposed *development* and/or land use, the intended function of the buffer, and the physiography of the site.

(9) Buffers of Supporting "A" Natural Features are to remain in a primarily natural state or be restored to a primarily naturalized state if disturbed through historical land use or approved works. Permitted uses within the buffers of Supporting "A" Natural Features will be limited to low impact uses consistent with those permitted within Supporting "A" Natural Features. In addition, portions of stormwater management facilities may be permitted where the Supporting "A" Natural Feature can be enhanced, no other alternative location is feasible, *low impact development* measures are implemented to the extent feasible outside the buffer, root zones are not impacted, and the facility replicates or complements an existing function of the buffer lands. Impervious surfaces and grading will not be permitted, except for approved works associated with public trails and stormwater management that conform to detailed engineering and environmental analysis accepted by the City and the other public agencies having jurisdiction. Such works will only be permitted where there will be no *adverse environmental impacts* on the Supporting "A" Natural Feature and the works within the buffer are minimized to the extent possible.

(10) Plantings within the buffers of Supporting "A" Natural Features will consist of native species that are ecologically appropriate and suitable for site conditions. The City may require applicants to complete and implement a restoration or management plan for buffer areas as a condition of *development* application approval.

(11) Buffers required to ensure the protection of Supporting "A" Natural Features will generally be secured in public ownership.

(12) Buffers required to ensure the protection of Supporting "A" Natural Features will not be considered as contributing to the parkland dedication requirements under the Planning Act.

(13) Opportunities to naturalize piped, culverted, or channelized *Perennial Watercourses* to enhance or restore *ecological functions* will be supported.

(14) Where construction of a *road* on a new right-of-way, widening or upgrading of an existing roadway, construction or upgrading of a trunk sewer, trunk watermain, gas

pipeline or electrical transmission line, wastewater treatment facility, waste management facility, or groundwater taking project is proposed within or *contiguous* to a Supporting "A" Natural Feature, the submission of an E*nvironmental Impact Statement* or other appropriate study accepted by the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11, will be required, unless the proponent is expressly exempt by other legislation. Alternatives to undertaking such works will be evaluated and, wherever possible, such works will be avoided, especially *road* improvements where steps could be taken to reduce traffic.

(15) Where a study completed in accordance with policy 8.2.5(14) demonstrates to the satisfaction of the City that the construction of the *infrastructure* work will:

(a) result in localized and/or reversible impacts to a Supporting "A" Natural Feature or its *ecological functions*, and that other alternatives are less feasible from a technical, environmental, and/or financial perspective, the City will, without amendment to this Plan;
  (i) require that appropriate mitigation measures be implemented; and,
  (ii) approve the project; or,
  (iii) support the project in comments, submissions or recommendations;

(b) result in widespread *adverse environmental impacts* to the Supporting "A" Natural Feature or its *ecological functions* or result in long-term damage to its significant features and functions, and that other technically and financially feasible alternatives exist that would have fewer *adverse environmental impacts*, the City will:
  (i) not approve the project; or
  (ii) not support the project in comments, submissions or recommendations; or

(c) result in widespread adverse *environmental impacts* to the Supporting "A" Natural Feature or its *ecological functions*, or result in long-term damage to its significant features and functions, but that there is a clearly demonstrated need for the project, and that all other alternatives to the recommended project are substantially less feasible from a technical, environmental, and/or financial perspective, the City will, without amendment to this Plan:
  (i) require that appropriate mitigation measures be implemented to reduce the impact of the project to greatest extent feasible; and
  (ii) require compensation in the form of habitat restoration or enhancement, on-site or off-site; and
  (iii) approve the project; or
  (iv) support the project in comments, submissions or recommendations.

Supporting "B" Natural Features

(16) The *ecological function* of Supporting "B" Natural Features will be maintained, enhanced or, where feasible, restored.

(17) *Development* and *site alteration* will avoid Supporting "B" Natural Features wherever feasible. The assessment of feasibility will include, but may not necessarily be limited to, achieving a compact and efficient urban form, technical considerations, and financial considerations.

(18) The form of Supporting "B" Natural Features may be modified through *development* or *site alteration* if it is demonstrated through an *Environmental Impact Statement* or other appropriate study accepted by the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11, that *ecological functions* are maintained, enhanced or where feasible, restored. Where a feature is permitted to be modified, boundary modifications will be reflected on the Schedules of this Plan through a *municipal comprehensive review* or Official Plan Amendment, the Land Use Designation and Height and Density permissions assigned to the remainder of the property that surrounds the feature will apply, and a Zoning By-law Amendment will be required.

(19) Further to policy 8.2.5(18), *development* or *site alteration* may only be permitted within *Other Wetlands* where it is demonstrated through an *Environmental Impact Statement* or other appropriate study accepted by the City and the Grand River Conservation Authority that that the feature is not:
(a) located within a riparian community;
(b) part of a Landscape Level System, Core Natural Feature, or other Supporting Natural Feature;
(c) a *hazardous land* or *hazardous site*;
(d) a bog or fen;
(e) *fish habitat*; or
(f) part of a functional *Linkage* between larger *wetlands* or *natural features*.

(20) Notwithstanding policy 8.2.5(16) and 8.2.5(18), *development* or *site alteration* within *Other Woodlands* that has the effect of disrupting or reducing *ecological function* may be permitted subject to an evaluation of significance. Significance will be evaluated based on composition, age, size, connectivity, representation in the vicinity, and potential contribution to community design. Where the removal of an *Other Woodland*, in part or in whole, is permitted, compensation in the form of *woodland* restoration or enhancement, on-site or off-site, may be required. Where it is considered appropriate to maintain an *Other Woodland*, in part or in whole, the protection of trees will be required through such measures as Tree Preservation Plans, landowner stewardship, zoning provisions, or public ownership.

(21) Further to policy 8.2.5(18), where *Environmentally Significant Discharge Areas* or *Environmentally Significant Recharge Areas* sustain Core Natural Features or Supporting "A" Natural Features, as determined through a *watershed study* or other appropriate study accepted by the City and the other public agencies having jurisdiction, *development* or *site alteration* will only be permitted within the *Environmentally Significant Discharge Areas* or *Environmentally Significant Recharge Areas* where it is demonstrated through an *Environmental Impact Statement* or other appropriate study accepted by the City and the other public agencies having jurisdiction that there will be no *adverse environmental impacts* on the Core Natural Features or Supporting "A" Natural Features or their *ecological functions.* Where feasible, *infrastructure* projects will avoid *Environmentally Significant Discharge Areas* and *Environmentally Significant Recharge Areas*. Where it is not feasible to avoid these areas, the construction of *infrastructure* projects will be designed to maintain the *hydrologic functions* that sustain the Core Natural Features or

Supporting “A” Natural Features.

(22) Where the form of an *Intermittent Watercourse* is to be maintained or realigned through *development* or *site alteration*, in part or in whole, a guideline buffer width of 15 metres, applied to each side of the watercourse (measured from the bankfull channel), will be evaluated through an *Environmental Impact Statement* or other appropriate study to the satisfaction of the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11.

(23) Where the form of an *Other Wetland* or *Other Woodland* is to be maintained or relocated through *development* or *site alteration*, in part or in whole, an appropriate buffer width will be determined through an *Environmental Impact Statement* or other appropriate study accepted by the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11.

(24) Where applicable, buffers of Supporting “B” Natural Features are to remain in a primarily natural state or be restored to a primarily naturalized state if disturbed through historical land use or approved works. Permitted uses within the buffers of Supporting “B” Natural Features will be limited to low impact uses. In addition, portions of stormwater management facilities may be permitted where the Supporting “B” Natural Feature can be enhanced, no other alternative location is feasible, *low impact development* measures are implemented to the extent feasible outside the buffer, root zones are not impacted, and the facility replicates or complements an existing function of the buffer lands. Impervious surfaces and grading will not be permitted, except for approved works associated with public trails and stormwater management that conform to detailed engineering and environmental analysis accepted by the City and the other public agencies having jurisdiction. Such works will only be permitted where there will be no *adverse environmental impacts* on the Supporting “B” Natural Feature and the works within the buffer are minimized to the extent possible.

(25) Where applicable, plantings within the buffers of Supporting “B” Natural Features will consist of native species that are ecologically appropriate and suitable for site conditions. The City may require applicants to complete and implement a restoration or management plan for buffer areas as a condition of *development* application approval.

(26) Where applicable, buffers required to ensure the protection of Supporting “B” Natural Features will generally be secured in public ownership.

(27) Where applicable, buffers required to ensure the protection of Supporting “B” Natural Features will not be considered as contributing to the parkland dedication requirements under the Planning Act.

(28) Opportunities to naturalize piped, culverted, or channelized *Intermittent Watercourses* to enhance or restore *ecological functions* will be supported, where appropriate.

(29) *Infrastructure* work will avoid Supporting "B" Natural Features wherever feasible. Where it is not feasible to avoid these features, *infrastructure* will be designed to maintain, enhance or where feasible, restore *ecological functions*.

8.2.6 Restoration Areas

(1) Restoration Areas are lands that have the potential to be enhanced or restored to a natural state, thereby contributing to the overall integrity and connectivity of the Natural System. Such areas may include small, human-altered "gaps" in *natural features*, *hazardous lands* and *hazardous sites* associated with *natural features,* or other lands adjacent to Landscape Level Systems, Core Natural Features, or Supporting Natural Features. Restoration Areas are shown on **Schedule 'A4' – Natural System**.

(2) Restoration Areas will be identified through technical studies undertaken or accepted by the City, through the conservation and land securement programs of other public agencies, through private land stewardship, or through the *development* application review process. Where Restoration Areas are identified through the *development* application review process, excluding *site plan* applications, the lands will be protected through zoning.

(3) Once identified, Restoration Areas will be managed in accordance with applicable *watershed studies* or site-specific studies to provide planting of appropriate native species and/or allow for natural succession. Permitted uses within Restoration Areas will be limited to low impact uses consistent with those permitted within Core Natural Features and Supporting Natural Features.

(4) Restoration Areas will be reflected on the Schedules of this Plan through a *municipal comprehensive review* or Official Plan Amendment as they are identified.

8.2.7 Linkages

(1) *Linkages* are areas that are intended to provide opportunities for plant and animal movement among *natural features*, support hydrological and nutrient cycling, and contribute to the overall integrity and connectivity of the Natural System. *Linkages* are shown on **Schedule 'A4' – Natural System**.

(2) *Linkages* will be identified through technical studies undertaken or accepted by the City, through the conservation and land securement programs of other public agencies, through private land stewardship, or through the *development* application review process, with the intent of maximizing functionality. Where *Linkages* are identified through the *development* application review process, excluding *site plan* applications, the lands will be protected through zoning.

(3) Once identified, *Linkages* will be maintained, enhanced or, where feasible, restored.

Permitted uses within *Linkages* will be limited to low impact uses consistent with those permitted within Core Natural Features and Supporting Natural Features.

(4) The City will establish or enhance *Linkages*, where appropriate, by restoring natural habitat on city-owned lands. In addition, the City will encourage the connection of *natural features* across municipal boundaries through the identification of *Linkages*.

(5) *Linkages* will be reflected on the Schedules of this Plan through a *municipal comprehensive review* or Official Plan Amendment as they are identified.

8.2.8 Fisheries

(1) *Development* or *site alteration* will not be permitted within *fish habitat*, except in accordance with provincial and federal legislation.

8.2.9 Urban Forest

(1) The City recognizes the *urban forest* as providing significant ecological, social, and economic benefits. The City will encourage the protection, restoration, wise management, and expansion of the *urban forest*.

(2) It is the City's intent to protect existing trees and plant new ones where feasible and appropriate. When considering *development* applications and *site alteration* permit applications, the City will require that only the trees that directly impede the proposed work be removed and that the applicant replace them in reasonable amount, with trees of sufficient maturity. The amount and maturity of replacement trees will be determined based on the amount, maturity, species, and health of the trees to be removed. A Tree Preservation Plan may be required to provide an inventory of all trees on the site, an assessment of their health and condition, recommendations regarding which trees should be saved and which will be removed, tree protection measures, and replacement trees. As part of any Tree Preservation Plan, the City may require tree- loss totals and corresponding compensation estimates. Tree Preservation Plans must be prepared by qualified professionals.

(3) When considering *development* applications and *site alteration* permit applications, the City may require the protection and enhancement of hedgerows, especially where:
   (a) they link other elements of the Natural System;
   (b) wildlife regularly use them as habitat or movement corridors;
   (c) they are composed of mature, healthy trees;
   (d) they contain trees that are rare, unique, culturally important, or over 100 years in age; or
   (e) they contribute to the aesthetics of the landscape.

(4) Where the City is undertaking *infrastructure* work, the *urban forest* will be protected

and preserved, where feasible. If it is necessary for *infrastructure* work to remove any trees, the City will compensate by re- planting in reasonable amount on or off-site, with trees of sufficient maturity. The amount and maturity of replacement trees will be determined based on the amount, maturity, species, and health of the trees to be removed. A Tree Preservation Plan may be required to provide an inventory of all trees on the site, an assessment of their health and condition, recommendations regarding which trees should be saved and which will be removed, tree protection measures, and replacement trees.

(5) Opportunities for tree planting on City-owned lands will be identified and implemented in coordination with other public agencies and local interest groups, as required. The City will plant native species that are ecologically appropriate and suitable for site conditions, where feasible.

(6) The City will implement planting programs of desired and compatible species, with preference given to native species, on public lands or, in conjunction with landowners, on private lands.

(7) To generate appreciation and stewardship towards the *urban forest*, the City will encourage public education and involvement.

(8) The City will support and enhance the *urban forest* by implementing urban design standards that protect street trees, in particular in terms of preservation of existing root structures and preventing soil compaction.

8.2.10 Watershed Planning

(1) Watershed planning is an integrated, ecosystem approach to planning based on the boundaries of a watershed or subwatershed. Watershed and subwatershed boundaries provide natural limits for managing the interconnections that exist between human activities and features and processes of the natural environment. The City recognizes watershed planning as an important mechanism for guiding land use and *infrastructure* decisions.

(2) In collaboration with the *Province*, the Region, and the Grand River Conservation Authority, the City will require *watershed studies* to comprehensively and holistically characterize and assess the natural environment and protect it from site-specific and cumulative degradation. The City will work co-operatively with the *Province*, the Region, and the Grand River Conservation Authority to implement *watershed studies*.

(3) The priorities and process for undertaking and updating *watershed studies* will be jointly determined by the *Province*, the Region, the City, and the Grand River Conservation Authority.

(4) Generally, *watershed studies* will be prepared by the proponents of development under the direction of the City and the other public agencies having jurisdiction.

(5) To complement the Laurel Creek Watershed Study, new *watershed studies* will be undertaken at the subwatershed scale.

(6) Prior to an amendment to this Plan or the adoption of a District Plan which would have the effect of permitting significant areas of *development*, the City will require the completion and acceptance of a *watershed study*. The resulting recommendations for environmental protection, enhancement, restoration, management, and monitoring will be incorporated into the District Plan and implemented through the *development* application review process.

(7) The City will consider *watershed studies* to be living documents. Recognizing that a portion of Waterloo's growth will come from *intensification*, applicants may be required to update existing *watershed studies*. The need to update such studies will be determined jointly by the Region, the City, and the Grand River Conservation Authority.

(8) The *Province*, the Region, the City, and the Grand River Conservation Authority, in consultation with affected landowners and the general public through the decision-making process of the City, will jointly determine the terms of reference for *watershed studies*. At a minimum, the terms of reference for *watershed studies* will include:

(a) identification, maintenance, restoration, and wherever feasible, enhancement of *natural features*, *groundwater features*, *surface water features* and *ecological functions* which are necessary for the ecological and hydrological integrity of the watershed/subwatershed;

(b) identification, maintenance, enhancement and, wherever feasible, restoration of *linkages* among *natural features* and *ecological functions*, *groundwater features,* and *surface water features*;

(c) determination of areas where *development* and *site alteration* will be prohibited to:

(i) protect actual and potential municipal drinking-water supplies and identified *vulnerable* areas; and

(ii) maintain, enhance or, wherever feasible, restore *vulnerable* surface and ground water, *sensitive surface water features,* and *sensitive groundwater features*, their *hydrologic functions*, and *floodplains*;

(d) protection of the quality, quantity, distribution, and direction of flow of existing surface and groundwater processes;

(e) identification of stormwater management practices that maintain or enhance the quality, quantity, and distribution of stormwater including infiltration measures, and minimize stormwater volumes and contaminant loads;

(f) identification of areas where *Environmental Impact Statements* may be required for the review of *development* applications. Wherever feasible, *watershed studies* should partially fulfill the *Environmental Assessment* requirements for major *infrastructure* work to be located within that watershed, and/or comprehensive *Environmental Impact Statements* for all or part of the watershed/subwatershed; and

(g) development of a monitoring plan and definition of roles and responsibilities for

pre-, during, and post-construction monitoring to determine and address the impact of *development* on the Natural System and surface and groundwater resources.

(9) This Plan will be amended to implement recommendations from *watershed studies*, where appropriate. Recommendations from the *watershed studies* will also be implemented through the *development* application review process and other mechanisms where the City has the legal authority to do so, such as through existing programs or management plans. The City will encourage private landowners to undertake whatever actions are within their legal authority to implement *watershed studies*.

8.2.11 Environmental Impact Statements

(1) An *Environmental Impact Statement* will be required in accordance with the policies of this Plan to identify and evaluate the potential effects of *development* or *site alteration* on elements of the Natural System, to recommend means of preventing, minimizing, or mitigating impacts as well as opportunities for enhancing or restoring the quality and connectivity of the elements comprising the Natural System. An *Environmental Impact Statement* may also be used to identify and evaluate elements of the Natural System and interpret the boundaries of these elements. *Environmental Impact Statements* will be carried out by qualified professionals.

(2) The need for, scope, and acceptability of an *Environmental Impact Statement* will be determined collaboratively by the *Province*, the Region, the City, and the Grand River Conservation Authority, and led by:
- (a) the *Province*, for *development* or *site alteration* potentially affecting *Significant* Habitat of *Endangered or Threatened Species*;
- (b) the Region, for *development* or *site alteration* potentially affecting Landscape Level Systems (not including *Significant Valleys)*, Core Natural Features, and *Environmentally Significant Discharge Areas* or *Environmentally Significant Recharge Areas* that sustain Core Natural Features;
- (c) the Grand River Conservation Authority for *Significant Valleys*, *Provincially Significant Wetlands* located outside *Environmentally Sensitive Policy Areas, Locally Significant Wetlands, Other Wetlands,* and *Perennial Watercourses* and *Intermittent Watercourses*;
- (d) the City for *development* or *site alteration* potentially affecting Supporting Natural Features; and,
- (e) Fisheries and Oceans Canada, or its delegate, for *fish habitat*.

(3) The City, in consultation with the *Province*, the Region, and the Grand River Conservation Authority, may require the completion of a comprehensive *Environmental Impact Statement* where *development* or *site alteration* is proposed on multiple contiguous properties containing elements of the Natural System.

(4) The extent of the contiguous lands that trigger an *Environmental Impact Statement* will be determined by the City in consultation with other public agencies having jurisdiction.

(5) The City may reduce the scope or content of an *Environmental Impact Statement* where the impacts of the proposed *development* or *site alteration* are expected to be limited in area or scope or where other environmental studies fulfilling the requirements of an *Environmental Impact Statement* have been previously prepared.

(6) The City may waive the requirement for an *Environmental Impact Statement* where consultation with other public agencies having jurisdiction and/or site investigation by the City indicate that there are not likely to be *adverse environmental impacts* on the Natural System.

(7) Where an *Environmental Assessment* is required, or alternative environmental reviews are being undertaken as part of a comprehensive planning process required under provincial or federal legislation, the submission of an *Environmental Impact Statement* will not be required, provided the *Environmental Assessment* or alternative environmental review fulfills the requirements of an *Environmental Impact Statement*.

(8) The completion of an *Environmental Impact Statement* or alternative environmental review does not guarantee that the proposed *development* application or *site alteration* application will be approved.

(9) The City may develop *Environmental Impact Statement* Guidelines to be used by proponents and professionals when preparing an *Environmental Impact Statement*. Such Guidelines may be revised from time to time. Alternatively, the City may also utilize any Regionally-approved Guidelines.

8.2.12 Major Urban Greenlands

(1) Major Urban Greenlands are relatively large, publicly accessible parklands, or open spaces located within urban areas that are owned and maintained by the Region, the City, or the Grand River Conservation Authority. These urban greenlands are valued for their environmental, hydrological, recreational, and public health benefits, and are intended to help maintain a balance between the built and natural environment in urban areas.

(2) The City, in collaboration with the Region, the Grand River Conservation Authority, and other stakeholders, will develop and implement an Urban Greenlands Strategy that:
   (a) identifies a system of natural areas and open spaces, including Major Urban Greenlands, that enhance quality of life and public health;
   (b) helps mitigate air pollution, the urban heat island, and stormwater runoff;
   (c) promotes green roofs, *community gardens*, and tree planting;
   (d) secures additional public urban greenlands through the *development* application review process, excluding *site plan* applications; and
   (e) provides a range of open-space amenities.

(3) Subsequent to the identification of Major Urban Greenlands through the Urban

Greenlands Strategy identified in policy 8.2.12(2), the City will designate Urban Greenlands and develop associated policies for these areas in this Plan to:

(a) provide long-term protection from inappropriate *development* through application of adequate land use designation(s);
(b) require *development* on adjacent lands to not have an *adverse effect* on the valued characteristics of Major Urban Greenlands by requiring applicants to submit an assessment through the *development* application review process, excluding *site plan* applications, to the satisfaction of the City indicating how any *adverse effects* will be mitigated;
(c) facilitate public access to the Major Urban Greenlands through connections with transit, cycling, and *pedestrian facilities*; and
(d) support the provision of recreational and/or visitor services, wherever appropriate.

8.3 WATER RESOURCES

Water resources are critical to ecosystem and human health. They represent and sustain an array of environmental features, both on and under the earth's surface, and provide the City with a source of drinking water. Water is also an indispensable resource for the economy. It is therefore necessary to safeguard both surface and groundwater, as they are intricately connected, from land uses and human activities that could impair their quality or quantity. With continuing population growth and a finite supply of resources, the protection, conservation, and efficient use of water is imperative.

8.3.1 Supporting Documents and Implementation

(1) Council will approve, and update as appropriate, additional documents to support the implementation of the policies of this Section. Such documents may include, but are not necessarily limited to:
   (a) Environmental Strategy
   (b) *Watershed Studies*
   (c) *Source Protection Plan*

8.3.2 General

(1) The City will endeavour to maintain, enhance, or restore water quality and quantity by using the watershed as the ecologically meaningful scale for planning and minimizing potential negative impacts, including cross- jurisdictional and cross-watershed impacts.

(2) The City will promote and play a leadership role in the efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality. Such practices may include, but are not necessarily limited to, encouraging educational initiatives, supporting the Region in programs related to water conservation, incorporating stormwater management best practices (including *low impact development* measures), and pursuing technological and other system improvements to address such issues as inflow and infiltration of sanitary sewers.

(3) The City will participate in studies conducted by the Region or the Grand River Conservation Authority to monitor the *quality and quantity of water* resources within Waterloo's watersheds.

(4) The City will discourage land uses that exert impacts on water resources that are not sustainable, such as those that use large amounts of water and/or discharge large amounts of water that require treatment.

(5) The City will require hydrogeological assessments for *development* applications, excluding *site plan* applications, that may have *adverse environmental impacts* on *surface water features* and/or *groundwater features*. Such assessments must document pre-to-post development water balances and include measures to substantially maintain infiltration, recharge, and peak flow rates relative to existing conditions.

(6) *Sensitive surface water features* and *sensitive groundwater features* will be identified through *watershed studies*, *Source Protection Plans,* or other appropriate studies accepted by the City and the other public agencies having jurisdiction. Where identified, these features and their related *hydrologic functions* will be maintained, enhanced or, where feasible, restored.

(7) *Development* and *site alteration* will not be permitted in or near *sensitive surface water features* and *sensitive groundwater features* unless it is demonstrated through an *Environmental Impact Statement* or other appropriate study accepted by the City and the other public agencies having jurisdiction, in accordance with Section 8.2.11, that there will be no *adverse environmental impacts* on the feature or its *hydrologic functions*.

(8) Where feasible and appropriate, *development* will maximize clean water recharge and conservation measures, including infiltration through lot level infiltration structures, permeable surfaces and bioswales, cisterns for non-potable on-site use, and other innovative alternatives.

8.3.3 Source Water Protection

(1) Source Water Protection Areas are identified by the Region and are shown on **Schedule 'B4' – Source Water Protection** Areas. These areas contribute water, or are in close proximity, to municipal drinking- water supply wells that are *vulnerable* to contamination and or depletion from incompatible land uses. In the City of Waterloo, Source Water Protection Areas consist of Wellhead Protection Sensitivity Areas, High Microbial Risk Management Zones, and *Regional Recharge Areas*.

(a) Wellhead Protection Sensitivity Areas are classified from 1 to 8. This classification allows for varying degrees of management relative to the *vulnerability* of the underlying groundwater to contamination, the importance of

the well to the capacity of the municipal drinking-water supply systems, and the length of time groundwater within the area will take to reach the municipal drinking-water supply well.

(b) High Microbial Risk Management Zones identify areas where the underlying groundwater is the most *vulnerable* to disease causing organisms. These zones surround municipal drinking-water supply wells supplied by Groundwater Under the Direct Influence of Surface Water (GUDI). GUDI wells draw groundwater that is directly connected to, and dependant upon, surface water in locations where contaminants in the surface water may not be filtered adequately by the overlying soil or subsurface before entering the well.

(c) *Regional Recharge Areas* identify areas that will be protected from land use practices and hazardous chemicals and/or substances that could negatively impact the quality and quantity of water within and available to the aquifers that contribute to the municipal drinking-water supply system.

(2) New water taking will not be permitted for any new or expanding uses within the Urban Area Boundary.

(3) The City will review its Zoning By-Law with respect to Source Water Protection Areas to ensure conformity with the Regional Official Plan in terms of compatible land uses.

(4) The City will, in collaboration with other public agencies having jurisdiction, provide input into and implement a *Source Protection Plan*.

(5) This Plan will be amended to conform to an approved Source Protection Plan, as required.

(6) The City, in collaboration with the *Province*, the Region, and the Grand River Conservation Authority will participate in informed stewardship of Source Water Protection Areas.

(7) *Development* applications, excluding *site plan* applications, within Source Water Protection Areas will be reviewed and considered in accordance with the source water protection policies in the Regional Official Plan.

8.4 ENVIRONMENTAL HEALTH AND SAFETY

Both natural and human-made hazards pose a threat to public health and safety. Natural hazards are physical processes occurring at or near the earth's surface that produce events of unusual magnitude or severity. Flooding and erosion are primary examples. In addition to the inherent risk to life, natural hazards are associated with property damage, social disruption as well as private and public expenditure. Accordingly, the general intent of this Plan is to direct development outside of areas subject to natural hazards. In contrast to natural hazards, which are naturally occurring events, human-made hazards result from

human activities. Included are contaminated sites. Through the remediation of *brownfields*, threats to human and ecosystem health are addressed and *intensification* opportunities are often provided, serving to further the City's goal of transitioning to a compact urban form and making wise use of resources. In addition to hazards, noise, vibration, and light emissions have the potential to adversely impact human health and the overall quality of life.

A proactive and precautionary approach is fundamental to protecting environmental health and safety. Such an approach allows for threats to be minimized, eliminated, or averted, and opportunities for improvement to be seized. The sound management of natural and human-made hazards, along with other nuisances including noise, vibration, and light emissions, is a critical component of the City's sustainability.

8.4.1 Supporting Documents and Implementation

(1) Council will approve, and update as appropriate, additional documents to support the implementation of the policies of this Section. Such documents may include, but are not necessarily limited to:
   (a) Environmental Strategy
   (b) *Watershed Studies*
   (c) Emergency Management Plan

8.4.2 Natural Hazards

Natural hazards include *hazardous lands* and *hazardous sites*. While *hazardous sites* could be unsafe for *development* and *site alteration* because of naturally occurring hazards such as unstable soils or unstable bedrock, *hazardous lands* are considered unsafe due to naturally occurring processes like *flooding hazards* and *erosion hazards*. *Hazardous lands* impacted by *flooding hazards* are categorized as a One Zone Policy Area, Candidate Two Zone Policy Area, Two Zone Policy Area, or *Special Policy Area*. There is one *Special Policy Area* in the City of Waterloo – the Laurel/Clair Special Policy Area. Any amendments to the *Special Policy Area* policies must be considered and approved by the *Province*, the City, and the Grand River Conservation Authority.

(1) To reduce the threat to life and property posed by natural hazards, as well as lessen the risk of social disruption and potential for public cost, *development* will generally be directed to areas outside of *hazardous lands* and *hazardous sites*. Where *development* is permitted near or on *hazardous lands* and *hazardous sites*, potential adverse impacts will be recognized and mitigated.

(2) *Hazardous lands* and *hazardous sites* are identified, mapped, and regulated by the Grand River Conservation Authority. *Hazardous lands* and *hazardous sites* are shown on **Schedule 'A5' – Natural Hazards**. Amendments to this Plan will not be required for minor revisions to the limits of *hazardous lands* and *hazardous sites*, where such revisions are supported by technical studies approved by the Grand River Conservation Authority.

(3) *Development* or *site alteration* will not be permitted within:
   (a) *hazardous lands* impacted by *flooding hazards* and/or *erosion hazards;*

(b) *hazardous sites*; and
(c) erosion access allowances, which will not be less than 6 metres.

(4) Notwithstanding policy 8.4.2(3), *development* or *site alteration* may be permitted in *hazardous lands* and *hazardous sites* where:
(a) a *Special Policy Area* has been approved by the *Province*;
(b) the *development* is limited to land uses that, by their nature must locate within the *floodway*, including flood or erosion control works, structures necessary for conservation, water supply, wastewater management, or minor additions or passive non-structural uses which do not affect flood flows;
(c) a Two Zone Policy Area has been designated in accordance with policy 8.4.2(22) to permit *development* or *site alteration* in the *flood fringe*, and the effects and risk to public safety are minor so as to be managed or mitigated in accordance with the *Province*'s standards, as determined by the demonstration and achievement of all of the following:
(i) *development* or *site alteration* is carried out in accordance with *floodproofing* standards, protection works standards, and access standards;
(ii) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies;
(iii) new hazards are not created and existing hazards are not aggravated; and
(iv) no *adverse environmental impacts* will result.

(5) Notwithstanding policy 8.4.2(4), *development* proposing the following land uses will not be permitted within *hazardous lands* and *hazardous sites*:
(a) an institutional land use associated with hospitals, nursing homes, *assisted living facilities*, preschool, school nurseries, child care centres, and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young during an emergency as a result of flooding, failure of *floodproofing* measures, or protection works, or erosion;
(b) an essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations, which would be unacceptably impaired during an emergency as a result of flooding, the failure of *floodproofing* measures or protection works, or erosion; and
(c) land uses associated with the disposal, manufacture, treatment, or storage of *hazardous substances*.

(6) *Development* permitted within *hazardous lands* impacted by *flooding hazards* will be *floodproofed* to the elevation of the *Regulatory Flood* unless otherwise provided by more specific policies. For non-habitable accessory buildings or structures such as garages, sheds, or temporary structures, *floodproofing* will be undertaken to the extent practical where *floodproofing* to the elevation of the *Regulatory Flood* is not technically feasible.

(7) Where an existing building or structure is destroyed in a manner not associated with the inherent natural hazard, the City will permit its reconstruction, subject to approval from the Grand River Conservation Authority.

(8) Except as provided through policy 8.4.2 (4), parking lots, elevated parking structures

and underground parking structures associated with residential uses and underground parking structures associated with non-residential uses will not be permitted in *hazardous lands* impacted by *flooding hazards*.

(9) Where *development* on private services is permitted, new septic systems must be located outside of *hazardous lands* and *hazardous sites*. Where new or replacement septic systems are associated with *site alteration*, septic systems should be located outside of *hazardous lands* and *hazardous sites*.

(10) Prior to *development* on lands occasioned by groundwater discharge or high water tables, detailed hydrogeological and/or geotechnical studies will be required to assess potential risks to persons, buildings, structures, or *infrastructure.*

(11) Development approvals will not be granted within *hazardous lands* and *hazardous sites* or on lands adjacent to *hazardous lands* and *hazardous sites* that are regulated by the Grand River Conservation Authority until written permission is obtained from the Grand River Conservation Authority.

(12) *Hazardous lands* and *hazardous sites* will be placed in an appropriate zoning category or identified through a zone suffix or prefix in the Zoning By-Law.

(13) Building setbacks from *hazardous lands* and *hazardous sites* may be established in the Zoning By-Law in accordance with the degree, extent, and severity of the natural hazard, in consultation with the Grand River Conservation Authority, the *Province,* and other public agencies having jurisdiction.

(14) *Hazardous lands* and *hazardous sites* will not be considered as contributing to the parkland dedication requirements under the Planning Act.

(15) The acquisition of *hazardous lands* and *hazardous sites* by the City or other public agency is encouraged.

(16) The City will continue to cooperate with the Grand River Conservation Authority in the operation of the Grand River Watershed Warning System.

(17) The City will maintain an Emergency Management Plan that will protect the citizens, property, and environment from significant natural, technological, and human caused events.

Flooding Hazards – One Zone Policy Areas

(18) In One Zone Policy Areas, the entire floodplain is considered the floodway.

(19) Development and *site alteration* will not be permitted in One Zone Policy Areas except in accordance with policy 8.4.2(4).

(20) Notwithstanding 8.4.2(19), minor alterations and additions to e*xisting* buildings or structures may be permitted provided that:

(a) there is no feasible alternative location outside of the *floodplain*;
(b) no *adverse effects* on the hydraulic characteristics of flood flows are created;
(c) no new dwelling units are created;
(d) no new floor space or building services, such as mechanical or electrical services, are created below the elevation of existing floor space;
(e) no new habitable floor space is created below the elevation of existing habitable floor space;
(f) *floodproofing* is undertaken to the extent practical, where *floodproofing* to the elevation of the *Regulatory Flood* is not technically feasible; and
(g) there is no risk of structural failure due to potential hydrostatic or dynamic pressures.

Flooding Hazards – Two Zone Policy Areas

(21) In Two Zone Policy Areas, the *floodplain* is divided into two sections: the *floodw*ay and the *flood fringe*. The *floodway* is the area of the *floodplain* required to pass the flows of greatest depth and velocity. The *flood fringe* lies between the *floodway* and the outer edge of the *floodplain*. Depths and velocities of flooding in the *flood fringe* are generally less severe than those in the *floodway.*

(22) The City, in collaboration with the Grand River Conservation Authority, may designate Two Zone Policy Areas where significant urban uses currently exist within the *floodplain*, and where there is significant potential for further *intensification* with no *adverse effects* on flood flows. The application of the Two Zone concept is not intended to be on a lot-by- lot basis, but on a subwatershed or major reach basis.

(23) Development and *site alteration* will not be permitted in the floodway of a Two Zone Policy Area except in accordance with policy 8.4.2(4).

(24) Further to policy 8.4.2(4), *development* and *site alteration* may be permitted in the *flood fringe* of a Two Zone Policy Area provided that:
(a) all new buildings and structures are floodproofed to the elevation of the Regulatory Flood;
(b) all new dwelling units are above the elevation of the *Regulatory Flood*;
(c) all habitable floor space and building services, such as mechanical or electrical services, are above the elevation of the *Regulatory Flood*;
(d) no basement is proposed, or where the building contains multiple units, the basement is *floodproofed* to the elevation of the *Regulatory Flood* to provide parking below grade or common amenities; and
(e) ingress and egress to a building or structure is dry where achievable or *floodproofed* to an elevation that is practical and feasible, but no less than safe, as determined by the Grand River Conservation Authority.

(25) The creation of any uninhabitable floor space below the elevation of the *Regulatory Flood* where there is any possibility of conversion to habitable use will not be permitted. Uninhabitable residential space associated with multi-unit development created below the elevation of the *Regulatory Flood* may be permitted and will be *floodproofed* to the elevation of the *Regulatory Flood*. Such areas may include foyers,

recreation rooms, communal storage areas, and other uninhabitable floor space that are normally associated with multi-unit residential development.

(26) Access to new residential buildings and mixed-use buildings containing residential space will be provided to ensure safe access/evacuation at the Regulatory Flood elevation. The determination of safe access shall be made by the Grand River Conservation Authority in an evaluation of the combination of flood depths and flood flow velocities as they affect individual sites. However, in no case shall residential development be permitted where access/evacuation routes are subject to flood depths in excess of 0.8 metres or flood flow velocities in excess of 1.7 metres per second or where the product of depth and velocity exceeds 0.4 square metres per second under Regulatory Flood conditions. The provision of safe access within these parameters shall be provided by the raising of all or part of the site to suitable elevations to permit safe pedestrian evacuation or access under wet conditions. Parking associated with residential uses in the Two Zone Policy Area will also conform to the safe access standards outlined above.
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(27) Conversions of non-residential buildings in the *flood fringe* to residential use may be permitted and will require that all residential floor space be located at or above the elevation of the *Regulatory Flood* and building services are *floodproofed* to the elevation of the *Regulatory Flood*. Separate electrical and heating services will be required for ground floor non-residential and upper floor residential conversions. An assessment by a qualified professional engineer of the structural integrity of the building to withstand flood and hydro-static pressures may be required by the City and the Grand River Conservation Authority. Access policies outlined in policy 8.4.2(26) shall apply.

(28) Elevated parking structures and underground parking structures with a portion of the lowest parking level exposed and open above grade may be permitted in the *flood fringe* of a Two Zone Policy Area subject to the provisions of the Zoning By-Law. Underground parking structures which are fully enclosed underground are not permitted in the Two Zone Policy Areas.

Flooding Hazards – Candidate Two Zone Policy Areas

(29) Candidate Two Zone Policy Areas are based on a Grand River Conservation Authority Board-approved list created in response to changes in the provincial *floodplain* planning policy framework. Candidate areas are subject to additional technical analysis in order to demonstrate the appropriateness of the application of the Two Zone approach. Candidate Two Zone Policy Areas will be treated as One Zone Policy Areas unless additional technical analysis is completed to the satisfaction of the Grand River Conservation Authority and the results of the analysis validate the application of the Two Zone approach. In such cases, Candidate Two Zone Policy Areas may be treated as Two Zone Policy Areas. Changes in status will be reflected on **Schedule 'A5' – Natural Hazards** through a *municipal comprehensive review* or Official Plan Amendment.

Flooding Hazards – Special Policy Areas

(30) The City recognizes that the designation of a *Special Policy Area*, and any change or modification to the site-specific policies or boundaries applying to the *Special Policy Area*, must be approved by the *Province*. Further, the City recognizes that the *Province* has established procedures for undertaking such changes or modifications. The City intends to follow these procedures in the near future to update the policies and/or boundaries that apply to the *Special Policy Area* currently designated in the City of Waterloo.

(31) This Plan designates certain lands along the Laurel and Clair Creeks a Provincial *Special Policy Area* for reasons outlined in subsections (a) to (f) inclusive. The lines on **Schedule 'A5' – Natural Hazards** are general in nature. Interpretations of lines on individual sites must be confirmed in consultation with the Grand River Conservation Authority. These lands are part of the historic centre of Waterloo and special policies are required for the continued economic and social viability of the area. Also, these lands are subject to special conditions which constitute a significant hazard to life and property during serious floods.

(a) With specific reference to *floodplains*, the municipality has been utilizing design criteria for land use planning and stormwater management to control flooding up to the magnitude of the 1 in 100 year storm event. However, the Provincial design standard is the Regulatory Storm which is in the magnitude of Hurricane Hazel. Using this more restrictive provincial standard, the Grand River Conservation Authority has determined that a certain amount of development near specific watercourses in the City would be adversely affected by such a severe storm event.

(b) Provincial Flood Plain Planning policies generally discourage development within the regulatory *floodplain*. The policies recognize that, in some cases, portions of the *floodplain* can be developed safely and protected to the *Regulatory Flood* elevation with no adverse impacts to existing development. In such cases, selective application of a Two Zone Concept (*floodway-flood fringe*) is permitted. Where adherence to these policies is not feasible, the concept of *Special Policy Area* is recognized as a possible option for flood prone communities or portions thereof which have historically developed in the *floodplain*. In these areas, social, economic and environmental factors may warrant assuming a higher degree of flood risk than would normally be acceptable.

(c) In portions of Uptown Waterloo and areas adjacent to certain reaches of Laurel and Clair Creeks, development has historically taken place on lands within the regulatory *floodplain* defined by the Grand River Conservation Authority. The City has demonstrated a strong commitment to the renewal and revitalization of Uptown Waterloo through various actions and policies. While the City recognizes that a higher degree of flood risk exists along these creeks than would normally

be deemed acceptable, rehabilitation, development and replacement of buildings and structures in the area is considered necessary to the continued economic and social viability of this area and major relocations or complete acquisition by public authorities is not considered practical. Consequently, a *Special Policy Area* has been identified in this Plan which addresses planning and engineering criteria for developed and undeveloped lands along certain reaches of Laurel and Clair Creeks.

(d) This Plan designates certain lands along Laurel and Clair Creeks as a *Special Policy Area*. This area is one in which the City, the Grand River Conservation Authority, the *Province* and the public agree to accept a higher flood risk than would normally be acceptable and permit development in circumstances where it would normally be prohibited, subject to certain flood damage reduction measures.

(e) A program of channelization/channel improvements is being undertaken within this area to reduce flooding up to the magnitude of the 1 in 100 year storm event. Unusual flood effects occur in the *Special Policy Area* once water exceeds the 100 year level. Flooding can occur to potentially significant depths over a short period of time leaving little time for public warning and/or evacuation. In certain locations within the *Special Policy Area* depths and velocities of water during a *Regulatory Flood* event combine to create hazardous conditions.

(f) Although the goal for the *Special Policy Area* is to promote protection to the regulatory level to prevent the loss of life and minimize property damage, requirements have been relaxed especially in relation to commercial development and related parking. The policies have been formulated to overcome or reduce flood hazards where feasible while recognizing the economic and social necessity of continued development in this area.

(32) The *floodplains* that have been identified for the Laurel and Clair Creek watersheds and the flood channelization measures that have or will be developed in the core area have been developed on the assumption that any urban development located west of Erbsville Road and upstream of Laurel Creek Reservoir will not increase flooding within the *Special Policy Area*. Prior to development of lands on the West Side of Waterloo as identified above, a Master Drainage Plan for the West Side will be required. The goal of such a plan will be that run off from the West Side not increase peak flows up to and including the *Regulatory Flood* flow over existing conditions to the extent that flood levels in the *Special Policy Area* are affected. Should this goal not be achievable, the downstream effects as they impact upon the *Special Policy Area* will be reviewed and if required, an amendment to this Plan will be undertaken. Policy changes or the acceptance of even a higher level of risk within the *Special Policy Area* may result if flooding is increased by development on the West Side of the City.

(33) An area within the *Special Policy Area* exists and functions as an hydraulic *floodway*. This hydraulic *floodway* is the minimum area required to pass the *Regulatory Flood*.

The hydraulic *floodway* is illustrated on **Schedule 'A5' – Natural Hazards**. Obstruction of the hydraulic *floodway* would create adverse upstream and downstream effects in the form of increased flow velocity, depth and extent of flooding.

(34) No new buildings, structures or fill shall be permitted in the hydraulic *floodway*. Notwithstanding this prohibition, an area of the hydraulic *floodway* between the Erb Street West and Caroline Street intersection and Erb Street East has been identified as an area in which elevated parking structures may be permitted provided that the design and construction of such structures accommodates the passage of the *Regulatory Flood* as determined by the Grand River Conservation Authority and the City.

(35) The reorientation or reconfiguration of existing buildings within the hydraulic *floodway* as a result of unusual loss or redevelopment may be permitted without requiring an amendment to this Plan provided that such redevelopment results in an improvement of the flow characteristic of the hydraulic *floodway*. Such buildings shall be *floodproofed* in accordance with the applicable policies of this Plan to the satisfaction of the City and the Grand River Conservation Authority.

(36) The portion of the hydraulic *floodway* between Weber Street North and University Avenue East has been determined on the basis of the greater extent of two criteria: flood depth and the area required to pass the *Regulatory Flood*. The extent of the hydraulic *floodway* in this area is a result of the impact created by three bridges (two privately held and one under the jurisdiction of the Region). The use of flood depth as an additional factor to determine the hydraulic *floodway* is unique to this area. The replacement of bridges provides some opportunity to improve the flood condition while in other areas of the *Special Policy Area* such opportunities do not exist. The selected depth criteria addresses the area of the *floodplain* where the greatest risk exists and would assist in reducing risk of damage during lesser flood events than the Regulatory Storm. No new buildings, structures or fill shall be permitted in this area.

Notwithstanding the above, nothing shall prevent the erection of a training facility for fire protection purposes within this portion of the hydraulic *floodway* subject to approval by the Grand River Conservation Authority and the City. It is the intention that the three bridges will be reconstructed or other alternatives pursued such as new access points to private development which could eliminate the need for the private bridges. Such actions will be undertaken with the cooperation of the Grand River Conservation Authority, the Region, the City, and affected landowners. An amendment to this Plan will be required to ensure that *floodplain* policy reflects the improved flood condition.

(37) Development along the edge of Silver Lake is constrained by the storage capacity of

this water body under *Regulatory Flood* conditions. Development along the shoreline may be permitted provided that the storage capacity is not affected or allowance has been made for replacement of lost capacity through reconfiguration of the lake. As a consequence the hydraulic *floodway* limit is shown on **Schedule 'A5' – Natural Hazards** as following the shoreline of Silver Lake. Development proposals will be assessed by the Grand River Conservation Authority and the City relative to impact on storage capacity. Should changes to the hydraulic *floodway* line be required to accommodate shoreline development, no amendment to this Plan will be required provided that storage capacity is not impaired.

(38) Within the core area, flood depths and velocities within the hydraulic *floodway* may necessitate public acquisition of certain lands for open space purposes and special design treatments of adjacent structures.

Residential Policies

(39) Policies 8.4.2(24)(c), 8.4.2(25) and 8.4.2(26) shall apply to the development of new residential buildings in the *Special Policy Area*. Notwithstanding policy 8.4.2(25), uninhabitable residential space created below the *Regulatory Flood* elevation shall be *floodproofed* to the *Regulatory Flood* elevation except those areas where it can be demonstrated to the satisfaction of the City and the Grand River Conservation Authority that a limited potential for damage exists. Flood protection for such uninhabitable space may be reduced, but in no case shall the reduction be more than 1 metre below the *Regulatory Flood* elevation. This elevation will provide protection to, at minimum, the 100- year flood elevation or higher.

(40) Policy 8.4.2(27) shall apply to conversions of non-residential buildings beyond the hydraulic *floodway* to residential use.

Institutional Policies

(41) Libraries, museums, university facilities and similar non-residential institutional uses are permitted in the *Special Policy Area* subject to *floodproofing* to the *Regulatory Flood* elevation.

(42) Protective services such as police, fire, utility and public works yards, ambulance stations and major electrical substations should not be located in the *Special Policy Area*. If a *Special Policy Area* location cannot be avoided these uses shall be floodproofed to *Regulatory Flood* levels and access/facilities provided to ensure their ability to deliver emergency services during flood events is not impaired. Minor additions or alterations as defined by the Grand River Conservation Authority, to existing facilities may be permitted subject to the approval from the City and the Grand River Conservation Authority.

Commercial Policies

(43) Commercial uses such as retail, office, service and personal service commercial uses shall be floodproofed to the *Regulatory Flood* elevation except where it can be demonstrated to the Grand River Conservation Authority and the City that the level of flood protection would impair the viability of commercial operations. In such cases, a reduction in flood protection requirements may be permitted, but in no case shall the reduction be more than 1 metre below the *Regulatory Flood* elevation. This elevation will provide protection to, at minimum the 100-year flood elevation or higher.

(44) Hotels and motels, as commercial uses containing overnight accommodation, shall be *floodproofed* to the *Regulatory Flood* elevation. In no case shall building services, residential or sleeping space be located below the elevation of the *Regulatory Flood*. Direct access to the outside from residential or sleeping quarter space shall not be permitted unless the standards for access to new residential buildings, as outlined in policy 8.4.2(26) can be achieved. Notwithstanding the above, ancillary and other non habitable space shall be subject to commercial flood protection policies as outlined in policy 8.4.2(43).

Parking Policies – Surface

(45) Surface parking may be permitted in all areas of the *Special Policy Area* in accordance with the Zoning By-Law. Where the Grand River Conservation Authority determines that surface parking sites are subject to severe flow velocities of sufficient magnitude to displace cars or other vehicles, surface parking facilities shall be designed with perimeter walls, berms, railings or other barriers suitable to contain floating vehicles in the parking lot and prevent obstruction of flood water flows.

(46) Surface parking facilities associated with residential uses shall not be permitted to intrude into the hydraulic *floodway*. Surface parking associated with residential use shall conform to the same standards of "safe" access that apply to residential buildings as outlined in policy 8.4.2(26).

Parking Policies – Elevated

(47) Elevated parking structures are prohibited within the hydraulic *floodway* but may be permitted in all other areas of the *Special Policy Area* subject to the provisions of the Zoning By-Law. Notwithstanding the above, elevated parking structures may be permitted in a specific section of the hydraulic *floodway* as outlined in policy 8.4.2(34) only if the placement of columns and ramps and the design of floor clearance will accommodate the passage of the *Regulatory Flood* as determined by the Grand River Conservation Authority and the City.

(48) With specific reference to elevated parking structures noted above, when notified that flood events will result in significant overland flows, the City will attempt to

prohibit access by vehicle to the ground floor parking levels and attempt to remove existing vehicles parked in ground level spaces. Such action shall be integrated into an Emergency Management Plan and Flood Warning System.

Parking Policies – Underground

(49) Underground parking facilities may be permitted in all areas of the *Special Policy Area* in accordance with the Zoning By-Law. Except as provided in policy 8.4.2(50), all underground parking facilities shall be floodproofed to the *Regulatory Flood* elevation. All underground parking structures in the *Special Policy Area* shall be developed subject to the following:
- (a) access by elevator to underground structures during flood events shall be prevented;
- (b) underground structures shall be designed for controlled seepage and filling by flood waters and shall contain facilities for pump out; and
- (c) electrical and mechanical services be floodproofed to the *Regulatory Flood* elevation.

(50) In the section of the *Special Policy Area* between the intersection of Erb Street West and Caroline Street and Erb Street East, it may not be feasible to protect underground parking facilities to the regulatory elevation. Where the City and the Grand River Conservation Authority determine that achievement of the *Regulatory Flood* protection is not feasible, underground parking facilities and structures may be developed subject to the following:
- (a) openings to underground parking facilities may be permitted below the *Regulatory Flood* elevation, as determined by the Grand River Conservation Authority and the City. But in no case shall such openings be more than 1.0 metre below the Regulatory elevation.

Erosion Hazards

(51) Notwithstanding policy 8.4.2(3), development or *site alteration* associated with existing uses may be permitted within the limits of an erosion hazard where it is demonstrated through a site-specific geotechnical or engineering assessment that:
- (a) there is no feasible alternative location outside of the *erosion hazard*;
- (b) any proposed building or structure is located in the area of least risk;
- (c) there is no impact on existing or future slope stability and bank stabilization or erosion protection works are not required;
- (d) access for maintenance or emergency purposes is not prevented; and
- (e) where unavoidable, impacts on *natural features* or *ecological functions* are minimized and appropriate mitigative and remedial measures will adequately enhance or restore features and functions.

(52) Minor alterations and additions to e*xisting* buildings or structures within the limits of an *erosion hazard* may be permitted in accordance with policy 8.4.2(51).

(53) The replacement of buildings or structures within the limits of an *erosion hazard* may be permitted in accordance with policy 8.4.2(51).

(54) *Development* or *site alteration* adjacent to a steep slope will be subject to a setback from the stable top of bank. The stable top of bank will be determined in consultation with the Grand River Conservation Authority. A minimum setback of 6 metres will be required to accommodate an erosion access allowance.

(55) Where feasible, lands below the stable top of bank will be maintained in a natural state. In cases where such lands have been impacted by agricultural or urban uses, efforts will be made to naturalize the lands where appropriate.

8.4.3 Contaminated Sites

(1) Where *development* is proposed on, or adjacent to, a known or *potentially contaminated site*, planning approvals will be subject to the submission of a Record of Site Condition. Where applicable, the procedures contained in the Regional Implementation Guideline for the Review of Development Applications on or Adjacent to Known and Potentially Contaminated Sites will be followed.

(2) Land use designations on **Schedule 'A' – Land Use Plan** may be subject to review and the uses contemplated by this Plan may be restricted subsequent to environmental site assessment work carried out through the *development* application review process.

(3) Holding provisions related to known or *potentially contaminated sites* may be utilized by the City when it is necessary or desirable to zone lands for development prior to the submission of a Record of Site Condition to the *Province*.

(4) Where the City is deeded land for public highways, *road* widenings, parkland, stormwater management, easements, or any other purpose, evidence may be required, as a condition of the transfer, to the choice and satisfaction of the City, that no environmental contamination has occurred on the subject lands, that the lands have been satisfactorily restored, or that a record of on-site contaminants is provided. Unless satisfied, the City may not accept the deed.

(5) The City may consider and implement programs to encourage the remediation of contaminated sites in accordance with Section 12.3.2 related to Community Improvement Plans.

8.4.4 Noise, Vibration and Light Emissions

General

(1) *Sensitive land uses* proposed in the vicinity of *roads,* railways, or other uses considered to be noise generators will comply with applicable provincial, regional, and municipal guidelines. All recommended means of mitigation will be secured to

the satisfaction of the City prior to, or as a condition of approval of the *development* application, excluding *site plan* applications.

(2) Any required noise or vibration study will be prepared by a qualified professional in accordance with recognized noise and vibration measurements and prediction techniques, to the satisfaction of the City and in accordance with applicable provincial, regional, and municipal guidelines and standards.

(3) Where noise attenuation measures are required, *passive noise attenuation measures are preferred. Noise barriers may only be used where it is demonstrated to the satisfaction of the City that other attenuation methods are not adequate or feasible. Noise barriers must be designed and constructed to complement the streetscape and community design.*

(4) To minimize noise and vibration impacts during the construction phase of development, proponents will be encouraged, and where appropriate, required to establish noise and vibration reduction strategies based on relevant regulations, guidelines, and best practices.

(5) The City recognizes that innovative noise and vibration abatement techniques may become available through the development of new technologies. The use of such techniques will be encouraged.

(6) The application of noise attenuation measures may be detailed in District Plans.

Noise and Vibration from Transportation Sources

(7) Where a *development* application, excluding *site plan* applications, for a *sensitive land use* is submitted in the vicinity of an existing or planned City Arterial or Regional Arterial *road*, provincial highway or railway, the Regional *rapid transit* system, or a transit terminal, a noise study may be required. Any required noise mitigation measures will be implemented through the *development* application review process.

(8) Where projected noise levels exceed the noise criteria prescribed by the *Province* and the Region, appropriate noise warning and/or noise attenuation measures will be required prior to, or as a condition of approval of a *development* application, excluding *site plan* applications. Such measures may include site design and building layout, noise warning clauses, noise attenuation barriers, air conditioning, and/or structural design measures such as multiple glazed windows and brick wall construction. Notwithstanding the above, *sensitive land uses* will be prohibited where the projected attenuated daytime noise level in the associated *outdoor living area* exceeds 70 dBA.

(9) Provisions for noise mitigation are to be provided beyond the limits of the ultimate *road* or railway right-of-way.

(10) Where a development application, excluding site plan applications, for a *sensitive land use* is submitted within 75 metres of a property line for a railway, a vibration study may be required, to the satisfaction of the City. The study must address all sources of vibration affecting the site and include recommendations for mitigation.

Noise and Vibration from Stationary Sources

(11) Any *development* application, excluding *site plan* applications, for any use proposed to generate a stationary source of noise or vibration may be required to undertake a noise and/or vibration study as part of the application review process, to the satisfaction of the City. The study must address all sources of noise and vibration, include recommendations for mitigation, and demonstrate that there are no *adverse effects* on existing or planned *sensitive land uses*.
   (a) Adherence to this Policy may include a development application to seek recognition as a Class 4 Area under NPC-300 guidelines.
   (b) For clarity, requests for lands to be identified as a Class 4 Area will be supported by a noise and/or vibration study as part of the development application review process.

OPA No. 14, approved January 11, 2018

Light Emissions

(12) Light pollution is excessive or obtrusive artificial light. While maintaining public safety, the City will endeavor to reduce light pollution in an effort to limit energy waste, decrease greenhouse gas emissions, minimize adverse impacts on ecological systems, and enhance the visibility of the night sky.

(13) The City will use and promote the use of responsible lighting practices that eliminate or minimize light pollution.

(14) The City may consider a Light Pollution By-law that would help prevent the negative impacts of excessive or misdirected light and encourage responsible lighting that is properly directed, of appropriate intensity, and energy efficient.

(15) The City may require the proponent of an application for *development* to submit a light assessment and photometric plan in conjunction with the application.

8.5 ENERGY

The City of Waterloo, both corporately and as a community, is presented with energy challenges and opportunities, including the need to use energy more efficiently and the

ability to establish sources of sustainable energy production. Increased energy efficiency can lead to reduced air pollutant and greenhouse gas emissions, decreased demand for new production and distribution *infrastructure* and greater energy security. Complementing the efficient use of energy are *alternative energy systems* and *renewable energy systems*. While the environmental, social and economic benefits of such systems are widespread, benefits should be balanced with the functionality of these sustainable technologies and their compatibility with the natural environment and surrounding land uses.

8.5.1 Supporting Documents and Implementation

(1) Council will approve, and update as appropriate, additional documents to support the implementation of the policies of this Section. Such documents may include, but are not necessarily limited to:
(a) Environmental Strategy
(b) *Watershed Studies*
(c) Community Energy Plan
(d) Transportation Demand Management Plan

8.5.2 Culture of Conservation

(1) The City will play a leadership role in energy conservation through:
(a) the on-going implementation of energy conservation efforts in municipal facilities;
(b) ensuring that all new City facilities are designed to meet a high standard of *sustainable design*, including energy conservation;
(c) the ongoing implementation of energy management, waste reduction and re-use and recycling programs in City facilities;
(d) reducing, to an appropriate extent, the amount of high maintenance landscaping on City-owned lands; and
(e) maintaining a green procurement policy.

(2) The City will encourage energy conservation in the community by:
(a) cooperating with other levels of government and the private sector to encourage innovative energy conserving measures within the City;
(b) supporting educational programs that promote energy conservation and efficiency measures; and
(c) promoting the retention and expansion of the urban forest to enhance air quality and reduce energy use through shading and sheltering opportunities.

8.5.3 Energy Conservation in the Built Environment

(1) The City will encourage energy conservation in the community by:
(a) identifying opportunities to conserve energy, enhance energy security/ stability and increase the use of *renewable energy systems* or *alternative energy systems*, which may include developing a Community Energy Plan;
(b) promoting a compact city form, including:
(i) encouraging *intensification* primarily within Nodes and Corridors and discouraging reductions in permitted densities, as defined in this Plan and

the Zoning By-Law, in instances where higher densities are appropriate;

(ii) improving the mix of land uses, where appropriate, to reduce/ shorten vehicular trips and reduce congestion, including encouraging the distribution of *convenience retail* and personal services within walking/cycling distance of residential areas; and

(iii) with regard to development within *designated greenfield areas*, phasing expansion or directing development to areas contiguous to the built up area of the City to optimize the use of existing *infrastructure*.

(c) promoting increased reliance on public transit and *pedestrian* and bicycle travel and a reduced reliance on motor vehicles through measures such as enhanced physical *infrastructure* for transit, *pedestrian*s and cyclists and supporting *transportation demand management* initiatives;

(d) focusing major employment, commercial and other travel-intensive land uses on sites which are well served by existing or proposed public transit or designing these sites/areas to facilitate the establishment of public transit in the future;

(e) promoting energy conservation during the review of development proposals by encouraging, where practical, the design of structures for energy efficiency, the proper siting of buildings, appropriate landscaping for wind shelter in the winter and the prevention of overheating in the summer, maximization of passive solar gain and east-west street orientation;

(f) encouraging and, where possible, requiring that waste reduction, including the diversion of construction materials from landfills, and re- use and recycling programs be implemented;

(g) encouraging energy conserving new construction and the upgrading and retrofitting of existing buildings to enhance their energy efficiency, including through the ongoing implementation of the Property Standards By-law and supporting *on-site energy production*, where appropriate;

(h) supporting actions which aim to conserve energy through such things as the revision of Building Code standards; and

(i) facilitating a reduction in energy consumption for development by:

(i) considering adaptive reuse of existing buildings;

(ii) considering the use of alternative development standards;

(iii) promoting development on gravity fed sanitary sewers and minimizing the reliance on pumping stations; and,

(iv) promoting water conservation measures.

8.5.4 Energy Production and Distribution

(1) The City recognizes that a stable, efficient energy supply system is necessary for a strong, sustainable economy.

(2) Increased energy supply in the City is encouraged by providing opportunities for alternative energy systems and renewable energy systems to accommodate current and projected needs. Such systems will generally be preferred over conventional forms of energy production, subject to provincial and federal requirements.

(3) Notwithstanding any *provincial and federal requirements for* notice/public

consultation regarding energy production facilities, the City encourages proponents to undertake sufficient public notice and consultation so as to ensure members of the community and the City have sufficient opportunity to provide comment on proposed facilities to the proponent and/or approval authority.

(4) In addition to the policies of this Plan, geothermal facilities will be subject to the Source Water Protection policies of the Regional Official Plan.

(5) As per policy 5.2.8(5), the City may, in conjunction with development, require the transition of existing above-ground hydro lines and plant to underground locations, where technically feasible and where funding is available. It is recognized that the Uptown Waterloo Urban Growth Centre represents one priority area for such transition. Other priorities will be established through Class Environmental Assessments, capital projects, and or master planning, such as Hickory Street in Northdale. Where financially feasible, the City will support and participate in cost-sharing arrangements for the burial of hydro between Waterloo North Hydro Inc., landowners/developers and the Region. Where underground hydro services are contemplated, development shall be designed to accommodate the underground hydro services (including vaults, switchgears, and the like), related appurtenances, and easements. Regulations and standards to facilitate the transition of hydro lines and plant to underground locations may be established in the Zoning By-law, Urban Design Manual, and Engineering Manual.
OPA No. 22, approved June 11, 2019

(6) The City may support or actively participate in the development of energy production facilities which may include municipal ownership and/or operation of such facilities.

(7) Energy production facilities that are owned and/or operated by the City, public utilities, Ontario Power Generation Inc., or Hydro One Networks Inc. and are subject to the requirements of the Environmental Assessment Act will be permitted in any land use designation of this Plan, with preference given to facilities locating in areas designated Flexible Industrial.

(8) Energy production facilities that are privately owned and managed and are not regulated by the Green Energy Act may be permitted in the Zoning By-law in areas designated Flexible Industrial, subject to appropriate regulations. Zoning By-law Amendments to permit such energy production facilities in other areas of the City will only be considered where the City is satisfied that there will be no *adverse effects* from the development as related to economic, environmental, social, transportation, safety, and other concerns, as determined by the City.

(9) *Alternative energy systems* and *renewable energy systems,* will be permitted in all land use designations in this Plan, but are encouraged to locate in areas designated Flexible Industrial. Such energy systems will be developed in accordance with *provincial and federal* requirements including appropriate separation distances to address land use compatibility.

(10) The City will actively participate with the responsible approval authorities in planning

for the location and/or expansion of *alternative energy systems and renewable energy systems* within the City.

(11) This Plan recognizes *district energy* systems as an efficient method of supplying heating, cooling and electricity to buildings and as a means to reduce the vulnerability of the energy system.

8.6 AIR QUALITY AND CLIMATE CHANGE

Our quality of life is dependent upon the quality of our air. Regardless of whether the source of air pollution is direct or indirect, local or long-range, air quality degradation significantly impacts both human and ecosystem health. Moreover, air pollution is closely linked with the burning of fossil fuels and the emission of greenhouse gases. Recognizing this link, and the link that exists between the accumulation of greenhouse gases and climate change, is vital to ensuring a comprehensive approach is taken in protecting and improving our air quality and combating human-induced climate change. Such an approach will include mitigation that reduces the sources and enhances the sinks of greenhouse gases and adaptation that minimizes our vulnerability to the impacts of climate change.

8.6.1 Supporting Documents and Implementation

(1) Council will approve, and update as appropriate, additional documents to support the implementation of the policies of this Section. Such documents may include, but are not necessarily limited to:
   (a) Environmental Strategy
   (b) *Watershed Studies*
   (c) Energy Management Program
   (d) Air Quality and Climate Change Management Plan

8.6.2 General

(1) The City will promote an urban form that includes compact and efficient development that is transit-supportive as a means of improving air quality and minimizing contributions to climate change through reduced reliance on automobiles.

(2) The City will promote *sustainable design* and construction standards and the use of *renewable energy systems* as a means of improving air quality and minimizing contributions to climate change through reduced resource consumption and air pollutant generation.

(3) The City will promote and undertake tree planting and landscaping initiatives to enhance and improve the *urban forest* as a means of improving air quality and minimizing contributions to climate change through shading, sheltering, screening, and increasing carbon sinks. The City will also promote the protection, restoration, wise management, and expansion of the *urban forest* as a means of pollution mitigation and carbon sequestration.

(4) The City, through its operations, will endeavor to improve air quality and minimize contributions to climate change through pollution control, energy conservation, development and utilization of *renewable energy systems*, waste reduction, and the promotion of energy efficient facilities in the planning, design, and construction of public works.

(5) The City may collaborate with other levels of government, other municipalities, institutions, community groups, and local industries to develop programs to reduce air pollutants and greenhouse gas emissions.

(6) The City may promote and support education and awareness of air quality and climate change issues, associated health impacts, and linkages to transportation and land use.

(7) *Development* that has the potential to generate dust, odour, or other airborne emissions will be evaluated in accordance with provincial guidelines and approval requirements. The City may require the proponent of such proposals to demonstrate compliance with provincial requirements.

8.6.3 Targets and Monitoring

(1) The City may partner with other organizations to monitor, track, and assess local air quality to identify local emission sources and take action to reduce air pollutant and greenhouse gas emissions at these sources.

(2) The City will encourage and undertake actions to reduce air pollutant and greenhouse gas emissions, which may include the development of an Air Quality and Climate Change Management Plan and local air pollutant and greenhouse gas emission targets.

8.7 ENVIRONMENTAL SUSTAINABILITY

On both a local and global scale, the impact that human activity has on the natural environment is increasingly more evident. To reduce and reverse this impact, ecological footprints must be minimized and our actions that threaten the quality of our land, air, and water must be modified. Achieving environmental sustainability requires continuous effort; there is no end to the process. Moreover, the challenge of becoming environmentally sustainable is actualized through a broad range of practices, including developing communities and buildings that are energy and water efficient, reducing greenhouse gas emissions, eliminating point source and fugitive contaminants, efficiently managing stormwater, effectively reducing and managing solid waste, and protecting biodiversity. Recognizing that our physical well-being, social vitality, and economic viability are intricately connected to each other and to the health of our natural environment, it is imperative that our activities are compatible and balanced with ensuring the integrity of *natural features*, systems, and processes.

8.7.1 Supporting Documents and Implementation

(1) Council will approve, and update as appropriate, additional documents to support the implementation of the policies of this Section. Such documents may include, but are not necessarily limited to:
   (a) Environmental Strategy
   (b) *Watershed Studies*
   (c) Energy Management Program
   (d) Air Quality and Climate Change Management Plan

8.7.2 General

(1) The City will promote environmental sustainability by encouraging, supporting and, where appropriate, requiring:
   (a) a compact and efficient urban form;
   (b) greater use of alternative transportation modes, such as transit, cycling, and walking;
   (c) *sustainable design* and construction practices;
   (d) the integration and protection of *natural features* and landscapes into building and site design;
   (e) the reduction of resource consumption associated with growth;
   (f) the avoidance of the release of contaminants into the environment; and,
   (g) the creation of places and spaces that are resistant to the impacts of climate change.

8.7.3 Sustainable Building

(1) The City will encourage *sustainable design* standards and the application of sustainable management practices for *development*, building renovation, and *infrastructure*.

(2) The City will encourage, and where feasible and appropriate, require the implementation of *low impact development* measures for *development,* building renovation, and *infrastructure*.

(3) The City will encourage the creation of innovative green spaces that retain stormwater, increase natural vegetation cover, improve air quality by binding dust and filtering air pollution, support biodiversity, provide sound attenuation, counteract the urban heat island effect, provide aesthetic and amenity value, provide opportunities for local food production, and/or reduce energy demand.

(4) To offer protection from sun exposure, mitigate the urban heat island, and reduce energy demands, the City will encourage the provision of shade, either natural or constructed, to provide a balance of sun and shade. When planning for and developing new City facilities such as parks and public spaces, or refurbishing existing City-owned facilities, the City will consider the provision of shade an essential component.

(5) Applications for Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and *Site Plan* will be encouraged, and where appropriate, required to submit a Sustainable Development Report describing the sustainable initiatives being implemented in the development, including but not necessarily limited to, initiatives related to energy efficiency, water efficiency, indoor air quality, building materials, landscaping, stormwater management, and construction waste.

(6) The City may implement programs to encourage and/or require environmentally sustainable development.

8.7.4 Community Gardens

(1) The City recognizes *community gardens* as valuable community resources that provide open space and a local food source, offer recreational and educational opportunities, and build social connections.

(2) The City will identify land use designations appropriate for *community gardens*, with consideration being given to compatibility, prior land use and lot area.

(3) The City will support *community gardens* through initiatives which may include:
   (a) promoting the awareness of community gardening;
   (b) where appropriate, offering City-owned lands as new community garden sites, such as undeveloped parcels and closed road right of ways; and
   (c) collaboration with the Region.

(4) The City will encourage backyard, roof top, and workplace gardening, as well as edible landscaping and fruit-bearing trees to complement community gardens.

NOTE: Chapter 9has been Deferred (Deferral 10) as per the 2012 approival of the Official Plan by the Region of Waterloo.

CHAPTER 9 MINERAL AGGREGATES

The mineral aggregate policies are intended to identify and protect Mineral Aggregate Resources Areas for long-term use. Policies in this chapter provide for the consideration of future extraction of *mineral aggregate resources*, while recognizing the need to balance social, economic, and environmental interests.

9.1 OBJECTIVES

(1) Identify and protect Mineral Aggregate Resource Areas for current and future needs.
(2) Minimize short and long term impacts of aggregate extraction on the natural environment and the quality of life for existing and future residents.

9.2 GENERAL POLICIES

(1) Areas identified as having a high potential to contain *mineral aggregate resources* are identified as Mineral Aggregate Resource Areas on **Schedule 'H' – Mineral Aggregate Resource Areas**.

(2) Boundaries of the Mineral Aggregate Resource Areas may be updated by the Region as necessary through a five-year *municipal comprehensive review* of the Regional Official Plan, or the completion of a *municipal comprehensive review* as otherwise initiated by Regional Council. Boundaries of the Mineral Aggregate Resource Areas may be further refined in this Plan without an amendment to the Regional Official Plan.

(3) The Mineral Aggregate Resource Area designation is intended to protect and provide for the recovery of *mineral aggregate resources* if required over the extended long-term. The identification of Mineral Aggregate Resource Areas in this Plan does not presume that all lands located within the identified area are suitable for mineral aggregate extraction within the life of this Plan. Large portions of the Mineral Aggregate Resources Area designated in this Plan currently underlie the Grey Silo Golf Course, parkland, and multi-use trail located within the RIM Park recreation complex. As a result, this Plan does not anticipate or support the extraction of *mineral aggregate resources* in this area within the planning horizon of this Plan.

(4) *Development* that would preclude or hinder the extraction of *mineral aggregate resources* shall be prohibited within or adjacent to any Mineral Aggregate Resource

Area, except where:
(a) extraction of the resource would not be feasible;
(b) the proposed land use or development serves a greater long-term public interest; or,
(c) issues of public health, public safety and environmental impact are addressed.

(5) While the City anticipates a limited demand for *mineral aggregate operations* within the City, the City recognizes regulatory requirements to permit *mineral aggregate operations*. *Mineral aggregate operations* within a Mineral Aggregate Resource Area or elsewhere in the City may be permitted only by amendment to the Zoning By-Law. Any such amendments will be evaluated based on:
(a) whether the proposed *mineral aggregate operation* will have *adverse environmental impacts* on any element of the City's Natural System shown on **Schedule 'A4' – Natural System**. Potential *adverse environmental impacts* to the Natural system shown on **Schedule 'A4'– Natural System** shall be appropriately mitigated through adequate buffering, screening, or other techniques.
(b) anticipated impacts on *roads* under City jurisdiction;
(c) anticipated impacts on the surrounding community; and,
(d) conformity with all other applicable policies found within this Plan and the Regional Official Plan.

(6) Extraction of *mineral aggregate resources* may be permitted outside the Mineral Aggregate Resource Area as shown on **Schedule 'H' – Mineral Aggregate Resource Area** where there is a sufficient quantity and quality of resources to warrant extraction as demonstrated to the satisfaction of the *Province*, the Region, and the City, subject to policies in this Plan and the Regional Official Plan.

(7) In addition to the supporting information that may be required as part of a complete *development* application, excluding *site plan* applications, under Section 12.2.14 of this Plan, any proposals for the extraction of *mineral aggregate resources* will also be reviewed in the context of the supporting studies required under policy 9.C.3 of the Regional Official Plan. To avoid duplication among the studies required by the various agencies, the City will require applicants to participate in a pre-application consultation meeting to identify the supporting information that addresses the needs of each agency having jurisdiction.

(8) Any Zoning By-Law Amendment that permits a *mineral aggregate operation* shall also permit accessory uses that are directly associated with the extraction, and processing of, mineral aggregates such as crushing, screening, washing, storage, weigh scales, parking, and office facilities.

(9) Applications to amend the Zoning By-law to permit *mineral aggregate operations may also request the permission of secondary uses such as asphalt plants, concrete plants, and aggregate depots that blend and stockpile aggregate materials with salt.*

CHAPTER 10 LAND USE POLICIES

Overview

The land use policies set out in this chapter build upon the framework provided in previous chapters of this Plan. They are intended to be comprehensive policy statements pertaining to the land use designations as shown on the **Schedule 'A' - Land Use Plan**, **Schedule 'A1' – Commercial Land Uses**, **Schedule 'A2' – Employment Areas**, **Schedule 'A3' – Open Space Land Uses** and **Schedule 'A4' – Natural System**. It is the intent of this Plan that urban growth in the City will occur in accordance with the land use designations as shown on the above-mentioned Schedules and as set out in the policy sections of this chapter.

This Plan includes five categories of land use designations – Residential, Commercial, Employment, Open Space and Major Institutional. With the exception of the Major Institutional designation, each designation includes a sub- set of designations that further define the intended planned function of lands included within the designation. The policies related to each land use designation establish the uses that are contemplated in each designation. Together, the designations describe where uses such as housing, employment, stores, services, open space, institutions and recreation are contemplated to locate and where a mix of uses is desired or required.

This Plan contemplates a greater mixing of uses on individual sites than has been planned historically within Waterloo. This is particularly the case for lands within Residential and Commercial designations within Nodes and Corridors. Specifically, categories within Residential and Commercial designation speak to maintaining a primarily residential or commercial function while defining a mix of supporting uses that provide opportunities for people to live, work, learn and play in close proximity. Supporting uses may be permitted to be developed as a freestanding use on a site, or as *ancillary uses* which are intended to be secondary uses on a site and required to be located within a *mixed-use* building or on a *mixed-use* site. Opportunities for a mixing of uses on sites designated Employment are more limited. In order to support the objective of ensuring a long term supply of employment lands, Employment designations contemplate a range of employment uses and limit other supporting uses to varying degrees, as defined within the individual land use designations.

10.1 RESIDENTIAL LAND USE POLICIES

Vision

The City will plan for a full range of residential neighbourhoods that meet the needs of the City's residents. The City's residential neighbourhoods vary significantly in their planned function, context, and intensity of land use. The residential land use designations of this Plan provide opportunities for a range of housing forms and densities, from low rise neighbourhoods to high rise neighbourhoods that permit high-rise apartment units. The residential land use designations are designed to provide for a range of housing forms and densities.

The residential categories allow *ancillary uses*, with higher density residential categories permitting a broader range of *ancillary uses*. The intent of this structure is that higher density residential projects have the ability to incorporate an appropriate range of non-residential uses, thereby facilitating *mixed-use development* and increasing densities. The non-residential *ancillary uses* support the *complete community* concept by providing convenient local access to day to day goods and services.

Medium to high rise residential land uses are generally directed to designated Nodes and Corridors. The Nodes and Corridors are planned to have convenient access to transit, be *pedestrian* supportive through design, and are anticipated to accommodate a significant portion of Waterloo's growth to 2051.

Areas designated Low Rise Residential are generally located outside of Nodes, Corridors and Major Transit Station Areas. Low Rise Residential areas will continue to evolve over time through minor and context sensitive densification, with predominately ground oriented residential built forms, as well as complementary and ancillary uses as set out in this Plan and/or implementing Zoning By-law.

All residential development will be consistent with the City's urban design objectives and policies as set out in this Plan and supporting implementation documents.

10.1.1 General Policies

(1) Lands designated residential are shown on **Schedule 'A' - Land Use Plan**. Residential land use designations serve a range of functions as described in the policies of this chapter. The residential land use designations are:
   (a) Low Rise Residential.
   (b) Medium Rise Residential.
   (c) Medium High Rise Residential.
   (d) High Rise Residential.

(2) Approval of *development* within areas designated Low Rise Residential, Medium Rise Residential, Medium High Rise Residential, and High Rise Residential as shown on **Schedule 'A' - Land Use Plan** will be subject to the availability of schools, parks and recreation facilities, *infrastructure*, and all other services and public works required to service the proposed development to the standards of the City and authorities having jurisdiction.

(3) The City shall use various tools and processes at its disposal to implement the residential land use policies of this Plan, including but not necessarily limited to zoning, *site plan* control, determination of complete *development* applications, excluding *site plan* applications, and property standards.

(4) Any residential development proposed in close proximity to a rail line shall be subject

to the noise policies, set out in the Environment and Energy Chapter.

Home Occupations

(5) *Home occupations* may be permitted in land use designations that permit residential uses, as set out in the implementing Zoning By-law. Where a class or classes of *home occupations* are not permitted in the Zoning By- law, a Zoning By-law Amendment shall be required, and shall demonstrate that:
   (a) The *home occupation* is compatible with adjacent residential uses with respect to built form, noise, odour, fumes, vibration, dust, glare, traffic, and parking;
   (b) There is no outside storage of goods associated with the *home occupation*;
   (c) The *home occupation* will not generate a significant increase in vehicular traffic;
   (d) No exterior alterations are to be made to the dwelling other than those made to enhance the residential use of the structure;
   (e) There are no proposed outside storage and display areas, and exterior lighting and signage is restricted to avoid impacting adjacent land uses;
   (f) The *home occupation* fulfills the requirements governing such matters as permitted uses, allowable floor space, parking and signage as may be provided for in the Zoning By-law and the Sign By-law; and,
   (g) No significant delivery or shipment of goods or materials to or from the dwelling is required by the *home occupation*;

High Quality and Innovative Design

(6) The City seeks a high standard of urban design and innovation in the design of residential areas and in the design and construction of residential units, including where innovation will:
   (a) Incorporate *sustainable design*;
   (b) Lower costs to purchasers;
   (c) Maintain compatibility with surrounding land uses and where possible complementing the existing landscape features of the surrounding neighbourhood;
   (d) Reduce municipal expenditure;
   (e) Support Waterloo's development as a *complete community*; and,
   (f) Protect *natural features* and their *ecological functions*.

Residential Density

(7) In order to plan for the availability of medium rise, medium high rise and high rise housing sites, and to assist in the achievement of the planned densities for a given area, the Zoning By-law will incorporate performance standards intended to minimize the re- subdivision of sites intended for multiple unit housing forms to lower density housing and the subsequent under-development of sites.

(8) Council recognizes the importance of achieving sufficient minimum levels of density in *Designated Growth Areas* to economically provide municipal services and contribute toward the achievement of *Designated Growth Area* density targets set out in Table 3-1 of this Plan and in accordance with the Provincial Planning Statement.

(9) Densities referred to within specific residential land use designations shall be interpreted as gross density calculations after all road widenings and other land conveyances. All portions of the site that are designated residential shall be used to calculate adherence to such gross density regulations, provided further that:
   (a) Development within *Designated Growth Areas* shall also adhere to minimum gross density targets set out in Table 3-1 this Plan.
   (b) To implement the density targets identified in Table 3-1, the City will apply minimum density requirements, through appropriate planning mechanisms, to all residential *Designated Growth Areas* that are subject to a Plan of Subdivision.

(10) This Plan is intended to guide *development* in terms of compatibility, scale and intensity of use and built form. In addition, this Plan provides a framework for the City to plan for *infrastructure* requirements over the long-term, ensure properties develop at appropriate densities for the property size, and foster land use compatibility. To achieve the foregoing, density calculations for residential uses, where applicable, shall be measured using a gross density calculation in *bedrooms* per hectare, or such other method as the City determines appropriate as set out in the Zoning By-law.

(11) Detailed residential densities may be reflected through District Planning, and established in the Zoning By-law, provided the densities are in conformity with the policies of this Plan, where applicable.

10.1.2 Supporting a Range of Housing

(1) This Plan recognizes that access to a range of housing contributes to the quality of life within a City. The City will plan for a diverse range and mix of housing options that vary in terms of form, tenure, density, price and number of *bedrooms* to accommodate the needs of all sizes, incomes, and ages of households.

(2) To support a range of housing options and the transition of neighbourhoods to *complete communities*, this Plan enables a diverse range of compact low rise residential built forms within low rise neighbourhoods, and medium rise, medium high rise and high rise residential *intensification* within designated Nodes, Corridors and Major Transit Station Areas throughout the City.

(3) The City will work collaboratively with the Region of Waterloo, as Housing Service Manager, as well as other senior levels of government, the private sector, and not-for-profit organizations to support the provision of *affordable housing* and *special needs*

housing in areas that permit residential uses throughout the city.

(a) Where possible, *affordable housing* and *special needs housing* should be located within walking distance of schools, public transit, lands designated commercial, parks and recreational facilities and have convenient access to other *community infrastructure.*

Additional Residential Units

(4) Additional Residential Units, up to a maximum of three additional units per lot may be permitted in a broad range of residential areas within the city, with definitions, locations and regulations governing such units established in the Zoning By-law. Additional Residential Units may be permitted in a:

(a) Single detached building;
(b) Semi-detached building;
(c) Townhouse building;
(d) Duplex building;
(e) Triplex building; and,
(f) Coach house (i.e. and ancillary detached building or structure),

provided the total number of dwelling units on the lot is four or less.

(5) The Zoning By-law shall establish appropriate regulations and standards for Additional Residential Units such as, but not necessarily limited to, parking, lot size, frontage, floor area, scale, and availability of services.

(6) Notwithstanding policy 10.1.2 (4), more than three Additional Residential Units per lot may be permitted without an amendment to this Plan, but shall be:

(a) compliant with applicable provisions in the Zoning By-law; and,
(b) permitted in the Zoning By-law.

Housing to Support Post-Secondary Educational Institutions

(7) This Plan recognizes the need for the provision of comprehensively planned, safe, suitable, compatible, and an appropriate range of housing types for users of post-secondary educational institutions. This Plan supports and encourages the provision of such housing:

(a) Firstly, by the post-secondary educational institution, either on or in close proximity to the main campus of post-secondary educational institutions;
(b) Within those portions of the designated Nodes and Corridors which are in close proximity to the main campus of post-secondary educational institutions; and,
(c) Within a comprehensively planned and designated area set out in a District Plan, subject to the related policies of the District Plan.

(8) This Plan supports efforts to stabilize, and in some cases revitalize neighbourhoods surrounding the post-secondary educational institutions. Regard shall be given to:

(a) Having an appropriate balance of housing types;
(b) Having a broad mix of housing unit types;
(c) Having a range of unit sizes.

Affordable Housing

(9) The City, in collaboration with the Region, will plan to achieve an overall target of a minimum of 30 percent of new ownership and rental housing being *affordable* to low and moderate income households.

(10) The City will support the Region in monitoring the progress in meeting the *affordable* housing target set out in policy 10.1.2(12).

(11) Where a *development* application, excluding *site plan* applications, proposing residential uses is submitted for a site containing one hectares or more of developable lands, a minimum of 30 percent of new residential units will, wherever appropriate, be planned in forms other than single detached and semi-detached units, and street fronting and single unit condominium townhouse units as required by the Regional Official Plan.

(12) Regard shall be given to an adequate mix of rental and ownership units for a wide variety of household sizes when considering *development* applications, excluding *site plan* applications, and creating new or amending existing District Plans.

(13) The City may provide a range of planning tools and regulatory incentives pursuant to the Planning Act and Municipal Act that encourage *affordable housing*. These may include:
(a) Developing a protocol in collaboration with the Region to fast-track*development* applications that contain *affordable housing* units;
(b) Collaborating with the Region of Waterloo and community partners to foster the provision of *affordable housing*;
(c) Grants, tax relief, waivers of fees and charges and other incentives for *affordable housing* projects provided through a Community Improvement Plan, Capital Facilities By-law or other appropriate mechanisms; and,
(d) Design solutions that support housing affordability while maintaining appropriate levels of safety, functionality and aesthetic quality.

(14) The City may set out regulations in the Zoning By-law to permit, in appropriate locations within the city, emergency shelters and other temporary accommodations for individuals and households experiencing homelessness.
(a) In determining appropriate locations for emergency shelters and temporary accommodations for individuals and households experiencing homelessness, the City will have regard for planned heights and densities, *infrastructure* capacity, natural hazards, proximity to services, proximity to other emergency shelters and

temporary accommodations for individuals and households experiencing homeless, transportation options and other criteria as deemed appropriate by the City.

Inclusionary Zoning

(15) The City will enact zoning by-laws for Inclusionary Zoning, pursuant to the Planning Act and in accordance with the policies of this Plan, to require *affordable* housing units to be included in *development* containing dwelling units located within Major Transit Station Areas as identified on **Schedule 'B' – City Structure**.

(16) Notwithstanding policy 10.1.2(15), Inclusionary Zoning will not apply to:
- (a) *development* containing fewer than 50 residential units.
- (b) the portions of a development containing a *long term care facility*, assisted *living facility*, *lodging house, special needs housing* or a student residence owned and/or operated by a post-secondary educational institution.
- (c) *development* proposed by a non-profit housing provider or proposed by a partnership in which:
  - (i) a non-profit housing provider has an interest that is greater than 51 per cent, and
  - (ii) a minimum of 51 per cent of the units are intended as *affordable* housing, excluding any offsite units that would be located in the *development*;
- (d) developments that are otherwise exempt under the Planning Act

(17) *Development* subject to the Inclusionary Zoning requirements will set aside a minimum percentage of new *Gross Leasable Residential Area* as *affordable* units in accordance with Table 10-1. Table 10-1. Inclusionary Zoning Set-Aside Requirements

Market Area	Major Transit Station Area	Minimum Percentage of Gross Leasable Residential Area Set Aside for *Affordable* Units by Date of Building Permit Issuance			
		2025-2026	2027-2028	2029-2030	2031+
Prime	• University of Waterloo • Laurier-Waterloo Park • Waterloo Public Square • Willis Way • Allen	2%	2-3%	2-4%	5%
Established	• Conestoga • Research & Technology Park • Northfield	1%	1-2%	1-3%	5%

Emerging		0%	0-1%	0-2%	5%

(18) Notwithstanding Policy 10.1.2(17), any lands located within a Major Transit Station Area that are designated Employment in the City Official Plan as of the date of the passing of Official Plan Amendment 50 and that require a land conversion to permit residential uses will be required to meet the set aside rates and timing associated with the Prime Market Area in Table 10-1, in the event that residential uses are permitted.

(19) *Affordable* units required under 10.1.2(15) will be provided as rental units.

(20) The City, in consultation with the Region and the Cities of Kitchener and Cambridge will establish maximum rents for the required *affordable* units on an annual basis as described in the definition of *affordable* in Chapter 13 Glossary.

(21) *Affordable* units required under 10.1.2(15) will be:

(a) occupied by low or moderate income renter households as described in the definition of *affordable* in Chapter 13 Glossary with a maximum income at the time of their initial tenancy of 3.5 times the *affordable* dwelling unit's rent;

(b) rented in accordance with policies of this plan for a period of at least 25 years from the date of first residential occupancy of the *affordable* dwelling unit;

(c) similar to the market portion of the *development* giving rise to the *affordable* dwelling units in terms of unit mix and size, as appropriate, to achieve a balanced mix of *affordable* dwelling unit types and sizes and support the creation of *affordable* dwelling units suitable for a range of household sizes; and,

(d) first occupied prior to or coincident with and proportional to the first occupancy of the market dwelling units in the *development* giving rise to the *affordable* dwelling units.

(22) The City, together with the Region, will support *developments* in meeting their Inclusionary Zoning requirements by exempting *developments* that contain the required *affordable* units, on a prorated basis, from parkland dedication requirements, development charges, and community benefit charges, in accordance with Provincial Legislation.

(23) The City will support *developments* in meeting their Inclusionary Zoning requirements by not requiring off-street parking to be provided for the required *affordable* dwelling units.

(24) *Affordable* dwelling units will be provided within the building giving rise to the Inclusionary Zoning requirements, or offsite in a building located within a Major Transit Station Area identified on Schedule 'B', and on lands subject to the Inclusionary Zoning by-law.

(25) Further to policy 10.1.2(24), and consistent with the intent of policy 10.1.2(21)(d), the timing of first occupancy of offsite *affordable* dwelling units will be prior to or coincident with and proportional to the occupancy of market units on the site giving rise to the requirement for the *affordable* dwelling units.

(26) The City with support from the Region, will verify ongoing *affordable* rents of the dwelling units, and their occupancy by eligible households, by establishing and maintaining a list of eligible tenants, outlining reporting requirements, and securing these requirements through agreements as outlined in Section 12.2.3.

(27) The City shall prepare an assessment report every five years or more frequently as necessary, in accordance with the Provincial requirements, for the purpose of determining whether any Inclusionary Zoning policies in this Plan should be amended.

(28) The City, together with the Region, shall monitor the impact of Inclusionary Zoning on the *affordable* housing supply and will prepare and make publicly available a report every two years in accordance with Provincial requirements. The report will contain information relating to:

(a) The number of *affordable* dwelling units.
(b) The types of *affordable* dwelling units.
(c) The location of the *affordable* dwelling units.
(d) The range of household incomes for which the *affordable* dwelling units were provided.
(e) The number of *affordable* dwelling units that were converted to units at market value.
(f) The proceeds (if any) that were received by the municipality from the sale of *affordable* dwelling units.

The City may initiate amendments to the policies of this Plan in response to the findings of such report in advance of the 5-year assessment report update.

(29) The City will prepare a report to Council before the last day of 2024, 2026, 2028 and 2030, on local market conditions and feedback from the development industry, and provide a recommendation on whether the Minimum Percentage of Gross Leasable Residential Floor Area to be provided as *affordable* dwelling units should be imposed or increased in January the following year, and if any of the Major Transit Station Areas should be reclassified as a different Market Area in Table 10-1. This report will analyze factors such as market rents, condominium sale prices, presales and market unit absorption, financing costs, construction costs, building permits, construction starts and lands sales.

OPA No. 50, approved September 12, 2024

Special Needs Housing

(30) It is recognized that *special needs* housing provides care for persons with physical, social, mental, or emotional disabilities and shall be permitted in all designations that permit residential uses.

Protecting Rental Housing Supply

(31) The City will regulate, through an implementing by-law, the demolition of *existing* residential rental buildings containing six or more dwelling units, consistent with the following criteria:

(a) where the replacement of rental units is required, any replacement units will include the same or higher number of units of comparable *bedroom* mix and affordability to the units demolished; and,

(b) where the demolition of rental units is permitted, existing tenants will be compensated in accordance with the regulations of the Residential Tenancies Act, 2006.

(32) A *development* application to create a plan of condominium, which would result in the conversion of rental housing to condominium ownership for buildings with six or more units, shall only be permitted where:

(a) the rental *vacancy rate* for comparable units for the area municipality, or the Census Metropolitan Area if not available for the area municipality, has been at or above three percent for the preceding two years; and

(b) the applicant notifies all tenants about the intention to convert the building(s) to condominium ownership and offers first right of refusal to purchase a condominium unit as appropriate, in accordance with the regulations of the Residential Tenancies Act, 2006.

(33) Statistical data used for calculating *vacancy rate*s, rent charges, and dwelling/structure types will be determined by the Canada Mortgage and Housing Corporation (CMHC).

Bed and Breakfast Establishments

(34) It is recognized that *bed and breakfast establishments* complement the City's tourism industry by providing short-stay, temporary accommodations for the travelling public.

(35) *Bed and breakfast establishments* may be permitted in:

(a) Areas designated Low Rise Residential;

(b) Commercial land use designations within the Uptown Primary Node.

(36) Regulations for *bed and breakfast establishments* may be established in the Zoning

By-law and Sign By-law. Regulations shall require sufficient off-street parking to meet the demands of the use.

(37) *Bed and breakfast establishments* are encouraged to locate in dwellings where the use does not necessitate the expansion of the dwelling.

Commercial Uses in Residential Designations

(38) Lands designated Low Rise Residential, Medium Rise Residential, Medium High Rise Residential and High Rise Residential may permit a limited range of commercial uses that cater to *pedestrian*, bicycle and non-vehicular travel and are intended to support the primary residential uses. *Ancillary* commercial uses are not intended to be standalone uses but rather, must be provided within a *mixed-use*, multi-storey building and in a manner that is oriented toward, activates and enhances the *pedestrian* environment. Particular regard shall be given to site and building design that give priority to *pedestrian* and other non-vehicular movements and that provide for adequate and safe vehicular circulation, vehicular parking and site services to be located away from the street while maintaining a *pedestrian*-friendly streetscape and human-scale form of development.

10.1.3 Low Rise Residential Designation

Vision and Planned Function

The Low Rise Residential designation is intended to accommodate primarily low-rise residential land uses at lower densities than the rest of the City. *Intensification* in areas designated Low Rise Residential shall be context sensitive to the surrounding neighbourhood and maintain a low-rise built form.

Land Use

(1) The Low Rise Residential designation shown on **Schedule 'A' - Land Use Plan**, is a designation in which the predominant use of land is residential. The aim of this designation is to permit a mixture of low- rise residential building types across neighbourhoods that support and are generally consistent with the existing low-rise built form of the area. Lands designated Low Rise Residential may be zoned to permit specific low-rise building forms being one or more of the following: single-detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; and townhouses. Some sites may also be zoned to permit stacked townhouse dwellings and/or apartment units. The Zoning By-law will restrict the range of permitted uses within zones that implement the Low Rise Residential designation with the intent of achieving a low-rise built-form, context sensitive development, and a high standard of design.

(2) In addition to permitted residential uses above, lands designated Low Rise Residential may be zoned to permit the following complementary uses, subject to the provisions of this Official Plan, provided they do not impact the ability of the lands to achieve the vision and policies in this designation:

(a) *Assisted Living* Facility;
(b) Child care centres;
(c) *Community uses*;
(d) Limited commercial uses and convenience retail uses as regulated by the Zoning By-law;
(e) *Long Term Care* Facility; and,
(f) *Spiritual uses*.

(3) The height and density of uses within the Low Rise Residential designation shall be limited as shown on **Schedule 'B1' - Height and Density** and as set out in section 3.4. For clarity, the following regulations apply:

(a) The maximum gross residential density permitted on any one site may be established in the implementing Zoning By-law.
(b) The maximum height of any building shall not exceed 4 storeys, except as provided in 10.1.3 (11) and 10.1.3 (12) below. The Zoning By-law may further define or restrict building heights as deemed appropriate by the City.

(4) Lands designated Low Rise Residential may be zoned to permit offices, and *convenience retail* uses on the ground floor of a multi-storey *mixed-use* building, as *ancillary* uses. Such uses will be considered by way of an amendment to the Zoning By-law and applications to amend the Zoning By-law and permit *ancillary uses* will consider:

(a) The ability to provide sufficient off-street parking, while achieving required Zoning By-law performance standards;
(b) The impact that additional traffic will have on local *roads*; and,
(c) The use is not expected to introduce undesirable effects to the surrounding residential neighbourhood, such as excessive noise, light and other effects.

(5) New development shall respect and reinforce the general physical patterns in the neighbourhood, including those established by:

(a) street and block configurations;
(b) lot sizes and configurations; and,
(c) building height and setbacks.

(6) It is the intent of this Plan that the implementing Zoning By-law shall establish the range of permitted uses and establish regulations that further the planning objectives of policy 10.1.3.(5). Applications for intensification beyond what is permitted in the implementing Zoning By-law shall include an assessment of how the proposal addresses policy 10.1.3.(5).

Stacked Townhouse Dwellings and Low Rise Apartments on Lands Designated Low Rise Residential

(7) Stacked townhouse dwellings, as defined in the implementing Zoning By-law, and low rise apartment dwellings (or equivalents) are enabled housing forms within the Low Rise Residential designation where appropriate, as determined by the City. Where stacked townhouse dwellings and low-rise apartments are not currently permitted in the implementing Zoning By-law, a Zoning By-law Amendment shall be required, which demonstrates an ability to satisfy the policies of this Plan including policies 10.1.3.(8) and 10.1.3.(9) below.

(8) A Zoning By-law Amendment to permit stacked townhouse dwellings apartments (or an equivalent housing form) shall comply with the following criteria:

(a) The property is not located within a Heritage Conservation District;

(b) The proposal will achieve a high standard of urban design, with emphasis on:

(i) Site and building design that complement and enhance the surrounding neighbourhood;

(ii) Landscape design that creates visual interest, and promotes the 'greening' of the site; and,

(iii) Prominent entrances that emphasize the streetscape.

(c) Sufficient infrastructure exists to service the site;

(d) The proposal does not require significant relief from standard regulations;

(e) The development results in context-sensitive intensification in the low density residential neighbourhood and,

(f) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site. Preference will be given to a built form that is accessible to persons with disabilities such as incorporating *VisitAble* housing features.

OPA No. 22, approved June 11, 2019

(9) In addition to policy 10.1.3 (8) above, applications to amend the Zoning By-law to permit stacked townhouse dwellings or apartments (or an equivalent housing form) will be reviewed within the context of locational criteria deemed appropriate by the City including the following criteria:

(a) The property is located on the periphery of a low rise residential neighbourhood; or,

(b) The property is located within a Major Transit Station Area as identified on Schedule 'B; or,

(c) The property is in close proximity to a school site or other *community uses*; or,

(d) The property is in close proximity to existing or planned transit; or,

(e) The property is in close proximity to commercial centres or neighbourhood shopping areas; or,

(f) Other locations as may be deemed appropriate by Council.

(10) Notwithstanding policy 10.1.3 (3) of this Plan, on lands designated Low Rise Residential, a maximum height of 6 storeys may be permitted for apartment buildings (or an equivalent housing form) in compliance with the criteria in policies 10.1.3 (8) and 10.1.3 (9), and subject to a Zoning By-law Amendment.

(11) Notwithstanding policies 10.1.3 (7), 10.1.3 (8), and 10.1.3 (9) above, properties designated Low Rise Residential and zoned to permit stacked townhouse dwellings or apartment units (or an equivalent housing form) as of the day of Council adoption of this Official Plan, may continue to be zoned to permit stacked townhouse dwellings or apartments (or an equivalent housing form) as the case may be.

(12) The maximum permitted building height of a spiritual use, private school or public school in the Low Rise Residential designation shall be 4 storeys. The implementing zoning may also recognize existing *spiritual uses*, private schools and public schools on lands designated Low Rise Residential that exceed 4 storeys in height.

(13) Stacked townhouse buildings, and similar built form typologies, typically contain dwelling entrances that are accessed by steps, which may not be accessible for persons with disabilities. This Plan strongly encourages accessible and *VisitAble* housing be developed wherever possible in order to facilitate ease of living and aging in place.

10.1.4 Medium Rise Residential Designation

Vision and Planned Function

The Medium Rise Residential designation is a category in which medium rise housing types are the predominant use of land. Properties are to be developed primarily for residential purposes, although complementary and *ancillary* uses are also permitted. The aim of this designation is to encourage medium density, *mixed-use*, primarily residential development within Minor Corridors, recognizing that properties may also function as a transition from low rise areas to medium high and high rise areas.

Land Use

(1) Lands designated Medium Rise Residential as shown on **Schedule 'A'- Land Use Plan** may be zoned to permit multiple unit residential buildings that are greater in intensity than duplexes.

(2) In addition to the permitted uses above, lands designated Medium Rise Residential may be zoned to permit the following complementary uses, subject to the provisions of this Official Plan, provided they do not impact the ability of the designated Medium Rise Residential area to achieve the vision and policies in this designation:
   (a) *Assisted Living* Facilities;
   (b) *Community uses;*
   (c) *Long Term Care Facilities; and,*

(d) *Spiritual uses.*

(3) The height of uses within the Medium Rise Residential designation shall be limited as shown on **Schedule 'B1' - Built Form** and as set out in section 3.4. For clarity, the following regulations apply:
   (a) The maximum gross residential density permitted on any one site may be established in the implementing Zoning By-law.
   (b) The maximum height of any building shall not exceed 6 storeys.

(4) To ensure properties are of sufficient size to accommodate medium rise uses, lands designated Medium Rise Residential shall have adequate frontage and/or flankage. The implementing Zoning By-law may contain minimum frontage and/or flankage requirements.

(5) Lands designated Mixed-Use Medium Density Residential may be zoned to permit offices, *medical clinics*, *convenience retail*, restaurants, *food stores*, child care centres, and personal services as *ancillary* uses, subject to the implementing Zoning By-law setting out performance standards.

10.1.5 Medium High Rise Residential Designation

Vision and Planned Function

The Medium High Rise Residential designation is a category in which multiple residential buildings are the predominant use of land. This designation is intended to provide opportunities for substantial levels of *intensification*. Properties are to be developed primarily for residential purposes, although complementary and *ancillary* uses are also permitted. The aim of this designation is to encourage medium high density, *mixed-use*, primarily residential development in Minor Nodes and Corridors and well as the Uptown Waterloo Primary Node. This designation also functions as a transition between lower density and higher density areas.

Land Use

(1) Lands designated Medium High Rise Residential as shown on **Schedule 'A' - Land Use Plan** will be designated to permit multiple unit residential buildings.

(2) In addition to the permitted use above, lands designated Medium High Rise Residential may be zoned to permit the following complementary uses, subject to the provisions of this Official Plan, provided they do not impact the ability of the designated Medium High Rise Residential area to achieve the vision and policies in this designation:
   (a) *Assisted Living Facilities*;
   (b) Community uses;
   (c) *Long Term Care Facilities.*

(3) The height and density of uses within the Medium High Rise Residential designation shall be limited as shown on **Schedule 'B1' - Built Form** and as set out in section 3.4. For clarity, the following regulations apply:
   (a) The minimum net residential density on any one site shall be 150 bedrooms per hectare, and the maximum gross residential density permitted on any one site may be established in the implementing Zoning By-law.
   (b) The maximum height of any building shall not exceed 12 storeys.

(4) To ensure properties are of sufficient size to accommodate medium high rise uses, lands designated Medium High Rise Residential shall have adequate frontage and/or flankage. The implementing Zoning By-law may contain minimum frontage and/or flankage requirements.

(5) Lands designated Medium High Rise Residential may be zoned to permit offices, *medical clinics*, *convenience retail*, restaurants, *food stores*, child care centres, personal services, and *spiritual uses* as *ancillary uses*, subject to the implementing Zoning By-law setting out performance standards.

10.1.6 High Rise Residential Designation

Vision and Planned Function

The High Rise Residential designation is a category in which multiple residential buildings are the predominant use of land. This designation is intended to provide opportunities for substantial levels of *intensification*. Properties are to be developed primarily for residential purposes, although complementary and *ancillary* non-residential uses are also permitted. The aim of this designation is to encourage high density, *mixed-use*, primarily residential development in Major Nodes and Major Corridors.

Land Uses

(1) Lands designated High Rise Residential as shown on **Schedule 'A' - Land Use Plan** will be zoned to permit multiple unit, high rise residential buildings.

(2) In addition to the permitted use above, lands designated High Rise Residential may be zoned to permit the following complementary uses, subject to the provisions of this Official Plan, provided they do not impact the ability of the designated High Rise Residential area to achieve the vision and policies in this designation:
   (a) *Assisted Living Facilities*;
   (b) Community uses;
   (c) Long Term Care Facilities.

(3) The height and density of uses within the High Rise Residential designation shall be limited as shown on **Schedule 'B1' - Built Form** and as set out in section 3.4. For clarity, the following regulations apply:
   (a) The minimum gross residential density on any one site shall be 150 *bedrooms* per

hectare (or an equivalent as set out in the Zoning By-law), and the maximum gross residential density permitted on any one site may be established in the implementing Zoning By-law.

(b) The maximum height of any building shall not exceed 30 storeys in the Uptown Waterloo Primary Node and Major Transit Station Area, and 25 storeys in all other Nodes and Corridors designated High Rise Residential.

(4) To ensure properties are of sufficient size to accommodate high rise uses, lands designated High Rise Residential shall have adequate frontage and/or flankage. The implementing Zoning By-law may contain minimum frontage and/or flankage requirements.

(5) Lands designated Mixed-Use High Density Residential may be zoned to permit offices, *medical clinics*, *convenience retail*, restaurants, *food stores*, child care centres, personal services, and *spiritual uses* as *ancillary uses*, subject to the implementing Zoning By-law setting out performance standards.

10.2 COMMERCIAL AND MIXED-USE LAND USE POLICIES

The City will plan for an appropriate amount of commercial and *mixed-use* land uses to meet the needs of the City's residents, employees and businesses. A full range of commercial goods and services will be distributed throughout the community, with emphasis on providing day to day goods and services in close proximity to where people live and work, in accordance with the goals of creating *complete communities*. The City will plan for transit and *pedestrian*-supportive commercial development, wherever possible, while also planning for automobile-oriented commercial *development* in appropriate locations. All commercial and *mixed-use development* shall be consistent with the City's urban design objectives and policies as set out in this Plan and supporting implementation documents.

Providing convenient access to local goods and services is intended to reduce trip length for all modes of travel within our community, in turn reducing impacts on the natural environment while enhancing public health and social interaction. A key component of this involves planning for convenient local neighbourhood shopping, including access to small to mid-size *food stores*.

This Plan creates a comprehensive commercial and *mixed-use* framework for this community through the establishment of a series of commercial and *mixed-use* land use designations, where each category is intended to fulfill a distinct commercial and community function. These functions are described through the policies of this chapter.

The city is served by three primary commercial and retail clusters, identified as Uptown Waterloo, the Conestoga Commercial Centre, and the Westside Commercial Area (the Boardwalk). These three primary commercial clusters will be supported by several mixed- use areas located along key Corridors, Nodes and Major Transit Station Areas. Convenience and Corridor Commercial areas will further distribute commercial function opportunities

throughout the city, and allow all neighbourhood areas to meet the goals of *complete communities.*

In addition to planning for a range of commercial retail, office and service commercial uses, this Plan provides for additional uses to be considered as complementary or *ancillary uses*. These include *community uses*, residential, institutional, entertainment and accommodation uses as outlined in the policies of this chapter.

10.2.1 General Policies

Overview of Commercial and Mixed-Use Land Use Structure

(1) Lands designated commercial are shown on **Schedule 'A' – Land Use Plan.** The commercial designation is further divided into a series of commercial and *mixed-use* areas shown on **Schedule 'A1' – Commercial and Mixed-Use** Land Uses. Commercial land use designations serve a range of functions as described in the policies of this chapter and are summarized as follows:

(a) **Primary Commercial and Retail Clusters**:
   (i) Uptown Mixed-Use Core
   (ii) Conestoga Commercial Centre
   (iii) West Side Mixed-Use Commercial Centre

(b) **Nodes, Corridors and Major Transit Station Area Commercial**:
   (i) Mixed-Use Community Commercial

(c) **Neighbourhood and Specialty-Serving Centres and Areas**
   (i) Convenience Commercial
   (ii) Corridor Commercial

Primary Permitted Uses

(2) Within the Commercial and Mixed-Use land use designation, the predominant use of land is commercial and/or *mixed-use* and the designation envisions a broad range of uses including retail, office, and service uses. It is not the intent of this Plan to permit all commercial uses in every commercial designation and permitted uses within individual commercial categories will be further defined in the following Section 10.2.2 of this Plan and in the Zoning By-law.

Complementary and Ancillary Uses

(3) Complementary uses may be permitted as freestanding uses on a site provided their function will not conflict or interfere with the satisfactory operation and development of the area for primarily commercial purposes. Complementary uses will be defined for individual commercial land use categories designations. Complementary *community uses* on or adjacent to lands designated commercial facilitate *complete communities and* are encouraged where appropriate.

(4) A range of *community uses* shall generally be permitted as complementary uses on lands designated Commercial, subject to the policies of this Plan and the provisions of the Zoning By-law. *Community uses* are places, facilities, amenities and services to support the health, educational, recreational, social and cultural needs of the community.

(5) *Ancillary* uses may be permitted as secondary uses within a *mixed-use* building. *Ancillary* uses will be defined for individual commercial land use designations.

(6) *Development* of Commercial and Mixed-Use designated areas will primarily consist of *mixed-use* buildings. For larger sites, and *development* that incudes multiple buildings on the same site, the City may consider the *development* of *mixed-use* sites, where some buildings may be a stand-alone single use. Where *mixed-use* sites are contemplated, *development* will remain focused on creating active and *pedestrian* oriented streetscapes.
   (a) Notwithstanding policy 10.2.1(6), some designations and/or specific policies of this Plan may require *mixed-use* buildings only or limit the scale and scope of single use buildings to ensure desired commercial functions are achieved.
   (b) Notwithstanding policy 10.2.1(6) stand alone and single use commercial uses will continue to be permitted on existing commercial and mixed use designated sites.

Residential Uses Within Commercial Designations

(7) Residential uses may be permitted on lands designated Commercial and Mixed-Use, subject to the requirements set out in individual Commercial and Mixed-Use land use designations. The height of residential uses permitted within Commercial and Mixed-Use designations are shown on **Schedule 'B1' - Height and Density** of this Plan and shall be regulated as set out in policy 3.4 of the City Form Chapter.

(8) Notwithstanding policy 10.2.1 (6), the maximum building floor area and the location of such floor area for residential uses permitted within a Commercial and Mixed-Use designation may be further regulated and outlined in the policies relating to each individual commercial designation.

(9) The location of proposed residential uses permitted within Commercial and Mixed-Use designations shall be conform to the land use compatibility policies set out in Chapter 8 and be consistent with any applicable *Provincial* policy or guideline.

(10) *Special needs* housing will be permitted in commercial and *mixed-use* areas which permit residential uses, subject to the provisions of the implementing Zoning By-law.

Drive-through Facilities in Commercial and Mixed-Use Designations

(11) Drive-through facilities are normally associated with restaurants, banks and other

commercial uses. Lands designated Commercial and Mixed-Use outside of the Uptown Commercial Mixed-Use Core may permit drive-through facilities in association with permitted uses. Provisions to permit and/or regulate drive-through facilities will be included in the City's implementing Zoning By-law. Where permitted by way of the Zoning By-law, drive-through facilities shall be subject to approval of a *site plan* application. In the review of such applications, particular attention shall be given to sites which abut residential uses, with an objective of mitigating impacts on residential uses.

Location of Retail Commercial Centres

(12) New *retail commercial centres* will be required to locate in the Uptown Primary Node, Major Transit Station Areas, or designated Nodes, provided such Nodes are located along or at key intersections of Transit Corridors as defined in the Regional Official Plan.

(13) *Development* applications, excluding *site plan* applications, to establish a new *retail commercial centre*, or expand an *existing* development into a *retail commercial centre*, will be in conformity with all applicable policies of this Plan and the Regional Official Plan and will be subject to Regional approval of a Transportation Impact Study in accordance with Regional Official Plan policy 5.A.25.

(14) New *retail commercial centres* exceeding 42,000 square metres of gross floor area, or the expansion of an *existing retail commercial centre* to a gross floor area exceeding 42,000 square metres, will only be permitted within the Uptown Waterloo Primary Node, Major Transit Station Areas or designated Nodes. Applicable *development* applications, excluding *site plan* applications, will be in conformity with the policies of this Plan and the Regional Official Plan, will be subject to the complete *development* application policies of this Plan and will be subject to Regional approval of:

(a) a Transportation Impact Study in accordance with Regional Official Plan policy 5.A.25;
(b) a Retail Impact Analysis demonstrating that the proposed development does not adversely affect the planned function of any Primary Node (including a Township Primary Node), or Major Transit Station Area;
(c) a land use study demonstrating how the proposed *development* application, excluding *site plan* applications, supports the Planned Community Structure of the Regional Official Plan; and,
(d) a water and wastewater servicing plan demonstrating that the proposed development application, excluding site plan applications, can be adequately serviced.

10.2.2 Commercial Land Use Designations

10.2.2.1 Uptown Mixed-Use Core Designation

Vision and Planned Function

The Uptown Mixed-Use Core designation, as shown on **Schedule 'A1' - Commercial Land Uses** serves as one of the three principle commercial and retail clusters in the city. Lands designated as Uptown Mixed-use Core form the City's Primary Node. Specifically, the area is planned to function as a community focal point to serve as a government, institutional and cultural centre for the city, supported by regional-serving retail, office, entertainment, recreation and tourism activities together with residential uses. This Plan recognizes the importance of a *food store* in the Uptown Mixed-Use Core. The Uptown Mixed-Use Core designation will be planned to accommodate *mixed-use development* that includes commercial, employment and residential uses in a broad range of forms.

Built Form

The Uptown Mixed-Use Core is located within the Uptown Waterloo Primary Node. Consistent with the policies in section 3.7 of this Plan, the Uptown Mixed-Use Core will be planned to provide for a vibrant and human-scaled environment, with a range of uses providing support for public transit and other transportation alternatives to the automobile. Architectural integrity, heritage *conservation* and opportunities to improve access to open space will be key considerations in planning for the growth of a vital Uptown Mixed-Use Core.

Land Uses

(1) Lands within the Uptown Mixed-Use Core shall be designated Commercial as shown on **Schedule 'A'- Land Use Plan** and indicated more specifically as Uptown Mixed-Use Core on **Schedule 'A1'- Commercial Land Uses**.

(2) The height and density of uses within the Uptown Mixed-Use Core shall be limited as shown on **Schedule 'B1' - Built Form** and as set out in section 3.4, and Table 3-1. Density may be limited in accordance with the implementing Zoning By-law.
   (a) For new *development* on lands immediately abutting King Street South between William Street East and Union Street West, a minimum building height of 2 storeys shall be required as outlined in policy 3.7.2(4).

(3) Lands designated Uptown Mixed-Use Core shall be zoned to permit a broad range of commercial, employment, entertainment, accommodation, institutional, residential and *community uses*, including:
   (a) Retail uses;

(b) Commercial services;
(c) Personal service uses;
(d) Office uses;
(e) *Medical Clinics* and *medical offices*;
(f) Banks and financial services;
(g) Restaurants including Nanobrewery;
(h) Entertainment uses;
(i) Residential uses, provided the residential uses are located above the ground floor in a multi-storey, *mixed-use* building;
(j) Hotel;
(k) *Community uses*;
(l) Child care centre;
(m) Arts, cultural, recreational uses;
(n) Institutional uses;
(o) Academic uses;
(p) *Spiritual uses*;
(q) Commercial school;
(r) Structured parking facilities;
(s) *Bed and breakfast establishment*s; and,
(t) Other similar uses consistent with the vision and policies of this designation.

(4) Lands designated Uptown Mixed-Use Core may be zoned to permit a range of complementary uses, provided such uses are compatible with the planned function and policies of this designation, and do not restrict the *development* of the primary permitted uses, and may include:
(a) *Community uses*;
(b) *Spiritual uses*;
(c) Institutional uses;
(d) *Urban agriculture*; and,
(e) Structured parking facilities.

(5) Lands designated Uptown Mixed-Use Core may be zoned to permit the following *ancillary* uses in a multi-storey *mixed-use* building containing office and/or residential uses:
(a) Retail uses and commercial services, provided such uses are street- facing, are located on the ground floor of a multi-storey *mixed-use* building, and that the building floor area for retail uses is subordinate and incidental to the total building floor area in which the retail commercial uses are located, as regulated through the implementing Zoning By-law;
(b) Restaurants, provided the total building floor area for all restaurant uses is subordinate and incidental to the total building floor area in which the restaurant uses are located, as regulated through the implementing Zoning By-law.
(c) *Community Uses* provided such uses are street-facing as regulated through the

implementing Zoning By-law.

(6) Municipal decisions shall have regard to the retention and enhancement of *food store*s in the Uptown Mixed-Use Core, and such decisions should not knowingly place *existing food stores* at risk.

(7) To protect and enhance the *pedestrian*-oriented nature of lands designated Uptown Commercial Core within the Uptown Waterloo Primary Node, lands designated Uptown Mixed-Use Core shall not be zoned to permit drive-through facilities. Proposals to permit drive-through facilities within this designation will be subject to concurrent applications for a Zoning By-law Amendment and *Site Plan* Control and will only be supported where it can be demonstrated that such uses would not interfere with the intended form and function of this designation and Uptown Waterloo Primary Node as defined in the policies of this Plan, giving specific consideration to Section 3.7 and the urban design policies of this Plan.

10.2.2.2 Conestoga Commercial Centre Designation

Vision and Planned Function

The Conestoga Commercial Centre is one of three primary retail and commercial clusters in the city. This Plan recognizes that lands generally bounded by King Street North, Conestogo Road, Davenport Road, Kingscourt Drive and the Conestoga Parkway as the Conestoga Commercial Centre as shown on **Schedule 'A1'- Commercial Land Uses**. Lands designated Conestoga Commercial Centre represent a key commercial and employment component of the designated Major Node and Major Transit Station Area, and will primarily consist of retail, service, entertainment and office establishments. As a commercial destination within the City and Region, lands within the Conestoga Commercial Centre designation will be well-served by transit, and designed with regard to safe and convenient *pedestrian* and cyclist travel to, from and within the site.

Land Use

(1) Lands within the Conestoga Commercial Centre designation shall be designated Commercial as shown on **Schedule 'A'- Land Use Plan** and indicated more specifically as Conestoga Commercial Centre on **Schedule 'A1'- Commercial Land Uses**.

(2) The height and density of uses within the Conestoga Commercial Centre designation shall be limited as shown on **Schedule 'B1'- Built Form** and density shall be limited in accordance with the implementing Zoning By-law.

(3) Lands designated Conestoga Commercial Centre shall be zoned to permit a range of commercial and employment uses, and may include the following primary uses:

(a) Retail uses;
(b) Commercial services;
(c) Personal service uses;
(d) Entertainment uses;
(e) Office;
(f) *Medical Clinics* and *medical offices*;
(g) Banks and financial services; and,
(h) Restaurants.

(4) Lands designated Conestoga Commercial Centre may be zoned to permit a range of complementary uses, provided such uses are compatible with the planned function and policies of this designation and do not restrict the development of the primary permitted uses, and may include:
(a) Accommodation services;
(b) *Community uses*;
(c) Child care centre;
(d) Automobile gas and/or service station;
(e) Structured parking facility;
(f) Commercial recreation;
(g) Commercial school;
(h) *Urban Agriculture*;
(i) Residential uses; and,
(j) Arts, cultural, recreational uses.

Development Policies for lands designated Conestoga Commercial Centre

(5) Development within the Conestoga Commercial Centre, excluding offices, should maintain a minimum gross floor area of 36,000 square metres as a commercial destination within the city and region.
(a) For the purpose of this policy and policy 10.2.2.2(6), non-retail uses and spaces shall not be included in the calculation of gross floor area.

(6) Certain lands within the area designated Conestoga Commercial Centre have developed collectively as a regional-scale shopping centre and are known commonly as 'Conestoga Mall'. For these lands, the following additional policies shall apply:
(a) The 'Conestoga Mall' lands shall be developed in accordance with and pursuant to satisfactory plans and agreements concerning development control, and provisions satisfactory to the City with respect to municipal and other services and utilities including transportation improvements, stormwater management, site servicing improvements, *pedestrian* and cyclist access and sidewalks, other community amenities, costs and responsibilities for work, timing of development, and performance standards and their timing of implementation; and,
(b) The implementing Zoning By-law shall limit gross floor area for primary

permitted uses, excluding offices and *medical clinics*, to 62,000 square metres. Future phases of expansion beyond 62,000 square metres of gross floor area shall require an amendment to the Zoning By-law supported by retail market impact, transportation impact, and site servicing studies to the satisfaction of the City of Waterloo. A peer review of the retail market impact, transportation impact, and/or site servicing study may be required at the discretion of the City of Waterloo. The retail market impact study shall justify the ultimate proposed gross floor area for the site. No amendment to this Plan will be required.

(c) Residential uses shall be permitted on the Conestoga Mall lands. Any *development* containing residential uses on the Conestoga Mall lands shall facilitate the creation of *pedestrian* focused areas and streetscapes, compliance with all applicable policies and this Plan, and conformity to applicable regulations in the implementing Zoning By-law.

10.2.2.3 Mixed-Use Community Designation

Vision and Planned Function

Lands designated Mixed-Use Community Commercial are intended to be *mixed-use* centres that serve as community focal points and commercial destinations for the surrounding community, nearby residential neighbourhoods and/or business areas. Located within Nodes, Corridors, and Major Transit Station Areas lands designated Mixed-Use Community shall be planned at various scales, and be of sufficient size to accommodate a range of uses.

It is the intent of this Plan that the Mixed-Use Community designated area will facilitate safe and convenient *pedestrian* and cyclist travel to/from and within the *mixed-use* area, and to be well-served by transit. Residents will be able to obtain commercial goods and services, and employment opportunities, at a community scale and at the local level.

Mixed-Use Community areas will include a range of commercial, retail and services uses, as well as allow *community uses* and residential uses as complementary uses. This Plan also envisions *food stores* of various sizes and scales anchoring Mixed-Use Community areas. Taken together, the range of mixed uses and the *pedestrian*, cycling and transit focused nature of the area will enable *complete communities*.

Lands designated Mixed-Use Community will be planned to have a strong commercial focus. The policies of this Plan as well as the Zoning By-law will include provisions to ensure that a minimum amount of commercial space is provided within areas designated Mixed-Use Community.

Where *existing* commercial shopping centres form the centre of *mixed-use* communities, this Plan will ensure the continuation, and potential expansion of, this core commercial function. It is the intent of this Plan that these clusters of properties will also continue to evolve to include a broader mix of uses, including residential and *community uses.* Commercial and

service uses, *community uses*, offices, and select employment uses will predominantly comprise the ground floor and lower storeys of *mixed-use* buildings within this designation to foster active and vibrant streetscapes, and to maintain the commercial planned function. Residential uses where permitted through zoning, will generally be located in storeys above the ground floor within multi-storey, *mixed-use* buildings.

Land Use

(1) Mixed-Use Community areas shall be designated Commercial as shown on **Schedule 'A'- Land Use Plan** and indicated more specifically as Mixed-Use Community on **Schedule 'A1'- Commercial Land Uses**.

(2) The height and density of uses within the Mixed-Use Community designation shall be limited as shown on **Schedule 'B1' - Built Form** and as set out in section 3.4, and density shall be limited in accordance with the implementing Zoning By-law.

(3) The Mixed-Use Community designation shall be zoned to permit a range of commercial, personal services, office, select light employment, and residential uses, and may include the following primary uses:
   (a) Retail uses;
   (b) Commercial services;
   (c) Personal service uses;
   (d) Offices;
   (e) Accommodation uses, where located in a Primary or Major Node, Major Corridor or Major Transit Station Area;
   (f) *Medical clinics* and *medical offices*;
   (g) Banks and financial services;
   (h) Residential uses in accordance with policy 10.2.2.3 (7); and,
   (i) Restaurants.

(4) Mixed-Use Community designated areas located in Minor Nodes or Minor Corridors shall generally be zoned to permit a range of small to mid-size commercial and mixed uses.

(5) In addition to policy 10.2.2.4 (3), *food stores* are permitted and encouraged within lands designated Mixed-Use Community.
   (a) Notwithstanding policy 10.2.2.4 (5), where the Mixed-Use Community designation is located within a Minor Node or a Minor Corridor as shown **Schedule 'B' – City Structure**, new *food stores* may be permitted to a maximum of 8,000 square metres.

(6) Lands designated Mixed-Use Community may be zoned to permit a range of complementary uses, provided they do not restrict the development of primary uses and are not obnoxious by reason of noise, vibration, odour or smoke. Complementary

uses should be located within *mixed-use* buildings unless demonstrated to the satisfaction of the City that being part of a *mixed-use* building would not be feasible or desirable. Complementary uses may include:

(a) *Community uses*;
(b) Child care centres;
(c) Entertainment facilities;
(d) Commercial recreation;
(e) Commercial school;
(f) Arts, cultural, recreational uses;
(g) *Urban agriculture;*
(h) select light employment uses as set out in the Zoning By-law;
(i) Automobile gas and/or service station, and/or vehicle charging station; and
(j) Structured parking facilities and/or secured bicycle storage facilities.

(7) Lands designated Mixed-Use Community may be zoned to permit primarily residential buildings provided the ground floor includes active uses as set out in the Zoning By-law, and provided further that:

(a) Parking required for residential uses will be encouraged to be provided in a parking structure; where feasible, parking should be located underground;
(b) The Zoning By-law will define performance standards specific to residential development, including but not necessarily restricted to location, amenity space, density, and parking regulations;
(c) Freestanding residential uses may be permitted through a comprehensive municipal zoning process or through a site-specific Zoning By-law Amendment application where it is determined by the City through either process that freestanding residential uses are feasible and appropriate and that the commercial planned function of the centre or area will not be adversely impacted. Such residential development shall only be considered where lands are of sufficient size to accommodate multiple buildings, including one or more buildings adjacent to the street devoted primarily to retail, service commercial and/or office commercial uses.
(d) Where new residential uses are proposed on sites with existing commercial uses, the planned function of the commercial component should be retained. Proponents shall address the retention of the commercial planned function as part of a planning justification report, to the satisfaction of the City.
(e) Where a proposed redevelopment would result in a significant reduction (50% or greater reduction) of commercial space, a commercial market study shall be required to ensure that there will be sufficient commercial/service facilities to support the surrounding community and the commercial planned function is appropriately maintained.

(8) Lands designated Mixed-Use Community and located along King Street or along the *rapid transit* corridor are priority commercial streets. Active uses from any combination of ground floor commercial, restaurant and retail uses, *community uses*,

office uses and/or personal service uses shall be required along the ground floor of *mixed-use* buildings oriented towards the street or transit corridor. The implementing Zoning By-law shall require a minimum height for the ground floor of new *mixed-use* buildings for priority retail streets so as to ensure an active street frontage is enabled.

(9) Lands designated Mixed-Use Community located in a Major Node as identified on Schedule 'B' shall include a target minimum of 10,000 square metres of gross floor area devoted to non-residential (commercial, office and select light employment) uses, located over the entire Node area designated Mixed-Use Community rather than on individual properties, provided further that:

(a) The implementing Zoning By-law may limit gross floor area devoted to primary uses, based on land area, site constraints, or other planning considerations;

(b) Commercial space is intended to facilitate vibrant *mixed-use* areas that meet the day-to-day and special commercial needs of area residents, employees, and the broader community.

(c) Ground floor commercial spaces shall be planned as convertible spaces to meet the current and potential future needs of area residents, employees, and the broader community.

(10) The following additional provisions related to gross floor area apply to lands designated Mixed-Use Community:

(a) With respect to the lands designated Mixed-Use Community Commercial at:

(i) the Westmount Road/Erb Street West intersection;

(ii) the King Street North/Weber Street North intersection; and,

(iii) the Bridgeport Road East/Weber Street intersection, it is the intent of this Plan that more than half of the gross floor area of primary permitted uses, excluding office, will be provided on the site or area historically planned as a shopping centre. The implementing Zoning By-law may apply minimum and maximum floor space caps for gross floor area of primary permitted uses, excluding offices, to be permitted on the shopping centre site to ensure that the commercial planned function is achieved. The implementing Zoning By-law may also apply floor space caps, using gross floor area as a measure, on the remaining lands within the cluster.

(b) The lands designated Mixed-Use Community Commercial in the area of University Avenue West and Phillip Street include multiple properties that have historically been planned as neighbourhood- oriented shopping centres (shopping centre sites). It is the intent of this Plan that the gross floor area requirements of this designation will be achieved by equitably distributing primary uses amongst the shopping centre sites. To achieve this, the implementing Zoning By-law may apply minimum and maximum floor space caps to the shopping centre sites, using gross floor area as the measure, to ensure that the commercial planned function is achieved. In the application of minimum and maximum floor space caps, regard shall be had to land area, site constraints, historic permissions on each of the sites, or other factors as

determined by the City.

(c) The lands designated Mixed-Use Community Commercial at the King Street North/University Avenue intersection are comprised of a cluster of numerous, individually managed properties. The provisions of policy 10.2.2.3 (9), regarding gross floor area, shall not apply to these lands.

(11) The Mixed-Use Community designation applies to clusters of properties within a Node that are contemplated to redevelop over time, and as such, it is the intent of this Plan that such *redevelopment* occur in a manner that is comprehensively planned, creates connectivity and integration between the sites within the designation, creates a *sense of place* and is consistent with the following principles:

(a) *Mixed-use*, compact, and higher density development is strongly encouraged;
(b) Buildings shall be designed with a high quality of architecture and urban design, with complementary and inviting green/landscape features;
(c) Buildings shall be oriented toward the street to the extent possible.

King Street North/University Avenue Area

(12) This Plan designates the area located generally at the intersection of King Street North and University Avenue as Mixed-Use Community as shown on **Schedule 'A1' – Commercial Land Uses**. The area is unique compared to other areas designated Mixed-Use Community in that it has not historically been planned and designed to include a large single site or sites that accommodate a commercial shopping centre as a focal point. Rather, this area is comprised of a group of individually managed properties that function collectively as a *mixed-use* area to serve the commercial needs of the community and in particular, surrounding neighbourhoods and post-secondary educational institutions, in a less intense manner than the Uptown Core. Given the unique planning for this area, 10.2.2.3 (13) through 10.2.2.3 (15) have been incorporated into this Plan to provide further guidance for development in this area, and to aid in the creation of appropriate implementing zoning regulations for lands designated Mixed-Use Community in the King Street North and University Avenue Area.

(13) For lands designated Mixed-Use Community within the King Street North and University Avenue area, this Plan contemplates predominantly *mixed-use*, multi-storey buildings with:

(a) A range of commercial uses, including office, located on the ground and lower floors;
(b) Employment uses and/or residential uses in storeys above the ground floor.

(14) A high standard of urban design will be achieved for development on lands designated Mixed-Use Community within the King Street North and University Avenue area, resulting in a coordinated and unified design theme. Site development and improvements within the public realm shall place a priority on accommodating

comfortable and convenient travel to and within the King/University area, including the provision of integrated *pedestrian* and cyclist facilities.

(15) Notwithstanding the provisions of policy 10.2.2.3(7) and 10.2.2.3(3), for areas not directly abutting King Street North or University Avenue, freestanding residential uses may be permitted in the implementing zoning, provided further that:
   (a) Required parking will be encouraged to be provided in a parking structure;
   (b) The Zoning By-law will define performance standards related to residential development, including but not necessarily restricted to location, amenity space, density and parking regulations.

10.2.2.4 West Side Mixed-Use Commercial Centre Designation

Vision

The West Side Mixed-Use Commercial Centre is one of three primary retail and commercial clusters and a unique commercial area in the City of Waterloo. Recognized as a Major Node within the City Structure, the West Side Mixed-Use Commercial Centre will be planned to permit a range of commercial uses, including retail, entertainment, Arterial Commercial uses and offices primarily serving the west side of the City. As an important focus and function, the West Side Mixed-Use Commercial Centre area will include office uses to create a well-balanced and integrated, *mixed-use* commercial and employment centre. The Centre is intended to provide a destination for employment, shopping and transit supportive development on Regional arterial *roads* designed to provide efficient transportation access to the site. The West Side Mixed-Use Commercial Centre area will also include opportunity for larger retail and entertainment uses, and also, include a limited amount of retail and personal service uses to serve a more local area. Together, these uses will be planned and developed to create an integrated and coordinated commercial and employment cluster based on a high standard of *urban design* promoting an urban experience, *pedestrian* and cycling activity, sustainable development, and other design objectives set out in implementing design guidelines. The West Side Mixed-Use Commercial Centre will contribute to a comprehensively planned and balanced commercial land use structure in the City, and shall not undermine the structure by having a significant detrimental impact to existing and future planned commercial areas.

Land Use

(1) Lands within the West Side Mixed-Use Commercial Centre shall be designated Commercial as shown on **Schedule 'A'- Land Use Plan** and as Mixed-Use Commercial Centre is contemplated in the City, as shown on **Schedule 'A1'- Commercial and Mixed-Use Land Uses.**

(2) The height and density of uses within the West Side Mixed-Use Commercial Centre shall be limited as shown on **Schedule 'B1', Built Form** and as set out in section 3.4,

and density shall be limited in accordance with the implementing Zoning By-law if residential is determined to be an appropriate use on the lands.

(3) The West Side Mixed-Use Commercial Centre designation will permit the following primary uses:
   (a) Retail uses, subject to the prohibited uses as outlined in policy 10.2.2.4(5) below;
   (b) Office;
   (c) Entertainment uses;
   (d) Personal service uses; and,
   (e) Restaurants.

(4) Lands designated West Side Mixed-Use Commercial Centre may permit a limited range of complementary uses (including but not limited to parking facilities, open space, recreation and cultural facilities and *urban agriculture*), provided they do not restrict the development of the primary use of the lands for commercial purposes subject to the implementing Zoning By-law.

Development Policies for the West Side Mixed-Use Commercial Centre

(5) To maintain the planned function of the City of Waterloo commercial and *mixed-use* structure, it shall be the policy of this Plan to only permit one West Side Mixed-Use Commercial Centre designation in the City as shown on **Schedule 'A1' – Commercial Land Uses**. It is a policy of this Plan that the West Side Mixed-Use Commercial Centre designation as shown on Schedule 'A1' shall not expand.

(6) This Plan recognizes the commercial area located at the northwest corner of Ira Needles Boulevard and University Avenue as the West Side Mixed- Use Commercial Centre. This area shall be developed in a less intense manner than the Uptown Waterloo Primary Node and more intense than the Corridor Commercial designation of this Plan.

(7) The West Side Mixed-Use Commercial Centre designation shall allow for a range of land uses. However, Official Plan policies, implementing zoning, and development agreements shall be used to ensure a *mixed-use* function is established with a balance of office, retail, entertainment and personal service uses, and to ensure that the overall planned function of the commercial land use structure is maintained.

(8) Development within or abutting the lands designated West Side Mixed- Use Commercial Centre shall not have an unacceptable impact on planned commercial areas/centres in the City, thereby maintaining the planned function of such commercial areas within the Commercial and Mixed-use land use planning framework.

(9) The West Side Mixed-Use Commercial Centre shall be comprehensively planned with regard to the development of adjacent/contiguous Employment lands as designated

on **Schedule 'A' - Land Use Plan**, to secure a range of significant employment uses.

(10) This Plan promotes *mixed-use*, multi-storey buildings with a range of commercial uses located on the ground floor and employment uses located above the ground floor.

(11) The City shall regulate, through Official Plan policies (See Area Specific Policy 31) and implementing Zoning By-law, the size and scale of development, including minimum and maximum unit sizes, specific retail merchandize categories, and development phasing, to establish and maintain a *mixed-use* function of the site and to maintain the planned function of the City's commercial and *mixed-use* areas.

(12) A high standard of urban design shall apply to all development within the West Side Mixed-Use Commercial Centre designation and shall result in a coordinated and unified design theme. Site development shall include a high standard of site amenities and features such as enhanced perimeter landscape treatment, internal landscape areas and amenity spaces, integrated *pedestrian* and cyclist facilities and a centralized outdoor amenity space.

(13) Development shall be subject to municipally-approved Urban Design Guidelines, including any specific guidelines for the lands designated West Side Mixed-Use Commercial Centre. Urban design guidelines will provide a basis for *site plan* review and approval and will implement the policies of this Plan.

(14) Planning mechanisms available to the City and any approval authority having jurisdiction, including the Zoning By-law, urban design guidelines, development agreements, and *site plan* control shall be used to implement the policies of this Plan applicable related to the West Side Mixed-Use Commercial Centre designation.

10.2.2.5 Convenience Commercial Designation

Vision

Lands designated Convenience Commercial shall be planned to accommodate one or more retail or service establishments in a small-scale centre or area and are intended to help meet the day to day needs of nearby neighbourhood and/or business areas through the provision of a range of convenience goods and services. Such centres or areas may be used solely for commercial purposes or may incorporate residential uses in *mixed-use* buildings, provided the primary commercial function of the lands is maintained. The Convenience Commercial designation will help facilitate the goals of establishing *complete communities* and may serve as the focus area of adjacent neighbourhood areas.

Areas designated Convenience Commercial will have a strong *pedestrian* and cyclist focus and be well connected to the surrounding local neighbourhood. Such facilities will be planned to provide opportunities for residents to obtain commercial goods and services within a

reasonable walking and cycling distance, thereby reducing the need for automobile trips and fostering social interaction. To realize the *pedestrian*-oriented intent of Convenience Commercial facilities, such facilities should be located and designed to create a *sense of place* and destination within the neighbourhood, while ensuring that parking does not dominate the development.

Lands designated Convenience Commercial should be located near or adjacent to Arterial or Collector *roads*, generally outside of designated Nodes, and in close proximity to areas designated Residential. Convenience Commercial designations shall only be permitted in locations where such uses are considered compatible with existing or planned development.

This Plan recognizes that convenience-oriented goods and services will also be permitted outside of the Convenience Commercial designation, primarily on lands designated Residential and within *mixed-use* buildings that include residential uses as set out in the Section 10.1 of this Plan.

Land Use

(1) Convenience Commercial areas shall be designated Commercial as shown on **Schedule 'A'- Land Use Plan** and indicated more specifically as Convenience Commercial on Schedule **'A1'- Commercial and Mixed-Use Land Uses**.

(2) The height and density of uses within the Convenience Commercial designation shall be limited as shown on **Schedule 'B1'- Built Form** and as set out in section 3.4, and density shall be limited in accordance with the implementing Zoning By-law.

(3) Lands designated Convenience Commercial shall be zoned to permit a range of small-scale commercial and office uses and may include the following primary uses:
   (a) Small scale retail uses, provided that no individual unit shall exceed 300 square metres of gross floor area;
   (b) Commercial services;
   (c) Personal service uses;
   (d) Banks and financial services;
   (e) Restaurants;
   (f) Offices;
   (g) *Medical clinics* and *medical office*;
   (h) Automobile gas station;
   (i) Child care centre; and
   (j) Commercial school.

(4) Lands designated Convenience Commercial may be zoned to permit c*ommunity uses* as complementary uses of land provided their function will not conflict or interfere with the primary operation and development of areas for primary uses.

(5) Lands designated Convenience Commercial may permit residential uses in storeys above the ground floor in a *mixed-use* building containing primary permitted use(s). Single-use residential buildings are not permitted in the Convenience Commercial designation.

(6) Lands designated Convenience Commercial may permit drive-through facilities, subject to locational criteria that require such uses to abut Arterial *Roads*.

(7) The gross floor area of ground floor uses in Convenience Commercial buildings shall not exceed 2,000 square metres, although this Plan recognizes that many such centres are developed with less than 1,000 square metres of ground floor gross floor area. Based on the context of the Convenience Commercial site and the scale of the surrounding neighbourhood, the Zoning By-law may limit the gross floor area of ground floor uses to less than 2,000 square metres, and may limit the size of individual commercial units. Individual units should generally be small in scale, with the intent that the majority of units would be less than 300 square metres in size, with provisions for an anchor tenant (or tenants, depending on the size of the centre) of up to 500 square metres in size.

10.2.2.6 Corridor Commercial Designation

Vision and Planned Function

The Corridor Commercial designation is intended to primarily accommodate commercial uses, generally located along or adjacent to Arterial Roads. Corridor Commercial uses generally include:

(i) uses which require the transportation exposure and vehicular accessibility afforded by Arterial or similar functioning roads given their retailing of large or bulky goods, or provision of services related to large gatherings;

(ii) uses which require large format buildings whose size requirements are such that they are not generally compatible, nor economically viable, in the Uptown Mixed-Use Core or other categories within the commercial and *mixed-use* land use structure; and,

(iii) commercial uses which are automobile oriented and/or rely on business from the travelling public.

Corridor Commercial areas will be located outside of Major and Minor Nodes, and Major Transit Station Areas, but may be located in Corridors.

Land Use

(1) Corridor Commercial areas shall be designated Commercial as shown on **Schedule 'A'- Land Use Plan** and indicated more specifically as Corridor Commercial on **Schedule 'A1'- Commercial Land Uses**.

(2) The height of developments within the Corridor Commercial designation shall be

limited as shown on **Schedule 'B1'- Built Form**.

(3) Lands designated Corridor Commercial shall be zoned to permit automobile-oriented commercial uses, large format commercial uses, offices, and commercial businesses that accommodate large gatherings, and may include the following primary uses:

(a) Retail uses, limited to automotive/vehicle related products and services, large or bulky goods such as furniture and domestic appliances, home entertainment goods, home improvement materials, hardware, nursery or garden supply products, office equipment; and the limited sale of goods in association with a wholesale use.
(b) Wholesale uses;
(c) Offices;
(d) Medical clinics and *medical office*;
(e) Accommodation uses;
(f) Restaurants;
(g) Entertainment uses;
(h) Commercial recreation;
(i) Automobile gas and/or service station and/or vehicle charging station;
(j) Banquet halls; and,
(k) Funeral homes.

(4) For clarification, it is the intent of this Plan that a *food store* with a maximum size of 8,000 square metres and a *drug store* with a maximum size of 2,500 square metres may be permitted on lands designated Corridor Commercial. *Department stores* are not contemplated within the Corridor Commercial designation. *Development* of such uses would only be considered by way of an amendment to the Official Plan and Zoning By- law.

(5) Limited personal service uses be permitted, and if permitted are encouraged to be oriented toward public streets. The Zoning By-law may limit the range and type of personal service uses, and the size of individual units.

(6) Lands designated Corridor Commercial may be zoned to permit the following complementary uses, provided their function will not conflict or interfere with the primary operation and development of areas for Corridor Commercial purposes:

(a) *Community uses*;
(b) Institutional uses; and,
(c) Parking facility including secured bicycle storage facilities.

Development Policies for Corridor Commercial Areas

(7) Development within lands designated Corridor Commercial shall only be permitted where adequate vehicular access and egress, off-street parking, and municipal services and public works required are available.

(8) Development within Corridor Commercial areas will not necessarily have direct access to Regional or City arterial *roads*. Access to Regional *roads* requires Regional approval and may require a Regional entrance permit. Access to arterial *roads* under the jurisdiction of the City of Waterloo requires City approval, may require a City entrance permit, and shall be subject to the *Site Plan* Review process when *development* applications are submitted for consideration.

(9) This Plan contemplates a high quality of *urban design* and aesthetically pleasing streetscapes in Corridor Commercial areas.

(10) Development within Corridor Commercial areas that is adjacent to residential areas shall have regard to site design measures including buffers and screening to mitigate impacts from Corridor Commercial uses related traffic, parking and service areas to the extent possible.

10.2.3 Complete Development Application Requirements for Commercial Development Proposals

This Plan describes a system of commercial and *mixed-use* land use planning that defines how various commercial centres and areas are intended to function to meet the needs of the community and the planning objectives of the City. Specifically, planned commercial and *mixed-use* land uses are intended to provide for an appropriate distribution of adequate commercial opportunities, while avoiding an oversupply of facilities.

(1) Where an amendment to this Plan and/or the Zoning By-law is required to permit the development of a new commercial land use or an expansion (in terms of floor area, land area or range of uses permitted) to an existing commercial land use, the City may require the submission of an independent and comprehensive professional analysis to assess the appropriateness, opportunities and implications of the proposal and to assess compliance with the policies and objectives of this Plan.

(2) Where an amendment is required to permit the *development* of a large commercial and *mixed-use* site greater than five hectares, the City may require the submission of an independent and comprehensive professional analysis to assess the appropriateness, opportunities and implications of the proposal, and to assess compliance with the policies and objectives of this Plan. Maintaining the commercial function will be the primary objective of any *redevelopment* for the City.

(3) Requirements for information to be submitted as part of the comprehensive professional analysis referred to in policy 10.2.3 (1) and (2) may be determined through the pre-submission consultation process and shall include consideration of the following:

(a) Planning Assessment – Consideration of how the proposal would function within

the City's defined commercial and *mixed-use* land use structure and would address the objectives of this Plan relative to providing for the appropriate distribution of facilities to meet the needs of the community while avoiding an oversupply of facilities. Specific consideration should be given to the relationship between the proposal and the Uptown Waterloo Primary Node to ensure that the proposal does not impact the ability of the Uptown Waterloo Primary Node to fulfill its intended planned function. In addition, the assessment should consider how the proposal may address the objectives and policies of this Plan which speak to providing for locally serving *pedestrian*-oriented facilities that have a neighbourhood focus and can support the reduction of vehicle trips.

(b) Servicing Assessment – Indicating that adequate sanitary sewer, water and storm drainage services are available to accommodate the proposed development.

(c) Transportation Assessment –The applicant may be required to provide a Transportation Impact Study to the satisfaction of the City of Waterloo and to the satisfaction of the Region of Waterloo where the development would access onto a Regional *Road*. The Study is to be prepared in conformity with the Transportation System policies of this Plan and will assess the transportation demands, impacts and opportunities associated with a proposed development.

(d) Commercial Impact Analysis – For *development* applications, excluding *site plan* applications, which include proposals for retail commercial uses of 5,000 square metres of gross floor area or greater, or where a proposal involves a change to the type or scale of retail commercial uses contemplated within a designation, the City, at its discretion, may require the applicant to submit a Commercial Impact Analysis. This City will not support proposals solely on the basis of the conclusions of a Commercial Impact Analysis. The weight of such studies shall only extend to assessing whether the proposal can proceed on the basis of market demand without having a negative impact on the planned function of the commercial and *mixed-use* areas designated in this Plan.

    (i) Where a Commercial Impact Analysis is required, the study shall have specific regard to the planned function of the Uptown Waterloo Primary Node, including the growth targets for retail and service commercial uses defined in policy 3.7.1 (10) of the City Form Chapter and should ensure that the proposed development does not impede the ability of the Uptown Waterloo Primary Node to achieve the defined targets.

    (ii) Where a Commercial Impact Analysis is required, the City may retain, at the applicant's expense, a qualified consultant to assist the City in defining the methodology and terms of reference for the Commercial Impact Analysis, peer review the applicant's submission, and provide professional conclusions and recommendations to the City. The requirement for a Peer Review will be identified between the City and the applicant and it is expected that the applicant's consultant and the peer review consultant will collaborate to develop a mutually agreeable terms of reference.

(e) Other studies as may be identified by the City through the voluntary pre-submission consultation process.

OPA No. 34, approved October 28, 2022

10.2.4 Urban Design for Lands Designated Commercial

(1) Commercial and *Mixed-Use development* shall be subject to the Urban Design policies of this Plan and implementing urban design guidelines approved by the City including the City's Urban Design Manual, Development Manual and Council approved project guidelines. In addition, the following design policies shall be considered for commercial development:

(a) As a general principle, building entrances and windows shall be oriented to the street to enhance street activity, interest and provide eyes on the street. In limited circumstances where building entrances or windows cannot be provided, a high level of building design and articulation shall be provided to create interest along the street.

(b) Rooftop mechanical equipment should be screened from public view or located outside of public view.

(c) Dedicated *pedestrian* walkways shall be provided on sites with multiple commercial buildings to provide convenient and direct access from parking areas to major destinations including the primary building entrances, amenity spaces, public *roads* and transit routes.

(d) On sites with multiple commercial buildings, building facades shall be designed in a coordinated manner including the use of similar building materials, colours, textures and architectural elements.

(e) Where commercial uses are proposed adjacent to residential areas, enhanced landscape buffers shall be provided along yards abutting residential properties (*existing* or planned). In addition, structures, traffic, parking, loading and service areas are to be screened and buffered so that noise, light and other undesirable effects emanating from the commercial land use are minimized.

(f) Predevelopment groundwater infiltration rates are to be maintained to the extent possible, where feasible and appropriate. Infiltration measures shall minimize the risk of contamination to the groundwater, to the satisfaction of the City.

(g) Where appropriate, the Zoning By-law may require ground floor building heights to be a minimum of 4 metres or more to allow for convertible frontages and active uses at ground level.

10.3 EMPLOYMENT LAND USE POLICIES

The City will plan land uses to allow for an appropriate mix and broad range of employment opportunities to meet the needs of the city's employees, businesses and residents.

Waterloo's employment growth will be characterized by a wide range of employment sectors including but not limited to manufacturing, research and technology and knowledge-based

industries. The city's future economy will increasingly rely on the service sector, particularly knowledge-based industries, business services and technology companies. Advanced manufacturing will play an important supporting role in the local economy. Other service industries that primarily support Waterloo's population will continue to provide an important function for local residents. The City will protect *employment areas* from non-employment uses and support and encourage employment uses within Nodes, Corridors, and the Uptown Waterloo Primary Node. *Intensification* of *employment areas* and employment related land use areas are opportunities to support the city's growth and sustainability. To support intensification, the City will plan for transit and *pedestrian*- supportive *employment areas*, and new and expanding employment land use areas where possible and appropriate.

Employment Areas and other employment lands will be planned to permit a broad range of employment uses in the local context. Complementary uses, where permitted, are anticipated to directly support the primary employment use on the lands and adjacent area. *Ancillary* uses, where permitted, are anticipated to provide opportunities for *mixed-use* developments within specific Employment land use designations and are intended to permit uses that directly support the primary employment use on the lands and adjacent area.

10.3.1 Employment Objectives

(1) The City of Waterloo will plan for and support a well balanced, diverse, and sustainable economy, while ensuring meaningful employment opportunities are available. The City will:
   (a) Encourage, support and promote *development* that features s*ustainable design*;
   (b) Plan for a wide range of business clusters and economic activities that are directed to appropriate locations across the City;
   (c) Continue to collaborate with and support economic development entities in an effort to attract sustainable growth that provides high- quality jobs, supports a diverse economy, and contributes to Waterloo's future prosperity;
   (d) Support and plan for an appropriate range of lot sizes in the *employment areas* located in the City, while recognizing the constrained land supply in the City; and,
   (e) Make strategic investments, or provide support to other public agencies and/or private entities, to provide key competitive *infrastructure* that supports sustainable business development and activity, including sewage and water systems, stormwater systems, utilities (such as electricity, natural gas and telecommunications), and the transportation system.

(2) The City encourages the creation of high-tech and innovation clusters among similar and complementary businesses in order to foster the sharing of ideas, information, and to facilitate interactions.

(3) The City encourages the further *development* of the University of Waterloo's Research and Technology Park as an opportunity for the knowledge-based and technology

industry to locate within the City.

(4) This Plan encourages high-tech and innovation clusters to locate on lands designated Business Employment, given access to public transit and other community amenities.

10.3.2 General Policies

Overview of Employment Land Use Structure

(1) Employment land uses are shown on **Schedule 'A' – Land Use Plan** as employment and are designated on **Schedule 'A2' – Employment Land Uses** as the following two Employment land use designations:
   (a) Flexible Industrial; and,
   (b) Business Employment;

(2) Lands designated Flexible Industrial on Schedule 'A2' Employment Land Uses, shall be considered as *employment areas* consistent with the Provincial Planning Statement and the Planning Act.

(3) Other lands designated as Employment on Schedule 'A2' Employment Land Uses, designated Business Employment, may not be *employment areas* as per the Provincial Planning Statement and the Planning Act, but should contribute to a wider range of employment opportunities that are compatible with Flexible Industrial employment areas and other adjacent land uses.

(4) These Employment land use designations vary in terms of the range of uses permitted, the scale and intensity of the development, the design standards that apply and the potential impacts of these uses on adjacent uses. The height limits for lands with an Employment designation are shown on **Schedule 'B1' – Built Form**.

(5) Business Employment areas will generally be located adjacent to Flexible Industrial employment areas and will generally serve as transitions between Flexible Industrial employment areas and other land uses.

(6) Notwithstanding policy 10.3.2 (5), some Business Employment designated areas may be located in areas that are not adjacent to Flexible Industrial employment areas, but may still provide for employment opportunities, provide a transition to other land uses, and/or be strategically located throughout the city to foster complete communities at the neighbourhood or large site scale.

Location of Major Office Development

(7) *Major offices* shall be located within the Uptown Waterloo Primary Node, Major Nodes, or Major Transit Station Areas, in close proximity to Light Rail Transit stops or frequent

transit routes.

Protecting the Employment Land Supply

(8) It is a policy of this Plan to foster growth opportunities within all employment designated lands through the development of vacant lands, and *intensification* of existing employment parcels. This Plan encourages a range of lot sizes in the areas defined in **Schedule 'A2' – Employment Land Uses**, while recognizing that large, vacant employment lots may not be available due to Waterloo's limited land supply.

(9) It is a policy of this Plan to maintain a diverse and balanced land supply to serve the employment needs of the City and to ensure there are sufficient *employment areas* and land for related employment uses available to accommodate employment growth now and into the future, including an adequate supply of serviced land and an allowance for choice.

(10) *Employment areas* located adjacent to or near major goods movement facilities or corridors will be preserved as areas for manufacturing, warehousing and logistics, appropriate associated uses, and ancillary facilities.

(11) Institutional, commercial, residential, retail and office uses are not permitted within designated *employment areas*, with the exception of associated retail, office and ancillary facilities. Flexible Employment as described in section 10.3.2.11 of this Plan would continue to be permitted. Freestanding commercial *development* shall not be permitted within *employment areas*, except as provided for in the Area Specific Policies included in Chapter 11. Such uses shall locate within an appropriate Commercial and Mixed-Use designation.

(a) Drive-through facilities are normally associated with restaurants, banks and other commercial uses. Lands designated Business Employment may permit drive-through facilities in association with permitted uses. Provisions to permit and/or regulate drive-through facilities will be included in the City's implementing Zoning By-law. Where permitted by way of the Zoning By-law.

(12) Notwithstanding any other policies in this Official Plan, limited commercial uses may be permitted in identified Employment Gateway Areas as shown on **Schedule 'A2' – Employment Land Uses** of this Plan. The range of commercial uses and associated performance standards will be outlined by the Zoning By-law.

(13) Existing uses in the Flexible Industrial designation that do not conform with the definition of "*employment area*" in the Planning Act shall be permitted where the use has been lawfully established on the parcel of land before October 20, 2024.

(14) Given the limited supply of designated Employment land in the city, *intensification* of designated Employment lands for employment purposes is encouraged. Where

possible, shared use of space and facilities by a variety of users is strongly encouraged.

Land Use Compatibility

(15) New residential development shall be discouraged from locating within close proximity to land designated Flexible Industrial due to possible adverse affects on the sensitive residential land use by the industrial operations contemplated within the Flexible Industrial designation.

(a) Where new employment uses or the expansion of employment uses are constructed near residential areas, the City will require that applicable Provincial regulations, policies, guidelines and best practices are met or adhered to. Such proposals shall be referred to the Ministry to determine if a Certificate of Approval under the Environmental Protection Act is necessary.
OPA No. 14, approved January 11, 2018

Site and Urban Design

(16) A high quality of site and building design is contemplated for all Employment land uses. Proponents of development on lands designated Employment shall be required to obtain approval of a *Site Plan* that is consistent with the provisions of the Planning Act, the policies of this Plan, and any City approved design guidelines and development standards, prior to the commencement of any site works or the issuance of a building permit.

(17) The City shall require a high quality of design, architecture and built form for development in Business Employment designated areas that front onto major roads in visually prominent or gateway locations.

(a) Higher standards for screening of outdoor storage areas, landscaping, signage, and location of loading and parking areas are contemplated at the periphery of *employment areas* and adjacent to entrance roads into the city.

(18) Development will contribute to attractive, efficient, and competitive *employment areas* by:

(a) Featuring a high standard of urban design which enhances the quality of the public realm along all public roads, appropriately accommodates *pedestrian*s and cyclists, and minimizes impacts on neighbouring land uses;
(b) Providing adequate vehicular access, off-street parking, while minimizing large expanses of surface parking and the number and location of vehicular access points;
(c) Appropriately buffering outside storage and assembly areas to minimize visual impacts on surrounding land uses;
(d) Appropriately locating and designing loading areas to minimize impacts to surrounding land uses, and promoting safe circulation within the site;
(e) Minimizing light and fugitive emission impacts on surrounding land uses;

(f) Ensuring that employment traffic is directed away from planned residential areas; and,
(g) Fostering compact development and *intensification* to facilitate the efficient use of land, where appropriate.

10.3.3 EMPLOYMENT DESIGNATIONS

10.3.3.1 Flexible Industrial Designation

Vision

The Flexible Industrial land use designation contemplates traditional industrial uses such as manufacturing, processing, assembly, construction and service trades, as well as warehousing and distribution. Lands within this designation are generally on the interior of employment designated areas employment areas to facilitate land use compatibility and limit adverse impacts to *sensitive land uses*. Flexible Industrial designated areas will be planned to function as *employment areas* in accordance with the Provincial Planning Statement and the Planning Act.

Schedules

(1) Areas designated Flexible Industrial shall be designated Employment on **Schedule 'A' – Land Use Plan** and indicated more specifically as Flexible Industrial on **Schedule 'A2' – Employment Land Uses**.

(2) The height of developments within the Flexible Industrial designation shall be limited as shown on **Schedule 'B1' – Built Form**, and further defined in the Zoning By-law.

Land Use

(3) The Flexible Industrial designation may be zoned to permit the following primary uses:
(a) Industrial uses including assembling, fabricating, manufacturing, processing, repair and servicing, storage, utilities, communications, transportation facilities, service trades, equipment suppliers, printing and publishing and construction uses;
(b) Advanced Technology, Business Incubator, Research and Development facilities including Product Development and Low Impact Testing Labs,
(c) Data Centre provided the data centre does not conflict with the planning and growth objectives of this Plan or the City;
(d) *Urban agriculture*, excluding large scale greenhouses, subject to the requirements of the implementing Zoning By-law;
(e) Warehouse, distribution, and wholesale uses (no retail); and,
(f) Office and retail uses ancillary to a primary permitted use

(4) In addition to the primary permitted uses above, lands designated Flexible Industrial may be zoned to permit the following uses, subject to the provisions of this Official Plan, provided they do not impact the ability of the lands to achieve the vision and policies in this designation:
   (a) Automobile service stations;
   (b) *Community uses*, except public schools and private schools and child care facilities; and,
   (c) Parking facilities.

(5) Limited display and retail of products manufactured on site is permitted as an *ancillary* use, as regulated in the implementing Zoning By-law.
OPA No. 11, approved December 11, 2014
OPA No. 34, approved October 28, 2022

(6) The following uses shall be prohibited within the Flexible Industrial designation:
   (a) Uses deemed to be hazardous;
   (b) Salvage, scrap, wrecking, and private recycling facilities;
   (c) Chemical manufacturing, processing or refining;
   (d) Storage, transportation or manufacturing of explosives or fireworks;
   (e) Rendering plants or facilities
   (f) Retail and office uses not associated with and ancillary to a primary use;
   (g) Residential uses; and,
   (h) Any other use as set out in the implementing Zoning By-law.

Development Policies

(7) Where possible, *ancillary uses* associated with the primary permitted land use permitted within the Flexible Industrial designation shall be located along the periphery of the Flexible Industrial Employment area at intersections and along arterial *roads.*

(8) Applications for the expansion or relocation of employment uses that use large amounts of water and/or dispose of large amounts of liquid or solid waste shall require an Amendment to this Plan and are generally discouraged. Applications for new employment uses that use large amounts of water and/or dispose of large amounts of liquid or solid waste shall require an Amendment to this Plan and are generally discouraged. The foregoing shall not apply to municipal *infrastructure* such as water distribution and waste water treatment facilities.

(9) In accordance with the Provincial Planning Statement and the policies in this Plan, removal of lands from *employment areas*, and removal of lands designated Employment on **Schedule 'A' – Land Use Plan** shall only be considered where it is demonstrated to the satisfaction of the City that:

(a) There is an identified need for the removal of the employment lands and the land is not required for *employment area* uses over the long term.
(b) The proposed uses would not negatively impact the overall viability of the *employment area* by:
    i. Avoiding or where avoidance is not possible, minimizing and mitigating potential impacts to the *existing* or planned *employment area* uses in accordance with policy 3.5 of the Provincial Planning Statement
    ii. Maintaining access to major goods movement facilities and corridors including segments of the Strategic Goods Movement Network identified in Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe;
(c) The proposed uses would not adversely affect the overall viability of the *employment area*,
(d) Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
(e) the city has sufficient employment lands to accommodate projected employment growth to the horizon of this Plan.

(10) Where lands are removed from *employment areas*, the implementing planning framework to enable the removal shall include:
(a) appropriate minimum employment densities are required to be maintained in conjunction with non-employment uses;
(b) built form requirements, including requirements for *developments* to feature *mixed-use* sites or buildings;
(c) permitted heights and densities;
(d) requirements to ensure that any new sensitive uses are appropriately phased in based on the surrounding land use context and land use compatibility is achieved including in relation to the Provincial D Series Guidelines. Permission for sensitive uses may require the application of holding provisions to ensure the policies of this Plan and any other matter of interest to the City is addressed.

(11) The following uses shall be prohibited within the Flexible Industrial designation:
(a) Uses deemed to be hazardous;
(b) Chemical manufacturing, processing or refining;
(c) Storage, transportation or manufacturing of explosives or fireworks;
(d) Rendering plants or facilities;
(e) Residential uses; and,
(f) Any other use as set out in the implementing Zoning By-law.

10.3.3.2 Business Employment Designation

Vision and Planned Function

The Business Employment land use designation is a category of employment uses that will be planned as employment areas. Lands within this designation are generally located on the periphery of employment designated areas, serve as a buffer between Flexible Industrial *employment areas* and sensitive uses, while accommodating light industrial uses, and offices and limited commercial uses related to the primary permitted land use, along planned or existing transportation routes, and in higher density destinations such as designated Nodes or Corridors. Lands designated Business Employment will provide a broad range of light industrial uses, technical and/or scientific businesses, advanced technology companies.

Business Employment areas shall be planned to achieve a diverse range of employment uses and help to facilitate *complete communities*. A high standard of urban design and architecture will be required within this designation.
OPA No. 34, approved October 28, 2022

Schedules

(1) Areas designated Business Employment shall be designated Employment as shown on **Schedule 'A' – Land Use Plan** and indicated more specifically as Business Employment on **Schedule 'A2' – Employment Land Uses**.

(2) The height of developments within the Business Employment designation shall be limited as shown on **Schedule 'B1'- Built Form**, and further defined in the Zoning By-law.
OPA No. 34, approved October 28, 2022

Land Use

(3) Lands designated Business Employment will provide a broad range of light industrial uses, technical and/or scientific businesses, and advanced technology companies. Lands designated Business Employment may allow offices, commercial, and ancillary uses with the primary permitted land use. Lands designated Business Employment may be zoned to permit primary uses, including:
   (a) Advanced Technology, Business Incubator, Research and Development facilities including Product Development and Low Impact Testing Labs, Data Centre provided the data centre does not conflict with the planning and growth objectives of this Plan or the City;
   (b) Makerspace;
   (c) Light assembly / light manufacturing / light processing operations, including but not limited to the production of high-value, high technology products, which do

not result in emissions of odours, fumes, noise, cinder (including smoke, soot, ash), dust, vibrations, heat, glare (lighting), or electrical interference;
(d) Printing and publishing; and,
(e) Parking facilities.

OPA No. 11, approved December 11, 2014
OPA No. 34, approved October 28, 2022

(4) Lands designated Business Employment may be zoned to permit the following complementary uses, provided such uses are compatible with the planned function and policies of this designation and do not conflict or interfere with the development of the primary permitted uses:
(a) Repair and servicing operations related to the primary uses in policy 10.3.3.2 (3), and as regulated through the implementing Zoning By-law; and
(b) Indoor storage and warehousing related to the primary uses in policy 10.3.3.2 (3), and as regulated through the implementing Zoning By-law.
(c) Offices;
(d) *Medical clinics*;
(e) Training facilities;
(f) Communication production uses;
(g) Hotel, Conference and Convention Centres;
(h) *Community uses*, except public schools and private schools;
(i) Fitness Centres and Commercial Recreation;
(j) Wholesale uses;
(k) Entertainment Uses;
(l) Self Storage Facilities;
(m) Small scale warehousing;
(n) Banquet halls; and,
(o) Funeral homes.

(5) In addition to the permitted uses above, lands designated Business Employment may be zoned to permit the following *ancillary* uses, subject to the provisions of this Official Plan:
(a) Banks and financial services;
(b) Catering establishments;
(c) Child care centres;
(d) Food Store;
(e) Urban agriculture;
(f) Commercial schools; and
(g) Restaurants including Nanobrewery.

(6) Where lands designated Business Employment are recognized on **Schedule 'B' – City Structure** as being within a Major Transit Station Area or within a Major Node, the Zoning By-law may permit the following additional *ancillary* uses:
(a) *Convenience retail* and personal service uses intended to serve local business

needs and their employees.
OPA No. 34, approved October 28, 2022

(7) The following shall apply to *ancillary uses* permitted in policies 10.3.2.2 (5) and 10.3.2.2 (6):
   (a) *Ancillary uses* shall be on a *mixed-use* site containing primary permitted use(s) identified in policy 10.3.2.2(3) and/or offices or *medical clinics* identified in policy 10.3.2.2(4), and the building floor area associated with the *ancillary uses* shall be subordinate and incidental to a primary use(s), office or *medical clinic* on the site; and,
   (b) *Ancillary uses* are encouraged to be oriented toward street frontages and designed to enhance the *pedestrian* environment.

(8) The following uses shall be prohibited within the Business Employment designation:
   (g) Assembly, fabricating, manufacturing, and processing industrial uses, excluding the primary uses permitted in policy 10.3.2.2 (3);
   (h) Uses deemed to be hazardous;
   (i) Salvage, scrap, wrecking, and private recycling plants;
   (j) Chemical manufacturing, processing or refining;
   (k) Storage, transportation or manufacturing of explosives or fireworks;
   (l) Rendering plants or facilities;
   (m) Residential uses; and,
   (n) Any other use as set out in the implementing Zoning By-law.
   OPA No. 34, approved October 28, 2022

(9) Amendments to lands designated Business Employment shall only be considered where it is demonstrated to the satisfaction of the City that:
   (a) the lands are not required to meet the employment targets of this Plan;
   (b) the proposed amendment would not adversely affect the overall viability of the employment planned function of the area, where applicable; and
   (c) existing or planned infrastructure and public service facilities are available to accommodate any proposed use(s).

(10) Where lands are removed from the Business Employment designation, the implementing planning framework to enable the removal shall include:
   (a) appropriate minimum employment densities are required to be maintained in conjunction with non-employment uses;
   (b) built form requirements, including requirements for *developments* to feature *mixed-use* sites or buildings;
   (c) permitted heights and densities;
   (d) requirements to ensure that any new sensitive uses are appropriately phased in based on the surrounding land use context and land use compatibility is achieved including in relation to the Provincial D Series Guidelines. Permission for sensitive uses may require the application of holding provisions to ensure

the policies of this Plan and any other matter of interest to the City is addressed.

10.4 MAJOR INSTITUTIONAL LAND USE POLICIES

Vision and Planned Function

The Major Institutional designation is designed to provide for a wide range of institutional uses within the City. The Major Institutional designation is intended to encompass individual buildings or groups of buildings related to health care, recreation, social service, education, off-campus research institutions, and justice uses, all of which serve to strengthen the community. Major Institutional uses are anticipated to be well-designed, in recognition that that institutional land uses often become landmarks to the City's identity.

Major Institutional uses are distributed throughout the City. It is anticipated that higher-order major institutional uses will be located within the Uptown Waterloo Primary Node, with other smaller-scale institutional uses continuing to locate within neighbourhoods. A limited range of *ancillary* uses are permitted within the Major Institutional designation. All permitted *ancillary* uses are intended to directly serve the institutional use.

Within the Major Institutional designation is a Major Institutional-Academic sub-designation which is applied to the campuses of post-secondary educational institutions. This sub-designation recognizes continued post-secondary growth and recognizes that post-secondary educational institutions are major employers in Waterloo's economy. This sub-designation includes the University of Waterloo's North Campus, where post-secondary educational along with a restricted range of employment and commercial uses are contemplated, primarily within the University of Waterloo Research and Technology Park and the University of Waterloo Northwest Campus.

Schedules

(1) Lands Designated "Major Institutional" and "Major Institutional-Academic" are shown on **Schedule 'A' – Land Use Plan**.

(2) The scale of development within the Major Institutional designation shall be limited as shown on **Schedule 'B1' – Built Form**, provided further that lands designated Major Institutional and shown as 'Low Rise, 4 storeys' on **Schedule 'B1' – Built Form**, and further defined in the Zoning By-law.

(3) The height of *developments* within the Major Institutional-Academic designation shall be limited as shown on **Schedule 'B1' – Built Form**, as specified in policy 10.4 (2)

Land Use

(4) The Major Institutional designation is a designation in which the predominant use of land is large-scale, institutional uses. Lands designated Major Institutional may be zoned to permit a broad range of institutional uses, including:
   (a) Major health and government uses;
   (b) Social service, cultural, community, and recreational uses;
   (c) High schools (secondary schools);
   (d) Off-campus research institutes and think tanks; and,
   (e) Other similar uses consistent with the vision and policies of this designation.

(5) In addition to the permitted uses above, lands designated Major Institutional may be zoned to permit the following uses, subject to the provisions of this Official Plan, provided they do not impact the ability of the lands to achieve the vision and policies in this designation:
   (a) Administrative offices that directly serve the major institutional use;
   (b) Limited retail commercial and service uses that directly serve the major institutional use, provided that the use is located on the same property as the major institutional use;
   (c) Parking facilities;
   (d) Residential uses, where they are intended to provide accommodation for persons associated with the major institutional use, provided that the use is located on the same property as the major institutional use;
   (e) Research activities and/or educational uses associated with the major institutional use, provided that the use is located on the same property as the major institutional use; and,
   (f) *Community Uses*.

(6) Applications to amend this Plan to designate additional areas for Major Institutional uses will be reviewed subject to the following criteria:
   (a) Major Institutional uses will be compatible with the characteristics of surrounding land uses;
   (b) Major Institutional uses shall be encouraged to locate adjacent to Regional or City Arterial and Collector *Roads*;
   (c) Major Institutional uses shall demonstrate a high standard of urban design;
   (d) Infrastructure capacity is not exceeded;
   (e) Safe access, flood protection, and geotechnical stability shall be achieved to the satisfaction of the City and the Grand River Conservation Authority; and,
   (f) Major Institutional uses shall be encouraged to locate in close proximity to existing or planned transit routes and incorporate a *pedestrian* and cyclist focus.

(7) Any lands designated Major Institutional and located within the Uptown Waterloo Primary Node shall be subject to section 3.7.1 of the City Form Chapter.

10.4.1 Major Institutional-Academic

(1) The Major Institutional-Academic designation shown on **Schedule 'A' – Land Use Plan** is a designation in which the predominant use of land is post-secondary educational institutions. Lands designated Major Institutional-Academic shall be comprised of a mixture and concentration of post-secondary educational institutional uses within the campus of a recognized University or College. Lands designated Major Institutional-Academic may be zoned to permit the following uses:
   (a) Academic facilities of a post-secondary educational institution related to learning;
   (b) Administrative facilities for the post-secondary educational institution;
   (c) Research and development facilities operated by the post-secondary educational institution;
   (d) Research institutes of the post-secondary education institution;
   (e) Residential uses, where they are intended to provide accommodation for persons associated with the post-secondary education institution;
   (f) Parking facilities; and,
   (g) Other similar uses consistent with the vision and policies of this designation.

(2) In addition to the permitted uses above, lands designated Major Institutional-Academic may be zoned to permit the following additional uses, subject to the provisions of this Official Plan, provided they do not impact the ability of the lands to achieve the vision and policies in this designation:
   (a) *Convenience retail* and restaurant uses that primarily serve the faculty, employees and students of the post-secondary educational institution;
   (b) *Community uses*;
   (c) Park and recreational facilities accessory to the post-secondary educational institution; and,
   (d) Child care centres that primarily serve the faculty, employees and students of the post-secondary educational institution.

(3) This Plan recognizes the University of Waterloo's Research and Technology Park and the University of Waterloo's Northwest Campus. It is a policy of this Plan to encourage the retention and ownership of these lands by the University of Waterloo. The following uses are permitted on these lands:
   (a) The uses permitted in policies 10.4(8) and 10.4(9) above;
   (b) Offices;
   (c) Research and development facilities that are compatible with surround sensitive uses; and,
   (d) Light Manufacturing related to a research and development facility.

(4) District Plans may further define the extent of *convenience retail* and restaurant uses that are permitted on lands owned by the University of Waterloo and located north of Columbia Street, provided further that District Plan policies will be implemented through the Zoning By-law.

(5) The City will work with post-secondary educational institutions to plan for campus growth needs.

(6) Post-secondary educational institutions are encouraged to create campus master plans.

(7) The City strongly encourages housing on post-secondary educational institution campuses for the use by students, staff and faculty of such institutions.

(8) Post-secondary educational institutions should focus growth within their existing campus lands, as a first priority. If additional lands are required, the City will plan for the expansion of post-secondary educational institutional uses in a manner that is consistent and compatible with the planned function of the expansion area, and identify preferred expansion areas. Existing expansion areas are identified in *Area Specific Policies*, and include the following:
   (a) With respect to the University of Waterloo, lands identified in Area Specific Policy 34 and Area Specific Policy 35.
   (b) With respect to Wilfrid Laurier University and the University of Waterloo, lands identified in Area Specific Policy 20.
   (c) With respect to Conestoga College, lands immediately adjacent to Marsland Drive, as identified in Area Specific Policy 36.
   (d) Uptown Waterloo.

(9) New Research and Technology Parks on lands designated Major Institutional - Academic will be comprehensively planned *developments* and shall:
   (a) Be multi-disciplinary, incorporating academic, private business and government agencies as appropriate;
   (b) Contain *mixed-uses*, where appropriate, that include spaces for academic, office, and residential uses;
   (c) Offer an appropriate range of complementary commercial, recreational, and leisure amenities to support and serve employees, visitors, and the on-site population;
   (d) Be comprehensively and cohesively planned as an area, with supporting urban design standards and guidelines;
   (e) Demonstrate environmental leadership through *sustainable design*; and,
   (f) Be encouraged to develop at a high density with shared, structured, or underground parking to facilitate a compact built form.

(10) *Development* on post-secondary institutional lands should comply with Section 3.9 Urban Design and the University Avenue Gateway Strategy.

(11) Post-secondary institutions are strongly encouraged to participate in the City's Site Plan Review process.

(12) It is a policy of this Plan that post-secondary institutions coordinate with the City of Waterloo and the Region of Waterloo on matters including *road* widenings, transportation improvements, other public *infrastructure* works, and land use compatibility between certain academic uses in close proximity to *sensitive land*

uses.

10.5 STATION AREA MIXED-USE DESIGNATION

Vision and Planned Function

The Station Area Mixed-Use designation is a category in which a full range and mix of land uses is contemplated. This designation is intended to provide opportunities for infill *development* and for substantial levels of *intensification*. The Station Area designation recognizes that areas within Major Transit Station Areas present opportunities to improve mobility, support placemaking, and create a series of vibrant, *mixed-use* areas and *developments*. Residential uses as part of large site *developments* within Staton Areas shall be combined with an appropriate range and amount of non-residential uses on site to create a vibrant transit-oriented *complete community*.

Development on lands designated Station Area Mixed-Use will align with the City's Station Areas Plans, including promoting community-building that supports the unique attributes of each of the station areas, and creating attractive places for working, living, learning and recreation. In addition to place-making and facilitating transit-oriented intensification opportunities, the intent of the Station Area Mixed-Use designation is to orient *development* within Station Areas towards the LRT corridor and Station Area stops where possible.

Land Uses

(1) Lands designated Station Area Mixed-Use as shown on **Schedule 'A' - Land Use Plan** shall be zoned to permit a range of uses in *mixed-use*, medium and high-rise buildings, on comprehensively planned sites.

(2) Lands designated Station Area Mixed-Use shall permit building heights of up to 30 storeys as shown on **Schedule 'B1'— Built Form** and densities in accordance with the implementing Zoning By-law.

(3) Lands designated Station Area Mixed-Use shall be zoned to permit a range of residential, employment, commercial, and *community uses*, as part of a *mixed-use* building, or as part of a comprehensively planned *mixed-use* site, and may include the following primary uses:

Residential

(a) multi-unit residential buildings, including apartment buildings subject to policies 10.5 (11);

Employment

(b) advanced technology research and development facilities that are compatible with sensitive uses;
(c) commercial product research and development facilities that are compatible with sensitive uses;
(d) office uses;
(e) light industrial manufacturing, process and assembly;
(f) live/work units;

Commercial
(g) Retail uses;
(h) *Food Stores*;
(i) Commercial services;
(j) Banks and financial services;
(k) Restaurants;

Additional non-residential uses
(l) Public and private schools;
(m) Education institutions; and,
(n) *Community uses* and facilities.

(4) In addition to the permitted uses above, lands designated Station Area Mixed-Use may be zoned to permit the following complementary uses, provided they do not impact the ability of the designated Station Area Mixed-Use area to achieve the vision and policies in this designation:
(a) Assisted Living Facilities;
(b) *Urban agriculture;* and,
(c) Long-Term Care Facilities.

(5) The following uses shall not be permitted on lands designated Station Area Mixed-Use:
(a) automobile gas and/or service station;
(b) stand-alone automobile retail dealership;
(c) banquet hall;
(d) drive-through;
(e) nightclub; and
(f) transportation services.

(6) To ensure properties are of sufficient size to achieve substantial levels of *intensification* as contemplated in this designation, lands designated Station Area Mixed-Use shall be sufficiently sized and have adequate frontage along public or private roads to allow medium and high-rise buildings, as set out in the implementing Zoning By-law which may contain minimum frontage, and lot area requirements.

(7) Lands designated Station Area Mixed-Use may be zoned to permit *medical clinics*, *convenience retail*, childcare centres, personal services, commercial recreational, commercial wellness, and *spiritual uses* as *ancillary uses*, subject to the following policies:
   (a) Any proposed *ancillary use* identified in this policy shall be within a *mixed-use* building or freestanding on a *mixed-use* site, and the building floor area associated with the *ancillary uses* shall be substantively subordinate and incidental to a primary use(s) in the building or on the *mixed-use* site as the case may be;
   (b) *Ancillary uses* shall be oriented to the street or other *pedestrian* environment/realm, with a design that activates the streetscape or other *pedestrian* environment/realm; and,
   (c) Further definition of uses, performance standards, restrictions on the scale of any *ancillary uses* including floor space caps, and permitted locations for ancillary uses shall be regulated through the implementing Zoning By-law.

Development Policies

(8) The intent of this designation is to increase transit ridership, encourage walking and cycling, and to make more efficient use of the City's *infrastructure* and services, through the *development* of a *mixed-use complete community*. *Development* on land designated Station Areas Mixed-Use shall demonstrate how the intent of the designation has been achieved.

(9) The range of uses outlined in policy 10.5 (3), including employment, commercial, community and residential uses, shall be used in combination to create comprehensively planned *mixed-use* areas and sites, and to contribute to achieving the minimum Staton Area density target of 160 residents and jobs per hectare.

(10) New *development* shall demonstrate how buildings and sites will facilitate the achievement of the minimum Station Area density target of 160 residents and jobs per hectare.

(11) For lands designated Station Area Mixed-Use, residential uses shall be located above the ground floor, in a multi-storey *mixed-use* building only, provided further that:
   (a) Parking required for residential uses shall be provided predominately underground or in a parking structure(s), and structured parking shall not be visible from public view. The implementing Zoning By-law may require structured parking to be located behind building floor area.
   (b) The Zoning By-law will define performance standards that are specific to residential uses, including but not limited to location, amenity space, density, and parking regulations;
   (c) Freestanding residential uses may be permitted where it is demonstrated to the satisfaction of the City that the site will contain a mixture of uses (including a

meaningful amount of commercial, employment and *community uses*), and the range of uses collectively will contribute to the Station Area density target and a *complete community*. Freestanding residential uses shall not adversely impact the planned function of the Station Area Mixed Use designation. Freestanding residential *development* shall only be considered where lands are of sufficient size to accommodate multiple buildings, including one or more buildings adjacent to the street with a meaningful amount of building floor area devoted primarily to retail, service commercial, office commercial, and/or employment uses.

(12) Large *developments* with greater than 1,000 residential units should accommodate two square metres or more of commercial, employment, and/or *community uses* for every residential unit proposed.
   (a) For clarity, for the purposes of calculating non-residential uses as outlined in policy 10.5 (12), any consideration of *community uses* shall exclude open space, *temporary farmers' markets* and *community garden* uses.
   (b) Planning for employment and office uses, large *developments* shall demonstrate that the proposed *development* will achieve a minimum employment density of 35 jobs per hectare.

(13) *Development* of *mixed-use* buildings within the Station Area Mixed-Use designation shall include, but not be limited to the following:
   (a) Short term parking at restaurants for food delivery vehicles and customer pick-ups;
   (b) Secure storage for package deliveries in high-rise buildings;
   (c) Short-term parking for pre-ordered customer pick-ups at retail and *food stores*;
   (d) Short term parking for deliveries to high-rise buildings, preferably on-site; and,
   (e) Safe movement of bicycles and *pedestrians*, such as integrated bicycle and *pedestrian* pathways connecting to and from public rights-of-ways.

(14) Large parcels of land (2 ha or greater) and/or multi-building *developments*, are anticipated to be developed in two or more phases. It is the intent of this Plan that the lands be comprehensively master planned prior to *development*, to demonstrate and ensure:
   (a) Connectivity and integration between the phases;
   (b) Orderly growth and *development*;
   (c) Coordination of site servicing and stormwater management;
   (d) Public health and safety (including emergency response);
   (e) The provision of sufficient and coordinated green spaces;
   (f) The provision of sufficient *community uses* and community *infrastructure*;
   (g) The provision of sufficient and well distributed commercial and employment uses;
   (h) Cost effective *development* patterns;
   (i) Vibrant and well designed private and public spaces; and

(j) Coordinated design standards and guidelines, including urban design.

10.6 OPEN SPACE LAND USE POLICIES

Vision

This Plan encourages a high-quality urban environment of which Open Space land uses are an important component. The Open Space designation is intended to protect ecologically significant *natural features* and to provide a comprehensive and connected open space system that balances the needs of the community in terms of recreation/leisure, culture, transportation, *infrastructure* and environmental management.

The City's open space will be conveniently accessible from the City's neighbourhoods, and will be planned and designed to serve the needs of a diverse number of user groups. Open spaces will often be multi-purpose spaces, and may accommodate four-season activities. To ensure that citizens have an appropriate level of park-based recreational and leisure opportunities, the City will strive to acquire land for park and trail purposes consistent with a Municipal Parkland Classification System. It is recognized that some Open Space lands, such as stormwater management facilities, hydro corridors, conservation areas, environmental reserves, *natural features*, buffers associated with *natural features*, cemeteries, landfill and golf course are not managed as parkland and may not be City-owned. These lands are identified as Open Space as they provide important connections and green space which contribute to the connectivity of the comprehensive open space system.

The City's Natural System is valued for its contribution to the City's character and high quality of life, the invaluable *ecological functions* it performs, as well as the scientific, recreational and therapeutic role the Natural System provides. The Natural System, comprised of Landscape Level Systems, Core Natural Features, Supporting Natural Features, as well as *fish habitat*, Restoration Areas and *Linkages*, directly supports plants, animals and humans, and is essential in maintaining biodiversity. The City recognizes the varying degree of significance and sensitivity of features within the Natural System hierarchy, and will ensure an appropriate level of protection based on such significance and sensitivity.

10.6.1 General Policies

(1) The policies of this section are closely related to other sections of this Plan, including:
   (a) Policies related to the trails and open space network included in the Networks Chapter and Transportation Chapter. These set a framework and provide policy direction with respect to developing a comprehensive and connected open space system.
   (b) Policies and objectives included in Environment and Energy Chapter of this Plan set a framework and provide policy direction with respect to the wise management of the natural environment.

Schedules

(2) Lands designated Open Space are shown on **Schedule 'A' – Land Use Plan** and are further identified on the following Schedules:
   (a) The Parks and Other Green Spaces, Cemeteries, Landfill and Golf Course components of the Open Space designation are identified on **Schedule 'A3' – Open Space Land Uses**.
   (b) The Natural System elements within the Open Space designation are identified on **Schedule 'A4' – Natural System**.

Land Use

(3) Within the Open Space land use designation, the predominant use of land is open space and the designation envisions a broad range of uses including municipal parks and other green spaces, active and passive recreation uses, municipal facilities, community gardens, elements of the natural system, cemeteries, golf courses and the regional landfill, subject to policy 10.6.1 (4) below.

(4) It is not the intent of this Plan to permit all uses listed in policy 10.6.1 (3) in every Open Space designation. Permitted uses and policies related to individual Open Space designations will be further defined in section 10.6.2 of this Plan in the following four Open Space designations:
   (a) Parks and other Green Spaces (Includes elements of the Natural System as shown on **Schedule 'A4' – Natural System**);
   (b) Cemeteries;
   (c) Golf Course; and,
   (d) Landfill.

Ownership and Acquisition

(5) Where privately owned open space lands are proposed to change land use or to be sold, consideration may be given by the City to acquire or protect the area through such means as acquisition, agreement, negotiation, regulation within the Zoning By-Law, or conveyance.

Balancing Human Activity and Environmental Stewardship

(6) In order to balance the need for environmental stewardship with other demands, the City will continue to identify open space areas for active and passive use as well as for protecting elements of the Natural System which will be planned to accommodate little or no human use.

(7) When considering the location of parks and trails, the City shall examine the potential

for the integration of *natural features*, hedgerows, *hazardous lands* and *hazardous sites*, where appropriate. Planning for park activity will incorporate consideration of environmental sensitivities.

Naturalization

(8) The City may prepare a Naturalization Policy to balance active recreational programs with the importance of maintaining or enhancing the passive natural environment.

(9) Naturalized areas will be preserved and managed so as to establish self- sustaining natural conditions over time, where appropriate.

(10) When naturalization is proposed in a park, City staff will determine the impacts of naturalization and assess its appropriateness, giving consideration to:
   (a) Level of community support;
   (b) Ability to ensure adequate active park areas for users and the park's intended service needs;
   (c) Ability to provide for effective security, aesthetics, cost-effective maintenance and to address other concerns as may be identified on a site-specific basis.

(11) The City will encourage the protection and planting of indigenous vegetation to support biodiversity and community aesthetics.

10.6.2 Open Space Land Use Designations

10.6.2.1 Parks and Other Green Spaces

Land Use

(1) The Parks and Other Green Spaces designation as shown on **Schedule 'A3'- Open Space Land Uses** is a designation in which the predominant uses of land shall include municipal parkland and trails as well as other open space areas such as hydro corridors, stormwater management facilities, conservation areas, environmental reserves, *natural features*, and buffers associated with *natural features*. Although some of these areas may be privately owned and are not intended to be maintained or managed as parkland, they serve an important role in contributing to the connectivity and comprehensive nature of the open space system. Community gardens may be permitted on lands designated Parks and Other Green Spaces and where possible, shall be located in easily accessible walkable areas and close to community trails with appropriate site conditions to facilitate success.

Parks

(2) The City will plan, design, operation and maintain a wide range of municipal parkland intended for, and accessible to, a range of users, giving consideration to:

(a) four season use;
(b) active and passive use; and,
(c) partnerships with institutional uses to facilitate joint usage of park spaces.

(3) Policies contained in this Plan shall generally guide the acquisition and development of municipal parkland in the City of Waterloo as outlined in the Landscape Design Process and Requirements Manual, the Development Services Engineering Manual, the Recreation & Leisure Services Master Plan and any other applicable implementing tools, as updated from time to time.

(4) Municipal parkland in the City of Waterloo will be developed in accordance with a comprehensive classification system (shown in Table 10-1 shown on the following page) to include:
(a) City Parks: City parks are the City's largest parks and their size is dependent on land features, base facility and venue purpose. These parks project an image for the City, and are comprised of large recreation areas for both active and passive recreational opportunities.
(b) Community Parks (minimum size 4 ha): Community parks are located, planned and designed with a city-wide perspective to serve a large population. The location of community parks may be based on natural resources rather than proximity to population.
(c) Local Parks (0.5 - 2.0 ha): Local parks are neighbourhood-oriented parks. Basic facilities could include informal active play fields, skating rinks, play facilities, seating, trails and landscaping.

(5) The municipal parkland classification system and guidelines associated with such a classification system shall form the basis of municipal parkland acquisition. Whenever possible, municipal parkland shall be acquired in accordance with the general guidelines outlined in Table 10-1 and in accordance with the City's Parkland Frontage Policy. The detailed basis for the acquisition and dedication of municipal parkland will be guided by policies of the Plan. The locations and amount of parkland to be provided may be shown in District Plans.

Table 10-1 Municipal Parkland Classification System

Municipal Parkland Type	Size	Minimum Hectares per 1,000 pop.	Accessibility per Distance	Location
City	Varies depending on land features, base facilities and venue purpose	3ha./1000	Serves the entire City and beyond	• Prominent street frontage > 50m, • More than 3 access locations
Community	Min. 4ha. in size	1ha./1000	1600 -2600m	• Extensive street frontage, >50m • Central location

Municipal Parkland Type	Size	Minimum Hectares per 1,000 pop.	Accessibility per Distance	Location
Local	0.5-2ha	1ha./1000	600-800m or 15 to 20 minute walk.	• Preferred street frontage of less than 50 metres, but not less than 40 metres.

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Note: Accessibility Distance assumes the absence of physical barriers separating park types from the area to be served.

(6) In certain situations, particularly in developed areas, it may not be possible to attain the guidelines. However, where renewal or redevelopment proposals are contemplated within areas where a municipal parkland deficiency has been identified, the City will endeavour to obtain additional parkland to satisfy or approach the guidelines.

(7) Land will be dedicated for parkland purposes in conjunction with development as set out in the parkland dedication policies included in section 12.2.9 of the Implementation Chapter of this Plan.

(8) Where possible, municipal parkland will be multi-purpose, having a variety of different activities for different user groups that work in a cohesive, orderly manner. In determining the best activity level for a park, consideration will be given to its *natural features* and *ecological functions* and the requirements of the neighbourhood/area.

(9) With the desire to support healthier lifestyles, municipal parkland will be designed and maintained to allow for four season activities. Not all municipal parkland must or can fulfill this criterion.

(10) All municipal parkland blocks will have a trail connection to promote connectivity via on-street or off-street trails connecting blocks, open spaces and other points of interest.

(11) The City encourages the signing of appropriate agreements with the Waterloo Region District School Board and the Waterloo Catholic District School Board for the joint development and use of indoor and outdoor recreation areas and facilities.

(12) The City will consider entering into Agreements to allow the extension of the municipal parkland/trail system into utility corridors to provide linkage connections that complete or add to the municipal parkland and trail system.

(13) Wherever possible municipal parkland should be developed adjacent to institutional open space areas in co-operation with the appropriate agencies. Institutional open

space areas include areas owned and operated by an institution, and which due to the function and nature of the institution, will likely be made available for certain public recreational opportunities. Generally, this classification will refer to certain school lands (public or separate schools) certain university and/or college lands, and certain church lands. These institutional open spaces will be detailed in District Plans.

(14) Existing trees within municipal parkland blocks should be saved wherever feasible to support the health of the *urban forest*. The planting of trees within municipal parkland blocks is encouraged to provide shade and to enhance the *urban forest*.

(15) The sale or disposal of municipal parkland is discouraged.

(16) The City will encourage the development/reuse of lands to accommodate activities on municipal parkland that are of value or benefit to the community. This will be important in Uptown where *intensification* will increase the need for open space, but it is also equally important in suburban areas where there is an historic deficit of parkland, or in areas where the neighbourhood has requested more parkland and the City agrees that additional parkland is warranted.

(17) The City will anticipate greater intensity of use for existing municipal parkland and some potential shift from children and youth activities toward adult-oriented recreation and leisure as the City's population ages. The City will provide a combination of active and passive recreation opportunities in municipal parkland to accommodate existing users and in anticipation of future trends.

(18) The City of Waterloo will endeavour to provide parks and trails that are sensitive to the efficiency and conservation of energy and embrace environmental best practices and will:
   (a) Consider innovative design of City lands and facilities (e.g. passive and/or active solar gain, bio-swales, the use of indigenous plant species etc.).
   (b) Undertake design which results in desired microclimate effects such as the planting of large trees to provide cooling shade, and wind protection.
   (c) Use renewable construction materials where possible and appropriate.
   (d) Minimize the need for intensive maintenance and operation (use drought tolerant species, low grow grasses, etc.).

Other Green Spaces

(19) The City will promote the continuance and development of the parkland and institutional open space corridor that exists from Waterloo Park abutting the Uptown Waterloo Urban Growth Centre, through the University of Waterloo Environmental Reserve lands, and including the Laurel Creek Conservation Area. The extension of this open space corridor into the lands surrounding the Laurel Creek Conservation Area is encouraged through recreational developments by private or public agencies subject to the environmental policies contained in this Plan.

(20) The primary use of hydro corridors is for the provision of electricity services. However, the extent and linear shape of the corridors provides excellent trail connections between neighbourhoods and can contribute to the overall connectivity of the open space system.

(21) Stormwater management ponds provide an important function for the City by capturing and retaining stormwater runoff to aid in the management of water quantity and quality. Wherever feasible and appropriate, such lands shall be designed to provide a park-like setting or the character of a natural *wetland* and, where appropriate, may function as municipal parkland. However, stormwater management facilities shall not be accepted as parkland under the parkland dedication provisions of the Planning Act.

(22) Conservation areas, which include the Laurel Creek Conservation Area and Laurel Creek Nature Centre, are owned and managed by the Grand River Conservation Authority. The Conservation Area lands are the largest areas of Open Space in the City and offer important recreational and environmental educational opportunities to visitors and residents. The Laurel Creek Reservoir, the City's largest body of water, is located within the Laurel Creek Conservation Area. The reservoir serves an important function by reducing the risk of flooding throughout the City. The City will cooperate with the Grand River Conservation Authority to enhance these areas.

(23) The environmental reserve owned and managed by the University of Waterloo is an important element of the City's open space system and is the largest area of open space on campus. The reserve is a crucial component of the Laurel Creek corridor which extends from the Laurel Creek Conservation Area to Waterloo Park and is primarily intended to function as open space. Public access to the reserve should be maintained and enhanced.

(a) Restorative, scientific and educational uses related to on-site resources, including forest, fish and wildlife management shall be permitted on the environmental reserve, while recognizing that significant university uses shall be located on lands designated "Employment – Academic".

10.6.2.2 Cemeteries

Land Use

(1) The Cemetery designation as shown on **Schedule 'A3'- Open Space Land Uses** is a designation in which the predominant use of land shall be cemeteries and buildings or structures required for the operation and maintenance of the cemetery use or services.

(2) The City will continue to provide a diverse range of cemetery and cremation services to meet the needs of the Waterloo community as outlined in the Cemetery Services-

Bechtel Park Master Plan and any other applicable implementing tools.

(a) Cemetery plans will promote connectivity/seamless transition between the urban fabric and cemetery through walking paths, trails and landscaping.
(b) Opportunities to collaborate with other groups or agencies should be pursued in order to implement the Cemetery Services-Bechtel Park Master Plan.
(c) The City will undertake an expansion of the Parkview Cemetery at the existing site within the Bechtel Park lands in the immediate future.
(d) The City will engage in a process to potentially establish a new cemetery at a new location before 2025.

(3) When considering proposals to develop lands for use as a cemetery or for the enlargement of an existing cemetery, the City shall evaluate proposals in accordance with the provisions established in the Cemeteries Act (Revised) or any other applicable legislation as well as the following:

(a) The cemetery lands should be integrated with the surrounding urban fabric.
(b) The cemetery must be recognizable as a public landscape, that clearly communicates public access and passive usage are acceptable.
(c) The impact of traffic, egress and ingress into the cemetery must be understood and mitigated.
(d) Adequate off-street parking and internal traffic circulation must be provided.
(e) Landscaping should be undertaken to complement the cemetery plan, existing contours and the surrounding areas.
(f) Peripheral screening or fencing or other demarcation should be considered along the boundary of existing, designated or possible future residential areas.
(g) The location of new cemeteries will be considered within existing municipal parkland or open space lands.

(4) In addition to the prime function of cemeteries, it is important to recognize that cemeteries are public spaces and can and should be used and enjoyed in a respectful way. Passive recreational uses should be incorporated into, or near the fringe of cemeteries.

10.6.2.3 Golf Course

Land Use

(1) The Golf Course designation as shown on **Schedule 'A3'- Open Space Land Uses** is a designation in which the predominant use of land shall be a golf course, including the manicured turf grass playing areas, driving ranges, putting greens, landscaped areas, natural areas and associated buildings and structures

(2) The City recognizes the recreational and leisure benefits that golf courses provide to both residents and visitors and will permit the continued use of existing golf courses. Development of a new golf course shall not be permitted.

(3) The expansion of an existing golf course will require an amendment to this Plan and to the Zoning By-Law and:
   (a) Such applications will require an *Environmental Impact Statement*, or other appropriate study accepted by the City as appropriate.
   (b) Sustainable golf course design is strongly encouraged. Expanding golf course development should result in an environmental net gain, or at a minimum, no net loss of *natural features* and *ecological functions*. Priority will be given to development on sites in degraded areas which avoid *natural features*.

(4) Golf courses are encouraged to utilize sustainable best management practices with respect to the functioning of the natural environment and ensure environmental quality remains high.
   (a) Existing trees within golf courses should be preserved wherever feasible to protect the health of the *urban forest*. The planting of native tree species on golf courses is strongly encouraged.
   (b) Development and *site alteration* must be consistent with the Natural Heritage policies of this Plan.
   (c) The protection of groundwater quality and quantity is required. Development and *site alteration* must be consistent with the Water Resource policies of this Plan.
   (d) The proper management and efficient use of water resources for irrigation purposes is strongly encouraged. A Permit To Take Water (PTTW) is required from the Ministry of the Environment if more than 50,000L/day is withdrawn from a lake, stream, river or groundwater source.
   (e) The environmental impacts and health concerns associated with care and maintenance of turf grass will be reduced where feasible and appropriate.
   (f) The use of pesticide and fertilizers products will be applied in a professional and responsible manner according to provincial standards and regulations. Appropriate efforts must be taken to avoid pollutant runoff into streams, rivers and lakes.

10.6.2.4 Landfill

Land Use

(1) The City recognizes the existence of a sanitary landfill site located in the southwest corner of the City, operated by the Regional Municipality of Waterloo.

(2) The sanitary landfill operation may continue until the site reaches capacity. Under present design and at present and projected rates, the capacity of the site is expected to be reached in twenty to thirty years depending on usage. Subject to the implementation of the Waste Management Master Plan conducted by the Region, the capacity of the site may be extended beyond this period.

(3) Once the sanitary landfill site has reached capacity, the operation terminated, and the

site rehabilitated, it is anticipated that it will be deeded to the City by the Region for future open space purposes. The City recognizes that it may be appropriate for a phased closing of the landfill operation. The City will collaborate with the Region to plan, design and potentially operate and/or lease recreational opportunities under a phased closing plan.

(4) Subject to the approval of the Minister of the Environment, such open space uses shall be limited to municipal parkland, conservation areas, open space and recreational uses.

(5) While the landfill is in operation, no buildings or structures shall be permitted except those structures associated with a landfill operation; reclamation, recovery, shredding or transfer operations; or a Regional Operations Complex.

(6) The operation of the Sanitary Landfill site shall be subject to regulations under the Environmental Protection Act.

(7) This Plan may be amended prior to the sanitary landfill site reaching capacity to permit uses which are compatible with a solid waste management master plan. For clarity, an Amendment is not required to permit open space uses.

(8) Given that any expansion of the landfill could impact *sensitive uses*, expansion of the landfill is not encouraged within the City of Waterloo. Any expansion in the area of the landfill site shall require an amendment to this Official Plan and the Zoning By-Law.

(9) Appropriate separation distances between areas used for waste disposal or other *sensitive land uses* and lands zoned for residential purposes shall be established in District Plans and the Zoning By-Law where appropriate.

(10) On lands adjacent to the landfill site, no residential or other *sensitive land uses* will be permitted within 500 metres of the landfill site unless the proponent can demonstrate to the satisfaction of the City, in consultation with the Region, that no *adverse effects* will result for the proposed development.

(11) The City, in cooperation with the Region, will encourage innovations in the re-use of waste or waste reclamation projects and facilities to be constructed in conjunction with the landfill site.

10.6.2.5 Natural System

(1) Lands within the Natural System designated as Open Space, as shown on **Schedule 'A' – Land Use Plan** and described further on **Schedule 'A4' – Natural System**, include the following:

(a) Landscape Level Systems;

(b) Core Natural Features;
(c) Supporting Natural Features;
(d) *fish habitat*
    (i) As per policy 8.2.2(6), *fish habitat* is not mapped as such on **Schedule 'A4' – Natural System;**
(e) Restoration Areas; and
(f) *Linkages*.

Land Use

(2) Policies related to the maintenance, enhancement and restoration of Landscape Level Systems, Core Natural Features, Supporting Natural Features, *fish habitat*, Restoration Areas, and *Linkages*, including the land uses permitted within each of those categories, are included in the Environment and Energy Chapter of this Plan.

10.7 RURAL LAND USE POLICIES

Land Use

(1) The Rural Land Use designation as shown on **Schedule 'A' – Land Use Plan** identifies areas where Canada Land Inventory Class 4 to 7 soils predominate and which are typically characterized by one or more steep slopes, *natural features* and/or existing non-farm lots. The predominant land uses within this designation shall include *agricultural uses, agriculture-related* uses and *secondary uses.*

(2) Land uses within the Rural designation will conform to the Rural policies contained in the Regional Official Plan, the policies within Section 10.8.1, and the *Environmentally Sensitive Landscape* policies outlined in Chapter 8 of this Plan. In the event of a conflict between the Rural land use policies and the *Environmentally Sensitive Landscape* policies, the more restrictive policies will prevail.

(3) The division of land designated Rural for the creation of a new lot or lot adjustment may only be permitted in accordance with the policies of the Regional Official Plan.

(4) Farming operations are encouraged to utilize sustainable agricultural techniques and best management practices which conserve and enhance the natural environment, protect surface and ground water quality and quantity and minimize impacts on adjacent land uses.

10.8 LAND USES IN TRANSITION

This Plan recognizes that several properties in the City do not currently conform to the land use designations set out in the Plan. Examples include certain *agricultural uses* and

agriculture-related uses as well as some older industrial areas located throughout the City's Urban Area Boundary. It is the intent of this Plan that over time, these land uses will gradually evolve and transition to new uses, including a range of commercial, residential, office employment or other uses in accordance with the policies of this Plan. It is recognized, however, that land use change often involves dealing with challenges relating to land use compatibility, potential soil contamination and other planning issues. As a result, this Plan seeks to promote land use change in a timely and flexible manner while effectively addressing any physical, economic, environmental or public health and safety matters.

10.8.1 Agricultural Uses and *Agriculture-Related* Uses

(1) This Plan recognizes the existence of past *agricultural uses* and *agriculture-related uses* within the City.

(a) Where such uses are located within the Urban Area Boundary as shown on **Schedule 'A' – Land Use Plan,** it is the intent of this Plan that such uses will be gradually be replaced by urban uses with the extension of full municipal services in conjunction with the orderly development of neighbouring lands.

(b) Where *agricultural uses* or *agriculture-related uses* are located within the Rural land use designation on **Schedule 'A' Land Use Plan**, it is the intent of this Plan that such uses will be permitted for the long term.

(i) The permitted uses for lands designated Rural are further defined in the Rural land use designation found in Section 10.7.

(2) The establishment of new, or the expansion of existing *agricultural uses* or *agriculture-related uses* or secondary uses will not be permitted to locate within the Urban Area Boundary.

(3) The City may establish additional regulations in the Zoning By-law to minimize the impact of *agricultural uses* or *agriculture-related uses* located within the Urban Area Boundary on adjacent uses and the environment.

(4) Notwithstanding Policy 10.8.1 (2), *urban agriculture* shall be permitted within the Urban Area as designated on Schedule 'B' – City Structure where appropriate. The Zoning By-law and other City by-laws will establish specific regulations pertaining to *urban agriculture* uses, including location and performance standards for such uses. *Urban agriculture* shall be compatible with surrounding lands, and 124 shall not negatively impact Open Space lands as designated on Schedule 'A' – Land Use Plan.

(5) The City may partner with community stakeholders to develop mechanisms to promote *urban agriculture* and to mitigate or remove barriers to urban agriculture where appropriate.

10.8.2 Industrial Areas in Transition

This Plan recognizes that it is appropriate for some areas within the City to transition from industrial areas, usually to *mixed-use*, higher density areas. To facilitate this transition, certain areas within the City that have historically been designated and/or zoned for industrial uses are now designated for other land uses, often in a *mixed-use* format and including *sensitive lands uses* such as residential. **Schedule 'I' - Industrial Transition Areas** indicates certain areas throughout the City that were designated Industrial and/or zoned to permit industrial uses prior to approval of this Plan and through the designations applied in this Plan, are now contemplated to permit a wider mix of residential and other land uses.

It is further recognized that while an area is in transition, it may be difficult to achieve minimum recommended separation distances, as defined in Provincial Guidelines that address potential land use compatibility issues between industrial facilities and *sensitive land uses*. This scenario is contemplated in the Province's D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses", which provides a framework for considering development proposals within *mixed-use* areas where the Province's recommended minimum separation distances cannot be achieved.
OPA No. 11, approved December 11, 2014

(1) Where *existing* industrial uses exist on lands illustrated on **Schedule 'I' – Industrial Transition Areas**, it is the intent of this Plan that the industrial use will cease to exist in the long term. Where it is necessary or desirable to zone lands to a zone category that would permit new *sensitive land uses* in conformity with the Official Plan designation prior to the industrial facility ceasing operation, the City may apply site-specific zoning provisions to limit permitted uses and/or may utilize holding provisions to restrict development in conjunction with the implementing zoning for the area. Removal of holding provisions will be contingent on the applicant demonstrating compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses".

(2) For the properties illustrated on **Schedule 'I' – Industrial Transition Areas**, to resolve any municipal concerns with respect to soil contamination, prior to the passing of a Zoning By-law that would: (i) change the use of a property to a more *sensitive land u*se; or, (ii) change the use of the property to a *non-sensitive land use* on or adjacent to a *known contaminated site*, or on a *potentially contaminated site,* the City will:

(a) Require the completion of a Record of Site Condition acknowledged by the Ministry of the Environment; or

(b) Apply a holding provision in the implementing Zoning By-law to prohibit the proposed use until a Record of Site Condition has been acknowledged by the Ministry of the Environment; or

(c) Defer the requirement for a Record of Site Condition to the Building Permit application process, if applicable, provided the City's Chief Building Official provides a letter to the Region confirming that a Record of Site Condition will be required prior to Building Permit Issuance; or

(d) Obtain a letter from the Region advising that the requirement for a Record of Site Condition has been waived.

(3) Where long term remediation of a site is required and on-going remediation does not present health and safety risks to the proposed use, the City may consider the approval of the Zoning By-law Amendment set out under policy 10.8.2(2) where agreements and securities as appropriate are provided to the City, the Region and/or the Ministry of the Environment to ensure the final remediation of the site and the future completion of the Record of Site Condition.

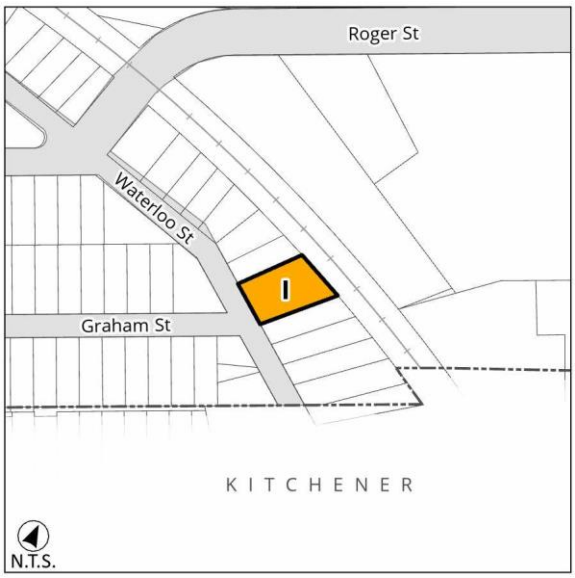
CHAPTER 11 AREA SPECIFIC POLICIES

11.1 AREA SPECIFIC POLICIES

The following policies pertain to specific areas of the city identified as Area Specific Policies, where the application of the land use policy framework of this Plan does not provide sufficient clarity regarding the intent of the municipality for the future use of land. Unless phrased as exemption policies, the policies on this chapter contain additional direction regarding the *development* of specific areas and must be read in conjunction with the other policies of this Plan.

11.1.1 Area Specific Policy 1 (142 Waterloo Street)

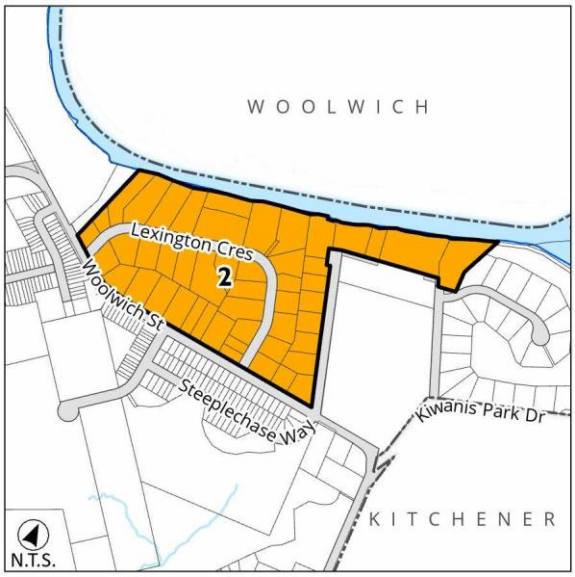
(1) For lands known as 142 Waterloo Street and shown as ASP 1 the existing industrial use shall be permitted to continue in accordance with the provisions of the Zoning By-law. Should redevelopment occur, such redevelopment shall be undertaken in accordance with the Low Rise Residential designation and other applicable policies of the Plan.



11.1.2 Area Specific Policy 2 (Lexington Crescent and Cedarcliffe Drive)

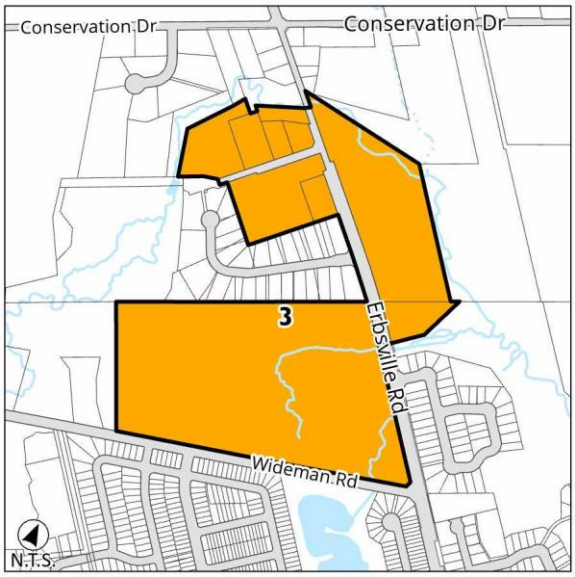
(1) For lands in the area of Lexington Crescent and Cedarcliffe Drive shown as ASP 2 on the adjacent key map notwithstanding existing private services within this area, any additional residential development will be required to be on full municipal services, as per policy 5.2.2 (4) of the Networks Chapter of this Plan.

(2) Severances shall be discouraged within this land area until such time as full municipal services are available.



11.1.3 Area Specific Policy 3 (Erbsville Community)

(1) This Block Plan is a planning instrument that provides detailed guidance regarding the expected development pattern and land uses in the Erbsville South Block Plan Area. The location and extent of lands included and subject to this Block Plan are delineated on 'A6b'. This Block Plan provides guidance regarding the City's expectations related to development and conservation within the Erbsville South Block Plan Area. This Block Plan has been prepared through a comprehensive planning process with public and stakeholder engagement.



This Block Plan is intended to ensure the orderly and coordinated development of the Erbsville South Block Plan Area. This Block Plan also sets out requirements to help ensure the protection and enhancement of natural features and functions. Further, this Block Plan is intended to facilitate a desirable, attractive built form that provides for a pedestrian-oriented neighbourhood that is compatible with adjacent residential areas. This Block Plan emphasizes the goal of balancing different modes of transportation through safe and convenient pedestrian and cycling connections, transit-supportive design, and the provision of trails and other recreational opportunities.

The northerly portion of the Erbsville South Block Plan Area is located within the Erbsville *Cultural Heritage Landscape* as delineated in the City of Waterloo's *Cultural Heritage Landscape* Inventory. New development and public works within the Erbsville *Cultural Heritage Landscape* boundaries will be subject to the policies of this Plan.

Vision for Erbsville South

(2) The vision for Erbsville South is a *pedestrian*-friendly residential community. Protecting existing environmental features and functions, development will occur in smaller enclaves that are compatible with their rich natural surroundings. Development will maintain and enhance the character of the former Erbsville settlement. The pattern of development should facilitate access to and conservation of nature, and promote walkability for new residents through a clear pedestrian and complete street network that is supported by *pedestrian*-scaled and oriented built form, streetscapes, and trail systems.

Guiding Principles

(3) The following principles form the basis for the policies contained in this Block Plan

and will be used to generally guide development in the Block Plan area.

(a) Environment Principles

i) Protect and enhance *natural features* and functions through the use of buffers and other mitigating measures, and avoid natural hazards by limiting *development* to areas outside of the regulatory *floodplain*;

ii) Promote sustainable design that will help minimize the environmental impacts of *development* and strive to implement *low impact development* principles in accordance with principles of good land use planning;

iii) Establish a trail network that strikes a balance between recreational and nature-viewing opportunities and protecting *natural features* and functions; and,

iv) Maintain and enhance the Wideman Creek corridor as a high-quality natural *linkage.*

(b) Built Form Principles

i) Where feasible, shorter block lengths are preferred;

ii) Multiple breaks along the street network are encouraged to create a strong visual connection to the natural areas;

iii) A mix of housing types is encouraged to increase housing options and affordability, and ensure a diversity of land uses;

iv) Consider a variety of residential housing tenure and built forms for irregular shaped blocks;

v) Encourage designs that result in *development* facing Erbsville Road, where feasible; and,

vi) Ensure that the *development* lands east of Erbsville Road are designed in a comprehensive manner.

(c) Mobility Principles

i) Identify logical and consolidated access points onto Erbsville Road which meet Regional and City standards and guidelines;

ii) Plan for the future introduction of transit service to the Erbsville District through appropriate roadway geometry and pavement structure, and ensuring that residential lots are generally located within a 400-metre walking distance of Erbsville Road;

iii) Adopt a *complete streets* approach which includes elements such as sidewalks on both sides of internal roadways, short blocks, traffic calming and where warranted, mid-block crossings and *pedestrian* refuge islands to increase safety and avoid the need for *pedestrian* backtracking;

iv) Encourage the Region to adopt a *complete streets* approach to the planned future widening of Erbsville Road, including separated (raised) bicycle lanes and, where feasible, a multi-use trail;

v) Avoid new cul-de-sacs and dead-end roadways where possible. Where there are no other feasible options, cul-de-sacs and dead-end roads should terminate towards a view, *natural feature* or open space lands; and,

vi) Ensure connections are provided between *development* areas and potential trails, and plan for a full range of travel modes including cycling,

walking, and transit.

(d) Context and Compatibility Principles

i) Facilitate complementary *development* (i.e., low-density residential and limited medium-density residential) in proximity to existing residential neighbourhoods through implementing regulations and site planning, to facilitate a seamless transition and built-form compatibility; and,

ii) Promote the efficient use of land in a low-rise built form, including more compact lot frontages and residential block sizes, while providing sufficient room for the growth of mature canopy trees.

(e) Cultural Heritage Principles

For the portion of the Block Plan Area within the boundaries of the Erbsville *Cultural Heritage landscape*, the following principles apply:

i) Encourage the retention of and continued use of historic buildings, where possible;

ii) Encourage new *development* that respects the character of the historic settlement in terms of built form, setbacks and orientation;

iii) Conserve and enhance the historic street tree canopy by retaining mature trees wherever possible, and ensuring that new *development* allows for mature vegetation such as large shade trees;

iv) Conserve *natural features* and functions, including woodlands, wetlands and creeks; and,

v) Design a street and trail network that promote views to *natural features* and open space lands.

General Policies

(4) The Erbsville South Block Plan Area is located in the northwest quadrant of the City of Waterloo.

(5) *Development* applications shall demonstrate consistency with and implementation of this Block Plan, to the satisfaction of Council.

(6) This Block Plan implements the policies of Specific Provision Area 3 of the City of Waterloo Official Plan (Section 11.1.3). Where a conflict exists, the policies of the Official Plan shall prevail.

(7) The following Schedules are attached to and form part of this Plan:

i) Schedule ‘A6b’ identifies the land use plan for Erbsville South.

ii) Schedule ‘A6c’ illustrates components of the Environmental System.

iii) Schedule ‘A6d’ illustrates elements of the planned mobility network.

(8) Protecting and enhancing *natural features* is a guiding principle of this Block Plan. The provision of trails, open spaces and vistas into *natural features* is also a guiding design objective of this Block Plan, to promote public appreciation and appropriate

interaction with the environment in a manner that protects *natural features* and functions.

(9) Open space uses are encouraged to locate adjacent to Wideman Creek east of Erbsville Road to support the *linkage* function of the corridor.

(10) The conceptual location of open spaces and stormwater management facilities is shown on Schedule 'A6b'. The specific location, size, and need for these spaces and facilities will be addressed and finalized through the *development* application process, including plans of subdivision, in accordance with the policies of this Plan and the Official Plan. Any modifications to the spaces and facilities as shown on Schedule 'A6b' will not require an amendment to this Block Plan provided the modifications are consistent with the policies and intent of this Plan and satisfy the requirements of the City of Waterloo.

(11) The conceptual location of proposed future transportation elements is shown on Schedule 'A6d'. The specific location, alignment, and feasibility of the elements will be confirmed through the *development* application process and/or *environmental assessment* process. Modifications will not require an amendment to this Block Plan provided the modifications are consistent with the policies and intent of this Plan to the satisfaction of the City of Waterloo.

(12) To ensure that the Erbsville South Block Plan Area achieves a suitable mix of housing types and sizes that contribute to an efficient use of land, it is an objective of this Block Plan that the ultimate build-out of the Block Plan Area achieve a collective density of at least 55 residents and jobs per hectare as measured in accordance with the policies of the Official Plan. This density target will be monitored by the City over time and is not intended to represent a minimum requirement for each *development* application.

(13) For reference, Table 1 provides an estimate of the potential *development* area and potential future population in the Erbsville Block Plan. Table 1 assumes that *development* would achieve a net density (excluding Core and Supporting *Natural Features*, their buffers and the regulatory *floodplain*) of approximately 55 persons and jobs per hectare. However, the actual density and population could vary depending on the ultimate build-out of the Block Plan Area, as the policies of this Plan allow for a range of unit types and sizes. Table 1 is intended to provide guidance only with respect to infrastructure planning and establishing the general *development* yield.

Table 1 – Developable Land Area in the Erbsville South Block Plan Area

Total Land Area	29.68 hectares

Core and Supporting Natural Features, their Buffers and the Regulatory Floodplain	17.16 hectares
Developable Land Area (subject to any other constraints not included in the Core and Supporting Natural Features, their buffers and the regulatory floodplain)	11.04 hectares
Assumed Density:	55 residents and jobs per hectare
Total Estimated Population and Jobs:	618

(14) To help ensure the orderly *development* of land, the *development* parcels east of Erbsville Road are encouraged to be jointly designed and developed.

(15) Where amendments to an approved Plan of Subdivision, Zoning By-law, or Site Plan are sought, the applicant shall demonstrate that such changes are consistent with the requirements of this Block Plan and all other municipal requirements.

Land Use Designations

(16) The land use designations established for the Erbsville South Block Plan Area are listed as follows, and shown on Schedule 'A6b':
   (a) Low Density Residential; and,
   (b) Low Density Residential – Specific Provision Area #1.

(17) Schedules 'A6b' and 'A6c' identify the Core and Supporting *Natural Features* and the conceptual Open Space locations, which are subject to the policies of this Plan.

(18) The limits of the area designated Low Density Residential south of Regal Place and west of Erbsville Road, and the area designated Low Density Residential – Specific Provision Area #1, are dependant upon the Wideman Creek culvert under Erbsville Road being upgraded and are based on proposed creek conditions. Per the recommendations of the 2018 Environmental Study and Policy (44) of this Block Plan, the culvert will need to be replaced (upgraded) to convey the regulatory storm peak flow and reduce the extent of the upstream regulatory *floodplain*.

(19) Government and public services works, facilities, and infrastructure shall be permitted in any land use designation within the Erbsville South Block Plan Area.

Low Density Residential Policies

(20) In addition to Policies (20)-(35), all lands designated Low Density Residential on Schedule 'A6b' shall be subject to the Low Rise Residential policies in Section 10.1.3 of the City of Waterloo Official Plan.

(21) A range of residential unit types are contemplated within the Low Density Residential designation, being single detached dwellings, semi-detached dwellings, triplexes, and townhouse dwellings, including stacked townhouse dwellings up to and including eight dwelling units. In addition, ancillary accessory uses are contemplated, such as home occupations and home office uses as well as secondary residential units.
OPA No. 34, approved October 28, 2022

(22) Open Space uses, such as parks and trails, as well as *community uses* may be located on lands identified as Low Density Residential on Schedule 'A6b'.

(23) A mix of different unit types and lot sizes are encouraged within *developments* and across the Block Plan Area, to accommodate a range of housing typologies. This may include laneway housing where deemed appropriate by the City.

(24) Where possible, residential dwellings are encouraged to face or flank Erbsville Road, without direct vehicular access to Erbsville Road. This is primarily applicable on *development* lands located on the east side of Erbsville Road, as shown on Schedule 'A6b'. Backlotting will only be permitted in circumstances that optimize the use of land and achieve principles of good land use planning as determined by the City.

(25) Buildings and lots in particularly prominent or visible locations that contribute to the visual characteristics of the streetscape should demonstrate a high standard of landscaping and architectural design/treatment, including:

1. Buildings that frame a gateway into the neighbourhood or street will demonstrate high quality architectural design/treatment on the front and flankage façades, as well as enhanced landscaping and gateway treatment.
2. Buildings that face Erbsville Road will demonstrate high quality architectural design/treatment, including prominent entries and porches.
3. Buildings located on corner lots are encouraged to incorporate wrap-around porches and architectural designs/treatments on the flankage building façade that is consistent with the front building façade treatment.
4. Priority lots are T-intersection lots, elbow street lots, corner lots, cul-de-sac lots, and lots abutting open spaces and parks. Depending on the priority lot type, enhanced architectural and landscaping designs and treatments will be used to demonstrate the prominence of the location and exposure. Special attention and design solutions are to be considered, relating to building shape and massing, main entry design, garage treatment and location, architectural design and finishes, exterior building materials and colours, fenestration and landscape elements.
5. Where lots flank onto Erbsville Road, landscaping and enhanced architectural design/treatment will be provided to accentuate the dwelling's relationship to and visibility from Erbsville Road.

(26) Where residential *development* is directly adjacent to or proximal to *existing* low-rise

residential *development*, compatibility and transition shall be achieved, including through the provision of appropriate setbacks, building heights, buffering and separation that minimize impacts on privacy, including the associated outdoor amenity areas. Where possible, a publicly accessible trail, buffer area or open space strip shall be provided to facilitate this transition.

(27) Where *development* consists of a mix of unit types, higher density housing forms such as townhouses should be located closer to Erbsville Road, while lower density housing forms such as single detached and semi-detached dwellings should be located further away from Erbsville Road.

(28) *Developmen*t will use architecture and finishes to create varied and visually interesting streetscapes, while promoting harmony in the built form such as height, setbacks and massing. The City may implement zoning, architectural and urban design controls to support implementation of this policy.

(29) *Development* will be defined by an orderly and direct street network. Short, walkable block lengths will promote *pedestrian* activity and connectivity to trails and open space amenities. Mid-block *pedestrian* crossings shall be provided, where warranted and feasible.

(30) Individual dwellings shall not incorporate private garages wider than 2-cars and the width of the garage is to be minimized relative to the building façade to visually emphasize the habitable portion of the building. Garages should be setback from or parallel to the habitable portion of the dwelling or porch to further emphasize the building entrance. Specific requirements for garages and driveways shall be set out in the implementing zoning by-law.

(31) Where proposed, townhouses and stacked townhouse units shall meet the following policies:

(a) Townhouse buildings will consist of a maximum 6 units within each block. Stacked townhouse buildings will be a maximum 4 units in width and a maximum of 2 units vertical.
OPA No. 34, approved October 28, 2022

(b) Townhouses and stacked townhouse buildings shall achieve a high standard of architectural design/treatment, including roof design, enhanced finishes, setback variations, and entry and garage treatments to help visually break up each unit within the block, while ensuring an overall harmonious design through repeating elements, materials and features.

(32) Where *development* proceeds via a plan of condominium, the following policies shall apply:

1. Condominium dwelling units shall not back onto public streets.
2. Private outdoor amenity areas will be incorporated into the implementing zoning

by-law. In establishing the requirement, consideration shall be given to the specific nature and design of the *development* and its proximity to public open space and trails.

3. Public areas, walkways and accesses shall be clearly identified by signage provided by the developer.
4. An appropriate amount of visitor parking shall be provided in conjunction with the condominium *development*. A visitor-parking requirement shall be set out in the implementing zoning by-law.
5. Where common element roads form part of the condominium and are not intended for public use, public access to trails, open space features, or other connections shall be secured though easements through the condominium approval process and integrated within and/or adjacent to the *development*.

(33) Given the unique configurations and constraints of the various *development* areas in the Block Plan Area, *development* in each area shall:

1. Facilitate and promote *pedestrian*, bicycle, and vehicular travel and ensure connectivity within and external to the Block Plan to greatest extent possible;
2. Provide sufficient density to achieve an efficient use of land; and,
3. Be configured to ensure visual diversity and use short block lengths.

(34) Built form and building siting shall minimize the impacts of noise, wind, shadows, and lighting on the *development* and on adjacent properties, and shall enhance views of the Environmental System and open space lands. Where possible, environmental sustainable construction methods and materials are encouraged.

(35) New *development* will be compatible with adjacent and nearby *development* and natural areas by ensuring that the siting and massing of new buildings is context-sensitive.

Low Density Residential – Specific Provision Area #1 Policies

(36) The permitted uses on lands designated Low Density Residential – Specific Provision Area #1 as shown on Schedule 'A6b' of this Block Plan shall include all of the uses in the Low Density Residential Designation detailed in Policy (21), and be subject to all of the associated policies. In addition to Policy (21), apartment dwelling units and stacked townhouse dwellings will be permitted to a maximum of 4 storeys (12 metres), subject to the following additional criteria:

1. While it is desirable to orient residential buildings close to Erbsville Road to promote *pedestrian* connectivity and define the street edge, building siting is likely to be constrained by *natural features*, buffers and other constraints on the site. Given the nature of the site and the extent of environmental constraints, it is anticipated that the site will be developed via a plan of condominium. The site design will incorporate a direct *pedestrian* connection from the building entrance to the future Erbsville Road sidewalk / *pedestrian*

infrastructure.

2. The site design should incorporate public trails and open space features, and signage shall be provided with respect to publicly accessible components.
3. Private amenity areas and appropriate visitor parking shall be provided on the lot and as set out in the implementing zoning by-law.
4. Consideration shall be given to orienting and designing the building(s) in a manner that provides an effective transition to and compatibility with adjacent and nearby lands.

Environmental System, Parks and Open Space

Environmental System Policies

(37) All lands shown as Core and Supporting *Natural Features* on Schedule 'A6c' shall be subject to applicable policies in Chapter 8 and Section 10.5 of the City of Waterloo Official Plan.

(38) Schedule 'A6c' provides additional detail with respect to the components of the Environmental System, including:

1. Core and Supporting *Natural Features*;
2. Buffers; and
3. the Regulatory *Floodplain* (based on culvert replacement and upgrades).

(39) The basis for the Environmental System is the 2018 Erbsville South Environmental Study.

(40) *Development* applications shall be subject to the *Environmental Impact Statement* requirements of the City of Waterloo Official Plan, the Regional Official Plan, the Grand River Conservation Authority's policies and the 2018 Environmental Study. *Environmental Impact Statements* shall be based on agency-approved Terms of Reference. Further, per the 2018 Environmental Study, an Information Gathering Form is to be completed and submitted to the Province to address species at risk requirements.

(41) Buffer widths for Core and Supporting *Natural Features* shall be confirmed and finalized through *Environmental Impact Statements* based on the minimum widths recommended in the 2018 Environmental Study.

(42) Consistent with the recommendations of the 2018 Environmental Study, portions of stormwater management facilities may only be permitted within buffers where it has been demonstrated that the criteria set out in Sections 8.2.4 and 8.2.5 of the City of Waterloo Official Plan are met.

(43) Trails and associated creek crossings are conceptually shown on Schedule 'A6d' Consistent with the City of Waterloo Official Plan and the recommendations of the

2018 Environmental Study, publicly owned trails and creek crossings proposed within buffers shall be subject to site-specific assessments as part of an *Environmental Impact Statement*. Site-specific assessments shall identify potential *adverse environmental impacts* and demonstrate how those impacts will be prevented or mitigated.

(44) Prior to any grading or construction on lands within the Erbsville South Block Plan Area west of Erbsville Road which contribute water to Wideman Creek, the existing Wideman Creek culvert at Erbsville Road shall be replaced and upgraded with a new culvert to convey at a minimum the regulatory storm peak flow and reduce the extent of the upstream regulatory *floodplain*. The design of the culvert shall incorporate an open bottom to benefit aquatic resources and small wildlife. The culvert replacement is to be carried out in coordination with the Region of Waterloo, at no cost to the City of Waterloo.

i) The scoped Environmental Impact Statement required in Policy 40 shall include an evaluation and recommendations on safe wildlife crossings of Erbsville Road.

(45) The Wideman Creek corridor shall be maintained and enhanced as a natural *linkage* across the Erbsville South Block Plan Area. This is to be achieved by planting and naturalizing a minimum width of 30 metres along each side of the creek and incorporating terrestrial benches and other design features that enable safe wildlife passage into the replacement culvert under Erbsville Road that is required through Policy (44).

(46) Recognizing the existing (H) R8 zoning on the lands municipally known as 672 Erbsville Road, opportunities to protect, expand and enhance the creek corridor and its *linkage* function shall be identified as part of the Site Plan process if a rezoning application is not submitted.

(47) Through the *development* process, measures to establish and enhance buffers, including regeneration, invasive species control, and habitat creation shall be provided to improve the ecological integrity of the Environmental System.

Open Space Policies

(48) Schedule ‘A6b’ identifies conceptual Open Space locations, which could consist of small parks, trail connections, *community gardens* and similar features that provide recreational opportunities for the future residents. Open Space areas will provide opportunities for each individual *development* enclave and the broader neighbourhood to interact and gather locally, and thus designed and located as focal points within each enclave.

(49) All lands contemplated for Open Space uses shall be subject to the policies applicable to Open Space and Parks in Section 10.5 of the City of Waterloo Official Plan.

(50) The specific location, need and opportunity for parks and associated programming will be determined through the *development* application review process. Parks shall meet the City of Waterloo's standards for size and street frontage. The City will consider overall cost and benefit in determining the need for parks, in accordance with its policies and practices. Generally, due to the small size of some of the *development* blocks, the City may elect to require cash-in-lieu of the 5% land dedication (or as set out in the Official Plan) to acquire or enhance parkland elsewhere for public recreational purposes; there may not be a need for a park or open space area within each *development* site. It is anticipated that parks and open space areas will be smaller parcels of land, and will consist of trails, seating, passive areas, outlooks, active play areas or similar small-scale features.

(51) To achieve adequate provision of park spaces and trials, the City may consider Privately Owned Public Spaces (POPS) within the Erbsville South Block Plan Area as a condition of *development*. Under all circumstances, such spaces shall be welcoming to the general public, and not viewed as "private".

(52) The specific location of parks will be refined through the *development* application review process, having regard to the road network as well as the location of stormwater management facilities. Parks should be thoughtfully located, such as at the terminus of a road, with sufficient road frontage to create a focal point in the neighbourhood. Parks shall be located outside of *natural featur*es and their buffers, but are encouraged to be located adjacent to buffers and trail connections.

(53) Parks should have sufficient street frontage and configuration to provide good access and to promote the principles of Crime Prevention Through Environmental Design (CPTED).

(54) Where appropriate, parks should enhance at-source infiltration where soils and subsurface conditions are conducive to infiltration. Portions of the park used for infrastructure not directly required by the park and not providing useable recreational space will not be included in the overall parkland calculation.

(55) The location and configuration of Open Space blocks will be determined in conjunction with the determination of the preferred internal road network within the Block Plan Area through the *development* application review process.

Transportation and Streetscaping

Road Network and Streetscaping Policies

(56) The specific location and alignment of roads shall be determined through the *development* application review process, to the satisfaction of the City and Region of Waterloo, and in accordance with the requirements of this Block Plan.

(57) *Development* shall be coordinated with adjacent properties to ensure that access onto Erbsville Road is consolidated, where appropriate, and that *development* is coordinated and efficient.

(58) The internal local road network will be based on a well-connected pattern that promotes vehicular circulation and maximizes opportunity for *pedestrians* to be within a short walking distance of Erbsville Road (in conjunction with trail design). Cul-de-sacs and dead-ends are discouraged.

(59) The internal local road rights-of-way width shall be a minimum of 18 metres. Where single-loaded roads are provided, a minimum right-of-way width of 14 metres will apply, while the minimum asphalt width shall be 8.5 metres. Where a cul-de-sac is provided, a minimum right-of-way width of 16 metres will apply. Where rear access laneways are provided, the minimum right-of-way width shall be typically 15 metres, while the maximum asphalt width of the access or laneway shall be 6 metres wide. The right-of-way and asphalt width requirements of this policy are provided for general guidance. Notwithstanding the rights-of-way noted herein, the specific rights-of-way and asphalt width shall be subject to the approval of the Director of Engineering Services through the *development* application review process.

(60) Streets and boulevards shall be designed with buried hydro and to accommodate the soil volumes required for natural tree growth to achieve a continuous canopy cover along the streetscape and public realm.

(61) Consideration will be given to retaining the existing narrow rights-of-way and the rural cross section for roads within the Erbsville *Cultural Heritage Landscape* boundary, in accordance with the City of Waterloo's standards and requirements.

(62) Single-loaded internal roadways along Erbsville Road or adjacent to the Environmental System are encouraged to provide sightlines to natural areas, homes, and other community features and mitigate road noise impacts on rear yards, as described in the policies for the Low Density Residential Designation. Single-loaded roads are preferred over dead-end streets adjacent to Erbsville Road.

(63) A traffic impact study / traffic management plan shall be submitted with *development* applications, in accordance with the Official Plan, unless otherwise agreed to by the City of Waterloo.

(64) The City of Waterloo will continue to work with the Region of Waterloo to mitigate

impacts of *development* on the intersection of Erbsville Road and Conservation Drive and improve the intersection's function and safety.

(65) A *complete streets* approach shall be used in the design of internal local roads. This should include:
(a) Sidewalks on both sides of the street;
(b) Traffic calming measures; and
(c) Intersections featuring a distinctive surface treatment for *pedestrian* and trail crossings, including wider sidewalks and tactile plates.

Active Transportation Policies

(66) The *Active Transportation* Network is conceptually delineated on Schedule 'A6d'. The precise locations, alignments and facilities will be determined as part of the *development* application review process and subject to any improvements to Erbsville Road.

(67) The applicable policies of Section 6.5 of the City of Waterloo Official Plan shall apply to *Active Transportation* planning and initiatives.

(68) Trails should be primarily located within developable areas, where possible. Trails may be permitted within the buffers of *natural features* in accordance with Policy (43).

(69) Trails should be linked with open space uses and stormwater management facilities.

(70) Trails shall be publicly accessible and signed to clearly indicate public access and terms of use.

(71) The *Active Transportation Network* shall be designed to promote direct and safe travel within the Block Plan Area and the broader community, including existing schools, nearby commercial areas and open space features.

(72) The City of Waterloo will work with the Region of Waterloo to enable improvements to Erbsville Road, such as traffic calming, sidewalks, *pedestrian* refuge islands (where warranted), separated (raised) bicycle lanes, and where feasible, a multi-use trail. Shared *pedestrian* and cycling facilities should be clearly demarcated to minimize conflicts between *pedestrians* and cyclists, and other road users.

Transit Policies

(73) Consideration shall be given to the potential future location of and servicing by transit routes when evaluating development applications. In particular, future internal roads shall be designed to facilitate direct and convenient pedestrian access to any potential transit stops. The walking distance for residents should generally be

less than 400 metres (5-minute walk) to a proposed local bus stop.

Servicing Policies

(74) With respect to the servicing and utilities network, the relevant policies of Section 5.1 and 5.2 of the City of Waterloo Official Plan shall apply.

(75) *Development* in the Erbsville South Block Plan Area will be serviced by the municipal sewage treatment system and the municipal water supply system.

(76) *Development* or redevelopment of the lands located immediately south of Schnarr Street and west of Erbsville Road shall be subject to the provision of a water distribution system to service the lands which is designed to loop the existing 200mm diameter dead-ended watermain on Regal Place.

(77) The 2018 Environmental Study identifies conceptual locations for stormwater management facilities. The conceptual locations are indicated on Schedule 'A6c'. Opportunities to consolidate or reduce the number of facilities should be facilitated through the *development* application review process without the need to amend this Block Plan. The locations, sizes, and design of stormwater management facilities shall be determined at the detailed design stage, to the satisfaction of the City of Waterloo and the Grand River Conservation Authority.

(78) Stormwater management facilities shall be designed as follows:

(a) Stormwater management facilities shall meet the requirements outlined in the 2018 Environmental Study, unless otherwise determined by the City of Waterloo.
(b) Where feasible, stormwater management facilities shall be designed to facilitate trail connections, and provide passive recreation opportunities.
(c) *Low impact development* measures are encouraged in the proposed *developments* in accordance with City of Waterloo standards and practices.
(d) Thermal impacts on Laurel Creek and Wideman Tributary shall be avoided or mitigated to the extent possible, through infiltration, stormwater management facility configuration, and planting strategies in accordance with the 2018 Environmental Study.
(e) An enhanced level of water quality control for flows across the Block Plan Area shall be implemented in accordance with the 2018 Environmental Study.
(f) Grading and servicing design shall not have adverse impacts on groundwater and adjacent *natural features* and systems.

(79) A servicing strategy / functional servicing report shall be prepared in support of *development* applications, and shall demonstrate that a pumping station is not required to service the lands. *Development* applications should consider the Beaver Creek Road and Conservation Drive Upgrades and Extension of Municipal Services

Class Environmental Assessment Study (completed by Stantec, dated December 14, 2015) and the Implementation Plan for Consolidating Pressure Zones in North-Central Waterloo (completed by Stantec, dated October 4, 2016), to the satisfaction of the City of Waterloo and the Region of Waterloo.

(80) Where a new cul-de-sac or dead-end street is proposed, dead-end watermains are to be avoided. When a dead-end watermain is necessary as determined by the Director of Engineering Services, it must comply with Section B.2.5.8 of the Region of Waterloo and Area Municipalities Design Guidelines and Supplemental Specifications for Municipal Services.

Cultural Heritage

(81) A *Heritage Impact Assessment* will be required, in accordance with the Official Plan, for:

(a) *Development* applications involving properties that are listed as non-designated properties of cultural heritage value or interest on the Municipal *Heritage Register;*

(b) *Development* applications involving properties that are designated under the *Ontario Heritage Act*; and,

(c) *Development* applications involving multiple lots and public works within an approved *Cultural Heritage Landscape* boundary.

(82) Street tree canopy in both the private and public realm will be conserved and enhanced by:

(a) Locating infrastructure and designing streets, boulevards and building setbacks to accommodate the soil volumes required for mature tree growth;

(b) Identifying opportunities to retain existing mature, healthy trees;

(c) Replacing trees that are removed as a result of poor health, redevelopment or construction;

(d) Designing and preparing *development* sites to support the growth of mature, large canopy trees, including providing an appropriate soil volume, depth, and quality; and,

(e) Planting native trees to achieve a continuous canopy cover in accordance with preferred species and spacing identified in the City's Urban Design Manual.

(83) New *development* will integrate existing *natural features* and topography where possible.

(84) The Municipal Heritage Committee shall be consulted as part of the *development* application review process on heritage resources and *development* within an approved *Cultural Heritage Landscape.*

Implementation

(85) This Block Plan guides future *development* applications in the Erbsville South Block Plan Area, to ensure that *development* meets the vision and principles of this Block Plan. *Development* shall conform to the policies and objectives of this Block Plan.

(86) Future development proposals are encouraged to undertake to pre-application consultation in accordance with section 12.2.14 of the Official Plan.

(87) Future *development* applications shall be accompanied by a detailed planning report and urban design brief that demonstrates compliance with this Block Plan and City-wide urban design standards as well as any other studies applicable to the Block Plan Area and the City of Waterloo Official Plan.

(88) Future *development* applications shall be accompanied by an Environmental Noise Feasibility Study to determine setbacks required to mitigate noise levels to applicable standards, to avoid the use of noise attenuation walls, and to ensure that the proposed land use will not be adversely impacted.

(89) *Development* proceeding in the Erbsville South Block Plan Area is contingent upon the provision of municipal services (including capacity) and infrastructure to the Erbsville South Block Plan Area.

(90) The environmental monitoring recommendations contained in the 2018 Erbsville South Environmental Study shall be implemented through Planning Act applications, and/or through City initiatives or coordination with other public agencies, as appropriate.

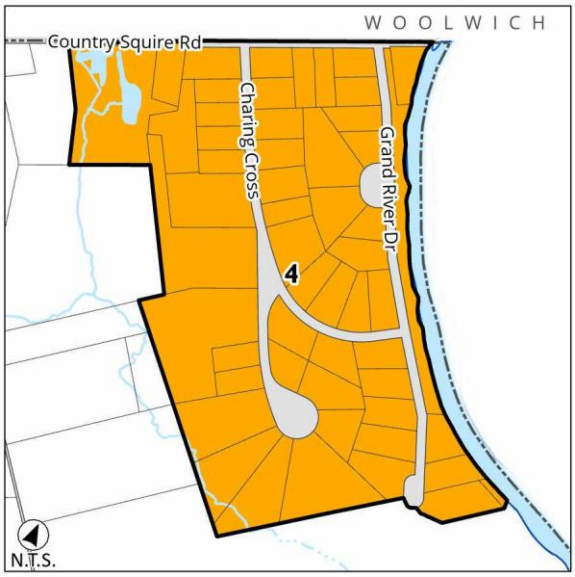
(91) Future *development* in Erbsville South shall be in conformity with the City and Regional Official Plans, Provincial requirements and policies, regulations and policies of the GRCA and other relevant agencies.
OPA No.29, approved January 14, 2021

11.1.4 Area Specific Policy 4 (Country Squire Community)

(1) The policies of this Area Specific Policy apply to lands in the Country Squire community shown as ASP 4.

(2) A Zoning By-law Amendment will be required before lands now occupied by the mink pens may be developed for residential use.

(3) Severances shall be discouraged within this land area. Any applications for severances shall be contingent upon the availability of full municipal services, and shall maintain and propose lots that are in keeping with the existing neighbourhood character.



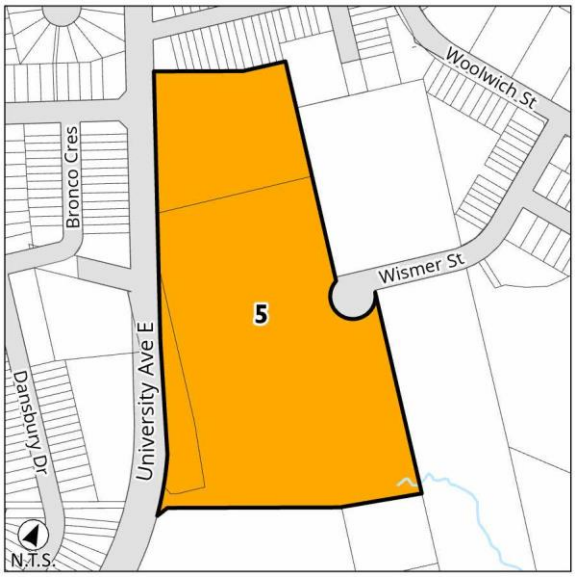
11.1.5 Area Specific Policy 5 (443 & 446 Wismer Street and 605 University Avenue East)

(1) The policies of this Area Specific Policy apply to lands at 443 & 446 Wismer Street shown as ASP 5

(2) Notwithstanding the Medium Rise Residential designation applied to the lands, the following additional use shall be permitted:

(a) the *existing* Meat Processing Facility provided that no slaughtering or butchering of live animals shall be permitted.

(3) After the *existing* Meat Processing Facility ceases to exist, the lands may be redeveloped in accordance with the Medium Rise Residential and Open Space designations applied to the lands on **Schedule 'A' - Land Use Plan**.



(4) Notwithstanding policy 10.1.4(3) of this Plan, should the property be *redeveloped*, the maximum building height may be increased to 9 storeys where appropriate, as set out in the implementing Zoning By-law.

(5) Should the property be *redeveloped*, in addition to policy 11.1.5(4) of this Plan, the maximum building height may be increased to 12 storeys in the southwestern portion of the lands, generally in the location of the *existing* Meat Processing Facility, subject to a Zoning By-law Amendment.

(6) Prior to *redevelopment*, *road* patterns shall be determined to enable adequate circulation on site and in the broader area, to the satisfaction of the City.

(7) An emission source, such as the smoke stacks for the *existing* Meat Processing Facility, shall not be permitted to relocate any closer than its present position to:
   (a) the lands designated Low Rise Residential to the west;
   (b) within 100 metres to any other lands designated residential on Schedule 'A' (Land Use Plan).

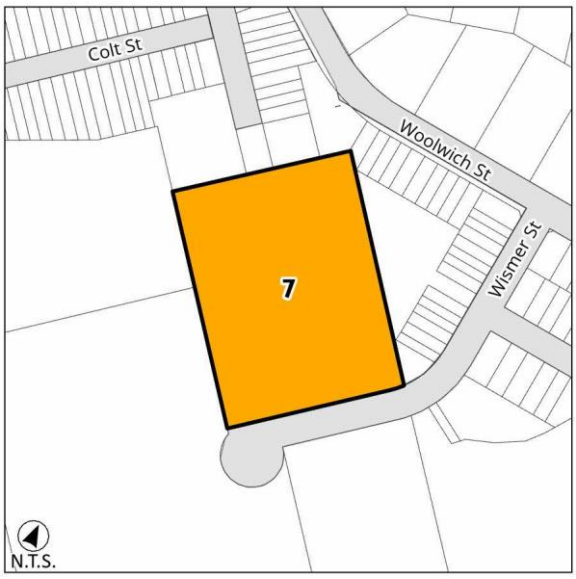
(8) Residential *development* shall not be permitted within 100 metres of an emission source specified in 11.1.5.(7).
OPA No. 22, approved June 11, 2019

11.1.6 Area Specific Policy 6

Area Specific Policy 6 is no longer in effect.

11.1.7 Area Specific Policy 7 (460 Wismer Street)

(1) The policies of this Area Specific Policy apply to lands at 460 Wismer Street shown as ASP 7.

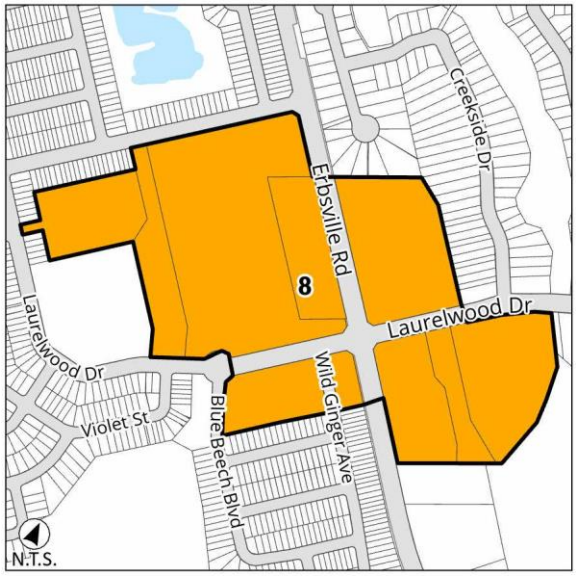


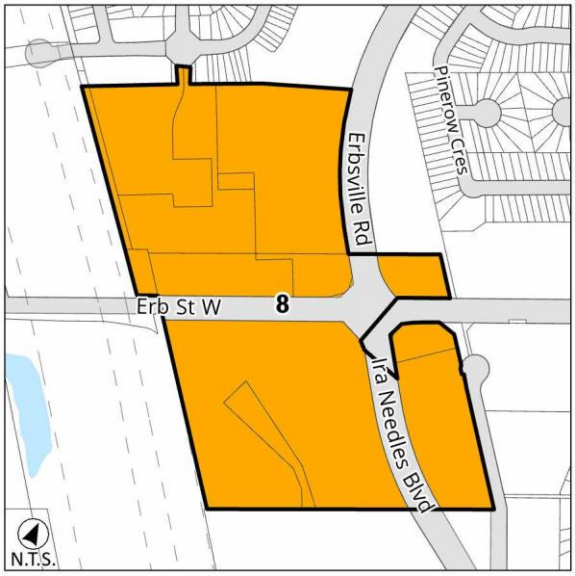
(2) Notwithstanding policy 10.1.4(3) of this Plan, should the property be *redeveloped*, the maximum building height may be increased to 9 storeys for any building which is situated along the lot line between this ASP 7 and the lands municipally addressed as 446 Wismer Street and/or 605 University Avenue East, subject to a Zoning By-Law Amendment. An appropriate transition of height and buffering shall be provided to the Low Rise Residential lands on **Schedule 'A' – Land Use Plan**.

(3) Prior to redevelopment, *road* patterns shall be determined to enable adequate

circulation on site and in the broader area, to the satisfaction of the City.

11.1.8 Area Specific Policy 8 (West Side Nodes)





(1) The policies of this Area Specific Policy apply to properties within the Minor Node at the intersection of Erb Street and Erbsville/Ira Needles Boulevard and the Minor Node at the intersection of Erbsville and Laurelwood Drive and shown as ASP 8.

(2) Notwithstanding the Commercial Land Use policies of this Official Plan, *development* applications, excluding *site plan* applications, which propose retail commercial uses of 2,000 square metres of *gross floor area* or greater within either Minor Node will be subject to the preparation of a retail analysis to the satisfaction of the City for Council's consideration prior to approval.

(3) Block Plans may be used to provide a more detailed development plan for the entire Node and may include such matters as more detailed goals and objectives for the node, architectural and urban design guidelines, size, mix, distribution, amount and height of uses within the node.

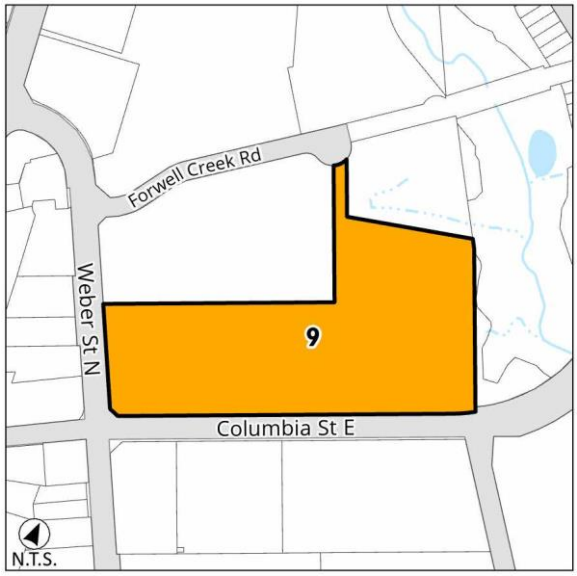
(4) For lands located in the Minor Node located at the intersection of Erb and Erbsville/Ira Needles Boulevard:

(a) Residential uses shall not be permitted in portions of the Node where proximity to the Regional Landfill may result in land use compatibility issues. The Zoning By-law will further define these areas.

(b) It is the intent of this Plan that lands designated Mixed-Use Community in the northwest quadrant of the Node will function as a neighbourhood-oriented centre that is intended to meet the day to day commercial needs of the adjacent neighbourhoods. This Plan recognizes the nature of the existing development on these lands and the potential for additional floor space to be developed on the currently designated lands.

11.1.9 Area Specific Policy 9 (380 Weber Street/Manulife)

(1) The policies of this Area Specific Policy apply to lands at the northeasterly corner of the intersection of Weber Street North and Columbia Street East (Manulife), shown as ASP 9, located within a Major Node and designated 'Business Employment'.



(2) The vision for the development of these lands is a high quality, transit-oriented, office based employment centre with a secondary retail and service component and a secondary residential component.

(3) It shall be a policy of Council that these lands will be planned and developed in a manner that recognizes the lands:
- (a) Have a planned function as a business employment area with a primarily office orientation. Retail and service commercial uses are permitted, provided they are secondary uses on the site. Residential uses may be permitted following the development of significant office employment uses and where it is demonstrated that there are no land use compatibility issues with a residential use.
- (b) Represent an opportunity to accommodate a portion of the City's projected employment growth;
- (c) Represent an opportunity to accommodate a portion of the City's projected residential growth, following the development of substantial employment uses on the lands;
- (d) Provide an opportunity for the *intensification* of an underutilized site within a Major Node;
- (e) Are currently served by transit and are located in proximity to an existing transit corridor and adjacent to a planned transit corridor identified in the Regional Official Plan;
- (f) Are located at the intersection of two arterial roads; and,
- (g) Are located within a broader area intended to accommodate high density development.

(4) The policies of this Plan outline that a limited range of commercial uses may be permitted as *ancillary* uses on lands designated Business Employment. The implementing Zoning By-law for the designation will further define the type, amount and format of commercial uses contemplated within the designation. For the lands included within this SPA, the following uses may also be permitted, subject to

Council approval of a site-specific Zoning By-law Amendment:

(a) additional *ancillary* commercial uses beyond what would otherwise be contemplated in the Business Employment designation; and,
(b) multiple residential uses.

(5) A Zoning By-law Amendment application to consider a proposal that includes *ancillary* commercial and/or residential uses beyond what would otherwise be contemplated in the Business Employment designation shall include the following supporting documents:

- Planning Report, including a compatibility analysis to assess the appropriateness of residential uses in relation to other permitted uses on or in close proximity to the site.
- Retail Impact Analysis and Peer Review
- Master Plan, including an Urban Design Study, for the lands within the context of the Major Node and surrounding area
- Transportation Impact Study
- Servicing Study
- Other studies as may be identified by the City through a recommended pre-submission consultation process

(6) A Retail Impact Analysis submitted pursuant to subsection (5) shall assess whether the proposed additional *ancillary* commercial uses would undermine the planned function of other existing or planned commercial areas.

(a) The City may retain, at the applicant's expense, a qualified consultant to assist the City in defining the methodology and terms of reference for the Retail Impact Analysis, peer review the applicant's submission, and provide professional conclusions and recommendations to the City. The requirement for a Peer Review will be identified at the time of pre-submission consultation between the City and the applicant.

(7) *Ancillary* commercial uses are intended to support office and other permitted employment uses as well as any multiple residential uses located on the site. *Ancillary* commercial uses may also serve other uses within the Node, surrounding residential areas and Corridors and shall be subject to the following policies:

(a) *Ancillary* commercial uses are to be developed in conjunction with, rather than in advance of, an equivalent amount of building floor area devoted to primary permitted employment uses (excluding parking facilities) as outlined in policy 10.3.2.2(3) of this Plan;
(b) *Ancillary* commercial uses shall be located within a *mixed-use* building containing office use or other primary permitted employment uses;
(c) Individual retail commercial units shall generally be less than 1,000 square metres with one retail unit/use of up to 2,000 square metres;
(d) Total building floor area of *ancillary* commercial uses will not exceed 33% of the total building floor included within buildings on the site (excluding parking structures), provided further that building floor area for all *ancillary* commercial uses shall not exceed 10,000 square metres.

(8) Multiple residential uses may be permitted, subject to the requirements in policy above, and provided
   (a) There is a minimum of 18,000 square metres of building floor area devoted to primary permitted employment uses (excluding parking facilities) as defined in section 10.3.2.3 (3) of this Plan;
   (b) Residential uses are located and developed in a manner that ensures a minimum of 27,000 square metres of building floor area of primary employment uses can be developed on the site;
   (c) Residential uses will generally be located on the eastern half of the property in recognition of the amenity associated with Forwell Creek and proximity to parks and trails; and,
   (d) The location and form of residential uses will be subject to the Master Plan identified in policy (9) below.

Master Plan

(9) Prior to consideration of an amendment to the Zoning By-law to implement the policies of this Specific Provision Area, the landowner shall submit a Master Plan for the subject lands, the purpose of which will be to provide overall direction for the development of the subject lands. The Master Plan will be developed in accordance with the primary urban design objectives and policies established in the urban design section of this Plan and the City's Urban Design Manual and will demonstrate how the proposed development addresses these priorities with supporting guidelines, illustrations and strategies. Specifically, the Master Plan will address:
   (a) Development Phasing, including an indication of the planned timing and amount of secondary commercial uses and/or multiple residential uses. Development phasing must comply with policies (7) and (8) above, and will be implemented through the Zoning By- law;
   (b) Requirements for building locations that have regard for and are oriented to existing and future transit;
   (c) Sustainable development principles, including techniques and measures to promote sustainability, minimize environmental impacts and energy consumption and to maximize environmental benefits;
   (d) Access and site circulation for *pedestrian*s, bicycles and motorized vehicles, including connectivity to existing and planned transit;
   (e) Creation of a focal point at the Weber Street/Columbia Street intersection;
   (f) Parking management strategy, recognizing that while surface parking is permitted, the development of the lands will be planned so that *intensification* of the site can occur over time. The Master Plan will demonstrate how underground or structured parking will be provided as the site develops, including identification of which phase or phases structured parking will be provided in;
   (g) Treatment of the public realm;
   (h) Principles for building design, safety and security, lighting and signage;
   (i) Provisions for site servicing and utilities; and,
   (j) Other matters as may be determined by the City, Region or other agency through consultation.

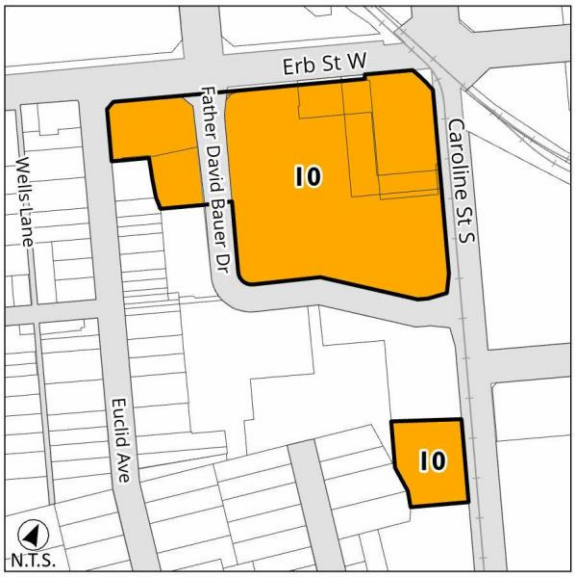
(10) Based on the Master Plan referred to in policy (9), the applicant will prepare a

Transportation Impact Study to the satisfaction of the Region and City prior to consideration of an amendment to the Zoning By-law to implement the policies of the Business Employment designation and the policies of this Area Specific Policy.

(11) It shall be a policy of Council that the development of the lands shall be consistent with the transit-oriented development policies of the City and Regional Official Plans as well as the following policies:
   (a) Lands will be planned to develop at employment densities that achieve a minimum target of 80 persons and jobs per hectare that support transit and include a mix of office, service and retail uses; and,
   (b) The lands will be planned to provide strong *pedestrian*/cyclist linkages through the site and connect to the surrounding street and public trail network.

11.1.10 Area Specific Policy 10 (Former Seagram Lands)

(1) The policies of this Area Specific Policy apply to lands located south- west of Erb Street and Caroline Street South, known as the former Seagram lands and shown as ASP 10.



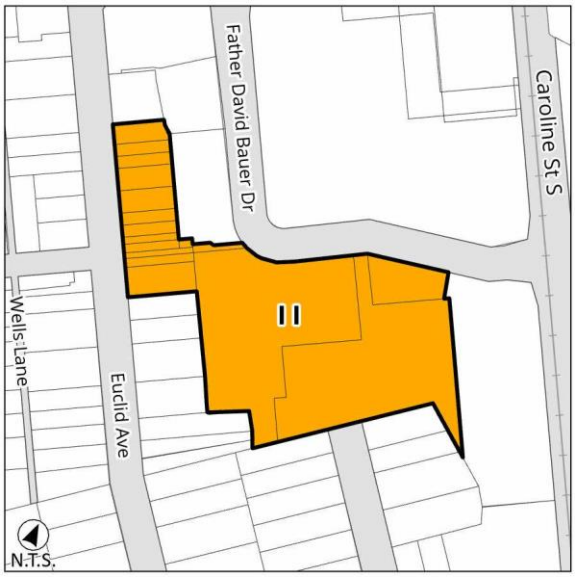
(2) These lands shall permit the following uses, in addition to uses contemplated in the land use policies of this Plan:
   (a) Offices;
   (b) Personal service uses;
   (c) Residential uses, with a minimum density of 100 units per hectare and a maximum density of 250 units per hectare.
   (d) Restaurant uses, subject to a Zoning By-law Amendment, provided that any restaurant use is proposed within the ground floor of a *mixed-use* building.
   (e) Hotel use, provided further that the design of the hotel should be compatible and complementary to the surrounding uses, in particular the Centre for International Governance Innovation.

(3) Notwithstanding other policies of this Plan, the ground floor area of any building(s) on these lands may be used for retail commercial and commercial recreation space in a building(s) which is higher than one (1) storey and containing uses other than retail commercial such as office commercial or residential. The amount of ground floor area of buildings to be permitted to be used for retail commercial purposes will be set out in the implementing Zoning By-law.

(4) Notwithstanding other policies of this Plan, these lands are recognized as including, or being in close proximity to the Centre for International Governance Innovation, the Canadian Clay and Glass Gallery, Perimeter Institute for Theoretical Physics, and the Balsillie School of International Affairs, and the Waterloo Memorial Recreation Complex, and therefore should be considered as an appropriate location for special tourism related uses and research institutes which would complement the existing and possible future tourism opportunities and a growing research institute cluster in this area.

11.1.11 Area Specific Policy 11 (3-5 Father David Bauer Drive)

(1) The policies of this Area Specific Policy apply to lands at 3 Father David Bauer Drive and 5 Father David Bauer Drive, shown as ASP 11.



(2) Notwithstanding other policies of this Plan, these lands are recognized as being in close proximity to the Centre for International Governance Innovation, the Canadian Clay and Glass Gallery, Perimeter Institute for Theoretical Physics, and the Balsillie School of International Affairs, and the Waterloo Memorial Recreation Complex, and therefore should be considered as an appropriate location for special tourism related uses and research institutes which would complement the existing and possible future tourism opportunities and a growing research institute cluster in this area;

(3) The two historic barrel warehouses that exist as residential condominiums are recognized as a significant historic and architectural resource in the City of Waterloo and should be preserved in the future.

(4) Notwithstanding other policies of this Plan, additional uses may be permitted on the subject lands and within the existing bonded warehouses as restored and may include uses such as residential, retail commercial, institutional, recreational and entertainment, cultural, municipal government, office and hotel;

(5) The design of a hotel should be compatible and complementary to the existing surrounding uses, in particular the Centre for International Governance Innovation;

(6) Parking, *pedestrian* and vehicular access should be designed so as to be comfortable

for the users, and not conflict with adjacent streets;

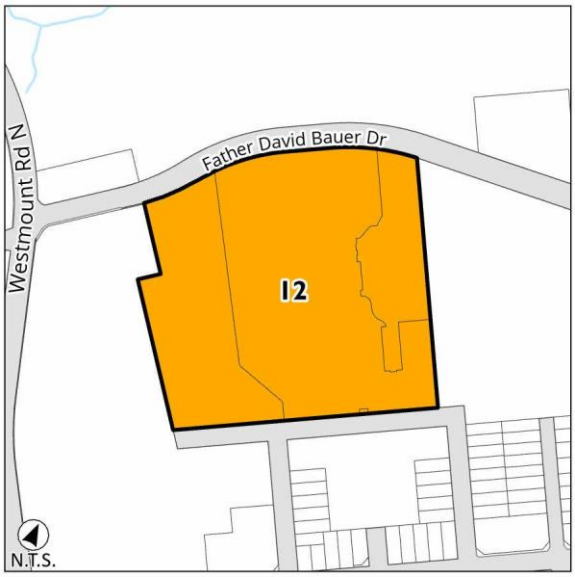
(7) Retail commercial and commercial recreation uses may be permitted on the ground floor of a hotel to enhance tourism commercial opportunities for tourists to the area;

(8) Specific uses to be permitted shall be contained within the implementing by-law;

(9) Council shall be satisfied that any use to be permitted is compatible with the surrounding existing and future residential uses.

11.1.12 Area Specific Policy 12 (Lutherwood)

(1) The policies of this Area Specific Policy apply to lands owned by Lutherwood Child and Family Foundation, north of Sunshine Avenue, between Dietz Avenue and Roslin Avenue, shown as ASP 12.



(2) On lands designated Medium Density Residential within this ASP:

(a) One freestanding office building/*medical clinic* shall be permitted, provided it is associated with a seniors' retirement village; and,

(b) *Ancillary* commercial uses shall be permitted subject to the following:

(i) That they be contained on the ground floor of a multiple storey residential building, which forms part of a seniors retirement village;

(ii) That the maximum building floor area of any one use be controlled in the Zoning By-law; and,

(iii) That the maximum building floor area for all ancillary commercial uses be controlled in the Zoning By-law.

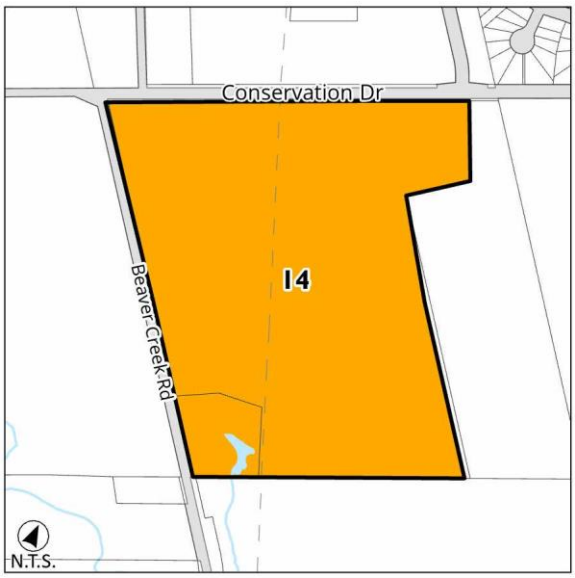
11.1.13 Area Specific Policy 13
(Westmount Road North)



(1) The policies of this Area Specific Policy apply to the eastern portion of lands known municipally as 70 Westmount Road North, shown as ASP 13.

(2) Notwithstanding other policies of this Plan, one commercial building shall be permitted on Block 6, R.P. 1820 and that such building shall be flood proofed to the satisfaction of the Grand River Conservation Authority. Hotels, motels, residential uses, storage tanks and fuel pumps will not be permitted.

11.1.14 Area Specific Policy 14 (Seasonal Trailer Park)



(1) The policies of this Area Specific Policy apply to lands in the area of Beaver Creek Road and south of Conservation Drive, shown as ASP 14.

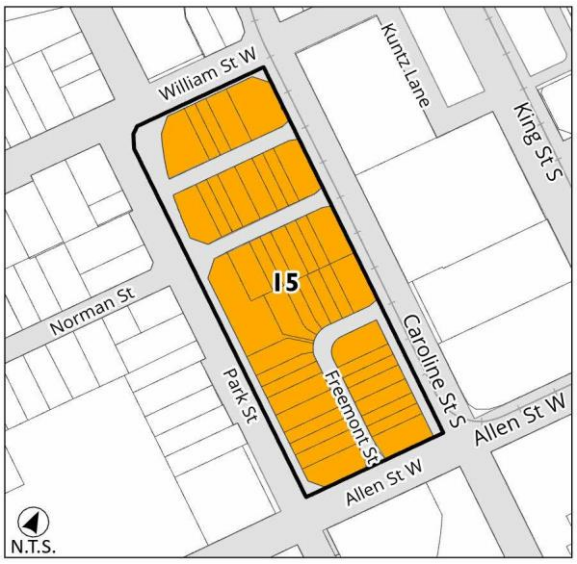
(2) The lands may be used as a seasonal recreational trailer park until such time as the lands are redeveloped, however no expansion of the trailer park shall be permitted. Seasonal recreational trailers are not to be used as permanent or year-round residences and are to be closed and vacated in accordance with the provisions of the implementing Zoning By-law.

11.1.15 Area Specific Policy 15 (Allen/Park/William/Caroline Streets)

(1) The policies of this Area Specific Policy apply to lands located north of Allen Street, east of Park Street, south of William Street and west of Caroline Street, shown as ASP 15

(2) A maximum density of 130 units per hectare will be permitted for the northern portion of the lands bounded by the new park and Park, William and Caroline Streets.

(3) A maximum density of 120 units per hectare will be permitted for the southern portion of the lands bounded by the new park and Park, Allen and Caroline Streets.



11.1.16 Area Specific Policy 16 (Erb Street West)

(1) The policies of this Area Specific Policy apply to the northwest portion of Part 1 on Plan 58R-11081, being approximately 682 square metres in size, shown as ASP 16.

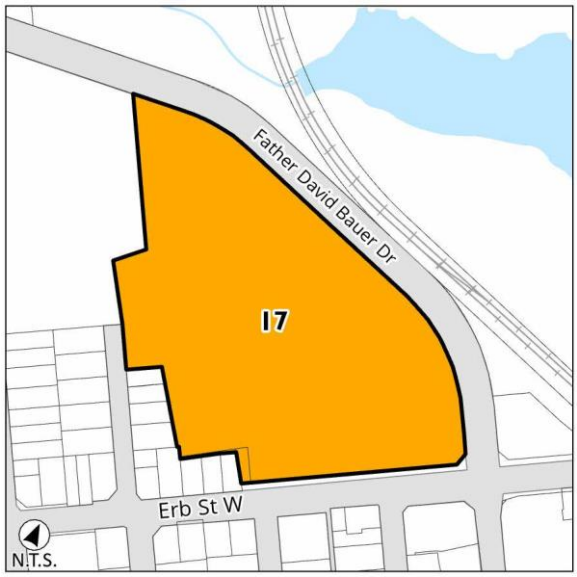
(2) Notwithstanding other policies of this Official Plan, a parking facility shall be permitted. Council's intent for permitting a parking facility is to encourage the preservation of the two designated historic buildings located at 83 Erb Street West.

(3) Any future use of the subject lands shall be in accordance with the Low Rise Residential designation and other applicable policies of the Plan.



(4) The implementing Zoning By-law for these lands shall permit a parking facility.

11.1.17 Area Specific Policy 17 (Barrel Yards)



(1) The policies of this Area Specific Policy apply to lands at Erb Street West and southwest of Father David Bauer Drive, known commonly as the Barrel Yards, shown as ASP 17.

(2) Notwithstanding other policies in this Official Plan, professional offices and *medical clinics* shall be permitted either freestanding, or within a *mixed-use* building.

(3) Density, landscaped open space and parking shall be calculated on the entire 5.14 hectare parcel as a whole. The maximum density permitted on the site shall not exceed 250 units per hectare. The minimum net density shall be 100 units per hectare. For the purposes of calculating density, office, commercial or other non-residential uses will not be included in the density calculation.

(4) All or a portion of the lands are within the *floodplain* and the appropriate Floodplain policies shall apply.

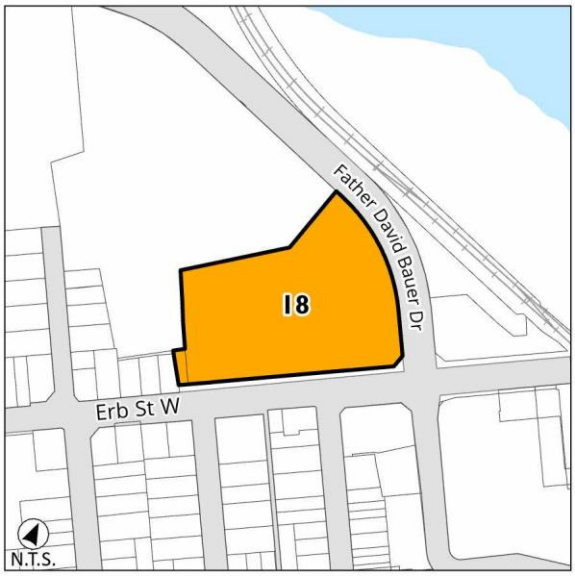
(5) Service commercial uses and retail uses (up to 1394 square metres of retail uses) oriented towards serving the convenience shopping needs of area residents and *pedestrian* traffic in the area may be permitted through the implementing Zoning By-law; such uses could include, but would not necessarily be limited to, a restaurant and a convenience store; and,

(6) Service commercial and retail uses shall only be permitted on the ground floor of a building having more than one storey and which stories above ground floor contain other permitted uses such as office or residential.

(7) Notwithstanding anything to the contrary in this Official Plan, the maximum density permitted on the portion of the lands outside of the Regulatory Floodplain as indicated on **Schedule 'A5' - Natural Hazards**, shall not exceed 259 units per hectare.
OPA No. 54, approved June 19, 2024

11.1.18 Area Specific Policy 18 (Barrel Yards)

(1) The policies of this Area Specific Policy apply to lands at Erb Street West and southwest of Father David Bauer Drive, known commonly as the Barrel Yards, shown as ASP 18.



(2) These lands are recognized as being in close proximity to Uptown Waterloo, the restored Seagram Lofts, the Centre for International Governance Innovation, the Canadian Clay and Glass Gallery, Perimeter Institute for Theoretical Physics, the Balsillie School of International Affairs, and the Waterloo Memorial Recreation Complex and therefore are considered as an appropriate location to encourage special tourism related uses and research institutes which would complement the existing and possible future tourism opportunities and a growing research institute cluster in this area.

(3) Notwithstanding other policies of this Plan, the following uses shall be permitted on these lands:
(a) hotel;
(b) freestanding residential; and,
(c) commercial recreation.

(4) The nature and design of a hotel use, any other special tourism related use, research institute and other complementary uses, should be compatible with surrounding uses.

(5) Loading and garbage storage areas, parking and *pedestrian* and vehicular access and other *ancillary* service features should be designed so as to be compatible with, visibly attractive to, and not conflict with, adjacent streets and residential uses.

11.1.19 Area Specific Policy 19 (404 Erb Street West)

(1) The policies of this Area Specific Policy apply to lands at 404 Erb Street West, shown as ASP 19.

(2) Notwithstanding other policies of this Official Plan, a *health practitioner* office shall be permitted on the main floor which is no greater than 186 square metres. Any residential uses must be located above the main floor. This may be used as a *health practitioner* office until such time as redevelopment occurs in accordance with the current designation that exists on the property.



11.1.20 Area Specific Policy 20 (Lands around Wilfrid Laurier University)

(1) The policies of this Area Specific Policy apply to lands in the vicinity of Wilfrid Laurier University, shown as ASP 20 described further on **Schedule A6(a)**.

(2) Policy 10.4(9) shall not apply to any lands with a dual designation in Area Specific Policy 20.

(3) Notwithstanding anything contained in the Official Plan, for lands within Area Specific Policy 20a located east of King Street and south of University Avenue, the following provisions shall apply:

(a) To resolve any municipal concerns with respect to soil contamination, where an amendment to the Zoning By-law is required to permit a Major Institutional-Academic use, such amendment will be subject to:

(i) a letter from the Regional Municipality of Waterloo advising that the requirement for a Record of Site Condition has been waived due to the nature of the application, or;

(ii) the completion of a Record of Site Condition acknowledged by the Ministry of the Environment, or;

(iii) the submission of a remedial work plan certified by a qualified consultant and the owner, to be reviewed and approved by the Regional Municipality of Waterloo and/or where appropriate, the Ministry of the Environment. The remedial work plan shall demonstrate that the site can be appropriately remediated to permit the proposed use. A holding provision on the implementing Zoning By-law will be applied to prohibit the proposed Major Institutional-Academic use of the property until the

completion of a Record of Site Condition acknowledged by the Ministry of the Environment.

(4) Notwithstanding anything contained in this Official Plan, lands within Area "20B", as shown on **Schedule A6(a)**, shall be designated either Major Institutional-Academic, dually designated Mixed-Use Community and Major Institutional-Academic, or dually designated Corridor Commercial and Major Institutional-Academic. New Major Institutional-Academic uses, including student residences, may be permitted only by amendment to the Zoning By- Law. Such applications will be evaluated relative to their relationship to nearby industrial uses, including but not limited to an analysis of noise, dust, odour, vibration, buffering, and land use compatibility. Further, any university residential use shall achieve a minimum net density of 150 *bedrooms* per hectare.

(5) Notwithstanding anything contained in this Official Plan, lands within Area "20C" as shown on **Schedule A6(a)**, shall be dually designated Mixed Use Community and Major Institutional-Academic. Major Institutional-Academic uses, including student residences, may be permitted only by amendment to the Zoning By-Law. Such applications will be evaluated relative to their relationship to nearby industrial uses, including but not limited to an analysis of noise, dust, odour, vibration, buffering, and land use compatibility. Further, any university residential use shall achieve a minimum net density of 150 *bedrooms* per hectare.

(6) Notwithstanding anything contained in this Official Plan, lands within Area "20D" as shown on **Schedule A6(a)** shall be dually designated Mixed Use Community and Major Institutional-Academic, provided further that permitted Major Institutional-Academic uses shall be limited to "university residential uses". Further, any University residential use shall achieve a minimum net density of 150 *bedrooms* per hectare.

(7) Notwithstanding anything contained in this Official Plan, lands within Area "20E" as shown on **Schedule A6(a)** shall be dually designated High Rise Residential and Major Institutional-Academic, provided further that permitted Major Institutional-Academic uses shall be limited to "university residential uses". Further, any university residential use shall achieve a minimum net density of 150 *bedrooms* per hectare.

(8) Notwithstanding anything contained in this Official Plan, lands within Area "20F" as shown on **Schedule A6(a)** shall be dually designated Mixed-Use Community and Major Institutional-Academic, provided further that permitted Major Institutional-Academic uses shall be limited to primary Major Institutional-Academic uses, and must be located above the ground floor of a building. The first storey is reserved solely for uses permitted within the Mixed-Use Community Core designation. Further, any university residential use shall achieve a minimum net density of 150

bedrooms per hectare.

(9) Notwithstanding anything contained in this Official Plan, lands within Area "20G" as shown on **Schedule A6(a)** shall be dually designated High Rise Residential and Major Institutional-Academic. Further, any university residential use shall achieve a minimum net density of 150 *bedrooms* per hectare.

(10) Notwithstanding anything contained in this Official Plan, lands within Area "20H" as shown on **Schedule A6(a)** shall be dually designated Open Space and Major Institutional-Academic, provided further that Major Institutional-Academic uses shall be limited to "university open space", "university recreational uses", and *medical clinics* related to the academic use. A broader range of Academic uses may be permitted only by amendment to the Zoning By- Law. Such applications will be evaluated relative to their relationship to nearby residential land uses, Waterloo Park, and the Heritage Conservation District. The City of Waterloo encourages the retention of open space and recreational lands in this area.

(11) Notwithstanding anything contained in this Official Plan, lands within Area "20I" as shown on **Schedule A6(a)** shall be dually designated High Rise Residential and Major Institutional-Academic, provided further that:
   (a) University residential uses are permitted and shall have a minimum density of 150 *bedrooms* per hectare; and,
   (b) Non-residential academic uses are permitted as *ancillary uses* on a property that contains high rise residential or university residence as the primary use.

(12) Notwithstanding anything contained in this Official Plan, lands within Area "20J" as shown on **Schedule A6(a)** are recognized as being an appropriate expansion area for Wilfrid Laurier University as well as being located within the MacGregor/Albert Heritage Conservation District. In addition to the policies of the Low Density Residential designation, university academic uses may be permitted within existing buildings and within additions to existing buildings, subject to the provisions of the Zoning By-law.

(13) Notwithstanding anything contained in this Official Plan, lands within Area "20K" as shown on **Schedule A6(a)** shall be dually designated Medium High Rise Residential and Major Institutional-Academic, provided further that:
   (a) University residential uses are permitted.

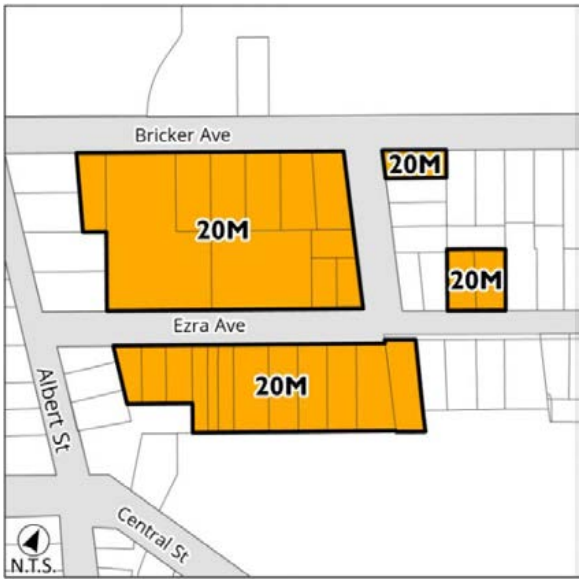
(14) Notwithstanding anything contained in this Official Plan, lands within Area "20L" as shown on **Schedule A6(a)** shall be dually designated Low Rise Residential and Major Institutional-Academic. The Zoning By-law may restrict the range of Academic uses and establish regulations to facilitate compatibility with nearby residential uses.
OPA No. 22, approved June 11, 2019

(15) Notwithstanding anything contained in this Official Plan, lands within Area "20M" as shown on **Schedule A6(a)** shall be dually designated Medium Rise Residential and Major Institutional-Academic.




Hickory St E
Weber St N
20E
University Ave E
N.T.S.
University Ave W
University Ave E
20F
King St N
Regina St N
N.T.S.
King St N
Regina St N
20G
Lodge St
N.T.S.
Albert St
Seagram Dr
20H
N.T.S.


University Ave W
Albert St
Lester St
20I
Seagram Dr
N.T.S.
20J
Bricker Ave
20J
Albert St
Ezra Ave
20J
N.T.S.
Hemlock St
Hickory St W
Hazel St
Balsam St
20K
20K
20K
20K
Public Lane
University Ave W
N.T.S.
Columbia St W
Hazel St
20L
Hickory St W
Hemlock St
N.T.S.



11.1.21 Area Specific Policy 21 (414 Erb St West)

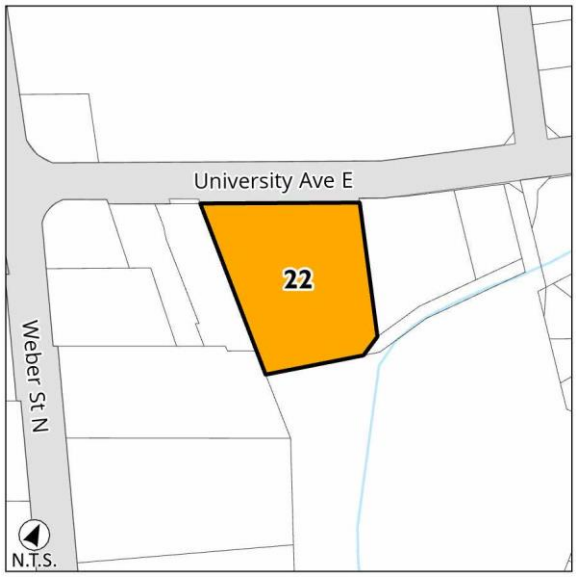
(1) The policies of this Area Specific Policy apply to lands 414 Erb Street West, shown as ASP 21.

(2) Notwithstanding the "Medium Rise Residential" designation, a veterinary clinic shall be permitted on the main floor (first storey), provided the veterinary clinic is no greater than 186 square metres.



11.1.22 Area Specific Policy 22 (105 University Avenue East)

(1) The policies of this Area Specific Policy apply to lands at 105 University Avenue East, shown as ASP 22.



(2) Notwithstanding other policies of this Plan, residential uses shall be permitted as specified in the Zoning By-law to a maximum residential net density of 200 units per hectare.
OPA No. 22, approved June 11, 2019

(3) Notwithstanding anything to the contrary in the Zoning By-law, commercial uses shall be permitted within 38 metres from University Avenue East provided the said commercial uses are located on the ground floor of a multi-storey building containing residential uses and provided they are limited to:
(a) Variety store;
(b) *Medical clinic*;
(c) Personal service shop;
(d) Coffee shop (not including drive-thru); and,
(e) Offices.

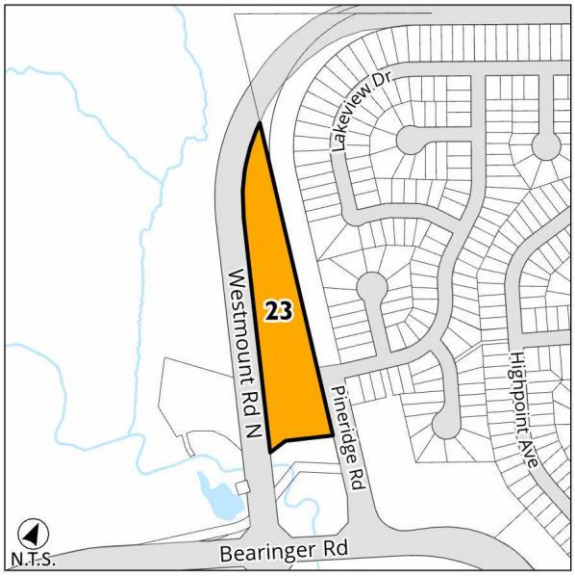
(4) The total building floor area devoted to all commercial uses permitted in sub-section (3) above shall not exceed 464.5 square metres.

(5) Notwithstanding **Schedule 'B1' – Height and Density** and the policies of this Plan, for certain lands located in the area of University Avenue East, as defined further by the Zoning By-law, the maximum height of any building shall be thirteen (13) storeys.

(6) The entire lands identified as Area Specific Policy 22 shall be used for the purposes of calculating net density.

11.1.23 Area Specific Policy 23 (Westmount Road North/Bearinger Road)

(1) The policies of this Area Specific Policy apply to lands in the area of Westmount Road North and north of Bearinger Road, shown as ASP 23.



(2) The uses permitted shall be limited to the following:
- (a) Bank or Trust Company;
- (b) Business Machines – Sales and Service;
- (c) Laboratories;
- (d) Office;
- (e) *Medical Clinics;* and,
- (f) Religious Use.

(3) Notwithstanding Schedule 'B1' of this Plan, the maximum building height (excluding rooftop mechanical) shall be 3 storeys or 357 metres above sea level, whichever is more restrictive.
OPA No. 22, approved June 11, 2019

11.1.24 Area Specific Policy 24 (50 Weber Street North)

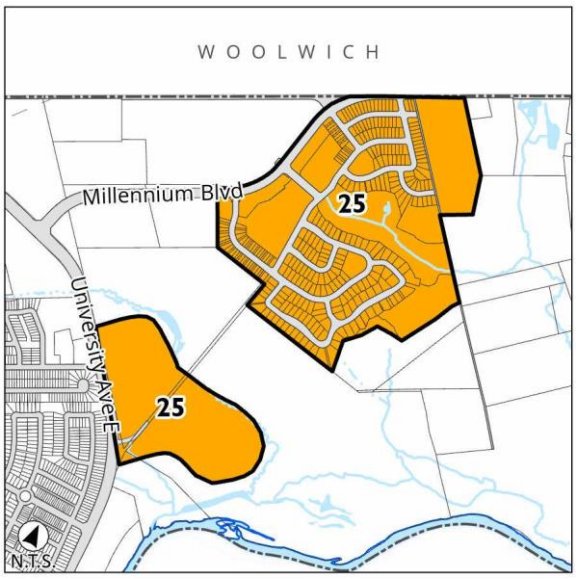
(1) The policies of this Area Specific Policy apply to lands at 50 Weber Street North, shown as ASP 24.



(2) Notwithstanding anything to the contrary contained within this Official Plan, a *drug store* shall be permitted on the subject lands. *Ancillary uses* shall be limited to household merchandise, seasonal goods, books, and convenience groceries/food.

11.1.25 Area Specific Policy 25 (Part of Grey Silo District)

(1) The policies of this Area Specific Policy apply to lands designated 'Low Rise Residential' located east of University Avenue and south of Country Squire Road, shown as ASP 25.



(2) This Plan recognizes that environmental planning is an integral component of the land use planning process. *Environmental Impact Statement*s and/or other appropriate studies set out practices for the protection, conservation, management, rehabilitation and monitoring of the natural environment. The requirements to undertake an *Environmental Impact Statement* and/or other appropriate studies are recognized in this Plan in order to guide future land use decisions in an overall environmental context;

(3) No draft plan of subdivision or severance of land shall be approved for urban development within Area Specific Policy 25 until such time as an *Environmental Impact Statement* and/or other appropriate studies are undertaken to the satisfaction of the City of Waterloo, the Grand River Conservation Authority and any other agency having jurisdiction;

(4) An *Environmental Impact Statement* and/or other appropriate studies shall include an evaluation and documentation of the following:
- (a) elements of the natural habitat network;
- (b) natural greenspace and habitat linkages;
- (c) topography;
- (d) flood and fill lines;
- (e) the location of adjacent development activity/impacts;
- (f) the location, quality, and successional state of vegetative communities (including the presence of endangered, rare, or invasive species);
- (g) *wetlands*;
- (h) breeding birds, migratory birds, and bird habitat;
- (i) areas of sensitive groundwater recharge/discharge;
- (j) herpetofauna and their habitat;
- (k) groundwater quality, elevations, flow direction, and vertical/horizontal hydraulic gradients, hydraulic conductivity;
- (l) geotechnical parameters and soils;
- (m) hazardous slopes and required setbacks;

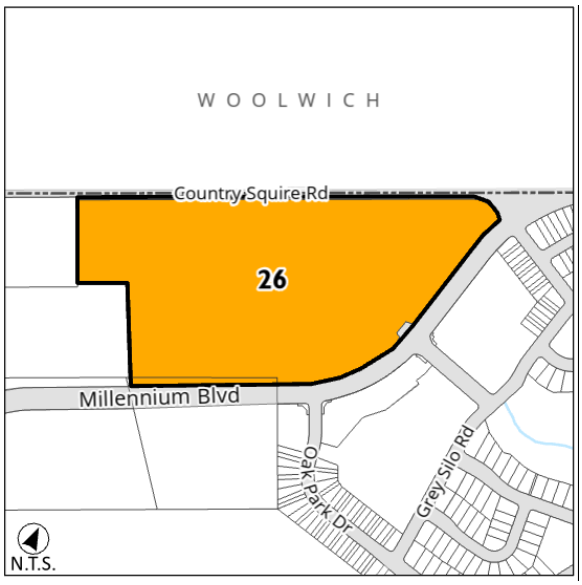
(n) surface drainage and flow characteristics (including subcatchment delineation);
(o) pre-development water balance;
(p) considerations for post-development water balance requirements and stormwater management;
(q) extent and delineation of environmental buffers as required.

(5) Prior to any site grading and servicing the developer and/or landowner shall be responsible for completing a period of pre-development monitoring which is not less than 2 years in duration;

(6) Specific pre-development monitoring parameters must be established in consultation with the City of Waterloo and will be modeled on the December 1999 Laurel Creek Watershed Development Monitoring Program.

11.1.26Area Specific Policy 26 (400 Millennium Blvd)

(1) The policies of this Area Specific Policy (ASP) apply to lands located east of University Avenue East, south of Country Squire Road, and north of Millennium Boulevard, shown as ASP 26..



(2) Notwithstanding anything to the contrary in this Plan, development shall be backlotted to Country Squire Road and direct vehicular access shall not be permitted to Country Squire Road.

(3) Screening and other landscape measures shall be provided within the yards backing onto Country Squire Road.

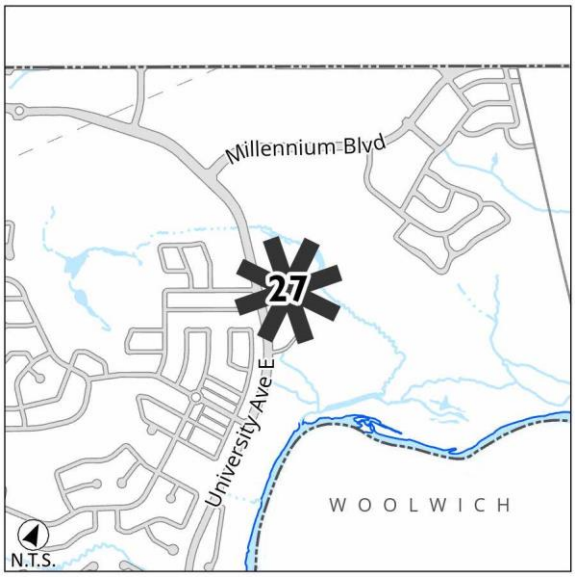
(4) Notwithstanding anything to the contrary in this Plan, the portion of ASP 26 described as Block 1/Stage 2 on Draft Plan of Subdivision 30T-23401 may be zoned to permit convenience Commercial uses either within a mixed-use building or stand-alone commercial building.

(5) The maximum permitted building height within the Low Rise Residential designation shall be 11 metres as regulated by the implementing Zoning By-law..

OPA No. 53, approved November 17, 2025

11.1.27 Area Specific Policy 27 (Part of Grey Silo District)

(1) The policies of this Area Specific Policy apply to lands shown as "Future Node" at University Avenue and New Hampshire Street, shown as ASP 27.



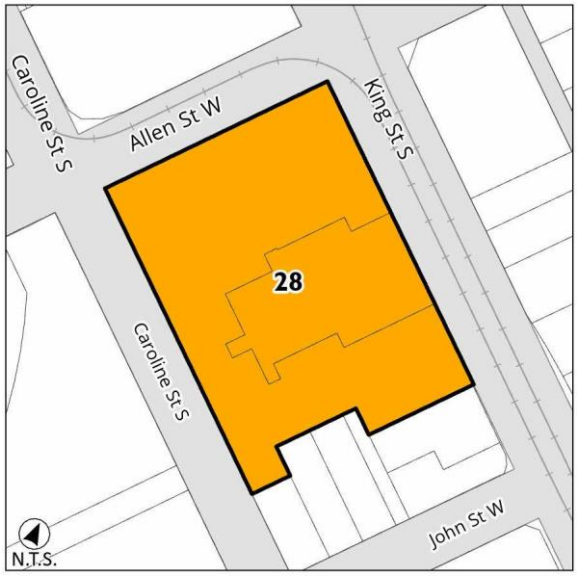
(2) It shall be a policy of Council that a freestanding *food store* is permitted. The freestanding *food store* does not require a retail impact analyses and Policy 10.2.3 of this Plan shall not apply to the introduction of the *food store*. The following shall apply to the *food store*:

(a) design and capacity of the streets and *pedestrian* infrastructure in the area shall not be negatively impacted;
(b) sufficient on-site parking shall be provided to meet the needs of the *food store*;
(c) appropriate massing and a high standard of design, including mitigation of loading areas, lighting and traffic impacts;
(d) a comprehensive *site plan* is required;
(e) the *food store* shall ensure convenient and direct access by *pedestrian*s and cyclists.

(3) The policies of the Rural East District Plan shall not apply to these lands.

(4) Notwithstanding any other policies in this Plan, these lands shall have a maximum building height of 9 storeys.

11.1.28 Area Specific Policy 28 (187 King Street S./155 Caroline Street S.)

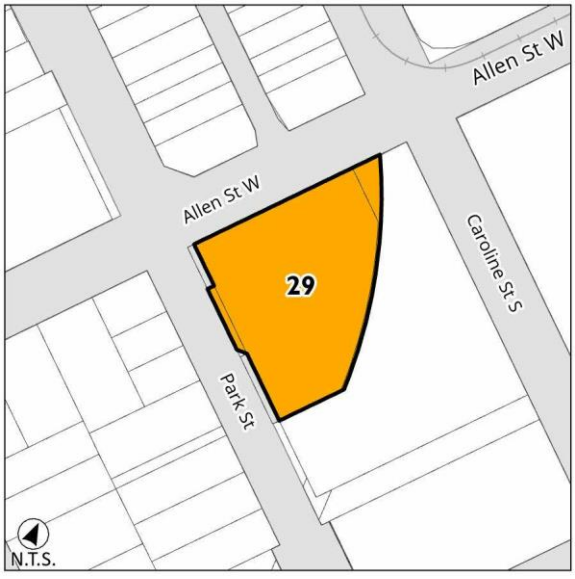


(1) The policies of this Area Specific Policy apply to lands at 187 King Street South and 155 Caroline Street South, shown as ASP 28.

(2) It shall be a policy of Council that notwithstanding the permitted densities, where possible *infrastructure* constraints exist, limitations on residential density may be further defined in the Zoning By-law.

(3) It shall be a policy of Council that for lands within Area Specific Policy 28 located east of Caroline Street, the following provisions shall apply:
   (a) In addition to permitted uses set out in the Uptown Mixed-Use designation, the ground floor area of any building(s) on these lands may be used for a *food store*, provided the use is located on the first storey of a multi-storey, *mixed-use* building that contains residential and/or office uses.
   (b) The amount of ground floor area of buildings permitted to be used for *ancillary uses* above will be set out in the implementing Zoning By-law.

11.1.29 Area Specific Policy 29 (144 Park Street)



(1) The policies of this Area Specific Policy apply to lands at 144 Park Street (formerly 21 Allen St W, 142, 144 and 148 Park St), shown as ASP 29.

(2) Lands within Area Specific Policy 29 shall be subject to the following site specific policies:
   (a) Under the provisions of section 37 of the Planning Act, Zoning By-Laws may be enacted to permit height and density increases than are otherwise permitted, in return for the provision of such facilities, services or matters, as are set out in the by-law.
   (b) The development must constitute good planning and conform to the objectives and policies of this Plan. The

increase in density should not result in a scale of development that is incompatible with adjacent uses or exceeds the capacity of available municipal services. No increases in height shall be granted.

(c) The facilities, services or matters to be secured shall support the City's urban design policies, as contained in the City Form Chapter, and other objectives and policies within the Official Plan and must satisfy all of the following criteria:
   (i) The site shall be located within a Major Node or Major Corridor;
   (ii) The site shall be located on a Regional, City Arterial or Major Collector *road*;
   (iii) The site shall be well-served by existing transit and within close proximity to proposed higher-order transit; and
   (iv) The site shall contain underground parking.

(3) The determination of appropriate increases in density for the subject lands shall be considered based on the ability of the project to meet the following objectives which shall be specified in the implementing Zoning By-law:
   (a) To support the provision of common open space on and adjacent to the site that is functional for passive recreational use by both residents of the development and the general public;
   (b) To support the provision of underground parking;
   (c) To encourage aesthetically attractive residential developments, achieved through the enhancement of building façades, the use of podiums and entrance features which augment the streetscape and provide a *pedestrian* scale and building design which reduces the shadow impact on surrounding properties;
   (d) To support the provision of, and public access to, art that reflects the historical nature of the site and which represents 1% of the value of the construction of the proposed building;
   (e) To encourage off site improvements and/or cash-in-lieu of such improvements to existing parks, trails and other public amenities;
   (f) To encourage the redevelopment of this brownfield site; and
   (g) To encourage the provision of units which are *affordable* to low and moderate income (as defined in the Provincial Policy Statement) households within the City of Waterloo.

(4) The cumulative impact of applying the bonus provisions in accordance with the objectives in policy 11(30) (b) above shall not result in a density of more than 465 units per hectare, provided that the maximum number of units shall not exceed 149; the maximum number of *bedrooms* shall not exceed 278; and that only 1, 2 and 3-*bedroom* units shall be permitted, all of which shall be set out in the implementing Zoning By- Law.

(5) Under the provisions of section 41 of the Planning Act, the City is able to control exterior design, including the character, scale, appearance and design features of buildings as well as the sustainable elements on any adjoining highway, including requiring permeable paving materials, street furniture, waste and recycling containers and bicycle parking facilities.

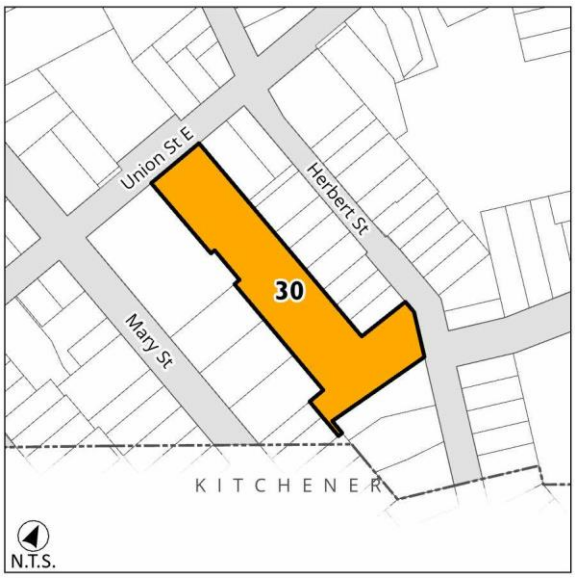
(6) In this regard, the development of 144 Park Street (formerly 21 Allen St W, 142, 144 and 148 Park St) shall be subject to the following design requirements:

(a) that the first 3 storeys of the multi-storey building shall be composed of:
    (i) a prominent entrance to the building oriented to the corner of Park and Allen Streets;
    (ii) townhouse units facing Park and Allen Streets, designed with brick and concrete exteriors and covered front door entrances raised from grade and visible from the public sidewalk; and
    (iii) a 3 storey parking garage with the same exterior brick and concrete façade.
(b) that the townhouse units shall be located in front of the parking garage structure, to minimize the visibility of the parking structure from Park and Allen Streets;
(c) that the rear façade of the parking garage shall contain ivy or similar vegetation to soften its appearance for users of the Iron Horse Trail;
(d) that the roof top railing above the townhouse units and the parking garage be constructed of black wrought iron;
(e) that the remainder of the multi-storey building shall be constructed of materials and colours satisfactory to the City of Waterloo and reflective of the elevations included in the Development Agreement;
(f) that the corner of Allen and Park Streets shall function as a public space blending the public and private realm, with decorative hard surfacing and soft landscaping, including the provision of seating areas for residents of the building and *pedestrian*s on either street and bicycle parking facilities for visitors to the site;
(g) that in the absence of or in addition to street trees within the front or flankage yard, the applicant shall provide enhanced street trees within the boulevard with appropriate measures to ensure their long term health. Should the location of overhead power lines and hydro poles not permit the planting of street trees, the applicant shall provide other landscaping measures to the satisfaction of the City of Waterloo; and
(h) that the amenity space on top of the parking garage shall contain both hard and soft landscaping treatments, benches and other seating areas, and other amenities appropriate to the proposed use.

(7) In addition to the regular requirements of a complete *site plan* application submission, the following shall also be required:
(a) a Construction Staging and Impact Mitigation Plan that identifies anticipated site access needs, expected duration of construction, vibration, noise and dust impacts, worker and tradesperson parking arrangements, as well as truck traffic routes (intended to avoid low density residential areas);
(b) a Construction Dewatering Plan satisfactory to the Region of Waterloo to facilitate underground parking;
(c) a Geotechnical Study to support all construction;
(d) a pre-condition assessment identifying any deficiencies with existing drainage and stormwater management at and adjacent to the site that could affect construction and the existing conditions of adjacent foundations and structures; and
(e) that an analysis by a qualified professional shall be completed to determine the impact on *pedestrian* comfort levels due to wind conditions (if any) created by the proposed development.

(8) A holding provision shall be placed on the subject lands through the implementing Zoning By-law to ensure the completion and registration of a Section 37 Development Agreement satisfactory to the City of Waterloo.

11.1.30 Area Specific Policy 30 (31 Union Street East)

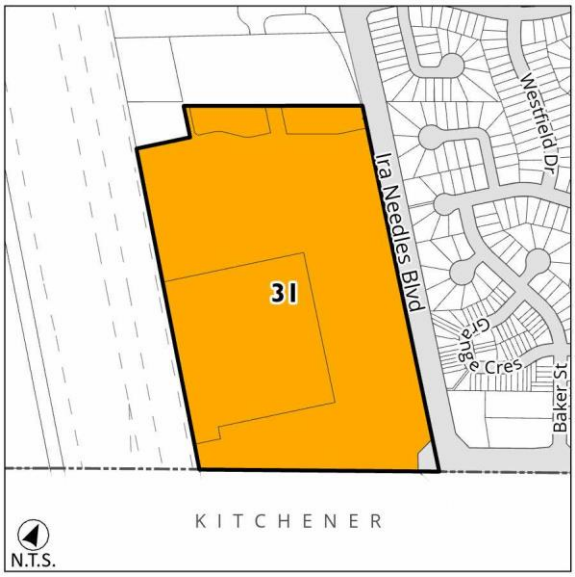


(1) The policies of this Area Specific Policy apply to lands at 31 Union Street East, shown as ASP 30.

(2) Recognizing the retention of the historically significant structure, it shall be a policy of Council that notwithstanding the Low Rise Residential designation, office uses shall be permitted as a complementary use on the subject lands.

11.1.31 Area Specific Policy 31 (West Side Mixed-Use Commercial Centre)

General Policies



(1) The policies of this Area Specific Policy apply to lands at the Northwest corner of Ira Needles Boulevard and University Avenue, legally described in the year 2009 as Part of Lot 40, German Company Tract, being Part 1 on Plan 58R-16528, City of Waterloo, Regional Municipality of Waterloo (PIN 22184-0464 LT), shown as ASP 31.

(2) The West Side Mixed-Use Commercial Centre is intended to be planned and developed as a comprehensive, mixed use commercial development with combined Commercial and Employment development and commercial development located on the abutting lands located in the City of Kitchener.

(3) It shall be a policy of Council that that the West Side Mixed-Use Commercial Centre area shall be planned and developed in conjunction with Employment designated

lands immediately to the north to secure a range of significant employment uses on the site.

(4) To facilitate a cross-border development, it shall be a policy of Council that all lands located in the City of Kitchener which form part of the West Side Mixed-Use Commercial Centre together with the lands designated Area Specific Policy 31, may be deemed one lot for the purpose of calculating the provisions for off-street parking as set out in each Municipality's Zoning By-law. Reduced building setbacks may be provided to implement the Preferred Development Concept established in City-approved urban design guidelines.

(5) For the purpose of *road* access and Zoning By-law interpretation, a private street shall only be considered a public *road* if lands upon which the street is located have been registered with a right-of-way or easements conveyed in favour and to the satisfaction of the City of Waterloo for public access through the development review process. Easements shall be based on the collector street pattern shown on the Land Use Concept Plan provided in the West Hill District Implementation Plan. The Owners of the lands shall be responsible for the construction and maintenance of all private roads and site servicing *infrastructure*.

(6) It shall be a policy of Council that all lands located in the City of Kitchener which form part of the West Side Mixed-Use Commercial Centre shall be evaluated in terms of its impact on the City's Commercial Hierarchy and shall not have an adverse impact.

(7) The West Side Mixed-Use Commercial Centre within the City of Waterloo shall be developed based on the following mix of uses and floor area restrictions calculated on the Gross Building Floor Area excluding outdoor *ancillary* spaces:
   (a) The maximum Gross Building Floor Area permitted on the Waterloo lands (the site) shall be 51,100 square metres, of which a minimum of 18,209 square metres shall be office uses. Expansion of the maximum Gross Building Floor Area for the purposes of permitting additional office use will not require an amendment to this Plan, but shall be subject to a zone change approval.
   (b) Of the minimum 18,209 square metres of Gross Building Floor Area of offices uses required on the site, at least 13,378 square metres shall be located on the lands designated Employment and subject to Specific Provision 31, with complementary uses being permitted on the ground floor.
   (c) Retail uses, including small retail stores, retail stores devoted to apparel and accessories, and specialty food stores, shall not exceed 22,406 square metres of Gross Building Floor Area and are intended to remain at less than fifty percent (50%) of the maximum Gross Building Floor Area permitted on the site in order retain a specific mix of land uses. The total Gross Building Floor Area of all small retail units shall not exceed 4,181 square metres, and further, shall not exceed 465 square metres for each unit. The total Gross Building Floor Area of all retail stores devoted to apparel and accessory merchandize shall not exceed 2,787 square metres. An outdoor garden centre, in association with a home improvement store use, shall not be considered Gross Building Floor Area for the purposes of these policies. Specialty food stores shall be as defined through the

implementing Zoning By-law, however, each store shall not exceed 465 square metres of Gross Building Floor Area and shall have a limited range of food retailing.

(d) The total Gross Building Floor Area of all personal service uses shall not exceed 929 square metres, including personal service uses located on the lands that are designated Employment and subject to Area Specific Policy 31.

(e) A range of other commercial uses are permitted on the balance of the lands subject to minimum and maximum Gross Building Floor Area requirements to be established through the City's Zoning By- Law.

(8) It shall be a policy of Council to develop the West Side Mixed Use Commercial Centre area in conjunction with the associated *Employment area*, in the following phases to establish a mixed use function on the lands:

(a) Phase 1: The first phase of development shall not exceed 26,942 square metres of Gross Building Floor Area and shall consist of a specific range of commercial uses. These commercial uses shall include a home improvement store use, commercial recreation and entertainment uses, restaurants and a limited amount of retail use, as further defined through the Zoning By-law. Retail uses in Phase 1 shall be restricted to a maximum of 1,858 square metres of Gross Building Floor Area. Mixed use buildings, as defined in the Zoning By-law, and office uses shall also be permitted and shall be exempt from the Gross Building Floor Area restrictions of this Phase.

(b) Phase 2: The second phase of development shall include the phasing of office development located on the Employment designated lands prior to any other commercial uses being allowed. The City shall require at least 6,689 square metres of office space to be constructed with a limited range of complementary commercial uses permitted on the ground floor. As part of Phase 2, the Owner must provide to the City a feasibility study with supporting development plans to demonstrate how a minimum of 13,378 square metres of office space can be accommodated on the site prior to permitting Phase 3 development to proceed. Underground and structure parking shall be encouraged to facilitate a *mixed-use* development with opportunities for shared parking.

(c) Phase 3: The third phase of development shall allow for a broader range of commercial and retail uses subject to the following criteria:

(i) Only after the second phase of development is substantially complete as determined by the City;

(ii) Subject to providing and receiving approval of a Transportation Impact Study update, with *pedestrian* aspects and active modes of transportation analysis from the City of Waterloo in consultation with the Regional Municipality of Waterloo;

(iii) The Owner demonstrating that the parking requirements for at least 13,378 square metres of office space located on the Employment designated lands and overall office criteria established in policy 11.1.31(7) can be accommodated on the site.

(d) Development phasing shall be established through Phasing and Holding Provisions.

(9) It shall be a policy of Council that all development must demonstrate its ability to

provide and accommodate minimum parking requirements for planned office development on the site. The City shall not approve *site plan* development which has an unacceptable impact to accommodating office development within Area Specific Policy 31. A minimum of 402 parking spaces shall be provided at all times to accommodate the build out of 13,378 square metres of Building Floor Area devoted to office space.

(10) Office development is encouraged on Employment designated lands and West Side Mixed-Use Commercial Centre designated lands.

(11) It shall be a policy of Council to promote a high standard of urban design when implementing the policies of this Plan and to provide an effective policy basis for urban design guideline implementation. The following site-specific urban design policies shall apply:
   (a) Design buildings and sites to contribute to pedestrian/cyclist friendly and aesthetically pleasing streetscapes and avoid adverse impacts to surrounding residential areas and character. Site lighting, including building signage, shall be designed to avoid glare to surrounding properties;
   (b) Design buildings with articulated building massing and designs that contribute to a coordinated design theme. Rooftop mechanical equipment shall be screened from public view;
   (c) Transit supportive development shall be promoted through mixed use commercial development, higher density employment uses, parking strategies and a high standard of urban design, including *pedestrian*/cyclist friendly site and building design;
   (d) Parking areas shall be designed with landscaped areas to reduce the urban heat island effect(s) and to enhance the visual appearance of the parking areas;
   (e) Outdoor storage of materials shall be prohibited from public view; and,
   (f) Buffering, screening, landscaping and other landscape design considerations shall be required for all development.
   (g) The City of Waterloo and the City of Kitchener will work together to review and approve site development based on the Council approved Ira Needles Commercial Centre Urban Design Guidelines dated May 2009. The “Ira Needles Mixed Use Commercial Development Urban Design Guidelines”, prepared by MHBC Planning dated May 2009, shall form a primary basis for *site plan* development and approval.

(12) Additional performance standards may be introduced and implemented through Area Specific Policy provisions, Zoning By-law regulations, development agreements, City-approved urban design guidelines and *site plan* control.

(13) Sensitive lands uses, such as residential and daycare facilities, shall not be permitted in close proximity of the Regional Landfill Facility.

(14) It shall be a policy of Council that Area Specific Policy 31 be implemented with a site-specific by-law in combination with the zoning regulations established for the West Side Mixed-Use Commercial Centre land use designation.

(15) It shall be a policy of Council, that development located within Area Specific Policy 31 be subject to a cross border site servicing agreement with the City of Waterloo, City of Kitchener and the Owner(s) of the land to extend and provide and to receive sanitary, water and storm services from the City of Kitchener to facilitate development on the lands designated Area Specific Policy 31 to the satisfaction of the City of Waterloo and City of Kitchener.

Business Employment Designation

(16) Notwithstanding the Business Employment designation it shall be a policy of this Plan to:
   (a) Permit office/business employment uses as the primary land use with complementary uses located on the ground floor. Ground floor complementary uses shall be limited to personal service uses, restaurants, *pharmaceutical dispensaries*, banks and trust companies. Retail use shall not be permitted as an *ancillary* or complementary use.
   (b) Require a minimum of 13,378 square metres of Gross Building Floor Area devoted to office space. Building height and phasing shall be established through the Zoning By-law.
   (c) Underground, structured parking and shared parking for office use is encouraged to promote mixed use development on the site. Shared parking with abutting commercial uses shall be permitted provided the overall parking requirements for office development are maintained to the satisfaction of the City of Waterloo.
   (d) Sustainable building design is encouraged for office development.
   (e) Implementing zoning regulations for the Business Employment land use designation shall be combined and integrated with the zoning regulations prepared for the West Side Mixed-Use Commercial Centre designation.

West Side Mixed-Use Commercial Centre Designation

(17) It shall be a policy of this Plan that the following performance criteria apply to the West Side Mixed-Use Commercial Centre designation:
   (a) The West Side Mixed-Use Commercial Centre shall have direct frontage on Ira Needles Boulevard, a Regional Arterial Road;
   (b) Office development shall be phased into the commercial development as part of the development approvals process to maintain a *mixed-use* function with opportunity for shared parking.
   (c) Site development shall include at least one *mixed-use* commercial building at least two storeys in height located in the central part of the site;
   (d) Higher density office buildings shall be located north of the site to create a transition in built form, land use and site design. The majority of office development shall be located on lands designated Business Employment.
   (e) Retail use shall be regulated through the Zoning By-law that implement the policies of this Plan and supporting technical studies prepared for the West Side Mixed-Use Commercial Centre to the satisfaction of the City of Waterloo in consultation with the City of Kitchener.
   (f) Prohibited uses shall be defined through the implementing Zoning By-law(s) and

shall include freestanding *food stores*, *department stores*, automotive supply stores, gas bars, service stations, car washes and uses not defined in the implementing Zoning By-law.

(g) It shall be a policy of this Plan that the maximum height of development within the West Side Mixed-Use Commercial Centre designation shall be as shown on **Schedule 'B1' - Height and Density**. Building height and massing shall be subject to *Site Plan* Control.

(h) Notwithstanding Section 11.1.31(8), it shall be a policy of Council that within the West Side Mixed-Use Commercial Centre, one Warehouse Membership Club up to 13,750 square metres of Gross Building Floor Area shall be permitted, provided that a department store with an ancillary or complementary food store component is not located within a 600 metre radius of the lands designated West Side Mixed-Use Commercial Centre.

11.1.32 Area Specific Policy 32 (48 Moore Avenue South)

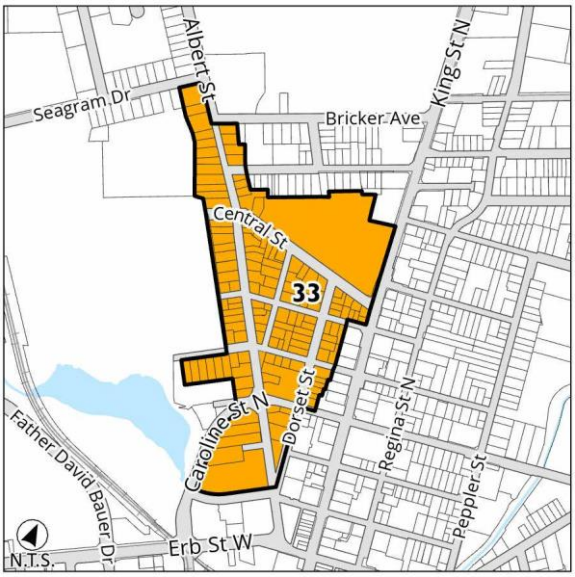
(1) The policies of this Area Specific Policy apply to lands at 48 Moore Avenue South, shown as ASP 32.

(2) It shall be a policy of Council that notwithstanding any policies of this Plan, office, *medical clinic* and medi-spa uses are permitted uses.



11.1.33 Area Specific Policy 33 (MacGregor/Albert HCD)

(1) Area Specific Policy 33 generally applies to lands east of Waterloo Park, south of Wilfrid Laurier University, and west of King Street North, as shown on ASP 33. This area includes all lands within the MacGregor/Albert Neighbourhood Heritage Conservation District.



(2) The MacGregor/Albert Neighbourhood, partially located in the Uptown area of the City, is recognized as one of the oldest neighbourhoods in the City. Elements that contribute to the neighbourhood's architectural and landscape character include a nineteenth century street plan that forms two deltas; the vistas and views into Waterloo Park; two institutional landmarks (the old Carnegie Library and Emmanuel United Church); and, the diverse range of high-quality houses dating from the mid-nineteenth century.

(3) The Heritage Conservation District Plan for the MacGregor/Albert Neighbourhood serves to guide physical change over time so it contributes to, and does not detract from, the district's historical character. The Plan sets out a community process for carefully integrating any changes into the neighbourhood's historic fabric. It is intended that the neighbourhood character will be *conserved*.

(4) It is the intent of this Official Plan to promote, maintain and *conserve* the MacGregor/Albert Heritage Conservation District. Any *development* application for properties designated under Part V of the Ontario Heritage Act shall be reviewed in accordance with the Heritage Conservation District policies of the Official Plan and the MacGregor/Albert Neighbourhood Heritage Conservation District Plan.

(5) The provisions of this Area Specific Policy as well as the Zoning By- law provide further direction with regard to the implementation of the MacGregor/Albert Neighbourhood Heritage Conservation District Plan as it relates to land use and development standards.

(6) Recognizing the desire to maintain the prevailing low density residential character of the District, lands within the MacGregor/Albert Heritage Conservation District will be designated Low Rise Residential, provided further that:
(a) Single detached residential dwellings will be the typical architectural form in the

District;

(b) No new construction will exceed two storeys above grade in building height;

(c) Additions to existing buildings shall not exceed the building height of the existing structure; and,

(d) Consistent with policy 3.3.3 of the MacGregor/Albert Neighbourhood Heritage Conservation District Plan, building sizes within the District will be controlled by the provisions of the Heritage Conservation District Plan related to ultimate building footprint in addition to maximum lot coverage regulations included in the Zoning By-law.

(7) Variances to the Zoning By-law regarding setbacks may be considered for a proposed addition to an existing house if the proposed design and setback better reflect, and are compatible with, the location of the existing house and with *adjacent* properties.

(8) Variances to the Zoning By-law will be considered for proposed new construction which acknowledges the existing prevailing front yard setback and/or location of buildings on *adjacent* properties and other properties along the street.

(9) Certain lands within the MacGregor/Albert Heritage Conservation District are contained within the City's Primary Node in the Uptown Waterloo area. These properties are identified as "Potential Commercial Use Area" on **Schedule 'D' - Heritage Conservation District**. In addition to the policies of the Low Rise Residential designation applied to these lands, it is the intent of this Official Plan that for properties located within "Potential Commercial Use Area", commercial land uses may be permitted within existing buildings and within additions to existing buildings, subject to the provisions of the Zoning By-law.

(10) Certain lands within the MacGregor/Albert Heritage Conservation District are recognized as being an appropriate expansion area for Wilfrid Laurier University. These properties are identified as "Potential University Use Area" on **Schedule 'D' - Heritage Conservation District**. In addition to the policies of the Low Rise Residential designation applied to these lands, it is the intent of this Official Plan that for properties located within "Potential University Use Area", university academic uses may be permitted within existing buildings and within additions to existing buildings, subject to the provisions of the Zoning By-law.

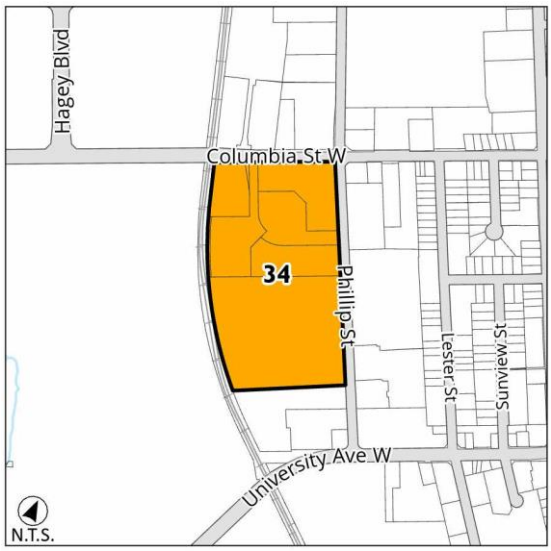
(a) The Emmanuel United Church is recognized in the MacGregor/Albert Heritage Conservation District Plan as being appropriate for future institutional uses. This property is identified as "Potential Institutional Use Area" on Schedule 'D': Heritage Conservation District. In addition to the policies of the Low Rise Residential designation applied to these lands, it is the intent of this Official Plan that for properties located within "Potential Institutional Use Area", institutional uses may be permitted within existing buildings or within additions to existing buildings, subject to the provisions of the Zoning By-law.

(b) The former Carnegie Library property is recognized in the MacGregor/Albert Heritage Conservation District Plan as being appropriate for future institutional, office, advanced technology, and cultural uses. This property is identified as a "Potential Institutional, Office, Advanced Technology, and Cultural Use Area" on Schedule 'D': Heritage Conservation District. In addition to the policies of the Low Rise Residential designation applied to these lands, it is the intent of this Official Plan that institutional, office, advanced technology, and cultural uses may be permitted within the existing heritage building at 40 Albert Street (former Carnegie Library), subject to the provisions of the Zoning By-law.
OPA No. 13, approved April 13, 2016

(11) The City may require a *heritage impact assessment* for development on lands located outside of the District boundaries but *adjacent* to the District. *Development* or *site alteration* within the District will demonstrate to the satisfaction of the City that the proposed *development* or *site alteration* will *conserve* the district's heritage attributes.

11.1.34 Area Specific Policy 34 (University Expansion Area)

(1) The policies of this Area Specific Policy apply to certain lands south of Columbia Street West, east of the railway corridor, north of University Avenue West, and west of Phillip Street, excluding 263 Phillip Street, shown as ASP 34.



(2) It shall be a policy of Council that in addition to the Major Institutional - Academic function, the subject properties will be permitted and encouraged to accommodate office uses and other employment uses that are oriented to the private sector. To facilitate this concept the lands within ASP 34 shall be dually designated Major Institutional - Academic and Business Employment.
OPA No. 14, approved January 11, 2018

(3) It shall be a policy of Council that creative parking strategies shall be encouraged, including:
(a) Permitting shared parking, where appropriate, as an efficient use of available parking facilities;
(b) Permitting reduced parking standards, subject to a Zoning By-law Amendment. The review of such amendments will consider issues such as:
(i) Whether parking demand will partially be met through shared parking

agreements with adjacent landowners;

(ii) High frequency transit service is within 400 metres of the subject property;

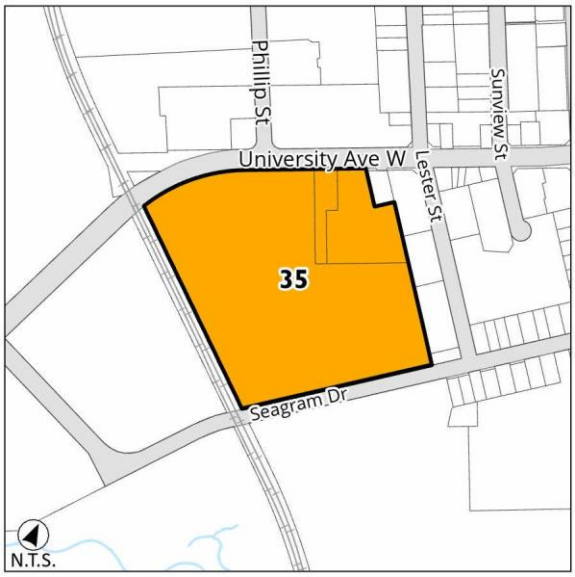
(iii) Whether the proposed development is designed to have an average of less than 3 *bedrooms* per unit, thereby reducing the number of people in each unit; and,

(iv) Whether *transportation demand management* techniques are incorporated into the development.

(c) Encouraging the provision of underground and structured parking as more land-efficient alternatives to surface parking, and using, at the sole discretion of the City, height and/or density bonusing to encourage such parking forms.

11.1.35 Area Specific Policy 35 (University Expansion Area)

(1) The policies of this Area Specific Policy apply to certain lands south of University Avenue West, west of properties on Lester Street, generally north of Seagram Drive, and east of the railway abutting the campus of the University of Waterloo, shown as ASP 35.



(2) It shall be a policy of Council that academic uses shall be permitted, provided:

(a) University residences are permitted and shall have a minimum density of 450 *bedrooms* per hectare.

(b) Non-residence academic uses are permitted as *ancillary* uses on a property that contains high rise residential or university residence as the primary use.

(3) It shall be a policy of Council that creative parking strategies shall be encouraged, including:

(a) Permitting shared parking, where appropriate, as an efficient use of available parking facilities;

(b) Permitting reduced parking standards, subject to a Zoning By-law Amendment. The review of such amendments will consider issues such as:

(i) Whether parking demand will partially be met through shared parking agreements with adjacent landowners;

(ii) High frequency transit service is within 400 metres of the subject property;

(iii) Whether the proposed development is designed to have an average of less than 3 *bedrooms* per unit, thereby reducing the number of people in each unit; and,

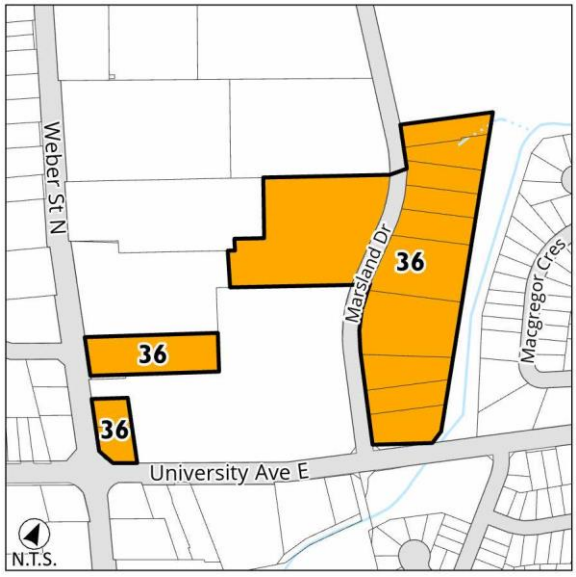
(iv) Whether *transportation demand management* techniques are incorporated into the development.

(4) It shall be a policy of Council to encouraging the provision of underground and structured parking as more land-efficient alternatives to surface parking, and use, at the sole discretion of the City, height and/or density bonusing to encourage such parking forms.

(5) It shall be a policy of Council that the City shall work with landowners to acquire land for additional public *pedestrian* connections that are oriented east to west.

11.1.36 Area Specific Policy 36 (Conestoga College Expansion Area)

(1) The policies of this Area Specific Policy apply to certain lands that are in proximity to Conestoga College, shown as ASP 36.



(2) It shall be a policy of Council that the lands identified as SPA 36, and located east of Marsland Drive, shall be designated both Employment – Flexible Industrial, and Major Institutional - Academic. The Major Institutional - Academic designation shall be limited on these lands to exclude complementary uses found within the Major Institutional - Academic designation.

(3) It shall be a policy of the City that the lands identified as ASP 36, and located west of Marsland Drive, shall be designated both Employment – Business Employment, and Major Institutional - Academic, with the exception of the lands known municipally as:

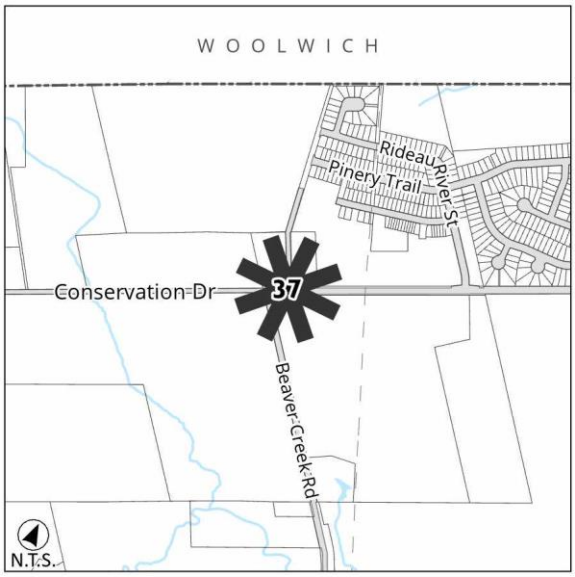
- 250 Weber Street North
- 256 Weber Street North
- 262 Weber Street North

which shall be designated both Corridor Commercial and Academic.
The Major Institutional - Academic designation for all lands within ASP 36 shall exclude complementary uses found within the Major Institutional - Academic designation.
OPA No. 22, approved June 11, 2019

11.1.37 Area Specific Policy 37 (Beaver Creek Node)

(1) The policies of this Area Specific Policy apply to certain lands that are in proximity to Beaver Creek Road and Conservation Drive, shown as ASP 37.

(2) It shall be a policy of Council that the lands identified as a Minor Node on **Schedule 'B' – City Structure** are intended to be developed as a Minor Node, a *mixed-use* centre with a concentration of neighbourhood oriented retail and service commercial uses, institutional, employment and residential uses.



(3) It is the policy of Council that *development* within the Minor Node has been more precisely defined through the preparation of a District Plan. The Beaver Creek Meadows District Plan identifies the appropriate mix of uses, location, and density limitations within the entire Node and includes specific goals and objectives, such as design guidelines, and the size, range and distribution of uses
   (a) The Minor Node area permits a maximum density of 300 bedrooms per hectare, and a maximum height of 6 storeys. Density and heights are further defined and implemented in the associated District Plan as well as the Zoning By-law.
   (b) An Official Plan Amendment shall not be required in order to permit the density and/or height limit set out in 11.1.37(4)(a) above.

(4) It shall be a policy of Council to permit a mix of housing types and a range of residential densities within the Minor Node. A focus will be placed on maximizing compatibility between housing types and adjacent non- residential uses.

(5) It shall be a policy of Council that development within the Node shall be well integrated to existing and planned *pedestrian* and cyclist networks.

(6) It shall be a policy of Council that development within the Node is encouraged to incorporate sustainable design, including but not limited to:
   (a) Sustainable design standards, including low impact development measures and water efficient landscaping; and,
   (b) Energy production and conservation.

11.1.38 Area Specific Policy 38 (247 and 253 King Street North)

(1) The policies of this Area Specific Policy apply to lands at 247 King Street North and 253 King Street North, shown as ASP 38.



(2) Under the provision of Section 37 of the Planning Act, a municipality may include in its Zoning By-law, regulations that permit increase to the density limits applicable to a proposed development, in return for the provision of such facilities, services or matters, as are set out in the By- law.

(3) The facilities, services or matters provided in exchange for an increase in density for the subject lands must result in a benefit to the general public and enhancement of the design or amenities of a development to the extent that a greater density is warranted. The density bonuses that are received should not result in a scale of development that is incompatible with adjacent uses or exceeds the capacity of available municipal services. No increase in stories will be granted.

(4) Bonus zoning permitting an increase in density for the subject lands will be used to support the City's design principles, as contained in Section 3.11, and other policy objectives within the Official Plan and must satisfy all of the following criteria:
   (a) The site shall be located in a major node and a major/minor corridor and shall be well served by existing transit and within potential higher order transit.
   (b) The development shall include the provision of enhanced public amenities that may not be normally provided in lower density projects, such as an enhanced streetscape.
   (c) The development shall include architectural design features that exceed the prevailing standard.
   (d) The development shall include 2 levels of underground parking, accommodating a significant share of the required parking.
   (e) The development shall include a piece or pieces of public art.
   (f) The development shall provide a contribution of $165,000 to the Uptown Public Square capital project, providing a benefit to the general public within the general geographic area.

(5) The determination of appropriate increases in density for areas designated high density, shall be considered based on the ability of the project to meet one or more of the following objectives and shall be specified on a site by site basis, in the

implementing zoning:

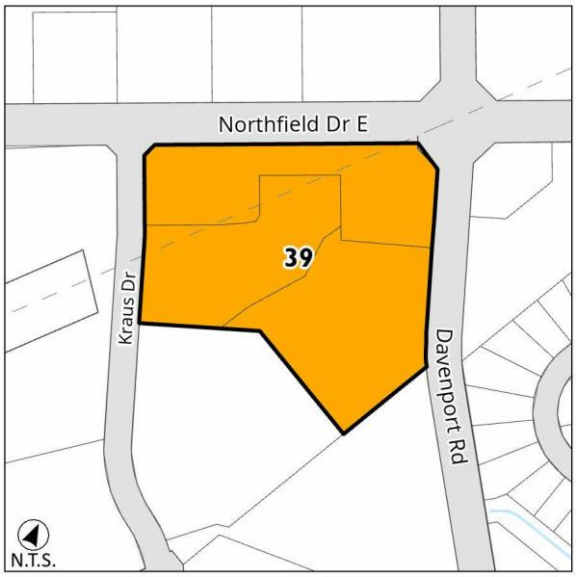
(a) To support the provision of underground parking;
(b) To provide an aesthetically attractive mixed use development, which exceeds the prevailing standard including the use of podiums and entrance features which improve the streetscape and provide a pedestrian scale;
(c) To provide a built form that is close to the street;
(d) To provide a point tower building form rather than a slab building to minimize shadow impacts;
(e) To support the provision of and enjoyment of public art which is appropriate for the site location and development;
(f) To provide streetscape improvements within the public and private realm;
(g) To support innovative and environmentally sensitive development, which promotes energy conservation, and waste and water recycling;
(h) To provide access to and use of public transit;
(i) To encourage improvements suggested by a Transportation Demand Management Plan, where appropriate;
(j) To provide a contribution to a capital project which provides a benefit to the general public within the general geographic area; and
(k) To provide *affordable* housing units.

(6) In this regard, the development at 247 and 235 King Street North shall be permitted a building that is composed in the following manner:

(a) First floor retail units;
(b) Second floor office units
(c) Third floor amenity space for residential tenants along with some residential units
(d) Floors 4 through 25 being residential units
(e) That the podium facades, encompassing the first two storeys of the building be designed with colonnades and a curved façade emphasizing the prominent corner location, using materials and colours satisfactory to the City of Waterloo.
(f) That the remainder of the building facades be constructed using materials and colours to the satisfaction of the City of Waterloo.
(g) That the street frontages along University Avenue West and King Street North function as public space including the provision of bicycle parking facilities and seating areas to the satisfaction of the City of Waterloo, at the cost of the developer.
(h) That street trees and landscaping and landscaping features be provided within the front and flankage yards to the satisfaction of the City of Waterloo.
(i) That a form of public are be provided on site.
(j) That at least one section along each street frontage (King Street North and University Avenue West), has a ramp or be graded to ensure accessibility for persons with disabilities.
(k) That a contribution of $165,000 towards the Uptown Public Square Capital project be received by the City of Waterloo for the benefit of the general public.

11.1.39 Area Specific Policy 39 (605 and 609 Davenport Road).

(1) The policies of this Area Specific Policy apply to lands at 605 Davenport Road and 609 Davenport Road, shown as ASP 39.



(2) Notwithstanding anything to the contrary, within the High Rise Residential designation, retail uses and service commercial uses shall be permitted on the subject lands only as part of a multiple storey, *mixed-use* building which includes a high rise residential use.

(3) Notwithstanding anything to the contrary, the minimum net residential density shall be 100 units per hectare for the existing buildings.

11.1.40 Area Specific Policy 40 (41 Ira Needles Boulevard)

(1) The policies of this Area Specific Policy apply to certain lands in the area of Ira Needles Boulevard, south of Erb Street West, shown as ASP 40.

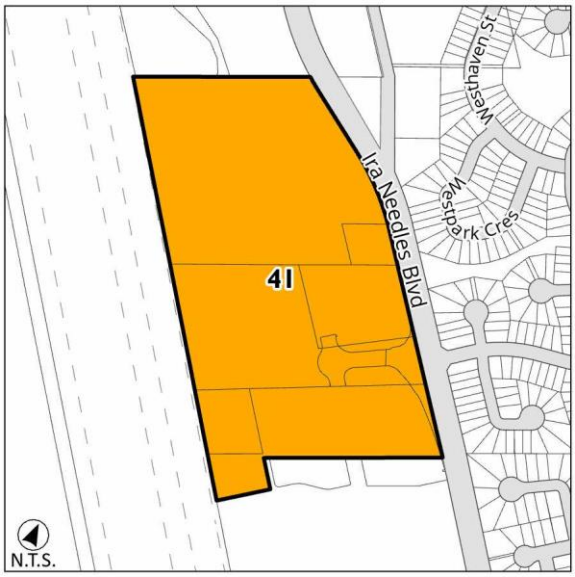


(2) Notwithstanding the "Business Employment" designation on these lands, 3.24 hectares of the property will be permitted a *home building centre* and associated parking.

(3) The 3.24 hectares of land which permits the *home building centre* and associated parking will be located immediately adjacent to Ira Needles Boulevard, and will generally have at least 100 metres of frontage on Ira Needles Boulevard.

(4) For clarity, the balance of the property shall be used for uses permitted within the "Business Employment" designation.

11.1.41 Area Specific Policy 41 (Part of West Hill District)



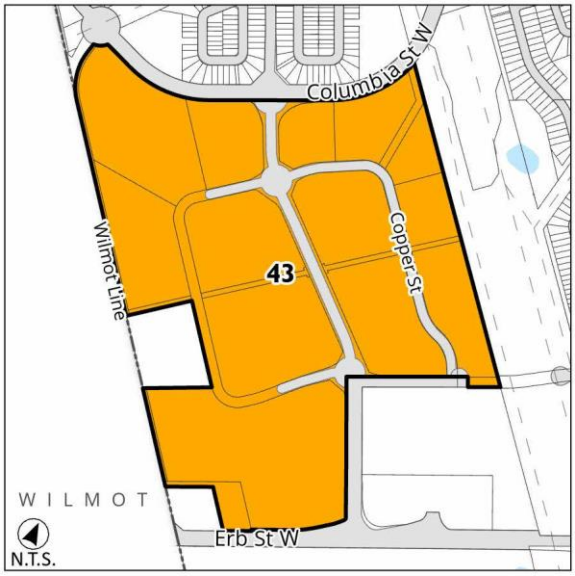
(1) The policies of this Area Specific Policy apply to certain lands within the West Hill s District, shown as ASP 41.

(2) Prior to, or in conjunction with any plan of subdivision application or *site plan* application, the planned road network shall be adequately addressed. This may necessitate an amendment to West Hill District Implementation Plan.

11.1.42 Area Specific Policy 42

Area Specific Policy 42 is no longer in effect.

11.1.43 Area Specific Policy 43 (West Side Employment Lands)



(1) Area Specific Policy 43 shall apply to the lands municipally known as 928, 960, 980 Erb Street West, 975 Columbia Street and 100 The Wilmot Line.

(2) That lands within Area Specific Policy 43 designated Convenience Commercial on Schedule 'B' and identified as Area 1 on Schedule 'C', shall be subject to the following site specific policies:

a) It shall be a policy of the City that the lands designated Convenience Commercial shall generally be no larger than 1.2 hectares in size.

b) It shall be a policy of the City that the following additional complementary uses may be permitted on the lands designated Convenience Commercial:

- Catering Establishment
- Microbrewery

The implementing Zoning By-law may further define the type, amount and format of complementary commercial uses on the lands.

c) Notwithstanding policy 10.2.2.5(7), it shall be a policy of the City that the collective gross floor area of ground floor uses on the lands shall not exceed 3,000 square metres.
d) It shall be a policy of the City that the following uses shall be expressly prohibited through the implementing Zoning By-law:
    - Residential Dwelling Units
    - Assisted Living Facility
    - Long Term Care Facility
    - Automobile Gas Station
e) It shall be a policy of the City that no further Official Plan Amendment is desired for the lands, unless expressly authorized through a motion of the Council of the Corporation of the City of Waterloo.

(3) That lands within Area Specific Policy 43 designated Business Employment on Schedule 'B' and identified as Area 2 on Schedule 'C', shall be subject to the following site specific policies:

a) It shall be a policy of the City that the following additional primary uses may be permitted on lands designated Business Employment:
    - Community Uses including recreational facilities, except public schools

The implementing Zoning By-law may further define the type, amount and format of the uses on the lands.

(4) That lands within Area Specific Policy 43 designated Business Employment on Schedule 'B' and identified as Area 3 on Schedule 'C', shall be subject to the following site specific policies:

a) It shall be a policy of the City that the following additional primary uses may be permitted on lands designated Business Employment:
    - Artist Studio (Class B)
    - Community Uses including recreational facilities, except public schools
    - Light Industrial Assembly
    - Light Industrial Manufacturing
    - Light Industrial Processing
    - Microbrewery

Such uses are encouraged to include, complement, or relate to uses of a technical and/or scientific nature, and/or elements of advanced industrial technologies, but are not necessarily required to. The implementing Zoning By-law may further define the type, amount and format of the uses on the lands.

b) It shall be a policy of the City that the following uses shall be expressly prohibited through the implementing Zoning By-law:
    - Child Care Centre
    - Transportation Service

(5) That lands within Area Specific Policy 43 designated Business Employment on Schedule 'B' and identified as Area 4 on Schedule 'C', shall be subject to the following site specific policies:

a) It shall be a policy of the City that the following additional primary uses may be permitted on lands designated Business Employment:

- Artist Studio (Class B)
- Custom Service Shop
- Industrial Assembly
- Industrial Manufacturing
- Industrial Processing
- Makerspace (Class B)
- Pharmaceutical Industry

The implementing Zoning By-law may further define the type, amount and format of the employment uses on the lands.

b) It shall be a policy of the City that the following uses shall be expressly prohibited through the implementing Zoning By-law:

- Child Care Centre

(6) That lands within Area Specific Policy 43 designated Business Employment on Schedule 'B' and identified as Area 5 on Schedule 'C', shall be subject to the following site specific policies:

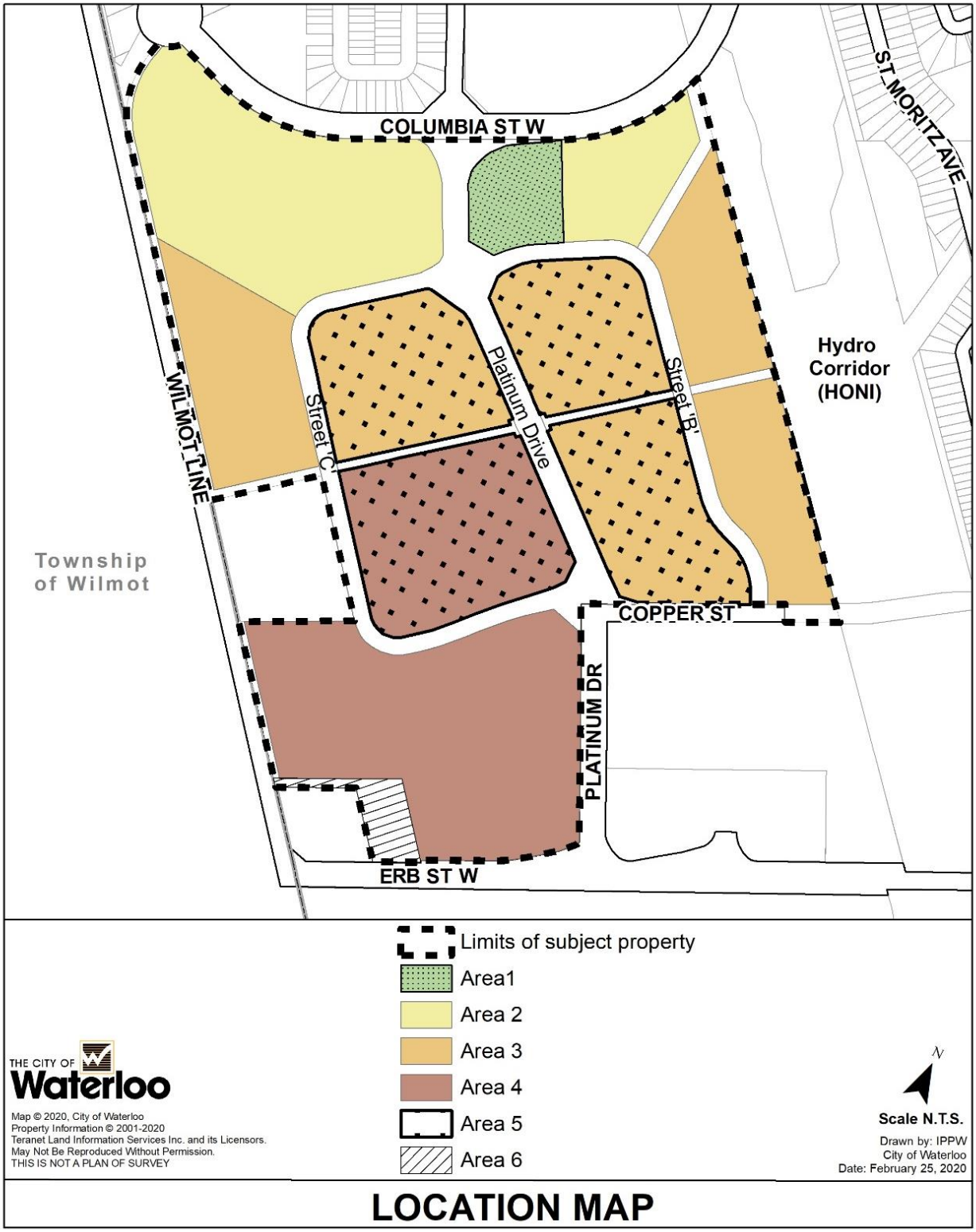
a) It shall be a policy of the City that the following additional ancillary uses may be permitted on lands designated Business Employment:

- Cultural Facilities
- Personal Brewing Establishment
- Personal Service Uses
- Temporary Farmers Market

The implementing Zoning By-law may further define the type, amount and format of the employment uses on the lands.

b) That ancillary uses shall be within a building containing primary permitted use(s) and shall not exceed twenty percent (20%) of the gross building floor area (excluding parking structures) of the mixed-use building.

OPA 24, approved on April 30, 2020



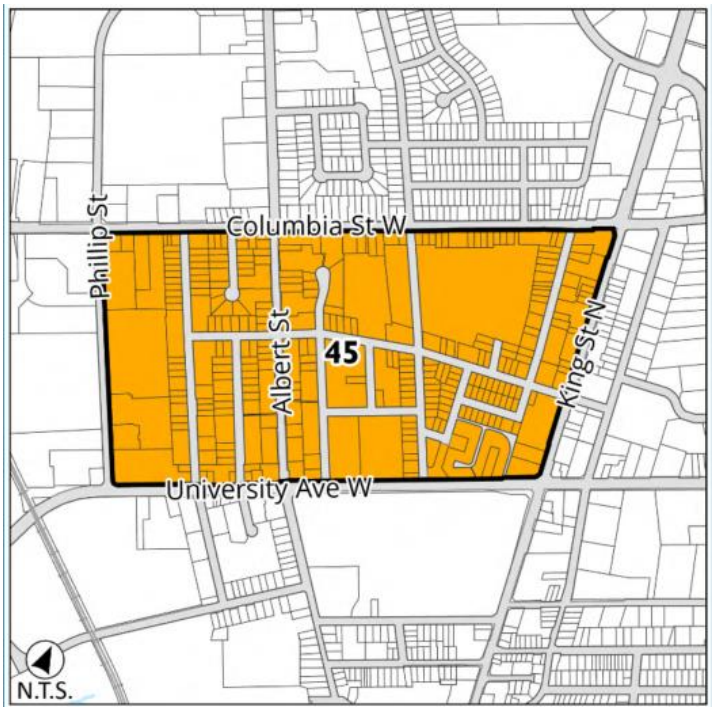
LOCATION MAP

11.1.44 Area Specific Policy 44

Area Specific Policy 44 is no longer in effect.

11.1.45 Area Specific Policy 45 (Northdale Neighbourhood)

(1) The policies of this Area Specific Policy apply to lands known as the Northdale Neighbourhood, bounded by Columbia Street West, King Street North, University Avenue West, and Phillip Street, shown as ASP 45 The following provides specific guidance for the reurbanization and redevelopment of Northdale.



Vision and Principles

(2) Northdale is a neighbourhood in transition. It is anticipated that Northdale will accommodate a large portion of the City's infill and *intensification* growth over the planning period of this Official Plan given the proximity of the neighbourhood to the Universities, designated Nodes and Corridors, and proposed Major Transit Station Areas (MTSAs), in accordance with the Ministry of the Environment's Transit Project Assessment Process (May 2012). As such, the policies of this Plan support the reurbanization of Northdale as a vibrant, sustainable and *mixed-use* neighbourhood. Northdale will become a complete neighbourhood that accommodates a diverse demographic and range of land uses, housing types, institutional and *community uses*, commercial and retail uses and employment uses that are supported through an integrated network of *pedestrian*-oriented streets, pathways, and cycling facilities which support *active transportation* and increased densities. The cultural heritage attributes of Northdale will be recognized and provide inspiration for the development of the neighbourhood.

The policies of this section must be read in conjunction with the policies of the Official Plan in its entirety.

Vision:

The Vision Statement for Northdale is:

"By 2031, Northdale is revitalized and reurbanized into a diverse, vibrant and sustainable

neighbourhood, integrated with educational, residential, commercial, cultural, heritage and recreational functions, and improved open space, pedestrian, cycling and transit networks."

The over-arching vision for Northdale is further supported by the following principles:

Principles:

Northdale will be:

1. **Integrated:** Northdale is ideally situated within proximity to the Universities, Uptown, and major employers and will be integrated within the urban fabric of the City and surrounding community through improved transportation, cycling and pedestrian networks.

2. **Diverse:** Northdale will be a diverse, vibrant, *mixed-use* and urban neighbourhood where residents live, work, learn and play. It will be comprised of a variety of housing types and tenures which provides *affordable* housing and accommodates a diverse demographic including students, families and professionals, and supportive commercial, employment, institutional and community services.

3. **Identifiable:** Northdale will have a unique, renowned identity as a place in which residents, students and professionals are inspired by their environment and the energy and creativity of Waterloo's world-class Universities and employers.

4. **Supported:** Northdale will be an important opportunity for public and private investment and redevelopment as the neighbourhood evolves and urbanizes, and supported through appropriate *infrastructure* and services.

5. **Memorable:** Northdale will celebrate its cultural and built heritage resources through *conservation*, adaptive reuse and/or through contextual redevelopment which recognizes the community's heritage resources, including the Veterans' Green Park and housing, and retention of mature trees.

6. **Interactive:** Northdale will be enhanced through a network of additional parks, open spaces, walkways and improved streetscaping which provides for recreational, passive and community gathering spaces, which complement the Veterans' Green Park.

7. **Durable:** Northdale will be a sustainable and environmentally progressive neighbourhood, and provide an exemplary level of quality architecture, urban design, public realm and open spaces that are robust and durable.

8. **Safe:** Northdale will be a safe neighbourhood which incorporates crime prevention through environmental design practices, and provides for street-related, ground floor animation areas, and building heights and setbacks which encourage 'eyes on the street', and through building designs and support services which enhance safety.

9. **Flexible:** Northdale will evolve and transition over time, as such the planning framework, regulations, buildings and land uses will be adaptive to changing market conditions, transportation, and housing needs.

10. **Collaborative:** Partnerships will be enhanced and forged between the City, Universities, developers, residents and landowners to facilitate synergies to further the redevelopment objectives and enhance the community.

Preferred Neighbourhood Elements

(3) Based upon the vision and principles established for the Northdale neighbourhood, a number of preferred neighbourhood elements have been identified which provide more detailed planning and land use objectives to guide the reurbanization of Northdale. The preferred neighbourhood elements provide the basis for the preferred land use plan for Northdale, which is implemented through the land use designations and policies of this Plan, the District Plan, the implementing Zoning By-law, the City's Urban Design Manual (Northdale Urban Design Guidelines), and the Community Improvement Plan for Northdale. The following preferred neighbourhood elements provide the guiding principles for the reurbanization of Northdale.

Neighbourhood Structure:

NS.1 The low-density, single detached house will no longer be the predominant housing form in the Northdale neighbourhood. Instead, the City will favour a vibrant, more intensive, *mixed-use* community.

NS.2 New development will be focused on *mixed-use*, mixed-density, transit and *pedestrian* supportive principles, allowing for a diversity of people and activities.

NS.3 Clear land use, urban design and built form policies, regulations and guidelines will guide future *development.* Building height and density will generally be greater on the periphery of the neighbourhood, and transition towards medium density forms in the interior of the neighbourhood.

Buildings & Development:

BD.1 New buildings, enhancements to the public realm and related development elements should be constructed in a sustainable manner, conserving energy and resources, using durable materials and, where feasible and appropriate, achieving LEED® certification.

BD.2 Buildings will be brought to the street edge by establishing build-to lines, maximum setbacks and urban design/built form policies, regulations and guidelines to create a sense of street enclosure, limit breaks in the street wall, and maximize the principles of "eyes on the street".

BD.3 Appropriate and compatible building design techniques will be used, including transition in building heights, step-backs and angular planes, and building

articulation.

BD.4 The location of ground-floor windows, doors, and main entranceways will support visibility and transparency at grade, and access from the street.

BD.5 Indoor and outdoor common amenity areas will be encouraged for housing developments to promote a healthy social environment both within buildings and along the street. Outdoor elements could include porches; squares or patios adjacent to the street; roof gardens; and, on larger sites, internal courtyards connected to the public realm. Indoor common amenity areas may include recreational, study and living areas.

BD.6 Generally, parking requirements will be minimized in Northdale, to recognize that the community is being planned to support *rapid transit* facilities and will continue to accommodate a large portion of students and University related faculty and staff, area business employees, and permanent residents, resulting in a walkable, *mixed-use* community that has exceptional access to transit. Parking areas will not be permitted in the front yard, and rear yard parking will be preferred. Underground or decked parking will be encouraged for higher density building forms.

Public Realm:

PR.1 On active street frontage areas, retail, commercial and *community uses* will be required at the street-edge to animate and activate the public *pedestrian* realm. On convertible street frontage areas, intermediate streets, frontages will be designed to be convertible from residential to an animated retail, commercial or *community use* at some point in the future.

PR.2 Every opportunity to enhance and create both public and private parks, parkettes, greenways, plazas, and active open spaces, will be explored to enhance public interaction. These opportunities will be created through the redevelopment of lands.

PR.3 Improvements to road and *pedestrian*/cycling connections will be established through the redevelopment of lands to promote connectivity and provide better access.

PR.4 The development of new buildings and the public realm will incorporate principles of Crime Prevention Through Environmental Design (CPTED), which may address such matters as: appropriate landscaping, lighting, and visibility and animation of the ground floor. New development will also have regard for the principles of universal accessibility.

PR.5 Improved streetscaping should be provided in the form of tree lined boulevards, enhanced landscaping, paving and traffic calming, where feasible and appropriate, and through the provision of consistent and attractive street furniture to define the public realm and neighbourhood character.

Universities and Schools:

US.1 The Universities should meet the requirements of the Urban Design Guidelines, particularly in relation to public realm and active frontage policies and regulations.

US.2 The potential future redevelopment or repositioning of Waterloo Collegiate Institute should ensure that the open space components of the school are maintained for *community use* and the campus may redevelop for other educational, recreational or cultural purposes, and/or for mixed residential development with medium to high density uses in a manner compatible with the surrounding neighbourhood.

Heritage Resources:

HR.1 The Veterans' Green park will be retained and provide a community cultural heritage and open space focus.

HR.2 *Development* applications within the Veterans' Green Housing are encouraged to have consideration for the potential *conservation* of heritage resources on-site and/or the incorporation or adaptive reuse of the heritage resources as appropriate.

Incentives:

IB.1 Community improvement incentives will be established which relate eligibility criteria to achieving key land use and urban design objectives, including sustainable site and building development, open space development, and property improvement, among other matters.

IB.2 Density increases will be used to advance key public policy objectives, including provision of public park land (beyond minimum requirements for dedication or cash-in-lieu), *conservation*/incorporation of heritage resources associated with the Veterans' Green Park, and Veterans' Green Housing, and *active transportation* connection in accordance with Plan/Urban Design Guidelines (i.e., *pedestrian* walkways).

Neighbourhood Structure

(4) The neighbourhood structure for Northdale builds upon the City of Waterloo's planned city form and growth management objectives outlined in Section 3.1 of this Plan, and should be read in conjunction with these policies. The neighbourhood structure for Northdale is consistent with the City's designated Nodes and Corridors planning framework which focuses more intensive development within Major Nodes at Phillip Street and King Street North, along University Avenue West, and both Major and Minor Corridors along the major arterial roads of King Street North, and University Avenue West, as well as Lester Street, Columbia Street and Spruce Street, and will support the Region and City's planning initiatives for more intensive development within proximity to proposed Major Transit Station Areas. Furthermore, the neighbourhood structure

accommodates additional intensification along major internal streets, and internal to the neighbourhood in support of the comprehensive reurbanization objectives for Northdale.

Population and Employment Growth

(5) Section 3.2 of the Official Plan establishes the forecasted population and employment growth within the City of Waterloo to assist the City in planning for the appropriate provision of housing and employment opportunities, as well as the provision of appropriate *infrastructure*, services, facilities and amenities to accommodate the forecasted growth.

It is recognized that University students who reside temporarily in the City are not accounted for in the City's overall population forecasts, and that the estimated number of off-campus students will continue to be monitored to ensure this population is accounted for in the planning and provision of accommodations. Given Northdale's proximity to the major University of Waterloo and Wilfrid Laurier campuses, it is anticipated that Northdale will continue to accommodate a significant portion of the forecasted student housing growth, as well as a more diverse demographic, and increasing share of faculty and staff related growth, as well as permanent population growth, particularly given the economic spin-off associated with the Universities.

Designated Nodes and Corridors

(6) The Official Plan, Section 3.6, establishes a hierarchy of Nodes and Corridors which are identified on Schedule 'B' - City Structure, and are intended to accommodate a significant portion of the City's population and employment growth through intensification and redevelopment. The Minor Corridor along University Avenue West as identified on Schedule 'B' - City Structure provides sufficient lot depth and redevelopment opportunity, to accommodate additional corridor intensification, along this major traffic and transit corridor, and to enhance linkages between Major Nodes, including the two Universities and King Street. The land fronting the south side of Columbia Street West and the west side of Spruce Street and the east side of Lester Street, have also been identified as a Minor Corridor.

The policies of Section 3.6 of this Plan shall continue to apply to the designated Nodes and Corridors in the Northdale neighbourhood, and in accordance with the policies of this Section.

Major Transit Station Areas

(1) The Northdale area is located within the University of Waterloo Station Area, as shown on Schedule 'J4'. The Official Plan provides transit supportive policies that provide for medium to higher density residential, commercial and employment uses within the University of Waterloo Station Area in accordance with section 3.5.3 Major Transit Station Areas.

Permitted Height and Density

(2) The maximum permitted heights and densities in Northdale are identified on **Schedule 'B1' – Built Form**, which guides built form and provides standardized permitted heights throughout the City. The categories of maximum permitted heights and densities are outlined in Section 3.4 (1) and (2) and apply to the Northdale neighbourhood, and shall be read in conjunction with the associated land use designation and applicable policies of this Plan.

Land Use

Housing to Support Post-Secondary Educational Institutions

(9) The policies of Section 10.1.2 (7) to (8) of this Plan recognizes the need for the provision of post-secondary educational related housing that is comprehensively planned, safe, suitable, compatible, and provides an appropriate range of housing types for all users. These policies should be read in conjunction with this Section to provide appropriate student, faculty and staff related housing that is in close proximity to the post-secondary institutions.
OPA No. 34, approved October 28, 2022

Affordable Housing

(10) In accordance with the policies of Section 10.1.2 (9) to (14), the policies of this Section support the provision of *affordable* housing in Northdale, including the provision of a range and mix of rental and ownership housing for a wide variety of household sizes and the provision of incentives to encourage *affordable* housing.

OPA No. 34, approved October 28, 2022

(11) Where an Official Plan Amendment and/or Zoning By-law Amendment is submitted, proposing residential uses, for a site containing two hectares or more of developable lands, and where an increase in height and/or density is sought, the first priority community benefit will be the provision of a minimum of 20 percent of new residential units as *affordable* housing, as defined by the Plan. This *affordable* housing contribution may take the form of *affordable* housing constructed on-site by the proponent, or the conveyance of land to the City for *affordable* housing, or cash in lieu for the purpose of constructing *affordable* housing in the Northdale neighbourhood.

Land Use Designations

(12) The land use designations for Northdale are identified on **Schedule 'A' - Land Use Plan** of the Official Plan. In addition to the land use designation policies of Section 10.0 of the Official Plan, the following additional policies shall apply to lands within Northdale.

(13) It is recognized that Northdale is an area in transition, and as such the Low Rise

Density Residential designation policies of the Official Plan are not appropriate as it only contemplates limited change to the existing residential character within these areas in an effort to maintain the character and land use intensity within stable neighbourhoods. A new policy framework for the Low Rise Residential designation within Northdale is established in this ASP, to encourage change and redevelopment in keeping with a low to mid-rise built form character while contributing to the vibrancy and vitality of Northdale, and providing appropriate land use and built form transitions within the Nodes and Corridors. The Low Rise Residential designation for Northdale is intended to support and encourage the transition of the lower density built forms, while accommodating redevelopment opportunities within the *existing* dwellings without precluding the comprehensive redevelopment of the area to more intensive townhouse and apartment buildings, as the neighbourhood evolves and transitions.

Low Rise Residential (Northdale)

Vision

(14) The Low Rise Residential designation is intended to accommodate primarily low to mid-rise residential land uses, which supports neighbourhood redevelopment and *intensification*. *Intensification* in areas designated Low Rise Residential in Northdale shall be context sensitive to the surrounding neighbourhood and maintain a low to medium rise built form.

Land Use

(a) The Low-Rise Residential designation for Northdale shown on Schedule 'A' - Land Use Plan, is a designation in which the predominant use of land is residential. The aim of this designation is to permit a mixture of low to mid-rise density residential built forms with a 6 storey height limit, across the neighbourhood that is compatible and provides an appropriate transition with adjacent land uses.

(b) Lands designated Low Rise Residential shall be zoned to permit low to mid-rise building forms including townhouses, and mid-rise apartment buildings with a maximum height limit of 6 storeys. Duplex dwellings are permitted provided they are accommodated within an *existing* single detached dwelling. Lands designated Low Rise Residential permit *existing* low-rise building forms including single-detached dwellings, semi-detached dwellings, duplex dwellings, and triplex dwellings. More intensive mid-rise apartment buildings may also be permitted subject a Zoning By-law Amendment.

The Zoning By-law will further restrict the range of permitted uses within zones that implement the Low Rise Residential designation in Northdale.

(c) In addition to the permitted residential uses above, lands designated Low Rise

Residential in Northdale may be zoned to permit the following complementary uses, subject to the provisions of this Official Plan and Zoning By-law, provided they do not impact the ability of the lands to achieve the vision and policies in this designation:

(i) *Assisted Living Facility*;
(ii) Child care centres;
(iii) *Community garden*;
(iv) *Community uses*;
(v) *Long Term Care Facility;* and,
(vi) *Spiritual uses*.

(d) The scale of uses within the Low Rise Residential designation in Northdale shall be limited as shown on **Schedule 'B1' – Built Form**. The following regulations apply:

(i) The maximum net residential density permitted on any one site shall not exceed 250 *bedrooms* per hectare.
(ii) The maximum height of any building shall not exceed 6 storeys.

Where apartment buildings are permitted, increases in the permitted net residential density may be permitted by way of a Zoning By-law Amendment, provided:

(i) The maximum net residential density permitted on any one site shall not exceed 600 *bedrooms* per hectare.
(ii) The maximum height of any building shall not exceed 6 storeys.
(iii) The site does not require significant relief from standard regulations including parking, landscaping, amenity space and other site-specific requirements.
(iv) There is a mix of unit types and the inclusion of multi-bedroom units.
(v) The provision of *active transportation* connections, consisting of *pedestrian*/cycling paths/walkways in accordance with the policies of this Plan and the City's Urban Design Manual (including the Northdale Urban Design Guidelines), if applicable.
(vi) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.

(e) A mixture in the number of *bedrooms* within each dwelling unit shall be strongly encouraged to accommodate a diverse range and type of dwelling units.

(f) Lands designated Low Rise Residential in Northdale may be zoned to permit offices, personal service uses, and *convenience retail* uses in accordance with the implementing Zoning By-law, on the ground floor of a multi-storey *mixed-use* building, as *ancillary uses*. Such uses will be considered through the implementing Zoning By-law and *ancillary uses* shall consider:

(i) The ability to provide sufficient on and off-street parking in combination,

while achieving required Zoning By-law performance standards;

(ii) The impact that additional traffic will have on local *roads*; and,

(iii) The use is not expected to introduce undesirable effects to the surrounding residential neighbourhood, such as excessive noise, light and other effects.

(g) Where residential dwellings are proposed on the first storey and the lands are identified as a Neighbourhood Frontage Area on Schedule 'A45a' – Street Frontage Areas and Streetscape Elements, the residential dwellings shall accommodate primary entrances to each dwelling unit at grade, windows to provide street overlook, and shall be in accordance with the policies of Section 11.1.45 (20).

(h) In review of *development* applications, the proposal shall comply with the following criteria to the satisfaction of the City:

(i) The proposal will achieve a high standard of urban design, with emphasis on:

- Site and building design that complement and enhance the surrounding neighbourhood character;
- Landscape design that creates visual interest; and,
- Prominent entrances that emphasize the streetscape.

(ii) The proposal shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the proposal implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council;

(iii) Sufficient infrastructure exists to service the site;

(iv) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;

(v) Minimum requirements for the provision of outdoor amenity space will be stipulated in the implementing Zoning By-law.

(vi) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.

(vii) The implementing Zoning By-law may establish minimum lot frontage and/or minimum lot area requirements, which encourages lot consolidation and the comprehensive redevelopment of the area.

Medium Rise Residential

(15) For lands designated Medium Rise Residential as shown on **Schedule 'A' - Land Use Plan**, the policies of Section 10.1.4 shall apply, in addition to the following policies:

(a) The scale of uses within the Medium Rise Residential designation shall be limited as shown on **Schedule 'B1' – Built Form** and the following regulations apply:

(i) The maximum net residential density permitted on any one site shall not exceed 450 *bedrooms* per hectare.

(ii) The maximum height of any building shall not exceed 8 storeys.

(b) Notwithstanding the policies of Section 10.1.4 (3), increases in the permitted net residential density may be permitted by way of a Zoning By-law Amendment, provided:
   (i) The maximum net residential density permitted on any one site shall not exceed 600 *bedrooms* per hectare.
   (ii) The maximum height of any building shall not exceed 8 storeys.
   (iii) The site does not require significant relief from standard regulations including parking, landscaping, amenity space and other site-specific requirements.
   (iv) The provision of *active transportation* connections, consisting of *pedestrian*/cycling paths/walkways in accordance with the policies of this Plan and the City's Urban Design Manual (including the Northdale Urban Design Guidelines), if applicable.
   (v) There is a mix of unit types and the inclusion of multi-*bedroom* units.
   (vi) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.

(c) A mixture in the number of *bedrooms* within each dwelling unit shall be strongly encouraged to accommodate a diverse range and type of dwelling units.

(d) In addition to the policies of Section 10.1.4 (5), lands designated Medium Rise Residential may be zoned to permit offices, *medical clinics*, *convenience retail*, restaurants, *food stores*, child care centres, and personal services as *ancillary uses*.

(e) Where residential dwellings are proposed on the first storey and the lands are identified as a Neighbourhood Frontage Area on Schedule 'A45a' – Street Frontage Areas and Streetscape Elements, the residential dwellings shall accommodate primary entrances to each dwelling unit at grade, windows to provide street overlook, and be in accordance with the policies of Section 11.1.45 (20).

(f) In review of development applications, the proposal shall comply with the following criteria to the satisfaction of the City:
   (i) The proposal will achieve a high standard of urban design, with emphasis on:
      - Site and building design that complement and enhance the surrounding neighbourhood character;
      - Landscape design that creates visual interest; and,
      - Prominent entrances that emphasize the streetscape.
   (ii) The proposal shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the proposal implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council;
   (iii) Sufficient *infrastructure* exists to service the site;
   (iv) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;

(v) Minimum requirements for the provision of outdoor amenity space will be stipulated in the implementing Zoning By-law.
(vi) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.

(g) The implementing Zoning By-law may establish minimum lot frontage and/or minimum lot area requirements, which encourages lot consolidation and the comprehensive redevelopment of the area.

Medium High Rise Residential

(16) For lands designated Medium High Rise Residential as shown on **Schedule 'A' - Land Use Plan**, the policies of Section 10.1.5 shall apply, in addition to the following policies:

(a) The scale of uses within the Medium High Rise Residential designation shall be limited as shown on **Schedule 'B1' – Built Form** and the following regulations apply:
(i) The minimum net residential density permitted on any one site shall be 250 *bedrooms* per hectare and the maximum net residential density permitted on any one site shall not exceed 600 *bedrooms* per hectare.
(ii) The minimum height shall be 3 storeys and the maximum height of any building shall not exceed 12 storeys.

(b) Notwithstanding the policies of Section 10.1.5 (3), increases in the permitted net residential density may be permitted by way of a Zoning By-law Amendment, provided:
(i) The maximum height of any building shall not exceed 12 storeys.
(ii) The site does not require significant relief from standard regulations including parking, landscaping, amenity space and other site-specific requirements.
(iii) There is a mix of unit types and the inclusion of multi-*bedroom* units.
(iv) The provision of *active transportation* connections, consisting of *pedestrian*/cycling paths/walkways in accordance with the policies of this Plan and the City's Urban Design Manual (including the Northdale Urban Design Guidelines), if applicable.
(v) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.

(c) A mixture in the number of *bedrooms* within each dwelling unit shall be strongly encouraged to accommodate a diverse range and type of dwelling units.

(d) In addition to the policies of Section 10.1.5 (5), lands designated Medium High Rise Residential may be zoned to permit offices, *medical clinics*, *convenience retail*, restaurants, *food stores*, child care centres, and personal services, *spiritual uses*, and institutional/*community uses* as *ancillary uses*.

(e) Where residential dwellings are proposed on the first storey and the lands are identified as a Neighbourhood Frontage Area on Schedule 'A45a' – Street Frontage Areas and Streetscape Elements, the residential dwellings shall accommodate primary entrances to each dwelling unit at grade, windows to

provide street overlook, and be in accordance with the policies of Section 11.1.45 (20).

(f) In review of *development* applications, the proposal shall comply with the following criteria to the satisfaction of the City:

(i) The proposal will achieve a high standard of urban design, with emphasis on:

- Site and building design that complement and enhance the surrounding neighbourhood character;
- Landscape design that creates visual interest; and,
- Prominent entrances that emphasize the streetscape.

(ii) The proposal shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the proposal implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council;

(iii) Sufficient *infrastructure* exists to service the site;

(iv) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;

(v) Minimum requirements for the provision of outdoor amenity space will be stipulated in the implementing Zoning By-law.

(vi) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.

(g) The implementing Zoning By-law may establish minimum lot frontage and/or minimum lot area requirements, which encourages lot consolidation and the comprehensive redevelopment of the area.

High Rise Residential

(17) For lands designated High Rise Residential as shown on **Schedule 'A' - Land Use Plan**, the policies of Section 10.1.6 shall apply, in addition to the following policies:

(a) The scale of uses within the High Rise Residential designation shall be limited as shown on **Schedule 'B1' –Built Form** and the following regulations apply:

(i) The minimum net residential density permitted on any one site shall be 250 *bedrooms* per hectare and the maximum net residential density permitted on any one site shall not exceed 750 *bedrooms* per hectare.

(ii) The minimum height shall be 4 storeys, and the maximum height of any building shall not exceed 25 storeys.

(b) Notwithstanding the policies of Section 10.1.6 (3), increases in the permitted net residential density may be permitted by way of a Zoning By-law Amendment, provided:

(i) The maximum height of any building shall not exceed 25 storeys.

(ii) The site does not require significant relief from standard regulations including parking, landscaping, amenity space and other site-specific requirements.

(iii) There is a mix of unit types and the inclusion of multi-*bedroom* units.

(iv) The provision of *active transportation* connections, consisting of

pedestrian/cycling paths/walkways in accordance with the policies of this Plan and the City's Urban Design Manual (including Northdale Urban Design Guidelines), if applicable.

(v) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.

(c) A mixture in the number of *bedrooms* within each dwelling unit shall be strongly encouraged to accommodate a diverse range and type of dwelling units.

(d) In addition to the policies of Section 10.1.6 (5), lands designated High Rise Residential may be zoned to permit offices, *medical clinics*, *convenience retail*, restaurants, *food stores*, child care centres, and personal services, *spiritual uses*, and institutional/*community uses* as *ancillary uses*.

(e) In review of *development* applications, the proposal shall comply with the following criteria to the satisfaction of the City:

(i) The proposal will achieve a high standard of urban design, with emphasis on:

- Site and building design that complement and enhance the surrounding neighbourhood character;
- Landscape design that creates visual interest; and,
- Prominent entrances that emphasize the streetscape.

(ii) The proposal shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the proposal implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council;

(iii) Sufficient *infrastructure* exists to service the site;

(iv) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;

(v) Minimum requirements for the provision of outdoor amenity space will be stipulated in the implementing Zoning By-law.

(vi) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.

(f) The implementing Zoning By-law may establish minimum lot frontage and/or minimum lot area requirements, which encourages lot consolidation and the comprehensive redevelopment of the area.

Major Institutional

(18) For lands designated Major Institutional as shown on **Schedule 'A' – Land Use Plan**, the policies of Section 10.4 shall apply, in addition to the following policies:

(a) The scale of *development* within the Major Institutional designation shall be limited as shown on **Schedule 'B1' – Built Form**.

(b) Notwithstanding the above, increases in the permitted net residential density may be permitted by way of a Zoning By-law Amendment, provided:

(i) The maximum height of any building shall not exceed 12 storeys.

(ii) The site does not require significant relief from standard regulations

including parking, landscaping, amenity space and other site-specific requirements.

(iii) There is a mix of unit types and the inclusion of multi-*bedroom* units.

(iv) The provision of *active transportation* connections, consisting of *pedestrian*/cycling paths/walkways in accordance with the policies of this Plan and the City's Urban Design Manual (including the Northdale Urban Design Guidelines), parkland and open space.

(v) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.

(c) The Waterloo Collegiate Institute site is designated Major Institutional and subject to the land use policies of Section 10.4.

(d) The Waterloo Collegiate Institute is identified as Area Specific Policy 45a, on **Schedule 'A6a' - Area Specific Policies**, which provides policies to facilitate the re-purposing of the school should it be deemed surplus to the needs of the Waterloo Region District School Board in the future, in accordance with Section 11.1.45a.

(e) *Development* shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the *development* implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council.

Mixed-Use Community

(19) For lands designated Commercial as shown on **Schedule 'A' – Land Use Plan**, and Mixed-Use Community on **Schedule 'A1' – Commercial and Mixed-Use Land Uses**, the policies of Section 10.2.2.3 shall apply, including specific policies for the King Street North/University Avenue Area (Area Specific Policy 38), in addition to the following policies:

(a) The scale of uses within the Mixed-Use Community designation shall be limited as shown on **Schedule 'B1' – Built Form** and as set out in Section 3.4, and the following regulations apply:

(i) The maximum net residential density permitted on any one site shall not exceed 750 *bedrooms* per hectare.

(ii) The minimum height shall be 4 storeys, and the maximum height of any building shall not exceed 25 storeys.

(b) Notwithstanding the policies of Section 10.2.2.3, increases in the permitted net residential density may be permitted by way of a Zoning By-law Amendment, provided:

(i) The maximum height of any building shall not exceed 25 storeys.

(ii) The site does not require significant relief from standard regulations including parking, landscaping, amenity space and other site-specific requirements;

(iii) There is a mix of unit types and the inclusion of multi-*bedroom* units.

(iv) The provision of *active transportation* connections, consisting of *pedestrian*/cycling paths/walkways in accordance with the policies of

this Plan and the City's Urban Design Manual (including the Northdale Urban Design Guidelines), if applicable.

(v) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.

(c) The policies of Section 10.2.2.3 (9) and (10) shall apply with respect to the minimum and maximum gross floor area devoted to commercial and employment uses.

(d) *Development* shall be consistent with and implement the street frontage area requirements of Section 11.1.45 (20), where applicable.

(e) A mixture in the number of *bedrooms* within each dwelling unit shall be strongly encouraged to accommodate a diverse range and type of dwelling units.

(f) In review of development applications, the proposal shall comply with the following criteria to the satisfaction of the City:

(i) The proposal will achieve a high standard of urban design, with emphasis on:

- Site and building design that complement and enhance the surrounding neighbourhood character;
- Landscape design that creates visual interest; and,
- Prominent entrances that emphasize the streetscape.

(ii) The proposal shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the proposal implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council;

(iii) Sufficient infrastructure exists to service the site;

(iv) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;

(v) Minimum requirements for the provision of outdoor amenity space will be stipulated in the implementing Zoning By-law.

(vi) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.

(g) *Development* shall comply with the Region of Waterloo Context Sensitive Regional Transportation Corridor Design Guidelines.

Street Frontage Areas

(20) **Schedule 'A45a' – Street Frontage Areas and Streetscape Elements** identifies street frontage areas within Northdale, which provides additional guidance for the permitted land uses and built form requirements at the ground floor frontage, in accordance with the following policies.

(a) **Active Frontage Areas**

(i) The permitted uses within an Active Frontage Area as identified on Schedule 'A45a' – Street Frontage Areas and Streetscape Elements, shall be in accordance with the permitted uses of the applicable land use designation.

(ii) Active Frontage Areas will contribute to the animation and activity of

the streetscape, while accommodating residential and/or office uses above the ground floor. Uses such as restaurants, cafes, grocery stores and retail stores will be encouraged at the ground floor.

(iii) Indoor common amenity space areas and entrance/foyer areas related to the permitted residential use may be permitted on the ground floor, provided a minimum amount of non-residential related or accessory uses are provided at the ground floor, as established in the implementing Zoning By-law. Notwithstanding the above, no indoor common amenity space, aside from the entrance/foyer is permitted on a Main Street (Section 11.1.45(28a)).

(iv) Buildings associated with an Active Frontage Area shall be appropriately setback from the street to provide for active ground floor uses which enhance the street. The implementing zoning by-law shall establish minimum and maximum building setbacks.

(v) A taller ground floor storey along Active Street Frontage Areas will be established in the implementing Zoning By-law, to accommodate non-residential uses.

(vi) The implementing Zoning By-law shall establish requirements for Active Frontage Areas.

(b) **Convertible Frontage Areas**

(i) The permitted uses within a Convertible Frontage Area as identified on Schedule 'A45a' – Street Frontage Areas and Streetscape Elements, shall be in accordance with the permitted uses of the applicable land use designation. Notwithstanding the permitted uses at the ground floor, the ground floor areas shall be planned and designed to accommodate mixed commercial, retail, institutional, and/or *community uses* at the ground floor, at such time as these uses may be supported.

(ii) Convertible Frontage Areas shall be designed to be easily converted to retail/commercial uses and shall be designed as flexible spaces, with taller ground floors to accommodate a range of active uses with larger window/display areas and entrances.

(iii) Buildings associated with a Convertible Frontage Area shall be appropriately setback from the street to accommodate active ground floor uses which enhance the street. The implementing zoning by-law shall establish minimum and maximum building setbacks.

(iv) A taller ground floor storey along Convertible Street Frontage Areas will be established in the implementing Zoning By-law, to accommodate non-residential uses.

(v) The implementing Zoning By-law shall establish requirements for Convertible Frontage Areas.

(c) **Neighbourhood Frontage Areas**

(i) The permitted uses within a Neighbourhood Frontage Area, as identified on **Schedule 'A45a' – Street Frontage Areas and**

Streetscape Elements, shall be in accordance with the permitted uses of the applicable land use designation.

(ii) Dwelling units which are located at grade within a Neighbourhood Frontage Area shall provide direct access to the street from the main dwelling unit entrance.

(iii) Buildings associated with a Neighbourhood Frontage Area shall be appropriately setback from the street and provide sufficient space for entrances and on-site landscaping, and provide windows to provide street overlook. The implementing zoning by-law shall establish minimum and maximum building setbacks.

(iv) The implementing Zoning By-law shall establish requirements for Neighbourhood Frontage Areas.

Urban Design Guidelines

(21) This Plan provides policies which encourage a high standard of urban design for the public and private sector projects that contribute towards a memorable, attractive and livable City, designed for people and with a strong *sense of place*. The general urban design policies of Section 3.11 provide design objectives applicable to the Northdale neighbourhood as well as policies specific to the Nodes and Corridors.

The Urban Design policies of this Plan are further supported by the City's Urban Design Manual and the Supplemental "Northdale Urban Design Guidelines" which provide specific built form, landscaping and sustainable site and building design and related site planning guidelines to assist Council in achieving the vision and principles established for the Northdale neighbourhood. The Northdale Urban Design Guidelines shall implement the Official Plan policies, Zoning By-law regulations and form a basis for the *development* approvals process and future public realm improvement considerations.

Cultural Heritage

(22) In addition to the cultural heritage policies of Section 4.7, and the requirements set out within the Ontario Heritage Act as amended, the following provides additional policies for the Northdale neighbourhood:

(a) Appropriate tools for the *conservation* and enhancement of the open space of Veterans' Green Park shall be reviewed by Council and City staff in consultation with the Municipal Heritage Committee so that it may continue to provide a focal point for the neighbourhood as it has historically.

(b) Council, in consultation with the Municipal Heritage Committee, may consider appropriate tools for the potential conservation of the Veterans' Green Housing.

(c) Proponents of *development* applications for lands within the Area Specific Policy 45b shall be encouraged to consider potential heritage resources as well as the appropriate tools and measures for the *conservation* of the Veterans' Green Housing as part of their *development* application. Proponents of potential redevelopment, adaptive reuse or infill *development* applications of the Veterans'

Green Housing shall be encouraged to consider the potential to *conserve* heritage resources on-site and/or incorporate or adaptively reuse heritage resources in their proposals as deemed appropriate. The potential redevelopment, adaptive reuse or infill development shall be encouraged to reflect the character, form and materials of the built form and landscape, while maintaining consistent streetscape orientation. Proponents shall be encouraged to give consideration to the cultural heritage attributes and the potential impact on defining features such as spatial organization, visual relationships, vegetation, and built form. The use of contemporary architectural styles and materials which are sensitive to the heritage context shall be encouraged.

(d) In considering the *intensification* and/or adaptive reuse of the Veterans' Green Housing, the City may reduce parking or other amenity and site requirements, in an effort to retain and/or *conserve* the built form and spatial organization of the buildings and open space areas and improve integration with the Veterans' Green Park.

(e) Redevelopment or infill development of the Veterans' Green Housing is encouraged to reflect the character, form and materials, as well as reference setbacks and heights while maintaining consistent streetscape orientation. Proponents of *development* applications of the Veterans' Green Housing will give consideration to the assessment of the cultural heritage attributes and the potential impact on defining features such as spatial organization, visual relationships, vegetation, and built form.

Networks, Trails and Open Space

Transportation

(23) The Official Plan, Section 6.0, provides policies that support the integration of transportation and land use decisions which support compact, *mixed-use* urban forms, and safe and efficient multi-modal transportation systems, and these policies shall continue to apply to Northdale.

(24) A Transportation Impact Study shall be required in support of a *development* application, and where a Zoning By-law amendment is required to provide additional height and/or density. The implementing Zoning By-law may zone lands with a holding provision ("H" symbol) to require the preparation of a Transportation Impact Study to assess the transportation impacts of the proposed *development*.

Road Network

(25) Section 5.4 of this Plan, establishes a hierarchy of road classifications as identified on **Schedule 'E' – Road Classification System**. **Schedule 'G' – Road Allowances** identifies planned road allowances in accordance with Section 5.4.7 of the Plan. The Plan provides for all *roads* to function as *complete streets* which are planned, designed, operated and maintained to enable users of all ages and abilities to interact and move safely. Furthermore, City streets are to be planned and designed to incorporate green

development techniques, including stormwater treatment which uses natural processes and landscaping to create visually and environmentally enhanced *roads*.

(26) *Development* shall provide for an attractive streetscape consistent with the policies of this Plan and the City's Urban Design Manual (Northdale Urban Design Guidelines).

(27) **Schedule 'F' – Active Transportation Framework**, identifies potential *pedestrian* corridors, including the future potential extension of a *pedestrian* corridor and/or Proposed City-wide cycling and Multi-use route from Hickory Street to Phillip Street, in addition to other potential *pedestrian* corridors, to facilitate the creation of a more connected, walkable neighbourhood, integrated with the adjacent neighbourhoods. The King Street Corridor, as shown on Schedule 'F', is intended to reflect the designation of King Street as a Major Corridor within the City that will be planned to accommodate high density, transit supportive uses and support active transportation connections to various neighbourhoods and Districts throughout the City as well as connecting the City to adjacent municipalities.

Schedule 'E' – Road Classification System, identifies potential future local *roads* on the Waterloo Collegiate Institute school site should the property redevelop at some point in the future in accordance with the policies of ASP 45a, and from Hickory Street to Phillip Street.

Both ASP 45a and ASP 45c provide further policies with respect to the establishment of potential future local *roads*, *pedestrian* corridors and cycling routes within their respective areas. Through the implementation policies of this Plan, the City will seek to preserve and acquire these potential rights-of-way and *pedestrian* corridors through the *development* approvals process.

Streetscape Elements

(28) The Plan establishes a hierarchy of streetscapes which provide more detailed land use and urban design requirements for the enhancement of streets and public right-of-ways within Northdale, as identified on **Schedule 'A45a' – Street Frontage Areas and Streetscape Elements**.

(a) Main Street – The geometry of the Main Streets of Northdale are designed to enhance vehicular flow and currently emphasize vehicular access. Priority will be given to creating *complete streets* along these corridors wherein key design features include wide sidewalks, bicycle lanes, flexible on-street parking, consistent street tree establishment, landscaped centre medians and boulevards, *pedestrian* refuge islands, *pedestrian* scale lighting and co-ordinated street furniture. King Street North and University Avenue West are identified as "Neighbourhood Connectors" in the Regional Transportation Corridor Design Implementation Guideline (*Context Sensitive Regional Transportation Corridor Design Guidelines*), and shall be planned and constructed in accordance with these guidelines.

(b) Mixed Use Street – Mixed Use Streets will be designed to foster social interaction and engagement while accommodating alternative modes of transportation. Key design features of Mixed Use streets will include wide sidewalks, bicycle lanes, flexible on-street parking, awnings and weather protection, consistent street tree establishment, landscaped centre medians and boulevards, *pedestrian* scale lighting, and co-ordinated street furniture.

(c) Green Street – A Green Street will give priority to *pedestrian* circulation and adjacent open space connections with an aim to increase public open space within Northdale. Key design features will include wide sidewalks, geometry that includes tight curb radii, landscaped curb bulbs where on-street parking exists, traffic calming measures including increased side friction and elevated speed reducers where appropriate, differentiated paving patterns that emphasize *pedestrian* realm, consistent street tree establishment, integrated stormwater management that considers bioswales and rain garden boulevards, *pedestrian* scale lighting, and co-ordinated street furniture.

(d) Residential Street – Within Northdale, Residential Streets will be designed to retain or enhance the residential character of the streetscape, having a more intimate streetscape scale than higher order streets such as Main Streets or Mixed Use Streets. Key design features will include traffic calming measures including increased side friction and elevated speed reducers where appropriate, differentiated paving patterns that emphasize *pedestrian* realm at crossing points and intersections, consistent street tree establishment, integrated stormwater management that considers bioswales and rain garden boulevards, and *pedestrian* scale lighting.

(e) Woonerf or Shared Street – A Woonerf or Shared Street will integrate uses within the right-of-way in primarily residential areas, removing the boundaries established in more traditional geometry between vehicles, cyclists, and *pedestrians*. Key design features will include varied surface treatments to provide visual and textual cues to users across the width of the right-of-way, elimination of sidewalks, and provide gateway/entry points, *pedestrian* scale lighting, and co-ordinated street furniture. Consideration should be given to establishing Larch Street as a woonerf or shared street in the context of the redevelopment of this block, to facilitate connections and the integration of the northern Wilfrid Laurier University campuses.

Parking

(29) The parking policies of this Plan (Section 6.9) seek to ensure safe and attractively designed vehicular parking areas or facilities which accommodate sufficient on and off-street parking to accommodate development. Further, parking policies are provided and should be considered in conjunction with the policies for Parking in Nodes and Corridors (Section 3.6.6); and Parking in Major Transit Station Area (Section 3.8.1).

(30) Northdale is envisaged as a transit-oriented, *mixed-use*, and *active transportation*

neighbourhood, and as such, alternative modes of transportation will be strongly supported which minimize the need for vehicular travel and parking. The Zoning By-law shall establish appropriate parking standards and bicycle parking standards which seek to minimize the amount of required parking, in accordance with the policies of Section 6.9.1 (5) of this Plan.

Trails

(31) The Official Plan, Section 6.4.2, establishes policies for the provision of linear corridors that provides connectivity through trails and open spaces. **Schedule 'F' – Active Transportation Framework** identifies major high level trail connections throughout the City, and these policies shall apply to the Northdale neighbourhood. The *active transportation* network within Northdale provides for the identification of Albert Street, Hazel Street, and Hickory Street, as a City-Wide Cycling and Multi-Use Route.

Sustainability

(32) The Official Plan provides policies to promote sustainability objectives related to environmental sustainability (Section 8.7), sustainable buildings (Section 8.7.3), air quality and climate change (Section 8.6), and energy (Section 8.5). Northdale is envisaged as a sustainable and *complete community*, and as such the following additional policies provide further guidance for the sustainable development of both the public realm and private developments. Additional guidance with respect to sustainability strategies for Northdale are included in the City's Urban Design Manual (Northdale Urban Design Guidelines) and planning and land use decisions should be consistent with and implement these guidelines.

Public Realm

(33) The public realm, including neighbourhood streets, *pedestrian* walkways, open spaces and trails should demonstrate leadership in *sustainable design*. Sustainable neighbourhoods promote compact, walkable, vibrant, *mixed-use* spaces, which provide benefits to the residents, and the City. The following policies shall influence land use decisions within the public realm:

(a) Priority shall be given to creating a walkable and connected neighbourhood which encourages walking, cycling and active modes of transportation, and promotes *pedestrian* activity and vibrant streetscapes.

(b) Smaller parkettes, plazas and squares shall provide community amenity spaces and foster interaction and sense of community. Cohesive public and private spaces are encouraged through use of consistent materials and landscaping where appropriate.

(c) Tree plantings shall be incorporated into streetscaping to promote large street tree canopies and comfortable micro-climates.

(d) Veterans' Green Park shall be retained and may be enhanced through new open space areas and connections, and through recognition of heritage resources associated with the Veterans' Green Housing and connectivity with Wilfrid Laurier University.

(e) Encouraging a mixture of land uses, neighbourhood housing types, tenures and built forms.

Private Developments

(34) New developments are encouraged to pursue green building certification or implement green building strategies. Green building strategies for private development consist of both the development and planning of individual sites, and the construction or renovation of buildings.

Site Development

(a) Site planning should seek to maximize the outdoor amenity areas and greenspace, and incorporate soft-landscaping techniques and native/adaptive plant species, where appropriate.
(b) Stormwater shall be collected and managed on-site.
(c) Outdoor lighting should minimize light trespass across property boundaries, while providing sufficient and uniform lighting to address security concerns.
(d) Bicycle racks and associated facilities should be provided to encourage cycling and *active transportation*, promoting spaces for carshare and carpooling, while minimizing parking requirements.

Building Development

(a) Indoor water use should be minimized through low-consumption fixtures and potential reuse of roof water and/or grey water.
(b) Reduced energy intensive building systems should be encouraged, through the use of building materials, orientation, lighting, HVAC systems, and monitoring equipment.
(c) The reuse of existing building materials is encouraged as well as the use of durable and long-lasting materials.
(d) Indoor environments should minimize pollutants and provide for improved air quality and ventilation, through the use of appropriate finishes, interior access to daylight spaces, and comfortable indoor spaces.
(e) Building entrances should be easily accessible from the street and parking areas and be clearly visible.
(f) Building operations and maintenance should ensure that buildings are operating in an efficient manner.

(35) The sustainability policies are further supported by the Northdale Community Improvement Plan, which relates the achievement of sustainability objectives to community improvement incentives.

Implementation

(36) Authorized increases in density will be used as a tool to support the City's policy objectives for Northdale. The potential for authorized increases in density will apply to the entire area of Northdale, where deemed appropriate by the City.

Block Planning

(37) Block Plans shall be prepared for the Block Plan areas identified on **Schedule 'A45b' – Block Plan Areas**. Proponents of *development* applications within these areas shall submit a Block Plan prior to development occurring, to demonstrate that the development will not preclude the orderly and efficient development of surrounding properties, while encouraging the comprehensive redevelopment of the area. It is the intent of this Plan that Block Plans be undertaken by the proponents of *development* applications, in consultation with neighbouring property owners; however, the onus is on the proponent to demonstrate to the City how the *development* application achieves the policies of this Plan, and does not require unanimous approval of all the property owners within the Block Plan Area. The requirement for the preparation of a Block Plan may be waived, at Council's sole discretion, if Council is of the opinion that the proposed *development* satisfies the criteria below, and the policies of this Plan.

(38) The Block Plan shall implement the policies of the Official Plan and the City's Urban Design Manual (Northdale Urban Design Guidelines). Block Plans are non-statutory documents and not subject to the requirements under the Planning Act; however, where required, Block Plans shall be prepared through an informal and open consultation process and shall require the endorsement of Council. Where a Block Plan has been endorsed by Council, *development* applications, shall demonstrate consistency and implementation of the Block Plan to Council's satisfaction.

(39) The Block Plan shall demonstrate conformity with and implement the Official Plan and development objectives for Northdale, and in accordance with the established land use designations as shown on **Schedule 'A' – Land Use Plan**, and shall provide more detailed guidance with respect to the following matters:

(a) Encourage the consolidation and assembly of land to address issues related to land fragmentation and provide for the comprehensive redevelopment of the Block Plan area.
(b) Require a parkland/open space area dedication of a minimum of 5% of the entire Block Plan area.
(c) Facilitate the implementation of new streets and/or *pedestrian* walkways in accordance with the policies of this Plan and the City's
(d) Urban Design Manual (Northdale Urban Design Guidelines).

Holding Provisions

(40) The holding provisions of Section 12.2.3 of the Plan shall continue to apply with respect to the implementation of holding zones in Northdale. Holding provisions will be used by the City in situations where it is necessary or desirable to zone lands for development, but where development must be delayed pending completion or realization of one or more of the matters identified in Section 12.2.3 of this Plan, in addition to the following:

(a) Completion of a Block Plan in accordance with the policies of Section 11.1.45 (40);
(b) Demonstrating that the development is consistent with the urban design, land use and compatibility policies of this Plan and implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council, through *development* applications.
(c) Completion of a Transportation Impact Study, as required, to the satisfaction of the City of Waterloo and/or the Regional Municipality of Waterloo.

Parkland Dedication or Cash-in-lieu of Parkland

(41) Section 12.2.9 of this Plan establishes policies for the dedication or cash-in-lieu of the provision of parkland, which shall apply to Northdale.

(42) As a first priority, the City will seek to acquire additional parkland in Northdale which shall be facilitated through the preparation of Block Plans, where required by this Plan.

11.1.45(46) removed as part of *OPA No. 22, approved June 11, 2019* (renumbered subsequent policies below).

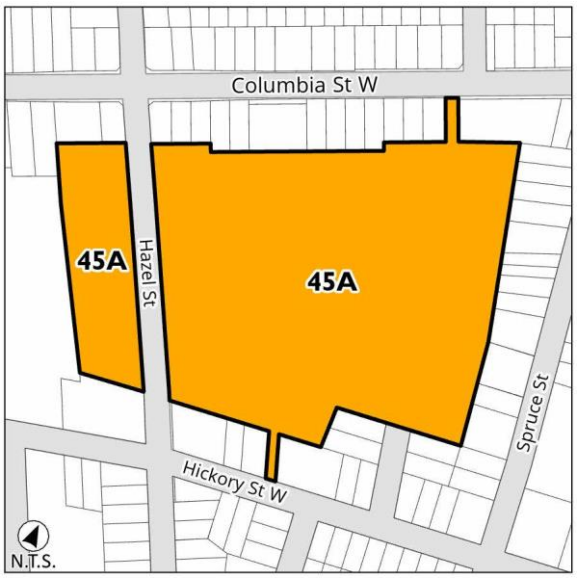
Implementation Tools

(43) The policies of ASP 45 shall be implemented in accordance with the policies and tools established in Chapter 12 of this Plan, including, but not limited to: District Plans, Zoning By-laws, holding provisions, *site plan* control, subdivision control, temporary use by-laws, property maintenance by-laws, development charges by-law, complete *development* applications and submission requirements, and the community improvement plan.

(44) *Development* applications, including applications for *site plan* approval shall be consistent with the urban design, land use and compatibility policies of this Plan and shall demonstrate that the development implements the City's Urban Design Manual (Northdale Urban Design Guidelines) to the satisfaction of Council.

11.1.45a Area Specific Policy 45a (Waterloo Collegiate Institute)

(1) The policies of this Area Specific Policy apply to the Waterloo Collegiate Institute lands, shown as ASP 45a.



(2) The policies of this ASP contemplate the potential redevelopment of the Waterloo Collegiate Institute (WCI) school and integration into Northdale, should the WCI lands be determined to be surplus to the needs of the Waterloo Region District School Board. A Block Plan shall be prepared to guide the potential future redevelopment of the lands, and will have consideration for the following:

(a) Mixed institutional, *community uses*, residential and commercial/retail uses may be permitted in accordance with the Major Institutional designation and/or the Medium Rise Residential designation, and shall demonstrate appropriate land use compatibility with the adjacent lands;

(b) A large portion of the existing open space areas will be retained and provide for public open space and/or public right-of-ways or active *pedestrian* connections;

(c) The extent of Active and/or Convertible Frontage Areas will be considered and identified along both the west and east sides of the Hazel Street frontage, in consideration of the future location of park land and the configuration of new *roads*, lanes or accesses;

(d) The redevelopment shall accommodate an appropriate extension of the existing street grid pattern, through new street and/or *pedestrian* corridors, which may include the extension of Hawthorn Street to Columbia Street West and the intersection with Holly Street, and connections to Hazel Street, which are only conceptually identified in this Plan. The configuration and extent of new *roads*, lanes or accesses, and potential *pedestrian* corridors shall be determined through the preparation of a Block Plan;

(e) The potential to facilitate a *pedestrian* connection from the WCI lands to Spruce Street; and

(f) The lands shall redevelop in a manner that is consistent and compatible with the surrounding neighbourhood by providing appropriate street and block patterns, land use transitions and built forms consistent with the policies of this Plan and the City's Urban Design Manual (Northdale Urban Design Guidelines).

(3) As a goal of the redevelopment of the WCI lands, the City will seek to maintain approximately one-half of the existing open space for the purposes of public parkland, and public connections. The City will use a range of tools to maintain the

existing open space, including but not limited to, dedication under the Planning Act, acquisition, long-term lease arrangements, easements, additional density, etc.

(4) The density increase that are received should not result in a scale of development that is incompatible with adjacent uses or exceeds the capacity of available municipal services.

(5) An increase in density for the subject lands will be used to support the City's design principles and redevelopment objectives for Northdale, and other policy objectives within the Official Plan.

(6) The determination of appropriate increases in density for the subject lands shall be considered in exchange for the provision of public parkland beyond the minimum requirements, and the provision of public *roads* and active *pedestrian* connections. Furthermore, the redevelopment must implement the policies of this Plan, and be consistent with the built form and design objectives of the City's Urban Design Manual (Northdale Urban Design Guidelines).

(7) The implementing Zoning By-law may place an appropriate holding provision on the subject lands to assist in securing the community benefits.

(8) Prior to any redevelopment, an Official Plan Amendment and zoning by-law amendment shall be required to implement the policies of this Plan, the recommendations of the Block Plan, and the Northdale Urban Design Guidelines.

11.1.45b Area Specific Policy 45b (Veterans' Green Housing)

(1) The policies of this Area Specific Policy apply to the Veterans' Green Housing complex, shown as ASP 45b.



(2) The ASP 20K policies shall continue to apply to the Veterans' Green Housing complex.

(3) Proponents of *development* applications for lands within Area Specific Policy 45b are encouraged to consider potential heritage resources as well as the appropriate tools and measures for the *conservation* of the Veterans' Green Housing, as part of their *development* application, and in accordance with Section 4.7 and Section 11.1.45 (22) of this Plan.

(4) In accordance with Section 4.7.1.3 Council may explore fiscal tools and incentives that include but are not limited to grants and loans, heritage property tax reduction/rebate, height and/or density increases, extensions of land use, and parking reductions to facilitate heritage *conservation* in recognition of the contribution that heritage *conservation* makes to the community.

(5) Any density increase should not result in a scale of *development* that is incompatible with adjacent uses or exceeds the capacity of available municipal services.

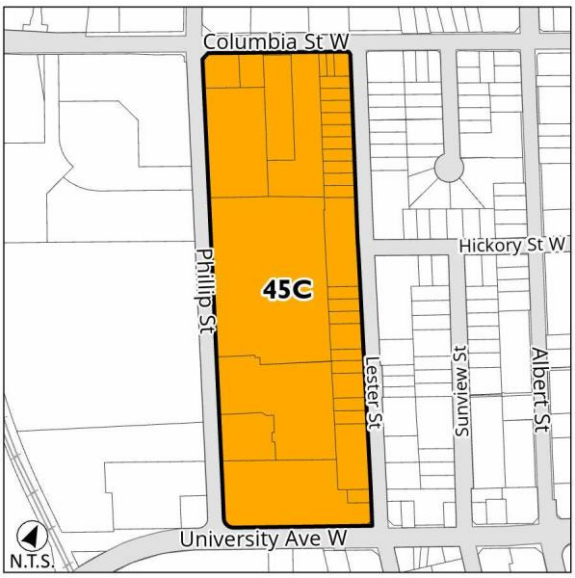
(6) Bonus zoning permitting an increase in density for the subject lands will be used to support the City's design principles and redevelopment objectives for Northdale, and other policy objectives within the Official Plan.

(7) The determination of appropriate increases in density for the subject lands shall be considered in exchange for the *conservation* of the exterior form of the Veterans' Green Housing, and/or the consideration of the scale, setback, massing, spatial organization, visual relationships, and street pattern of the area through the comprehensive redevelopment of the ASP. Furthermore, the redevelopment must implement the policies of this Plan, and be consistent with the built form and design objectives of the City's Urban Design Manual (Northdale Urban Design Guidelines).

(8) The implementing Zoning By-law may place an appropriate holding provision on the subject lands to assist in securing the community benefits.

11.1.45c Area Specific Policy 45c (University/Phillip/Columbia/Lester Block)

(1) The policies of this Area Specific Policy apply to lands identified as ASP 45c and bound by University Avenue West, Phillip Street, Columbia Street West, and Lester Street.



(2) Any density increase should not result in a scale of development that is incompatible with adjacent uses or exceeds the capacity of available municipal services.

(3) An increase in density for the subject lands will be used to support the City's design principles and redevelopment objectives for Northdale, and other policy objectives within the Official Plan.

(4) The determination of appropriate increases in density within ASP 45c, shall be

considered in exchange for the provision and/or dedication of a sufficiently wide Potential Future Local Road, *pedestrian* corridor, and/or cycling/multi-use route, to provide for improved permeability through the ASP from Lester Street to Phillip Street, and through north-south *pedestrian* connections within the larger properties. It is a priority community benefit to improve the connectivity between Northdale, the University of Waterloo and the proposed rapid transit station, through this ASP, particularly through the provision of active transportation connections to the University of Waterloo. The identification and provision of a Potential Future Local Road, *pedestrian* corridor, and/or cycling/multi-use route shall be determined through the preparation of Block Plans in accordance with the policies of Section 11.1.45 (40-43), and through the City's review of *development* applications in accordance with the policies of this Plan and as conceptually identified on Schedule 'E' – Road Classification System and Schedule 'F' – Active Transportation Framework. Furthermore, the redevelopment must implement the policies of this Plan, and be consistent with the built form and design objectives of the City's Urban Design Manual (Northdale Urban Design Guidelines).

(5) The implementing Zoning By-law may place an appropriate holding provision on the subject lands to assist in securing the community benefits.

11.14.46 Area Specific Policy 46 (255 Northfield Drive)

(1) Lands within Area Specific Policy 46 shall be subject to the following site specific policies:



(a) It shall be a policy of Council that notwithstanding the policies regarding maximum gross leasable retail commercial space for Mixed-Use Neighbourhood Commercial centres, the following shall apply:

(i) The Maximum gross leasable commercial space shall be 5,900 sq m. Any request for additional gross leasable commercial space shall require an Official Plan Amendment with appropriate justification;

(ii) The maximum gross leasable commercial space for a food store shall be 4,535 sq m. Any expansion of the food store shall require an Official Plan Amendment, with appropriate justification and a review of impacts on other food stores (existing and planned) in accordance with applicable Official Plan policies;

(iii) The development of the subject lands shall include an apartment building with a minimum of 110 residential units. Commercial uses, which shall be

determined through the implementing zoning by-law, shall be permitted on the ground floor of the apartment building. The maximum permitted density on the subject lands for residential uses shall be 450 bedrooms per hectare;

(iv) The remainder of the gross leasable commercial space shall be divided between two buildings. The first building shall be permitted a maximum of 929 sq m of gross leasable retail commercial space on the ground floor (first storey). Residential units shall be permitted above the first storey. The second building (the apartment building containing a minimum of 110 units) shall be permitted a maximum of 436 sq m of gross leasable retail commercial space on the main floor of a 6 storey mixed use building;

(v) The additional 929 sq m of gross leasable commercial space noted in Section 11.1.45(1)(a)(iv) shall be in a single, multi-tenant commercial building. Said building shall be encouraged to be a minimum of two storeys and shall be required to contain design elements intended to achieve the appearance of two storeys;

(b) It shall be a policy of Council that notwithstanding the maximum height within the "Medium Rise, 6 storeys" designation, the subject lands shall be permitted a single building with a maximum height of 23 metres. All other buildings shall be permitted a maximum height of 20 metres;

(c) In accordance with the City of Waterloo Official Plan and the Urban Design Guidelines, the following design elements shall be required for the proposal:

(i) The Lighting Plan submitted with the Site Plan supplication shall demonstrate that all lighting be maintained on site (no glare on surrounding properties) and directed towards the ground rather than towards the sky;

(ii) That, in addition to a right-in and left-in from Bridge St, the site be designed with a right-out only at the Bridge St entrance/exit, with the geometrics of the exit lane such that a tractor trailer truck cannot exit the site onto Bridge St;

(iii) That the loading area for the food store be located at the south end of the food store building, closest to the hydro corridor;

(iv) That the loading area for the food store be fully enclosed, including a roof and roll up automatic doors;

(v) That the food store contain design features on the north (facing Northfield Dr) and east (facing Bridge St) façades to create visual interest along these key streets and pedestrian avenues, including windows (open to the interior of the store) on the Northfield façade. Both facades shall be designed with exteriors that match the façade of the building facing the parking lot;

(vi) That a second storey (floor) community room be strongly encouraged within the food store, with design elements, including windows, directed towards the intersection of Northfield Dr and Bridge St;

(vii) That clear and direct pedestrian linkages be provided from both Northfield

Dr and Bridge St into the site at key entry points, for both the residential and commercial components of the development;

(viii) The requirement for a direct pedestrian connection from the site to the transit stop on Northfield Dr;

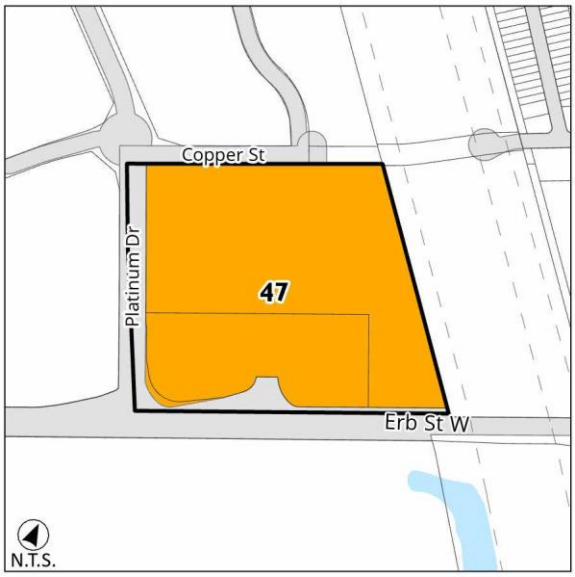
(ix) That the design of the site include a multi-use pathway on the north side of the berm along the rear of the property, connecting Bridge St, the site and Deer Run Park. The pathway shall: be a minimum of 2.0 metres wide; connect with the existing pathway in Deer Run Park; and be paved with asphalt.

(x) That a landscape buffer be provided between the parking/multi-use pathway and the side lot line. The average depth of the buffer shall be determined in accordance with the site specific by-law. The landscape buffer shall include berms. The berms shall be planted with a mix of species, satisfactory to the City of Waterloo. The objective of the berms and landscaping shall be to provide a visual barrier between the rear yards of the homes on Deer Run Dr and the parking area on the subject lands.

(d) The Owner shall submit a detailed Noise Study as part of their site plan application submission to the satisfaction of the City (and Regional Municipality of Waterloo unless directed otherwise by the Province). The Noise Study shall be conducted when grading plans, elevations and floor plans are available to specify the glazing requirements for the residential building. The Noise Study shall assess the impacts of road and stationary noise (on- and off-site) on the proposed residential use as well as the impacts of on-site stationary noise on adjacent residential uses, review the location of any proposed outdoor amenity areas; and provide recommendations for any mitigation measures that may be required. The Owner shall implement any required recommendations and shall enter into an agreement (with the City and/or Region, as required) under the provisions of the Planning Act.

11.1.47 Area Specific Policy 47 (Erb Street West Corridor Commercial)

(1) The policies of this Area Specific Policy apply to lands designated Commercial and more specifically Corridor Commercial along Erb Street West and west of Erbsville Road, shown as ASP 47.



(2) The vision for the development of these lands is to accommodate a large format *retail commercial centre,* including consideration of a warehouse membership club, in keeping with the automobile-oriented Corridor Commercial designation of this Plan, provided further that for the purposes of this policy, a warehouse membership club shall be defined as: "a building or part of a building with a minimum gross floor area of 5,000 square metres, in which there is integrated storage and sale of a range of goods, wares and merchandise, including but not limited to, food, clothing, furniture, appliances, books and electronics. It includes *ancillary* sales and services within the building or outside the building; such as, or similar in kind to, automobile sales and service, repair garage and gas bar, propane dispensing, seasonal garden centre, pharmacy, optical centre, photo print centre, hearing aid centre, food preparation and eat-in/take-out food sales, tire sales and installation, and retail display of merchandise accessory to the retail uses".

(3) It is recognized that the lands within this Area Specific Policy present several unique development opportunities and challenges that distinguish them from other vacant lands within the City, as follows:

(a) The lands provide an opportunity to consolidate and reconfigure two separate, non-abutting land areas that have historically been designated for Arterial Commercial uses in the City's Official Plan, where each of the two land areas was sufficient to allow for the development of a *retail commercial centre* with *gross building floor area* in excess of 10,000 square metres;

(b) Consolidating the two land areas referred to in policy (a) will make the site more useable for large format retail commercial uses, and focus the traffic generated by the uses to one block of land;

(c) Reconfiguring the two land areas referred to in policy (a) will result in a net gain in the City's employment lands, and also increase the Erb Street frontage of the adjoining employment lands, making the lands more attractive for future development;

(d) The lands within this Area Specific Policy are one of the last remaining vacant

blocks within the City that could potentially accommodate a new large format *retail commercial centre*, and are the only lands designated for Corridor Commercial uses on the City's west side;

(e) The Corridor Commercial uses contemplated for the lands within this Area Specific Policy have significant floor space needs that are generally not compatible, nor economically viable within the Uptown Primary Node or in designated Nodes; and

(f) Given the proximity of the Regional landfill site and the potential for land use conflicts, the lands within this Area Specific Policy have a limited range of development opportunities but are well-suited for and compatible with the Corridor Commercial uses contemplated for the lands.

(4) In recognition of the factors outlined in sub-section (3) above, it is the intent of this Plan that a *retail commercial centre* shall be permitted on the lands included within this Area Specific Policy. A warehouse membership club may be contemplated as a component of the *retail commercial centre*, subject to Council approval of a site-specific Zoning By-law Amendment to permit the warehouse membership club. An application to amend the Zoning By-law to permit a warehouse membership club shall be subject to the complete *development* application policies of this Plan and shall include the requirement for a Retail Impact Analysis in addition to other studies as may be determined by the City.

(5) A Retail Impact Analysis submitted pursuant to subsection (4) shall assess and demonstrate to the satisfaction of the City that:

(a) The planned commercial function of the Uptown Urban Growth Centre will not be negatively impacted by the proposed warehouse membership club; and,

(b) The planned function of other existing or planned commercial areas will not be negatively impacted by the proposed warehouse membership club. Particular consideration shall be given to the City's objective of planning for convenient local neighbourhood shopping, including access to small-to mid-size *food stores* that are distributed throughout the City.

(6) Where it is determined, through consideration of a complete *development* application, that a membership warehouse club shall be permitted by way of an Amendment to the Zoning By-law, the implementing Zoning By-law may limit the amount of floor space permitted to be used for the sale of food.

(7) Notwithstanding anything to the contrary, within the lands comprising Area Specific Policy 47, retail stores (excluding food stores, pharmacies, drug stores, and department stores) shall be permitted to a collective maximum 3,750 square metres of building floor area, provided further that the minimum building floor area of each retail store shall be 465 square metres.

(8) Notwithstanding Policy 11.1.47(7), a maximum of two (2) retail stores may have a

minimum building floor area of 232 square metres.

(9) It is a policy of this Plan that an application to the Committee of Adjustment to increase the 3,750 square metres building floor area cap set forth in Policy 11.1.47(7) shall be deemed not to meet the intent of this Plan, and deemed not to be minor in nature. To increase the 3,750 square metre building floor area cap set forth in Policy 11.1.47(7), an application to amend this Plan and the Zoning By-law shall be required. Such an application is discouraged.

(10) It is a policy of this Plan that an application to the Committee of Adjustment to decrease the unit size requirement set forth in:

- Policy 11.4.47.(7), being 465 square metres; and,
- Policy 11.1.47.(8) being 232 square metres,

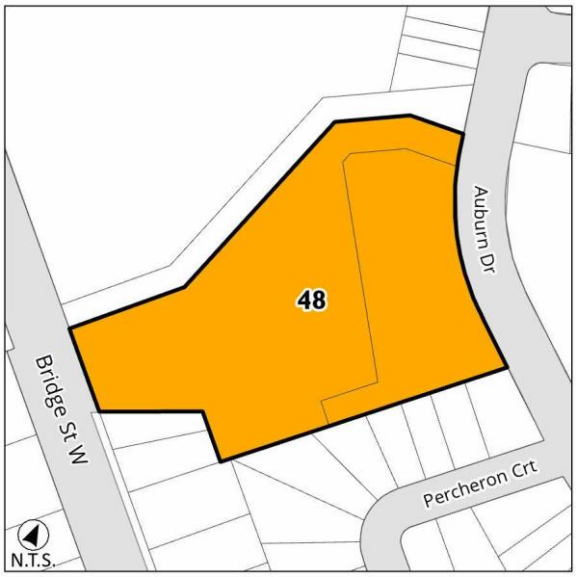
shall be deemed not to meet the intent of this Plan, and deemed not to be minor in nature. To decrease the said unit size requirement, an application to amend this Plan and the Zoning By-law shall be required. Such an application is discouraged.

OPA No. 5, OMB approved April 28, 2015

11.1.48 Area Specific Policy 48 (237 and 239 Auburn Drive)

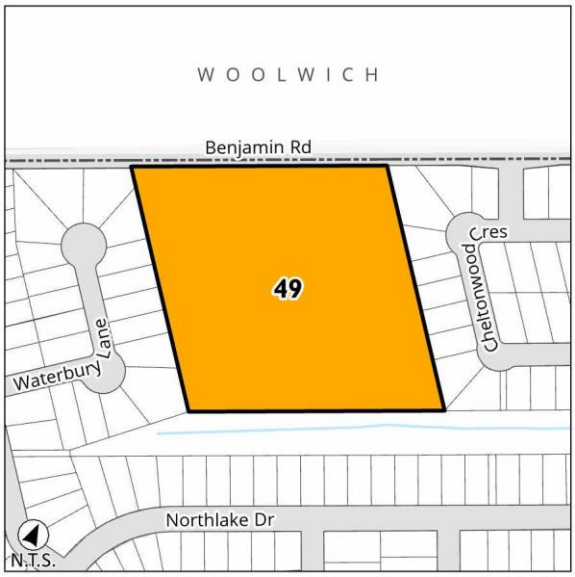
(1) The policies of this Area Specific Policy 48 (ASP 48) apply to lands known municipally as 237 and 239 Auburn Drive, shown as ASP 48.

(2) It shall be a policy of Council that Medium High Rise Residential *development* up to a density of 145 units per hectare and a maximum height of 8 storeys shall be permitted.



11.1.49 Area Specific Policy 49 (285 Benjamin Road)

(1) Notwithstanding anything to the contrary contained within this Official Plan, additional height shall be permitted, provided that no building exceeds 4 storeys.



11.1.50 Area Specific Policy 50 (300-330 Phillip Street)

(1) Area Specific Policy 50 applies to the lands known municipally as 300-330 Phillip St and 145 Columbia St W.



(2) Lands within Area Specific Policy 50 shall be subject to the following site specific policies:

(a) It shall be a policy of Council that notwithstanding the requirement for the submission of a Block Plan prior to development, a Block Plan shall not be required.

(b) It shall be a policy of Council that notwithstanding the policies governing density, and subject to the Density Bonusing policies outlined in Section 12 of the 2012 City of Waterloo Official Plan, in exchange for the provision of community benefits (as determined by the City of Waterloo), increases in the permitted net residential density may be permitted provided the property is zoned a site specific zone through an implementing zoning by-law amendment. The maximum density shall not exceed 940 bedrooms per hectare. No increase in height shall be permitted.

(c) A mixture in the number of bedrooms within each dwelling unit shall be strongly encouraged and no dwelling unit may have more than 3 bedrooms.

(d) In addition to the permitted residential uses, the subject lands may be zoned to permit ancillary commercial uses including offices, medical clinics, convenience retail, restaurants, food stores, child care centres and personal services, provided said uses are located within a building containing residential uses.
In total, the amount of building floor area devoted to ancillary commercial uses may not exceed 15% of the total building floor area on the site (excluding any parking areas/structures). Ancillary uses shall be oriented to the street or other public pedestrian environment and with a design that activates the streetscape.

(e) Notwithstanding the policies regarding non-residential uses on Active Frontage Areas that are Main Streets, residential uses, including common amenity areas shall be permitted on the main floor, provided at least one building facing Phillip St contains a minimum of 1,000 square metres of non-residential uses oriented to the street:

(f) The implementing site specific by-law shall include minimum requirements for the provision of outdoor amenity space, which may include rooftop landscape common amenity areas.

(g) A Holding Symbol may be used to achieve the goals and objectives of the City of Waterloo Official Plan and where it is necessary and/or desirable to zone the lands for development, but where development must be delayed pending completion or realization of the following:

(i) The submission of a Record of Site Condition to the Province of Ontario;

(ii) The completion and registration of any Development Agreement under Section 37 of the Planning Act that is satisfactory to the City;

(iii) Demonstration that the development is generally consistent with the urban design policies of this Plan and the City's Urban Design Manual and any site specific requirements included in the implementing zoning by-law, including:

- The use of podiums along the Phillip St frontage, with point towers on top of the podium;
- The inclusion of a building facing Columbia St that assists in framing that portion of the subject lands;
- Rooftop amenity areas on top of the podiums;
- Prominent building entrances and the use of details that separate the podium from the tower, particularly in the area of the entrances; and
- Building entrances oriented to the street.

(iv) The Holding Symbol shall zone the lands for their future intended use and shall identify the lands subject to the holding provision by adding the Holding Symbol "H" to the zoning category indicating that development cannot proceed until the Holding Symbol has been removed by by-law

(h) In the review of any site plan applications for the subject lands, said site plan applications shall comply with the following criteria, to the satisfaction of the City of Waterloo:

(i) Sufficient infrastructure shall exist to service the site;

(ii) Minimum criteria stipulated in an implementing zoning by-law shall be provided;

(iii) The proposal will achieve a high standard of urban design, demonstrating general compliance with the City's Urban Design Manual (and any neighbourhood specific supplemental guidelines that may apply) using the concept building elevations included as an Appendix to OPA No. 1 as a framework, with an emphasis on:

- Site and building design that utilizes podiums along Phillip St and buildings along both street frontages that frame the street;
- Landscape design that creates visual interest, and that creates an interactive pedestrian environment, with a particular emphasis on the Phillip and Columbia streetscapes;
- Prominent entrances that emphasize the relationship to the street;
- The use of colours, articulation and materials that create visual interest, including architectural details at the front of the buildings that emphasize the building entrances and that help distinguish the podium from the tower

(i) The Owner shall submit a detailed Noise Study prior to site plan approval to the satisfaction of the City of Waterloo (and the Regional Municipality of Waterloo unless directed otherwise by the Province). The Noise Study shall be conducted when grading plans, elevations, and floor plans are available to specify building components required to meet Region of Waterloo and Ministry of the Environment noise criteria. The Noise Study shall assess the impacts of road and stationary noise (on- and off-site) on the proposed noise-sensitive uses as well as the impacts of on-site stationary noise on adjacent residential uses; review the impacts on any proposed outdoor amenity areas; and provide recommendations for any mitigation measures that may be required. The Owner shall implement any required recommendations and shall enter into an agreement with the City of Waterloo, as required, under the provisions of the Planning Act.

OPA No. 1, approved January 29, 2014

11.1.51 Area Specific Policy 51 (applies to certain lands known municipally as 256 Phillip Street)



(1) It shall be a policy of the City that notwithstanding anything to the contrary the maximum net residential density on the Site shall be 1,001 bedrooms per hectare subject to:

(a) The Site accommodating a potential future pedestrian corridor between the rear of the Site and Phillip Street. The location, width and design of the pedestrian corridor shall be incorporated into the site planning for the lands pursuant to Section 41 of the *Planning Act* R.S.O. 1990 c.P.13 and arrangements for securing the pedestrian corridor will be made in the site plan agreement;

(b) Site landscaping creating visual interest and the development providing substantial outdoor amenity spaces, beyond the minimum required; and

(c) A majority of the parking on the Site being provided underground.

(2) It shall be a policy of the City that notwithstanding anything to the contrary in this Plan including Policy 11.51.1, the maximum number of bedrooms on the Site shall be 1,807 bedrooms and shall be structured with approximately 69% of units containing 4 bedrooms, approximately 15% of units containing 3 bedrooms, approximately 16% of units containing 5 bedrooms.

(3) It shall be a policy of the City that, for all buildings within twenty (20) metres of the street line of Phillip Street, uses within the first storey shall be primarily restricted to commercial uses.

(4) It shall be a policy of the City that, for all buildings set back more than twenty (20) metres from the street line of Phillip Street, uses within the first storey shall be restricted to residential and ancillary residential uses.

(5) It shall be a policy of the City that the development of the Site demonstrate a high standard of urban design. Development shall be consistent with the City's Urban Design Manual and the Northdale Urban Design Guidelines unless otherwise agreed to by the City where good urban design principles are still being achieved.

(6) It shall be a policy of the City that development contain prominent building entrances oriented towards Phillip Street that emphasize the streetscape.

(7) This schedule shall come into force and take effect on the day of the approval of the Ontario Municipal Board of Modification No.1 to the 2012 Official Plan.

OPA No. 2, OMB approved May 23, 2013

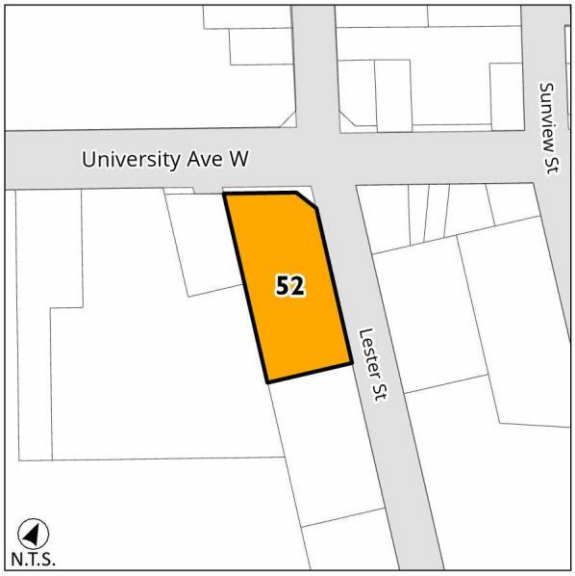
11.1.52 Area Specific Policy 52 (203 Lester Street)

(1) Area Specific Policy 52 applies to the lands known municipally as 203 Lester Street.

(2) Lands within Area Specific Policy 52 shall be subject to the following site specific policies:

(a) Office uses may be permitted on the top floor of the existing building, up to a maximum of 44 square metres of gross leasable space.

OPA No. 3, approved September 24, 2013



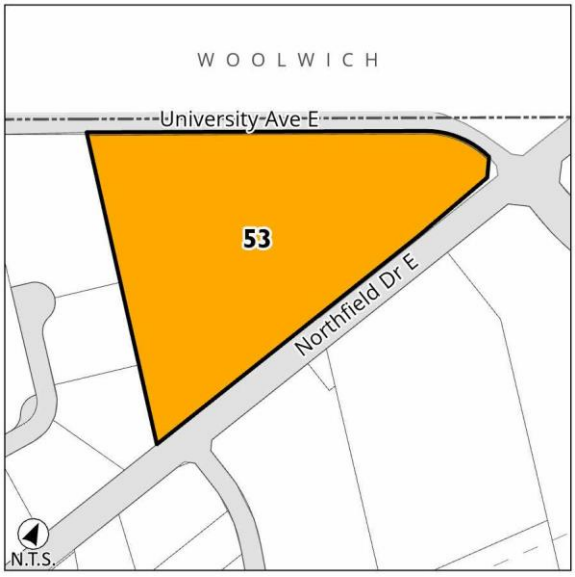
11.1.53 Area Specific Policy 53 (300 and 350 Northfield Drive East)

(1) The policies of this Area Specific Policy 53 apply to a specific area of the lands known municipally as 300 and 350 Northfield Drive East, shown as ASP 53.

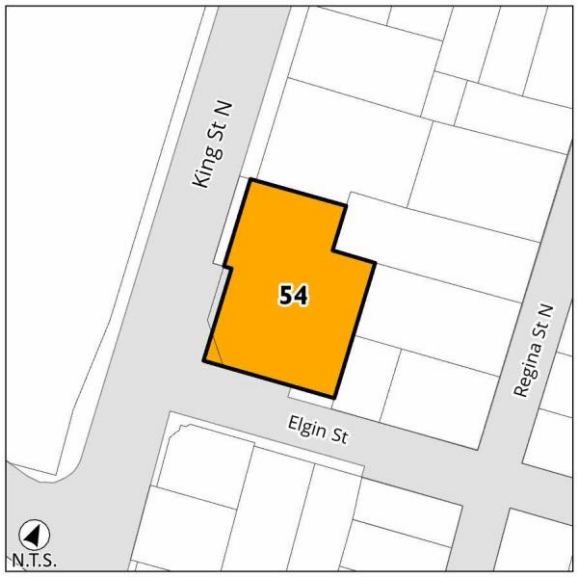
(2) The build-out of these lands shall be planned comprehensively in terms of site access, internal driveways, pedestrian walkways, landscaping, lighting and parking areas.

(3) A holding (H) provision shall be placed on the subject lands through the implementing Zoning By-law to ensure the completion of a Record of Site Condition satisfactory to the Region of Waterloo.

OPA No. 4, approved October 28, 2013



11.1.54 Area Specific Policy 54 (128, 130, 136 King Street North, 6 Elgin Street)



(1) Area Specific Policy 54 shall apply to the lands municipally identified as 128-138 King St. N. and 6 Elgin St.

(2) Lands within Area Specific Policy 54 shall be subject to the following site specific policies:

(a) The Owner shall submit a detailed Noise Study as part of their site plan application submission to the satisfaction of the City of Waterloo (and the Regional Municipality of Waterloo unless directed otherwise by the Province). The Noise Study shall be conducted when grading plans, elevations and floor plans are available to specify the glazing requirements for the residential building. The Noise Study shall assess the impacts of road and stationary noise (on- and off-site) on the proposed residential use as well as the impacts of the on-site stationary noise on adjacent residential uses, review the location of any proposed outdoor amenity area; and provide recommendation for any mitigation measures that may be required. The Owner shall implement any required recommendations and shall enter into an agreement (with the City and/or Region, as required) under the provisions of the Planning Act.

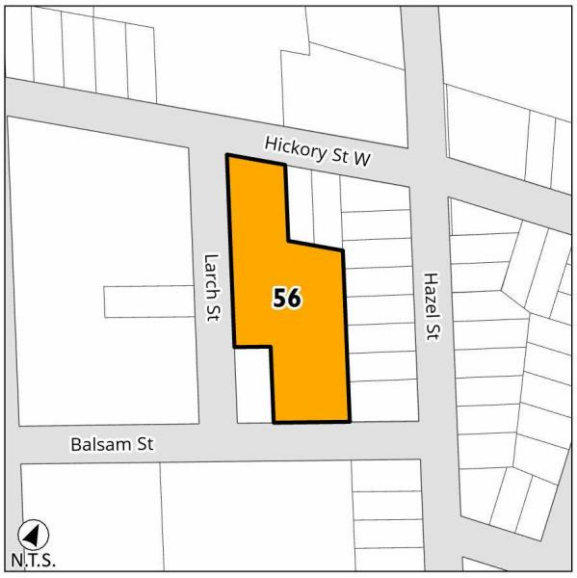
OPA No. 7, approved on October 14, 2014

11.1.55 Area Specific Policy 55

Area Specific Policy 55 is no longer in effect.

11.1.56 Area Specific Policy 56 (62 Balsam Street)

(1) Area Specific Policy 56 shall apply to the lands municipally identified as 62 Balsam Street.



(2) Lands within Area Specific Policy (ASP 56) shall be subject to the following site specific policies:

(a) Notwithstanding anything to the contrary, within the lands comprising Area Specific Policy 56, "restaurant" and "restaurant (take-out)" may be permitted by the Zoning By-law to a collective maximum of eight hundred and fifty-five square metres (855 square metres) of building floor area, provided further that the maximum building floor area of each restaurant (including take-out) unit shall not exceed four hundred and sixty-five square metres (465 square metres). Restaurants (including take-out) shall be subject to the performance regulations identified in the Zoning By-law.

(b) A restaurant (including take-out) shall be located on the ground floor of a multi-storey mixed–use building, and shall be ancillary to the primary residential use of the property. Further, a restaurant (including take-out) shall only comprise a portion of the commercial space in the development.

(c) It is the intent of ASP 56 that a limited amount of convenience "restaurant" and "restaurant (take-out)" uses be allowed in central Northdale to serve the immediate area, and to provide local consumers with a broader range of prepared foods compared to coffee shops and bake shops within a short travel distance.

(d) It is the intent of this Plan that the limited amount of restaurant (including take-out) space allowed by ASP 56 not impact the ability of Northdale to achieve its planned function and vision, including restaurants being directed to the perimeter of the neighbourhood, with the exception of 62 Balsam Street.

(e) It is the intent of this Plan that the limited amount of restaurants (including take-out) space allowed by ASP 56 occupy frontage completely opposite non-residential uses to minimize land-use and other impacts.

(f) It is the intent of this Plan that the limited amount of restaurants (including take-out) space allowed by ASP 56 be pedestrian oriented with direct access to Hickory Street or Balsam Street.

(g) It is the intent of this Plan that the limited amount of restaurant (including take-out) space allowed by ASP 56 primarily serve consumers travelling to the site by walking, cycling and transit.

(h) It is the intent of ASP 56 that the limited amount of restaurant (including take- out) space shall only be permitted in the Zoning By-law if:

(i) Sufficient parking is provided on-site to meet the demands of the restaurant (including take-out) space;
(ii) Noise impacts are mitigated to the satisfaction of the City of Waterloo;
(iii) Transportation impacts are mitigated to the satisfaction of the City of Waterloo; and,
(iv) Full municipal serves are available to service the restaurant (including take-out) space.

(I) It is the intent of this Plan that the limited amount of restaurant (including take-out) space allowed by ASP 56 shall exclude drive-thrus and nightclubs.

OPA No. 10 approved, May 20, 2014

11.1.57 Area Specific Policy 57 (124 and 130 Columbia Street West, 365 Albert Street)

(1) Area Specific Policy 57 shall apply to the land municipally identified as 124-130 Columbia St. W and 365 Albert St.

(2) Lands within Area Specific Policy 57 shall be subject to the following site specific policies:



(3) The Owner shall submit a detailed Noise Study as part of their site plan application submission to the satisfaction of the City of Waterloo and the Regional Municipality of Waterloo. The Noise Study shall be conducted when grading plans, elevations and floor plans are available to specify the glazing requirements for the residential buildings. The Noise Study shall assess the impacts of road and stationary noise (on- and off-site) on the proposed noise-sensitive uses as well as the impacts of on-site stationary noise on adjacent residential uses, review the location of any proposed outdoor amenity areas; and provide recommendations for any mitigation measures that may be required. The Owner shall implement any required recommendations

and shall enter into an agreement (with the City, as required) under the provisions of the Planning Act.

OPA No. 8 approved, November 20, 2014

11.1.58 Area Specific Policy 58

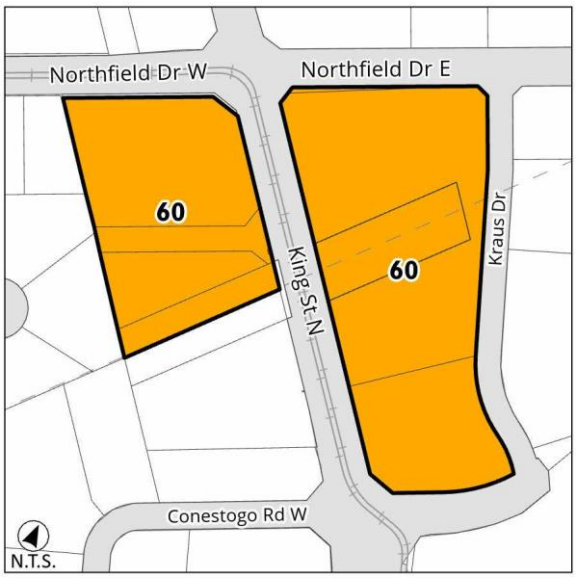
Area Specific Policy 58 is no longer in effect.

11.1.59 Area Specific Policy 59

Area Specific Policy 59 is no longer in effect.

11.1.60 Area Specific Policy 60 (King/Northfield Commercial Area

(1) The policies of this Area Specific Policy apply to certain lands south of Northfield Drive in the area of King Street North, shown as ASP 60.



(2) In addition to the policies of Section 10.2.2.3 of this Plan, the following shall apply:

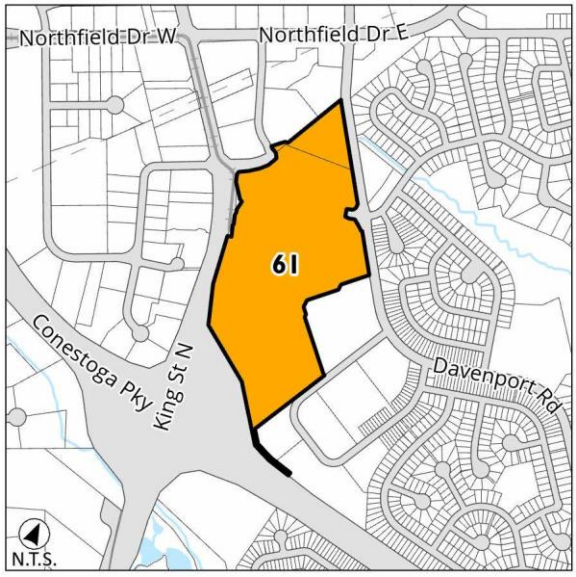
(a) In the case of *food store* and *drug store* uses, minor increases to individual unit sizes beyond 1,000 square metres may be considered, subject to approval of a Zoning By-law Amendment; and,

(b) In the case of other existing retail uses, minor increases to individual unit sizes beyond 1,000 square metres may be considered to recognize uses and unit sizes that existed prior to the approval of this Area Specific Policy.

OPA No. 14, approved January 11, 2018

11.1.61 Area Specific Policy 61 (550 King Street N, 575 Davenport Road)

(1) The policies of this Area Specific Policy apply to certain commercial lands east of King Street North, north of Highway 85, shown as ASP 61.



(2) Notwithstanding anything to the contrary, the subject lands designated Conestoga Commercial Centre Designation may be zoned to permit residential uses in storeys above the ground floor in a multi-storey *mixed use* building, provided further that:

(a) Required parking for residential uses will be encouraged to be provided in a parking structure;

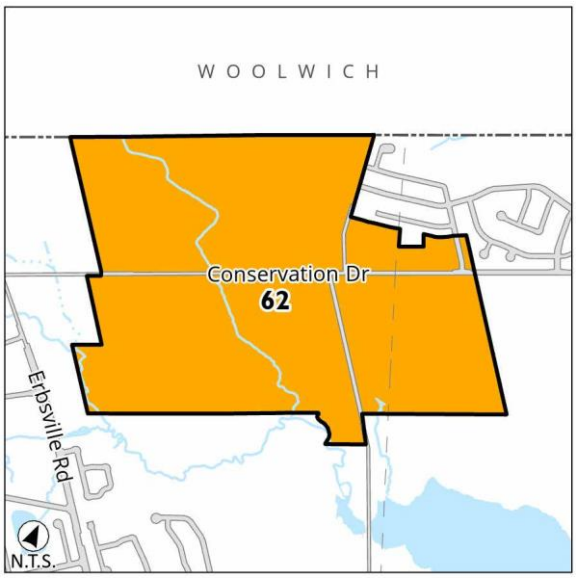
(b) The Zoning By-law will incorporate performance standards related to residential amenity space, density, parking, and other appropriate residential regulations; and,

(c) For clarity, Policy 8.4.3 of this Plan shall apply for *development* applications that seek to introduce or construct residential uses.

OPA No. 14, approved January 11, 2018

11.1.62 Area Specific Policy 62 (Beaver Creek Meadows District Plan Area)

(1) The policies of this Area Specific Policy apply to the lands known as the Beaver Creek Meadows District Plan area shown as ASP 62.



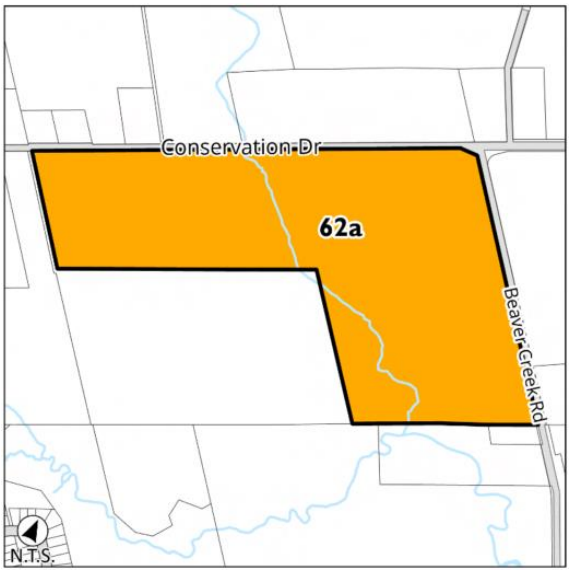
(2) The overall density of the Beaver Creek Meadows area shall be planned to achieve 58 residents and jobs combined per hectare, consistent with the Beaver Creek Meadows District Plan, approved by Council on January 25, 2016.

OPA No. 15, approved April 6, 2018

(3) Notwithstanding anything to contrary in this Plan, for all lands designated 'Low Density Residential 2' in the Beaver Creek Meadows District Plan, the maximum height of any triplex, terrace dwelling or

apartment building shall be up to 12 metres and 4.0 storeys, as set out in the implementing Zoning By-law.
OPA No. 34, approved October 28, 2022

(4) Lands designated Low Density Residential and identified on ASP 62a, may permit terrace dwellings (including stacked townhouse buildings) up to 4 storeys and 12 metres in height in accordance with the implementing Zoning By-law.
OPA No. 35, approved April 15, 2024



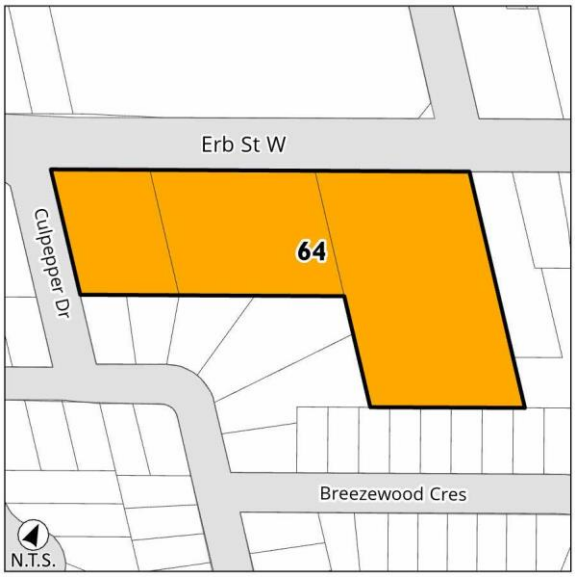
11.1.63 Area Specific Policy 63 (450 – 460 Weber Street North)

Withdrawn.

11.1.64 Area Specific Policy 64 (339, 345-347 and 355 Erb Street West)

(1) The policies of this Area Specific Policy apply to certain lands known municipally as 339, 345-347 and 355 Erb Street West, as shown as ASP 64.

(2) It shall be a policy of the City that the lands identified as ASP 64 shall be designated both Medium Rise Residential and Convenience Commercia.



(3) In addition to Policy 10.2.2.5.(5) which allows for residential uses in storeys above the ground floor in a mixed-use building containing primary uses in the Convenience Commercial designation, the implementing zoning applied to 345-347 Erb Street West may recognize the existing residential dwelling on the property as a permitted use, and establish performance regulations thereto as deemed appropriate by the City.
OPA No. 22, approved June 11, 2019

11.1.65 Area Specific Policy 65 (6 Dietz Avenue South)

(1) The policies of this Area Specific Policy apply to certain lands known municipally as 6 Dietz Avenue South, as shown as ASP 65.



(2) It shall be a policy of the City that development on the lands designated ASP 65 (other than a single detached house, with or without a second residential unit) shall be substantially buffered from the lands known municipally as 8 Dietz Avenue South, secured through the implementing zoning applied to the lands designated ASP 65 which shall include building and parking area setbacks, as well as a substantial landscaped buffer requirement abutting the common lot line with 8 Dietz Avenue South.

(3) It shall be a policy of the City that development on the lands designated ASP 65 shall be restricted to either:
- (a) one single detached house, with or without a second residential unit; or,
- (b) development permitted under the Medium Rise Residential designation if the lands designated ASP 65 are:
  - (i) merged on title with at least two (2) contiguous lots that abut both 6 Dietz Avenue South and Erb Street West; and,
  - (ii) comprehensively redeveloped with the contiguous lots specified in i.).

(4) A holding symbol ("H") shall be applied to the lands designated SPA 65 to secure the planning framework established in 11.1.65(3) of this Plan.
OPA No. 22, approved June 11, 2019

11.1.66 Area Specific Policy 66 (Industrial Park Gateways – Corridor Commercial Lands)

(1) This Plan recognizes Northland Road (between King Street North and Frobisher Drive), Wyman Road, and Davenport Road (between Northfield Drive East and Frobisher Drive) as gateway streets to the Northland Industrial Area and Colby Industrial Area. For lands designated Corridor Commercial on Schedule 'A1' that abut these gateway streets, it is the intent of this Plan to expand the Corridor Commercial planned function to include certain *convenience retail* and personal services that serve the day to day needs of the surrounding employment lands and to permit (where appropriate) any existing commercial uses that actually and lawfully existed on the date of the establishment of ASP 66. Area Specific Policy 66 is restricted to the lands known municipally as:



- 624-628 King Street North
- 10 Northland Road
- 651 Colby Drive
- 615 Davenport Road
- 625 Davenport Road

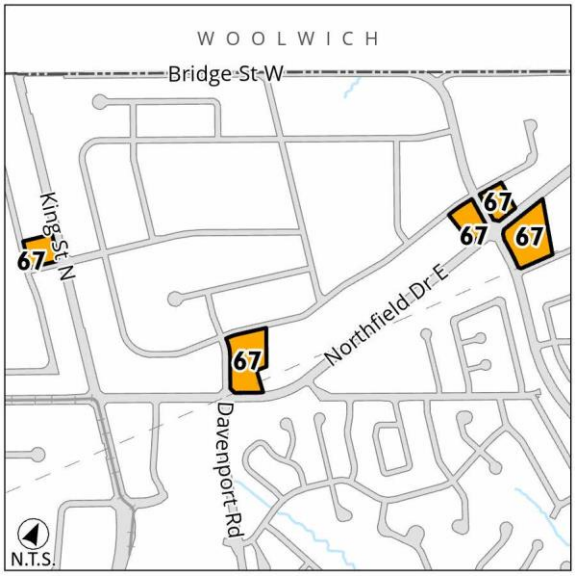
(2) It shall be a policy of the City that notwithstanding the land use restrictions within the Corridor Commercial designation, the following additional uses shall be permitted on lands designated ASP 66 to implement ASP 11.1.66.(1):

(a) Personal Service Shop
(b) Photograph Studio
(c) Variety Store

(3) The implementing zoning may permit a 'Beer, Liquor and Wine Store' at 624-628 King Street North to recognize the existing 'Beer, Liquor and Wine Store' use.
OPA No. 22, approved June 11, 2019

11.1.67 Area Specific Policy 67 (Industrial Park Gateways – Business Employment Lands)

(1) This Plan recognizes Bridge Street (between 150 metres south of Northfield Drive and Frobisher Drive), Wyman Road, and Davenport Road (between Northfield Drive East and Frobisher Drive) as gateway streets to the Northland Industrial Area and Colby Industrial Area. For lands designated Business Employment on Schedule 'A2' that abut these gateway streets, it is the intent of this Plan to expand the Business Employment planned function to include certain contractor and construction related uses, wholesaling and distribution, and additional ancillary commercial uses related to hardware, home improvement, and office services that support the surrounding employment lands. Area Specific Policy 67 is restricted to 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

(2) It shall be a policy of the City that notwithstanding the land use restrictions within the Business Employment designation, the following additional uses shall be permitted on lands designated ASP:

Primary Uses

(a) Construction, Industrial and Safety Supplies (rental and sales)
(b) Construction, Industrial and Safety Equipment Suppliers (rental and sales)
(c) Contractor Equipment Rental (includes ancillary sales)
(d) Custom Service Shop
(e) Wholesaling and Distribution (no retail)

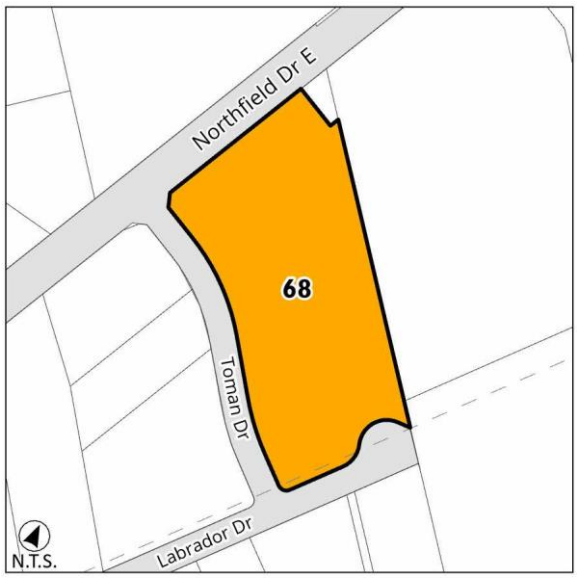
Complementary Uses

(a) Display and retail sales of hardware and home improvement materials and accessories
(b) Office Equipment and Supplies (Sales and Service)

(3) It shall be a policy of the City that notwithstanding the land use restrictions within the Business Employment designation, on lands designated ASP 67, Complementary Uses and Ancillary Uses collectively may comprise up to fifty percent (50%) of the building floor area of a building.
OPA No. 22, approved June 11, 2019

11.1.68 Area Specific Policy 68 (305 Northfield Drive East)

(1) The policies of this Area Specific Policy apply to certain lands known municipally as 305 Northfield Drive East, as shown as ASP 68.



(2) It shall be a policy of the City that the following uses shall be permitted in addition to other uses contemplated by this Plan including in the Flexible Industrial designation:

Primary Uses:

- Custom Service Shop
- Food And Beverage Manufacturing Industry (maximum 500 square metres of building floor area, and minimum 100 metres from lands zoned for a residential purpose)
- 'Light' Industrial Processing (limited to wood products)
- Lumber Yard
- Microbrewery
- Processing and or retailing of reclaimed building fixtures

Complementary Uses:

- Art Gallery
- Makerspace Class B (minimum 100 metres from lands zoned for a residential purpose)
- Museum
- Warehouse (no retail)

Ancillary Uses:

- Banquet Hall (within the existing heritage structures on the lands)

(3) Notwithstanding section 10.3.2.3.(7), it shall be a policy of the City that ancillary uses permitted in the implementing zoning on the lands designated ASP 68 may

collectively comprise up to thirty percent (30%) of the building floor area on the lot.
OPA No. 34, approved October 28, 2022

(4) It shall be a policy of the City that section 10.3.2.3.(7)(b) shall not apply to the existing heritage structures on the lands designated ASP 68 referenced in the Agreement of Purchase & Sale dated October 4, 1999.
OPA No. 22, approved June 11, 2019
OPA No. 34, approved October 28, 2022

11.1.69 Area Specific Policy 69 (93-119 Roger Street)

(1) Area Specific Policy 69 shall apply to the lands municipally identified as 93-119 Roger Street.



(2) Lands within Area Specific Policy 69 shall be subject to the following site specific policies:
(a) Notwithstanding anything to the contrary in this Plan, the entire lands identified in Area Specific Policy 69 shall be used for the purposes of calculating net density excluding any municipal parkland.
(b) Notwithstanding anything to the contrary in this Plan, the maximum residential density permitted on the site shall be 250 bedrooms per hectare excluding any municipal parkland.
(c) Notwithstanding anything to the contrary in this Plan, a minimum of 50% of dwelling units on the Area Specific Policy 69 lands shall contain at least two bedrooms.
(d) The lands designated “Open Space” on Schedule ‘A’ at the corner of Roger Street and Moore Avenue shall function as a privately owned, publicly accessible amenity area that incorporates a portion of the existing building facade at 119 Roger Street (Ontario Die Company) as a commemorative element of the existing art modern building.
(e) A Holding Symbol may be applied for any purpose specified in Policy 12.2.3 and:
(i) Demonstration that the development is generally consistent with the urban design policies of this Plan, the City’s Urban Design Manual and any site-specific urban design directives contained in City Report IPPW2018-005;
(ii) A detailed Noise Study, to the satisfaction of the City and Regional Municipality of Waterloo. The study shall evaluate stationary noise impacts both on the proposed development and emanating from the proposed

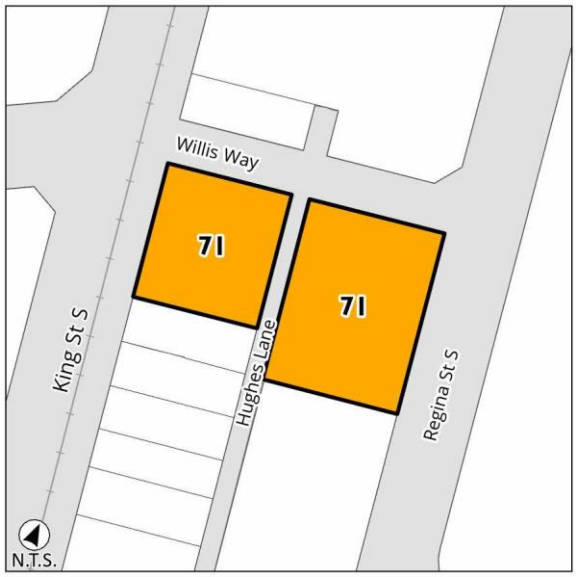
development. All buildings on the site and mechanical equipment thereto, shall be acoustically designed to achieve all Ministry of the Environment, Conservation and Parks noise level objectives on- and off-site. The study shall be conducted when grading plans, elevations and floor plans are available. The Owner shall implement the recommendations of the approved study and shall enter into an agreement (with the City and/or Region, as required) for same.
OPA No. 16, approved September 12, 2018

11.1.70 Area Specific Policy 70

Withdrawn.

11.1.71 Area Specific Policy 71 (80 King Street South and 87 Regina Street South)

(1) Area Specific Policy 71 applies to the lands known municipally as 80 King Street South and 87 Regina Street South.



(2) Lands within Area Specific Policy 71 shall be subject to the following site-specific policies:
   (a) Notwithstanding the separation of 80 King Street South and 87 Regina Street South by Hughes Lane, and subject to implementing zoning provisions, the lands shall be considered one for the purposes of density and parking, provided that the overall density does not exceed 750 bedrooms per hectare on the combined lands.
   (b) Notwithstanding anything to the contrary, holding provisions may be used to achieve the goals and objectives of the City of Waterloo Official Plan and where it is necessary and/or desirable to zone the lands for development, but where development must be delayed pending completion or realization of the following:
      (i) The approval of a Safe Access Route Plan and securement of the requirements of the Safe Access Route Plan, to the satisfaction of the Grand River Conservation Authority and the City of Waterloo in consultation with the Region of Waterloo, for any portion of the lands containing residential units, in accordance with the applicable policies of the City of Waterloo Official Plan and applicable law, including but not restricted to the Building Code and Ontario Regulation 150/06;

(ii) The submission of an Emergency Response/ Fire Plan to the satisfaction of the City of Waterloo's Fire Chief;

(iii) Demonstration, to the satisfaction of the City of Waterloo's Chief Building Official, that the building will comply with the Building Code with respect to development within floodplains, including but not restricted to the provision of two entries/ exits for use during a flood event; and

(iv) Demonstration, to the satisfaction of the Regional Municipality of Waterloo and the City of Waterloo, that the development complies with the Ministry of the Environment and Climate Change's Environmental Noise Guideline NPC- 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. The lands shall be zoned in accordance with the Official Plan, subject to the holding provision by adding a Holding Symbol "H" to the zoning category applied to the lands, indicating that development cannot proceed until the Holding Symbol has been removed by by-law.

OPA No. 23, approved January 25, 2019

11.1.72 Area Specific Policy 72 (8 George Street)

(1) Area Specific Policy 72 (ASP 72) apply to lands known municipally as 8 George Street, shown as ASP 72.

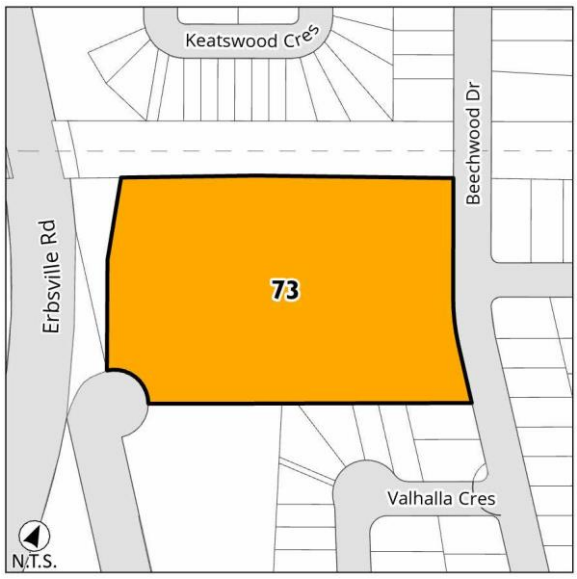
(2) It shall be the policy of Council that notwithstanding the maximum height within the 'Medium High Rise, 12 storeys' designation, the maximum building height on 8 George Street shall be limited to 10 metres.

OPA No. 25*, approved June 22, 2020*



1.1.73 Area Specific Policy 73 (693 Beechwood Drive)

(1) The policies of this Area Specific Policy 73 (ASP 73) apply to lands known municipally as 693 Beechwood Drive, shown as ASP 73.



(2) Where it is determined through a zoning by-law amendment that an apartment building is an appropriate land use within the Low Rise Residential designation, the maximum building height of an apartment building shall be limited to 12 metres in the implementing zoning by-law.

(3) Notwithstanding 11.1.73(2), the *affordable* housing provisions in Section 10.1.2(13)(b), the City authorizes a maximum building height of 16 metres in exchange for the provision of long-term *affordable* housing subject to 11.1.73(4).

(4) Pursuant to Section 37 of the Planning Act, the Owner shall enter into a Development Agreement with the City of Waterloo to be registered on title to the Lands. The Development Agreement shall require the Owner to enter into a subsequent *Affordable* Housing Agreement with the City of Waterloo, and other parties as necessary, to secure the long-term provision of *affordable* housing units within the proposed apartment building in exchange for the increased building height in 11.1.73(3). Prior to the execution of the Development Agreement by the City of Waterloo, the Owner shall obtain written consent from the Region of Waterloo's Service Manager for the proposed apartment development on the subject lands.

OPA No. 28, approved November 2, 2020

11.1.74 Area Specific Policy 74

This ASP is on hold

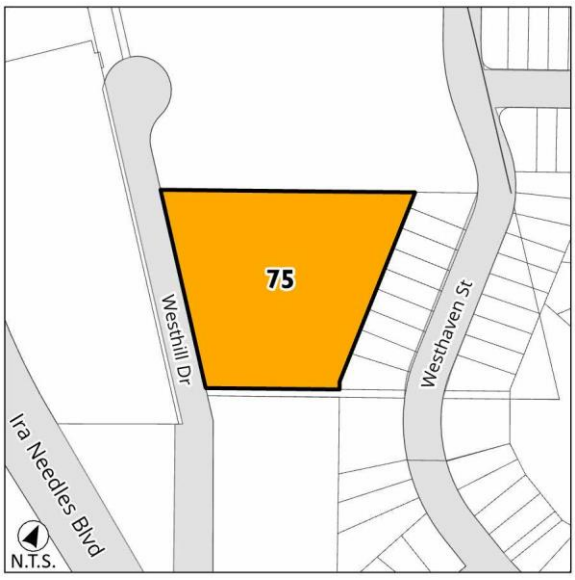
11.1.75 Area Specific Policy 75 (28 Westhill Drive)

(1) The policies of Area Specific Policy 75 (ASP 75) apply to lands known municipally as 28 Westhill Drive, shown as ASP 75.

(2) Notwithstanding anything to the contrary contained within this Official Plan, the

maximum building height for an apartment building shall be 13 metres and 4 storeys.

OPA No. 31, approved August 18, 2021

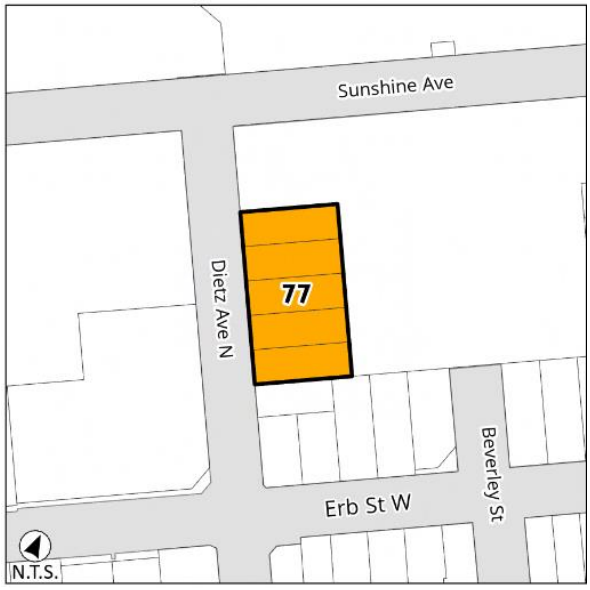




11.1.76 Area Specific Policy 76 (475 and 485 King Street North)

Refer to OLT decision, case number OLT-24-000074

11.1.77 Area Specific Policy 77 (6-14 Dietz Ave N)

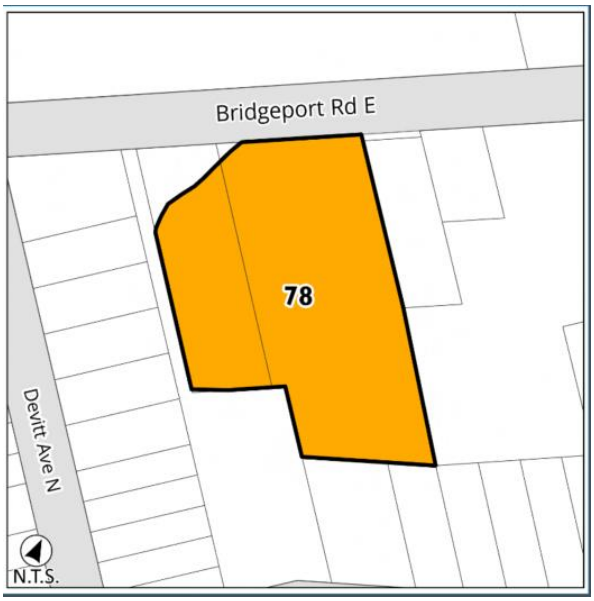


(1) The policies of this Area Specific Policy 77 (ASP 77) apply to lands known municipalities as 6, 8, 10, 12 and 14 Dietz Avenue North, shown as ASP 77.

(2) Notwithstanding anything to the contrary contained with this Official Plan, the maximum density shall be 900 bedrooms per hectare, provided further that development on the lands contain a broad mix of unit types and a range of unit sizes.

OPA No. 48, approved June 4, 2024

11.1.78 Area Specific Policy 78 (81 and 85 Bridgeport Road East)



(1) The policies of this Area Specific Policy apply to part of the lands known as 81 and 85 Bridgeport Road East, being the lands outside of the Laurel Clair Special Policy Area, shown as ASP 78.

(2) If the lands known as 81 and 85 Bridgeport Road East are redeveloped in accordance with this Plan including the Mixed-Use Community designation herein, as a multistorey, mixed-use development, notwithstanding anything to the contrary, the following policies shall apply:

(a) a maximum of three (3) high rise towers shall be permitted;

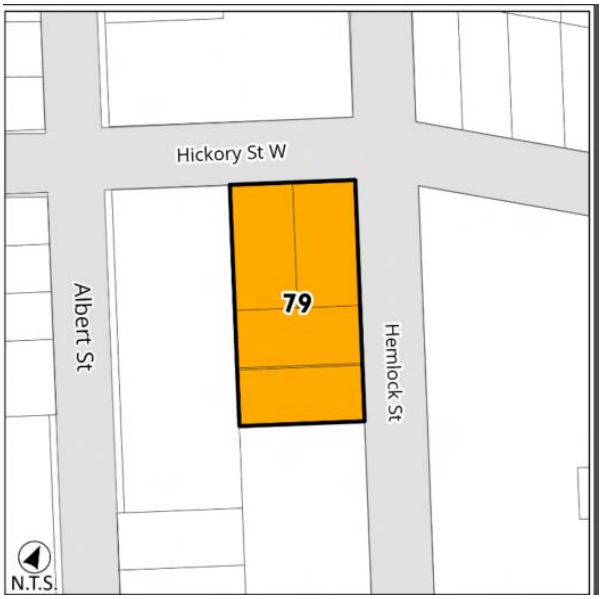
(b) one (1) high rise tower may have a maximum building height of 27 storeys and 89 metres inclusive of the podium, as specified in the implementing Zoning By-law;

(c) one (1) high rise tower may have a maximum building height of 18 storeys and 60.5 metres inclusive of the podium, as specified in the implementing Zoning By-law; and

(d) one (1) high rise tower may have a maximum building height of 16 storeys and 54 metres inclusive of the podium, as specified in the implementing Zoning By-law.

OPA No. 36, approved January 23, 2024

11.1.79 Area Specific Policy 79 (83, 85 Hickory Street West and 265, 267 Hemlock Street)



(1) The policies of Area Specific Policy 79 (ASP 79) apply to lands known municipally as 83, 85 Hickory Street West and 265, 267 Hemlock Street shown as ASP 79.

(2) In addition to all other applicable policies in this plan, and notwithstanding the maximum density within the 'Low Rise Residential'

designation, the maximum density on 83, 85 Hickory Street West and 265, 267 Hemlock Street shall be 597 bedrooms per hectare.

OPA No. 42, approved February 7, 2024

11.1.80 Area Specific Policy 80 (203, 205, and 207 King Street South and 10, 12, and 16 John Street West)



(1) The policies of Area Specific Policy 80 (ASP 80) apply to lands known municipally as 203, 205, and 207 King Street South and 10, 12, and 16 John Street West, shown as ASP 80.

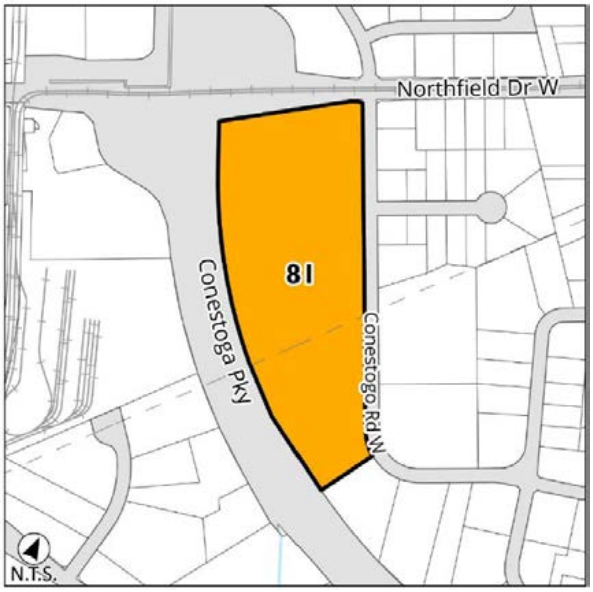
(2) It shall be a policy of this Plan that, notwithstanding the maximum building height within the 'High Rise' designation, the maximum building height on the lands comprising ASP 80 shall be 30 storeys and 95 metres.

(3) It shall be a policy of this Plan that, notwithstanding the maximum density within the 'High Density' designation, the maximum density on the lands comprising SPA 80 shall be 1,610 bedrooms per hectare, provided further that the maximum number of dwelling units on the lands comprising ASP 80 shall be 340.

OPA No. 39, approved December 20, 2023

11.1.81 Area Specific Policy 81 (525 & 565 Conestogo Road West)

Refer to OLT decision, case number OLT-24-000528



11.1.82 Area Specific Policy 82 (309 and 311 Hawthorn Street)

(1) Area Specific Policy 82 (ASP 82) applies to the lands municipally known as 309 and 311 Hawthorn Street, shown as ASP 82 (the "Lands").

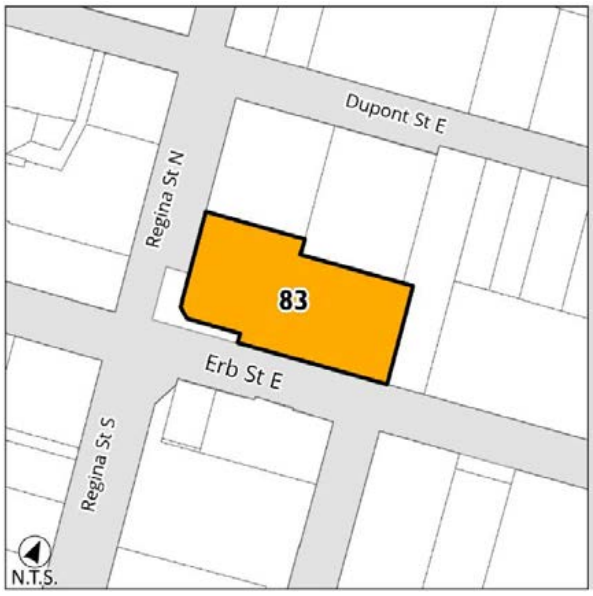
(2) Notwithstanding anything to the contrary in this Plan, the implementing zoning-by-law for the Lands may permit a maximum density of 535 bedrooms per hectare.

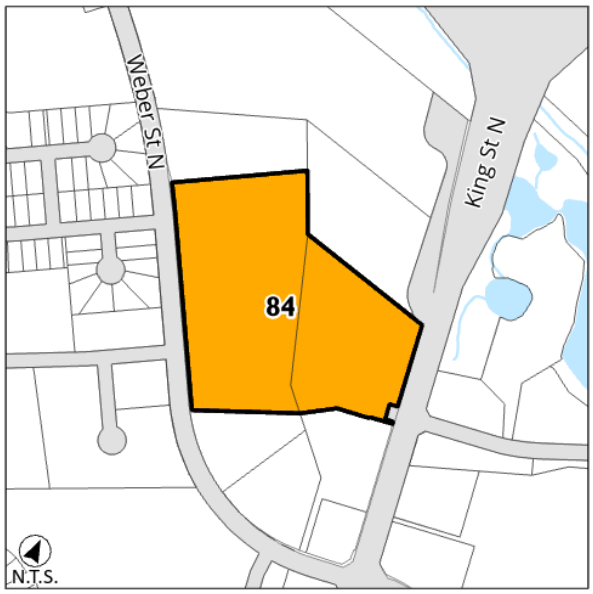
OPA No. 46, approved February 12, 2024



11.1.83 Area Specific Policy 83 (6 Regina St. N. and 24, 28 and 34 Erb Street East)

Refer to OLT decision, case number OLT-23-000234





11.1.84 Area Specific Policy 84 (435 King St N & 450-460 Weber ST N)

Refer to OLT decision, case number OLT-24-000343

11.1.85 Area Specific Policy 85 (249-253 Sunview Street)



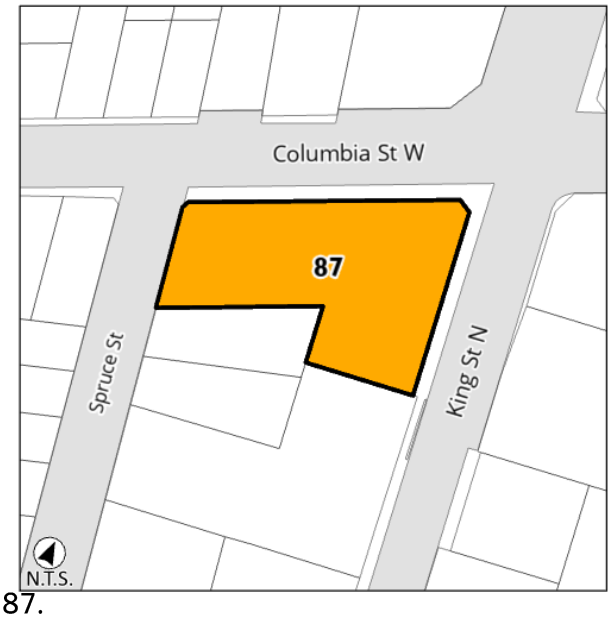
(1) The policies of Area Specific Policy 85 (ASP 85) apply to lands know municipally as 249, 251 and 253 Sunview Street, shown as ASP 85.

(2) It shall be a policy of this Plan that, notwithstanding the maximum building height within the 'Medium High Rise Residential' designation, the maximum building height on the lands comprising ASP 85 shall be 13 storeys.

OPA No. 51, approved December 9, 2024

11.1.86 (HOLD) Area Specific Policy 86

11.1.87 Area Specific Policy 87 (1 Columbia Street West, 351 King Street North, and 355 King Street North)



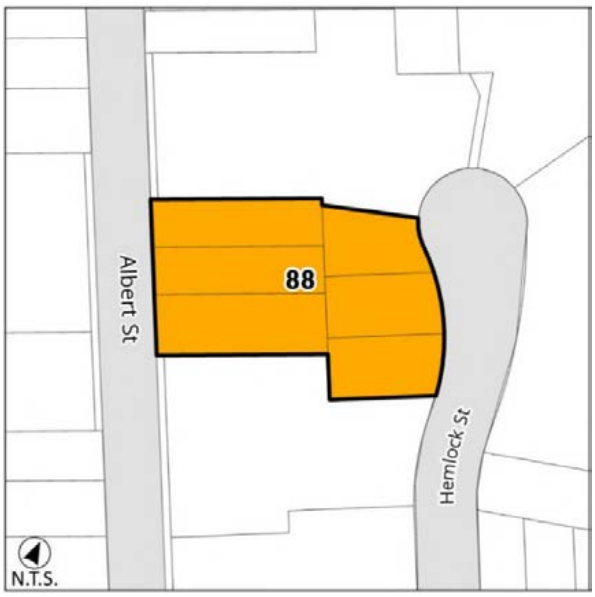
(1) The policies of this Area Specific Policy 87 (ASP 87) apply to the land known municipally as 1 Columbia Street West, 351 King Street North, and 355 King Street North.

(2) In addition to all other applicable policies in this plan the maximum density on the land comprising ASP 87 shall be 1,191 bedrooms per hectare.

(3) Notwithstanding the provisions of policy 11.1.45 (20)(a)(iii) of this plan, indoor common amenity areas may be permitted on the ground floor of a building(s) on the land comprising ASP 87.

OPA No. 55, approved June 23, 2025

11.1.88 Area Specific Policy 88 (310, 330 & 332 Albert Street and 291, 293, & 295 Hemlock Street)



(1) The policies of Area Specific Policy 88 (ASP 88) apply to the lands known municipally as 310, 330 & 332 Albert Street and 291, 293, & 295 Hemlock Street, shown as ASP 88.

(2) Notwithstanding anything to the contrary contained within this Official Plan, the maximum density on the Lands shall be 430 bedrooms per hectare.

(3) Notwithstanding anything to the contrary contained within the Official Plan, dwelling units located within a Neighbourhood Frontage Area (Hemlock Street) shall be exempt from providing direct access, at grade, from the main dwelling unit entrance to the street.

OPA No. 57, approved May 12, 2025

11.1.89 (HOLD) Area Specific Policy 89

11.1.90 Area Specific Policy 90 (1 Dunbar Road North)



(1) Area Specific Policy 90 ("ASP 90") applies to the lands municipally known as 1 Dunbar Road North, shown as "ASP 90".

(2) Notwithstanding anything to the contrary in this Plan, the implementing Zoning By-law for these lands may permit a maximum density of 740 bedrooms per hectare.

(3) Notwithstanding anything to the contrary in this Plan, the implementing Zoning By-law for these lands may permit a maximum building height of 9 storeys.

(4) In addition to all other applicable urban design policies and objectives of this Plan, a high standard of urban design is expected, including in regards to architecture,

materiality, finishes, fenestration, streetscaping and landscaping, to be demonstrated through detailed design prior to final site plan approval.

OPA No. 60, approved October 27, 2025

11.1.91 Area Specific Policy 91 (177-179 Albert Street)

(1) The policies of this Area Specific Policy 91 (ASP 91) apply to the land known municipally as 177-179 Albert Street.



(2) It shall be a policy of this Plan that, notwithstanding anything to the contrary, the maximum building height on the lands comprising ASP 91 shall be 30 storeys and 102 metres.

(3) It shall be a policy of this Plan that, notwithstanding anything to the contrary, the maximum density on the lands comprising ASP 91 shall be 2,885 bedrooms per hectare, provided further that the maximum number of dwelling units on the lands comprising ASP 91 shall be 231.

(4) It shall be a policy of this Plan that, notwithstanding anything to the contrary, a minimum of four percent (4%) of the density on the lands comprising ASP 91 shall be affordable housing in accordance with the Canada Mortgage and Housing Corporation (CMHC) definition of affordable housing, for a period of not less than 25 years, to be secured through an agreement with the landowner that addresses the requirements of the affordable housing, to the satisfaction of the City of Waterloo and/or the Region of Waterloo.

OPA No. 52, approved October 27, 2025

11.1.92 (HOLD) Area Specific Policy 92

11.1.93 Area Specific Policy 93 (167 and 171 King Street South)



(1) The policies of this Area Specific Policy apply to lands known municipally as 167 and 171 King Street South, shown as ASP 93.

(2) In addition to all other applicable policies in this Plan, and notwithstanding the maximum height permitted within the 'High Rise Residential' designation, the implementing Zoning By-Law may permit the following maximum, and average heights:
   (a) the maximum height of any tower (inclusive of podium) on the lands may be up to 38 storeys; and
   (b) the average height of all towers (inclusive of podium) on the lands shall be no greater than 35 storeys having regard to relevant policies including 3.4(6) and 3.4(8)

(3) Notwithstanding anything to the contrary in this Plan, residential uses shall be permitted on the ground floor on the Caroline Street South frontage.

(4) Matters relating to appropriate built form transition, entrances to first storey dwelling units and buffering from adjacent lands shall be regulated by the implementing Zoning By-Law.

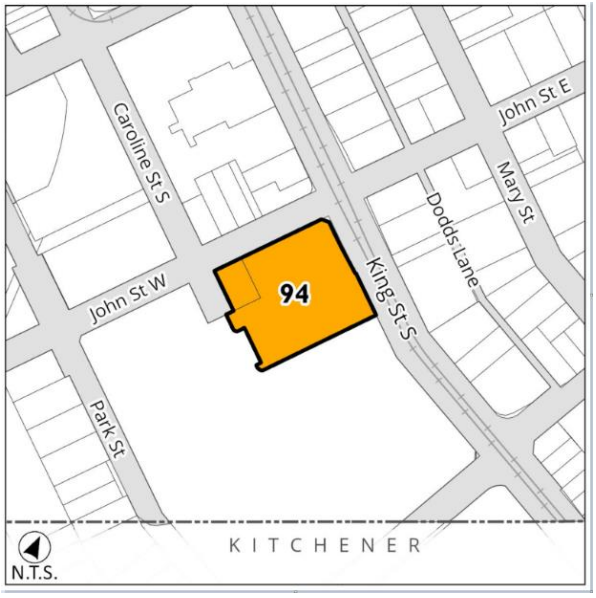
11.1.94 Area Specific Policy 94 (209, 215, and 217 King Street South; 176, 180, and 182 Caroline Street South; and 15 John Street West)

(1) The policies of this Area Specific Policy apply to lands known municipally as 209, 215, and 217 King Street South; 176, 180, and 182 Caroline Street South; and 15 John Street West, shown as ASP 94.

(2) Subject to policy 11.1.94 (5), in addition to all other applicable policies in this Plan, and notwithstanding the maximum height permitted within the 'High Rise Residential' designation, the implementing Zoning By-law may permit the following maximum and average heights:

(a) A maximum height of any tower (inclusive of podium) on the lands up to 38 storeys; and,

(b) The average height of all towers (inclusive of podium) on the lands shall be no greater than 35 storeys having regard to relevant policies including 3.4(6) and 3.4(8).



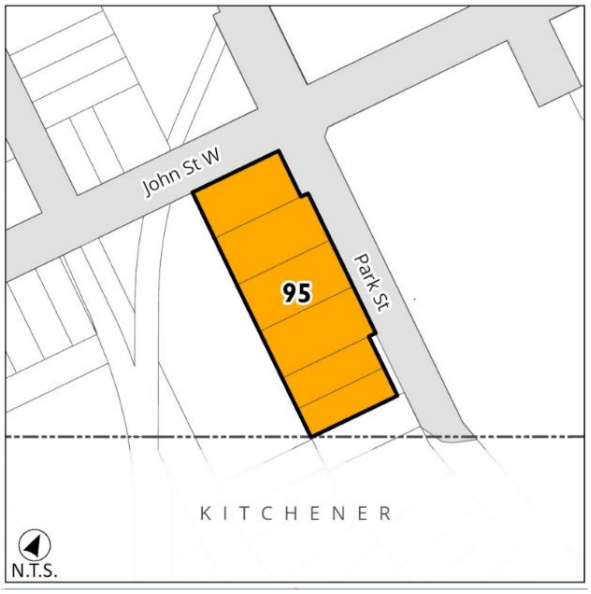
(3) Notwithstanding anything to the contrary in this Plan, residential uses shall be permitted on the ground floor.

(4) Notwithstanding anything to the contrary in this Plan, Assisted Living and Long Term Care uses are deemed to be primary permitted uses.

(5) Matters relating to appropriate built form, transition, setbacks, entrances to first storey dwelling units and buffering from adjacent lands shall be regulated by the implementing Zoning By-law. Matters relating to density shall be addressed in accordance with a Section 37 Agreement as contemplated by the order of the Ontario Land Tribunal issued on June 17, 2022 (OMB Case No. PL180347).

11.1.95 Area Specific Policy 95 (35 John Street West; and 173, 177, 181, 185, and 189 Park Street)

(1) The policies of this Area Specific Policy apply to lands known municipally 35 John Street West; and 173, 177, 181, 185, and 189 Park Street, shown as ASP 95.



(2) In addition to all other applicable policies in this Plan, and notwithstanding the maximum height permitted within the 'Medium Rise, 6 storeys' designation on Schedule ‘B1’, the maximum height of any building within ASP 85 may be up to 12 storeys.

(3) The building above the podium (including balconies) shall be set back from the podium, and the building shall incorporate a multi-terrace built form along its vertical plane parallel to Park Street. Building setbacks and buffering from adjacent land uses shall be regulated by the implementing Zoning By-law.

11.1.96 Area Specific Policy 96 (52 Regina Street North, and 34 Bridgeport Road East)

(1) The policies of this Area Specific Policy apply to lands known municipally 52 Regina Street North, and 34 Bridgeport Road East, shown as ASP 96.

(2) In addition to all other applicable policies in this Plan, and notwithstanding the 'Medium Rise, 6 storeys' and 'Medium High Rise, 12 storeys' designation on Schedule 'B1', the maximum height of any building on the lands within ASP 96 may be up to 30 storeys.



CHAPTER 12 IMPLEMENTATION

The Implementation policies are intended to indicate the means which will be used to achieve the objectives and policies of this Plan and are presented in the following areas:

- **Managing Growth and Change –** This section outlines tools and processes that will be used by the City to implement the objectives and policies of this Plan**.**
- **Municipal Incentives –** This section highlights incentive-based tools that provide the City with the ability to support appropriate development and changes within the community.
- **Public Involvement** – This section outlines the processes that the City will use to ensure that appropriate public participation opportunities are incorporated into processes to amend this Plan, District Plans or the Zoning By-law.
- **Plan Review, Amendments and Consolidation** – This section outlines the processes to be used by the City to undertake on-going review, amendments and consolidation of this Plan.
- **Monitoring and Assessment** – This section outlines the manner in which monitoring and assessment will be undertaken to understand the performance of this Plan, and work toward conformity with the Regional Official Plan and Provincial Planning Statement.

12.1 OBJECTIVES

(1) Encourage all people to provide input and support their participation in decision-making processes in which individuals are treated fairly and without bias in an open, orderly and impartial manner.

(2) Provide clear and relevant information and notification to the community in a timely and appropriate manner.

(3) Foster communication and education of issues to all people and groups.

(4) Clearly define the roles of Council, the community and staff in the decision-making process.

(5) Use appropriate legislated tools to achieve the objectives and policies of this Plan.

12.2 MANAGING GROWTH AND CHANGE

12.2.1 District Plans and Station Area Plans

(1) While the Official Plan is a comprehensive set of development policies for the City as a whole, District Plans shall be used to indicate in greater detail, the manner in which the objectives, policies, and land use designations of the Official Plan are to be implemented within specific Districts. District Plans shall be in conformity with this Official Plan and the Regional Official Plan. Existing District Plans shall be reviewed

and modified to conform with the policies of this Plan. District boundaries are illustrated on **Schedule C – District Boundaries**. Such boundaries are provided for information purposes only and may be adjusted as required without amendment to this Plan.

(2) District Plans shown in the following Table 12-1 have been approved by the Council of the City of Waterloo and/or the Ontario Municipal Board.

TABLE 12-1 APPROVED DISTRICT PLANS

District Name	Date Approved (All District Plans approved by resolution of Council unless otherwise indicated)
Beaver Creek Meadows	January 8, 2016
Beechwood West	September 18, 1978
Central	February 1, 1977
Churchill Planning Unit	September 9, 1996
Clair Hills	October 6, 1997
Columbia	December 15, 1992
Columbia Hills	November 18, 1996
Conservation Meadows	March 6, 1995
Country Squire	March 3, 1980
Dearborn	June 15, 1981
Eastbridge	June 18, 1990
Erbsville	November 27, 1978
Lakeshore	February 2, 1975
Lakeshore North	March 22, 1976
Laurelwood	March 1, 1993 (Approved by the OMB)
Lexington	September 18, 1978
Lincoln	June 7, 1976
Northland	March 15, 1982
Rural East (Renamed "Grey Silo District" through this Official Plan)	September 15, 2008
UW Northwest Campus	April 19, 2010
UW Research & Technology Park	January 7, 2002
West Hill	August 24, 1998
Westvale	July 10, 1978
Willowdale	February 2, 1976

(3) District Plans may be prepared to clarify the intent of Council and illustrate how the policies of this Plan may be implemented and may include such items as:
- (a) Overall population capacity and density related to the road and service infrastructure, and intended community character;
- (b) Type and density of residential dwellings contained by land blocks;
- (c) Location and approximate area of lands for community service facilities;
- (d) Location and approximate area of open space recreation facilities, and conservation lands;

(e) Location and approximate area of commercial, institutional, and employment land uses;
(f) Location and approximate area of any complementary uses permitted by this Plan;
(g) Identification of Major Transit Station Areas and establishment of specific policies for facilitating and encouraging development that supports transit in accordance with the provisions of section 3.5.3 of this Plan:
(h) General alignment and proposed rights-of-way of Primary and Secondary Roads;
(i) Identification of environmental functions and features requiring protection and determination of constraints to development;
(j) Identification of *pedestrian* and bicycle access links; and,
(k) Identification of how any specific policy of this Plan may be implemented.

(4) A District Plan, a portion thereof, or amendment thereto, shall be adopted by resolution of Council. Such plans shall be in conformity with this Plan and the Regional Official Plan and shall clarify and illustrate how the policies of such Plans are to be implemented.

(5) District Plans adopted by resolution of Council shall be subject to the following procedures:
(a) The City shall notify residents or property owners within 120 metres of the District Plan boundaries for the purpose of informing them of the proposed public meeting(s) and of the location(s) where the plan may be obtained or examined, and for the purpose of inviting verbal or written input on the plan, at least 10 days prior to the date of the public meeting set out in policy 12.2.1(5)(c) below.
The 120 metre distance may be increased by Council resolution.
OPA No. 22, approved June 11, 2019
(b) Notification set out in policy 12.2.1(5)(a) above may occur by publication in the newspaper or by personal service or direct mail to the residents or property owners affected.
(c) Subsequent to the above notification, Council shall hold a public meeting or meetings for purposes of presenting the proposed District Plan or amendment and to receive and record verbal or written comment, support or objections to the plan;
(d) Subsequent to the public meeting, and after a reasonable time period for the preparation and lodging of written submissions, the City shall consider all input received and make changes deemed appropriate to the proposed District Plan or amendment, prior to adoption; and,
(e) The City may forego public notification and public meeting(s) prior to consideration and approval of a District Plan amendment, where determined by staff to be of minor significance or of a housekeeping nature. Written notice of approval will be given to all persons who would have otherwise received notification. Any person is entitled to make representation before Council in support of or in objection to the amendment.

(6) At Council's discretion, a District Plan, portion thereof, or amendment thereto, may be adopted by By-law, as an amendment to the Official Plan. Approval or amendment of a District Plan adopted as an amendment to the Official Plan, shall adhere to the

notification, hearing and appeal procedures required for any amendment to the Official Plan, as set out in the Planning Act or the alternative procedure as set out in policy 12.4.2(5) of this Plan.

(a) It is anticipated that District Plans which seek to further refine land use designations for the purposes of implementing a Station Area Plan, will be adopted by By-law, as an amendment to the Official Plan.

(7) In cases of clear conflict between the general policies of the Official Plan and the provisions of a District Plan, the policies of the Official Plan shall take precedence and efforts will be made to revise the subject District Plan or the Official Plan.

(8) Decisions of Council with respect to District Plans or amendments thereto adopted by resolution are not subject to appeal mechanisms as outlined in the Planning Act. Where a District Plan or amendment thereto also involves an Official Plan Amendment or a Zoning By-law amendment, such Official Plan Amendments or Zoning By-law amendments are subject to appeal mechanism as outlined in the Planning Act.

(9) Station Area Plans guide change to further the objective of creating vibrant, attractive places to live, work, study and play around LRT stops. Such Plans will provide policy and design direction for land use and built form as well as identifying opportunities for public and private investment in the public realm and mobility network within Major Transit Station Areas.

(10) Components of Station Area Plans include, but are not limited to:

(a) An assessment of existing conditions and growth potential.

(b) A comprehensive land use plan that defines Major Transit Station Area boundaries and includes a vision, planned development concept and any associated development standards to support the desired form and function of Major Transit Station Areas as vibrant mixed-use communities.

(c) Design guidelines to implement transit-oriented development and support place-making around the stations by enhancing the public realm and creating vibrant, attractive and safe public spaces.

(d) Strategies to guide local mobility improvements to, from and within the station areas, anticipating the needs of all transportation modes while placing an emphasis on reduced automobile dependency in favour of active transportation modes and transit.

(e) Identification of implementation strategies, policies and regulatory framework to achieve desired goals for Major Transit Station Areas.

(11) Station Area Plans support the implementation of the Official Plan and Zoning By-law as well as the application of Urban Design Guidelines to ensure that development applications and site plan applications within Major Transit Station Areas:

(a) demonstrate an appropriate mix of transit supportive land uses;

(b) demonstrate compatibility and integration with surrounding planned land uses;

(c) contribute to an animated streetscape through the utilization of appropriate height, mixing of uses, massing, architectural design, setbacks, siting and landscaping, parking, public spaces and the *conservation* of *cultural heritage resources*; and,

(d) demonstrate strong linkages to *active transportation* networks that abut property boundaries. The City shall also encourage landowners within Major Transit Station Areas to work collaboratively to create linkages to *active transportation* networks that allow movement across property.

(12) The City has approved, by resolution of Council, Station Area Plans for all Major Transit Station Areas located outside the Uptown Waterloo Primary Node, including:
(a) Conestoga Station Area
(b) Northfield Station Area
(c) Research and Technology Station Area
(d) University of Waterloo Station Area
(e) Wilfrid Laurier University and Waterloo Park Station Area

(13) Council will have regard for the policies and provisions of Station Area Plans when making decisions in relation to municipal policies, facilities and infrastructure as well as when considering approval of development applications.

(14) In cases of clear conflict between the policies of the Official Plan and the provisions of a Station Area Plan with respect to land use, the policies of the Official Plan shall take precedence. In cases of clear conflict between the policies of a District Plan and a Station Area Plan, the policies of the Station Area Plan shall take precedence.

(15) Policies in Section 3.6 of this Plan shall apply to any Major Transit Station Areas located within the Uptown Waterloo Primary Node.

(16) For clarity, Section 3.5 shall also apply to any *development* application that is within a Major Transit Station Area and a designated Node or Corridor.
OPA No. 14, approved January 11, 2018

12.2.2 Zoning By-laws

(1) Zoning By-laws will be used to regulate all matters authorized under the Planning Act, including but not restricted to the use of land and the character, location and use of buildings and structures.

(2) Within three years of the approval of, or any future *municipal comprehensive review* of this Plan, the existing Zoning By-laws shall be reviewed and amended, or a new Zoning By-law prepared and approved, to conform to the policies of this Plan.

(3) No Zoning By-law or amendment thereto, shall be considered without adhering to the policies concerning public meetings and notification contained in this Plan.

(4) Where a new Zoning By-law is prepared in accordance with 12.2.2.(2) of this Plan, the new Zoning By-law may contain site specific zoning to permit a land use, building and or structure that actually and lawfully existed on the date of the passing of the new Zoning By-law, if deemed appropriate by the City.

(5) Notwithstanding anything to the contrary in this Plan, a new Zoning By-law prepared in accordance with 12.2.2.(2) of this Plan may recognize and carry forward site specific zoning and variances that existed on the day before the date the new Zoning By-law came into effect.

(6) After the Province establishes prescribed conditions pursuant to subsection 34(16) of the Planning Act, the City may enact zoning that imposes one or more conditions on the use of land and or the use, erection or location of buildings or structures in accordance with the prescribed conditions of the Province and any limitations thereto.

(7) Without limiting any authority granted to the City pursuant to subsection 34(16.2) of the Planning Act, the City may require one or more agreements to secure conditions applied to zoning under policy 12.2.2.(6) of this Plan, and such agreements may be registered against the land to which it applies and be enforced by the City in accordance with applicable law.

(8) Notwithstanding anything to the contrary in this Plan, the Zoning By-law may establish and apply one or more transition zones and/or a future determination zone to specific areas and or properties to restrict development and redevelopment to existing conditions until such time as more detailed planning and related studies are undertaken to direct and guide the nature, scope and location of development and or redevelopment, protect natural features and systems where applicable, and determine appropriate and effective zoning provisions and boundaries for such areas and or properties through a site specific amendment to the Zoning By-law. Without restricting the foregoing, transition zones and/or a future determination zone may be used where one or more of the following apply:

(a) district planning or a district plan review is required by the City prior to establishing zoning for a specific area and or property;
(b) a plan of subdivision, plan of condominium, or consent is required by the City prior to or in conjunction with establishing zoning for a specific area and or property;
(c) a block plan is required by the City prior to establishing zoning for a specific area and or property;
(d) there is an active zoning by-law amendment application on lands when a new Zoning by-law is implemented in accordance with 12.2.2.(2) of this Plan.
OPA No. 22, approved June 11, 2019

12.2.3 Inclusionary Zoning Agreements

(1) An owner of a *development* subject to an Inclusionary Zoning By-law will enter into one or more agreements with the City, and if applicable, the Region and offsite unit owner, to be registered on title, securing:

(a) the requirements of Section 10.1.2.;

(b) requirements for the timely delivery of the *affordable* dwelling units including any phasing if applicable;

(c) The approach for determining maximum rent and permitted rent increases;

(d) adjustments to the maximum permitted rent in the event the *purpose built rental housing* is converted to condominium tenure;

(e) requirements ensuring the occupants of the *affordable* dwelling units have the same access to the building and amenities as occupants of market units;

(f) requirements ensuring *affordable* dwelling units are provided to eligible tenants;

(g) requirements for ongoing administration, reporting and monitoring of the *affordable* units over the affordability period;

(h) conditions for offsite *affordable* dwelling unit delivery if applicable; and

(i) other standards or arrangements as appropriate.

OPA No. 50, approved September 12, 2024

12.2.4 Master Planning

(1) At the City's discretion, large sites and large *developments* may be subject to a Master Plan process, the purpose of which will be to provide overall design and development direction, to ensure comprehensive planning, and to demonstrate conformity with relevant plans, by-laws, manuals, standards and guidelines of the City and any other authority having jurisdiction. Without limiting the foregoing, a Master Plan will demonstrate how the proposed *development* addresses the priorities and policies of this Plan, and relevant Station Area Plans. The requirement for a Master Plan shall be determined by the City in consultation with other public agencies. Specifically, the Master Plan will address matters including:

(a) Context specific planning considerations;
(b) Creating or contributing to a *complete community*;
(c) Provision of parkland, green spaces, and the like;
(d) Protection of *natural features* and systems;
(e) *Conservation* of *cultural heritage resources*;
(f) Development-phasing, including in relation to servicing availability and capacity;
(g) Siting, building orientation, massing and built form, with emphasis on public realms and *existing* uses;
(h) Urban Design considerations;
(i) Minimizing environmental impacts and energy consumption through sustainable building and site design;
(j) Access and site circulation for *active transportation* and other modes of travel;
(k) Connectivity to existing and planned transit, and nearby destinations;

(l) Parking management;
(m) Any other *development* related matter of interest to the City and/or other authority having jurisdiction having regard to the location, context, nature and scope of the proposed *development*.

12.2.5 Holding Provisions

(1) Holding provisions will be used by the City in situations where it is necessary or desirable to zone the lands for development, but where development must be delayed pending completion or realization of one or more of, but not limited to, the following:
(a) Availability and/or capacity of municipal infrastructure;
(b) A Record of Site Condition being accepted by the Province;
(c) Measures to appropriately conserve cultural heritage resources;
(d) Phasing of development;
(e) Completion and registration of one or more Development Agreements in a form and content satisfactory to the City, including but not limited to Agreements under Sections 35.2, 37, 40, 42, 50, 51, 53 and 70.2 of the Planning Act;
(f) Verification that lands are consolidated at law to the satisfaction of the City;
(g) Measures to appropriately protect the natural environment including source water;
OPA, No. 21, approved December 4, 2018
(h) Demonstrating compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses" to confirm land use compatibility;
(i) Facilitate the implementation of priority connections, active transportation connections and/or priority public spaces in accordance with the policies of this Plan;
OPA No. 14, approved January 11, 2018
(j) Completion of land use compatibility, safety, noise and or vibration studies in proximity to transportation corridors, including but not restricted to highways and rail corridors;
(k) Completion of noise studies for stationary noise sources;
(l) Completion of a Loading Study;
(m) Completion of a Parking Study;
OPA No. 21, approved December 4, 2018
(n) Verification of sufficient servicing (water, sanitary, and or stormwater) capacity and availability to fully service the development and lands;
(o) Verification of sufficient utility (hydro and or natural gas) capacity and availability to fully service the development and lands;
(p) Verification of sufficient transportation capacity and transportation infrastructure within the surrounding road network affected by the development and or use of the lands;
(q) Completion of a Block Plan;
(r) Completion of wind studies and or shadow studies;
(s) Burial of hydro infrastructure;

(t) Measures related to the transitioning of industrial areas as contemplated on Schedule 'I' of this Plan;
(u) Measures to protect sensitive uses on known contaminated sites and or potentially contaminated sites;
(v) Completion of a site specific urban design study for the development and related lands;
(w) Verification through site plan control that the development will conform to the urban design policies of this Plan, the City's Urban Design Manual, and applicable urban design standards/plans/studies;
(x) Verification of sufficient community uses and or community infrastructure to: (i) service the development and the related lands; and/or (ii) accommodate the needs of the occupants of the development;
(y) Verification of floodplain safe access.
(z) Measures for flood protection, flood emergency plans, flood control and or flood proofing of lands, buildings and structures.
(aa) Ensure the implementation of Area Specific Policy (ASP) policies;
(bb) Ensure the payment of monies; and
(cc) Completion of conditions, studies and or requirements related to a proposed zoning amendment, the division of land, and or the development of lands including buildings and structures thereon.
OPA No. 22, approved June 11, 2019

(2) The holding zone by-law shall zone the lands for their future intended use and shall identify the lands subject to the holding provisions by adding the holding symbol "H" to the zoning category or to certain uses within the zoning category indicating that development of the lands cannot proceed until the symbol "H" is removed.

(3) The holding Zoning By-law shall specify the land uses to be permitted in the interim while the holding symbol is in effect, as well as any regulations applying to the lands affected by the holding provisions.

(4) To provide clarity, implementing Zoning By-laws approved under Section 36 of the Planning Act shall set out the following:
(a) The nature of the condition(s) or requirement(s) that are responsible for the application of holding zone controls;
(b) The actions which must be taken in relation to such condition(s) or requirement(s) in order for the removal of the holding zone symbol to be considered by the City; and,
(c) The level of government responsible for providing clearance that the condition or requirement for removing the holding provision has been met, as well as the named official or designate responsible for providing such clearance.

(5) Implementation of holding provisions pursuant to policy 12.2.3 (2) may be by way of site-specific Zoning By-laws, which may include one or more properties.

(6) As enabled by policy 12.2.19, Council may, by by-law, delegate the authority to pass a by-law to remove a holding symbol "H".

OPA No. 44, approved December 14, 2023

12.2.6 Site Plan Control

(1) For the purposes of policies 12.2.6 (2) through (11), development shall have the same meaning as defined in Section 41 of the Planning Act.

(2) The City will control the provision of certain site-related facilities and features associated with all development through the mechanism of the Site Plan Control By-law as provided for in the Planning Act. Site Plan Agreements provided for in the Planning Act may also be required and may be registered on title.

(3) The Site Plan Control Area shall constitute all of the lands contained within the Official Plan of the City of Waterloo Planning Area and shall govern all types of development.

(4) The City may, by by-law, exempt one or more land uses from Site Plan Control.

(5) Approval of *site plan*s will be required prior to the issuance of building permits for all development located in the Site Plan Control Area and not exempt from Site Plan Control as set out in the Site Plan Control By-law or the Planning Act. Building permit drawings shall reflect the approved *site plan* building elevations.

(6) Coloured elevation drawings showing plan, elevation, cross section and 3D/isometric views may be required for all proposed development and adjacent buildings and for all residential development on a parcel of land if that parcel of land will contain no more than 10 residential units in the Site Plan Control Area defined in policy 12.2.6 (3) of this chapter, in accordance with Section 41 of the Planning Act.

(a) Elevation drawings shall include, but not be limited to, matters of massing, conceptual building design, interior walkways and the relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access, as well as: (i.) other matters as specified in Section 41 of the Planning Act; and (ii.) other matters to demonstrate conformity with relevant plans, by-laws, manuals, standards and guidelines of the City and any other authority having jurisdiction. Building elevations shall include the design, shape and coordination of architectural features such as balconies, cornices, banding, building materials, colour, dormers, frieze, parapet, windows, and any other design feature that form part of the exterior façades.

(7) Widenings of *roads* shall be required as a condition of *site plan* approval for development within the Site Plan Control Area abutting those *roads* shown on **Schedule 'G' - Highways to be Widened**, and as required for corner daylighting

purposes. The extent of such widenings (excluding corner daylighting) are outlined in Table 5-2 of this Official Plan, and such widenings shall be governed by the policies contained in section 5.4.8, "Designated Road Allowance Policy - Widenings". Corner daylighting widenings shall be determined in accordance with the Regional Official Plan, Transportation Association of Canada guidelines, or site specific assessment, as directed by the City.

(8) When considering applications for *site plan* approval, the City will co- operate with the Regional Municipality of Waterloo to ensure that the Regional Municipality of Waterloo has been afforded a reasonable opportunity to require the owner of the land to provide widenings (including corner daylighting widenings) of *roads* that fall within Regional jurisdiction and other site related facilities and conditions as outlined in the Planning Act and the Regional Official Plan, and to enter into one or more agreements as may be required by the Region pursuant to the provisions of the Planning Act.

(9) When considering applications for any *site plan* approval within the City of Waterloo Site Plan Control Area, applications with any building six storeys or greater in height shall include a statement or analysis from a qualified professional addressing the wind, snow deposition and shadow impacts created by the proposed building, including on comfort levels and any compliance thresholds established by the City from time to time, and setting out appropriate design measures to reduce or mitigate any adverse impacts. Impact study criteria shall be established by the City and implemented through the *site plan* process.

(10) *Site plan* control is a key mechanism to implement the Urban Design policies contained in the City Form Chapter of this Plan.

(11) *Site plan* control is a key mechanism to implement Council approved Urban Design standards and guidelines. City approved standards and guidelines shall form the basis for *site plan* approval including the review and approval of building elevations, to the satisfaction of the City of Waterloo.

12.2.7 Subdivision Control

(1) While recognizing that the authority to approve subdivisions rests solely with the Council of the Regional Municipality of Waterloo based on recommendations from Area Municipal Councils, Council of the City of Waterloo shall use the Subdivision Plan approval process in accordance with the provisions of the Planning Act, to ensure that developing areas conform to the policies of this Plan and are consistent with relevant District Plans.

(a) The City may undertake a process to request the delegation of subdivision approval authority from the Regional Municipality of Waterloo to the City of Waterloo.

(2) Subject to the provisions of the Planning Act, Council may pass by-laws to exempt properties from Part Lot Control where:
   (a) Three or more lots are to be created within a property located within a Registered Plan of Subdivision;
   (b) Semi-detached lots are to be split within a Registered Plan of Subdivision;
   (c) Lots for zero side yard single detached houses are created from a property within a Registered Plan of Subdivision;
   (d) Employment land parcels are created within a Registered Plan of Subdivision; and
   (e) For any other reason deemed appropriate by the City.

12.2.8 Temporary Use By-laws

(1) Temporary use by-laws may be used to permit the temporary use of lands, buildings or structures for a purpose that would otherwise not be permitted in the Zoning By-law and/or this Plan.

(2) Any temporary use by-law may authorize the use of lands, buildings or structures for a period of up to three years.

(3) The City, at its sole discretion, may grant extensions of the temporary use beyond the time period specified in policy 12.2.8(2). Each extension shall be granted by way of by-law, and shall not exceed three years.

(4) As enabled by policy 12.2.19, Council may, by by-law, delegate the authority to pass a temporary use by-law.

OPA No. 44, approved December 14, 2023

12.2.9 Property Standards By-law

(1) The City supports the maintenance and rehabilitation of existing buildings and property in order to extend the useful life of the individual properties, conserve energy and to enhance the quality of Planning Districts and/or neighbourhoods.

(2) The City recognizes that the existence of physical deterioration and neglect within communities serves to erode confidence in those communities. The City may, therefore, pass a Property Standards By-law subject to the provisions of the Municipal Act and such By-law may apply:
   (a) To any defined area or areas within the municipality;
   (b) To commercial, employment, residential, institutional, vacant, or open space properties;
   (c) To the physical appearance of yards and passageways including the accumulation of debris and rubbish;
   (d) To the adequacy of sanitation including drainage and garbage;
   (e) To the physical condition of all buildings or structures; and,
   (f) To the occupancy of the buildings.

(3) Enforcement and administration of a proposed Property Standards By-law will generally be undertaken on a complaint basis, however systematic enforcement of the By-law may be applied for certain classes of property or within certain areas.

12.2.10 Development Charges By-law

(1) The City of Waterloo shall apply, calculate and collect Development Charges in accordance with the provisions of the Development Charges By-law and applicable legislation.

(2) Development charges are a mechanism to ensure that the cost of growth is appropriately funded by growth.

12.2.11 Parkland Dedication

(1) The City shall approve a parkland dedication by-law that fully authorizes the City to require appropriate parkland dedication within the City of Waterloo in accordance with the policies of this Plan and the Planning Act.

(2) Parkland dedication policies shall not apply if parkland has already been conveyed to the City for park or public recreation purposes, or a payment in lieu of such conveyance has already been made to the City, in accordance with the City's parkland dedication by-law (or Planning Act, where applicable), to the satisfaction of the City.
   (a) Additional parkland dedication above and beyond what may have been previously required may be required in accordance with the City's parkland dedication by-law (or Planning Act, where applicable), such as in the case of re- designation of commercial or industrial lands to a use with a higher parkland dedication rate, as set out in policy 12.2.11 (3)(a) below.

(3) It is a policy of this Plan that lands for park or other public recreational purposes shall be conveyed to the City, or cash-in-lieu of the conveyance of such lands for park or other public recreational purposes shall be paid to the City, as a condition of development of lands for residential, industrial, commercial, and institutional purposes, pursuant to the provisions of the Planning Act, at the rate of:
   (a) 2% of the lands to be conveyed to the City for park or other public recreational purposes as a condition of commercial and industrial development and 5% of the lands to be conveyed to the City for park purposes or other public recreational purposes as a condition of all other uses, unless the alternative parkland dedication rate applies.
   (b) An alternative parkland dedication rate in accordance with the Planning Act may be set out within the parkland dedication by-law and may be applied at the City's discretion to proposals for residential development as well as residential portions of *mixed-use* developments.

(c) Cash-in-lieu of parkland may be paid to the City, as the City's discretion, for the value of the required conveyance or part thereof where, in the opinion of the City, no suitable lands are available on the subject property for park or other public recreational purposes, or where more suitable lands are available outside the subject property for park or other public recreational purposes which are accessible to the residents of this area.

(4) The amount of cash to be accepted in lieu of a parkland dedication shall be an amount based on the appraised market value of the land as set out in the Planning Act. For convenience, the City of Waterloo may establish an appropriate fixed amount of cash to be paid for residential, industrial, commercial, and institutional sites that are proposed for development. Any established fixed amount shall be updated every five years, at a minimum.

(5) Where the City accepts cash-in-lieu of parkland conveyance to satisfy the parkland dedication requirements of the Planning Act, the funds shall be paid into a special account and shall primarily be spent on land acquisition for additional parks in developing or *redeveloping* areas and to develop the newly acquired lands. Funds may also be considered to support upgrading of existing parks/recreation facilities, provided the need to upgrade is due to *intensification* of the surrounding neighbourhood.

(6) For the purposes of parkland dedication, acceptability of the parkland shall be determined by the City. Any parkland proposed to be dedicated to the City shall, in the opinion of the City, be suitable for development and use by the City as parkland and satisfy the following criteria:
(a) Such lands shall be free of stormwater drainage issues;
(b) Such lands shall not form part or all of a stormwater management facility;
(c) Such lands generally are not encouraged adjacent to a Regional Arterial or City Arterial *road* as designated on **Schedule 'E' – Road Classification System,** if the intended use is a neighbourhood playground;
(d) Such lands should generally be located in proximity to the areas of highest population density;
(e) No environmental contamination has occurred on the lands, the lands have been satisfactorily restored or that a Record of Site Condition is provided;
(f) Lands are of a suitable size, shape and in a location appropriate for the development of park facilities and amenities in accordance with the parks hierarchy and development guidelines as set out in this Plan and supporting implementation documents;
(g) Lands are not considered to be Core or Supporting *Natural Features* (or associated buffers), *hazardous lands or hazardous sites* as defined in the Environment policies of this Plan; and
(h) For any other criteria specified in the City's parkland dedication by-law.

12.2.12 Committee of Adjustment

(1) The Committee of Adjustment shall be guided by the policies of this Plan in making decisions regarding the granting of minor variances, consents for the division of land, or regarding legal non-conforming uses pursuant to provisions of the Planning Act.
   (a) The City recognizes the importance of groundwater recharge in sustaining the City's and Region's municipal drinking water. As such the Committee should be mindful of the cumulative effect of such changes when considering the application.

(2) Prior to recommending approval of a variance for a new multiple residential building, or an extension or enlargement of an existing multiple residential building in a designated Node or Corridor where the proposed development does not conform to the Zoning By-law, the Committee of Adjustment shall place a higher priority on the provision of adequate landscaped open space relative to the provision of parking. The criteria by which adequate landscaped open space will be assessed include:
   (a) Ability to provide a front yard depth capable of supporting large caliper trees;
   (b) Ability to provide screening, using trees and other landscaping, on properties that abut low density residential areas; and,
   (c) Ability to provide snow storage on site.

(3) For clarity, the following are key considerations for staff in reviewing residential *intensification* projects that seek relief from the Zoning By-law:
   (a) Whether the property is overbuilt, or there are other opportunities elsewhere to accommodate the identified form of *intensification*;
   (b) Existing services can support *intensification* in the effected area;
   (c) The identified form of residential *intensification* recognizes and enhances the housing mix, scale and density within the neighbourhood and within individual planning districts by having regard to natural vegetation, lot frontages and areas, parking requirements, building height, coverage, mass, setbacks, privacy and overview.

(4) It is a policy of this Plan that an application to the Committee of Adjustment to decrease required parking to allow for the conversion of amenity space to non-amenity space (including but not restricted to dwelling units, commercial units, and offices) shall be deemed not to meet the intent of this Plan, and deemed not to be minor in nature. To decrease required parking to allow for the conversion of amenity space to non-amenity space, an application to amend the Zoning By-law shall be required. Such an application is discouraged.
OPA No. 22, approved June 11, 2019

12.2.13 Non-Conforming Land Uses

Properties Not Conforming to the Official Plan

(1) Any land use existing on the date of approval of this Plan that does not conform with the land use designations as shown on **Schedule 'A' – Land Use Plan** or the policies related thereto should, as a general rule, cease to exist in the long term.

(2) Where the land use does not conform to the policies of this Plan, the City may acquire and hold, sell, lease or redevelop a property in accordance with the provisions of the Planning Act. Special attention will also be given to the possibility of re-establishing the use in a location consistent with the policies of this Plan.

Properties Not Conforming to the Zoning By-law

(3) Any land use that does not conform to the provisions of the Zoning By-law should, as a general rule, cease to exist in the long term.

(4) In special instances, however it may be desirable to permit the extension or enlargement of a building or structure in order to avoid unnecessary hardship. It is the intention of this Plan that any such extension or enlargement shall be processed as a site specific amendment to the Zoning By-law or an application to the Committee of Adjustment pursuant to the provisions of the Planning Act, whichever is applicable.

(5) The Committee of Adjustment shall consider the following prior to considering approval of an application for the extension or enlargement of a building or structure, where the *existing* land use does not conform to the Zoning By-law:

(a) The proposed extension or enlargement will not have negative impacts on surrounding lands or uses;
(b) The proposed extension or enlargement will not significantly impact the ability of the *existing* land use to cease to exist in the future;
(c) The proposed extension or enlargement represents a reasonable increase to the size of the building or structure;
(d) Characteristics of the existing building or structure and the proposed extension or enlargement will be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, traffic generating capacity, and risk to life and property;
(e) Surrounding lands will be afforded reasonable protection by the provision of landscaping, buffering or screening; appropriate setbacks for buildings or structures; and devices and measures for reducing nuisances;
(f) Traffic and parking conditions in the vicinity will not be adversely affected;
(g) Adequate provisions will be made for off-street parking and loading facilities; and,
(h) All municipal services such as water, sewers, and *roads* will be adequate.

(6) Pursuant to the provisions of the Planning Act, the Committee of Adjustment may permit a use of the property that is similar to the purpose for which it was used, or a use that is more compatible with the uses permitted by the Zoning By-law. The

Committee of Adjustment shall consider the following when reviewing such applications:

(a) The proposed use should be an improvement over the existing use in terms of appearance and function in relation to the surrounding area, and more closely approach the intent of the policies of this Plan and provisions of the Zoning By-law;
(b) The proposed use should be viewed as an interim use and should be considered in relation to the economic life of the use and structure; and,
(c) The proposed use should not create or cause an increase of nuisance factors such as noise, vibration, fumes, smoke, dust, odours, lighting, or traffic so as to result in the incompatibility of the use with its surrounding area.

(7) Where the use does not conform to the Zoning By-law, the City may acquire and hold, sell, lease or redevelop a property in accordance with the provisions of the Planning Act. Special attention will also be given to the possibility of re-establishing the use in a location consistent with the policies of this Plan.

12.2.14 Capital Works Program

(1) Policies of this Plan that may require direct financing of municipal capital works shall be implemented in conjunction with the City of Waterloo Capital Budget and Capital Expenditure Forecast. This includes any necessary works in conjunction with the Regional Municipality of Waterloo Capital Budget and Forecast, and capital works by others, such as Enova, Enbridge and other utility or telecommunications providers that would be required to support orderly and sustainable development.

12.2.15 Staging of Development

(1) Staging of development shall generally adhere to the following servicing principles:
(a) To promote the completion of development in serviced areas, where possible, prior to servicing undeveloped areas;
(b) To give priority to development areas that are adjacent to existing developments and support the achievement of minimum *intensification* targets within the *built boundary* as set out in Table 3-1 of this Plan; and,
(c) To give priority to development of areas most easily and economically serviced.

(2) This Plan recognizes the need to maintain an ongoing supply of *employment* areas to act as an incentive for economic growth. Circumstances may arise which warrant the extension of services to new *employment areas* prior to the substantial completion of existing *employment areas*.

(3) The City, through its ten-year Capital Expenditure Forecast will schedule the provision and construction of municipal services. This forecast will be reviewed and/or revised on an annual basis, at which time the City shall have regard for the long and short

term schedule of servicing requirements set out in the most current City of Waterloo Development Charge Study and the Staging of Development Report.

(4) The City encourages that field crops be maintained on lands designated for future urban use until such time as they are required for urban use. Lands may be used for transitional uses until required for urban uses. Refer to section 10.6 for policies related to lands in transition to urban uses.

(5) The City shall require the preparation of a Staging of Development Report setting out its intentions with regard to the scheduling and processing of Plans of Subdivision for residential, industrial and commercial development. The frequency of updating the Staging of Development Report will be determined by the City as needed. The preparation of any Staging of Development Report will take the following into consideration:
   (a) Existing servicing capacity;
   (b) Servicing improvements necessary to accommodate household growth to 2051;
   (c) Implementation of servicing improvements; and,
   (d) Proposed development within designated Nodes and Corridors that is anticipated to provide support for the *intensification* target within the *built boundary* as set out in policy 3.3 of this Plan.

12.2.16 Complete Applications

(1) A complete application includes required plans and/or drawings, forms, fees, prescribed information and material as required under the Planning Act and associated regulations, any other information prescribed by Provincial authority, a covering letter, and all supporting information identified through pre-application consultation, as set out in this policy section, deemed necessary or recommended by the City of Waterloo to evaluate the merits and implications of an application for approval under the Planning Act. In order to ensure that all the relevant and required supporting information pertaining to a planning application is available at the time of submission, the City of Waterloo may request applicants who apply for a Draft Plan of Subdivision, Draft Plan of Condominium, Part Lot Control Exemption, Amendments to the Official Plan, Amendments to the Zoning By-law(s), a Community Planning Permit, approval of a Site Plan, Minor Variance, Consent, or joint applications thereof to submit plans, drawings, reports, documents, and/or studies in support of the application(s) before the application(s) would be considered complete under the Planning Act. Further,
   (a) The City may develop standards and/or guidelines for applications not identified above, to provide direction to applicants with regard to the submission of complete applications for such applications;
   (b) For City-initiated Amendments to the Official Plan and/or Zoning By-law, the requirements for a complete application shall be determined by the City's Director of Planning, and the City will adhere to the requirements of the Planning Act on

matters relating to public notice, required information, and other applicable matters.

OPA No. 11, approved December 11, 2014
OPA No. 34, approved October 28, 2022

(2) Where enabled by the Planning Act and/or as set out in this Plan, the City may, require or recommend a pre-application consultation meeting, the purpose of which is for the applicant to discuss their proposal with staff (and other public agencies) prior to the submission of their application(s). The meeting shall also allow the City to determine what supporting information (e.g. plans, drawings, reports and/or studies) is required as part of a complete application submission, and the form and content of the supporting information shall be to the satisfaction of the City.

OPA No. 11, approved December 11, 2014
OPA No. 34, approved October 28, 2022

(2B) The City may require or recommend applicants to undertake a new pre-application consultation if:

(a) a complete application is not submitted within one (1) year of the date of the original record of pre-application consultation;
(b) the applicable policy and/or zoning framework has substantially changed since the date of the original record of pre-application consultation, and prior to submission of a complete application; or
(c) the complete application submission has been substantially revised from that which was reviewed at the pre-application consultation, as determined by the City.

(3) In accordance with policy 12.2.16(1) and in addition to information prescribed by Provincial authority, the following supporting information, at a minimum, shall be required as part of a complete application for an application specified in policy 12.2.14(1):

(a) Prescribed application fee(s);
(b) Completed application form(s);
(c) Prescribed information and material as required under the Planning Act and associated Regulations;
(d) Covering letter, which outlines the nature of the application(s), and how the application(s) satisfies the requirements of a complete application (as may be determined through pre-application consultation with City staff and other agencies, if applicable);
(e) Appropriate plans and/or drawings; and,
(f) Any reports, documents and/or studies identified through pre-application consultation and as provided by policies 12.2.16 (4) and 12.2.16 (5).

OPA No. 11, approved December 11, 2014
OPA No. 34, approved October 28, 2022

(4) In accordance with policy 12.2.16 (1), the following supporting information may be required as part of a complete application, to be determined through a required or recommended pre-application consultation with City staff and other agencies (if applicable):

(a) Planning Justification Report;

(b) Architectural/Urban Design Report/Brief;
(c) Architectural plans/drawings including Site Plan, Master Plans, Context Plan, Building Elevations (colour), Architectural Renderings, Floor Plans, and Fire Route Plan;
(d) Community Services Assessment (e.g., parkland, schools, day cares, etc.)
(e) Electrical Plans including Photometric Plan & Details and Electrical Infrastructure Plan;
(f) Reference Plan, including for lands to be conveyed to the City (e.g., parkland or a road widening) or an easement required in favour of the City or any other person or party;
(g) Existing Conditions Plan;
(h) Grading Plan, including Retaining Wall Detail where applicable;
(i) Construction Management Plan, Construction Staging Plan, Construction Parking Plan;
(j) Servicing Plan and/or Report/Brief;
(k) Stormwater Management Plan and Report/Brief;
(l) Landscape Plan with Details;
(m) Vegetation Management Plan;
(n) Tree Preservation Report and Plan;
(o) Letter of Consent for Tree Removal;
(p) Erosion and Sediment Control Plans;
(q) Topographical Survey;
(r) Hydrogeological Study and Water Balance Assessment;
(s) Watershed or Subwatershed Study;
(t) Regulatory Floodplain Assessment;
(u) Environmental Site Assessment;
(v) Ministry of the Environment, Conservation and Parks (MECP) Record of Site Condition (RSC);
(w) A Technical Standards and Safety Authority (TSSA) Contaminant Management Plan;
(x) Environmental Impact Study or Scoped Environmental Impact Study;
(y) Notice of Source Protection Plan Compliance (Section 59 Notice) under the Clean Water Act, which may be accompanied by a Salt Management Plan;
(z) *Archaeological Assessment* and acknowledgement letter from the Province of Ontario ;
(aa) *Heritage Impact Assessment*;
(bb) Shadow Impact Study;
(cc) Wind Study;
(dd) Stationary and/or Traffic Noise Study;
(ee) Transportation Impact Study and/or Parking Study;
(ff) Vibration Study;
(gg) Geotechnical Study;
(hh) Slope Stability Study;
(ii) Construction Dewatering Plan;
(jj) MECP Permit to Take Water;
(kk) Market/Retail Impact Study or Retail Analysis;
(ll) Recreation and Leisure Impact Assessment;

(mm) Written clearance from committees of council, agencies, federal / provincial ministries, regulatory bodies, relevant municipal government, as identified through pre-application consultation;

(nn) Other clearance, plans, drawings, documents, studies or reports identified through pre-application consultation or in consultation between the City and the applicant;

(oo) Land Use Compatibility Study (MECP D-Series Guidelines);

OPA No. 11, approved December 11, 2014
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(pp) Completion of a voluntary pre-application public consultation meeting (e.g., Neighbourhood Open House) by the applicant, at their expense, and a detailed summary report in accordance with policy 12.4.5;

(qq) Confirmation that the proposed lands, use, building and structure are compliant with applicable zoning, including the City's Zoning By-law;

(rr) Inclusionary Zoning Implementation Brief;

(ss) Structural engineering letter/report.

(5) These broad categories of plans, drawings, documents, reports and studies (supporting information) as set out in policies 12.2.16 (3) and (4) are not intended to preclude Council and its delegated approval authorities from requiring additional reports and studies as part of a complete application or from identifying additional reports or studies during the planning process if circumstances necessitate the need for such information as part of the decision making process. The more specific scoping of plans, drawings, documents, reports and studies to be submitted by an applicant will be identified by appropriate staff at the pre-application consultation meeting.
OPA No. 11, approved December 11, 2014
OPA No. 34, approved October 28, 2022

(5B) The City, and/or other authority having jurisdiction or an interest in the matter, may establish Terms of Reference, Standards and Guidelines, or other guidance documents, to specify the technical standards and format for any of the supporting documents/information required in policies 12.2.16 (3) and (4).

(5C) Where Terms of Reference pursuant to policy 12.2.16 (5B) are not available, the City may require applicants to prepare and obtain approval of a Terms of Reference from the City and/or any other authority having jurisdiction or an interest in the matter, for any supporting information required as part of a complete application, as identified through the pre-application consultation process or in consultation with the applicant, to the satisfaction of the City and/or other authority.

(6) The City shall require electronic versions of the supporting information submitted with a complete application and may stipulate the format of the digital submission, including but not limited to Accessibility for Ontarians with Disabilities Act (AODA) compliance. The City may request hard copy versions of any of the supporting information and may stipulate the format and quantity, at the applicant's expense.
OPA No. 11, approved December 11, 2014
OPA No. 34, approved October 28, 2022

(7) All supporting information submitted in accordance with policies 12.2.16 (3) through 12.2.16 (6) must be conducted by a qualified professional retained by and at the expense of the applicant. The City may refuse to accept the supporting information and deem the application incomplete if it considers the quality of the submission unsatisfactory, incomplete, inconsistent, insufficient, or not meeting the standards of the applicable Terms of Reference (or other guidance document) identified through the pre-application consultation or in consultation with the applicant.
OPA No. 34, approved October 28, 2022

(8) The City may require a peer review of any supporting information submitted in accordance with policies 12.2.16 (3) through 12.2.16 (6) by an appropriate agency or qualified professional at the applicant's expense. The peer review may be required as part of a complete application submission. The City may establish an approved list of peer reviewers.
OPA No. 34, approved October 28, 2022

(9) Further to policy 12.2.16 (2B), the City may require or request applicants who amend complete applications to participate in a new pre-application consultation meeting or meetings, and may require the submission of a revised application, revised or additional supporting information, and applicable fees before the City determines if the amended application is complete pursuant to the Planning Act. In such circumstances, the City may deem the original application to be withdrawn.
OPA No. 11, approved December 11, 2014
OPA No. 34, approved October 28, 2022

(10) The City may deem a complete planning application to be a new application under the Planning Act if:
   (a) the nature or scope of the development proposal is substantially modified from that of the initial complete application submission as determined by the City, unless such modifications are in direct response to comments received from:
      i. the City
      ii. a public body, as defined in the Planning Act
      iii. a specified person, as defined in the Planning Act, and/or
   (b) the quantity or magnitude of the requested amendments is substantially modified from that of the initial complete application submission as determined by the City.

   In such circumstances, the City may deem the original application to be withdrawn.

Withdrawal and Lapsing of Applications

(11) The City may establish one or more policies and/or procedures to govern the withdrawal and resubmission of development applications for the same proposal (or a minor modified version thereof) on the same property, and the lapsing of development applications.

(12) The resubmission application specified in Policy 12.2.16 (11) shall be considered a new application, including for the purposes of calculating development charges, community benefit charges, and parkland charges as applicable.

(13) The alternative public engagement and notification provisions of Policy 12.4.2-12.4.5 shall apply to a resubmission application specified in Policy 12.2.14(11), as applicable.

OPA No. 44, approved December 14, 2023

12.2.17 Community Planning Permit System

(1) The City may adopt one or more a community planning permit by-laws under Section 70.2 of the Planning Act to establish a Community Planning Permit System in one or more geographic areas of the city, or city-wide. Any Community Planning Permit System will support, at a minimum, the following objectives, as applicable:

(a) Streamlining the *development* review process:

i) Create a simplified *development* process;

ii) Focus on pre-application consultation meetings to ensure sufficient information and details are provided at the outset of the planning review process; and

iii) Accelerate development approval timelines where applications are consistent with City and agency plans, policies and standards.

(b) Supporting housing diversity:

i) Require the provision of new *affordable* housing, and the retention of existing *affordable* housing supplies, having regard to proximity to transit including the City's Major Transit Station Areas;

ii) Optimize the use of land through context sensitive *mixed-use intensification* in the City's Major Transit Station Areas and designated Nodes and Corridors;

iii) Enable the *development* of *missing middle housing* and higher density housing forms in planned areas, as set out in the Community Planning Permit System by-law, to contribute to a diverse range of housing options; and

iv) Prioritize *development* applications that increase the supply of housing types that are needed in the city.

(c) Facilitating the realization of complete communities and a high standard of urban design:

i) Plan for a compact, connected, and context-sensitive urban built form;

ii) Plan for the provision of a mix of uses and densities in accordance with this Plan;

iii) Plan for the provision of transit-supportive *development* and densities in proximity to transit corridors;

iv) Plan for and provide direction on employment uses and principles including an economy that features a technologically-advanced employment base;

v) Plan for and provide direction on commercial uses and principles including commercial services accessed by *active transportation*;

vi) Establish standards and requirements for vibrant public and private realms, including coordinated elements within Major Transit Station Areas, the Uptown Waterloo Primary Node, and within designated Nodes and Corridors; and

vii) Provide built form direction for higher density and *mixed-use*

development to ensure appropriate transitioning and public realm interfaces.

(d) Supporting sustainability and natural elements:
  i) Focus and provide direction on green design, landscaped open space, and sustainability to help mitigate the impacts of a changing climate and to integrate natural elements and systems into the built environment;
  ii) Regulate tree protection, removal, and planting (including large canopy trees, as appropriate);
  iii) Regulate *site alteration* activities;
  iv) Provide direction on electric vehicle parking and *infrastructure*, including hydro servicing; and
  v) Provide direction on permitted uses and regulations to support the remediation of *brownfield* sites.

(e) Orderly growth and *development*, having regard to relevant transportation and servicing master plans.

(2) The City may adopt one or more community planning permit by-law(s) in one or more geographic areas of the city, or city-wide, with a priority towards:
(a) Uptown Waterloo Primary Node;
(b) Major Transit Station Areas; and
(c) Designated Nodes and Corridors.

(3) For each Community Planning Permit Area identified in Section 12.2.17(2) of this Plan, at a minimum, the following components of this Plan shall be incorporated into the corresponding community planning permit by-law to ensure that *development* and land uses conform to this Plan:
(a) The Vision and Principles identified in Chapter 2 of the Plan;
(b) The applicable city-wide general objectives and policies found throughout the Plan; and
(c) The general and specific land use policies for all applicable land use designations within Chapters 10 and 11 of the Plan.

(4) The approval authority of a community planning permit application in an established Community Planning Permit Area may be delegated to the City's Director of Planning. Such approval authority may be delegated in whole or part, as set out in the applicable Community Planning Permit Bylaw.

(5) For the geographic area where a Community Planning Permit By-law has been enacted, any Zoning By-law and Site Plan Control By-law for that area shall not apply.

(6) The Director of Planning may provide Council, or another body appointed by Council, the opportunity to provide comments on a community planning permit application, or aspects of a community planning permit application for which Council has authority, prior to the application being considered for approval. The Director of Planning may also refer any community planning permit application, in whole or part, to Council for consideration and a decision. Additional procedures regarding the process(es) related to any Community Planning Permit System may be contained in a Community

Planning Permit By-law.

(7) A community planning permit will be required prior to undertaking any development or obtaining a building permit within a defined Community Planning Permit Area, unless the applicable Community Planning Permit By-law exempts such development from requiring a permit. For the purposes of policies within Section 12.2.17 of this Plan, development shall have the same meaning as defined in Ontario Regulation 173/16 of the Planning Act.

(8) Pre-application consultation shall be required prior to the submission of any Community Planning Permit application. Community Planning Permit By-laws shall identify process requirements related to pre-application consultation meetings, as well as identify a list of potential submission requirements for Community Planning Permit applications.

(9) Community Planning Development Permit By-law(s) will identify uses that are permitted within a Community Planning Permit Area, and establish provisions to regulate such uses and support the Official Plan objectives identified in Section 12.2.17 (1).

(10) In determining whether development, discretionary uses or a variation to established regulations may be permitted by a community planning permit, the by-law shall set out criteria to be considered in such circumstances, study requirements, and types of conditions that may be imposed on a permit. Without restricting the preceding, the types of criteria, study requirements, and conditions shall be consistent with Section 12.2.17 (1), Section 12.2.17 (3), and any other relevant section or policy in this Plan as determined by the City.

(11) Community Planning Permit By-laws shall, at a minimum, set out the following criteria in order to assess whether a development, use of land, discretionary use or variation to any by-law provision should be permitted:

a) the proposed development/discretionary use/variation is consistent with and conforms to applicable statutes, policies, plans, and/or other documents of upper-levels of government (federal, provincial, regional), the City, and any other authority having jurisdiction;
b) the proposed development/discretionary use/variation is consistent with the intent of any applicable urban design policies, standards, and guidelines;
c) the potential off-site and adverse impacts resulting from the proposed development/discretionary use/variation are identified and mitigated where appropriate;
d) the proposed development/discretionary use/variation is compatible with, and context sensitive to, the planned context and area character; and
e) the proposed development/discretionary use/variation is appropriate and desirable for the lands and buildings or structures thereon.

(12) Community Planning Permit By-laws shall set out a list of potential studies, plans and/or other documents that may be required to be submitted with a community planning permit application in order to deem an application complete, along with

applicable fees and financial assurances. The City shall ensure that community planning permit applications and supporting studies, plans and/or other documents are comprehensive, consistent, and accurate prior to deeming an application complete. The list of potential studies, plans and/or other documents may be located within the operative part of the Community Planning Permit By-law, or within an appendix thereto and shall include the supporting information outlined in Section 12.2.16(4) of this Plan.

(13) The City may require or attach conditions to the approval of any community planning permit within a Community Planning Permit Area, as provided in Section 4 of Ontario Regulation 173/16 .

(14) The types of conditions that may be attached to the approval of any community planning permit shall relate to the following:
- (a) The completion of required studies, plans and/or other documents;
- (b) The submission of supplemental studies, plans and/or other documents;
- (c) The implementation of actions or recommendations in studies, plans and/or other documents;
- (d) The achievement of performance criteria and standards, including those related to achieving a high standard of context-sensitive urban design,
- (e) Entering into any agreement(s) securing off-site parking or cash-in-lieu of parking;
- (f) The conveyance of land for any specified reason;
- (g) The verification of site remediation;
- (h) The protection of the natural environment, natural systems, mature vegetation, or remediation of lands;
- (i) The efficient use, or conservation of energy;
- (j) The provision and capacity of transportation and servicing infrastructure;
- (k) Conservation of cultural heritage resources;
- (l) The availability of municipal infrastructure and services;
- (m) The provision of *affordable* housing units;
- (n) The provision of specified facilities, services and matters in exchange for a specified height or density of development as identified in the Community Planning Permit By-law in accordance with Section 12.2.17(15) of this Plan.
- o) Compliance with applicable parkland requirements;
- (p) Orderly growth and development;
- (q) The provision of financial assurances, to facilitate compliance with municipal approvals and indemnify the City;
- (r) The application and/or lifting of holding provisions; and
- (s) Entering into agreements relating to any condition.

(15) The Community Planning Permit By-law shall include provisions related to the requirement of specified facilities, services or matters or in-kind contributions in exchange for a specified height or density of development or increases in height or density where there is a maximum height or density as regulated in the Community Planning Permit By-law, in accordance with The Planning Act. The Community Planning Permit By-law shall establish a proportional relationship between the quantity or monetary value of the facilities, services and matters that may be required

and the height or density of development that may be allowed.

(16) In addition to Section 12.2.17(15) of this Plan, a Community Planning Permit By-law may identify other specified facilities, services or matters as part of issuing a Community Planning Permit to achieve the objectives of section 12.2.17 (1), provided the proposal conforms with the intent, objectives, and policies of this Plan and the criteria established within the Community Planning Permit By-law.

(17) Any amendment to a Community Planning Permit By-law shall conform to the Vision, Principles, objectives and policies of this Plan, and shall be considered on its merits and in the context of the planned vision for the lands and the surrounding area. Amendments to a Community Planning Permit By-law shall, at a minimum, be supported by a comprehensive planning justification report, a strategy for consulting within the public, and any other supporting information outlined in Section 12.2.16(4) of this Plan, as required by the City.

(18) A community planning permit may allow, as a discretionary use, any use not listed as a permitted use in the Community Planning Permit By-law, provided that the proposed use is similar to and compatible with permitted uses, and meets the criteria outlined in Section 12.2.17(11) of this Plan, and provided 7that the proposed use meets any other applicable criteria set out in the Community Planning Permit By-law.

(19) A community planning permit may allow variations to the provisions of a Community Planning Permit By-law, as detailed in the Community Planning Permit By-law. Such variations may be permitted if they:
a) Are minor in nature, including in respect to impacts;
b) Meet the criteria outlined in Section 12.2.17 (11) of this Plan; and
c) Meet any other applicable criteria set out in the Community Planning Permit By-law.

(20) Community Planning Permit By-laws can enable the implementation of Inclusionary Zoning.

12.2.18 Other Relevant Legislation

(1) Council will review and monitor existing and future legislation contained in the Planning Act, the Municipal Act, and other relevant Provincial statutes and where appropriate, amend existing by-laws or pass new by-laws to ensure uses of land are regulated and controlled in accordance with the policies of this Plan.

12.2.19 Delegated Authority

(1) Pursuant to section 39.2 of the Planning Act, Council may, by by-law, delegate the authority to pass by-laws under Section 34 of the Planning Act that are of a minor nature to,
(a) a committee of Council; or

(b) an individual who is an officer, employee or agent of the City such as the Director of Planning and any successor position thereto.

(2) Delegation of authority to pass by-laws under Section 34 of the Planning Act is limited to:
(a) a by-law to remove a holding "H" symbol;
(b) a by-law to authorize the temporary use of land, buildings, or structures;
(c) a housekeeping by-law for the purposes of making clerical or other minor changes to assist in the interpretation and/or application of the Zoning By-law; and
(d) other technical or minor zoning by-law amendments, as set out in the Delegation By-law approved by Council under policy 12.2.19(1).

(3) Council may, by by-law, delegate the authority to exempt owners from the requirement of providing and/or maintaining parking facilities pursuant to Section 40 of the Planning Act, where deemed appropriate.

(4) The committee or individual authorized under policy 12.2.19 (1) shall provide an opportunity for interested persons and parties to provide comments on an application, prior to the passing of a by-law. Minimum engagement requirements shall be set out in the Delegation By-law approved by Council.

(5) The delegation of authority authorized under policies 12.2.19 (1), (2) and (3) may be subject to such conditions as Council, by by-law, determines appropriate.
OPA No. 34, approved October 28, 2022

(6) Council may, at its sole discretion, elect to retain approval authority for the amendments referenced in policy 12.2.19 (2) on a case by case basis. The committee or individual authorized under policy 12.2.19 (1) may, at their sole discretion, elect to refer an amendment to Council for a decision.

(7) Where delegated authority is granted under policy 12.2.19 (1), the following shall apply:
(a) Notwithstanding anything to the contrary, the committee or individual authorized under policy 12.2.19 (1) may, at their sole discretion, waive the requirement to hold a public meeting to expedite the approval process and/or where the holding of such meeting would serve limited purpose.
(b) Notwithstanding anything to the contrary, the committee or individual authorized under policy 12.2.19 (1) may, at their sole discretion, hold a neighbourhood open house or similar public meeting for the purposes of informing and obtaining the views of the public prior to issuing a decision or passing a by-law.

(8) Where the holding of public meetings is waived per 12.2.19 (7)(a), the methods to inform and obtain the views of the public may be limited to written submissions from interested persons and parties within a specified period of time of not less than 15 calendar days, at the discretion of the committee or individual authorized under policy 12.2.19 (1).

(9) Where delegated authority is granted under policy 12.2.19 (1), notice of the passing of an amending by-law for an application specified in policy 12.2.19 (2) shall be given in accordance with policy 12.4.3(1), unless otherwise specified in the Delegation By-law approved by Council.

(10) Where delegated authority is granted under policy 12.2.19 (1), a decision on an application specified in policy 12.2.17(2) shall not be issued sooner than:
   (a) if notice is sent by email or personal delivery, 15 calendar days from the date notice is sent pursuant to policy 12.2.19 (9);
   (b) if notice is sent by a method other than email or personal delivery, 20 calendar days from the date notice is sent pursuant to policy 12.2.19 (9).

   OPA No. 44, approved December 14, 2023

12.3 MUNICIPAL INCENTIVES

12.3.1 Community Improvement Plans

Under Section 28 of the Planning Act, Council may by By-law designate part of, or the entire City, as a Community Improvement Project Area. It is the intent of Council to utilize Community Improvement Plans to promote and focus public and private sector investment into maintenance, rehabilitation, and redevelopment activities that improve the living and working conditions in the City.

(1) The goals of community improvement are to:
   (a) Preserve, redevelop and rehabilitate the built environment, including residential, commercial, industrial, and *mixed-use* areas;
   (b) To make efficient use of *existing community uses* and other amenities;
   (c) To ensure private and public community improvement activities are coordinated;
   (d) To address *existing* land use conflicts, and minimize or mitigate future land use conflicts;
   (e) To assist the City in identifying priorities for municipal expenditure regarding community improvement projects; and,
   (f) To participate, wherever possible, in Federal and/or Provincial programs that facilitate community improvement.

(2) Community Improvement Plans may be prepared and adopted to achieve one or more of the following objectives:
   (a) Encouraging private sector renovation, repair, rehabilitation, redevelopment or other improvement of lands and/or building, including environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes, or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities;
   (b) Improving or upgrading *community uses*;

(c) Encouraging or facilitating *intensification* or *transit-oriented development*;
(d) Preserving and enhancing the Uptown Waterloo Urban Growth Centre as a major focal point and destination for investment in institutional and region-wide public services, regional-serving land uses and activities such as recreational, social, cultural, entertainment, office, tourism, and significant employment uses;
(e) Maintaining and improving the transportation network and associated transportation *infrastructure*, including the *active transportation* network, and provide sufficient parking facilities, particularly within the Uptown Waterloo Urban Growth Centre;
(f) Facilitating improvements to the built form or streetscape;
(g) Eliminating, mitigating or relocating incompatible land uses; and,
(h) Improving environmental, social, cultural, economic development, or safety conditions.

(3) For an area to be designated as a Community Improvement Project Area, it must satisfy one or preferably more than one of the following criteria:
(a) Building stock or property in need of rehabilitation or redevelopment;
(b) Opportunities exist to realize energy efficiency improvements or expand housing opportunities through redevelopment or conversion of residential lands and/or buildings;
(c) Known or perceived contamination of land or buildings;
(d) The presence of incompatible land uses or activities, including non- conforming uses, that disrupt the land use and/or lifestyle of the residents of the area due to factors such as noise, odour, vibration, parking, loading, and traffic circulation;
(e) Deterioration or deficient *community infrastructure*, such as, but not limited to, road, sanitary and storm sewers, water mains, curbs and sidewalks, community facilities, open spaces, parks, streetscapes, and utilities;
(f) The presence of *cultural heritage resources* which would benefit from enhancement;
(g) Opportunities exist to facilitate *intensification* or support transit- oriented development within the *Built Boundary*;
(h) Deteriorated or insufficient parking facilities, road access or traffic circulation;
(i) Built form and/or streetscapes being incoherent or detracting from a neighbourhood; and
(j) Other significant environmental, social or community economic development reasons for community improvement.

(4) The City may create Community Improvement Plans to address the goals and objectives in policies 12.3.1(1) and 12.3.1 (2), and may include any of the following actions within defined Community Improvement Project Areas:
(a) Strategically use public monies to repair or upgrade *community infrastructure*;
(b) Utilize public monies to fund grants and/or loans to owners of land and their assignees for the purposes of carrying out the Community Improvement Plan, including rehabilitation of contaminated properties;

(c) Municipal acquisition, and subsequent clearance, rehabilitation, redevelopment or sale/lease or otherwise dispose of land and buildings;
(d) Support of the conservation of *cultural heritage resources* through authorities provided in the Ontario Heritage Act, and the use of funding programs under that Act; and,
(e) Participation in senior level government programs that provide assistance to municipalities and/or private landowners for the purpose of community improvement, including application for financial assistance from such senior government programs.

(5) The phasing of community improvements shall be prioritized according to:
(a) The ability for the City to fund community improvement projects;
(b) The availability of senior level government programs that provide assistance for community improvement; and,
(c) The alignment of required capital expenditures to undertake community improvement with departmental priorities and associated capital budgets.

(6) In developing Community Improvement Plans, Council will ensure that the public is involved in the planning process.

(7) In accordance with the Planning Act, for furthering the community improvement goals and objectives and under such terms as Council considers appropriate, the City of Waterloo may provide grants or loans to the Regional Municipality of Waterloo for carrying out a Regional community improvement plan that has come into effect.

12.3.2 Cash-in-lieu of Parking

(1) Cash-in-lieu of parking, as set out in section 6.6.2 of the Transportation Chapter may be used to promote a compact urban form, while accommodating additional development, and at the same time creating a funding source for strategically-located parking facilities.

(2) Funds collected from any cash-in-lieu of parking agreements as set out in section 6.6.2 shall be paid into a special account and shall be used for the acquisition of lands or provision of off-street parking as deemed appropriate by the City.

12.4 PUBLIC INVOLVEMENT

12.4.1 General Public Involvement Policies

(1) Council recognizes that resident and stakeholder engagement is an essential component of decision making, and will seek methods to improve resident and stakeholder participation, while balancing the need to process applications within the timelines prescribed by the Province. To those ends, Council will:

(a) Encourage all people to provide input, and support public participation in the decision-making process, where individuals are treated fairly and without bias in an open, orderly and impartial manner;
(b) Promote resident and stakeholder awareness of applications, studies and initiatives by involving and informing residents and stakeholders early and as often as practical;
(c) Make available to the public, the Official Plan, District Plans, Zoning By-laws, and other planning policies and guidelines of Council, to foster greater awareness and knowledge of planning matters;
(d) Appoint Committees of Council as a means to provide strategic advice and recommendations to Council on a range of issues. All meetings held by Committees of Council shall be open to the public; and
(e) Utilize community networks, such as neighbourhood associations, as a means of engaging residents at the neighbourhood level.

(2) The City will develop and update, as appropriate, Public Involvement Guidelines that will provide a framework, and in general a more consistent city-wide approach, for how the City will involve the public, while recognizing that the City has legal obligations to process specific applications within prescribed timelines and methods that are set out in legislation.

(3) It is recognized that decisions of Council with respect to the adoption of Official Plans or amendments thereto or Zoning By-laws or amendments thereto, are subject to the provisions of the Planning Act as outlined below under "Public Meetings and Notification" and more specifically, Sections 12.4.2 through 12.4.4 of this Plan.

(4) The Public Involvement Guidelines are intended to build on the City's existing capacity for public involvement by:
(a) Enhancing the City's and the public's awareness and understanding of public involvement; and,
(b) Providing practical guidance for public involvement, which clarifies the type of involvement, roles and expectations associated with each approach.

(5) The Public Involvement Guidelines will outline a continuum of public involvement that has three basic public involvement strategies, which are: Inform, Consult and Engage. The strategies are complementary approaches that can be used independently or in combination within the context of a single public involvement process.

(6) The Public Involvement Continuum expands the involvement strategies to one or a combination of five decision-making approaches or levels. These are related to the broader strategies of Informing, Consulting and Engagement, and vary correspondingly in the extent of stakeholder involvement and potential policy influence. These public engagement levels are:

(a) Inform and Educate;
(b) Gather Information;
(c) Discuss;
(d) Engage; and,
(e) Partner.

OPA No. 44, approved December 14, 2023

12.4.2 Public Meetings and Notification

(1) Notwithstanding any Public Involvement Guidelines that Council may approve pursuant to policy 12.4.1(2) above, the Planning Act contains provisions regarding public meetings, notification requirements, and processing timelines for the adoption of or revisions to land use documents. In certain instances, the Planning Act allows a municipality to provide notice in a different manner than those described in the Planning Act and its regulations, provided that an alternative method is outlined in the municipality's Official Plan.

(2) The City of Waterloo will use the provision for an alternative method as outlined in policy 12.4.2(5) below for consultation and not rely solely on the notice of public meeting as outlined in the Planning Act. This will foster communication and education of issues to people and groups early in the decision-making process.

(3) The City shall require signage in order to provide notification for proposed Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision and applications to the Committee of Adjustment. Such signage shall be posted on the subject site by the applicant, at their expense, indicating the basic details of the application. The wording, design and placement of the sign is to be approved by the City of Waterloo.

(4) Details of proposed Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision and Plans of Condominium shall be circulated for comment to all agencies and boards that are considered to have an interest in the matter within 14 days of receiving any application that is deemed a complete application. The commenting period for agencies and boards may be specified by the City, in compliance with applicable legislation, so that applications can be processed within the timelines prescribed in the Planning Act.

(5) With regard to proposed Amendments to the Official Plan or Zoning- Bylaw(s), the following shall apply:
   (a) One public meeting shall be held to inform and secure the views of the public with respect to the approval of an Amendment to the Official Plan or Zoning By-law, except as specified in policy 12.2.19(7).
   (b) The City, at its sole discretion, may hold two public meetings. The first meeting shall be known as the Informal Public Meeting and the second shall be known as the Formal Public Meeting. City staff may waive the Informal Public Meeting

where there is a desire to expedite the approval process or where the holding of such meeting would serve limited purpose. The Formal Public Meeting may be waived as set out in policy 12.2.19(7).

(c) The purpose of the Informal Public Meeting is to introduce the proposed Amendment to Council and the public, and to obtain the preliminary comments of those affected by the proposed Amendment. The Informal Public Meeting shall be open to the public and any person who attends the meeting shall be afforded an opportunity to make representations regarding the proposed Amendment. After the meeting, the application will be referred to municipal staff for a report. The municipal staff report shall be considered at the Formal Public Meeting. This meeting shall be open to the public and any person who attends the meeting shall be afforded an opportunity to make representations in respect of the proposed Amendment.

(d) Depending on the nature and scope of the application, there may be benefit to holding City- or applicant-led neighbourhood open house(s) in addition to the Formal and Informal Public Meetings, in order to provide the community additional information regarding technical studies and the scale and scope of the proposal. These open house sessions would be information sharing and informal in nature as contemplated in policy 12.4.5, and may be required as part of a complete development application.

OPA No. 44, approved December 14, 2023

12.4.3 Informal Public Meeting

(1) Notice for an 'Informal Public Meeting':

(a) may be given by publication in a newspaper that is, in the Clerk's opinion, of sufficiently general circulation in the area to which the proposed Amendment would apply that it would give the public reasonable notice of the meeting. This notification method shall be optional as determined by City's Director of Planning or their designate, having regard to the nature and scope of the application and legislated time periods;

(b) where the proposed amendment is not a general amendment, shall be given by personal service or prepaid first class mail to every owner of land, in the area to which the proposed Amendment would apply and to every owner of land within 120 metres of the area to which the proposed Amendment would apply, as shown in the last revised assessment roll, at the address shown on the roll, but where the Clerk has received written notice of a change of ownership of land, notice shall be given to the new owner at the address set out in the written notice. The 120 metre distance may be increased by Council resolution;

OPA No. 22, approved June 11, 2019

(c) shall be given by email, or personal or prepaid first class mail, to the Clerk of each Area Municipality, any part of which is within one kilometre of the area to which the proposed Amendment applies;

(d) shall be given by email to any persons or public bodies who request to be notified or who submit written material containing their full contact information;

(e) may be given through the City's website, social media, and/or other online engagement platform(s); and
(f) may be given by any other method deem appropriate by the City's Director of Planning or as specified by Council resolution or by-law.

(2) The Informal Public meeting shall be held not sooner than 7 days after the requirements for the giving of notice, as set out in section 12.4.3 (1) of this chapter, have been complied with.
(a) Notice of the proposed Amendment shall be given by email, personal service or pre-paid first class mail, at least 14 days prior to the Informal Public Meeting to such agencies as City staff considers may have an interest and such agencies shall be given an opportunity to submit comments in respect to the application.
(b) If the Informal Public Meeting cannot be held as scheduled due to weather conditions or other similar reasons, the Clerk shall reschedule the meeting, and shall provide notice of the rescheduled meeting using at a minimum the methods as set out in policy 12.4.3(1)(c)-(f) at least 3 days prior to the new meeting date.

(3) Notification measures established in policy 12.4.3(1) which require physical mail or newspaper notice may be given one time at the beginning of the development review process. Subsequent and additional notification and updates regarding the development application may be provided solely through electronic methods such as email and/or online platforms, and/or through direct contact with the assigned City staff.

OPA No. 44, approved December 14, 2023

12.4.4 Formal Public Meeting

(1) Notice for a 'Formal Public Meeting' shall be given in the same manner as an Informal Public Meeting, as set out in Section 12.4.3 (1) of this chapter.

(2) The Formal Public Meeting shall be held not sooner than 10 days after the requirements for the giving of the notice, as set out in Policy 12.4.3(1) of this chapter, have been complied with.

(3) Notice of the proposed Amendment shall be given by email, personal service or prepaid first class mail to agencies as City staff considers may have an interest, at least 10 days prior to the Formal Public Meeting, and such agencies shall be given an opportunity to submit comments in respect of the proposed Amendment prior to or at the Formal Public Meeting.

(4) Council or the Committee of the Whole may defer the Formal Public Meeting or may decide to extend the meeting to another time. Notice of the rescheduled or additional meeting shall be given verbally to those persons in attendance and in writing (email or letter) to those persons who had submitted written comments at least 3 days prior

to the Council or Committee of the Whole meeting.

(5) If the Formal Public Meeting cannot be held as scheduled, due to a lack of a quorum, the Clerk shall reschedule the Meeting. Notice of the rescheduled meeting may be given verbally to those persons in attendance and in writing (email or letter) to those persons who had submitted written comments containing their full contact information at least 3 days prior to the meeting.

(6) If the Formal Public Meeting cannot be held as scheduled due to weather conditions or other similar reason, the Clerk shall reschedule the meeting and shall provide notice of the rescheduled meeting as set out in policy 12.4.3(2)(b) at least 3 days prior to the new meeting date.

(7) Notification measures established in policy 12.4.3(1) which require physical mail or newspaper notice may be given one time at the beginning of the development review process. Subsequent and additional notification and updates regarding the development application may be provided solely through electronic methods such as email and/or online platforms, and/or through direct contact with the assigned City staff.
OPA No. 44, approved December 14, 2023

12.4.5 Neighbourhood Open House

(1) This City will hold Open Houses (in-person or virtual) as required by the Planning Act in relation to certain amendments to the Official Plan and/or Zoning By-law.

(2) The City may, at its sole discretion, hold additional meetings that go beyond the statutory requirement for planning and non-planning initiatives. The City may use neighbourhood open houses to consult with the public over and above prescribed minimum requirements.

(3) Notice for a neighbourhood open house that is not a statutory requirement for a planning application, may be given by publication in a newspaper that is, in the Clerk's opinion, of sufficiently general circulation to which an Amendment would apply. Notice for a neighbourhood open house shall be provided a minimum of 7 calendar days before the neighbourhood open house.

(4) Notice for a neighbourhood open house that is not a statutory requirement for a planning application, shall be sent directly through prepaid first class mail to every owner of land within 120 metres of the area to which the proposed Amendment would apply and electronic mail to those who have expressed an interest in the application(s).

(5) Without restricting the generality of policy 12.4.5(2), the City may request an applicant, at their expense, to undertake a neighbourhood open house as a part of a

complete application. In determining the need for such a neighbourhood open house, the City shall consider, at a minimum, the scale of the proposed development, the anticipated complexity of the proposed development application, and the potential for adverse impacts.

(6) For a neighbourhood open house requested under policy 12.4.5(5), notification of the neighbourhood open house shall be given in accordance with policy 12.4.5(3), at the expense of the applicant. At a minimum, applicants shall provide the following information in the notice for the neighbourhood open house:
   (a) description of the development proposal including:
      i. existing and proposed land use
      ii. type of building(s) (e.g. residential, mixed-use, etc.)
      iii. number of storeys and building height
      iv. number of dwelling units and bedrooms, and density
      v. amount of commercial space (square metres)
      vi. number of parking spaces proposed
   (b) purpose of the development application and request;
   (c) conceptual plans (including a location plan), elevations, renderings;
   (d) date, time and location of the open house (in-person or virtual); and
   (e) status of the application in the planning process;
   (f) applicant contact information.

(7) For a neighbourhood open house requested under policy 12.4.5(5), the applicant shall submit a Neighbourhood Open House Summary Report as part of their complete application submission which shall include, at a minimum:
   (a) the date, time and location of the open house;
   (b) method(s) used to notify the public of the open house;
   (c) the presenters and individuals representing the applicant in attendance;
   (d) the number of attendees and their contact information, if provided;
   (e) a copy of the applicant's presentation material(s);
   (f) detailed meeting minutes identifying the issues/comments that were raised and discussed, and the applicant's responses; and,
   (g) how the applicant has addressed the identified issues/comments in their complete application submission.

(8) For a neighbourhood open house requested under policy 12.4.5(5), the City may establish a Terms of Reference or standards and guidelines. The open house should be informal in nature. The information presented at the open house shall be sufficient

for the public to understand the proposed planning application(s), and the development proposal and its potential impacts.

(9) Neighbourhood open houses must be arranged in such a manner to accommodate persons with disabilities or who require accommodation.
OPA No. 44, approved December 14, 2023

12.4.6 Indigenous Consultation

(1) This Official Plan recognizes the important relationship between Indigenous communities and the City including knowledge-sharing and consideration of Indigenous interests in land use planning matters. In accordance with the Provincial Planning Statement, the City will support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

(2) The City shall engage early and coordinate with Indigenous communities on planning matters that may affect the rights and interests of Indigenous communities when developing or undertaking plans and/or studies. Such plans and studies may include but are not limited to, new or updated Official Plans, new or updated District Plans and Community Plans, large scale environmental studies and/or other technical studies.

(3) The City shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

(4) The City acknowledges the responsibility of Indigenous communities to act as stewards of the lands, waters, and resources that must be considered in all development proposals.

12.4.7 Committees of Council

(1) This Official Plan recognizes the important function that Committees of Council perform. Taking direction from approved Terms of Reference, Committees of Council provide strategic advice and recommendations to Council on a wide range of issues. Committees of Council are routinely sought to provide input on a range of City projects.

(2) Committees of Council include members of the public, and are recognized as a critical component in fair and transparent decision-making.

12.5 REVIEW, AMENDMENTS AND CONSOLIDATIONS

(1) Council shall review this Plan every five years or whenever a fundamental change occurs in the basic growth, development, demographic, social, economic,

environmental or technical assumptions upon which the Plan is based, or if there is need to conform to Provincial plans or policies, whichever comes first. Prior to initiating this review, Council shall consult with the Region of Waterloo and other public bodies, and hold a special public meeting to discuss any revisions that may be required to the Plan.

(a) Amongst other matters, the review shall ensure that the Official Plan:
    (i) conforms with provincial plans or does not conflict with them, as the case may be;
    (ii) has regard to matters of provincial interest; and,
    (iii) is consistent with planning statements issued by the *Province*; and,
    (iv) provides clear, reasonable and attainable policies to facilitate development in suitable areas.

(b) The review shall also consider policies dealing with the designation of e*mployment areas* and the re-designation (conversion) of *employment areas* to non-employment uses, to ensure that those policies are confirmed or amended.

(c) When an amendment is proposed to update the Official Plan (as detailed in Section 26 of the Planning Act), Council shall hold at least one open house for the purpose of giving the public an opportunity to review and ask questions. Such an open house shall be held at least seven days prior to the Formal Public Meeting.

(2) The Official Plan will be subject to ongoing review by Council and may be amended when desirable, to ensure that changes in social, economic, environmental, technological and demographic conditions that are more minor than noted in policy 12.5 (1) above, are reflected in the policy framework of the Plan.

(3) Council will include with Official Plan Amendments, when submitting them to Regional Council for approval, a certified copy of the by-law adopting the Plan (or amendment); a statement certifying that the requirements for the giving of notice and the holding of at least one open house (if applicable) and public meeting have been complied with; a statement certifying that the requirements for giving notice of a complete application have been complied with; a statement from a municipal employee as to whether or not the decision of Council is consistent with the Provincial Planning Statement and conforms or does not conflict with the applicable provincial plan(s) that are in effect; the true copy of all written submissions or comments and accompanying material received prior to the adoption of the Plan (or amendment); and other material as Regional Council may require.

(4) An effort will be made to consolidate amendments to the Plan annually so that they can conveniently be made available to the public along with the Plan. It should be noted that such consolidations are for reference purposes only.

(5) This Plan contains references to the Regional Official Plan. All such references shall be interpreted as referring to text and mapping of the Regional Official Plan as approved by the Province on April 12, 2023.

(6) Notwithstanding policy 12.5(5), it is recognized that the Regional Official Plan may change through future approvals by the Ontario Land Tribunal or through future amendments adopted by Regional Council. In the event that changes are made to the

Regional Official Plan through either the approval by the Ontario Land Tribunal or by future amendment, this Plan will be brought into conformity with the Regional Official Plan by means of appropriate housekeeping amendments.

(7) Provided that the purpose and intent of the Plan are not affected, the following technical revisions to the Plan are permitted without an Official Plan Amendment:
   (a) changing the labelling, numbering, cross-referencing and arrangement of the text, tables and schedules;
   (b) revising base map information;
   (c) altering punctuation or language for consistency; and,
   (d) correcting grammatical, mathematical, typographical, dimensional and boundary errors.

   OPA No. 11, approved December 11, 2014

12.6 MONITORING AND ASSESSMENT

(1) Monitoring of the Plan will be ongoing and shall evaluate factors such as population, employment and housing trends, changes in the legislative environment and social economic, environmental, transportation and fiscal trends impacting the City of Waterloo.

(2) Specific monitoring will be undertaken in order to ensure conformity with the Regional Official Plan and Provincial Planning Statement. At a minimum, the City shall monitor the following trends:
   (a) Monitor growth within the developed areas to determine the City of Waterloo's progress in achieving the *intensification* target of this Plan, to be calculated on an annual basis.
   (b) Achievement of the density target for the Uptown Waterloo Primary Node, to be calculated at least once every five years; and,
   (c) Monitor growth within the *Designated Growth Areas* to determine the City of Waterloo's progress in achieving the minimum density target set out in this Plan.

(3) The City is encouraged to monitor and report on the implementation of this Plan in accordance with any requirements for reporting planning information to the *Province*, data standards, and any other guidelines that may be issued by the *Province* from time to time.

12.7 ROLES IN DECISION MAKING

12.7.1 Council

(1) Council will ensure accountability to the public by making decisions that follow a transparent process, while striving to ensure all necessary and relevant information is available prior to decision-making.

(2) Council will make decisions that are in the long-term interest of the community, within the context of all relevant legislation.

12.7.2 Public

(1) The public includes all individuals living, working, owning property, doing business or having other interests within the City of Waterloo.

(2) The public will be provided opportunities to request information from the City, attend all public meetings, provide input that assists in decision making, and make formal inquiries, as per the Municipal Act, regarding procedures related to municipal meetings.

12.7.3 Other Stakeholders

(1) Other stakeholders include public and private groups or organizations and Indigenous communities, located within the City of Waterloo, and outside of the City of Waterloo.

(2) Other stakeholders will be provided similar opportunities as the public. Other stakeholders may be directly solicited for input on planning decisions through prescribed processing requirements set out in the Planning Act, or may be consulted with based on areas of interest.

12.7.4 Officers and Employees

(1) Officers and employees of the City of Waterloo will:
   (a) Implement Council's decisions and establish administrative practices and procedures to carry out Council's decisions;
   (b) Undertake research and provide professional advice to Council on the policies and programs of the City;
   (c) Carry out other duties required under all relevant legislation; and,
   (d) Carry out other duties assigned by the City of Waterloo.

GLOSSARY OF OFFICIAL PLAN TERMINOLOGY

Active transportation – Human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and any other power-assisted devices moving at a comparable speed.

Adjacent – As applied to the cultural heritage policies of this Plan, means those lands which are contiguous to a designated heritage property.

Adverse Effects – As defined in the Environmental Protection Act, means one or more of:

(a) Impairment of the quality of the natural environment for any use that can be made of it;
(b) Injury or damage to property or plant or animal life;
(c) Harm or material discomfort to any person;
(d) An *adverse effect* on the health of any person;
(e) Impairment of the safety of any person;
(f) Rendering any property or plant or animal life unfit for human use;
(g) Loss of enjoyment of normal use of property; and,
(h) Interference with normal conduct of business.

Adverse Environmental Impacts – Changes likely to arise directly or indirectly from development or *site alteration* within or *contiguous* to an element of the Natural System that result in widespread, long-term or irreversible degradation of the significant features or impairment of the natural functions of the designated area.
Examples of adverse environmental impacts include, but are not limited to, the following:

(a) Fragmentation or substantial reduction in size of an element of the Natural System;
(b) Significant increase in the perimeter-to-area ratio of an element of the Natural System;
(c) Disruption of corridors and *linkages* to other elements of the Natural System;
(d) Substantial alteration of natural topography;
(e) Disruption of ecological relationships among significant or representative native species;
(f) Increased potential for human or domestic animal intrusion into relatively inaccessible areas;
(g) Alteration of the quantity, quality, timing (hydroperiod) or direction of flow of surface water or groundwater within or *contiguous* to an element of the Natural System;
(h) Alteration of the structure, functions or ecological interrelationships of a natural habitat which sustain representative community associations or populations of significant species;
(i) Reductions in the populations or reproductive capacity of significant species;
(j) Mortality in or removal of the predominant vegetation which provides structure to an element of the Natural System;
(k) Erosion of soils or deposition of sediment;
(l) Compaction or trampling of soils;
(m) Increased potential for the introduction of invasive non-native species;
(n) Disruption of ecological processes due to increased nocturnal artificial light levels;

or

(o) Increases in the level and quality of noise.

Affordable –

(a) In the case of ownership housing, the least expensive of:
  (i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
  (ii) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area;*

(b) In the case of rental housing, the least expensive of:
  (i) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
  (ii) a unit for which rent is at or below the average market rent of a unit in the *regional market area*.

For the purposes of this definition, low and moderate income means,

(i) in the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the *regional market area*;
(ii) in the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the *regional market area*.

Agricultural Uses – The growing of crops, including nursery, horticultural and floricultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm residence(s), buildings, structures and farm greenhouses.

Agriculture-related Uses – Those farm-related commercial and farm-related industrial uses that are small-scale and directly related to the farm operation and are required in close proximity to the farm operation. Such uses may generally include abattoirs, grain drying and storage operations, feed mills, produce auctions for locally grown food and similar uses that provide a direct service to the farm community.

Alternative Energy Systems – Sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Ancillary Uses – A land use that is supportive of and secondary to the primary use assigned to a given designated property, and is located on a *mixed-use* site or within a *mixed-use* building that includes primary uses.

Archaeological Assessment – The combined background research and field study of a property evaluated as moderate to high on Archaeological Potential Maps approved by the *Province* that identify the presence of and interpretation of the *archaeological resources* on the property, and make recommendations for the mitigation of the impacts on the resources. *Archaeological assessments* must be undertaken by a Provincially–licensed archaeologist, in accordance with reporting guidelines established by the *Province*, and must address the entire area of the *development* application.

Archaeological Resources – Includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of Archaeological Potential – Means areas with the likelihood to contain *Archaeological Resources*. Criteria for determining archaeological potential are established by the *Province*, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of Natural and Scientific Interest – Areas of land and water identified by the *Province* or the Region that contain natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Assisted Living Facility – A multiple residential unit that is constructed with limited kitchen facilities in the unit(s) or a *group home*, where individuals who require minimal to moderate assistance with activities of daily living (e.g. bathing, toileting, ambulating, self administration of medications, etc.) reside.

Barrier – Anything that prevents a person with a disability from fully participating in all aspects of society because of a disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice.

Barrier-Free – Buildings, facilities and sites which can be approached, entered and used by persons with intellectual, physical and sensory disabilities.

Bedroom – A room other than:

(a) Common area open to all occupants of the unit;
(b) Areas occupied by mechanical equipment, such as furnaces, hot water heaters and laundry equipment; and,
(c) Areas used for sanitary (such as a washroom) or cooking purposes. For the purposes of this definition, a bachelor, bachelorette or studio unit shall be calculated to contain one *bedroom*.

Bed and Breakfast Establishment – A single-detached residential dwelling, not containing an accessory apartment, with no greater than four guest rooms which provide short-stay overnight accommodation for the travelling or vacationing public. A *bed and breakfast establishment* does not include a hotel, motel, *group home*, lodging house, or restaurant.

Brownfield – An undeveloped or previously *developed* parcel or site that may be contaminated. *Brownfields* are usually, but not exclusively, former industrial or commercial properties that *may* be underutilized, derelict or vacant.

Built Boundary – The limits of the developed portions of the Urban Area designation as defined by the *Province* in the Growth Plan for Greater Golden Horseshoe.

Built Heritage Resources – One or more *significant* buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage *conservation* easement under the Ontario Heritage Act, or listed by local, regional, provincial or federal jurisdictions.

Community Garden – Is land tended by a group of people, as individuals or as part of club or association for the purpose of producing flowers and/or food for personal and local consumption not-for-profit. A *community garden* does not include garden plots on private land rented or leased to individuals for a fee.

Community Infrastructure – Lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and *affordable* housing.

Community Uses – Are places, facilities, amenities and services to support the health, educational, recreational, social and cultural needs of the community, and include:

(a) Public schools and private schools regulated under the Education Act;
(b) Municipal facilities;
(c) Open space;
(d) Government and public services;
(e) Child Care Centre or facility
(f) Temporary farmers markets; and,
(g) Community gardens.

OPA No. 34, approved October 28, 2022

Complete Community – A neighbourhood-scale area or large site that contains and appropriate mix of employment, local services, and other uses including a range of housing types, shops, personal services, greenspaces, schools, recreation, open spaces, and other amenities and *community uses*/infrastructure, within close proximity to each other such that residents can meet their daily or weekly needs within a reasonable short distance. Complete communities are specifically designed at a scale that enables convenient, safe, and enjoyable walking access between destinations to reduce dependency on cars for daily needs. Although the concept focuses on walking as the means for accessing regular needs, it doesn't preclude other forms of transportation, such as cycling or rolling.

Complete Streets – A *road* network which is planned, designed, operated and maintained to enable users of all ages and abilities – *pedestrian*s, cyclists, transit riders motorists, and people that use mobility aids such as wheelchairs and other legal mobility devices – to interact and move safely along and across municipal streets.

Conserve/Conserved/Conservation – In regard to *cultural heritage resources*, the identification, protection, use and/or management in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a *conservation* plan or *Heritage Impact Assessment*.

Contiguous – Lands that are situated in sufficiently close proximity such that development

or *site alteration* could reasonably be expected to produce one or more of the following impacts: alterations to existing hydrological or hydrogeological regimes; clearing of existing vegetation; erosion and sedimentation; or producing a substantial disruption of existing natural *linkages* or the habitat of a significant species.

Convenience Retail – Is a small-scale commercial use that has a planning function of serving the day-to-day convenience shopping needs of immediately surrounding residential and/or employment uses.

Cultural Heritage Landscapes – Geographical area(s) of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, Heritage Conservation Districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets, neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

Cultural Heritage Resources – *Built Heritage Resources*, *Cultural Heritage Landscapes*, and *Archaeological Resources or Areas of Archaeological Potential*, which include but are not limited to:

- Buildings;
- Structures;
- Monuments;
- Cemeteries;
- Scenic roads;
- Vistas/viewsheds;
- Culturally *significant natural features*;
- Movable objects; and,
- Cultural traditions.

Department Store – An establishment engaged in retailing a wide range of new durable goods, with no one merchandise line predominating, and may include: apparel, furniture, appliances and home furnishings, jewelry, toys, and additional product lines such as cosmetics, hardware, paint, toiletries, sporting goods, or photographic equipment.

Designated Growth Areas - means lands within the Urban Area designated for growth that have not yet been fully developed. *Designated Growth Areas* include lands which are designated and available for residential growth in accordance with policy 2.1.4.a) of the Provincial Planning Statement, 2024, as well as lands required for employment and other uses.

Development – The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act;
Development does not include: (1) activities that create or maintain *infrastructure* authorized under an *environmental assessment* process; (2) works subject to the Drainage Act.

District Energy – A group of buildings sharing one energy supply for both heating and cooling.

Drug Store – An establishment engaged in retailing prescription or nonprescription drugs and medicines, and other health care-related products. A *drug store* may also include *ancillary* non-medical *convenience commercial* goods.

Ecological Function – The natural processes, products or services that living and non-living environments provide or perform within or among species, ecosystems and landscapes, including *hydrologic functions* and biological, physical, chemical and socio-economic interactions.

Employment Areas – Means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and *development* in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. Uses that are excluded from *employment areas* are institutional and commercial, including retail and office not associated with the primary employment use listed above.

Endangered or Threatened Species – A species listed or categorized as an "Endangered Species" or "Threatened Species" on the Ministry of Natural Resources official Species at Risk list, as updated and amended from time to time.

Environmental Assessment – A process for the authorization of an undertaking under legislation such as the Environmental Assessment Act, and the Ontario Energy Board Act.

Environmental Impact Statement – A study prepared in accordance with established procedures to identify and/or refine the boundaries of elements of the Natural System, identify the potential impacts of proposed development or *site alteration* on such elements, and recommend a means of preventing or minimizing these impacts through avoidance or mitigation and a means to enhance or restore the Natural System.

Environmentally Sensitive Landscape – A geographically and ecologically definable landscape that is distinguishable from the surrounding areas by the concentration, proximity and/or overlap of:

(a) designated *natural features* (such as *Environmentally Sensitive Policy Areas* or *Provincially Significant Wetlands*),
(b) associated *natural features* (such as stream valleys and specialized habitats) and,
(c) *ecological functions* (such as groundwater recharge areas and ecological corridors or *linkages*) which together constitute a heterogeneous landscape of mosaic that contribute significantly to regional biodiversity conservation.

An *Environmentally Sensitive Landscape* may include lands under active human use or management, but should be: predominantly natural, not bisected by major highways, and exclusive of areas irreversibly transformed by concentrated human settlement or where widespread commitments to development in the form of Official Plan land use designations have been made. In recognition of the cultural influences that have shared, and continue to shape, the Region's landscape, *Environmentally Sensitive Landscapes* are considered compatible with a number of limited human uses such as legally permitted agricultural,

residential, commercial and resource extraction areas.
In addition to protecting regional and local biodiversity, providing a wide range of *ecological functions*, and accommodating some human land uses, *Environmentally Sensitive Landscapes* also provide continued opportunities for aesthetic enjoyment, low-impact recreation, and scientific, archaeological and/or historical study in the Regional's countryside.

Environmentally Sensitive Policy Area – Areas designated by the Region that comprise:

(a) Provincially Significant Life Science *Areas of Natural and Scientific Interest*, Regionally Significant Life Science *Areas of Natural and Scientific Interest*, or Provincially Significant Earth Science *Areas of Natural and Scientific Interest*; or

(b) At least two of the following criteria:
- comprise ecological communities deemed unusual, of outstanding quality or particularly representative regionally, provincially or nationally;
- contain critical habitats which are uncommon or remnants of once extensive habitats such as old growth forest, forest interior habitat, Carolinian forest, prairie-savanna, alvars, cliffs, bogs, fens, marl meadows, and cold water streams;
- provide a large area of natural habitat of at least 20 hectares
- which affords habitat to species intolerant of human intrusion; or
- provide habitat for organisms native to the region recognized as regionally, provincially or nationally significant; or

(c) Fulfill one of the criteria in (b) and any two of the following:
- contain an unusual diversity of native life forms due to varied topography, microclimates, soils and/or drainage regimes;
- perform a vital ecological function such as maintaining the hydrological balance over a widespread area by acting as a natural water storage, discharge or recharge area;
- provide a linking system of relatively undisturbed forest or other natural habitat for the movement of wildlife over a considerable distance;
- serve as major migratory stop-over or significant over-wintering habitat; or
- contain landforms deemed unusual or particularly representative at the regional scale.

Environmentally Significant Discharge Areas – Lands where groundwater discharges to the surface of the soil or to surface water bodies to sustain *wetlands,* fisheries, or other specialized natural habitats.

Environmentally Significant Recharge Areas – Lands where water infiltrates into the ground to replenish an aquifer that sustains, in full or in part, *natural features.*

Environmentally Significant Valley Features – *Natural features* within a *Significant Valley* designated by the Region that consist of:

(a) At least one of the following:
- river channel; or
- Environmentally Significant Discharge Areas or *Environmentally Significant Recharge Areas*; or

(b) Both of the following ecological features:

- habitat of regionally significant species of flora or fauna;
- natural area, such as a woodland of 1 to 4 hectares in extent, floodplain meadow or wetland, which consists primarily of native species; or

(c) Any one of (b) above plus any one of the following Earth Science features:

- river terrace;
- esker;
- cliff or steep slopes;
- oxbow;
- confluence with significant watercourse draining a watershed greater than 5 square kilometres;
- Regionally Significant Earth Science Area of *Interest*; or
- fossil bed.

Erosion Hazard – The loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Existing – Land uses legally existing in accordance with the City's Zoning By- Law at the time of application for Building Permit.

Fish Habitat – As defined in the Fisheries Act; the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood Fringe – For watercourses and small inland lake systems, the outer portion of the *floodplain* between the *floodway* and the limit of the *flooding hazard*. Depths and velocities of flooding are generally less severe in the *flood fringe* than those experienced in the *floodway*.

Flooding Hazard – The inundation of areas adjacent to watercourses and small inland lake systems not ordinarily covered by water. The flooding hazard limit is the greater of:

(a) the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
(b) the 100 year flood; and
(c) a flood which is greater than (a) or (b) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the *Province*; except where the use of the 100 year flood or the actually experienced event has been approved by the *Province* as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodplain – For watercourses and small inland lake systems, the area, usually low lands

adjoining a watercourse, which has been or may be subject to *flooding hazards*.

Floodproofing – The combination of measures incorporated into the basic design and/or construction of buildings, structures or properties to reduce or eliminate *flooding hazards* along watercourses and small inland lake systems.

Floodway – For watercourses and small inland lake systems, the portion of the *floodplain* where *development* and *site alteration* would cause a danger to public health and safety or property damage. Where the One Zone concept is applied, the *floodway* is the entire contiguous *floodplain*. Where the Two Zone concept is applied, the *floodway* is the contiguous inner portion of the *floodplain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the Two Zone concept applies, the outer portion of the *floodplain* is the *flood fringe*. In all cases, the *floodway* includes areas of inundation that contain high points of land not subject to flooding.

Food Store – A retail establishment specializing in food products. *Food stores* may vary in the range of food product offerings, and may include *ancillary* non- food goods.

Green Building Policy – A document adopted by City of Waterloo Council that sets a minimum *sustainable design*, construction and certification standard for newly constructed municipal buildings over a specific size.

Gross Building Floor Area – The total area of all floors at and above grade measured between the outside surfaces of exterior walls of a building.

Groundwater Feature – Water related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Group Home – A single housekeeping unit in a residential dwelling in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their well being. The home is licensed or approved for funding under an Act of the Parliament of Canada or the Province of Ontario.

Hazardous Lands – Property or lands that could be unsafe for *development* due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits.

Hazardous Sites – Property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous Substances – Substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the

environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Hazardous Waste – Waste that requires special precautions in its storage, handling, collection, transportation, treatment or disposal, to prevent damage to persons, property or the environment and includes explosives, flammable, volatile, radioactive, toxic, and pathological waste.

Health Practitioner – "*Health practitioner*" means a professional who is licensed or registered to provide health care related services to individuals under the laws of the Province of Ontario. Includes but is not restricted to a physician, dentist, chiropractor, psychologist, and a registered massage therapist.
OPA No. 22, approved June 11, 2019

Heritage Impact Assessment – A study to determine if *cultural heritage resources* will be negatively impacted by a proposed *development* and/or *site alteration*. It can also demonstrate how the *cultural heritage resource* will be *conserved* in the context of *development* or *site alteration*. Mitigative or avoidance measures or alternative *development* approaches may also be recommended.

Heritage Register – A listing or register maintained by the City of Waterloo that itemizes properties that are determined to be of cultural heritage value or interest.

High Potential Sites – sites that pose the greatest potential threat for soil and groundwater contamination based on one or more of the following:

(a) identified as rank "High" in the Region of Waterloo's Threats Inventory Database;
(b) identified as currently or previously having underground storage tanks for fuel or chemicals;
(c) where hazardous waste (as regulated under Ministry of Environment Regulation 347) has been generated or stored; or
(d) where a review of the historic or current use of the site identifies land uses associated with a high likelihood of contamination in accordance with criteria established by the Region of Waterloo.

Home Building Centre – A retail store specializing in products and services for rent and sale, intended primarily for the construction, renovation and improvement of buildings and their associated landscaping. This includes, but is not necessarily limited to, building materials and supplies, indoor and outdoor furnishings and appliances. Garden plants as well as landscaping supplies and equipment would be permitted as accessory uses.

Home Occupation – Means the use of a part of a dwelling unit for a service or profession by at least one of the permanent residents of such dwelling unit and which is clearly secondary to the main use of the dwelling unit.

Hydrologic Function – The functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Infrastructure – Physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: municipal drinking water supply systems, municipal wastewater systems, septage treatment systems, storm water management systems, waste management systems, electric power generation and transmission; communications/telecommunications, transit systems and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Intensification – The *development* of a property, site or area at a higher density than currently exists through:

(a) Redevelopment, including the reuse of *brownfield* sites and underutilized shopping malls and plazas;
(b) The *development* of vacant and/or underutilized lots within previously developed areas;
(c) Infill *development*; and,
(d) The expansion or conversion of existing buildings.

Intermittent Watercourse – A watercourse that is dry at times of the year but generally flows during wet seasons.

Known Contaminated Sites – sites where studies and/or other appropriate field inspections have identified contamination.

Linkages – Areas that connect *natural features* along which plants and animals can propagate, genetic interchange can occur, populations can move in response to environmental changes and life-cycle requirements, and species can be replenished from other *natural features*. *Linkages* can also include those areas currently performing, or with the potential to perform, through restoration, *linkage* functions. Although *linkages* help to maintain and improve *natural features*, they can also serve as important *natural features* in their own right.

Locally Significant Wetlands – *Wetlands* that are naturally-occurring and 0.5 hectares or greater in size or anthropogenic in origin and 2 hectares or greater in size, which are not classified as *Provincially Significant Wetlands*.

Locally Significant Woodlands – *Woodlands* that are 1 hectare or greater in size, generally excluding adjoining hedgerows and treed areas on small individual lots, that consist primarily of native tree species, which do not meet the criteria of a *Regionally Significant Woodland*. Cultivated fruit or nut orchards, actively managed plantations, or plantations established for the purpose of producing Christmas Trees or nursery stock are not included.

Long Term Care Facility – Facilities that are regulated by the Ontario Ministry of Health and Long-Term Care and designed for people requiring the availability of 24-hour nursing care and supervision within a secure setting. For clarity, a *long term care* facility provides a higher level of care than an *assisted living* facility.

Low Impact Development – An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the

impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting filtration, and detention of stormwater. *Low impact development* can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

Major Office – A freestanding office building of 10,000 square metres or greater, or with 500 jobs or more.

Medical Clinic – "*Medical Clinic*" means one or more of the following:

(a) the office of one or more *Health Practitioner*s that is primarily devoted to the care of outpatients, including urgent care medical clinics
(b) outpatient medical services for health-care related testing, screening, imaging, therapy, and or surgery

Medical Clinic may include an ancillary *Pharmaceutical Dispensary* to a maximum twenty-five percent (25%) of the building floor area of the *Medical Clinic* or 465 square metres, whichever is less.
OPA No. 22, approved June 11, 2019

Medium Potential Sites – sites that pose a moderate potential threat for soil and groundwater contamination based on one or more of the following:

(a) identified as rank "Medium" in the Region of Waterloo's Threats Inventory Database;
(b) where a review of the historic or current use of the site identifies land uses associated with a moderate likelihood of contamination in accordance with the criteria established by the Region of Waterloo; or
(c) identified as a current or former snow storage site.

Mineral Aggregate Operations – An operation and uses accessory thereto, other than wayside pits and quarries, conducted under a license or permit under the Aggregate Resources Act.

Mineral Aggregate Resources – Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resource Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Missing Middle Housing – Low and medium density multiple-unit housing forms, including multiplexes, stacked townhouses, low rise apartments, and other similar housing options.

Mixed-Use – *Mixed-use* facilitates the provision of a wide range of complementary uses, such as residential, employment, institutional, social and recreational uses, within close proximity to each other. *Mixed-Use* development may include a mix of compatible land uses within the same structure, parcel or on adjacent lands and the policies of this Plan may further define requirements or expectations regarding the mix of uses permitted within individual land use designations.

Municipal Comprehensive Review – For the purposes of this Plan, an official plan review, or an official plan amendment, initiated by the City and/or Region, as appropriate, which:

(a) is based on a review of the population and employment forecasts contained in this Plan and which reflect forecasts and allocations by the Region and Provincial plans;
(b) utilizes opportunities to accommodate forecasted growth through reurbanization;
(c) is integrated with planning for physical *infrastructure* and *community infrastructure*;
(d) considers cross–jurisdictional issues; and
(e) comprehensively applies the policies and schedules of Provincial plans.

Municipal Parking System – Public parking facilities that are owned by the Corporation of the City of Waterloo, and are accessible to all segments of the automobile traveling public.

Natural Features – Features of the natural environment, including:

(a) *Significant* Habitat of *Endangered or Threatened Species*;
(b) *Fish habitat*
(c) *Wetlands*;
(d) W*oodlands*;
(e) *Environmentally Significant Valley Features*;
(f) *Significant* Wildlife Habitat;
(g) *Areas of Natural and Scientific Interest*;
(h) Sand barrens, savannas and tallgrass prairies;
(i) Alvars
(j) Perennial Watercourses and Intermittent Watercourses;
(k) Lakes (and their littoral zones);
(l) Environmentally Significant Discharge Areas and Environmentally Significant Recharge Areas;
(m) Environmentally Sensitive Landscapes
(n) Significant Valleys; and,
(o) Regional Recharge Areas.

Non-Sensitive Land Use – A use that is not a s*ensitive use* in accordance with Ontario Regulation 153/04.

Normal Farm Practices – A practice, as defined in the Farming and Food Production Protection Act, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the Nutrient Management Act, and regulations made under that Act.

Other Wetlands – *Wetlands* that are naturally-occurring and less than 0.5 hectares in size or anthropogenic in origin and less than 2 hectares in size, which are not classified as *Provincially Significant Wetlands.*

Other Woodlands – *Woodlands* that are greater than 0.5 hectares but less than 1 hectare in size, generally excluding adjoining hedgerows and treed areas on small individual lots, that consist primarily of native tree species. Cultivated fruit or nut orchards, actively managed plantations, or plantations established for the purpose of producing Christmas Trees or

nursery stock are not included. Prior to *development* or *site alteration*, *Other Woodlands* must be evaluated to determine their significance and the need for protection.

Outdoor Living Area – The part of an outdoor area that is easily accessible from the building and which is designed for the quiet enjoyment of the outdoor environment. *Outdoor living areas* include, but are not limited to, the following:

(a) backyards or front yards or gardens or terraces or patios;
(b) balconies, provided they are the only *outdoor living area* for the occupant and meet the following conditions:
(c) minimum depth of four metres;
(d) outside the exterior building facade; and
(e) unenclosed;
(f) common *outdoor living areas* associated with multi–storey apartment buildings or condominiums; and
(g) passive recreational areas such as parks if identified by the Area municipality.

Passive Noise Attenuation Measures – Noise reducing site designs, building layouts and structural design measures that mitigate noise between *sensitive land uses* and noise-generating or other potentially incompatible land uses without the use of structural mitigation measures such as noise attenuation walls or berms.

Pedestrian – A person moving from place to place, either by foot or by using an assistive mobility device. *Pedestrians* include residents and visitors of all ages and abilities.

Perennial Watercourse – A watercourse that continually flows in an average year.

Pharmaceutical Dispensary – "*Pharmaceutical Dispensary*" means a small retail outlet (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. Excludes a *Drug Store*.
OPA No. 22, approved June 11, 2019

Potentially Contaminated Sites – sites identified as a possible *High Potential Site or a Medium Potential Site*.

Protected Heritage Property – Means real property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage *conservation* easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of a property and a *conservation* body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

Province – The Province of Ontario or one or more of its ministries or other agencies that exercise delegated authority on behalf of one of more ministries.

Provincial and Federal Requirements – In relation to energy production and distribution,

legislation and policies administered by Federal or Provincial governments for the purpose of protecting the environment from potential impacts associated with energy facilities and ensuring that the necessary approvals are obtained.

Provincially Significant Wetland – *Wetlands* identified by the *Province* as being of provincial significance as determined through the Ontario Wetland Evaluation System.

Quality and Quantity of Water – Measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended soils, temperature, bacteria, nutrients and hazardous contaminants and hydrological regime.

Rail Network – Freight and passenger rail used primarily to move people and goods inter-regionally.

Rapid Transit – A public transportation system operating for its entire length primarily on an exclusive right-of-way. The definition includes systems operating at-grade and systems operating on elevated or underground facilities.

Recreational and Tourism Uses – Includes both passive and active recreational and tourism uses, such as trails, parks, golf courses, playing fields, campgrounds, outdoor paint ball facilities, butterfly conservatories and similar uses.

Regional Market Area – An area generally broader than the City that has a high degree of social and economic interaction, defined for the purposes of this Plan as the Regional Municipality of Waterloo.

Regional Recharge Area – A large *natural feature*, that includes portions of the Waterloo Moraine, where considerable deposits of sand and gravel allow for the infiltration of large quantities of rainfall and snowmelt deep into the ground. This important *hydrologic function* sustains some of the richest sources of groundwater in the Grand River watershed. *Regional Recharge Areas* serve two important functions. From an environmental perspective, groundwater discharge from the shallow aquifers located within *Regional Recharge Areas* sustains a wide range of aquatic habitats and ecosystems. This groundwater discharge also provides a high percentage of the baseflow to the Grand River, its tributary rivers and cold-water streams and therefore is critical to maintaining the health of the Grand River to the benefit of the Region and downstream communities. The second function of *Regional Recharge Areas* is to replenish deep underground aquifers that serve as a source for a significant share of the municipal drinking-water supply.

Regionally Significant Woodlands – Areas defined as Significant Woodlands in the Regional Official Plan that meet all of the following criteria:

(a) Greater than 4 hectares in size, excluding any adjoining hedgerows;
(b) Consisting primarily of native species of trees; and
(c) Meets the criteria of a *woodland* in accordance with the provisions of the Regional Woodland Conservation By-law.

Regulatory Flood – The inundation under a flood resulting from the rainfall experienced during the Hurricane Hazel storm (1954) or the 100-year flood, wherever it is greater, the

limits of which define the *flooding hazard*.

Renewable Energy Systems – A system that generates electricity, heat and/or cooling from a renewable energy source, including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

Reurbanization Areas – Lands that are anticipated to accommodate a significant share of *intensification* over the life of this plan.

Road – A highway as defined by the Municipal Act. A "street" as stated in this Plan shall mean a *road*.

Rural Institutional Uses – Institutional uses related to and directly serving the needs of the rural community, such as schools, places of worship and rural community centres.

Secondary Uses – Uses secondary to the principal use of the property, including but not limited to *home occupations*, bed and breakfasts, home industries, agri-tourism activities and uses that provide value-added agricultural products from the farm operation on the property.

Sense Of Place – Characteristics that make a place special or unique, often fostering a sense of authentic human attachment and belonging.

Sensitive Groundwater Feature – *Groundwater features* that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals and additions of pollutants.

Sensitive Land Uses –

(1) In regard to land use soil contamination, a use and associated activities which include one or more of the following:
   (a) residential use including such things as a home or mobile home, health care facility, detention or correctional institution, penitentiary, or use associates with the residence of post secondary education (i.e. student housing). Residential use does not include motels or hotels, which establishments are considered to be commercial use;
   (b) institutional use including such things as day-care centres or schools (public or private);
   (c) parkland uses including such things as outdoor recreational activities, a day camp, an overnight camp facility, or an outdoor gathering of people for civic or social purpose; and
   (d) agricultural or other uses including such things as animal husbandry, aquaculture, beekeeping, dairying, field crops, forestry, fruit farming, horticulture, market gardening, poultry raising or the operation of glass- or plastic-covered greenhouses (see Ontario Regulation 153/04).

(2) In regard to land use compatibility, are buildings, amenity areas, or outdoor spaces:
   (a) where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby major facility. *Sensitive land uses* may be a part of the natural or built

environment; or,

(b) that may be adversely impacted by noise from transportation sources including: residential uses, seasonal residential developments, hospitals, nursing/retirement homes, schools and daycare centres.

Sensitive Surface Water Feature – *Surface water features* that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals and additions of pollutants.

Significant –

(a) In regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to the understanding of a place, an event or a people.

(b) In regard to habitat of *Endangered or Threatened Species*, habitat approved by the *Province* or Federal government that is necessary for the maintenance, survival and/or recovery of naturally occurring or reintroduced populations of *endangered or threatened species*, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.

(c) In regard to valleys, the valleys of the Grand River, Conestogo River, Nith River and Speed River, which are together nationally recognized as a Canadian Heritage River. Significant valleys are designated by the Region and comprise the entire river channel and extend to the point where the slope of the valley begins to grade into the surrounding upland.

(d) In regard to wildlife habitat, areas where plants, animals, and other organisms live, and find adequate amounts of food, water, shelter, and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non–migratory species. The Provincial Significant Wildlife Habitat Technical Guide should be referenced to determine *significant* wildlife habitat.

Site Alteration – The placement or dumping of fill on land, the removal of topsoil from land or the alteration of the grade of land by any means including the removal of vegetation cover, the compaction of soil or the creation of impervious surfaces, or any combination of these activities, as described in the City's *Site Alteration* By-law

Site Plan – A plan prepared under Section 41 of the Planning Act, which details building location and design as well as other site specific considerations such as walkways, landscaping, lighting and storage areas.

Source Protection Plan – A drinking water S*ource Protection Plan* prepared under the Clean Water Act.

Special Needs – Means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to long-term care homes,

adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Strategic Growth Areas - means lands within the City's Urban Area that include Nodes, Corridors, and Major Transit Station Areas as designated in this Plan which are intended to be the focus for accommodating intensification and higher-density *mixed uses* in a more compact built form.

Special Policy Area – In regard to *flooding hazards*, an area within a community that has historically existed in the *floodplain* and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from the strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are established by the *Province*. The *Special Policy Area* designation and any change or modification to the site-specific policies or boundaries applying to a *Special Policy Area*, must be approved by the Ministers of Natural Resources and Municipal Affairs and Housing prior to the City approving such changes or modifications. *Special Policy Areas* are not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for development outside the *floodplain*.

Specific Provision Areas(s) – In regard to *development* control, Specific Provision Areas are policies that guide *development* of specific lands, where the Specific Provision Area varies from the framework provided in other chapters of the Official Plan.

Spiritual Use – An establishment where a group of people gather for prayer and/or to worship.

Strategic Growth Areas - means lands within the City's Urban Area that include Nodes, Corridors, and Major Transit Station Areas as designated in this Plan which are intended to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form

Surface Water Feature – Water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Sustainable Design – *Sustainable design* involves the practices, processes and principles of designing, constructing and operating buildings, objects, sites and areas incorporating the values of ecological, social and economic sustainability.

Temporary Farmers' Market – Outdoor food stands using temporary structures to sell food products to the public. The foods sold would be primarily from local sources, and may include processed foods such as jams and preserves and other farm-made products. Stand operators could be farmers, staff or volunteers of a business or organization with a permit to operate a stand.

Transportation Demand Management – Specific policies and strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. Such policies and strategies can be developed by the public or private sectors.

Transit Oriented Development - This form of *development* is characterized by a greater mix of medium to high density land uses located within an easy walk of a Major Transit Station Area, or a higher frequency *transit stop*. *Transit Oriented Development* differs from conventional *development* in that the built form is specifically designed to integrate with and promote transit use and facilitate walking and transit use for everyday activities.

Transit Stops – Include conventional bus transit and stops and iXpress stops.

Universal Design – The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Urban Agriculture - *Urban Agriculture* means the growing of crops for food at a small-scale that is compatible with the surrounding neighbourhood. It may also include small-scale sales of *urban agricultural* products subject to zoning and other applicable regulations and by-law.

Urban Forest – The total collection of trees and associated vegetation within the boundary of the City of Waterloo. The *urban forest* provides significant ecological, social, and economic benefits such as improved air and water quality, reduced storm runoff and erosion, energy conservation, enhanced livability, improved human heath, traffic calming, and reduced noise.

Vacancy Rate – The percentage of dwelling units that are vacant in relation to the total number of dwelling units of that type. A vacant dwelling unit is one that is available for immediate rental and is physically unoccupied at the time of enumeration. *Vacancy rates* in the City shall be determined by the Canadian Mortgage and Housing Corporation.

VisitAble – Housing that incorporates the following three basic accessibility features that help to foster a more livable and adaptable built environment:

1. No-step entrance (at the front, back or side of the residential unit and building)
2. Wider doorways and clear passage on the main floor of the residential unit, and within common areas of a multi-unit residential building
3. A main floor washroom that can be accessed by visitors who use mobility devices

OPA No. 34, approved October 28, 2022

Vulnerable – Surface water and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by preferential pathways (as defined in the Regional Official Plan) among such activities and the surface water and/or groundwater.

Watershed Study – Comprehensive scientific study that describes how surface water and groundwater and terrestrial and aquatic ecosystems function within a defined drainage area. These investigations result in recommendations as to where and how development activity can safely occur so as to minimize flood risks, stream erosion, degradation of water quality, and negative impacts on natural systems. Recommendations may also identify opportunities

for ecological enhancement and recreation.

Wetland – Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit *wetland* characteristics are not considered to be *wetlands* for the purposes of this definition.

Woodland – Treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of *woodland* products. *Woodlands* include treed areas, woodlots or forested areas.

TOWNSHIP OF WOOLWICH

TOWNSHIP OF WOOLWICH

TOWNSHIP OF WILMOT

CITY OF KITCHENER

CITY OF KITCHENER

BENJAMIN RD
COUNTRY SQUIRE RD
CONSERVATION DR
WESTMOUNT RD N
NORTHFIELD DR W
NORTHFIELD DR E
UNIVERSITY AVE E
WIDEMAN RD
BEAVER CREEK RD
LAUREL WOOD DR
Grand River
CONESTOGA PKY (HY 85)
LEXINGTON RD
ERBSVILLE RD
ALBERT ST
COLUMBIA ST W
COLUMBIA ST E
WEBER ST N
UNIVERSITY AVE E
BRIDGE ST W
KEATS WAY
ERB ST W
ERB ST E
ISHERWOOD AVE W
UNIVERSITY AVE W
IRA NEEDLES BLVD
UNION ST E

Legend

- City Boundary
- Urban Boundary Area
- Hydro Easement
- Railway
- Road
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Uptown Waterloo Primary Node
- Deferred

Land Use Designations

- Low Rise Residential
- Medium Rise Residential
- Medium High Rise Residential
- High Rise Residential
- Commercial and Mixed-Use
- Station Area Mixed-Use
- Employment
- Major Institutional
- Major Institutional - Academic
- Open Space
- Rural

THE CITY OF Waterloo

Official Plan

Land Use Plan

Schedule 'A'

N.T.S.

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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

CONSERVATION DR

WESTMOUNT RD N

NORTHFIELD DR W

NORTHFIELD DR E

UNIVERSITY AVE E

WIDEMAN RD

BEAVER CREEK RD

LAUREL WOOD DR

BEARINGER RD

Grand River

TOWNSHIP OF WOOLWICH

CONESTOGA PKY (HY 85)

LEXINGTON RD

FISCHER-HALLMAN RD N

ERBSVILLE RD

ALBERT ST

KING ST N

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

WESTMOUNT RD N

UNIVERSITY AVE E

BRIDGE ST W

TOWNSHIP OF WILMOT

KEATS WAY

ERB ST W

ERB ST W

BRIDGEPORT RD E

ERB ST E

WEBER ST S

KING ST S

UNION ST E

IRA NEEDLES BLVD

FISCHER-HALLMAN RD S

UNIVERSITY AVE W

CITY OF KITCHENER

CITY OF KITCHENER

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Uptown Primary Node
- Deferred

Commercial Land Use Categories

- Uptown Mixed-Use Core
- West Side Mixed-Use Commercial Centre
- Conestoga Commercial Centre
- Mixed-Use Community
- Corridor Commercial
- Convenience Commercial

THE CITY OF Waterloo

Official Plan Commercial and Mixed-Use Land Uses Schedule 'A1'

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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

CONSERVATION DR

WESTMOUNT RD N

NORTHFIELD DR W

NORTHFIELD DR E

UNIVERSITY AVE E

WIDEMAN RD

BEAVER CREEK RD

LAURELWOOD DR

BEARINGER RD

Grand River

TOWNSHIP OF WOOLWICH

CONESTOGA PKY (HY 85)

LEXINGTON RD

FISCHER-HALLMAN RD N

ERBSVILLE RD

ALBERT ST

KING ST N

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

WESTMOUNT RD S

UNIVERSITY AVE E

BRIDGE ST W

TOWNSHIP OF WILMOT

ERBSVILLE CT

KEATS WAY

ERB ST W

ERB ST E

BRIDGEPORT RD E

WEBER ST S

KING ST S

UNION ST E

IRA NEED ST

FISHER-HALLMAN RD S

UNIVERSITY AVE W

CITY OF KITCHENER

CITY OF KITCHENER

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Deferred

Employment Land Uses

- Business Employment
- Flexible Industrial
- Gateway Employment Areas

THE CITY OF Waterloo

Official Plan

Employment Land Uses

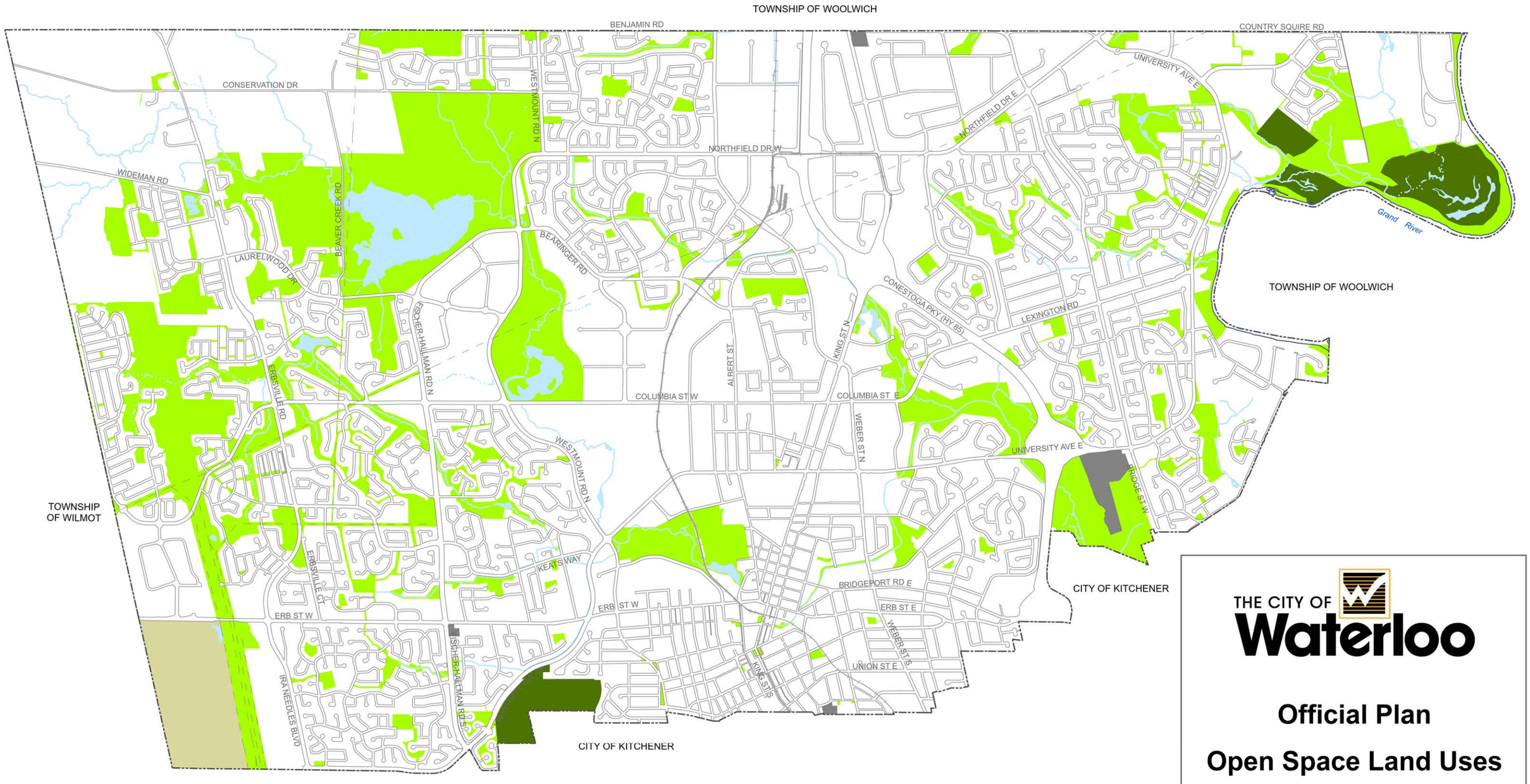
Schedule 'A2'

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Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Open Space Land Use Categories

- Parks and Other Green Space
- Cemetery
- Golf Course
- Landfill

THE CITY OF Waterloo

Official Plan

Open Space Land Uses

Schedule 'A3'

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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

CONSERVATION DR

WESTMOUNT RD N

UNIVERSITY AVE E

NORTHFIELD DR E

NORTHFIELD DR W

Grand River

BEAVER CREEK RD

LAURELWOOD DR

BEARINGER RD

TOWNSHIP OF WOOLWICH

FISCHER-HALLMAN RD N

CONESTOGA PKY (HY 85)

LEXINGTON RD

ELMIRA RD

ALBERT ST

KING ST N

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

WESTMOUNT RD N

UNIVERSITY AVE E

BRIDGE ST W

TOWNSHIP OF WILMOT

ERBSVILLE CT

KEATS WAY

BRIDGEPORT RD E

ERB ST W

ERB ST W

ERB ST E

WEBER ST S

FISCHER-HALLMAN RD S

KING ST S

UNION ST E

IRA NEEDLES BLVD

UNIVERSITY AVE W

CITY OF KITCHENER

CITY OF KITCHENER

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Landscape Level Systems

- Significant Valley
- Environmentally Sensitive Landscape
- Regional Recharge Area

- Core Natural Features
- Supporting Natural Features
- Restoration Areas and Linkages

*** Not shown - Map will be amended to illustrate future Restoration Areas and Linkages.*

THE CITY OF Waterloo

Official Plan

Natural System

Schedule 'A4'

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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

CONSERVATION DR

WESTMOUNT RD N

NORTHFIELD DR W

NORTHFIELD DR E

UNIVERSITY AVE E

HOMEMAN RD

LAUREL WOOD DR

BEAVER CREEK RD

BEARINGER RD

Grand River

TOWNSHIP OF WOOLWICH

CONESTOGA PKY

LEXINGTON RD

FISCHER-HALLMAN RD N

SMITH RD

ALBERT ST

KING ST N

COLUMBIA ST W

COLUMBIA ST

WEBER ST N

UNIVERSITY AVE E

BRIDGE ST W

WESTMOUNT RD N

TOWNSHIP OF WILMOT

ERBSVILLE CL

KEATS WAY

ERB ST W

BRIDGEPORT RD E

ERB ST E

WEBER ST S

KING ST S

UNION ST E

FISHER-HALLMAN RD S

UNIVERSITY AVE W

IRA NEEDLES BLVD

CITY OF KITCHENER

CITY OF KITCHENER

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Hazardous Lands

Flooding Hazards

- One Zone Policy Area
- Candidate Two Zone Policy Area
- Two Zone Flood Fringe
- Two Zone Floodway
- Special Policy Area
- Special Policy Area Floodway

Erosion Hazards

- Erosion Hazards

Hazardous Sites

- Hazardous Site

*** Not shown - Map will be amended to illustrate future Hazardous Sites.*

THE CITY OF Waterloo

Official Plan

Natural Hazards

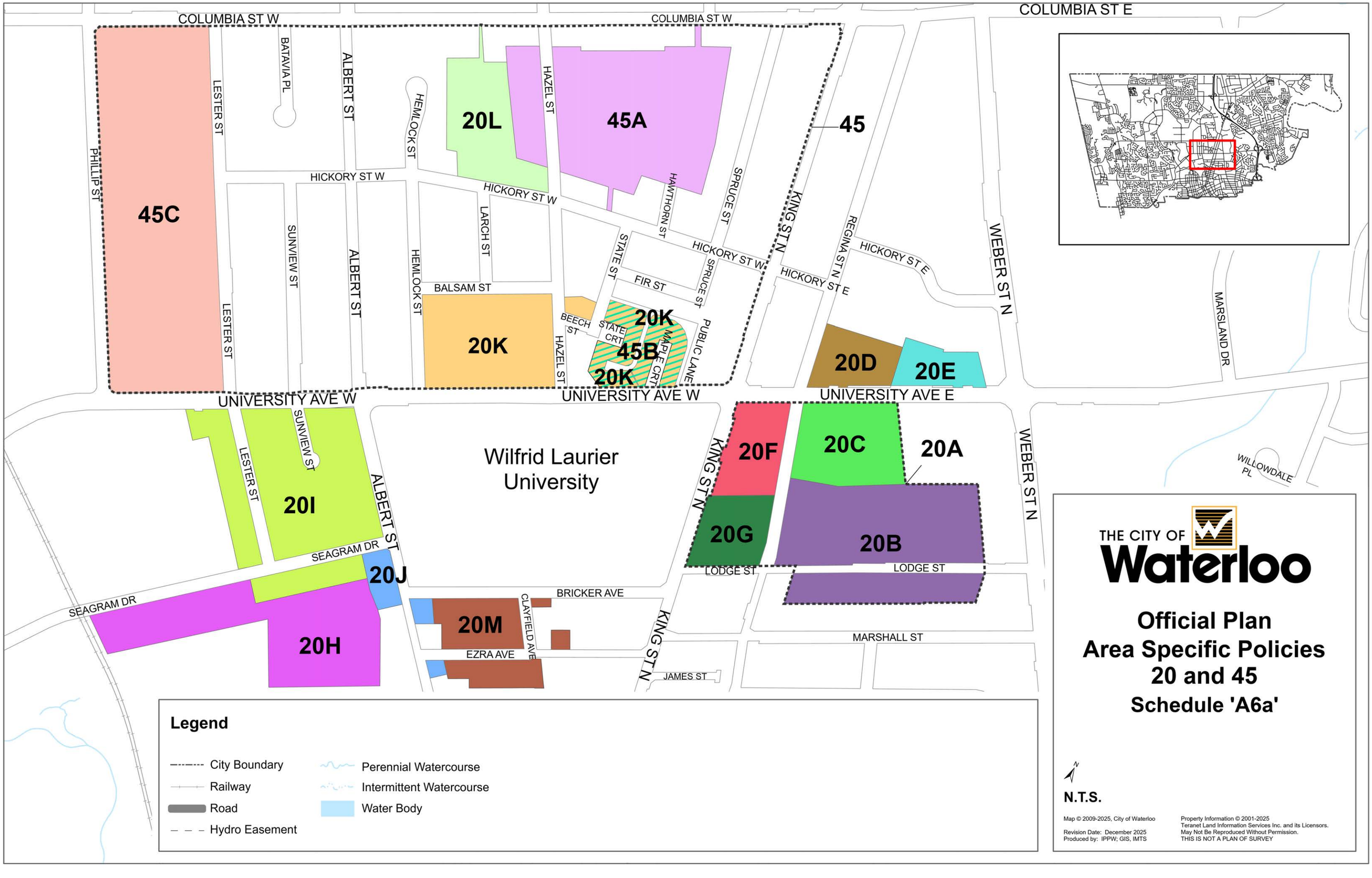
Schedule 'A5'

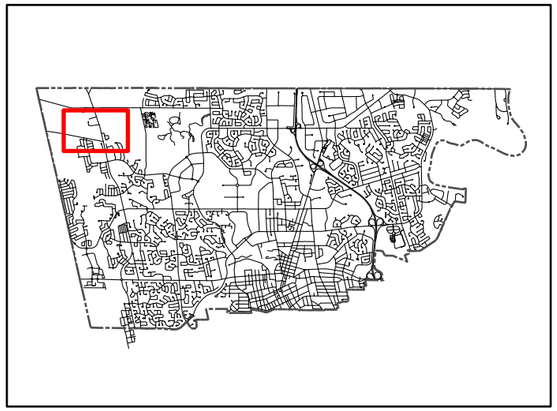
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COLUMBIA ST W
COLUMBIA ST W
COLUMBIA ST E
PHILLIP ST
LESTER ST
BATAVIA PL
ALBERT ST
HEMLOCK ST
HAZEL ST
HAWTHORN ST
SPRUCE ST
KING ST N
REGINA ST N
WEBER ST N
MARSLAND DR
HICKORY ST W
HICKORY ST W
HICKORY ST W
HICKORY ST E
HICKORY ST E
STATE ST
FIR ST
SPRUCE ST
BALSAM ST
LARCH ST
SUNVIEW ST
BEECH ST
STATE CRT
MAPLE CRT
PUBLIC LANE
45
45A
20L
45C
20K
20K
45B
20K
20D
20E
UNIVERSITY AVE W
UNIVERSITY AVE W
UNIVERSITY AVE E
SUNVIEW ST
LESTER ST
20I
ALBERT ST
Wilfrid Laurier University
20F
20C
20A
20G
20B
WILLOWDALE PL
SEAGRAM DR
SEAGRAM DR
20J
20H
BRICKER AVE
20M
CLAYFIELD AVE
EZRA AVE
LODGE ST
LODGE ST
MARSHALL ST
JAMES ST
Legend
City Boundary
Railway
Road
Hydro Easement
Perennial Watercourse
Intermittent Watercourse
Water Body
THE CITY OF Waterloo
Official Plan
Area Specific Policies
20 and 45
Schedule 'A6a'
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SNOWCREST

SCHNARR ST

ERBSVILLE RD

REGAL PL

FOREST GATE CRES

WIDEMAN RD

WOOD NETTL

WOOLGF

WIN

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Land Use Designations

- Low Density Residential
- Low Density Residential: Specific Provision Area 1
- Conceptual Open Space Location
- Conceptual SWM Facility Location
- Environmental System
- Erbsville South Block Plan Area

THE CITY OF Waterloo

Official Plan

Specific Provision Area: Erbsville South: Land Use Plan

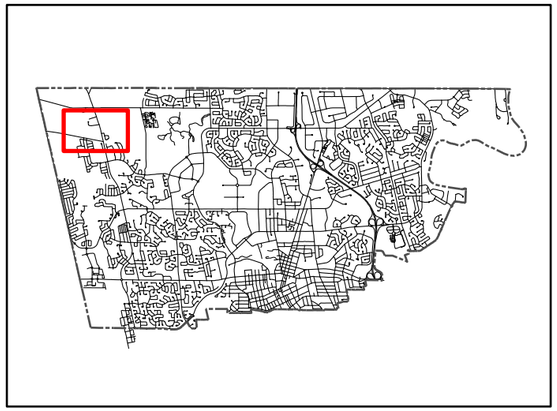
Schedule 'A6b'

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SNOWCREST

SCHNARR ST

ERBSVILLE RD

REGAL PL

FOREST GATE CRES

WIDEMAN RD

WOOD NETTL

WOOLGF

WIN

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Environmental System

- Core and Supporting Natural Features
- Natural Feature Buffer
- Regulatory Floodplain (based on culvert replacement)
- Limit of Regulatory Floodplain **
- Conceptual SWM Facility Location
- Erbsville South Block Plan Area

** Note: Limit of regulatory floodplain based on existing conditions not culvert replacement

THE CITY OF Waterloo

Official Plan

Specific Provision Area: Erbsville South: Environmental System

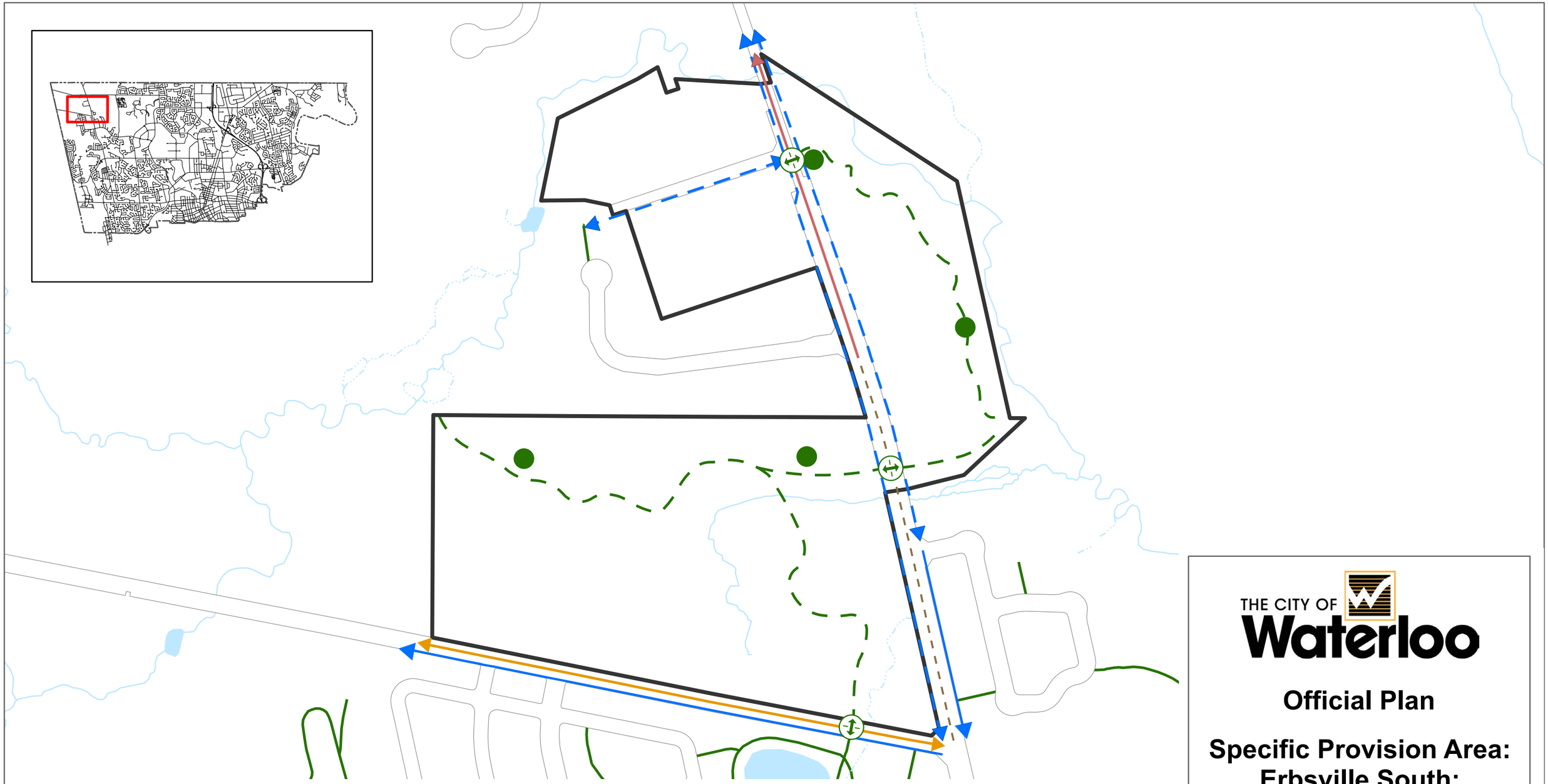
Schedule 'A6c'

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Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Conceptual Open Space Location
- Potential Crossing Location
- Existing Paved Shoulder
- Existing Signed Bike Route
- Future Bike Lane
- Existing Sidewalk
- Future Sidewalk
- Existing Trails
- Conceptual Trail Locations or Connections
- Erbsville South Block Plan Area

THE CITY OF Waterloo

Official Plan

Specific Provision Area: Erbsville South: Mobility Network

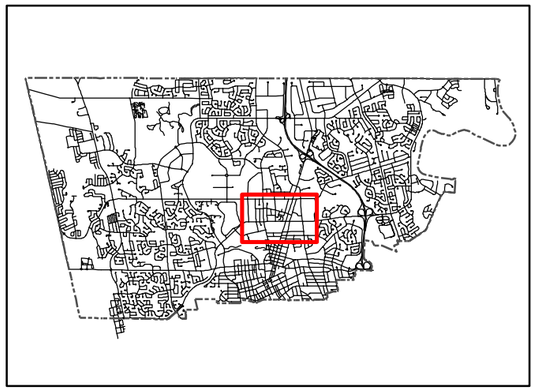
Schedule 'A6d'

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Official Plan
Street Frontage Areas and Streetscape Elements
Schedule 'A45a'

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Street Hierarchy

- Main Street
- Mixed-Use Street
- Green Street
- Residential Street
- Woonerf/Shared Street

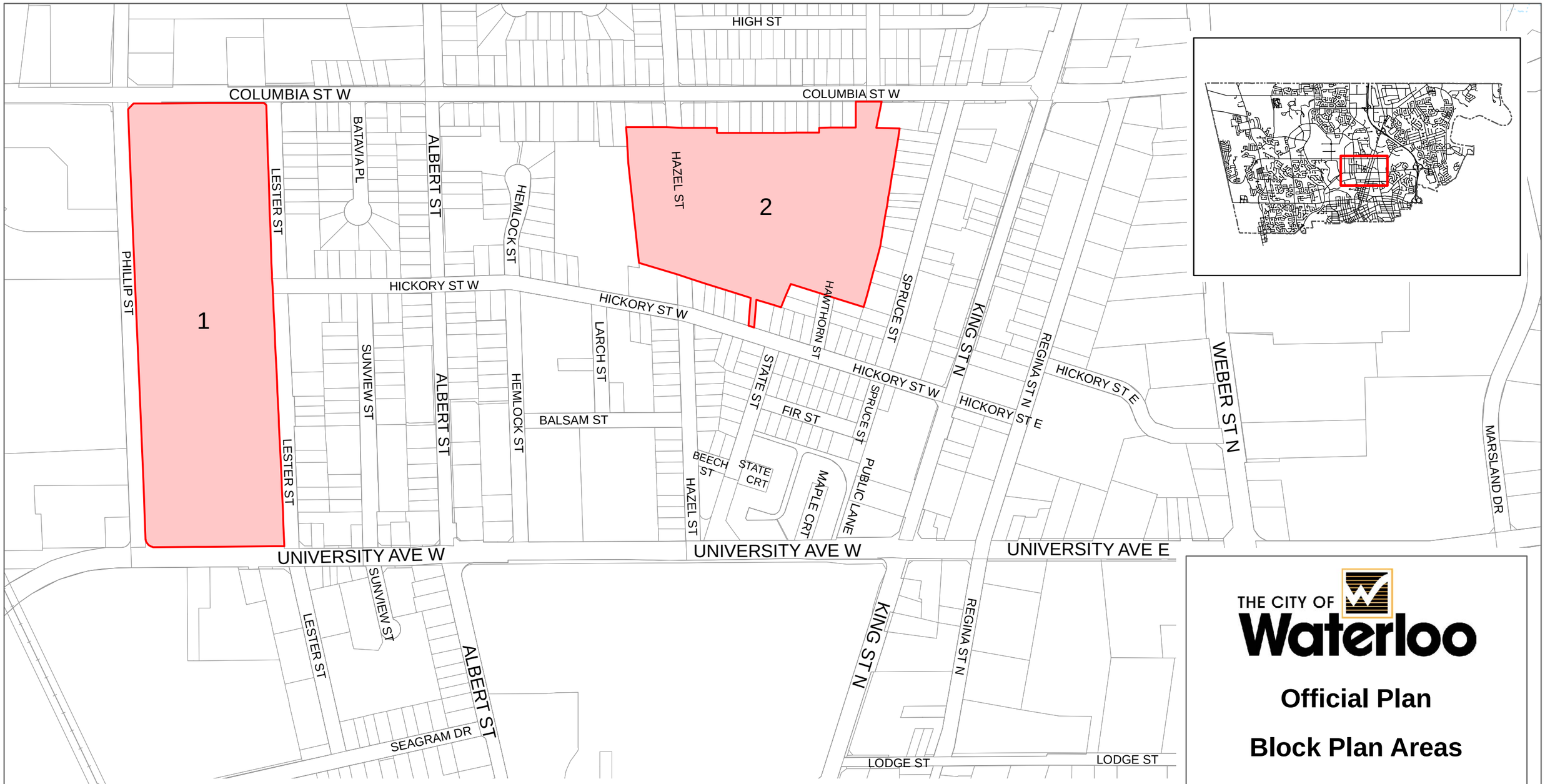
Street Frontage Areas

- Active Frontage Areas
- Convertible Frontage Areas
- Neighbourhood Frontage Areas

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Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Block Plan Area

THE CITY OF Waterloo

Official Plan

Block Plan Areas

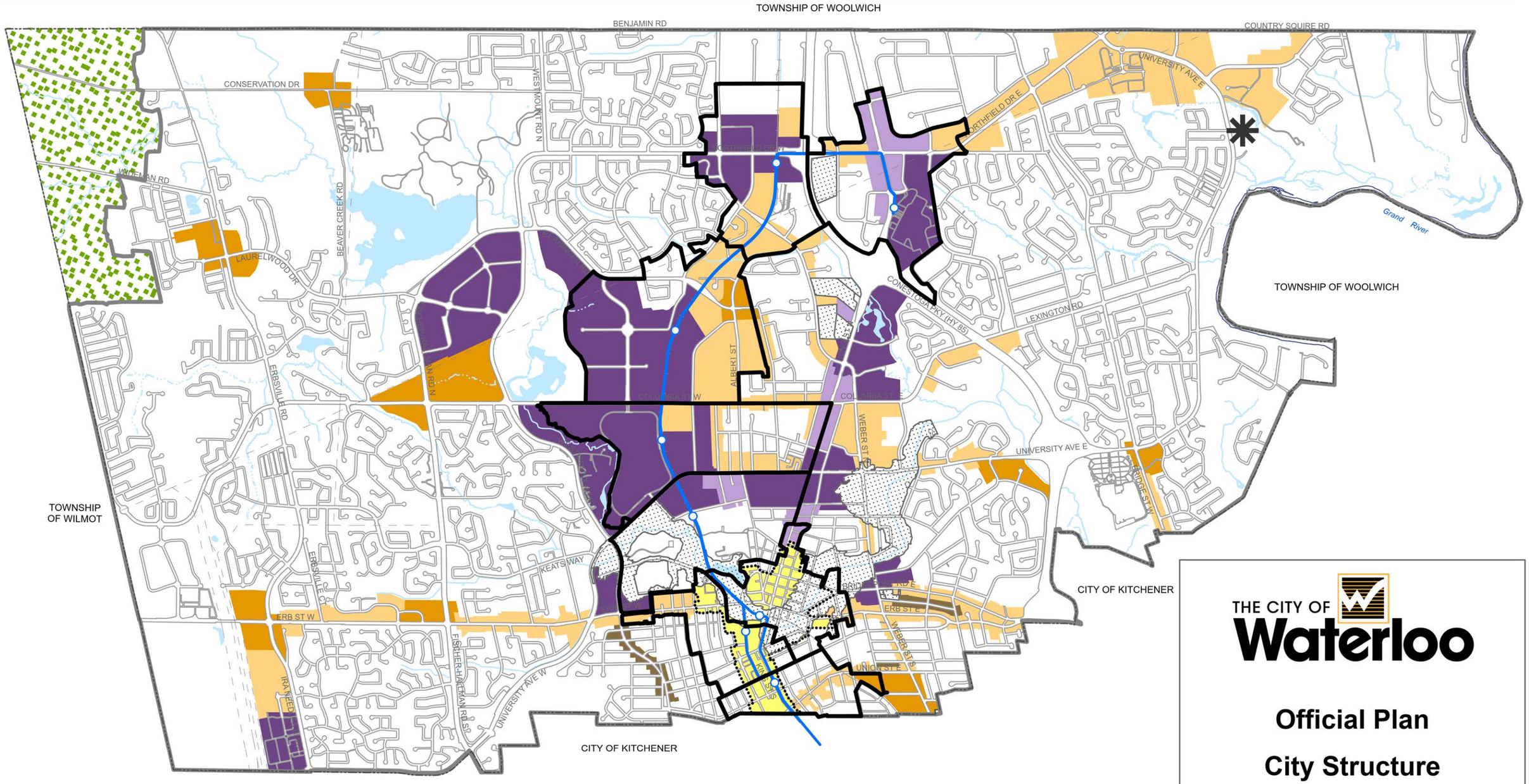
Schedule 'A45b'

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Legend

- City Boundary
- Urban Area Boundary
- Uptown Waterloo Primary Node
- Hydro Easement
- Railway
- Road
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Protected Countryside
- Deferred

Nodes and Corridors

- Major Node
- Minor Node
- Major Corridor
- Minor Corridor
- Primary Node
- Minor Neighbourhood Corridor
- Potential Future Node

Station Areas

- ION Rapid Transit Station
- ION LRT
- Major Transit Station Area Boundary

THE CITY OF Waterloo

Official Plan

City Structure

Schedule 'B'

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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

CONSERVATION DR

WESTMOUNT RD N

UNIVERSITY AVE E

NORTHFIELD DR E

NORTHFIELD DR W

WIDEMAN RD

BEAVER CREEK RD

LAURELWOOD DR

BEARINGER RD

CONESTOGA PKY (HWY 85)

LEXINGTON RD

ESCHERMANN DR N

ERBSVILLE RD

KING ST N

ALBERT ST

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

WESTMOUNT RD N

UNIVERSITY AVE E

BRIDGEPORT RD E

ERB ST W

ERB

ERB ST E

KEATS WAY

ERBSVILLE CR

FISCHER-HALLMAN RD S

UNIVERSITY AVE W

IRA FEEDLESS BLVD

UNION ST E

TOWNSHIP OF WILMOT

CITY OF KITCHENER

CITY OF KITCHENER

Inset map: Uptown

Inset map: Uptown

THE CITY OF Waterloo

Official Plan

Built Form

Schedule 'B1'

N.T.S.

Legend

- City Boundary
- Hydro Easement
- Railway
- Road
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Uptown Waterloo Primary Node
- Deferred

Built Form

- Low Rise, 4 storeys (Northdale: Low Rise, 6 storeys)
- Medium Rise, 6 storeys (Northdale: Medium Rise, 8 storeys)
- Medium High Rise, 12 storeys
- Main Street, 4 storeys
- High Rise, 25 storeys
- High Rise, 30 storeys
- Medium Rise Employment, 9 storeys

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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

CONSERVATION DR

WESTMOUNT RD N

UNIVERSITY AVE E

NORTHFIELD DR E

NORTHFIELD DR W

WIDEMAN RD

BEAVER CREEK RD

LAUREL WOOD DR

BEARINGER RD

Grand River

TOWNSHIP OF WOOLWICH

CONESTOGA PKY

LEXINGTON RD

KING ST N

ALBERT ST

FISCHER-HALLMAN RD N

ERBSVILLE RD

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

UNIVERSITY AVE E

BRIDGE ST W

WESTMOUNT RD N

TOWNSHIP OF WILMOT

KEATS WAY

BRIDGEPORT RD E

ERB ST W

ERB ST E

WEBER ST S

KING ST S

UNION ST E

IRA NEEDLES BLVD

FISCHER-HALLMAN RD S

UNIVERSITY AVE W

CITY OF KITCHENER

CITY OF KITCHENER

A portion of this Schedule has been appealed to the OMB. Please refer to the explanatory note for more details.

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Wellhead Protection Sensitivity Areas

- WPSA-1
- WPSA-2
- WPSA-3
- WPSA-4
- WPSA-5
- WPSA-6
- WPSA-7
- WPSA-8

- High Microbial Risk Management Zone
- Regional Recharge Area
- Municipal Wellheads
- Groundwater Under Direct Influence (GUDI)

THE CITY OF Waterloo

Official Plan

Source Water Protection Areas

Schedule 'B4'

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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

Beaver Creek Meadows

Conservation Meadows

Erbsville

CONSERVATION DR

WESTMOUNT RD N

Lakeshore North

Conestoga

Northland

UNIVERSITY AVE E

NORTHFIELD DR E

Country Squire

Eastbridge

Grey Silo

NORTHFIELD DR W

WIDEMAN RD

BEAVER CREEK RD

Lakeshore

Grand River

Lincoln

LAURELWOOD DR

Laurelwood

BEARINGER RD

UW Northwest Campus

CONESTOGA PKY

TOWNSHIP OF WOOLWICH

LEXINGTON RD

Columbia Hills

FISCHER-HALLMAN RD N

UW Research and Technology Park

Columbia

KING ST N

Dearborn

Lexington

ALBERT ST

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

ERBSVILLE RD

WESTMOUNT RD N

UNIVERSITY AVE E

BRIDGE ST W

Beechwood West

TOWNSHIP OF WILMOT

Beechwood

Willowdale

KEATS WAY

Clair Hills

ERBSVILLE CT

BRIDGEPORT RD E

ERB ST W

Central

ERB ST E

WEBER ST S

KING ST S

UNION ST E

FISHER-HALLMAN RD S

IRA NEEDLES BLVD

Westvale

UNIVERSITY AVE W

Westmount

West Hill

CITY OF KITCHENER

CITY OF KITCHENER

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- District Boundaries

THE CITY OF Waterloo

Official Plan

District Boundaries

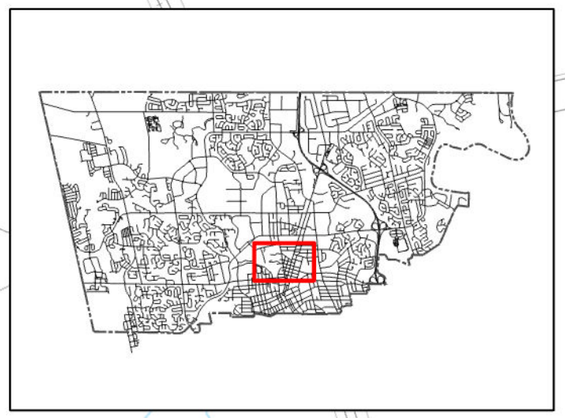
Schedule 'C'

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SEAGRAM DR
BRICKER AVE
LODGE ST
CLAYFIELD AVE
EZRA AVE
KING ST N
JAMES ST
REGINA ST N
CENTRAL ST
CENTRAL ST
NOECKER ST
NOECKER ST
REGINA ST N
DORSET ST
FOUNTAIN ST
SPRING ST W
ELGIN ST
ELGIN CRES
BRIGHTON ST
ALBERT ST
SPRING ST E
YOUNG ST W
YOUNG ST W
KING ST N
REGINA ST N
YOUNG ST E
BRIDGEPORT RD W
BRIDGEPORT RD E
DORSET ST
PRINCESS ST W
PRINCESS ST W
FATHER DAVID BAUER DR
Silver Lake
ROSLIN AVE N
DUNBAR RD N

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Refer to Specific Provision Area 33 for additional detail

- MacGregor / Albert Neighbourhood Heritage Conservation District
- Potential Commercial Use Area
- Potential University Use Area
- Potential Institutional Use Area
- Potential Institutional, Office, Advanced Technology, and Cultural Use Area

THE CITY OF Waterloo

Official Plan
Heritage Conservation District
Schedule 'D'

N

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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

CONSERVATION DR

WESTMOUNT RD N

NORTHFIELD DR W

NORTHFIELD DR E

UNIVERSITY AVE E

WIDEMAN RD

BEAVER CREEK RD

LAURELWOOD DR

BEARINGER RD

Grand River

TOWNSHIP OF WOOLWICH

FISCHER-HALLMAN RD N

KING ST N

CONESTOGA EXPWY (401)

LEXINGTON RD

ERBSVILLE RD

ALBERT ST

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

WESTMOUNT RD N

UNIVERSITY AVE E

BRIDGE ST W

TOWNSHIP OF WILMOT

KEATS WAY

BRIDGEPORT RD E

ERB ST W

ERB ST E

WEBER ST S

KING ST S

UNION ST E

IRA NEEDLES BLVD

FISCHER-HALLMAN RD S

UNIVERSITY AVE W

CITY OF KITCHENER

CITY OF KITCHENER

The application of certain road classifications has been deferred. These deferrals will be resolved through the Uptown West Neighbourhood Transportation Study and Mary-Allen Transportation Study.

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Road Classification

Secondary Roads
- Local Roads
- Potential Future Local Roads
- Minor Collector
- Proposed Major Collector
- Major Collector

Deferred

Primary Roads
- City Arterial
- Regional Arterial

Provincial Highway
- Provincial Highway

THE CITY OF Waterloo

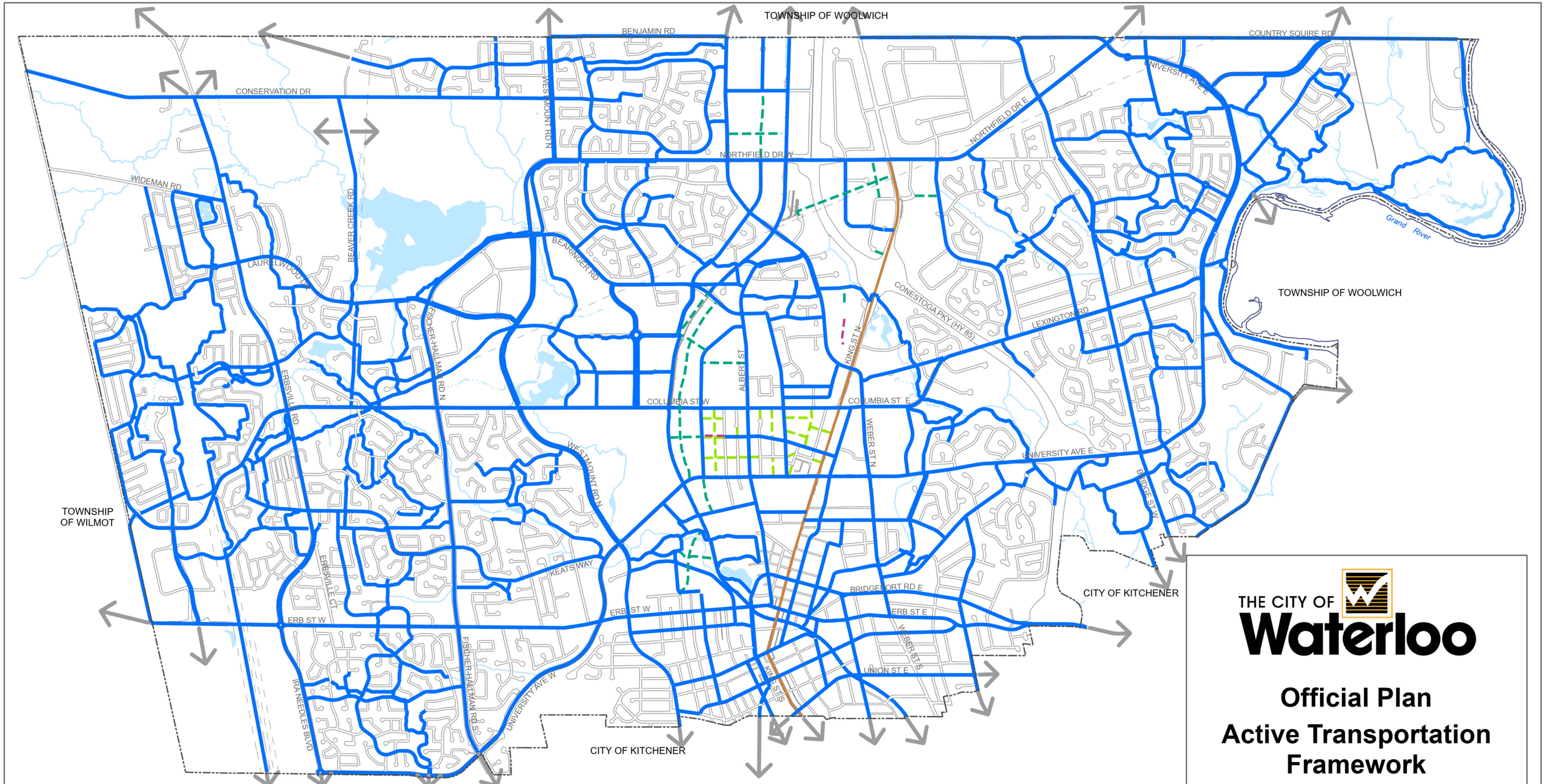
Official Plan
Road Classification System
Schedule 'E'

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Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Existing and Planned Active Transportation Framework

- City-Wide Cycling and Multi-Use Routes
- Proposed City-Wide Cycling and Multi-Use Routes (Conceptual)
- King Street Corridor
- Potential Pedestrian Corridor (Conceptual)
- Active Transportation Connections (Conceptual)
- Connection to Adjacent Municipality / Lands

*** Note: This Schedule is intended to provide an overview of major existing and planned Active Transportation Routes, and is not intended to illustrate the comprehensiveness of the system. Refer to the Transportation Master Plan for more detail*

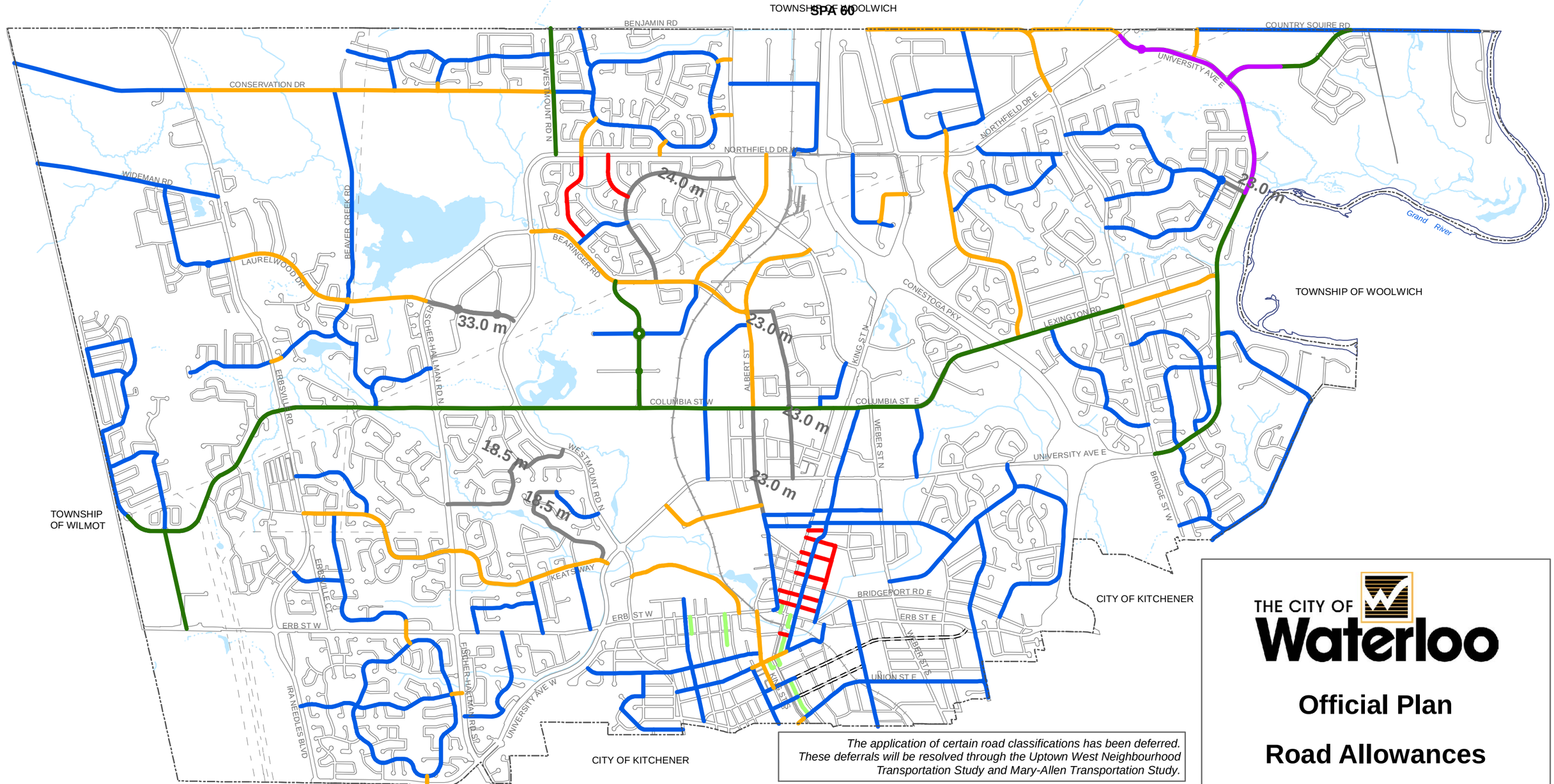
THE CITY OF Waterloo

Official Plan
Active Transportation Framework
Schedule 'F'

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The application of certain road classifications has been deferred. These deferrals will be resolved through the Uptown West Neighbourhood Transportation Study and Mary-Allen Transportation Study.

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Road Allowances

- 7.0 metre ultimate road allowance
- 18.0 metre ultimate road allowance
- 20.0 metre ultimate road allowance
- 26.0 metre ultimate road allowance
- 30.0 metre ultimate road allowance
- 35.0 metre ultimate road allowance
- Other ultimate road allowance as shown
- Deferred

*** Note: In some locations the ultimate right-of-way width has been achieved. Where the ultimate width has not been achieved a widening is required.*

THE CITY OF Waterloo

Official Plan

Road Allowances

Schedule 'G'

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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

CONSERVATION DR

WESTMOUNT RD N

NORTHFIELD DR W

NORTHFIELD DR E

UNIVERSITY AVE E

WIDEMAN RD

BEAVER CREEK RD

LAURELWOOD DR

BEARINGER RD

Grand River

TOWNSHIP OF WOOLWICH

CONESTOGA PKY

LEXINGTON RD

FISCHER-HALLMAN RD N

ERBSVILLE RD

ALBERT ST

KING ST N

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

WESTMOUNT RD N

UNIVERSITY AVE E

BRIDGE ST W

TOWNSHIP OF WILMOT

ERBSVILLE RD

KEATS WAY

ERB ST W

ERB ST W

BRIDGEPORT RD E

ERB ST E

WEBER ST S

KING ST S

UNION ST E

FISHER-HALLMAN RD S

IRA NEEDLES BLVD

UNIVERSITY AVE W

CITY OF KITCHENER

CITY OF KITCHENER

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Mineral Aggregate Resource Area

THE CITY OF Waterloo

Official Plan
Mineral Aggregate Resource Areas
Schedule 'H'

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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

CONSERVATION DR

WESTMOUNT RD N

NORTHFIELD DR W

NORTHFIELD DR E

UNIVERSITY AVE E

WIDEMAN RD

BEAVER CREEK RD

LAURELWOOD DR

BEARINGER RD

Grand River

TOWNSHIP OF WOOLWICH

CONESTOGA PKY

LEXINGTON RD

FISCHER-HALLMAN RD N

ERBSVILLE RD

ALBERT ST

KING ST N

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

WESTMOUNT RD N

UNIVERSITY AVE E

BRIDGE ST W

TOWNSHIP OF WILMOT

ERBSVILLE RD

KEATS WAY

ERB ST W

ERB ST W

BRIDGEPORT RD E

ERB ST E

WEBER ST S

FISCHER-HALLMAN RD S

IRA NEEDLES BLVD

UNIVERSITY AVE W

UNION ST E

CITY OF KITCHENER

CITY OF KITCHENER

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Industrial Transitional Areas

THE CITY OF Waterloo

Official Plan

Industrial Transitional Areas

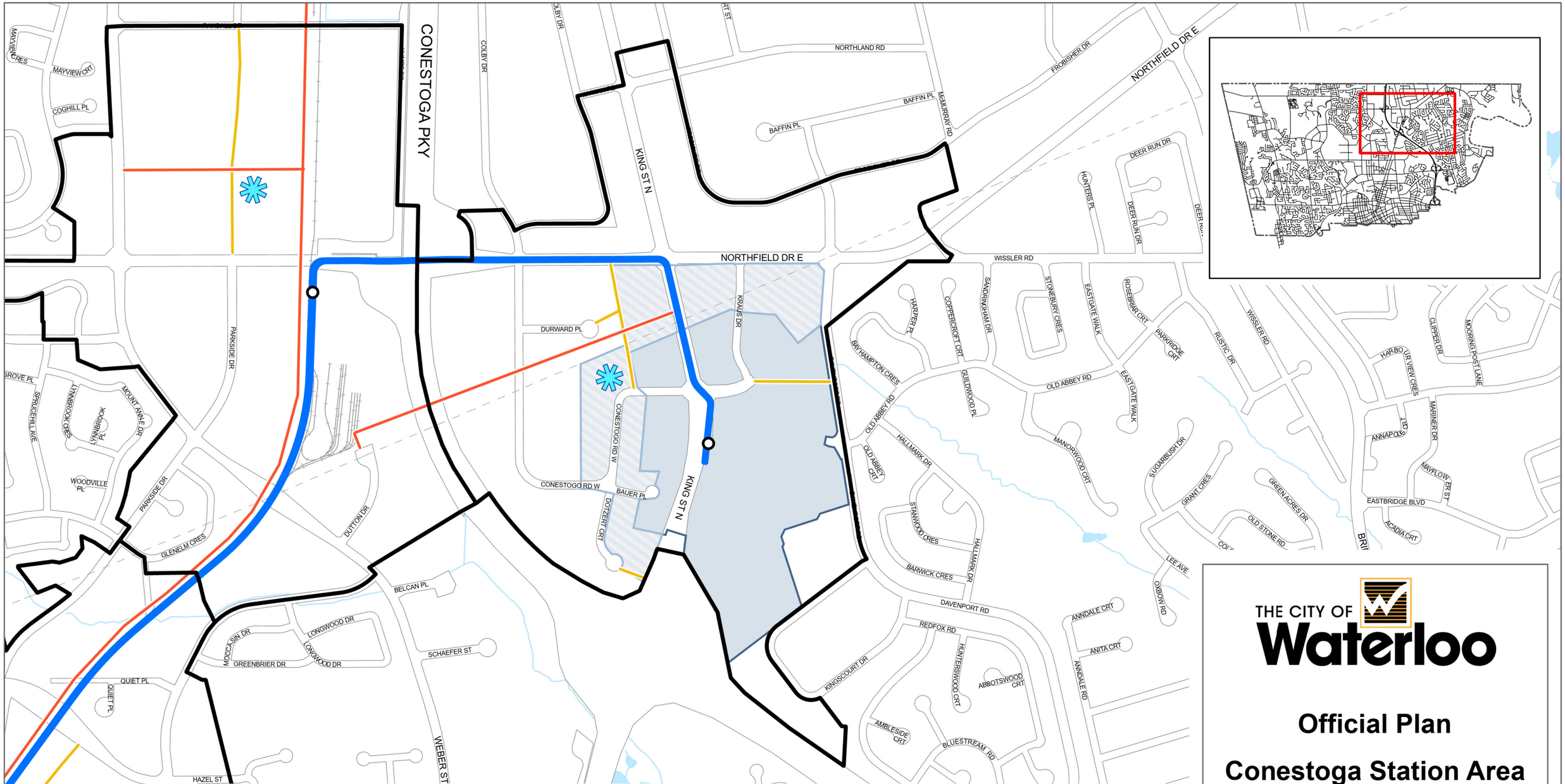
Schedule 'I'

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Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- ION Rapid Transit Station
- Potential Priority Public Space
- ION LRT
- Active Transportation Connection
- Potential Priority Connection
- Station Area Boundary
- Area A
- Area B

THE CITY OF Waterloo

Official Plan

Conestoga Station Area

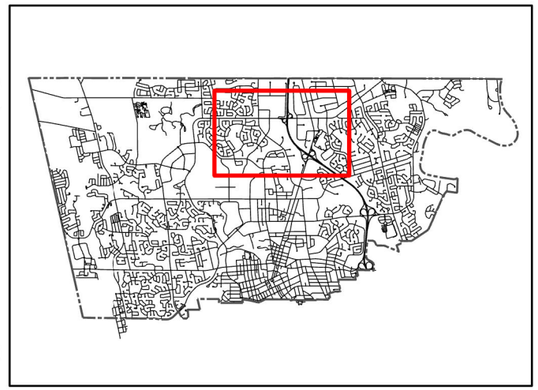
Schedule 'J1'

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Official Plan
Northfield Station Area
Schedule 'J2'

Legend

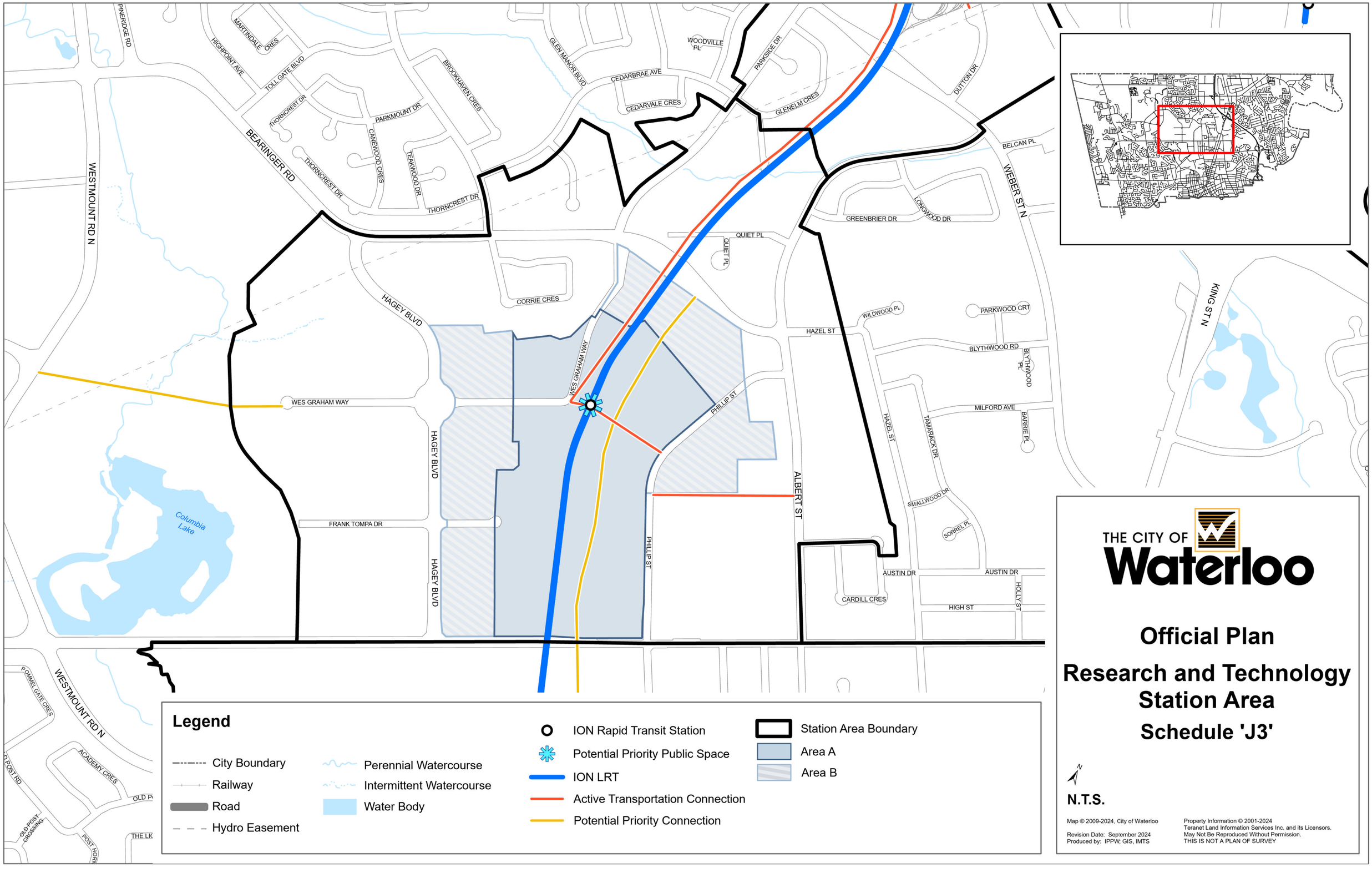
- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- ION Rapid Transit Station
- Potential Priority Public Space
- ION LRT
- Active Transportation Connection
- Potential Priority Connection
- Station Area Boundary
- Area A
- Area B

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Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- ION Rapid Transit Station
- Potential Priority Public Space
- ION LRT
- Active Transportation Connection
- Potential Priority Connection
- Station Area Boundary
- Area A
- Area B

THE CITY OF Waterloo

Official Plan

Research and Technology Station Area

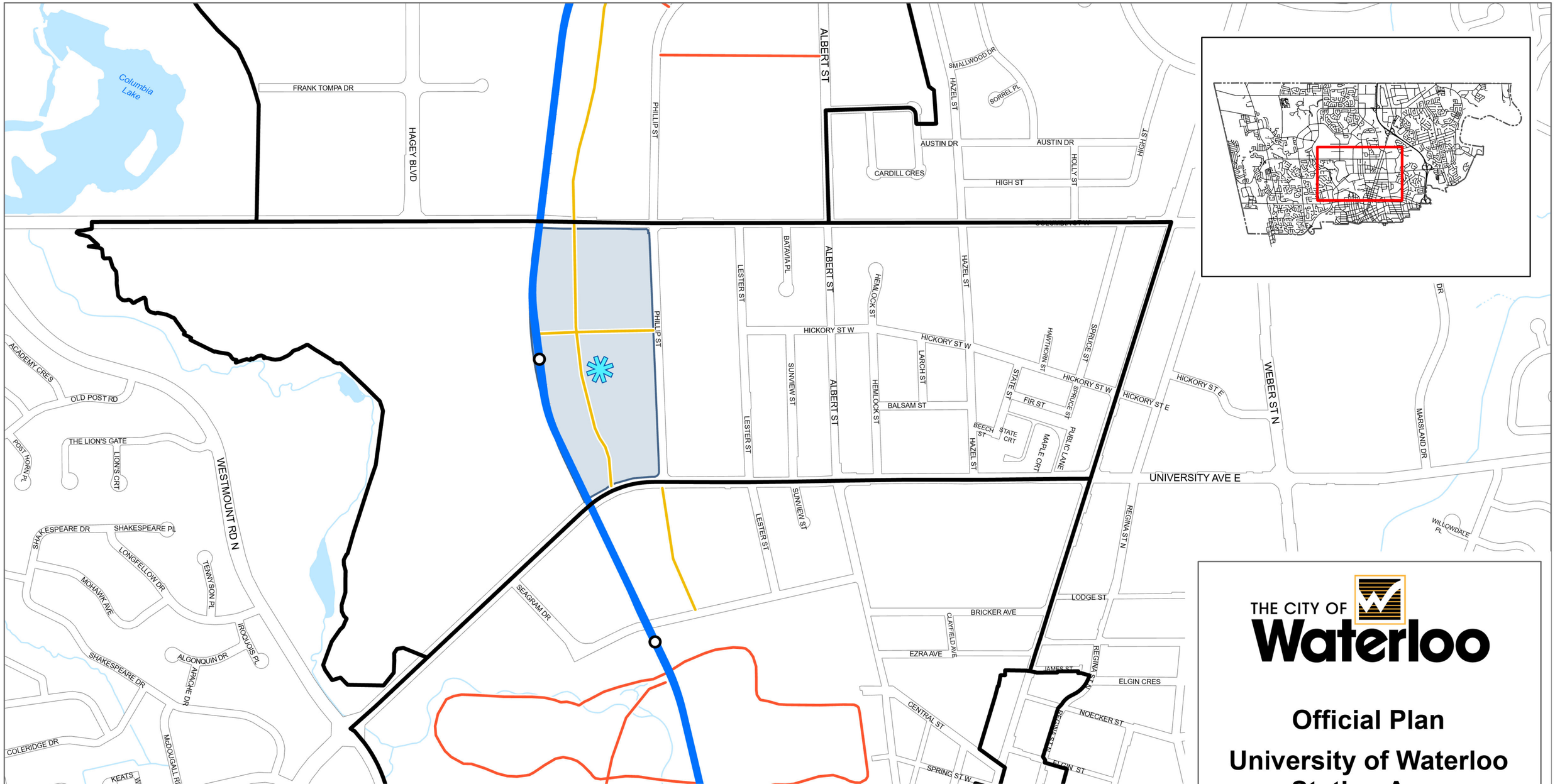
Schedule 'J3'

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Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- ION Rapid Transit Station
- Potential Priority Public Space
- ION LRT
- Active Transportation Connection
- Potential Priority Connection
- Station Area Boundary
- Area A
- Area B

THE CITY OF Waterloo

Official Plan

University of Waterloo Station Area

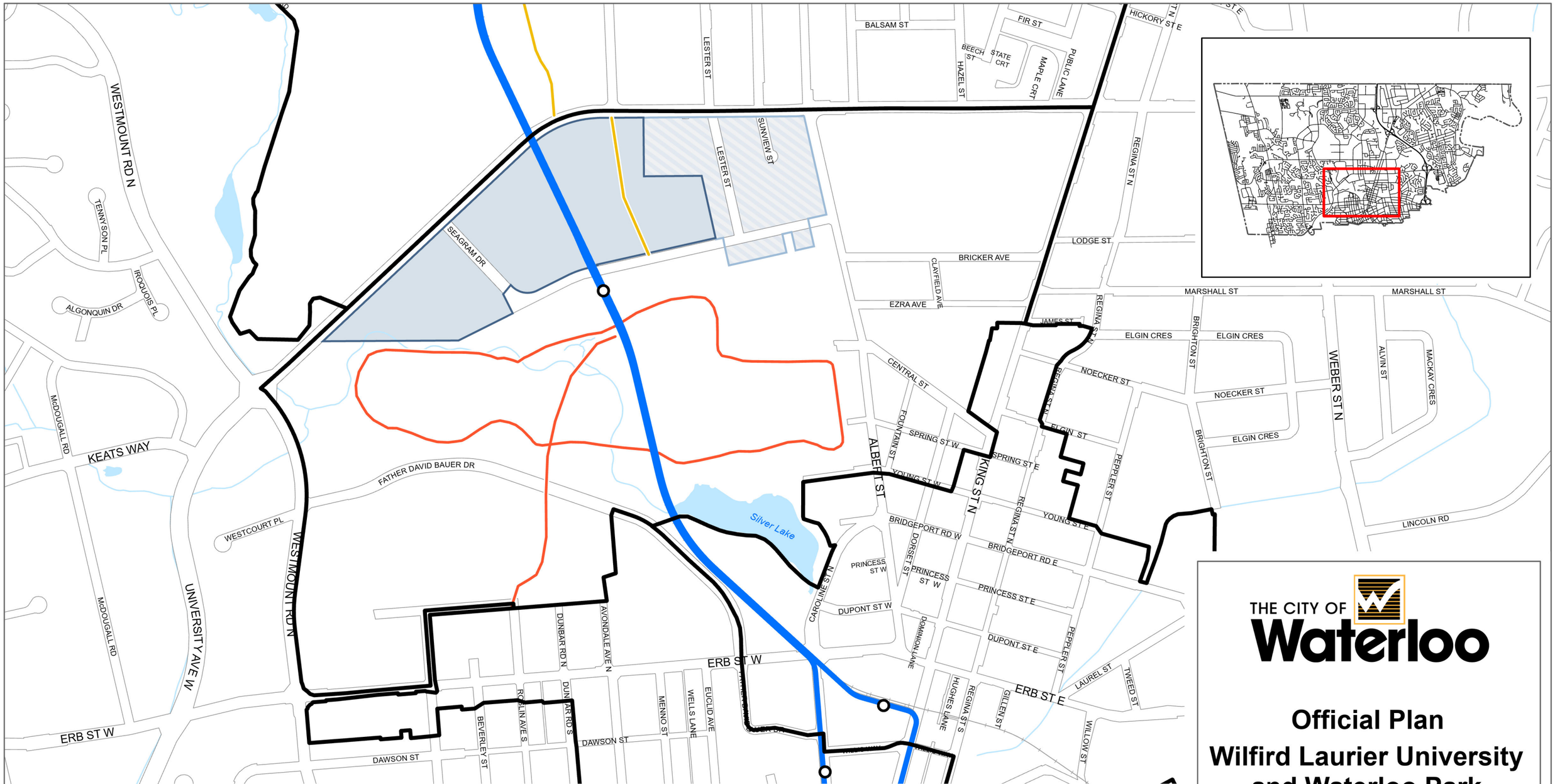
Schedule 'J4'

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Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- ION Rapid Transit Station
- Potential Priority Public Space
- ION LRT
- Active Transportation Connection
- Potential Priority Connection
- Station Area Boundary
- Area A
- Area B

THE CITY OF Waterloo

Official Plan
Wilfird Laurier University and Waterloo Park Station Area
Schedule 'J5'

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THE CITY OF Waterloo

Official Plan
Area Specific Policies
Appendix

N

0 250 500 750 1000 metres

Optimally viewed and/or printed at 48" x 36".

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Legend

- City Boundary
- Railway
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Area Specific Policy

Refer to Chapter 11 for specifics relating to ASP boundaries and policy.

SEE INSET MAP