OFFICIAL PLAN

CITY OF WATERLOO



Office Consolidation

December 2025

THE CITY OF Waterloo



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Explanatory Note

Council for the Regional Municipality of Waterloo approved the new City of Waterloo Official Plan, in part, with modifications, on November 21, 2012. The Region's decision was released in a Notice of Decision dated November 30, 2012 and revised though further correspondence dated December 13, 2012 (Correction to Schedule "E" Road Classification System). The Region's decision was subject to a 20-day appeal period under the *Planning Act* and a total of three appeals were filed to the Ontario Municipal Board (OMB). All appeals have since been resolved.

Items Deferred for Further Consideration – The Region's decision included a number of areas where no decision was made with respect to part of the Plan in order to allow for further consideration. Where a decision has been deferred in relation to a part of this Plan, that part of the Plan is not in effect. Any text that has been deferred is shown through use of a bracket in the margin of the document. The numbers shown in the box beside each deferral correspond to the numbers used in the Region's Notice of Decision. Any part of a Schedule that has been deferred is shown with a broken line and/or hatched tone and the word 'Deferred'.

This Explanatory Note, in conjunction with the attached City of Waterloo Official Plan, is intended to provide the reader with a "consolidated" version of the Plan that shows Regional modifications as well as portions of the Plan that are not in effect as a result of a deferral of the Regional decision. For details regarding modifications, deferrals and/or appeals, the reader is advised to refer to the Regional Notice of Decision and the appellant's Notice of Appeals posted on the City's website at www.waterloo.ca/officialplan



INTRODUCTION

THE CITY OF Waterloo

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, 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 2031.

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 Municipal Act. When approved by the Council of the Region, this Plan shall become the Official Plan of the City of Waterloo and shall be deemed to conform to the Regional Official Plan and Growth Plan for the Greater Golden Horseshoe, and be consistent with the Provincial Policy Statement. No policies of this Plan may contravene the Regional Official Plan or Growth Plan for the Greater Golden Horseshoe.

The Plan recognizes that the City operates in a Regional context and that the City will continue to liaise and cooperate with adjacent municipalities regarding inter-municipal issues.

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 greenfield areas, designated Nodes and Corridors 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, meaning that a land use designation boundary (or boundaries) divides the property into two or more sub-areas, with each having a different land use designation. 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 designations. Permitted residential density may be transferred across a land use designation boundary, provided the property is developed and used as a single parcel of land under the same ownership 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 By-Law 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 character of the area, 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 services provides information on the general location of such services 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 Greenfield 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 7 **ECONOMY** – Provides the framework for a diverse, strong, sustainable economy with a focus on collaboration and creativity. This chapter addresses the need to ensure a long-term supply of employment areas and recognize a focus on technology companies and knowledge industries and institutions.

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 **SPECIFIC PROVISION AREAS** – 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.



2 VISION, PRINCIPLES & BASIS

THE CITY OF Waterloo

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 2031, the City of Waterloo has enhanced its friendly feel, welcoming and accommodating a diversity of people. Waterloo is a caring community where people support each other; a green City with healthy green spaces, land, water and clean air; an economic leader with a strong diverse economy; a 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. Waterloo is a better place to live, work, learn, shop and play than ever.

2.2 PRINCIPLES OF THE PLAN

The City will strive to achieve a healthy and sustainable community by adopting the following four principles for growth that aim to provide for a balance of social, cultural, environmental, and economic interests. The principles reflect the long range direction for the City, are broad in a nature and are the foundation for the objectives and policies found in subsequent chapters of this Plan.

(1) **Diversity and Adaptability** – Natural, social and economic systems are strongest when they incorporate diversity. This Plan emphasizes diversity within the physical form of the City, the natural systems, the social and cultural systems, and the local economy. Within the principle of diversity is the idea of adaptability. A system that has diversity is more adaptable to change than a system that lacks diversity. Adaptability also incorporates the idea of future orientation. The Plan will strive to balance the needs of today's population with the needs of future generations.

(2) **Accessibility and Equity** – All members of the community have access to the goods and services they require in their daily lives. This does not necessarily mean that all neighbourhoods must be the same or include the same numbers of amenities. Rather, it means that the overall organization of the City and the transportation system shall allow all people equitable access to goods and services.

(3) **Connectivity** – Connectivity has two elements: physical and non- physical. Physical connectivity refers to the linking of space, both built spaces and natural

spaces. Connectivity to places outside the City is also important. Connectivity should not favour efficiency over effectiveness and equity.

The non-physical element of connectivity refers to connecting people and information. The Plan is based on the principle that communities thrive and prosper when people can communicate, interact, exchange ideas, and share in community decision making. This Official Plan will be used as a tool to plan for, encourage, and in some cases provide opportunities that improves communication and interaction.

(4) **Health and Vitality** – The principle of health is based on the idea that in order to succeed, a community must have the basic elements of physical safety and healthy air, water, and land. The principle of vitality means a city that is socially and culturally vibrant and diversity is desired and supported. Community vitality is most often expressed in the public spaces of the city including neighbourhoods, streets, squares, parks, community centres and other spaces. The Plan shall be based on the principle that public space is necessary to the establishment of community. To reflect the principles of health and vitality, our public spaces need to be comfortable, safe, beautiful, accessible, suitable, and convey a sense of identity. Public spaces provide the forum for public interaction, which is the key ingredient to the formation of a strong community.

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. A significant proportion of the City's population and employment growth is expected to be accommodated through *intensification* within the existing Built-up Area, resulting in changes to height and density in existing areas. Focal points for *intensification* include the Uptown Waterloo Urban Growth Centre, *Major Transit Station Areas* and other designated Nodes and Corridors.

Further, the City will rely on *Designated Greenfield Areas* to accommodate a significant portion of population and employment growth. Using land more intensively within *Designated Greenfield Areas* may result in new communities that have higher densities than other suburban areas of the City.

(2) The Uptown Waterloo Urban Growth Centre is a focal point within the City, and Waterloo's Primary Node. The Uptown Waterloo Urban Growth Centre 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 Urban Growth Centre. 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 Urban Growth Centre, and support a *pedestrian*-oriented streetscape. In preparing this Official Plan, regard has been had to "Uptown Vision 2025".

(3) The Region is planning to implement *rapid transit*. This Plan includes policies that support rapid transit and recognize it as being consistent with the City's policies for *intensification* within designated Nodes and Corridors. *Major Transit Station Areas* will be planned to support existing and planned transit service levels and will accommodate high density, *mixed-use*, transit-supportive development, where appropriate.

(4) Waterloo will be planned as a *complete community* that provides opportunities for people at all stages of life 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 social interaction and a greater sense of community, supports alternative transportation modes, 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 Urban Growth Centre 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 citizens within the community.

(8) The City will support and contribute to the success of the public transit system. Policies in this Plan address the application of Transit-Oriented Development principles, integrating transit with other travel modes and supporting *rapid transit*.

(9) 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, or cycling.

(10) 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 the Built-up Area. 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.

(11) 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.

Arts, Culture, Heritage, Recreation and Leisure

(12) 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.

(13) 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.

(14) 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

(15) A strong, diverse economy is a pillar for a healthy, sustainable community. Policies recognize that Waterloo's economy is transitioning from one based on manufacturing and industrial activity to a more post- industrial economy with a greater focus on technology and knowledge industries and institutions. Further, this Plan contains policies that recognize Waterloo's diverse economy and protect Waterloo's *employment* areas from conversion to non-employment uses.

(16) 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.

(17) The City will play an important role in planning for and supporting efficient land use patterns that support a strong, sustainable economy.

(18) The City will plan to support the growth and development of a well- educated workforce. Policies 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.

(19) 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

(20) 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*.

(21) 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.



3

CITY FORM

THE CITY OF Waterloo

CHAPTER 3 CITY FORM

The City of Waterloo will be planned to accommodate a population of 138,000 (excluding post-secondary students who reside temporarily in the Region) and employment of 88,000 jobs by the year 2029. Some of this growth will occur outside of the existing Built-Up Area in *Designated Greenfield Areas*. However, because Waterloo's supply of *Designated Greenfield Areas* is limited, they are expected to be fully utilized over the life of this Plan. In keeping with the intent of both Provincial and Regional policy, newly developing areas will be planned to accommodate greater densities than previous suburban Waterloo development, with a view of making them more *pedestrian* and transit friendly, supportive of healthy lifestyles and efficient with regard to use of *infrastructure*. As urban development reaches the Urban Area Boundary as shown on **Schedule 'A' – Land Use Plan**, growth will be increasingly accommodated through intensification within the existing Built-Up Area in key *reurbanization* areas including: the Uptown Waterloo Urban Growth Centre, other designated Nodes and Corridors and *Major Transit Station Areas*. To support this direction, the policies of this Plan: (i) Incorporate density targets that will regulate densities to be achieved in the Uptown Waterloo Urban Growth Centre and *Designated Greenfield Areas*; and, (ii) Define a minimum amount of residential *intensification* that will be directed to the existing Built-Up Area.

Deferral No. 2

The City will be planned to provide access to a broad range of opportunities for residents to live, work, learn, shop and play in close proximity, thereby contributing to a *complete community*. Planning policy at the overall community level focuses on providing for a full range of housing choices, as well as commercial, employment, recreational, cultural, and educational opportunities, which all serve to meet residents' needs throughout their lifetime. Planning policies at the Planning District level address people's day to day needs, recognizing that there will be distinctions in the planned uses, depending on the whether the primary function of the District is employment or residential. Some Districts have been planned to include a greater mix of uses than others, depending on their proximity to designated Nodes and Corridors, and thus are already able to support people's needs for daily living. This Plan provides opportunities for the suburban Planning Districts to evolve into more *complete communities* over time, through context-sensitive *intensification*, where appropriate. Policies of this Plan envision that access to transit and comprehensive *active transportation* networks at the Planning District and neighbourhood level will be crucial in terms of providing access to some land uses (e.g. employment) that contribute to a *complete community* at the City level.

Waterloo is transforming from a low-rise suburban community to a more compact urban form, particularly within the Uptown Waterloo Urban Growth Centre, other designated Nodes and Corridors and *Major Transit Station Areas*.

To support this *intensification*, the objectives and policies of this chapter place emphasis on achieving a high standard of urban design for public and private development throughout the City by using a range of implementation tools, including urban design guidelines. 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 that contribute to Waterloo as a *complete community*.

3.1 OBJECTIVES

It is the Objective of the City to:

(1) Plan for growth that:
- (a) Accommodates future growth within the existing Urban Area Boundary through *intensification* primarily within designated Nodes and Corridors, Uptown Waterloo Urban Growth Centre, *Major Transit Station Areas* and through the development of appropriate vacant lands, including *Designated Greenfield Areas*;
- (b) Is environmentally responsible;
- (c) Supports the *complete community* concept at the City level and provides for the day to day needs of residents and employees at the Planning District level; and,
- (d) Is appropriately funded.

(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) Plan for neighbourhoods that:
(a) Provide a safe and healthy environment that promotes healthy lifestyles;
(b) Have a range and mix of housing types, sizes, costs and tenure;
(c) Facilitate interaction and social connections between residents and foster a sense of community and belonging;
(d) Facilitate movement within and between neighbourhoods that is safe, convenient and accessible to all by walking, biking, public transit and other motorized vehicles;
(e) Are planned and designed to provide for direct and convenient access to transit and to residential, commercial, institutional, recreational, cultural and employment uses;
(f) Are planned and managed to place a priority on safe and convenient and relatively direct *pedestrian* movement and other alternatives to automobile dependency;
(g) Accommodate residents at various stages of life;
(h) Are planned to promote energy efficiency; and
(i) Are planned and designed to complement the existing or planned neighbourhood character.

(4) 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.

(5) Plan for a vibrant Uptown Waterloo Urban Growth Centre by:
(a) Confirming the Uptown Waterloo Urban Growth Centre as a major focus of economic, social, cultural, residential and administrative activities.
(b) Confirming Uptown 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) Planning for residential uses with a range of types, densities and costs within and in close proximity to Uptown.
(d) Achieving built form and spaces that foster interaction and human scale of development.
(e) Protecting, preserving and reusing existing built heritage and building upon the architectural integrity of buildings within the Uptown Area.
(f) Planning for transit supportive land uses while maintaining pedestrian-friendly scale in built form.
(g) Ensuring that movement within, to, and around Uptown accommodates all forms of movement and users of varying degrees of mobility.
(h) Planning for appropriate, well-designed parking opportunities for both motorized vehicles and bicycles, promoting convenient travel by all modes and reduced reliance on the automobile.

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

3.2 POPULATION AND EMPLOYMENT GROWTH

Part of managing growth involves planning to 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 Waterloo as a *complete community*.

(1) The City of Waterloo shall plan to accommodate a population of 137,000 people (excluding post-secondary students who reside temporarily in the Region) and employment of 88,000 jobs by the year 2029, as outlined in the Regional Official Plan. The City will continue to cooperate with the Region to generate population and employment estimates in the future based on changing trends and the City's unique growth characteristics

Deferral No. 3

(2) It is anticipated that university and college students who reside temporarily in the Region will be in addition to the population forecast noted by in Table 1 of the Regional Official Plan. 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.

Deferral No. 4

(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 2031 planning horizon may be used for *infrastructure* planning studies undertaken by or for the City, provided they are consistent with the methodology associated with the population forecast outlined in policy 3.2 (1).

(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.

3.3 RESIDENTIAL INTENSIFICATION

As Waterloo's supply of land within *Designated Greenfield Areas* diminishes, it is anticipated that a greater proportion of overall growth will be accommodated through *intensification*. *Intensification* will be concentrated within the Built-up Area, which, as

illustrated on **Schedule 'B3' – Designated Greenfield Areas**, includes all lands within the *built boundary* of the City of Waterloo as of June 16, 2006.

Within the Built-up Area, *intensification* will occur, for the most part, in a series of designated Nodes and Corridors described further in policy 3.6 of this chapter and referred to throughout this Plan.

Consistent with Regional Official Plan policy 2.C.2, the City will plan for, beginning in 2015, a minimum of 45 percent of residential development to occur within the City's Built-up Area. This target will be measured every five years by the City. To achieve the intended level of residential *intensification*, the City will:

Deferral No. 5

(1) Provide for residential *intensification* opportunities within the Uptown Waterloo Urban Growth Centre, other designated Nodes and Corridors and *Major Transit Station Areas*. *Intensification* opportunities will be planned for within these locations as set out in policies 3.6, 3.7 and 3.8 of this chapter. Minimum and maximum residential densities will 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) 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,

(6) Monitor growth within the Built-up Area and *Designated Greenfield Areas* and, if necessary, stage the development of *Designated Greenfield Areas* to ensure that growth within the Built-up Area appropriately supports the achievement of the *intensification* target of this Plan.

3.4 PERMITTED HEIGHT & DENSITY

Schedule B1 – Height and Density outlines the maximum permitted heights and densities 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 maximum permitted heights are:
   (a) Main Street, minimum 6 metres, being 2 full storeys, and a maximum height of 16 metres, subject to policy 3.7.2 (4);
   (b) Low Density, with a maximum height of 10 metres;
   (c) Medium Density, with a maximum height of 20 metres;
   (d) Medium Density Employment, with a maximum height of 27 metres;
   (e) Medium High Density, with a maximum height of 40 metres;
   (f) Medium High Density Employment, with a maximum height of 40 metres;
   (g) High Density, with a maximum height of 81 metres; and
   (h) High Density Employment, with a maximum height of 81 metres.

(2) Where the Official Plan permits residential uses within a land use designation, the applicable height and density category on **Schedule 'B1'– Height and Density** shall dictate the minimum and maximum density permissions as follows, subject to provisions as may be set out in individual land use designations:
   (a) Main Street, maximum 750 *bedrooms* per hectare;
   (b) Low Density, maximum 150 *bedrooms* per hectare;
   (c) Medium Density, maximum 450 *bedrooms* per hectare;
   (d) Medium High Density, minimum 150 *bedrooms* per hectare and maximum 600 *bedrooms* per hectare; and,
   (e) High Density, minimum 150 *bedrooms* per hectare and maximum 750 *bedrooms* per hectare.

(3) The Zoning By-Law may further define or restrict the minimum or maximum height or density for any property based on considerations that are unique to individual sites or areas.

3.5 DESIGNATED GREENFIELD AREAS

Designated Greenfield Areas are those areas within the City that are located outside of the *built boundary* and within the Urban Area Boundary. *Designated Greenfield Areas* will accommodate a significant portion of growth within Waterloo, although it is anticipated that the supply of land within *Designated Greenfield Areas* will be depleted over the life of

this Plan. *Designated Greenfield Areas* are shown on **Schedule 'B3' – Designated Greenfield Areas**.

(1) *Designated Greenfield Areas* will be planned in a manner that integrates with existing communities and supports the City as a *complete community*. Development within the *Designated Greenfield Areas* will be guided by the policies of this Plan to support an urban form that is consistent with the objectives set out in this chapter.

(2) The City of Waterloo will plan for development within its *Designated Greenfield Areas* that contributes toward the achievement of a Region- wide density target of not less than 55 persons and jobs combined per hectare. In accordance with the Regional Official Plan, this density will be measured over the entire *Designated Greenfield Area* of the Region and shall include both employment-serving and residential-serving areas. To contribute to the achievement of the Region-wide density targets set out in 2.D.17 of the Regional Official Plan, the following policies shall apply:

(a) The City will require Plans of Subdivision for residential lands submitted after January 1, 2011 for Designated Greenfield Areas to cumulatively achieve a density target of 55 persons and jobs per hectare

(b) The City will contribute to achieving a Region-wide employment *Designated Greenfield Area* density target of 40 residents and jobs combined per hectare.

Deferral No. 6

(3) The City of Waterloo will ensure the orderly development of *Designated Greenfield Areas* through conditions and agreements applied or obtained through the development review process and through any Staging of Development reports and Capital Budgets.

3.6 DESIGNATED NODES AND CORRIDORS

This Plan identifies a hierarchy of designated Nodes and Corridors that are anticipated to accommodate a significant proportion of the City's population and employment growth over the life of this Plan. Designated Nodes and Corridors are shown on **Schedule 'B' – City Structure**. Planned heights and densities of designated Nodes and Corridors are shown on **Schedule 'B1' – Height and Density**. The designated Nodes and Corridors hierarchy is outlined below, and explained further in subsequent policies:

(a) Primary Node, being the Uptown Waterloo Urban Growth Centre;
(b) Major Nodes;
(c) Major Corridors;
(d) Minor Nodes; and,
(e) Minor Corridors.

3.6.1 Hierarchy of 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 provide 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 character, potential to grow, 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 and this Plan includes 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. With particular regard to *employment areas* located within a designated Node, this Plan does not contemplate that a full range of uses will be permitted on such lands. Rather, permitted uses will be limited to a range of defined employment uses and in some cases, uses that are *ancillary* to the primary employment uses, as defined by the policies of this Plan.

(1) The Uptown Waterloo Urban Growth Centre 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 Urban Growth Centre is intended to serve as a destination within the community as well as fulfilling a local service and administrative function for surrounding neighbourhoods. Section 3.7 of this chapter further defines policies related to the Uptown Waterloo Urban Growth Centre.

(2) Major Nodes are planned as medium high to high density *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 two kilometres of their

residence. *Employment areas* that are located within Major Nodes will be planned to support Major Nodes as a destination, and in order to provide such support, are not contemplated to be converted to non-employment uses.

(3) Minor Nodes are planned as medium to medium-high density *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 two kilometers of their residence. Where lands within a Minor Node are adjacent to Low Density Residential areas, height and/or density will be limited as defined by this Plan and the Zoning By-Law.

3.6.2 Hierarchy of Designated Corridors

Corridors are major streets or transit routes that link Nodes and provide opportunities for *intensification* through the application of high, medium high and medium density land use designations. 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-density 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 density residential with some limited areas having a planned function other than residential. 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 Density Residential, height and/or density will be limited as defined by this Plan and the Zoning By-Law.

3.6.3 Expanding Designated Nodes

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 community benefit associated with additional medium, medium- high or high density uses, and subject to consideration of the following criteria:

(1) Whether the area is a destination point, or is planned to be a destination point, with a concentration of employment and commercial uses;

(2) There is potential for *intensification* due to the location, size, and configuration of the properties;

(3) The scale of the present use would allow for greater density;

(4) 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*;

(5) The area is, or is planned to be:
   (a) In the case of Minor Nodes, an intersection of multiple transit routes.
   (b) In the case of Major Nodes, an intersection of higher frequency transit routes; and,

(6) The expansion to an existing designated Node or designation of a new Node is compatible with the surrounding neighbourhood.

3.6.4 Expanding Designated Corridors

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 community benefit associated with additional medium, medium-high or high density uses, and subject to consideration of the following criteria:

(1) The corridor is an existing or planned to be a major traffic and higher frequency transit route;

(2) The corridor directly links Nodes or other major origin and destination points;

(3) 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;

(4) The lands are designated primarily for medium to high density development; and,

(5) The proposed amendment demonstrates that the expansion to an existing designated Corridor or designation of a new Corridor is compatible with the surrounding neighbourhood.

3.6.5 Intensification within Nodes and Corridors

Intensification will be encouraged within Nodes and Corridors through the application of land use designations that permit medium to high density uses. The maximum permitted heights on properties within Nodes and Corridors range from 20 metres to 81 metres (6 stories to 25 stories), as shown on **Schedule 'B1' – Height and Density**. Development within designated Nodes and Corridors 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 encouraged within the designated Nodes and Corridors, 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 and Corridors 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 Density, Medium-High Density and Medium Density land uses will be encouraged to locate in designated Nodes and Corridors and therefore in proximity to major *roads*, major *community infrastructure*, public transit routes, and other supporting land uses.

(3) Construction of new low density uses will be discouraged within designated Nodes and Corridors. *Development* applications, excluding applications for *site plan* approval, proposing such uses will be reviewed in the context of the policies in this chapter, with particular emphasis on section 3.8 for any *development* application, excluding applications for *site plan* approval, within *Major Transit Station Areas*.

(4) *Intensification* of existing low density housing to higher density multiple residential buildings will be encouraged in designated Nodes and Corridors by the application of minimum densities on residential lands.

(5) Lot consolidation shall be encouraged to provide properties of sufficient size that enable medium, medium-high and high density development. The Zoning By-Law may identify minimum lot sizes in designated Nodes and Corridors to ensure that an appropriate scale of development is achieved.

(6) In addition to general urban design policies that apply city-wide, area- specific urban design policies for designated Nodes and Corridors shall also apply, as found in policy 3.11.2 of this chapter.

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

3.6.6 Parking within Designated Nodes and Corridors

The City will plan for appropriate, well designed public parking opportunities in designated Nodes and Corridors, and will plan for reduced reliance on the automobile by implementing *transportation demand management* and supporting transit and *active transportation*. In planning for the appropriate type and amount of parking in Nodes and Corridors, the policies included in the Transportation Chapter of this Plan, specifically section 6.6 shall be considered in addition to the following:

(1) Surface parking shall be minimized in favour of more intensive forms of parking. In conjunction with development, some surface parking is anticipated and shall be provided for visitor and drop-off uses. Street screening and screening from adjacent lands shall be undertaken for newly created surface parking.

(2) Underground and structured parking is encouraged within Designated Nodes and Corridors.

(3) Parking requirements will be defined in the Zoning By-Law and may include provisions for:

(a) Minimum and maximum amount of parking to be provided, including maximum limits on surface parking.

(b) Reduced parking standards that may be permitted where sharing of parking facilities or areas is feasible, transit service is readily available and/or there is a demonstrated community benefit that supports a parking reduction.
(c) Requirements for long-term and short-term bicycle parking.

3.7 UPTOWN WATERLOO URBAN GROWTH CENTRE

The Uptown Waterloo Urban Growth Centre, also the City's Primary Node, is identified conceptually in the Provincial Growth Plan, the Regional Official Plan, and further delineated as shown on **Schedule 'A' – Land Use Plan**, **Schedule 'A1' – Commercial Land Uses**, **Schedule 'A2' – Employment Areas**, **Schedule 'B' – City Structure**, **Schedule 'B1' – Height and Density**, and **Schedule 'B2' – Uptown Waterloo Urban Growth Centre**. As an Urban Growth Centre and Primary Node, the Uptown Waterloo Urban Growth Centre 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 Urban Growth Centre will be planned as part of the Urban Growth Centre. Policies in Section 3.8 of this Plan shall apply to any *Major Transit Station Areas* located within the Uptown Waterloo Urban Growth Centre.

(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 a minimum gross density target of 200 persons and jobs combined per hectare by 2031 or earlier. To achieve this target, intensification of properties will occur over time in a manner that is compatible with, and appropriate within, the context of the surrounding neighbourhood. To support achievement of this target:

(a) A range of development heights and densities are planned for within the Uptown Waterloo Urban Growth Centre, as shown on **Schedule 'B1' – Height and Density** of this Plan; and,

(b) A *development* application, excluding applications for site plan approval, for lands located within the Uptown Waterloo Urban Growth Centre, which proposes densities lower than 200 persons and jobs per hectare must provide an appropriate and accepted rationale through a Planning Justification Report.

(i) Policy 3.7 (5)(b) shall not apply to any property located within the MacGregor/Albert Heritage Conservation District.

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

3.7.1 Components of the Uptown Waterloo Urban Growth Centre

The Uptown Waterloo Urban Growth Centre, shown on **Schedule 'B2' – Uptown Waterloo Urban Growth Centre**, is divided geographically into: (i) The Uptown Commercial Core; and, (ii) The Uptown Complementary Transition Area.

Uptown Commercial Core

(1) The Uptown Commercial Core is the key commercial component within the Uptown Waterloo Urban Growth Centre and is intended to serve as a City-wide focal point and destination as well as serving a local service and administrative function for the surrounding neighbourhoods. The Uptown Commercial Core is a designation within the City's commercial land use structure and land use policies for the Uptown Commercial Core are included in Section 10.2.2.1 of the Commercial Land Use policies.

Uptown Complementary Transition Area

(2) The Uptown Complementary Transition Area includes the lands within the Uptown Waterloo Urban Growth Centre outside of the Uptown Commercial Core. The Uptown Complementary Transition Area is not a designation in itself, but is a defined geographic area that will be planned to include a range of designations that support the Uptown Commercial Core and the remainder of the City. Specifically, this area will be planned to accommodate medium to high density *mixed-use* areas that include predominantly residential and office uses. This area will be distinct from the Uptown Commercial Core in that retail uses will be limited and permitted only in *mixed-use* buildings in conjunction with office or residential

uses. The area will be well-connected to and complement the planned function of the Uptown Commercial Core and will serve a range of functions, including;

(a) Serve as transitional area between the more intensive urban uses of the Uptown Commercial Core and the established lower density residential neighbourhoods;
(b) Provide opportunities for residential and office uses in *mixed-use* developments in close proximity to the Uptown Commercial Core, thereby providing support for continued development of a vibrant and active Uptown Waterloo Urban Growth Centre;
(c) Provide for *pedestrian-oriented mixed-use* areas adjacent to Park Street and King Street to provide a strong connection between the Uptown Commercial Core and Clarica/Sunlife; and,
(d) Accommodate the continued *conservation* of the MacGregor/Albert Heritage Conservation District.

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

The Uptown Waterloo Urban Growth Centre will be planned to achieve balance between meeting density targets 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 Urban Growth Centre. In order to protect and enhance the *pedestrian* environment within the Uptown Waterloo Urban Growth Centre, drive-through facilities shall only be contemplated by this Official Plan within the Uptown Waterloo Urban Growth Centre where it can be demonstrated that they will not interfere with the intended form and function of the Uptown Waterloo Urban Growth Centre as described in the policies of Section 3.7 and the urban design policies of this Plan. Proposals for new drive-through facilities within the Uptown Waterloo Urban Growth Centre will be considered by way of an Amendment to the Zoning

By-law and/or *Site Plan* approval, as defined by the policies of this Plan and/or the provisions of the Zoning By-law. Such applications 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 Uptown Waterloo Urban Growth Centre, does not interfere with the continuity and character of the existing or planned streetscape, does not have a negative impact on the *pedestrian* orientation of the land use designation, and where safe and convenient *pedestrian* movement into, through and adjacent to the site can be maintained as a priority. Additional matters to be addressed may include the nature of surrounding uses, the location of the site within the Uptown Waterloo Urban Growth Centre, proximity to *cultural heritage resources*, and opportunities for the integration of the drive-through facility with other uses on the subject property.

(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 Urban Growth Centre will feature high quality, safe and attractive amenity 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 Urban Growth Centre, 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 character of King Street as the City's main street, for buildings that immediately abut King Street within the Uptown Urban Growth Centre, the Zoning By-Law will contain provisions that require:

(a) a minimum height of 6 metres, being 2 full storeys; and,

(b) a maximum height of 16 metres for buildings that immediately abut King Street between William Street and Young Street.

(j) For properties within the Main Street height limit on **Schedule 'B1' – Height and Density**, minor increases in height beyond 16 metres 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 four storey built form character and massing of the streetscape is maintained through an appropriate upper storey façade setback and other massing and supporting design strategies. Applications for Zoning By-Law Amendments and *Site Plan* approval that seek to exceed 16 metres shall be accompanied by an urban design study, as identified through the pre-consultation meeting process and through the *Site Plan* review and approval process, justifying how the proposed height addresses the City's primary urban design objectives, design guidelines and standards to the satisfaction of the City.

Cultural Heritage Resources

(5) Development within the Uptown Waterloo Urban Growth Centre 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 buildings and districts with heritage significance and support owners to restore and maintain *built heritage resources*;

(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 Urban Growth Centre. It is a policy of this Plan that these lands will be generally planned to permit low density residential land uses that are characteristic of the Heritage Conservation District designated in accordance with policy 4.7.7(1), subject to the Specific Provision Area policies included as part of this Plan.

Community Destination for Major Arts and Cultural Facilities and Events

(8) The City supports the Uptown Waterloo Urban Growth Centre 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.

Collaboration

(9) It is a policy of this Plan to encourage and co-operate with the private sector in efforts to improve and redevelop the Uptown Waterloo Urban Growth Centre.

Access

(10) The City will plan for access to and within the Uptown Waterloo Urban Growth Centre by various modes of transportation (public and private) that is safe and convenient.
(a) Access to and within the Uptown Waterloo Urban Growth Centre by transit, walking and other active modes of transportation will have priority over private vehicle access.
(b) The Uptown Waterloo Urban Growth Centre will be connected with the surrounding City fabric through parks, trails, bikeways, transit routes, sidewalks and *roads*.
(c) The City will enhance connections by improving *pedestrian* routes/links and community trails through the Uptown Waterloo Urban Growth Centre and in surrounding neighbourhoods within walkable or bikeable distance, planning for the provision of bicycle parking and maintaining/enhancing greenspaces.
(d) The City will plan for *road* improvement projects that incorporate active modes of transportation and provide *pedestrian* and bicycle facilities.
(e) The City recognizes the functional importance of goods movement and will plan to accommodate truck access to existing businesses to support the commercial vitality of the Uptown Urban Growth Centre.

Open Space

(11) It shall be a policy of this Plan to encourage the development of the Laurel Creek open space access 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

(12) This Plan supports a strengthened commercial centre, with continued market growth in the Uptown Waterloo Urban Growth Centre. The Uptown Waterloo

Urban Growth Centre 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 support this policy. It is anticipated that, throughout the life of this Plan, at least 14,000 square metres of additional retail and service commercial space, excluding office space, will be warranted in Uptown and any Retail Impact Analysis prepared in conjunction with policy 10.2.3(2)(d) of the Land Use Policies Chapter, shall consider this growth target.

Parking

(13) The City recognizes the need for vehicular and bicycle parking facilities within the Uptown Waterloo Urban Growth Centre and will plan for adequate parking to be provided, balancing the desire to accommodate a range of transportation modes with the desire to implement *transportation demand management*, support transit, and reduce reliance on the automobile. It is the policy of the Plan that the responsibility of providing the necessary parking facilities will be shared by developers users of parking spaces, landowners, tenants and the general taxpayer.

a) Parking in the Uptown Waterloo Urban Growth Centre shall be strategically located and encouraged to be accommodated underground or through parking structures/decks;

b) The City may consider adopting a "Cash-in-lieu of Parking" policy to provide for the exemption or partial exemption of development in the Uptown Waterloo Urban Growth Centre from the parking requirements of the Zoning By-Law in exchange for money. Implementation of any cash-in-lieu of parking provisions will be at the City's discretion and will give consideration to existing or planned facilities within the City's *Municipal Parking System*. Additional policies related to cash-in-lieu of parking are included in policy 6.6.2 of the Transportation Chapter.

3.8 MAJOR TRANSIT STATION AREAS

Major Transit Station Areas are the areas including and around planned *rapid transit* stations within the City of Waterloo. Station Area Plans will further define the limits of each station area and include policies to guide growth and change in association with higher-order transit. *Major Transit Station Areas* are designated on **Schedule 'J' – Major Transit Station Areas** of this Official Plan**.**

The City will plan for densities in *Major Transit Station Areas* to increase over time, with 160 residents and jobs combined per hectare being the planned density target for 2041. The City will review and 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 J are recognized as Protected Major Transit Station Areas in accordance with the Planning Act.

(2) Major Transit Station Areas will be planned to:

a) Achieve, by 2041 or earlier, a minimum gross density target of 160 residents and jobs combined per hectare, which will be achieved by:
   (ii) Establishing minimum residential and non-residential densities in the Zoning By-law;
   (iii) 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.
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 area 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.

3.8.1 Inclusionary Zoning within Major Transit Station Areas

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.

(1) 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.

(2) 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.

(3) 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.

OPA No. 34, approved October 28, 2022

(4) Inclusionary Zoning will be implemented through the Zoning By-law and guided by Inclusionary Zoning Implementation Guidelines.

(5) Planned land uses within *Major Transit Station Areas* are shown on **Schedule 'A' – Land Use Plan**, with additional direction provided through Station Area Plans.

(6) As a general principle, and subject to the detailed land use policies of this Plan, transit-supportive uses such as medium to high density residential, commercial and/or employment uses shall be encouraged in *Major Transit Station Areas*, as set out in the Station Area plans. Non-transit supportive uses such as lower density office uses or commercial uses oriented to vehicular travel shall be discouraged.

(7) Station Area Plans 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.

(8) The geographic boundaries for the proximity-based planning approach within each of the Station Areas 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.

Lands within Proximity to an LRT Stop (Area A)

(9) 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, massing and character to ensure a compact built form with a strong relationship to the street or other pedestrian environment.

(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 3.11.4 of this Plan;
- the proposal does not interfere with the continuity and character of the existing or planned streetscape;
- 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.

Other Proximate Lands (Area B)

(10) 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, massing and character to ensure a compact built form with a strong relationship to the street or other pedestrian environment.

(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 3.11.4 of this Plan;
- the proposal does not interfere with the continuity and character of the existing or planned streetscape;
- 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

(11) 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 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. 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.

3.8.2 Public Realm and Place-Making

(1) Station Area Plans 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.

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

(3) The City may identify 'priority public spaces' on **Schedule 'J' – Major Transit Station Areas** or the associated Sub-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.

(4) Consistent with section 3.11.5 of this Plan (Urban Design Implementation), 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.

3.8.3 Mobility

(1) 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.

(2) 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.

(3) The City may identify priority connections on Schedule 'J' – Major Transit Station Areas or the associated Sub-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

3.9 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. Planning for a *complete community* can mean different things to different people and can occur at a variety of levels – Regional, City, Planning District and neighbourhood. The City will collaborate with the Region, Area Municipalities other groups on initiatives that support the *complete community* concept at the Regional level and will also plan for the City of Waterloo to be a *complete community* at the City and Planning District level.

3.9.1 Planning Districts

The City of Waterloo, as a *complete community*, is made up of a series of defined Planning Districts, 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 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 two 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.

3.9.2 Neighbourhoods

Individual neighbourhoods will contribute to the City of Waterloo as a *complete community* by providing safe and healthy environments that are well connected, 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*, 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 in 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.

OPA No. 34, approved October 28, 2022

(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,

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

(5) For clarity, policies 3.9.2 (1) – 3.9.2 (4) shall apply to the development of residential *Designated Greenfield Areas* and existing neighbourhoods.

3.10 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.

3.11 URBAN DESIGN

Urban design is the design, analysis and process of city building. The City of Waterloo 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 implementing Urban Design policies and strategies.

3.11.1 General Urban Design Policies

The following General Urban Design policies are intended to support the design objectives established in policy 3.1(4) 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:

(1) *Intensification:* In decisions to consider *intensification*, the City of Waterloo shall address the integration, compatibility, built-form (including massing), and relationship of new development to existing buildings and to the surrounding neighbourhood character and context, based on the principles of good urban design practice. Policies outlined in this Section may be further augmented through supplemental design policies and guidelines.
OPA No. 22, approved June 11, 2019

(2) Character: To reinforce and maintain the architectural, visual, and thematic integrity of structures, streetscapes, neighbourhoods and planned development by planning and designing new sites, buildings and additions that create and maintain sensitive designs in terms of the planned physical context into which such development is located and through the coordination of design elements. The physical design of the public and private realm shall be coordinated to fit within the existing character and context.

(3) Views and Vistas: Design that contributes to protects or respects important views and vistas.

(4) Streetscapes: Streetscape design is the combination and coordination of physical elements that give character to the street, which includes the built form, façade treatment, landscaping and street furnishings within the public and private realm. The City shall promote a coordinated approach to streetscape design that results in an attractive and coordinated character with emphasis given to green and *complete streets*, *pedestrian* (and non-vehicular) friendly design, coordinated landscape and building design elements and features that animate the street in the public and private realm. It shall be a general policy of this Plan to discourage blank walls along public streets and to integrate above ground utilities (such as roof top

mechanical equipment, hydro transformers and gas meters) away from public view and well screened through the development approvals process.

(5) Existing Site Features: Identify opportunities to retain prominent site features and vegetation through sensitive or innovative design strategies and to protect adjacent site features and vegetation on abutting properties through the development review process including, but not limited to, the location and massing of buildings, site grading, landscape and buffer opportunities, tree protection measures and alternative stormwater management strategies.

(6) Heritage: For building and site design to sympathetically conserve, respect and build upon *cultural heritage resources* of the City as a whole and the Uptown Waterloo Urban Growth Centre in particular. The City shall encourage sensitive designs for new development in close proximity to prominent heritage resources and Heritage Districts.

(7) Open Space: To facilitate the integration of a linear park and/or open space system which may include a community trail system, into subdivision design and *intensification* proposals, and where feasible, into the existing central areas of the City and to promote access to the existing or planned open space system.

(8) Gateways: A gateway is a special location or entry point that establishes a formal entrance from one area to another. Design sites and buildings with coordinated features and elements at designated gateways, which may include major transportation corridors and major street intersections, to establish a *sense of place* or identity. Gateways may also include primary entrances into *intensification* sites and neighbourhoods that contribute towards a distinctive or recognizable character and sense of arrival.

(9) Landmarks: A landmark is a building, structure or space that results in a distinctive visual orientation. Place special emphasis on architectural innovation, creativity and quality in all development located in the public and private realm.

(10) Safety and Security: Site and building design that promotes safe, comfortable and accessible environments for all users with emphasis on *pedestrian*s and bicyclists through the universal principles of CPTED (Crime Prevention Through Environmental Design). Design amenity and park spaces to achieve natural surveillance.

(11) Site Circulation: Design sites and buildings based on an efficient, safe and integrated circulation system with priority given to *pedestrian* movements, non-vehicular movements and safe vehicular turning movements. A variety of strategies shall be used to create and define circulation routes and hierarchy. All sites shall provide convenient, direct and safe *pedestrian, barrier-free* access and cyclist access to building entrances, amenity spaces, the public realm and other important destinations.

(12) *Transit-Oriented Design*: Design sites and buildings located along transit routes, and planned transit station areas, to promote transit use, *pedestrian* and cyclist accessibility, active and interesting streetscapes, human comfort and integrated site amenities.

(13) *Universal Design*: Promote the adaptation of transportation networks, buildings and lands used by the public to provide *barrier-free* access and principles of *universal design* to all citizens and to encourage the use of the International Symbol of Access. Design sites and buildings to establish a standard way finding system within all lands, buildings, and amenities, which are accessible for persons with disabilities. The primary principles of *universal design* include but are not limited to the following: equitable use; flexibility in use; low physical effort; perceptible information; safety; and, direct and convenient access. A range of design strategies shall be used by the City to achieve universal design objectives such as minimal changes to grade, curb cuts, flush curbing, ramps and contrasting elements. *Barrier-free* access will be encouraged from the public street, along *pedestrian* routes, building entrances and other important destinations. *Barrier-free* access shall be subject to all applicable legislative standards and to local performance standards.

(14) Parking: Reduce the visual impact of parking and urban heat island effect of asphalt through efforts to “green” or soften the urban landscape. A variety of strategies may be required to organize large parking areas into smaller areas. Parking areas shall be designed to provide convenient and direct pedestrian access to major *pedestrian* destinations. A high level of building design and landscaping shall be required for parking garage structures in public view, and when possible, provide underground parking for *intensification* projects, particularly residential or *mixed-use* development.

(15) Site Servicing Areas: Design sites and buildings with convenient and safe truck access and turning movements. Locate or screen loading and storage areas away

from public view and incorporate mitigation strategies to minimize impacts to surrounding uses with priority given to residential properties.

(16) Outdoor Lighting: All site lighting, when required, shall be designed to create safe outdoor environments and to minimize glare and impact to night sky, public view and surrounding properties.

(17) Signage: Design all site signage to complement and enhance the building and site design. Building signage shall be in scale with the building design and is not to overpower the building façade or obstruct architectural features. Applicable requirements may be further defined through the Urban Design Manual and City's Sign By-law.

(18) Compatible Development: Site and building design that complements and enhances the surrounding neighbourhood character and context through a variety of design strategies including building massing, facade design and landscape coordination. The design of sites and buildings shall also minimize adverse impacts to human comfort, and surrounding properties including outdoor lighting, noise, shadowing, wind and snow disposition through a variety of design strategies and performance standards.

(19) Human-Scale Development: Development that reinforces human scale dimensions and proportions through design.

(20) Building Design: Design architecturally well composed buildings that complements and enhances the surrounding neighbourhood character and context. Building design shall also contribute towards an attractive and coordinated streetscape character and towards a *sense of place* with opportunity for architectural innovation and expression through a variety of design techniques such as architectural features, building materials, colour and other design elements. Buildings shall be designed with prominent building entrances and include strategies to screen roof top equipment from public and residential views. The City will support high quality durable building materials and discourage materials that may fade or deteriorate over time or does not fit within the neighbourhood character or context. The City shall generally discourage flat blank walls and may require specific massing and design strategies that result in a well composed building design, articulated façade design, interesting skyline and compatible development.

(21) Accessory structures: Architecturally design accessory buildings and structures

such as parking structures, loading areas and garbage enclosures, to complement the primary building design and site design.

(22) Landscape Design: To design sites with a balanced distribution of hard and soft landscaping that contributes toward a coordinated and enhanced site design, streetscape character, create a *sense of place*, and an aesthetically pleasing comfortable *pedestrian* environment. Specific treatment may also be required to address a range of considerations such as screening objectives, landscape buffers to promote land use compatibility, the provision of large canopy trees to provide respite from the sun, streetscape character and opportunity for integrated amenity spaces and *sustainable design*.

(23) Site Amenities: Design sites and buildings to include a range of on-site amenities such as benches, trash receptacles, bike parking, large canopy trees and/or shade structures to provide for more healthy active outdoor and urban spaces for social gathering, relaxation and enjoyment that results in a higher quality of life.

(24) *Sustainable Design*: The City shall promote *sustainable design* practices in the public and private realm through a variety of strategies, including but not limited to:
- (a) the adaptive re-use of existing buildings;
- (b) *sustainable design* features that address matters of exterior building design;
- (c) incorporation and integration of trees, shrubs, hedges planting or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking in the public and private realm;
- (d) elements that promote energy reduction or conservation including building and street orientation for passive solar gains;
- (e) elements that promote improved water and air quality conditions
- (f) elements that reduce adverse impacts such as urban heat island effect, shadowing, wind and noise;
- (g) drought tolerant, salt tolerant and native vegetation species;
- (h) integration of alternative transportation choices; and,
- (i) the creation of healthy, livable spaces.

(25) Public Art and Culture: Promote the integration and design of public art and cultural elements in the public and private realm that contributes to a *sense of place*, meaning or context.

(26) Innovation and Creativity: The City shall promote urban design innovation and creativity through the approval process however, it shall be carefully balanced in

context of the land use policies of this Plan, as well as, the established Urban Design objectives, Urban Design policies and implementation strategies.

(27) Utilities: Consideration will be given to the location of utilities within the public rights-of-way as well as on private property. Utilities shall be clustered or grouped where possible to minimize visual impact. The City encourages utility providers to consider innovative methods of containing utility services on or within streetscape features such as lamp posts, transit shelters etc., when determining appropriate locations for large utility equipment and utility cluster sites.

(28) Wayfinding: To design sites and buildings with a range of wayfinding strategies that provide a sense of direction, orientation and convenient accessibility for all users. All sites and buildings shall be designed with clear signage and identification that is fully visible or accessible from the public street, including sites with multiple buildings and users.

(29) Priority: To place a greater emphasis on urban design compared to density. ***OPA No. 22, approved June 11, 2019***

3.11.2 Urban Design within Nodes and Corridors

In addition to the policies set out in Section 3.11.1, the following Urban Design policies apply to development within Nodes and Corridors and are further implemented through the Supplemental Guidelines in the Urban Design Manual:

(1) Connectivity: Design that promotes connectivity with emphasis on *pedestrian* and non-vehicular safety, convenience and direct and convenient access to transit routes, amenity spaces, building entrances and public streets. *Barrier-free* access will be encouraged to building entrances from the public street, particularly along transit routes.

(2) Interest: Design which results in visual interest and interesting and active spaces.

(3) Public Art: Development that incorporates public art that contributes to a sense of place, meaning or local context.

(4) Infill Development: Design buildings to be in proportion with the lot size and to fit harmoniously into the surrounding character and context. The design of the site and buildings shall be compatible with the surrounding character and context.

(5) Building Design: The design of buildings shall contribute to a high quality and coordinated streetscape character and context. Buildings should generally have their principle building façade and entrance to face the primary public street particularly along transit routes or transit station areas and be designed with articulated building facades.

(6) Built Form and Massing*:* Locate buildings to establish an urban street enclosure and to frame street intersections. The design and massing of tall buildings (greater than three storeys) shall relate to the surrounding context, as well as, to the street proportions (building height to street width ratio) and to human scale dimensions. The design of high rise buildings shall be designed to reduce adverse impacts related to wind, shadowing, visual impacts and to reduce the appearance of bulk through a variety of design and massing strategies.

(7) Skyline: Design tall buildings with interesting roof designs, articulated massing and supporting architectural features that create an interesting and recognizable skyline coordinated with other surrounding tall buildings from many views and vantage points. Encourage opportunities to integrate roof top equipment into the roof design and to promote a sculpted roofline.

(8) Site Amenities: Encourage a range of site amenities for all development and enhanced site amenities for *intensification* projects and master planned projects.

3.11.3 Urban Design within the Uptown Waterloo Urban Growth Centre

In addition to the policies included in Section 3.11.1 and Section 3.11.2, the following policies define additional design elements that will be applied within the Uptown Waterloo Urban Growth Centre and further implemented through the Supplemental Guidelines in the Urban Design Manual:

(1) Distinctive Character and District Identity: Site and building design that fosters a *sense of place* and character with particular attention given coordinated streetscapes and without limiting architectural design, innovation or creativity. Identify opportunities that result in district identity with emphasis on coordinated building materials and colours, architectural style, public art and landscaping.

(2) Building Facades: Design facades to respect and enhance the surrounding character and context with emphasis on street rhythm, compatible building materials and colours, fenestration patterns, vertical and horizontal articulation and architectural expression. Buildings shall be designed to contribute to a

pedestrian-friendly street and contribute towards district identity and *sense of place*.

(3) Built Form and Massing: Design buildings, including the height and massing, to respect the traditional street line and historical built form. Specific design and massing strategies may be required to achieve a compatible form of development, as well as, to provide a sympathetic transition to the surrounding stable neighbourhoods.

(4) Neighbourhood Transition: Incorporate design strategies that result in an appropriate balance between intensification and stable neighbourhoods.

(5) Skyline: Design high rise buildings with an architecturally expressive and distinctive roofline that results in a distinctive and coordinated skyline. A variety of structures, features, forms and coordinated elements may be required.

(6) Parking: Locate parking in the side or rear yards away from the primary street view with emphasis given to underground parking structures for *intensification* projects.

(7) Street Activity: To design sites, buildings and the spaces between buildings to promote street activity and to animate the public realm by locating building entrances towards the street and providing windows along the street frontage, encouraging *mixed-use* development and by providing outdoor amenity spaces along the street or between buildings.

(8) Site Amenities: To encourage the integration of urban site amenities such as landscaped outdoor spaces, urban seating areas and public art. A variety of other site amenities may be considered and encouraged for *intensification* projects that animate street, contributes towards *sustainable design* and enhances the quality of life for its users.

(9) *Infrastructure*: The City of Waterloo shall 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. 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***

3.11.4 Urban Design within Station Areas

In addition to the policies set out in Section 3.11.1 and Section 3.11.2 where applicable, the following Urban Design policies apply to Area A and Area B identified on Schedules 'J1' through 'J5' and are further implemented through supplemental guidelines to the Urban Design Manual. Lands within Station Areas but located outside of Area A and Area B on Schedules 'J1' through 'J5' shall be subject to policies 3.11.1 and 3.11.2 as applicable.

(1) Place Making: Place making shall occur around the station by enhancing the public realm and creating vibrant, attractive, and safe public and private spaces. Attractive spaces should physically and visually connect the public and private realms. Spaces should be organized in a logical and complementary manner through the design, placement, and construction of new buildings, streets, structures, open spaces, vistas and landscaping.

(2) Transfer Areas: Public Spaces and the public realm should include landscape treatments to delineate the area of transfer between the transit stop and the surrounding built form to improve safety and comfort for pedestrians.

(3) Streets: Streets are part of the transportation network, but should be designed as important public spaces. Where appropriate, streets should balance space requirements to accommodate pedestrians, bicycles, transit, amenities, public art, landscape treatments, vehicles, utilities and stormwater.

(4) Pedestrian Oriented: Station Areas shall be pedestrian oriented places that are safe, accessible, connected, and easy to navigate for people of all abilities. Connectivity to and from transit stops to buildings will be a priority and shall be enhanced by:
   (a) Ensuring continuous sidewalks are located on both sides of the street;
   (b) Clearly marking intersections relative to pedestrians;
   (c) Improving pedestrian comfort with shade trees and landscaped boulevards; and
   (d) Providing amenities such as lighting, seating, and way-finding signage; and,
   (e) Providing for wider sidewalks where feasible.

(5) Building Orientation: Buildings shall be oriented towards streets and walkways. Buildings shall be as close to the street in accordance with the implementing Zoning By-Law, to contribute to the vibrancy and attractiveness of the street.

(6) Built Form: The built form of buildings shall enhance the appearance and character of streetscape and public realm, including walkways by:

(a) Locating primary building entrances and principal building façades parallel to street;

(b) Locating buildings close to the street so that they can contribute to the desired street enclosure and contribute to the overall appearance and visual cohesiveness of the urban built form;

(c) Incorporating ample transparent glazing on ground floors in active and convertible frontage areas to create visibility to and from the public realm and promote street life;

(d) Providing a sympathetic transition in height and scale to surrounding stable neighbourhoods;

(e) Serving as passive surveillance of the street; and

(f) Using high quality materials in the design of new buildings that are consistent and compatible with the surrounding context; and,

(g) Creating visual interest through projections, articulations, carried rooflines and entrance features.

(7) Sustainable Design: Buildings and landscaped areas within Station Areas shall support sustainable development and design. Sustainable building design includes high-performance exterior glazing, stormwater retention and reuse, green roofs, installation of solar panels or geothermal systems, and net-zero building and site design.

(8) Community Character: New development shall be sensitive to the planned character of each of the Station Areas and enhance and/or complement any cultural heritage resources located within the Station Area.

(9) Parking: Parking within Station Areas shall be designed and organized here it will not detract from the public realm or mobility. Design of parking areas shall:

(a) Limit new surface parking lots within 100 metres of a Light Rail Transit Stop;

(b) Restrict surface parking lots and drive aisles between the front of buildings and the street;

(c) Locate parking to the side or rear of buildings where surface parking is proposed, to enable the development of a continuous street edge and the creation of attractive urban spaces;

(d) Screen parking structures.

(e) Provide active uses on the ground floor where feasible;

(f) Require the perimeters of surface parking lots to be landscaped with trees and other appropriate planting materials; and,
(g) Encourage the interior areas of parking lots to include landscaped islands. Landscaped islands should be of sufficient size to ensure growth of trees and complementary vegetation.

(10) Master Plans: At the City's discretion, large sites will be subject to a Master Plan process, the purpose of which will be to provide overall direction for the development of the subject lands. A Master Plan will demonstrate how the proposed development addresses priorities identified in the Urban Design Guidelines for Station Areas, the Official Plan, and the relevant Station Area Plan. Specifically, the Master Plan will address items including:
(a) Development-phasing;
(b) Siting and building orientation to transit and existing uses;
(c) Minimizing environmental impacts and energy consumption though sustainable building design;
(d) Access and site circulation for pedestrians;
(e) Bicycles and motorized vehicles;
(f) Considerations for connectivity to existing and planned transit; and,
(g) Parking management.

OPA No. 14, approved January 11, 2018

3.11.5 Urban Design Implementation

(1) Decision Making: The City shall integrate urban design considerations into all decisions regarding development in order to assist in achieving the Urban Design objectives outlined in policy 3.1(4) and other policies of this Plan.

(2) Implementation: The Urban Design objectives and design policies contained in this Plan establish the general design vision for the City and establish 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 through more detailed Urban Design Guidelines and processes. The Urban Design objectives and policies found within this Plan provide the design vision for the City and legal authority to undertake various actions to implement the design vision. 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;
(d) Station Area Plan;
(e) Urban Design Guidelines and studies;
(f) *Site Plan* Control;
(g) Committee of Adjustment; and,
(h) Development Agreements.

OPA No. 14, approved January 11, 2018

(3) Building Massing and Design: Building massing, orientation and design including exterior design, sustainable design and facilities designed to have accessibility for persons with disabilities, shall be determined through site plan control and shall be subject to City design guidelines and performance standards. For the purpose of site plan control and building elevation approval, building design shall include matters of exterior design without limitation the character, scale, appearance and design features of buildings, which include building materials, colour and architectural features.

(4) *Sustainable Design*: The City of Waterloo encourages *sustainable design* as an Urban Design Objective in the public and private realm. The City may require specific *sustainable design* elements through the *site plan* process as provided through the Planning Act.

(5) Design Guidelines: The City's Urban Design objectives and policies shall be further defined through Council-approved design guidelines. Design guidelines shall be used to evaluate development proposals and guide such proposals through the development review process with emphasis on the *site plan* process. The primary Urban Design Guideline for the City of Waterloo is the Urban Design Manual, and shall include a series of technical standards that will be applied through the development review process.

(6) Design Studies: The City may require urban design studies such as project-specific Urban Design Guidelines, massing studies, street sections, context plans and master plan guidelines, in support of proposed development, including associated public realm improvement projects. Urban design studies shall have regard to the Urban Design objectives and policies established in this Plan and may be used to guide *site plan* development.

(7) Impact Studies: The City may require shadow impact analysis, wind impact

analysis, noise studies, snow disposition studies and *Heritage Impact Assessments*, to evaluate the impacts of the proposed development on surrounding properties, public spaces or amenity areas and other design studies. The City shall establish impact evaluation criteria and shall implement these through the development review process with emphasis on *site plan* control. Impact Studies shall include Report Recommendations by a qualified professional to achieve the established performance standards.

(8) Infrastructure: Above-ground utility service providers shall be encouraged to co-operate with the City of Waterloo in identifying locations which minimize the visual and intensification impacts of such equipment and facilities where located within the public road right-of-way and on-site locations.

3.12 PROTECTED COUNTRYSIDE

The Protected Countryside identifies 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.

3.12.1 The Protected Countryside is designated by the Region of Waterloo as shown on Map 7 of 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.**

3.12.2 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.

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

3.12.1 The Protected Countryside is designated by the Region of Waterloo as shown on Map 7 of 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.**

3.12.4 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.

3.12.5 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.



4 ARTS, CULTURE, HERITAGE, RECREATION & LEISURE

THE CITY OF Waterloo

CHAPTER 4 ARTS, CULTURE, HERITAGE, RECREATION AND 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 c*ultural 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,

(j) 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.



5 NETWORKS

THE CITY OF Waterloo

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* waste*s*, 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. ***OPA No. 22, approved June 11, 2019***

(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.
OPA No. 11, approved December 11, 2014

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.

CATEGORY	FUNCTION
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

CATEGORY	FUNCTION
	development makes this impractical.
(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.

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(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.

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(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

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

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
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

Roads (A highway as defined by the Municipal Act)	From	To	Designated Road Allowance	Designated Road Allowance with Warranted Transportation Improvement
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
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
Hagey Boulevard	Columbia Street W	Bearinger Road	30.0 metres	33.0 metres
Havelock Drive	Glen Forest	Northfield Drive W	18.0 metres	21.0 metres

Roads (A highway as defined by the Municipal Act)	From	To	Designated Road Allowance	Designated Road Allowance with Warranted Transportation Improvement
	Boulevard			
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 Avenue E	26.0 metres	29.0 metres
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	50 m west of Oak	Country Squire Road	30.0 metres	33.0 metres

Roads (A highway as defined by the Municipal Act)	From	To	Designated Road Allowance	Designated Road Allowance with Warranted Transportation Improvement
Boulevard	Park Drive			
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
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
Sundew Drive	Columbia Street	Rock Elm Street	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
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 Drive	Willow Wood Place	Beaver Creek Road	20.0 metres	23.0 metres
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**

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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

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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.



6

TRANSPORTATION

THE CITY OF Waterloo

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.

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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:
      (i) 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;
      (ii) Parking cannot physically be provided on-site (due to insufficient availability of suitable lands or site area);
      (iii) The establishment of the required parking facilities would be inappropriate in the context of recognized *built heritage resources*;
      (iv)The parking facilities would be incompatible with existing uses in the surrounding area; and/or,
      (v) 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 providing the required parking or a reduction in the parking requirement 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; and,
- (c) 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 establishment of the required parking facilities would be inappropriate in an area of recognized *cultural heritage resources*; and/or,
- (e) 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.



7

ECONOMY

THE CITY OF Waterloo

CHAPTER 7 ECONOMY

This chapter includes objectives and policies that recognize the importance of a diverse, strong, sustainable economy as addressed in several key areas outlined below.

Employment Areas: This section outlines the City's employment growth forecast, and sets the framework for ensuring that the long-term supply of *employment areas* will meet future needs by limiting conversions of *employment areas* to non-employment uses.

Planning for a Strong, Sustainable Economy: Waterloo's future economy will increasingly rely on the service sector and particularly knowledge industries, business services and technology companies. Advanced manufacturing will play an important supporting role to the local economy. Supporting a strong, sustainable economy will involve collaboration, the use of strategic land holdings to increase the supply of available employment lands, and supporting a range of lot sizes for employers. An Economic Development Strategy will facilitate an Employment Land Strategy for the City's land holdings and place a focus on economic expansion and business retention. Further, efficient land use patterns, which are critical to a strong, sustainable economy, will be supported by a series of initiatives and other policies of this Plan.

Waterloo as a Creative and Sustainable City: A community's quality of life, supported by healthy economic, environmental, social and cultural systems, is becoming increasingly important in attracting and retaining a skilled and knowledgeable work force. To ensure the City can continue to attract an educated and skilled workforce, policies within this section support strategies that position Waterloo as a creative and sustainable City that:

- Features high quality employment opportunities;
- Is comprised of a range of high quality arts, culture, heritage, recreation and leisure features, resources and/or opportunities;
- Supports social interaction and inclusion;
- Promotes and exemplifies leadership in environmental initiatives;
- Requires a high standard of urban design; and,
- Features an Uptown Waterloo Urban Growth Centre that serves as a community destination and supports social interaction.

Tourism: Tourism is important to Waterloo's future, as it stimulates the local economy and raises the City's profile throughout the world. Official Plan policies identify a series of initiatives that are designed to support the tourism industry, with a focus on linkages between post-secondary educational institutions, think tanks and research institutes, as well as recreational, cultural, commercial and entertainment activities.

Knowledge and Technology: The local economy is transitioning from one based on manufacturing and industrial activity to a more post-industrial economy with a greater focus on technology companies and knowledge industries and institutions. To support this trend, Official Plan policies place emphasis on collaborations as well as planning for the sharing of information and ideas, with the latter being supported by telecommunications *infrastructure* as well as land use provisions that support innovation clusters and corridors. Policies recognize the planned growth of the three post-secondary educational institutions and define the City's role in helping to meet their growth/expansion needs by planning for academic expansion, housing, activities and opportunities for faculty, staff and students. Objectives and policies relating to libraries recognize their role in a knowledge-based economy in terms of facilitating access to information and lifelong learning opportunities.

7.1 OBJECTIVES

(1) Encourage a well balanced and diverse economy to serve the employment needs of existing and future residents, while planning for an increased focus on the service sector and particularly knowledge industries, business services and technology companies.

(2) Develop a strong economic base that supports sustainability as a means to ensure long-term prosperity.

(3) Plan for and encourage a more intensive built environment which makes efficient use of land.

(4) Plan for and encourage *mixed-use* development and home-based businesses in appropriate locations.

(5) Support and encourage entrepreneurship, creativity, connectivity and sharing of ideas.

(6) Support, encourage, and where appropriate, participate in collaboration between public, private, non-profit sectors and all levels of educational institutions.

(7) Provide a range of commercial opportunities that are well distributed throughout the community to meet the needs of consumers.

(8) Position Waterloo as a creative, sustainable City by:

(a) Supporting a vibrant, active, safe and stable Uptown Waterloo Urban Growth Centre which serves as an economic, entertainment, administrative, social, cultural, and tourism focal point for the entire community; and,
(b) Supporting development which promotes environmental innovation and green technology.

(9) Enhance and promote tourism opportunities.

(10) Support methods to ensure the City of Waterloo maintains a strong position in the knowledge economy by:
(a) Collaborating with post-secondary educational institutions to accommodate future enrollment growth and expansion by planning for academic expansion, housing, activities and opportunities for faculty, staff and students;
(b) Attracting and retaining a skilled and knowledgeable work force to support Waterloo's post-industrial economy;
(c) Encouraging research clusters within the City to foster the sharing of ideas and experiences;
(d) Planning for spaces, services and activities that encourage interaction and creativity, support innovation, and contribute to a high quality of life;
(e) Investing in innovation, technology and communication infrastructure in order to foster knowledge, innovation and ideas; and,
(f) Supporting lifelong learning by providing appropriate opportunities, including libraries, for Waterloo residents.

7.2 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 chapter. Such documents may include, but not be limited to:
(a) Economic Development Strategy; and,
(b) Employment Lands Strategy.

7.3 EMPLOYMENT AREAS

(1) The City will plan for an adequate supply of lands that is sufficient to accommodate an employment forecast of 23,930 additional jobs from2006 to 2029.

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(2) *Employment areas* are designated on **Schedule 'A2' - Employment Areas**. Policies describing the land use designation for properties identified as *employment areas* on **Schedule 'A2' - Employment Areas** are included in Chapter 10.

(3) Employment areas are critical to the local economy, and are anticipated to accommodate a significant share of employment growth to 2031. Policies 10.3.1(4) through 10.3.1(7) of this Plan address the protection of employment areas from conversion to non-employment uses.

7.4 PLANNING FOR A STRONG, SUSTAINABLE ECONOMY

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 for the local economy. A diverse, sustainable economy buffers communities and/or regions from single-sector economic downturns, while also reducing the community's ecological footprint.

(1) The City of Waterloo will plan for and support a well balanced, diverse, and sustainable economy as part of the City's commitment to act as an effective environmental leader, while ensuring meaningful employment opportunities are available. In planning for and supporting a well balanced, diverse, and sustainable economy, 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) Strategically use appropriate City land holdings to increase the supply of available *employment areas*, and increase the City's reputation as a centre for knowledge-based institutions and industries;
   (e) 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,
   (f) 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 will approve and update an Economic Development Strategy in order to plan for a strong economy. The Economic Development Strategy will be used to:
   (a) Develop an Employment Lands Strategy which seeks to plan strategically and effectively for the City's employment land holdings;
   (b) Focus efforts toward economic expansion and business retention;
   (c) Develop strategies to support sectors of the economy that are critical to the City's future competitiveness;
   (d) Make measurable progress on the objectives and policies within this chapter; and,
   (e) Provide, support, and reinforce other municipal goals and objectives.

(3) A strong, sustainable economy that features efficient land use patterns will be achieved by:
   (a) Encouraging a mix of uses within Nodes and Corridors as defined in the land use policies of this Plan;
   (b) Planning for and developing, where appropriate, a transportation system that complements and facilitates the achievement of planned land use patterns, supports r*apid transit*, and the development of designated Nodes and Corridors as *mixed-use* areas;
   (c) Planning for the provision of a range of appropriate *community infrastructure* within each Planning District with the goal of reducing automobile travel, encouraging a s*ense of place* by reinforcing neighbourhood focal points;
   (d) Supporting options to work from home by planning for an appropriate range of home-based occupations within residential land use designations;
   (e) Planning for commercial land uses in accordance with a commercial land use hierarchy, as defined in the Land Use Policies of this Plan. The commercial hierarchy includes a range of commercial centres and areas of varying sizes and planned functions;
   (f) Applying, where appropriate, minimum density targets for development occurring within land use designations that are anticipated to accommodate higher density employment uses; and,
   (g) Using incentives that are appropriate to the local context, including Community Improvement Plans, to support land use patterns and a built form that are components of a strong, sustainable economy.

(4) The City will continue to collaborate with business, government, non-profit groups, all levels of educational sectors, and community organizations or agencies on issues of shared interest, including:

(a) Attracting and retaining a skilled labour force, including recent post-secondary graduates that support the City's key economic sectors;
(b) The continued promotion of the City as an intelligent community;
(c) Arts and cultural initiatives;
(d) Joint-service initiatives, joint-use facilities initiatives, and other innovative methods of facility, service and program delivery; and,
(e) Initiatives designed to protect, maintain, or enhance the natural environment.

(5) The City will continue to actively support economic growth through a series of initiatives, which may include:
(a) Support for organizations that promote advanced manufacturing;
(b) Support for appropriate small business networks; and,
(c) Strategic disposition of appropriate City land holdings.

7.5 WATERLOO AS A CREATIVE, SUSTAINABLE CITY

The policies of this Plan recognize that creative, sustainable cities that are supported by strong and interconnected social, cultural, economic and environmental systems will be successful attractors of new business, residents and visitors in the post-industrial economy.

(1) The City will continue to position itself as a creative and sustainable community through the policies of this Plan that:
(a) Promote Waterloo as a vibrant community, with a high quality of life and high quality employment opportunities;
(b) Plan for a wide range of land uses within the Uptown Waterloo Urban Growth Centre that support the Uptown Waterloo Urban Growth Centre as a community destination for people of different ages and backgrounds, with opportunities for social interaction in the public realm;
(c) Plan for arts, culture, heritage, recreation and leisure opportunities that serve a population of increasing cultural diversity, and support social interaction, inclusion, and community building through various City facilities, services and programs;
(d) Require a high standard of design for development, with an emphasis on encouraging the use of s*ustainable design*. The City will approve and update Urban Design Guidelines to provide direction regarding the implementation of this Plan;
(e) Plan for a range of transportation modes through:
(i) Design, operation and maintenance of the road network as well as the parks, trails and open space network; and,

(ii) Requiring development to contribute to, and support pedestrian, bicycle and transit as preferred forms of travel.

(f) Protect *natural features* and the *ecological functions* they perform, and where appropriate, ensure such features are conveyed to, or acquired by the City;

(g) In keeping with the City's Environment First Policy, position the City as a progressive environmental leader in the community; and,

(h) Recognize that the City may create a strategy to encourage and support the growth of research institutions and think tanks in the community, particularly within the Uptown Waterloo Urban Growth Centre.

7.6 TOURISM

This Plan recognizes that tourism is an important component of the local economy. Visitors are attracted to the City by the post-secondary educational institutions, including think tanks and research institutes, recreational events and facilities, and the Uptown Waterloo Urban Growth Centre as a destination for shopping, entertainment, dining, major arts and festivals/events, and cultural facilities.

(1) The City will continue to support tourism activities and future growth of tourism facilities and activities by:

(a) Continuing to support the maintenance and enhancement of tourism through participation and improvement of appropriate tourism initiatives, in collaboration with all partners, including neighbouring Municipalities and the Regional Municipality of Waterloo;

(b) Continuing efforts to improve and enhance the Uptown Waterloo Urban Growth Centre in order to facilitate investment and strengthen its economic viability, and improve the ambiance, aesthetics and function of the area as a tourist destination;

(c) Facilitating the safe, efficient and deliberate movement of *pedestrian*s between major tourist facilities within the Uptown Waterloo Urban Growth Centre and major tourist facilities located between the Uptown Waterloo Urban Growth Centre and the Universities;

(d) Continuing to support and promote self-guided walking tours, the production of education and informative materials, and other public awareness tools related, but not limited to: local commercial retail and service businesses, heritage, recreational facilities, urban amenities, including local environmental features, and other exceptional attributes found within the City. This Plan recognizes that such material is a valuable component in an overall tourism development framework; and,

(e) Developing innovative information delivery modes to target and reach increasingly technology-oriented audiences for the purposes of promotion of tourism activities within the City.

(2) Consistent with the policies in the Arts, Culture, Heritage, Recreation and Leisure Chapter of this Plan, the City's history and heritage is valued by this community. *Cultural heritage resources* will be *conserved*, and where appropriate, historical artifacts will be highlighted and/or displayed.

7.7 WATERLOO IN THE KNOWLEDGE ECONOMY

7.7.1 Post-Secondary Educational Institutions

Post-secondary educational institutions are critical to the City's strength within the knowledge-based economy. In planning for a strong knowledge economy, the City will continue to assist, where appropriate, the post-secondary educational institutions in achieving their long-term goals.

(1) The City will work with post-secondary educational institutions to help accommodate campus growth needs.

(2) Post-secondary educational institutions are encouraged to create campus master plans in consultation with the City, surrounding neighbourhoods, and other stakeholders, provided further that campus master plans should:
(a) Identify land use scenarios that are in keeping with this Official Plan;
(b) Identify and promote opportunities for intensification of the main campus lands;
(c) Focus growth to *Major Transit Station Areas,* Corridors and Nodes, including the Uptown Waterloo Urban Growth Centre;
(d) Create visual and physical connections to adjacent neighbourhoods;
(e) Enhance pedestrian connectivity, and contribute to an attractive, animated streetscape;
(f) Minimize traffic infiltration on adjacent neighbourhood streets;
(g) Promote *transportation demand management* strategies for staff, faculty, and students; and,
(h) Feature a high standard of urban design, including *sustainable design*.

(3) The City prefers and encourages the development of housing on post- secondary institutional campuses for the use by students, staff and faculty of such institutions.

(4) Post-secondary educational institutions are encouraged to focus growth within their existing campus lands, as a first priority. Should additional lands be required,

the City will plan for the expansion of post-secondary educational institutional uses in a manner that protects the character of abutting low-density residential neighbourhoods, or the function of other land use designations, through the identification of expansion areas. Expansion areas are identified in *Specific Provision Areas* on **Schedule 'A6' – Specific Provision Areas**, and include the following:

(a) With respect to the University of Waterloo, lands identified in Specific Provision Area 34 and Specific Provision Area 35.
(b) With respect to Wilfrid Laurier University and the University of Waterloo, lands identified in Specific Provision Area 20.
(c) With respect to Conestoga College, lands immediately adjacent to Marsland Drive, as identified in Specific Provision Area 36.
(d) The Uptown Waterloo Urban Growth Centre.

7.7.2 High Tech and Innovation Clusters

(1) 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.

(2) High-tech and innovation clusters shall be located:
(a) Within *employment areas*;
(b) Within the Uptown Waterloo Urban Growth Centre, where appropriate; and/or,
(c) In designated Nodes and/or Corridors, where land use designations permit uses associated with high-tech and innovation clusters.

(3) This Plan discourages high-tech and innovation clusters from locating on lands designated Flexible Industrial, given that lands designated Flexible Industrial are interior to employment areas and do not have convenient access to public transit.

(4) 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.

(5) New Research and Technology Parks on lands designated "Academic" will be comprehensive developments and shall:
(a) Be multidisciplinary and incorporate academic, private business and government agencies;
(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 the employees, and on-site population;
(d) Demonstrate environmental leadership through sustainable design; and,
(e) Be encouraged to develop at a high density with shared, structured, or underground parking.

7.7.3 Telecommunications

(1) Recognizing that telecommunications *infrastructure* are important to Waterloo's current and future economy, the City:
(a) Is supportive of developing, maintaining, and extending, where appropriate, a system of information and communications technology *infrastructure* that contributes to the City's identity as an intelligent community;
(b) Is supportive of initiatives that provide residents and businesses with wireless internet access in the City, such as the Uptown Waterloo Wi- Fi Zone, in order to leverage the City's reputation as a centre for excellence in the technology sector; and,
(c) May approve and update, as appropriate, a Telecommunication Tower Policy to address location and height issues surrounding wireless transmission towers and in general to lessen their impact on the skyline.

7.7.4 Lifelong Learning

(1) Lifelong learning supports a healthy population and an engaged community. In accordance with the Public Libraries Act, the City will support the Library Board in delivering a library service that supports lifelong learning and literacy for everyone in the community, regardless of economic or social status.
(a) A library service will be supported that recognizes its role as a community information and education centre for people of all ages and from all backgrounds.
(b) The approved district branch model for library service delivery will be supported, which maintains an expanded Main Library in Uptown Waterloo, a neighbourhood branch on Parkside Drive, and the development of two district-sized branch libraries in east and west Waterloo. This model recommends that new libraries be developed as part of joint-facilities/multi-use centres.
(c) In addition to facility-related services, City-wide services will be expanded through the use of appropriate technologies and through collaboration with other organizations/agencies.



8

ENVIRONMENT & ENERGY

THE CITY OF Waterloo

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.
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(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.

OPA No. 34, approved October 28, 2022

(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.



9 MINERAL AGGREGATES

THE CITY 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.

Deferral No. 10

(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.

Deferral No. 10

(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.*

Deferral No. 10



10 LAND USE POLICIES

THE CITY OF Waterloo

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 lower density neighbourhoods, to high density 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 density 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 2031.

This Plan contemplates the conservation of low-density neighbourhoods outside of designated Nodes and Corridors, with limited change to the existing residential character of such neighbourhoods. These areas are designated Low Density Residential in this Plan. *Intensification* within low-density neighbourhoods is restricted by policies that are intended to maintain the character and land use intensity of such neighbourhoods.

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 Density Residential.
   (b) Mixed-Use Medium Density Residential.
   (c) Mixed-Use Medium High Density Residential.
   (d) Mixed-Use High Density Residential.

(2) Approval of development within areas designated Low Density Residential, Mixed-Use Medium Density Residential, Mixed-Use Medium High Density Residential, and Mixed-Use High Density 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 encourages innovation in the design of residential areas and in the design and construction of residential units, where such innovation will:

(a) Incorporate *sustainable design*;
(b) Lower costs to purchasers;
(c) Maintain compatibility with surrounding land uses and complement the existing character 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 density, medium high density and high density 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 Greenfield Areas* to economically provide municipal services and contribute toward the achievement of *Designated Greenfield Area* density targets set out in Policy 3.5(2) of this Plan.

Deferral No. 8

(9) Densities referred to within specific residential land use designations shall be interpreted as net density calculations. All portions of the site that are designated Residential shall be used to calculate adherence to such net density regulations, provided further that:

(a) Development within *Designated Greenfield Areas* shall also adhere to minimum gross density targets set out in policy 3.5(2) of this Plan.
(b) To implement policy 3.5.(2)(a) of this Plan, the City will apply minimum density requirements, through appropriate planning mechanisms, to all residential *Designated Greenfield Areas* that are subject to a Plan of Subdivision after January 1, 2011.

Deferral No. 9

(10) This Plan is intended to guide development in terms of character, 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 any residential use shall be measured using a net density calculation of *bedrooms* per hectare. The City will prepare a guideline document outlining how the *bedrooms* per hectare density methodology will be used to monitor and implement the density targets of this Plan for the Uptown Waterloo Urban Growth Centre and the *Designated Greenfield Areas.*

(11) Detailed residential densities may be reflected through District Planning, and further defined in the Zoning By-Law, provided the densities are in conformity with the policies of this Plan.

(12) *Development* applications proposing to redesignate lands to the Mixed- Use Medium Density Residential designation, Mixed-Use Medium High Density Residential designation, or Mixed-Use High Density Residential designation may be contemplated based on the following:

(a) The proposed density is deemed appropriate for the neighbourhood and contributes to an appropriate height and density transition by buffering or being buffered from lands designated Low Density Residential;
(b) There is a demonstrated community benefit associated with additional medium, medium-high or high density uses to accommodate additional population in the context of Waterloo's population forecast and the supply of lands within existing designated Nodes and Corridors;
(c) Lands are proposed to be located within a designated Node or Corridor and satisfy all relevant policies of the City Form Chapter;
(d) The proposal achieves the applicable performance standards set out in this Official Plan and implementing Zoning By-Law;
(e) Surface parking is minimized in favour of more intensive forms of parking;
(f) *Cultural heritage resources* are *conserved*;
(g) The proposal demonstrates a high standard of urban design;
(h) The proposal identifies and implements any required transportation improvements, with a particular focus on *transportation demand management* measures;
(i) Medium to high density 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 density residential neighbourhood;
(j) *Infrastructure* capacity is not exceeded;
(k) If applicable, safe access, flood protection and geotechnical stability is achieved to the satisfaction of the City and the Grand River Conservation Authority; and,
(l) The proposal satisfies all other applicable policies of this Official Plan.

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 continue to plan for a range of housing types, including low density, medium density, medium high density, and high density housing. The City will also plan for a range of lot sizes in low-rise residential areas.

(2) This Plan supports the efforts of senior levels of government, private sector, and not-for-profit agencies to provide housing geared to the needs of economically, socially, mentally and physically disadvantaged persons.

(a) Where possible, housing geared to low income households, senior citizens, people with special needs, and community 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

(3) In locations deemed appropriate and desirable by the City, the zoning by-law may permit:

(a) the construction of up to two self-contained secondary residential dwelling units (i.e. additional residential units, as defined and regulated in the implementing Zoning By-law) in a:

- single detached building;
- freehold semi-detached building;
- freehold townhouse building; and/or

(b) where no more than one self-contained secondary residential dwelling unit exists or is proposed in accordance with 10.1.2(3)(a), the construction of one self-contained residential dwelling unit in an:

- ancillary detached building or structure to a single detached building;
- ancillary detached building or structure to a freehold semi-detached building;
- ancillary detached building or structure to a freehold townhouse building.

OPA No. 22, approved June 11, 2019
OPA No. 34, approved October 28, 2022

(4) It is the intent of this Plan that additional residential units be permitted in a broad range of low-rise residential areas, as well as medium-rise residential areas, where

determined appropriate by Council and as set out in the implementing Zoning By-law, to encourage denser forms of context sensitive smaller scale *intensification*.
OPA No. 34, approved October 28, 2022

(5) The Zoning By-law and/or Site Plan Control By-law shall identify residential areas where permitting additional residential units is appropriate and compatible with the existing neighbourhood. The identification of such residential areas will be based on identifiable constraints such as, but not necessarily limited to, availability of *infrastructure* capacity (municipal sanitary and water services), *flooding hazards*, as well as giving consideration to existing densities, neighbourhood design principles, and the desire to have an appropriate mix of housing types, including unit types and sizes.
OPA No. 34, approved October 28, 2022

(6)

(a) 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, and scale.

(b) Notwithstanding anything to the contrary, additional residential units shall be excluded from density calculations and density provisions of this Plan, including the density provisions in Policy 3.4(2), unless otherwise stated in the implementing Zoning By-law.

(c) Additional residential units shall not be subdivided by any means, including by consent, subdivision, or condominium.

OPA No. 22, approved June 11, 2019
OPA No. 34, approved October 28, 2022

(7) Any regulation concerning additional residential units shall limit the size of the unit to be clearly secondary / ancillary to the primary dwelling unit, as set out in the implementing Zoning By-law.
OPA No. 34, approved October 28, 2022

Housing to Support Post-Secondary Educational Institutions

(8) 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. Consistent with 7.7.1 (4), this Plan supports and encourages the construction and location of such housing:

(a) Firstly, 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.

(9) 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.

(10) The Zoning By-Law may limit conversions of single detached units to other dwelling types and, where such limitations exist, Zoning By-Law Amendments that propose conversions of single detached dwellings within low density neighbourhoods will be discouraged. Where a *development* application, excluding *site plan* applications, is received that proposes the conversion or expansion of single detached units to create duplex dwellings or triplex dwellings, such applications will be assessed on the basis of whether the proposal:
(a) reinforces the existing character of the neighbourhood through context-sensitive design;
(b) includes an appropriately sized lot to meet all applicable performance standards; and,
(c) addresses any other criteria that the City considers appropriate within the context of the site and neighbourhood.

(11) The City will continue to work with interested parties to identify, examine, and resolve issues related to housing geared towards students.

Affordable Housing

(12) Where a *development* application, excluding *site plan* applications, proposing residential uses is submitted for a site containing two 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, such as townhouses and multi-unit residential buildings, as required by the Regional Official Plan.

(13) 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.

(14) The City may provide a range of planning and regulatory incentives that encourage *affordable housing*. Such incentives may include:

(a) Fast-tracking *development* applications that contain an *affordable housing* component;

(b) Application of height and/or density bonusing, as set out in 12.3.1 of this Plan;

(c) Collaborating with community partners to foster the provision of *affordable housing*; and,

(d) Providing financial relief, in the form of waived or deferred Development Charges, for *affordable housing* projects.

Group Homes

(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 J.

(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.

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 J, 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 by 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

(30) It is recognized that *group homes* provide care for persons with physical, social, mental, or emotional disabilities and shall be permitted in all designations that permit residential uses.

Residential Condominium Conversion Policy

(31) When reviewing an application to create a plan of condominium which would result in the conversion of a rental residential building to condominium ownership:

(a) Where the rental housing is considered to be *affordable*, the City shall only support such application where:

(i) The rental *vacancy rate* for comparable units is at or above 3% for the

preceding three years; or

(ii) The conversion will address and result in the creation of *affordable* housing for *affordable* home ownership; or

(iii) The conversion will rectify existing health and safety issues through the completion of building renovations/retrofits, the cost of which would necessitate an increase in rent levels above the affordability threshold; and,

(iv) The owner/applicant submits a detailed inspection report, to the satisfaction of the City of Waterloo and Region of Waterloo, on the physical condition of the property by a qualified architect or engineer.

(b) Where the rental housing is not considered to be *affordable*, the City shall have regard for the criteria outlined in 10.1.2(16)(a) prior to taking a position with regard to whether to support the proposed conversion;

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(c) In all cases, the City shall consider:

(i) Whether the proposal conforms to the Zoning By-Law, and applicable performance standards are achieved or are proposed to be achieved prior to condominium registration;

(ii) Whether the proposal complies with the current Urban Design Manual, based on a review by the Site Plan Review Committee;

(ii) Whether the proposal satisfies legislation or criteria established by the Provincial Government that may be applicable;

(iii) Whether the building for which conversion is proposed meets the requirements of the Property Standards By-law and the requirements of the Ontario Building Code and Ontario Fire Code, or securities and any necessary agreements are in place to ensure such necessary upgrades are undertaken to achieve the said standards and requirements;

(iv) Whether all applicable easements affecting the condominium lands are provided; and,

(v) Whether the proposal impacts the ability to maintain a reasonable supply of residential rental units within the Planning District and the appropriate distribution of residential rental units through the community.

OPA No. 11, approved December 11, 2014

(17) 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

(18) It is recognized that *bed and breakfast establishments* complement the City's tourism industry by providing short-stay, temporary accommodations for the travelling public.

(19) *Bed and breakfast establishments* may be permitted in:
(a) Areas designated Low Density Residential;
(b) Commercial land use designations within the Uptown Urban Growth Centre.

(20) 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.

(21) *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

(22) Lands designated Low Density Residential, Mixed-Use Medium Density Residential, Mixed-Use Medium High Density Residential and Mixed-Use High Density 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 Density Residential Designation

Vision

The Low Density 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 Density Residential shall be context sensitive to the surrounding neighbourhood and maintain a low-rise built form.

Land Use

(1) The Low Density 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- density residential building types across neighbourhoods that support and are generally consistent with the existing low-rise character of the area. Lands designated Low Density 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. A number of unique sites may also be zoned to permit terrace dwellings and or apartment units. The Zoning By-Law will restrict the range of permitted uses within zones that implement the Low Density Residential designation with the intent of retaining and enhancing the low-rise built-form, character and stability of low density residential neighbourhoods.
OPA No. 22, approved June 11, 2019

(2) In addition to permitted residential uses above, lands designated Low Density 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) *Long Term Care* Facility; and,
   (e) *Spiritual uses*.

(3) The height and density of uses within the Low Density 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 net residential density permitted on any one site shall not exceed 150 *bedrooms* per hectare.
   (b) The maximum height of any building shall not exceed 10 metres, except as provided in 10.1.3 (9) and 10.1.3 (12) below.

(4) Lands designated Low Density 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;
(c) building height, bulk, and spacing on nearby lands with similar characteristics; and,
(d) building setbacks.
OPA No. 22, approved June 11, 2019

(6) It is the intent of this Plan that the implementing zoning shall restrict the range of permitted uses and establish regulations that further the planning objectives established in policy 10.1.3.(5). Applications for intensification beyond what is permitted in the implementing zoning shall include an assessment of how the proposal addresses policy 10.1.3.(5).
OPA No. 22, approved June 11, 2019

Permitting Terrace Dwellings and Apartments on Lands Designated Low Density Residential

(7) Terrace dwellings and apartment dwellings may be an appropriate structure type within the Low Density Residential designation under specific circumstances. As such, low-rise terrace dwellings and low-rise apartments may be permitted, subject to a Zoning By-Law Amendment which demonstrates an ability to satisfy the policies of this Plan including policies 10.1.3.(8) and 10.1.3.(9) below.
OPA No. 22, approved June 11, 2019

(8) A Zoning By-Law Amendment to permit terrace dwellings and or apartments shall comply with the following criteria:
(a) The property is not located within a Heritage Conservation District;
(b) Terrace dwellings and or apartments represent an appropriate and desirable land use for the neighbourhood;
(c) Terrace dwellings and or apartments will not destabilize the neighbourhood;
(d) 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 character;

(ii) Landscape design that creates visual interest, 'green' the site, and buffer; and,

(iii) Prominent entrances that emphasize the streetscape.

(e) Sufficient infrastructure exists to service the site;

(f) The development capacity of the site is not exceeded, and the proposal does not require significant relief from standard regulations;

(g) The development maintains the land use intensity of the surrounding low density residential neighbourhood;

(h) The development results in context-sensitive intensification in the low density residential neighbourhood and,

(i) The proposal complies with other criteria that may be deemed appropriate by the City based on the context of the site.

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 terrace dwellings and or apartments 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 density residential neighbourhood, or is adjacent to a school site;

(b) The property abuts a designated Node or Corridor, and buffers other properties designated Low Density Residential from properties within the designated Node or Corridor; and

(c) The property has direct vehicular access onto an arterial or major collector road.

OPA No. 22, approved June 11, 2019

(10) Notwithstanding policies 10.1.3 (7), 10.1.3 (8), and 10.1.3 (9) above, properties designated Low Density Residential and zoned to permit terrace dwellings or apartment units as of the day of Council adoption of this Official Plan, may continue to be zoned to permit terrace dwellings or apartments as the case may be.

OPA No. 22, approved June 11, 2019

(11) The maximum permitted height of any site permitting terrace dwellings within the Low Density Residential designation will be up to 10 metres. The maximum permitted height of any site permitting apartment units within the Low Density Residential designation will be up to 12 metres.

OPA No. 22, approved June 11, 2019

(12) The maximum permitted building height of a spiritual use, private school or public school in the Low Density Residential designation shall be 14 metres. The

implementing zoning may also recognize existing spiritual uses, private schools and public schools on lands designated Low Density Residential that exceed 14 metres in height.
OPA No. 22, approved June 11, 2019

10.1.4 Mixed-Use Medium Density Residential Designation

Vision

The Mixed-Use Medium Density Residential designation is a category in which medium density 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 density areas to medium high and high density areas.

Land Use

(1) Lands designated Mixed-Use Medium Density 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 Mixed-Use Medium Density 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 Mixed-Use Medium Density 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 and density of uses within the Mixed-Use Medium Density 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 net residential density permitted on any one site shall not exceed 450 *bedrooms* per hectare.
   (b) The maximum height of any building shall not exceed 20 metres.

(4) To ensure properties are of sufficient size to accommodate additional height and density, lands designated Mixed-Use Medium Density 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 following:

(a) Any proposed ancillary use set out in this policy shall be located in a mixed-use building, within a designated Node or Corridor, and the building floor area associated with the *ancillary uses* shall be substantively subordinate and incidental to a primary use(s) in the building;

(b) The Zoning By-law shall limit retail commercial uses to 5,000 square metres of gross leasable area. Proposals including more than 5,000 square metres of gross leasable area of retail commercial uses shall only be considered by way of an amendment to the Zoning By-law and such proposals shall be subject to the complete development application policies included in 10.2.3 (2) of this Plan;

(c) *Ancillary uses* shall be oriented to the street or other *pedestrian* environment, with a design that activates the streetscape; and,

(d) Further definition of uses, associated performance standards, restrictions on the scope of any *ancillary uses* and associated floor space caps, and permitted locations for uses shall be regulated through the implementing Zoning By-Law.

OPA No. 34, approved October 28, 2022

10.1.5 Mixed-Use Medium High Density Residential Designation

Vision

The Mixed-Use Medium High Density 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 Urban Growth Centre. This designation also functions as a transition between lower density and higher density areas.

Land Use

(1) Lands designated Mixed-Use Medium High Density 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 Mixed-Use Medium High Density 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 Mixed-Use Medium High Density 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 Mixed-Use Medium High Density 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 minimum net residential density on any one site shall be 150 bedrooms per hectare, and the maximum net residential density permitted on any one site shall not exceed 600 bedrooms per hectare.
(b) The maximum height of any building shall not exceed 40 metres.

(4) To ensure properties are of sufficient size to accommodate additional height and density, lands designated Mixed-Use Medium High Density 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 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 following policies:
(a) Any proposed *ancillary use* identified in this policy shall be located in a *mixed-use* building, within a designated Node or Corridor, and the building floor area associated with the *ancillary uses* shall be substantively subordinate and incidental to a primary use(s) in the building;
(b) The Zoning By-law shall limit retail commercial uses to 5,000 square metres of gross leasable area. Proposals including more than 5,000 square metres of gross leasable area of retail commercial uses shall only be considered by way of an amendment to the Zoning By-law and such proposal shall be subject to the complete development application policies included in 10.2.3 (2) of this Plan;
(c) *Ancillary uses* shall be oriented to the street or other *pedestrian* environment, with a design that activates the streetscape; and,

(d) Further definition of uses, associated performance standards, restrictions on the scope of any *ancillary uses* and associated floor space caps, and permitted locations for *ancillary uses* shall be regulated through the implementing Zoning By-Law.

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10.1.6 Mixed-Use High Density Residential Designation

Vision

The Mixed-Use High Density 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 Mixed-Use High Density Residential as shown on **Schedule 'A' - Land Use Plan** will be zoned to permit multiple unit, high density residential buildings.

(2) In addition to the permitted use above, lands designated Mixed-Use High Density 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 Mixed-Use High Density 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 Mixed-Use High Density 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 minimum net residential density on any one site shall be 150 *bedrooms* per hectare, and the maximum net residential density permitted on any one site shall not exceed 750 *bedrooms* per hectare.
   (b) The maximum height of any building shall not exceed 81 metres.

(4) To ensure properties are of sufficient size to accommodate additional height and density, lands designated Mixed-Use High Density 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 following policies:

(a) Any proposed *ancillary use* identified in this policy shall be within a *mixed-use* building, within a designated Node or Corridor, and the building floor area associated with the *ancillary uses* shall be substantively subordinate and incidental to a primary use(s) in the building;

(b) The Zoning By-law shall limit retail commercial uses to 5,000 square metres of *gross leasable area*. Proposals including more than 5,000 square metres of *gross leasable area* of retail commercial uses shall only be considered by way of an amendment to the Zoning By-law and such proposals shall be subject to the complete *development* application policies included in 10.2.3 (2) of this Plan;

(c) *Ancillary uses* shall be oriented to the street or other *pedestrian* environment, with a design that activates the streetscape; and,

(d) Further definition of uses, associated performance standards, restrictions on the scope of any *ancillary uses* and associated floor space caps, and permitted locations for *ancillary uses* shall be regulated through the implementing Zoning By-Law.

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10.2 COMMERCIAL LAND USE POLICIES

The City will plan for an appropriate amount of commercial 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, while avoiding an oversupply of facilities. 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 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* and minimizing the occurrence of large format *food stores* to the extent that they may reduce opportunities for neighbourhood-serving *food stores* to be distributed throughout the community.

This Plan creates a comprehensive commercial framework for this community through the establishment of a series of commercial land use designations, where each category is intended to fulfill a distinct commercial function. These functions are described through the policies of this chapter.

Commercial areas and centres will serve as focal points within the City's designated Nodes and will accommodate a range of retail, office and service commercial uses. Within the City's Primary Node, also the Uptown Waterloo Urban Growth Centre, the Uptown Commercial Core functions as a primary commercial centre, focal point and destination in the City and is supported by lands within the Uptown Mixed-Use designation. A series of Major Nodes accommodate a range of community-oriented commercial centres and areas. Day to day commercial needs will be served by lands designated Mixed-Use Neighbourhood Commercial within the Minor Nodes and by lands designated as Convenience Commercial outside of Nodes. While the City's Corridors are generally planned to fulfill an employment or residential function, lands designated as Corridor Commercial are generally located within Major or Minor Corridors and are intended to serve the commercial needs of the travelling public and accommodate automobile-oriented commercial uses. This Plan encourages the transition of Corridor Commercial areas within some portions of the King Street Major Corridor to higher-density employment uses, and possibly residential uses, that support transit and active travel modes.

In addition to planning for a range of retail, office and service commercial uses to be permitted within commercial land use designations, 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 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 areas shown on Schedule 'A1' - Commercial Land Uses. Commercial land use designations serve a range of functions as described in the policies of this chapter and may be

summarized as follows:

(a) **Regional-Serving Centres and Areas**:
  (i) Uptown Commercial Core
  (ii) Uptown Mixed-Use
  (iii) Conestoga Commercial Centre

(b) **Community-Serving Centres and Areas**:
  (i) Mixed-Use Community Commercial
  (ii) West Side Mixed-Use Commercial Centre

(c) **Neighbourhood-Serving Centres and Areas**
  (i) Mixed-Use Neighbourhood Commercial
  (ii) Convenience Commercial

(d) **Other**
  (i) Mixed-Use Office – Can be regional, community or neighbourhood-oriented and includes a mix of office and residential uses, generally without a retail component
  (ii) Corridor Commercial – Commercial uses oriented to the travelling public, with limitations on the range of retail uses permitted
  (iii) Future Nodes – Areas where it is anticipated that it will be appropriate to plan for commercial uses to 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. See Specific Provision Area 27 and Specific Provision Area 37 for further policies.

Primary Permitted Uses

(2) Within the Commercial land use designation, the predominant use of land is commercial 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.

(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.

Residential Uses Within Commercial Designations

(6) Medium, Medium High, and High Density Residential uses may be permitted on lands designated Commercial, subject to the requirements set out in individual commercial land use designations. The height and density of residential uses permitted within Commercial 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, provided further that:

(a) The minimum density provisions included in policy 3.4(2) shall not apply to residential uses permitted in Commercial land use designations outside of the Uptown Urban Growth Centre.

(7) Notwithstanding policy 10.2.1 (6), the maximum building floor area for residential uses permitted within a Commercial designation may be further regulated as outlined in the policies relating to each individual commercial designation.

(8) The location of proposed residential uses permitted within Commercial 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.

(9) *Group Homes* will be permitted in commercial areas which permit residential uses, subject to the provisions of the Zoning By-Law.

(10) *Development* applications proposing to increase the height and density of residential uses permitted within Commercial designations, as shown on **Schedule 'B1' - Height and Density** of this Plan, may be contemplated based on the following:

(a) The proposed density is deemed appropriate for the neighbourhood and contributes to an appropriate height and density transition including buffering / being buffered from lands designated Low Density Residential;

(b) There is a demonstrated community benefit associated with additional medium, medium-high or high density uses, including to accommodate additional population in the context of Waterloo's population forecast and

the supply of lands within existing designated Nodes and Corridors;

(c) Lands are proposed to be located within a designated Node or Corridor and satisfy all relevant policies of the City Form Chapter;

(d) The proposal achieves the applicable performance standards set out in this Official Plan and implementing Zoning By-Law;

(e) Surface parking is minimized in favour of more intensive forms of parking, including underground parking where feasible;

(f) *Cultural heritage resources* are *conserved*;

(g) The proposal demonstrates a high standard of urban design;

(h) The proposal identifies and implements any required transportation improvements, with a particular focus on *transportation demand management* measures;

(i) Medium to high density 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 density residential neighbourhood;

(j) *Infrastructure* capacity is not exceeded;

(k) Sufficient parkland and amenity space is provided to meet the needs of the community including the proposed development;

(l) If applicable, safe access, flood protection and geotechnical stability is achieved to the satisfaction of the City, the Grand River Conservation Authority, and any other authority having jurisdiction;

(m) The proposal satisfies all other applicable policies, including the policies of this Official Plan; and,

(n) Any other criteria identified by the City through the application review process having regard to the location of the lands and nature of the proposed development.

OPA No. 34, approved October 28, 2022

Drive-through Facilities in Commercial Designations

(11) Drive-through facilities are normally associated with restaurants, banks and other commercial uses. Lands designated Commercial outside of the Uptown Commercial 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) Consistent with the Regional Official Plan, new *retail commercial centres* will be required to locate in the Uptown Urban Growth Centre, *Major Transit Station Areas*, Reurbanization Corridors or Nodes, provided such Nodes are located along or at key intersections of Transit Corridors as defined in the Regional Official Plan and shown on Map 5a of 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 leasable area*, or the expansion of an existing *retail commercial centre* to a *gross leasable area* exceeding 42,000 square metres, will only be permitted within the Uptown Urban Growth Centre, *Major Transit Station Areas* or 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 Urban Growth Centre, Township Urban Growth Centre 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 Commercial Core Designation

Vision

The Uptown Commercial Core as shown on **Schedule 'A1' - Commercial Land Uses** is located within, and is a key component of the Uptown Waterloo Urban Growth Centre, the City's Primary Node. It is the intent of this Plan to strengthen the Uptown Commercial Core and encourage its development as a vital component of the City's commercial structure. Specifically, the area is planned 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. In addition to serving as a City- wide focal point, the area will also serve a local retail, service and administrative function for the surrounding neighbourhoods. This Plan recognizes the importance of a *food store* in the Uptown Commercial Core.

OPA No. 11, approved December 11, 2014

The Uptown Commercial Core will be planned as a component of the Uptown Waterloo Urban Growth Centre. As such, lands designated Uptown Commercial Core will be subject to the policies of this Plan that relate to the Uptown Waterloo Urban Growth Centre as defined in the City Form Chapter of this Plan. Consistent with those policies, the Uptown Commercial 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 Commercial Core.

The role of the Uptown Commercial Core within the framework of the Uptown Waterloo Urban Growth Centre is further defined in the City Form Chapter of this Plan.

Land Uses

(1) Lands within the Uptown Commercial Core shall be designated Commercial as shown on **Schedule 'A'- Land Use Plan** and indicated more specifically as Uptown Commercial Core on **Schedule 'A1'- Commercial Land Uses**.

(2) The height and density of uses within the Uptown Commercial Core shall be limited as shown on **Schedule 'B1' - Height and Density** and as set out in section 3.4 and policy 3.7(5)

(3) Lands designated Uptown Commercial 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*;
(f) Banks and financial services;
(g) Restaurants;
(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) Municipal decisions shall have regard to the retention and enhancement of *food store*s in the Uptown Commercial Core, and such decisions should not knowingly place existing *food stores* at risk.

(5) To protect and enhance the *pedestrian*-oriented nature of lands designated Uptown Commercial Core within the Uptown Waterloo Urban Growth Centre, lands designated Uptown Commercial 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 Urban Growth Centre 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 Uptown Mixed-Use Designation

Vision

Lands designated Uptown Mixed-Use are located within the Uptown Urban Growth

Centre and more specifically, the Uptown Complementary Transition Area (Boundaries of the Uptown Urban Growth Centre and Uptown Complementary Transition Area are illustrated on **Schedule 'B2' – Uptown Urban Growth Centre**). To support the continued vitality of the Uptown Urban Growth Centre as a community focal point, this Plan contemplates that lands designated Uptown Mixed-Use will accommodate and encourage *mixed-use* development that includes commercial, employment and residential uses in a broad range of forms.

Lands within the Uptown Mixed-Use designation will be planned to accommodate medium to high density *mixed-use* areas that include predominantly residential and office employment uses in freestanding or *mixed- use* buildings. Such uses are intended to complement the planned function of the Uptown Commercial Core by providing market support for the commercial uses within the Uptown Commercial Core. Lands designated Uptown Mixed-Use will be distinct from the Uptown Commercial Core in that retail uses will be limited and permitted only in *mixed-use* buildings in conjunction with office or residential uses. The area will be well-connected to the Uptown Commercial Core.

Land Use

(1) Lands within the Uptown Mixed-Use designation shall be designated Commercial as shown on **Schedule 'A'- Land Use Plan** and indicated more specifically as Uptown Mixed-Use on **Schedule 'A1'- Commercial Land Uses**.

(2) The height and density of uses on lands designated Uptown Mixed-Use shall be limited as shown on **Schedule 'B1'- Height and Density** and as set out in section 3.4 and policy 3.7(5), provided further that for lands immediately abutting King Street South, a minimum height of 2 storeys shall be required as outlined in policy 3.7.2(4).

(3) Lands designated Uptown Mixed-Use shall be zoned to permit primarily office, residential and supporting uses and may include the following primary uses:
   (a) Office;
   (b) *Medical Clinics*;
   (c) Residential uses;
   (d) *Bed and breakfast establishments*;
   (e) Personal service uses;
   (f) Commercial school; and,
   (g) Child care centre.

(4) Lands designated Uptown Mixed-Use 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) Arts, cultural, recreational uses; and,
(e) Structured parking facilities.

(5) Lands designated Uptown Mixed-Use 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 first storey of a multi-storey *mixed-use* building, and that the building floor area for retail uses is substantively 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 substantively subordinate and incidental to the total building floor area in which the restaurant uses are located, as regulated through the implementing Zoning By-Law.

OPA No. 34, approved October 28, 2022

(6) It is the intent of this Plan to protect and enhance the *pedestrian*-oriented nature of the Uptown Mixed-Use designation within the Uptown Waterloo Urban Growth Centre. *Development* applications that include a drive-through facility within this designation will only be supported where it can be demonstrated that 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 Uptown Waterloo Urban Growth Centre, does not interfere with the continuity and character of the existing or planned streetscape, does not have a negative impact on the *pedestrian* orientation of the land use designation, and where safe and convenient *pedestrian* movement into, through and adjacent to the site can be maintained as a priority. Additional matters to be addressed may include the nature of surrounding uses, the location of the site within the Uptown Waterloo Urban Growth Centre, proximity to heritage resources, and opportunities for the integration of the drive-through facility with other uses on the subject property.

10.2.2.3 Conestoga Commercial Centre Designation

Vision

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 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'- Height and Density**.

(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*;
   (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 are not obnoxious by reason of noise, vibration, odour or smoke, 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) Arts, cultural, recreational uses.

Development Policies for lands designated Conestoga Commercial Centre

(5) Development within the Conestoga Commercial Centre, excluding offices, shall have a minimum *gross leasable area* of not less than 36,000 square metres and not more than 76,000 square metres, creating a commercial destination within the City and Region.
(a) For the purpose of this policy and policy 10.2.2.3(6), the following uses shall not be included in the calculation of *gross leasable area*: service stations, auto centres, offices, banquet halls, hotels, motels, entertainment areas, theatres, residential uses, outside garden centre displays, shoe repair stores, medical and dental clinics and offices, billiard parlours, bowling alleys, libraries, car washes, any public assembly areas, parking areas, sidewalks, landscaped areas, private and public washrooms, truck and service facilities, loading and unloading areas, halls, boiler rooms, mechanical and electrical rooms, maintenance rooms, tenant storage areas and employee restrooms.

(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 leasable 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 leasable area but not exceeding 72,000 square metres of gross leasable 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 and the Regional Municipality of Waterloo.

No amendment to this Plan will be required.
OPA No. 22, approved June 11, 2019

10.2.2.4 Mixed-Use Community Commercial Designation

Vision

Lands designated Mixed-Use Community Commercial are commercial centres or areas that serve as commercial focal points or destinations for the surrounding community, including several nearby residential neighbourhoods and/or business areas. Located within Major Nodes, lands designated Mixed- Use Community Commercial will be of sufficient size to accommodate commercial development that will serve the surrounding community and will contain a range of commercial and office employment uses, with residential uses permitted as secondary uses.

To ensure that lands designated Mixed-Use Community Commercial 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 to commercial space is provided within areas designated Mixed-Use Community Commercial. As community destinations, areas designated Mixed-Use Community Commercial will be well-served by transit and will be planned to accommodate safe and convenient *pedestrian* and cyclist travel to/from and within the area.

Areas designated Mixed-Use Community Commercial can take a variety of forms, but generally include a cluster of properties and are usually centred around a large site or sites that have historically been planned to accommodate a commercial shopping centre (with the exception being the King/University area). It is the intent of this Plan that these clusters of properties will evolve to include a broader mix of uses, including residential, that will be oriented toward the major intersection within a Major Node, while retaining the primary commercial function. Residential uses may be permitted through zoning, and if permitted, shall generally be located in storeys above the ground floor within multi-storey, *mixed-use* buildings. Commercial and office employment uses shall 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.

Land Use

(1) Mixed-Use Community Commercial areas shall be designated Commercial as shown on **Schedule 'A'- Land Use Plan** and indicated more specifically as Mixed-Use Community Commercial on **Schedule 'A1'- Commercial Land Uses**.

(2) The height and density of uses within the Mixed-Use Community Commercial

designation shall be limited as shown on **Schedule 'B1' - Height and Density** and as set out in section 3.4, provided further that the minimum density provisions included in policy 3.4(2) shall not apply to residential uses permitted in this designation.

(3) The Mixed-Use Community Commercial designation 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) Offices;
(e) *Medical clinics*;
(f) Banks and financial services; and,
(g) Restaurants.

(4) Lands designated Mixed-Use Community Commercial 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, and may include:
(a) Accommodation services;
(b) *Community uses*;
(c) Child care centres;
(d) Entertainment facilities;
(e) Commercial recreation;
(f) Commercial school;
(g) Arts, cultural, recreational uses;
(h) Automobile gas and/or service station; and
(i) Structured parking facilities.

(5) Lands designated Mixed-Use Community Commercial may be zoned to permit residential uses above the ground floor of a multi-storey *mixed-use* building provided further that:
(a) Parking required for residential uses will be encouraged to be provided in a parking structure;
(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.

(6) Lands designated Mixed-Use Community Commercial shall contain a minimum of 13,500 square metres of gross leasable area devoted to primary uses, excluding offices and *medical clinics*, and gross leasable area devoted to primary uses, excluding offices and *medical clinics*, shall not exceed 36,000 square metres, provided further that:

(a) It is the intent of this Plan that determining compliance with this policy will be based on the collective amount of *gross leasable area* of primary permitted uses, excluding offices and *medical clinics*, located within the centre or area designated Mixed-Use Community Commercial rather than on individual properties;

(b) The implementing Zoning By-law may limit *gross leasable area* devoted to primary uses, excluding offices and *medical clinics*, to something less than 36,000 square metres based on land area, site constraints, or other planning considerations; and

(c) For the lands designated Mixed-Use Community Commercial at the Bridgeport Road East/Weber Street intersection, *gross leasable area* devoted to primary uses, excluding offices and *medical clinics*, may exceed 36,000 square metres to a maximum of 40,000 square metres, recognizing the number of properties and the amount of land area included within the designation.

OPA No. 22, approved June 11, 2019

(7) The following additional provisions related to *gross leasable area* apply to lands designated Mixed-Use Community Commercial:

(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 leasable 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 leasable 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 leasable 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 leasable 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 leasable 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 10.2.2.4(6), regarding *gross leasable area*, shall not apply to these lands.

(8) The Mixed-Use Community Commercial 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 feaures;

(c) Buildings shall be oriented toward the street to the extent possible.

King Street North/University Avenue Area

(9) This Plan designates the area located generally at the intersection of King Street North and University Avenue as Mixed-Use Community Commercial as shown on **Schedule 'A1' – Commercial Land Uses**. The area is unique compared to other areas designated Mixed-Use Community Commercial 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, 10.2.2.4(10) through 10.2.2.4 (12) 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 Commercial in the King Street North and University Avenue Area.

(10) For lands designated Mixed-Use Community Commercial 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.

(11) A high standard of urban design will be achieved for development on lands designated Mixed-Use Community Commercial 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.

(12) Notwithstanding the provisions of policy 10.2.2.4(5) and 10.2.2.4(10), 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.

10.2.2.5 West Side Mixed-Use Commercial Centre Designation

Vision

The West Side Mixed-Use Commercial Centre within the commercial structure is 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 uses and entertainment uses to serve the west side of the City, and also, include a limited amount of retail uses 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 development 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**. One West Side Mixed-Use Commercial Centre is contemplated in the City, as shown on **Schedule 'A1'- Commercial 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', Height and Density** and as set out in section 3.4.

(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 10.2.2.5(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 (such as parking facilities, open space, recreation and cultural facilities), provided they do not restrict the development of the primary use of the lands for commercial purposes.

(5) The following uses shall be prohibited on lands designated West Side Mixed-Use commercial Centre:
(a) *Department stores*;
(b) Automotive supply stores; and,
(c) Free-standing *food stores*.

Development Policies for the West Side Mixed-Use Commercial Centre

(6) To maintain the planned function of the City of Waterloo commercial 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.

(7) 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 Urban Growth Centre and more intense than the Arterial Commercial designation of this Plan.

(8) 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. Specific retail uses, including *department stores*, automotive supply stores and free-standing *food stores* shall not be permitted.

(9) 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 land use planning system.

(10) 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.

(11) 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.

(12) The City shall regulate, through Official Plan policies (See Specific Provision Area 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 areas.

(13) 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.

(14) 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.

(15) 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.

10.2.2.6 Mixed-Use Neighbourhood Commercial Designation

Vision

Lands designated Mixed-Use Neighbourhood Commercial are commercial centres or areas that provide a commercial focal point or destination to meet the day to day commercial needs of the adjacent neighbourhood(s) or business area(s). Located within Minor Nodes, lands designated Mixed-Use Neighbourhood Commercial will be of sufficient size to accommodate development that will serve the neighbourhood and will permit a range of office, retail and service uses, generally in the form of a commercial shopping centre comprised of small to mid-size units. This Plan envisions small-to-mid

scale *food stores* anchoring Mixed-Use Neighbourhood Commercial areas. Residential uses may be permitted within *mixed-use* buildings on storeys above the ground floor, provided the area retains a primarily commercial function.

As neighbourhood destinations, areas designated Mixed-Use Neighbourhood Commercial will be planned to accommodate safe and convenient *pedestrian* and cyclist travel to, from and within the site, connecting the centre to the surrounding local neighbourhood. The areas are intended to create opportunities for residents to obtain commercial goods and services within a reasonable walking and cycling distance to reduce the need for automobile trips and reduce travel distances, and will be well served by transit.

Land Uses

(1) Mixed-Use Neighbourhood Commercial areas shall be designated Commercial as shown on **Schedule 'A'- Land Use Plan** and indicated more specifically as Mixed-Use Neighbourhood Commercial on **Schedule 'A1' - Commercial Land Uses**.

(2) The height and density of uses within the Mixed-Use Neighbourhood Commercial designation shall be limited as shown on **Schedule 'B1' - Height and Density** and as set out in section 3.4, provided further that the minimum density provisions included in policy 3.4(2) shall not apply to residential uses permitted in this designation.

(3) The Mixed-Use Neighbourhood Commercial designation shall be zoned to permit a range of small to mid-size commercial uses and may include the following primary uses:
   (a) Retail uses, not exceeding an individual unit size of 1,000 square metres, provided further that:
      (i) One (1) *food store* may be permitted to a maximum of 8,000 square metres; and,
      (ii) One *drug store* use may be permitted to a maximum of 2,500 square metres.
   (b) Commercial services;
   (c) Personal service uses;
   (d) Offices;
   (e) Medical clinics
   (f) Banks and financial services; and,
   (g) Restaurants.

(4) Lands designated Mixed-Use Neighbourhood Commercial may permit the

following complementary uses, provided they do not restrict the development of primary uses and are not obnoxious by reason of noise, vibration, odour or smoke, and may include:

(a) *Community Uses*;
(b) Child care centre;
(c) Automobile gas station;
(d) Commercial recreation;
(e) Commercial school; and,
(f) Arts, cultural, recreational uses.

(5) Lands designated Mixed-Use Neighbourhood Commercial 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; and,
(b) The Zoning By-Law will incorporate performance standards related to residential amenity space, density, parking, and other appropriate residential regulations.

(6) Lands designated Mixed-Use Neighbourhood Commercial shall have a minimum of 2,000 square metres building floor area of permitted uses, excluding offices and *medical clinics*, and not exceeding 13,500 square metres gross leasable area, subject to policy (7) below. Recognizing the pedestrian-oriented neighbourhood function of this designation and to encourage the provision of small to mid-size food stores, the City may, through the Zoning By-Law, limit the size of individual commercial units and may limit the size of the overall centre or area where a food store is not a planned land-use within the centre.
OPA No. 22, approved June 11, 2019

(7) Notwithstanding policy 10.2.2.6(6), where an existing commercial centre or area designated Mixed-Use Neighbourhood Commercial is not located along or at key intersections of Transit Corridors as defined in the Regional Official Plan and shown on Map 5a of the Regional Official Plan, the *gross leasable area* of primary permitted uses, excluding offices, shall not exceed 10,000 square metres.

10.2.2.7 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.

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 adjacent to Primary 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 Land Uses**.

(2) The height and density of uses within the Convenience Commercial designation shall be limited as shown on **Schedule 'B1'- Height and Density** and as set out in section 3.4, provided further that the minimum density provisions included in policy 3.4(2) shall not apply to residential uses permitted in this designation.

(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 leasable* area;
   (b) Commercial services;

(c) Personal service uses;
(d) Banks and financial services;
(e) Restaurants;
(f) Offices;
(g) *Medical clinics*;
(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).

(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 leasable 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 leasable 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 leasable 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.

10.2.2.8 Mixed-Use Office Designation

Vision

The Mixed-Use Office designation is intended to provide employment opportunities in proximity to lands designated Residential, and contemplates primarily offices and personal services as permitted uses. Retail uses are not contemplated and restaurants are only contemplated as *ancillary* uses. Residential uses are contemplated within *mixed-use*, multi-storey buildings, provided a minimum amount of office and or similar uses are provided.

Lands designated Mixed-Use Office will generally be located in or adjacent to Major and Minor Nodes and as such, will accommodate office or *mixed-use* development of varying heights and density. Where lands designated Mixed-Use

Office are located outside Major Nodes, the height and density of development may be limited through provisions in the Zoning By-Law with a view to encouraging mid-rise office or *mixed-use* development.

Land Use

(1) Areas designated as Mixed-Use Office shall be designated Commercial as shown on **Schedule 'A' – Land Use Plan** and indicated more specifically as Mixed-Use Office on **Schedule 'A1'- Commercial Land Uses**.

(2) The height and density of uses within the Mixed-Use Office designation shall be limited as shown on **Schedule 'B1'- Height and Density** and as set out in section 3.4, provided further that the minimum density provisions included in policy 3.4(2) shall not apply to residential uses permitted in this designation.

(3) Lands designated Mixed-Use Office shall be zoned to permit primarily office and supporting uses and may include the following primary uses:
   (a) Offices;
   (b) *Medical clinics*;
   (c) Commercial school;
   (d) Personal service uses;
   (e) Banks and financial services;
   (f) Commercial services; and,
   (g) Retail uses related to office supplies and equipment.

(4) Lands designated Mixed-Use Office may be zoned to permit the following complementary uses, provided their function will not restrict the development of the primary uses:
   (a) *Community Uses*
   (b) Child care centre; and,
   (c) Parking facilities.

(5) Lands designated Mixed-Use Office may be zoned to permit the following uses within mixed-use buildings that contain office and or other primary uses:
   (a) Restaurants, provided the total floor area for all restaurant uses is substantively subordinate and incidental to the total building floor area of the

building in which the restaurant use(s) are located, as regulated through the implementing Zoning By-Law.

(b) Residential uses in storeys above the ground floor in a multi-storey *mixed-use* building, provided the primary planned function of the Mixed-Use Office designation is maintained, as regulated through the implementing Zoning By-Law.

OPA No. 34, approved October 28, 2022

10.2.2.9 Corridor Commercial Designation

Vision

The Corridor Commercial designation is intended to primarily accommodate automobile-oriented commercial uses, directing such uses to Arterial Roads. Corridor Commercial uses generally include:

(i) commercial uses which do not normally cater to the *pedestrian* shopping trade, but rather, to persons coming by vehicle specifically to the premises to do business;

(ii) uses which require the transportation exposure and vehicular accessibility afforded by Arterial Roads given their retailing of large or bulky goods;

(iii) a restricted range of commercial uses whose size requirements are such that they are not generally compatible, nor economically viable, in the Uptown Commercial Core or other categories within the commercial land use structure; and, (iv) commercial uses which rely on business from the travelling public. *Department stores*, *food stores* and *drug stores* are not contemplated in the Corridor Commercial designation.

OPA No. 22, approved June 11, 2019

In general, Corridor Commercial areas will be located outside of Major and Minor Nodes, but may be located in Corridors. It is recognized that certain portions of the Major Corridor along King Street have historically been designated for Corridor Commercial uses. It is the intent of this Plan that in some instances, these areas should transition away from automobile-oriented uses and toward higher-density employment uses, and possibly residential uses, that that are more supportive of transit and *active transportation*. This transition is supported by the policies of this Section and described further through Specific Provision Area policies.

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 and density of developments within the Corridor Commercial designation shall be limited as shown on **Schedule 'B1'- Height and Density**.

(3) Lands designated Corridor Commercial shall be zoned to permit automobile-oriented commercial uses 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;
(e) Accommodation uses;
(f) Restaurants;
(g) Entertainment uses;
(h) Commercial recreation;
(i) Banquet halls; and,
(j) Funeral homes.

(4) For clarification, it is the intent of this Plan that *department store*, *food store* and *drug store* retailing are not contemplated in 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) 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.

Lands Designated Corridor Commercial Within Portions of the Major Corridor

(6) It is the intent of this Plan that lands designated Corridor Commercial within the King Street Major Corridor and located north of University Avenue and south of Northfield Drive (shown in this Plan as Specific Provision Area 44) will be encouraged to transition away from automobile- oriented uses and toward higher-density office employment uses that are more supportive of transit and *active transportation*. Development within the defined area shall be strongly encouraged

to include office uses that generate employment densities that support higher frequency transit use. Residential uses may be permitted, where it is demonstrated through a *development* application, excluding *site plan* applications, that such uses are appropriate. To support this transition, the implementing Zoning By- law for the defined area will include provisions for *ancillary* commercial uses, including retail uses, to be developed in conjunction with higher-density office employment uses as provided for in Specific Provision Area 44 to this Plan.

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.

(11) Development within Corridor Commercial areas will not have an unacceptable impact on the Uptown Urban Growth Centre, Conestoga Commercial Centre, West Side Mixed-Use Commercial Centre, Mixed- Use Community Commercial and Mixed-Use Neighbourhood Commercial areas, thereby maintaining the planned function of such commercial designations. Proposals to significantly expand the range of retail commercial uses contemplated on lands designated Corridor Commercial shall require an amendment to this Plan and the Zoning By-law and shall be subject to the complete *development application* requirements set out in Section 10.2.3, including the requirement for a Retail Impact Analysis.

10.2.3 Complete Development Application Requirements for Commercial Development Proposals

This Plan describes a system of commercial 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 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 shall 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) Requirements for information to be submitted as part of the comprehensive professional analysis referred to in policy 10.2.3 (1) shall 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 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 Urban Growth Centre to ensure that the proposal does not impact the ability of the Uptown Waterloo Urban Growth Centre 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) Retail Impact Analysis – For *development* applications, excluding *site plan* applications, which include proposals for retail commercial uses of 5,000 square metres of *gross leasable 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 Retail Impact Analysis. This City will not support proposals solely on the basis of the conclusions of a Retail 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 areas designated in this Plan.

(i) Where a Retail Impact Analysis is required, the study shall have specific regard to the planned function of the Uptown Waterloo Urban Growth Centre, including the growth targets for retail and service commercial uses defined in policy 3.7.2 (12) of the City Form Chapter and should ensure that the proposed development does not impede the ability of the Uptown Waterloo Urban Growth Centre to achieve the defined targets.

(ii) Where a Retail 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 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 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 pre- submission consultation process.

(3) Notwithstanding policies 10.2.3 (1) and (2) above, where an Amendment to this Plan is required to permit the development of a new commercial land use that primarily serves a regional or community-wide market, a *municipal comprehensive review* shall be completed by the municipality prior to any planning approvals. It is a policy of this Plan that such planning approvals shall only be granted if supported by the *municipal comprehensive review*.

(4) *Development* applications proposing to increase the height and density of residential uses permitted within Commercial designations may be contemplated based on the criteria established in policy 10.2.1 (10) and any other criteria

identified by the City through the application review process having regard to the location of the lands and nature of the proposed development.
OPA No. 34, approved October 28, 2022

10.2.4 Urban Design for Lands Designated Commercial

(1) Commercial *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) Articulated rooflines including pitched roofs, parapets and towers, may be required, particularly at gateway intersections, to screen rooftop mechanical equipment and planned development located adjacent to residential properties.

(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 to achieve a coordinated character 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.

10.3 EMPLOYMENT LAND USE POLICIES

The City will plan for *employment areas* that provide a broad range of employment opportunities to meet the needs of the City's employees, businesses and residents. The

City will also plan for transit and *pedestrian*- supportive *employment areas*, wherever possible, while recognizing that traditional *employment areas* are currently automobile-oriented.

Waterloo's employment growth will be characterized by knowledge based, technology and office uses, with a particular focus on research and technology firms, finance, insurance and real estate, as well as academic institutions. Manufacturing will also remain important to the economy in providing support to research and technology firms while producing goods for the broader economy. Other service industries that primarily support Waterloo's population will continue to provide their important function for residents.

The Employment land use designations permit a broad range of employment uses. 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.

Development within *employment areas* will be guided by Site and Urban Design and Land Use Compatibility policies found within this chapter. Further, development within *employment areas* will be consistent with the City's urban design objectives and policies as set out in this Plan and supporting implementation documents, such as the Urban Design Manual, will be used during the review of *development* applications to achieve a high standard of urban design.

10.3.1 General Policies

Overview of Employment Land Use Structure

(1) *Employment areas* are shown on **Schedule 'A' – Land Use Plan** and are designated on **Schedule 'A2' – Employment Areas** in the following three Employment land use designations:
   (a) Flexible Industrial;
   (b) Business Employment; and,
   (c) Academic.

(2) 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' – Height and Density**.

Location of Major Office Development

(3) *Major offices* should be located within the Uptown Waterloo Urban Growth Centre, *Major Transit Station Areas*, other Major Nodes, or Reurbanization Corridors.

Protecting the Employment Land Supply

(4) It is a policy of this Plan to foster growth opportunities within *employment areas* 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 Areas**, while recognizing that large, vacant employment lots may not be available due to Waterloo's limited land supply.

(5) It is a policy of this Plan to maintain a diverse and balanced employment land supply to serve the employment needs of the City and to ensure there are sufficient employment areas available to accommodate employment growth now and into the future, including an adequate supply of serviced land and an allowance for choice in terms. In conformity with the Growth Plan for the Greater Golden Horseshoe, applications to amend the Official Plan to convert *employment areas* to non-employment uses and remove lands designated Employment on **Schedule 'A'- Land Use Plan**, will not be permitted, even if other lands are proposed to be added elsewhere.

(6) Commercial, institutional and residential land uses are not contemplated on *employment areas*, with the exception of the *ancillary* uses specifically defined in the Employment designations of this Plan and non-employment uses considered in the Academic designation.

(a) Freestanding commercial development shall not be permitted within *employment areas*, except as provided for in the Academic designation or in the Specific Provision Area policies included in Chapter 11. Such uses shall locate within an appropriate Commercial designation.

(b) 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, 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.

(7) In accordance with the Growth Plan for the Greater Golden Horseshoe and policies in this Official Plan, conversion of *employment areas* to non-employment uses, and removal of lands designated Employment on **Schedule 'A'- Land Use Plan** will only be considered through a *municipal comprehensive review, initiated by the Region,* where it has been demonstrated that:

(a) There is a need for conversion;

(b) The lands are not required over the horizon of this Plan for the employment purposes for which they are designated;

(c) Sufficient employment lands will be maintained across the Region to accommodate forecasted employment growth to the planning horizon;

(d) The proposed uses would not adversely affect the overall viability of the employment area, achievement of the residential intensification target, designated greenfield area density targets, and other policies of this Plan; and,

(e) There is existing or planned infrastructure and public service facilities as defined by the Growth Plan for the Greater Golden Horseshoe, to accommodate the proposed conversion.

Land Use Compatibility

(8) To support the City and Regional objectives in relation to Light Rail Transit and specifically, the desire to create vibrant, mixed-use, employment focused *Major Transit Station Areas*, priority consideration for conversion of employment areas, if warranted through the *municipal comprehensive review,* initiated by the Region, will be given to:

(a) Properties that are located within areas identified as Potential Transition Areas on **Schedule J – Station Areas** and are located adjacent to a higher-order transit corridor, provided further that:

(i) Portions of properties that have direct access to active or convertible frontage areas are preferred locations for mixed-use developments relative to properties or portions of properties that do not have such access; and,

(ii) For the purposes of this section, higher-order transit corridors include the ION LRT line shown on **Schedule 'J' – Station Areas** of this Plan in addition to the existing and planned transit corridors shown on Map 5a – Regional Transit Network of the Regional Official Plan.

(9) Where an employment land conversion occurs through the *municipal comprehensive review*, initiated by the Region, the implementing Official Plan framework to facilitate the conversion will include:

(a) appropriate minimum employment densities required to be developed in conjunction with non-employment uses;
(b) built form requirements, including requirements for developments to feature mixed-use buildings;
(c) the permitted heights and densities;
(d) requirements to ensure that any new sensitive uses are appropriately phased based on the surrounding land use context. Permission for sensitive uses may require the application of holding provisions.

(10) 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, 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

(11) A high quality of site and building design is contemplated within *employment areas*. 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.

(12) The City shall require a superior built form for development of all *employment 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.
(b) As set out in policy 10.3.2.2 (9) and 10.3.2.2 (10), a higher standard of urban design shall be required for development proposed on lands designated Business Employment.

(13) 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 *pedestrians* 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.

10.3.2 EMPLOYMENT LAND USE DESIGNATIONS

10.3.2.1 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 areas* to facilitate land use compatibility and limit adverse impacts to *sensitive land uses*. While this designation allows for traditional industrial uses, it also permits office development.

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 Areas**.

(2) The height of developments within the Flexible Industrial designation shall be limited as shown on **Schedule 'B1' – Height and Density**, 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) Warehouse, distribution, and wholesale uses (no retail); and,
(c) Offices.

(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,
(c) Parking facilities.

OPA No. 34, approved October 28, 2022

(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) Residential uses; and,
(g) Any other use as set out in the implementing Zoning By-Law.

Development Policies

(7) 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.

10.3.2.2 Business Employment Designation

Vision

The Business Employment land use designation is a category in which prestige office uses are the predominant use of land. Lands within this designation are generally on the periphery of employment areas, are compatible with *sensitive land uses*, serve as a buffer between traditional industrial uses and sensitive uses, while accommodating office development along planned or existing transportation routes, and in higher density destinations such as designated nodes or corridors.

To achieve the vision of prestigious business employment lands, a high standard of urban design will be required within this designation, as set out in policy 10.3.2.2 (10) of this chapter.

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 Areas**.

(2) The height of developments within the Business Employment designation shall be limited as shown on **Schedule 'B1'- Height and Density**, 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, advanced technology companies, prestige office, and a restricted range of service uses. Lands designated Business Employment may be zoned to permit primary uses, including:

(a) Offices;
(b) *Medical clinics*;
(c) Data centres;
(d) Training facilities;
(e) Communication production uses;
(f) 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;
(g) Printing and publishing; and,
(h) Parking facilities.

OPA No. 11, approved December 11, 2014
OPA No. 34, approved October 28, 2022

In addition to the primary permitted uses above, lands designated Business Employment 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:

(i) *Community uses*, except public schools and private schools;

OPA No. 22, approved June 11, 2019
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 10.3.2.2 (3), and as regulated through the implementing Zoning By-law; and
(b) Indoor storage and warehousing related to the primary uses in policy 10.3.2.2 (3), and as regulated through the implementing Zoning By-law.

OPA No. 34, approved October 28, 2022

(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) Commercial recreation;
(e) Commercial schools; and
(f) Restaurants.

OPA No. 11, approved December 11, 2014
OPA No. 22, approved June 11, 2019
OPA No. 34, approved October 28, 2022

(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 within a *mixed-use* building containing primary permitted use(s) identified in policy 10.3.2.2(3) and the building floor area associated with the *ancillary uses* shall be substantively subordinate and incidental to a primary use(s) in the building;
(b) *Ancillary uses* shall be oriented toward street frontages and designed to enhance the *pedestrian* environment;
(c) No unit shall be larger than 1,858 square metres. Deviations to this unit size cap that are in keeping with the intent of the Official Plan may be enacted through zoning without an Official Plan Amendment; and,
(d) *Ancillary uses* will not conflict or interfere with the satisfactory operation and development of the lands for employment purposes.

OPA No. 11, approved December 11, 2014

OPA No. 34, approved October 28, 2022

(8) The following uses shall be prohibited within the Business Employment designation:

(a) Assembly, fabricating, manufacturing, and processing industrial uses, excluding the primary uses permitted in policy 10.3.2.2 (3);
(b) Warehouse, distribution, and wholesale uses, excluding the complementary uses permitted in 10.3.2.2 (4);
(c) Uses deemed to be hazardous;
(d) Salvage, scrap, wrecking, and private recycling plants;
(e) Chemical manufacturing, processing or refining;
(f) Storage, transportation or manufacturing of explosives or fireworks;
(g) Rendering plants or facilities;
(h) Residential uses; and,
(i) Any other use as set out in the implementing Zoning By-Law.
OPA No. 34, approved October 28, 2022

Development Policies

(9) Development on lands designated Business Employment shall have regard to the following policies:
   (a) Development shall be primarily comprised of prestigious office, with *ancillary* uses serving the office uses;
   (b) Development shall be comprised of visually attractive and interesting buildings and sites, complemented by high quality landscaping treatments. This Plan contemplates a higher urban design standard for lands designated Business Employment compared to other Employment designations;
   (c) Development shall be oriented to surrounding major transportation corridors, with strong connections to adjacent public transit facilities; and,
   (d) Development shall incorporate environmentally-friendly and energy efficient site designs and buildings to the greatest extent possible.

   OPA No. 34, approved October 28, 2022

(10) A high standard of urban design is contemplated on lands designated Business Employment. In addition to policy 10.3.2.2 (9)(b), particular attention shall be given to:
   (a) Building designs that are architecturally interesting and innovative;
   (b) Creating a *sense of place*, particularly in regard to multi-building developments;
   (c) Use of high quality, durable materials;
   (d) Prominent building and site entrances that add interest to, emphasize the streetscape, and accentuate street corners (where applicable);
   (e) Incorporation of public transit facilities into site and building designs;
   (f) Landscape designs that create visual interest and substantially “green” the site; and,
   (g) Incorporation of *sustainable design* elements.

   OPA No. 34, approved October 28, 2022

(11) An Official Plan Amendment shall be required in order to create a new area designated Business Employment or expand upon an existing area designated Business Employment. Approval of any Official Plan Amendment for this purpose shall be based in part upon:
   (a) Compliance with the permitted uses and urban design standards set out in this Plan for lands designated Business Employment;
   (b) Compatibility with existing and proposed land uses in the surrounding area;
   (c) Availability of transit to serve the site;
   (d) Capacity of existing services and transportation *infrastructure* to accommodate the development;
   (e) Ability to mitigate impacts and adverse affects on *sensitive land uses*;

(f) A planning impact analysis, including an assessment of need, for the existing land use and the proposed Business Employment lands,
(g) An evaluation of the suitability of other lands designated Business Employment capable of accommodating the proposed development; and,
(h) Regard for other planning, engineering and development matters of interest to the City.

OPA No. 34, approved October 28, 2022

10.3.2.3 Academic Designation

Vision

The Academic land use designation is applied to the main campuses of post- secondary educational institutions. Recognizing that post-secondary educational institutions are major employers in Waterloo's economy, this designation seeks to protect these lands for future academic institutional growth. This designation also recognizes the University of Waterloo's North Campus where post- secondary educational and a restricted range of employment uses are contemplated, such as the University of Waterloo Research and Technology Park and University of Waterloo Northwest Campus.

Schedules

(1) Areas designated Academic shall be designated Employment as shown on **Schedule 'A' – Land Use Plan** and indicated more specifically as Academic on **Schedule 'A2' – Employment Areas**.

(2) The height of developments within the Academic designation shall be limited as shown on Schedule 'B1' – Height and Density.

Land Uses

(3) The Academic designation shown on **Schedule 'A2' – Employment Areas** is a designation in which the predominant use of land is post- secondary educational institutions. Lands designated Academic shall be comprised of a mixture and concentration of post-secondary educational institutional uses within the main campus of a recognized University or College. Lands designated 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;

(e) Residential uses, where they are intended to provide accommodation for persons associated with academic uses;
(f) Parking facilities; and,
(g) Other similar uses consistent with the vision and policies of this designation.

(4) In addition to the permitted uses above, lands designated Academic 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) *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.

(5) This Plan recognizes the University of Waterloo's Research and Technology Park and 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 10.3.2.3 (3) and 10.3.2.3 (4) above;
(b) Offices;
(c) Research and development facilities; and,
(d) Manufacturing related to a research and development facility.

(6) 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.

10.4 MAJOR INSTITUTIONAL LAND USE POLICIES

Vision

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 Urban Growth Centre, 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.

Schedules

(1) Lands Designated "Major Institutional" are shown on **Schedule 'A' – Land Use Plan**.

(2) The height and density of development within the Major Institutional designation shall be limited as shown on **Schedule 'B1' – Height and Density**, provided further that lands designated Major Institutional and shown as 'Low Density, 10 metres' on **Schedule 'B1' – Height and Density** shall have a maximum permitted height of 12 metres.

Land Use

(3) 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.

(4) 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*.

(5) 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.

(6) Any lands designated Major Institutional and located within the Uptown Waterloo Urban Growth Centre shall be subject to section 3.7.2 of the City Form Chapter.

10.5 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.

10.5.1 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 10.5.1 (4) below.

(4) It is not the intent of this Plan to permit all uses listed in policy 10.5.1 (3) in every Open Space designation. Permitted uses and policies related to individual Open Space designations will be further defined in section 10.5.2 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.

10.5.2 OPEN SPACE LAND USE DESIGNATIONS

10.5.2.1 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
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".

10.5.2.2 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.

10.5.2.3 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.

10.5.2.4 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.

10.5.2.5 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.

10.6 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 10.7.1, 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.

10.7 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.

10.7.1 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 10.6.

(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.

10.7.2 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.

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(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:

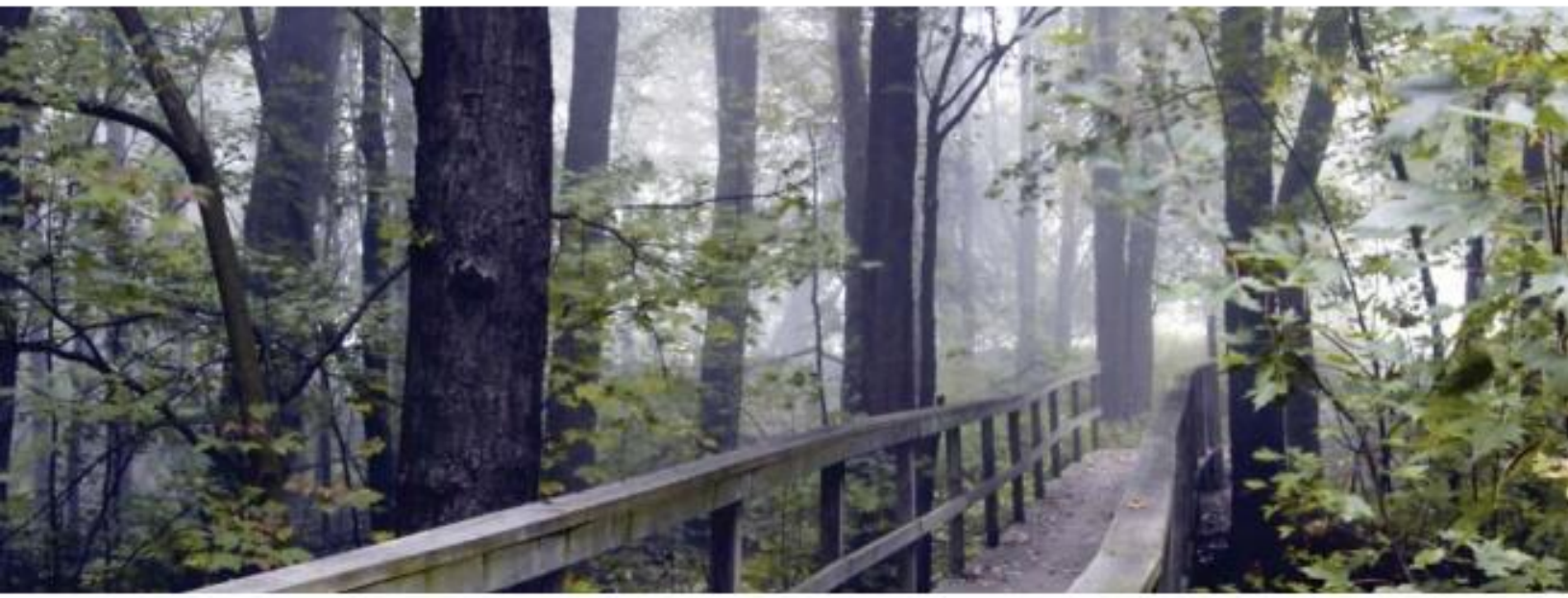
(a) Require the completion of a Record of Site Condition acknowledged by the Ministry of the Environment; or

(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 10.6.2(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.



SPECIFIC PROVISION AREAS

THE CITY OF Waterloo

CHAPTER 11 SPECIFIC PROVISION AREAS

11.1 SPECIFIC PROVISION AREA POLICIES

These policies pertain to specific areas of the City as shown on **Schedule 'A6'– Specific Provision Areas**, 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 Specific Provision Area 1 (142 Waterloo Street)

(1) For lands known as 142 Waterloo Street and shown as SPA 1 on **Schedule 'A6' – Specific Provision Areas**, 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 Density Residential designation and other applicable policies of the Plan.

11.1.2 Specific Provision Area 2 (Lexington Crescent and Cedarcliffe Drive)

(1) For lands in the area of Lexington Crescent and Cedarcliffe Drive shown as SPA 2 on **Schedule 'A6' – Specific Provision Areas**, 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 Specific Provision Area 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 and within the City's *Designated Greenfield Area* (Schedule B3 of the City of Waterloo Official Plan).

(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 Density 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 feature*s 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 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. 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 ensure 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 shall be subject to pre-application consultation requirements 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 Specific Provision Area 4 (Country Squire Community)

(1) The policies of this Specific Provision Area apply to lands in the Country Squire community shown as SPA 4 on **Schedule 'A6' – Specific Provision Areas**.

(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 Specific Provision Area 5 (443 & 446 Wismer Street)

(1) The policies of this Specific Provision Area apply to lands at 443 & 446 Wismer Street shown as SPA 5 on **Schedule 'A6' – Specific Provision Areas.**

(2) Notwithstanding the Low Density 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 Low Density Residential and Open Space designations applied to the lands on **Schedule 'A' (Land Use Plan)**.

(4) 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 Density Residential to the west;
   (b) within 100 metres to any other lands designated residential on Schedule 'A' (Land Use Plan).

(5) Residential development shall not be permitted within 100 metres of an emission source specified in 11.1.5.(4).
OPA No. 22, approved June 11, 2019

11.1.6 Specific Provision Area 6 (181 King Street South)

(1) The policies of this Specific Provision Area apply to lands at 181 King Street South shown as SPA 6 on **Schedule 'A6' – Specific Provision Areas**.

(2) The existing brewery shall be permitted until the current operation ceases to exist.

(3) The property will be redeveloped in the future in accordance with the current land use designation.

(4) No residential uses shall be permitted on the site while the currentIndustrial use exists in operation.

11.1.7 Specific Provision Area 7 (460 Wismer Street)

(1) The policies of this Specific Provision Area apply to lands at 460 Wismer Street shown as SPA 7 on **Schedule 'A6' – Specific Provision Areas.**

(2) Notwithstanding the Low Density Residential designation applied to these lands, the existing meat processing and retail use may continue provided that no slaughtering or butchering of live animals shall be permitted. Once the meat processing use ceases to exist, future land uses will be in accordance with the current land use designation on the property. No rezoning, variance, severance, or Plan of Subdivision which would result in residential use will be permitted on these lands until the industrial use ceases.

(3) The maximum building floor area of the meat processing and retail use shall not exceed 511m² and the building and/or buildings shall comply with the setback provisions set out in the Zoning By-Law for the lands described above. No further expansion beyond 511 m² shall be permitted.

(4) Prior to redevelopment, *road* patterns shall be determined to enable adequate circulation, to the satisfaction of the City.

11.1.8 Specific Provision Area 8 (West Side Nodes)

(1) The policies of this Specific Provision Area 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 SPA 8 on **Schedule 'A6' – Specific Provision Areas.**

(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 leasable 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 Neighbourhood Commercial 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. Recognizing the nature of the existing development on these lands and the potential for additional floor space to be developed on the currently designated lands, these lands shall not be subject to:

(i) Policy 10.2.2.6(6) of this Plan, which applies a cap of 13,500 square metres to *gross leasable area* of primary permitted uses, excluding office, provided further that the Zoning By-law may apply an alternative floor space cap for *gross leasable area.*

(ii) Policy 10.2.2.6(3)(a) of this Plan, that applies floor space caps to individual retail uses, provided further that the Zoning By-law may define alternative floor space caps for individual retail units, with the intent that the future retail units will be of a scale that supports the neighbourhood-oriented planned function of the lands within the designation.

11.1.9 Specific Provision Area 9 (380 Weber Street/Manulife)

(1) The policies of this Specific Provision Area apply to lands at the northeasterly corner of the intersection of Weber Street North and Columbia Street East (Manulife), shown as SPA 9 on **Schedule 'A6' – Specific Provision Areas,** 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 the 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 10.3.2.2 (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 at the time of pre-submission 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 Specific Provision Area.

(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 Specific Provision Area 10 (Former Seagram Lands)

(1) The policies of this Specific Provision Area apply to lands located south- west of Erb Street and Caroline Street South, known as the former Seagram lands and shown as **SPA 10 on Schedule 'A6' – Specific Provision Areas.**

(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 Specific Provision Area 11 (3-5 Father David Bauer Drive)

(1) The policies of this Specific Provision Area apply to lands at 3 Father David Bauer Drive and 5 Father David Bauer Drive, shown as SPA 11 on **Schedule 'A6' – Specific Provision Areas**

(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 Specific Provision Area 12 (Lutherwood)

(1) The policies of this Specific Provision Area apply to lands owned by Lutherwood Child and Family Foundation, north of Sunshine Avenue, between Dietz Avenue and Roslin Avenue, shown as SPA 12 on **Schedule 'A6' – Specific Provision Areas.**

(2) On lands designated Mixed-Use Medium Density Residential within this SPA:
(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.

(3) Notwithstanding the provisions of policy 10.2.2.8(5)(b) of this Plan, freestanding residential uses shall be permitted on lands designated Mixed-Use Office within this Specific Provision Area.

11.1.13 Specific Provision Area 13 (70 Westmount Road North)

(1) The policies of this Specific Provision Area apply to the eastern portion of lands known municipally as 70 Westmount Road North, shown as SPA 13 on **Schedule 'A6' – Specific Provision Areas**

(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 Specific Provision Area 14 (Seasonal Trailer Park)

(1) The policies of this Specific Provision Area apply to lands lands in the area of Beaver Creek Road and south of Conservation Drive, shown as SPA 14 on **Schedule 'A6' – Specific Provision Areas**.

(2) The lands may be used as a seasonal recreational trailer park until such time as the lands are redeveloped for residential purposes, 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.

(3) Trailers on the lands may be used year-round subject to the provisions and terms of a Temporary Use Zoning By-Law.

11.1.15 Specific Provision Area 15 (Allen/Park/William/Caroline Streets)

(1) The policies of this Specific Provision Area apply to lands located north of Allen Street, east of Park Street, south of William Street and west of Caroline Street, shown as SPA 15 on **Schedule 'A6' – Specific Provision Areas**

(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 Specific Provision Area 16 (Erb Street West)

(1) The policies of this Specific Provision Area apply to the northwest portion of Part 1 on Plan 58R-11081, being approximately 682 square metres in size, shown as SPA 16 on **Schedule 'A6' – Specific Provision Areas**

(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 Density 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 Specific Provision Area 17 (Barrel Yards)

(1) The policies of this Specific Provision Area apply to lands at Erb Street West and southwest of Father David Bauer Drive, known commonly as the Barrel Yards, shown as SPA 17 on **Schedule 'A6' – Specific Provision Areas.**

(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* as indicated on **Schedule 'A6' – Specific Provision Areas**, 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 Specific Provision Area 18 (Barrel Yards)

(1) The policies of this Specific Provision Area apply to lands at Erb Street West and southwest of Father David Bauer Drive, known commonly as the Barrel Yards, shown as SPA 18 on **Schedule 'A6' – Specific Provision Areas**.

(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 Specific Provision Area 19 (404 Erb Street West)

(1) The policies of this Specific Provision Area apply to lands at 404 Erb Street West, shown as SPA 19 on **Schedule 'A6' – Specific Provision Areas.**

(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 Specific Provision Area 20 (Lands around Wilfrid Laurier University)

(1) The policies of this Specific Provision Area apply to lands in the vicinity of Wilfrid Laurier University, shown as SPA 20 on **Schedule 'A6' – Specific Provision Areas** and described further on **Schedule A6(a).**

(2) Policy 10.3.2.3 (4) shall not apply to any lands with a dual designation in Specific Policy Area 20.

(3) Notwithstanding anything contained in the Official Plan, for lands within Specific Provision Area 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 an 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 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 dually designated Mixed-Use Office and Academic. 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 and a maximum net density of 750 *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 Commercial and Academic. 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 and a maximum net density of 750 *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 Commercial and Academic, provided further that permitted 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 and a maximum net density of 750 *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 Mixed-Use High Density Residential and Academic, provided further that permitted 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 and a maximum net density of 750 *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 Commercial and Academic, provided further that permitted Academic uses shall be limited to primary 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 and a maximum net density of 750 *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 Mixed-Use High Density Residential and Academic. Further, any university residential use shall achieve a minimum net density of 150 *bedrooms* per hectare and a maximum net density of 750 *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 Academic, provided further that 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. Notwithstanding anything to the contrary, the height of accessory structures for university recreational uses (such as scoreboards, bleachers, seasonal domes, netting systems) may exceed the maximum building heights established in this plan by amendment to the Zoning By-law.
OPA No. 54, approved June 19, 2024

(11) Notwithstanding anything contained in this Official Plan, lands within Area "20I" as shown on **Schedule A6(a)** shall be dually designated Mixed-Use High Density Residential and Academic, provided further that:
(a) University residential uses are permitted and shall have a minimum density of 150 *bedrooms* per hectare and a maximum density of 750 *bedrooms* per hectare; and,
(b) Non-residential academic uses are permitted as *ancillary uses* on a property that contains high density 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 Mixed-Use Medium High Density Residential and Academic, provided further that:
(a) University residential uses are permitted and shall have a maximum net density of 600 bedrooms per hectare.

(14) Notwithstanding anything contained in this Official Plan, lands within Area "20L" as shown on Schedule A6(a) shall be dually designated Low Density Residential and Academic. The Zoning By-law may restrict the range of Academic uses and establish regulations to facilitate compatibility with nearby residential uses. Residential uses shall not exceed a maximum density of 250 bedrooms per hectare.
OPA No. 22, approved June 11, 2019

11.1.21 Specific Provision Area 21 (414 Erb St West)

(1) The policies of this Specific Provision Area apply to lands 414 Erb Street West, shown as SPA 21 on **Schedule 'A6' – Specific Provision Areas.**

(2) Within the "Mixed-Use Medium Density Residential" designation of the subject lands a veterinary clinic shall be permitted on the main floor, which is no greater than 186 square metres.

11.1.22 Specific Provision Area 22 (105 University Avenue East)

(1) The policies of this Specific Provision Area apply to lands at 105 University Avenue East, shown as SPA 22 on **Schedule 'A6' – Specific Provision Areas.**

(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 forty-point-five (40.5) metres and in no case greater than thirteen (13) storeys.

(6) The entire lands identified as Specific Provision Area 22 shall be used for the purposes of calculating net density.

11.1.23 Specific Provision Area 23 (Westmount Road North/Bearinger Road)

(1) The policies of this Specific Provision Area apply to lands in the area of Westmount

Road North and north of Bearinger Road, shown as SPA 23 on Schedule 'A6' – Specific Provision Areas.

(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; and,
(e) Religious Use.

(3) Notwithstanding Schedule 'B1' of this Plan, the maximum building height (excluding rooftop mechanical) shall be three (3) storeys or 357 metres above sea level, whichever is more restrictive.
OPA No. 22, approved June 11, 2019

11.1.24 Specific Provision Area 24 (50 Weber Street North)

(1) The policies of this Specific Provision Area apply to lands at 50 Weber Street North, shown as SPA 24 on **Schedule 'A6' – Specific Provision Areas.**

(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 Specific Provision Area 25 (Part of Grey Silo District)

(1) The policies of this Specific Provision Area apply to lands designated 'Low Density Residential' located east of University Avenue and south of Country Squire Road, shown as SPA 25 on **Schedule 'A6' – Specific Provision Areas.**

(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 Specific Provision Area 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.

11.1.26 Specific Provision Area 26 (400 Millennium Blvd)

(1) The policies of this Specific Provision Area apply to lands located east of University Avenue East, south of Country Squire Road, and north of Millennium Boulevard, shown as SPA 26 on Schedule `A6'.

(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 SPA 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 Density Residential designation shall be 11 metres as regulated by the implementing Zoning By-law.

OPA No. 53, approved November 17, 2025

11.1.27 Specific Provision Area 27 (Part of Grey Silo District)

(1) The policies of this Specific Provision Area apply to lands shown as "Future Node" at University Avenue and New Hampshire Street, shown as SPA 27 on **Schedule 'A6' – Specific Provision Areas.**

(2) It shall be a policy of Council that a *food store* may be permitted up to a maximum size of 4,645 square metres by amendment to the Zoning By- Law. Applications to amend the Zoning By-law to permit a *food store* will be evaluated on the basis of:
(a) a satisfactory retail analysis, as set out in this Plan;
(b) the relationship of the *food store* to other uses in the Minor Node;
(c) design and capacity of the streets in the area;
(d) on-site parking being sufficient to meet projected demand and site function;
(e) appropriate massing and design, including mitigation of loading areas, lighting and traffic impacts;
(f) a comprehensive site plan that demonstrates how the food store will not adversely impact adjacent and nearby land uses; and,
(g) the *food store* having convenient and direct access by *pedestrian*s and cyclists.

(3) It shall be a policy of Council that lands designated 'Low Density Residential' within the Minor Node shall have a mix of residential unit types, which shall be further identified in the Rural East District Implementation Plan.

(4) It shall be a policy of Council that notwithstanding any other policies of this Plan, in order to achieve approximately 30-40% of the Minor Node housing mix as townhouses and small apartment units, lands identified in the Rural East District Implementation Plan – Map 1 as 'Residential – Medium Density' shall also permit apartment units, with a maximum density of 150 *bedrooms* per hectare and a maximum height of 4 storeys.

(5) It shall be a policy of Council that notwithstanding any other policies of this Plan, in order to achieve approximately 10% of the Minor Node housing mix as apartment units, a portion of the Minor Node identified in the Rural East District Implementation Plan – Map 1 as 'Residential – Medium High Density' shall also permit apartment units. These lands shall be designated 'Low Density Residential' with a maximum density of 300 *bedrooms* per hectare and a maximum height of 4 storeys.

11.1.28 Specific Provision Area 28 (187 King Street S./155 Caroline Street S.)

(1) The policies of this Specific Provision Area apply to lands at 187 King Street South and 155 Caroline Street South, shown as SPA 28 on **Schedule 'A6' – Specific Provision Areas.**

(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 Specific Provision Area 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 Specific Provision Area 29 (144 Park Street)

(1) The policies of this Specific Provision Area apply to lands at 144 Park Street (formerly 21 Allen St W, 142, 144 and 148 Park St), shown as SPA 29 on **Schedule 'A6' – Specific Provision Areas.**

(2) Lands within Specific Provision Area 30 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, 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 Specific Provision Area 30 (31 Union Street East)

(1) The policies of this Specific Provision Area apply to lands at 31 Union Street East, shown as SPA 30 on **Schedule 'A6' – Specific Provision Areas.**

(2) Recognizing the retention of the historically significant structure, it shall be a policy of Council that notwithstanding the Low Density Residential designation, office uses shall be permitted as a complementary use on the subject lands.

11.1.31 Specific Provision Area 31 (West Side Mixed-Use Commercial Centre)

General Policies

(1) The policies of this Specific Provision Area 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 SPA 31 on **Schedule 'A6' – Specific Provision Areas.**

(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 Specific Provision Area 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 Specific Provision Area 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 Specific Provision Area 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 Specific Provision Area 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 Specific Provision Area 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 Specific Provision Area 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 Specific Provision Area 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 Specific Provision Area 32 (48 Moore Avenue South)

(1) The policies of this Specific Provision Area apply to lands at 48 Moore Avenue South, shown as SPA 32 on Schedule 'A6' – Specific Provision Areas.

(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 Specific Provision Area 33 (MacGregor/Albert HCD)

(1) Specific Provision Area 33 generally applies to lands east of Waterloo Park, south of Wilfrid Laurier University, and west of King Street North, as shown on **Schedule**

'A' – Land Use Plan and **Schedule 'D' - Heritage Conservation District.** 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 Specific Provision Area 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 Density 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 Density 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 Density 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 Density 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 reconized 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 Density 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 Specific Provision Area 34 (University Expansion Area)

(1) The policies of this Specific Provision Area 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 SPA 34 on **Schedule 'A6' – Specific Provision Areas.**

(2) It shall be a policy of Council that in addition to the 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 SPA 34 shall be dually designated 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 Specific Provision Area 35 (University Expansion Area)

(1) The policies of this Specific Provision Area 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 SPA 35 on **Schedule 'A6' – Specific Provision Areas.**

(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 and a maximum density of 750 *bedrooms* per hectare.

(b) Non-residence academic uses are permitted as *ancillary* uses on a property that contains high density 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 Specific Provision Area 36 (Conestoga College Expansion Area)

(1) The policies of this Specific Provision Area apply to certain lands that are in proximity to Conestoga College, shown as SPA 36 on **Schedule 'A6' – Specific Provision Areas.**

(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 Academic. The Academic designation shall be limited on these lands to exclude complementary uses found within the Academic designation.

(3) It shall be a policy of the City that the lands identified as SPA 36, and located west of Marsland Drive, shall be designated both Employment – Business Employment, and 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 Academic designation for all lands within Specific Provision Area 36 shall exclude complementary uses found within the Academic designation. ***OPA No. 22, approved June 11, 2019***

11.1.37 Specific Provision Area 37 (Beaver Creek Node)

(1) The policies of this Specific Provision Area apply to certain lands that are in proximity to Beaver Creek Road and Conservation Drive, shown as SPA 37 on **Schedule 'A6' – Specific Provision Areas.**

(2) It shall be a policy of Council that the lands identified as "Future 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 shall be a policy of Council that, prior to the development of the 'Beaver Creek' Future Node, detailed planning including supporting technical information will be required to determine the precise size, shape and location of the Minor Node.

(4) It shall be a policy of Council that development within the Node will be more precisely defined through the preparation of a District Plan. The District Plan will determine the appropriate mix of uses, location, and density limitations within the entire Node and may include specific goals and objectives, such as design guidelines, and the size, range and distribution of uses.
   (a) All or a portion of the Minor Node may permit a maximum density of 300 bedrooms per hectare, and a maximum height of 20 metres. Such density and/or height will be 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.

(5) It shall be a policy of Council to permit a mix of housing types and a range of residential densities within the Node. A focus will be placed on maximizing compatibility between housing types and adjacent non- residential uses.

(6) It shall be a policy of Council that development within the Node shall be well integrated to existing and planned *pedestrian* and cyclist networks.

(7) 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 Specific Provision Area 38 (247 and 253 King Street North)

(1) The policies of this Specific Provision Area apply to lands at 247 King Street North and 253 King Street North, shown as SPA 38 on **Schedule 'A6' – Specific Provision Areas.**

(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 Specific Provision Area 39 (605 and 609 Davenport Road).

(1) The policies of this Specific Provision Area apply to lands at 605 Davenport Road and 609 Davenport Road, shown as SPA 39 on **Schedule 'A6' – Specific Provision Areas.**

(2) Notwithstanding anything to the contrary, within the High Density 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 density 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 Specific Provision Area 40 (41 Ira Needles Boulevard)

(1) The policies of this Specific Provision Area apply to certain lands in the area of Ira Needles Boulevard, south of Erb Street West, shown as SPA 40 on **Schedule 'A6' – Specific Provision Areas.**

(2) Notwithstanding the "Employment – 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 "Employment – Business Employment" designation.

11.1.41 Specific Provision Area 41 (Part of West Hill District)

(1) The policies of this Specific Provision Area apply to certain lands within the West Hill District, shown as SPA 41 on **Schedule 'A6' – Specific Provision Areas.**

(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 Specific Provision Area 42 (Weber Street/Northfield Drive)

(1) The policies of this Specific Provision Area apply to lands adjacent to the intersection of Weber Street and Northfield Drive, shown as SPA 42 on **Schedule 'A6' – Specific Provision Areas,** located within a Major Node and designated 'Business Employment'.
OPA No. 6 approved, May 20, 2014

(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 hotel component.

(3) It shall be a policy of Council that these lands will be planned and developed in a manner that recognizes the subject lands:

(a) Have a planned function as a Business Employment area with a primarily office orientation and a secondary retail and service component. Retail and service uses are intended to provide uses and amenities which support the employment and other land uses within and around the Node, including the existing neighbourhood- oriented shopping centre within the Node. A hotel use may be considered for the lands following the development of significant office employment uses;

(b) Represent a significant opportunity to accommodate a portion of the City's projected employment growth;

(c) Provide a significant opportunity for the reurbanization/regeneration of an underutilized site;

(d) Are located adjacent to existing and planned transit corridors as identified in the Regional Official Plan

(e) Are located at the intersection of two Regional roads and near a major interchange of the Conestoga Parkway;

(f) Are currently well served by transit and are directly adjacent to a planned *rapid transit* station;

(g) Are located within a designated Node and are appropriate for *intensification*; and,

(h) Are well connected to other lands within the Node.

(4) Development on the lands is anticipated to occur in a phased manner, and employment uses shall represent a primary component of each phase, with any commercial uses fulfilling a secondary role. Details regarding phasing will be defined through the Master Plan and implemented through the Zoning By-law.

Commercial Policies

(5) The policies of this Plan outline that a range of retail and service uses (commercial uses) may be permitted 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. It is the intent of this Plan that additional retail and service uses, beyond what would otherwise

be contemplated in the Business Employment designation, may be considered for lands within this SPA, subject to Council approval of a site-specific Zoning By-law Amendment.

(6) A Zoning By-law Amendment application to consider a proposal for commercial uses beyond what would otherwise be contemplated in the Business Employment designation for lands included in this SPA may include the following supporting documents:
   (a) Planning Report;
   (b) Retail Impact Analysis and Peer Review, subject to policy 11.1.42 (7) below;
   (c) Master Plan, including an Urban Design Study, for the lands within the context of the Major Node and surrounding area;
   (d) Transportation Impact Study, subject to policy 11.1.42 (11) below;
   (e) Servicing Study;
   (f) Other studies as may be identified by the City through the pre- submission consultation process.

(7) A Retail Impact Analysis submitted pursuant to policy 11.1.42 (6) shall assess whether the proposed additional commercial uses would undermine the planned function of other existing or planned commercial areas, including the Mixed-Use Neighbourhood Commercial lands located within the Node. The study will also provide an assessment regarding whether the proposed commercial uses will function in a complementary role relative to the lands currently designated Mixed-Use Neighbourhood Commercial within the Node, thereby contributing to an enhanced overall commercial function.
   (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.

(8) Where it is determined, through consideration of a Zoning By-law Amendment application, that it is appropriate to permit additional commercial uses beyond what would otherwise be contemplated in the Business Employment designation, total building floor area of commercial uses will not exceed 20% of the total building floor area planned for the site (excluding parking structures), as shown in the Master Plan to be prepared for the site, provided further that building floor area for all commercial uses shall not exceed 14,000 square metres. Where it is determined through consideration of a Zoning By- law Amendment application

that a *food store* use is appropriate for the lands, the building floor area of retail and service uses may be increased to accommodate the *food store*, provided further that the total building floor area of all commercial uses:

(a) will not exceed 25% of the total building floor area planned for the site (excluding parking structures), as shown in the Master Plan to be prepared for the site; and,

(b) shall not exceed 19,000 square metres.

(9) Commercial uses shall be subject to the following policies:

(a) Commercial uses permitted on the lands are to be developed in conjunction with, rather than in advance of, employment uses as outlined in policy 11.1.42 (4) above. The Zoning By-law will include regulations that define these requirements.

(b) Commercial uses will generally be located on the western half of the property near the Weber Street and Northfield Drive intersection and may be on the ground floor of some office buildings.

(c) Commercial uses will be provided in small to mid-size buildings, with individual retail commercial units being less than 1,000 square metres. This policy does not preclude the development of:

(i) one commercial unit/use of up to 2,000 square metres; and,

(ii) one *food store* of up to 5,000 square metres, provided it is supported by the Retail Impact Analysis/Peer Review.

(d) Commercial buildings will be located in a manner that frames abutting streets. Commercial buildings located close to Weber Street and Northfield Drive will be oriented to the street, with a goal of some directly accessing the public street. Commercial uses may also be located internal to the site and may front onto an internal driveway or *pedestrian* walkway.

(e) Commercial uses may be located within multi-unit or *mixed-use* buildings as well as within single, stand alone buildings. Multiple- storey buildings that include employment as well as commercial uses are encouraged.

Master Plan

(10) 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 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 and to provide for its integration within the Major Node and the surrounding neighbourhoods. The Master Plan will build on the policies set out in Policy 11.1.42 (3) of this Specific Provision Area and will include design principles

to achieve a functional, high quality urban environment. 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 hotel use to be developed in conjunction with employment uses. This component of the Master Plan will address the minimum and maximum scope of development in order to ensure that the site is planned to include an appropriate employment density to support planned *rapid transit*. Development phasing, as defined by the Master Plan, will be implemented through the Zoning By-law. It is recognized that the amount of floor space for commercial uses will vary with each phase of development and that:
    (i) Development of commercial space must be phased in such a way that it will be developed after, or at the same time as, an equivalent amount of employment space, recognizing that there is approximately 26,012 square metres (280,000 square feet) of employment floor space in the existing NCR building; and,
    (ii) Development of a hotel use must be phased in such a way that it will be developed after the development of a minimum of 9,300 sq. m. of primary employment uses and that the building footprint of the hotel use, including parking, is limited to no more than 2 acres (0.81 ha) of the site.

(b) Sustainable development principles, including techniques and measures to promote sustainability, minimize environmental impacts and energy consumption and to maximize environmental benefits.

(c) Access and site circulation for *pedestrian*s, bicycles and motorized vehicles, giving consideration to connectivity within the Node and to the neighbourhood and the planned *rapid transit* station within proximity to the site and, in particular, demonstrating how vehicle, *pedestrian* and cyclist connections to the Mixed-Use Neighbourhood Commercial lands will occur.

(d) View corridors through the site and focal points, including a *pedestrian*-oriented gateway into the site oriented toward the Weber Street North/Northfield Drive intersection.

(e) 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.

(f) Treatment of the public realm

(g) Principles for building design, safety and security, lighting and signage

(h) Provisions for site servicing and utilities

(i) Other matters as may be determined by the City, Region or other agency at the time of pre-submission consultation.

(11) Based on the Master Plan referred to in policy 11.1.42 (10), the applicant will prepare a Transportation Impact Study to the satisfaction of the Region and MTO 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 Specific Provision Area.

(12) 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;

(b) The lands will be planned to have an interconnected and multi- modal street pattern that will be developed as an extension of Parkside Drive. This could be in the form of public or private streets;

(c) The lands will be planned to provide strong *pedestrian*/cyclist linkages through the site and connect to the surrounding street network.

(13) An overall Block Plan will be prepared and, subject to compliance with the Block Plan, internal lot lines created through a condominium or subdivision/consent process may be altered or amended to ensure implementation with the overall design concept.

11.1.43 Specific Provision Area 43 (West Side Employment Lands)

(1) Specific Provision Area 43 shall apply to the lands municipally known as 928, 960, 980 Erb Street West, 975 Columbia Street and 100 The Wilmot Line and as identified on Schedule ‘A6’ to the Official Plan.

(2) That lands within Specific Provision Area 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 10.2.2.7(7), it shall be a policy of the City that the collective gross leasable 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

(3) That lands within Specific Provision Area 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 Specific Provision Area 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 Specific Provision Area 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

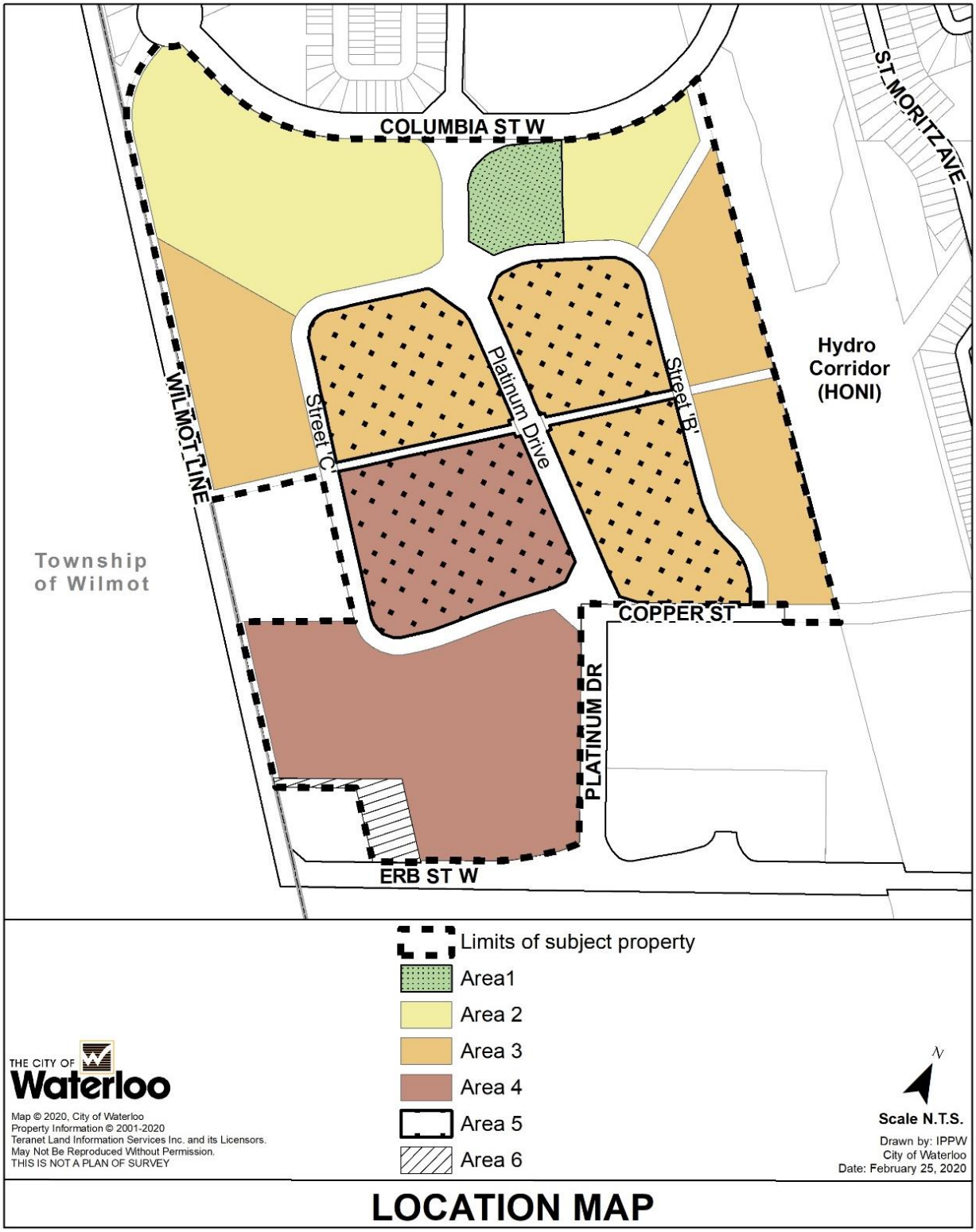
(6) That lands within Specific Provision Area 43 designated Business Employment on Schedule 'B' and identified as Area 5 on Schedule 'C', shall be subject to the following site specific policies:

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 Specific Provision Area 44 (Specific Corridor Commercial lands)

(1) The policies of this Specific Provision Area apply to lands designated Corridor Commercial within portions of the King Street Major Corridor south of Northfield Drive and north of University Avenue, shown as SPA 44 on **Schedule 'A6' – Specific Provision Areas.**

(2) To support the transition of lands within this SPA from automobile- oriented corridor commercial uses to higher density uses that support higher frequency transit and *active transportation*:

(a) The implementing Zoning By-law for the defined area will include provisions for *ancillary* commercial uses to be developed in conjunction with higher-density office employment uses, provided further that:

(i) *Ancillary* uses shall include retail and service commercial uses not otherwise contemplated in the Corridor Commercial designation, banks and financial services, commercial schools, day care centres and similar uses oriented to meeting the day to day needs of the office use and its employees;

(ii) *Ancillary* uses shall be located within a building containing office uses and shall not exceed twenty percent (20%) of the total floor area within the building;

(iii) *Ancillary* uses shall be permitted on the ground floor, oriented toward street frontages and designed to enhance the *pedestrian* environment.

(b) Multiple Residential uses may be contemplated in *mixed-use* buildings, subject to an amendment to the Zoning By-law, provided they are compatible with surrounding uses and that they do not interfere with the satisfactory operation and development of the area for the defined commercial purposes. Such application will be subject to the complete *development* application policies of this Plan and shall include consideration of potential impacts related to noise, traffic and land use compatibility and other matters as may be identified through the pre-submission consultation process. Residential uses will only be considered where adequate amenities and services exist to support the residential use.

(c) As a result of the *Major Transit Station Area* planning process, areas within this SPA may be identified as areas where it is appropriate to limit the potential to develop new-automobile-oriented uses. Where this is the case, Council may consider amendments to this Plan to implement the recommendations of the *Major Transit Station Area* planning process.

11.1.45 Specific Provision Area 45 (Northdale Neighbourhood)

(1) The policies of this Specific Provision Area apply to lands known as the Northdale Neighbourhood, bounded by Columbia Street West, King Street North, University Avenue West, and Phillip Street, shown as SPA 45 on Schedule 'A6' – Specific Provision Areas. 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 and Bonuses:

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 A bonusing framework will be established to advance key public policy objectives, including provision of public park land (beyond minimum requirements for dedication or cash-in-lieu), public art contribution, provision of *affordable* housing, outdoor amenity space/courtyard that functions as public space (beyond minimum requirements), conservation/incorporation of heritage resources associated with the Veterans' Green Park, and Veterans' Green Housing, active transportation connection in accordance with Plan/Urban Design Guidelines (i.e., pedestrian walkways), provision of maintenance/monitoring agreement for on-site security and/or supervision.

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

(7) A large portion of Northdale is located within walking distance to three proposed *Major Transit Station Areas* (MTSAs), which are currently proposed at: R&T Park, University of Waterloo (Ring Road), and Waterloo Park (Seagram Drive), in accordance with the Ministry of the Environment's Transit Project Assessment Process (May 2012). The Official Plan provides transit supportive policies that provide for medium to higher density residential, commercial and employment uses within proposed MTSAs. It is recognized that the City will be undertaking Station Area Plans to further define the limits of each station area outside the City Commercial Core/Uptown Area and provide direction on how the MTSAs will be developed and phased-in over time. Following this process, the City will initiate an amendment to this Plan to designate MTSAs and establish additional policies for these areas, as required, in conformity with this Plan and the Regional Official Plan. Until such time as the applicable Station Area Plans are prepared, the policies of this SPA and Section 3.8 shall continue to apply.

Permitted Height and Density

(8) The maximum permitted heights and densities in Northdale are identified on Schedule 'B1' – Height and Density, 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 (8) to (11) 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 with the Universities.

Through the review of development applications, the City shall seek to ensure that housing geared toward student accommodations is flexible and able to adapt to other housing forms to accommodate changing housing needs and demographics, particularly given the difficulty in projecting future student housing needs.

OPA No. 34, approved October 28, 2022

Affordable Housing

(10) In accordance with the policies of Section 10.1.2 (12) 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 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 Density Residential designation within Northdale is established in this SPA, 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 Density 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 Density Residential (Northdale)

Vision

(14) The Low Density 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 Density 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 Density 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 Density 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 Density 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 to the bonusing provisions of Section 11.1.45 (38), and in exchange for the provision of community benefits.

The Zoning By-Law will further restrict the range of permitted uses within zones that implement the Low Density Residential designation in Northdale.

(c) In addition to the permitted residential uses above, lands designated Low Density 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 height and density of uses within the Low Density Residential designation in Northdale shall be limited as shown on **Schedule 'B1' - Height and Density**. 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, subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, the following regulations apply:

   (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 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 Density 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.

Mixed-Use Medium Density Residential

(15) For lands designated Mixed-Use Medium Density 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 height and density of uses within the Mixed-Use Medium Density Residential designation shall be limited as shown on Schedule 'B1' - Height and Density 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), and subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, the following regulations apply:

(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 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 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*.

(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.

Mixed-Use Medium High Density Residential

(16) For lands designated Mixed-Use Medium High Density 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 height and density of uses within the Mixed-Use Medium High Density Residential designation shall be limited as shown on Schedule 'B1' - Height and Density 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), and subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, increases in the permitted net residential density may be permitted, provided:
  (i) The maximum height of any building shall not exceed 12 storeys.
  (ii) 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 Mixed-Use Medium High Density 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.

Mixed-Use High Density Residential

(17) For lands designated Mixed-Use High Density 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 height and density of uses within the Mixed-Use High Density Residential designation shall be limited as shown on Schedule 'B1' - Height and Density 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), and subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, increases in the permitted net residential density may be permitted, provided:

(i) The maximum height of any building shall not exceed 25 storeys.

(ii) 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 Mixed-Use High Density 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 height and density of development within the Major Institutional designation shall be limited as shown on **Schedule 'B1' – Height and Density**.

(b) Notwithstanding the above, and subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, increases in the permitted net residential density may be permitted, provided:

(i) The maximum height of any building shall not exceed 12 storeys.

(ii) 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 Specific Provision Area 45a, on **Schedule 'A6a' - Specific Provision Areas**, 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 Commercial

(19) For lands designated Commercial as shown on **Schedule 'A' - Land Use Plan**, and Mixed-Use Community Commercial on Schedule 'A1' – Commercial Land Uses, the policies of Section 10.2.2.4 shall apply, including specific policies for the King Street North/University Avenue Area (Specific Provision Area 38), in addition to the following policies:

(a) The height and density of uses within the Mixed-Use Community Commercial designation shall be limited as shown on Schedule 'B1' - Height and Density 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 10.2.2.4, and subject to the bonusing provisions of Section 11.1.45 (38), in exchange for the provision of community benefits, increases in the permitted net residential density may be permitted, provided:

(i) The maximum height of any building shall not exceed 25 storeys.

(ii) The property shall be zoned a site-specific zone through the implementing Zoning By-law Amendment.

(c) The policies of Section 10.2.2.4 (6) and (7) shall apply with respect to the minimum and maximum *gross leasable 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 Specific Provision Area 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 in accordance with the bonusing provisions of Section 11.1.45 (38). 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 SPA 45a, and from Hickory Street to Phillip Street.

Both SPA 45a and SPA 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 6.6) 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 6.6.1 (5) of this Plan.

Trails

(31) The Official Plan, Section 5.3.3, 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.

(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

Bonusing Framework

(36) In accordance with the height/density bonusing provisions of Section 12.3.1 of this Plan, a Zoning By-law, pursuant to Section 37 of the Planning Act, may be enacted to authorize increases in height and/or density that would not otherwise be permitted in the Zoning By-law in return for facilities, services or matters that would comply with the general intent of this Plan.

(37) 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.

(38) In addition to the facilities, services or matters identified in Section 12.3.1(5), the City may at its sole discretion, authorize increases in density in return for any of the following additional facilities, services or matters:
(a) The dedication of useable public parkland or cash-in-lieu of parkland, beyond the minimum requirements, to the City's satisfaction, and in accordance with the dedication of parkland or cash-in-lieu requirements.
(b) The provision of *affordable* housing as defined by this Plan, beyond the minimum requirements, and in accordance with Section 11.1.45 (11).
(c) 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 (Northdale Urban Design Guidelines).

(d) The provision of on-site maintenance/security monitoring agreement for enhanced on-site security and/or supervision and maintenance.

(e) Enhanced indoor and/or outdoor common amenity space or landscaped open space areas, beyond the minimum requirements, and consistent with the policies of this Plan and the City's Urban Design Manual (Northdale Urban Design Guidelines).

(f) The *conservation*, sensitive adaptive reuse or infill/redevelopment of Veterans' Green Housing as identified in Special Provision Area 45b.

(39) In accordance with Section 12.3.1 (6), the appropriate *development* review process will be utilized to ensure the suitability of the proposed density increases, and in consideration of the policies of Section 12.3.1 (8).

Block Planning

(40) 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.

(41) 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.

(42) 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

(43) 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 1.1.45 (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

(44) 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.

(45) 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

(46) The policies of SPA 45 shall be implemented in accordance with the policies and tools established in Section 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.

(47) *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 Specific Provision Area 45a (Waterloo Collegiate Institute)

(1) The policies of this Specific Provision Area apply to the Waterloo Collegiate Institute lands, shown as SPA 45a on **Schedule 'A6a' – Specific Provision Areas.**

(2) The policies of this SPA 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 Mixed Use Medium Density 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, bonusing, etc.

(4) 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 and/or height 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.

(5) 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.

(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 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).

(8) The implementing Zoning By-law may place an appropriate holding provision on the subject lands to assist in securing the community benefits.

(9) 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 Specific Provision Area 45b (Veterans' Green Housing)

(1) The policies of this Specific Provision Area apply to the Veterans' Green Housing complex, shown as SPA 45b on **Schedule 'A6a' – Specific Provision Areas.**

(2) The SPA 20K policies shall continue to apply to the Veterans' Green Housing complex.

(3) Proponents of *development* applications for lands within Specific Provision Area 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 bonusing, extensions of land use, and parking reductions to facilitate heritage *conservation* in recognition of the contribution that heritage *conservation* makes to the community.

(5) 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 and/or height 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.

(6) 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 and/or height 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.

(7) 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.

(8) 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 SPA. 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).

(9) 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 Specific Provision Area 45c (University/Phillip/Columbia/Lester Block)

(1) The policies of this Specific Provision Area apply to lands identified as SPA 45c on **Schedule 'A6a' – Specific Provision Areas**, and bound by University Avenue West, Phillip Street, Columbia Street West, and Lester Street.

(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 height and/or 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.

(4) 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.

(5) The determination of appropriate increases in density within SPA 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 SPA 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 SPA, 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).

(6) 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 Specific Provision Area 46 (255 Northfield Drive)

(1) Lands within Specific Provision Area 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 Density 20 metres" 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. 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 Specific Provision Area 47 (Erb Street West Corridor Commercial)

(1) The policies of this Specific Provision Area apply to lands designated Commercial and more specifically Corridor Commercial along Erb Street West and west of Erbsville Road, shown as SPA 47 on **Schedule 'A6' – Specific Provision Areas.**

(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 Specific Provision Area 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 Specific Provision Area 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 Specific Provision Area have significant floor space needs that are generally not compatible, nor economically viable within the Uptown Urban Growth Centre 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 Specific Provision Area 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 Specific Provision Area. 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 through the pre-submission consultation process.

(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) Nothwithstanding anything to the contrary, within the lands comprising Specific Provision Area 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) Nothwithstanding 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 Specific Provision Area 48 (237 and 239 Auburn Drive)

(1) The policies of this Specific Provision Area 48 (SPA 48) apply to lands known municipally as 237 and 239 Auburn Drive, shown as SPA 48 on **Schedule 'A6' – Specific Provision Areas**.

(2) It shall be a policy of Council that Mixed-Use Medium High Density Residential development up to a density of 145 units per hectare and a maximum height of 8 storeys shall be permitted.

11.1.49 Specific Provision Area 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 Specific Provision Area 50 (300-330 Phillip Street)

(1) Specific Provision Area 50 applies to the lands known municipally as 300-330 Phillip St and 145 Columbia St W.

(2) Lands within Specific Provision Area 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. 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 Specific Provision Area 51 (applies to certain lands known municipally as 256 Phillip Street)

11.1.51.1 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:

i. 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;

ii. Site landscaping creating visual interest and the development providing substantial outdoor amenity spaces, beyond the minimum required; and

iii. A majority of the parking on the Site being provided underground.

11.1.51.2 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.

11.1.51.3 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.

11.1.51.4 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.

11.1.51.5 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.

11.51.6 It shall be a policy of the City that development contain prominent building entrances oriented towards Phillip Street that emphasize the streetscape.

11.51.7 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 Specific Provision Area 52 (203 Lester Street)

(1) Specific Provision Area 52 applies to the lands known municipally as 203 Lester Street.

(2) Lands within Specific Provision Area 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 Specific Provision Area 53 (300 and 350 Northfield Drive East)

(1) The policies of this Specific Provision Area 53 apply to a specific area of the lands known municipally as 300 and 350 Northfield Drive East, shown as SPA 53 on Schedule 'A6' – Specific Provision Areas.

(2) Indoor repair and servicing operations and indoor storage and warehousing of equipment and materials related to an on-site masonry business shall be permitted within the existing building, up to a maximum of the 25% of the total floor area.

(3) Notwithstanding the Business Employment designation applied to these lands, outdoor storage of materials related only to a masonry business shall be permitted to occupy up to one (1) hectare of land.

(4) The limited outdoor storage as described in Section 11.1.52(3) shall generally be located behind the existing building, setback from Northfield Drive in accordance with the provisions of the site specific zoning by-law, and adequately screened to ensure the materials are not visible from Northfield Drive.

(5) The build-out of these lands shall be planned comprehensively in terms of site access, internal driveways, pedestrian walkways, landscaping, lighting and parking areas.

(6) That prior to utilizing any portion of the lands for outdoor storage of materials related to a masonry business, an addendum to the approved site plan shall be approved by the City's Commissioner of Integrated Planning and Public Works and shall address the following in accordance with the implementing by-law:
(a) Delineation of the outdoor storage area;
(b) Screening of outdoor storage area;
(c) Restoration of the unused portion of the lands;
(d) Fencing of those areas known to be contaminated; and
(e) Demonstrate compliance with the site specific zoning by-law.

(7) 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 Specific Provision Area 54 (128, 130, 136 King Street North, 6 Elgin Street)

11.1.54.1 Specific Provision Area 54 shall apply to the lands municipally identified as 128-138 King St. N. and 6 Elgin St. and identified on Schedule 'A6' to the Official Plan;

11.1.54.2 Lands within Specific Provision Area 54 shall be subject to the following site specific policies:

11.1.54.2.1 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 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 Specific Provision Area 55 applied to certain lands known municipally as 267 Lester Street (the "Site") as identified on Schedule 'A6' attached.

~~11.1.55.1 It shall be a policy of the City that, notwithstanding anything to the contrary in this Plan, the maximum number of bedrooms on the Site shall be 40 bedrooms.~~

~~11.1.55.2 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.~~

~~11.1.55.3 It shall be a policy of the City that a Holding provision shall not apply to the Site.~~

~~11.1.55.4 It shall be a policy of the City that a Block Plan is not required for the Site.~~

OPA No. 9, OMB approved November 20, 2014 ***(OMB Case No. PL120907). Pursuant to the provisions of the OMB decision, the approval has expired and Specific Provision Area 55 is no longer in effect.***

11.1.56 Specific Provision Area 56 (62 Balsam Street)

11.1.56.1. Specific Provision Area 56 shall apply to the lands municipally identified as 62 Balsam Street, as identified on **Schedule 'A6' – Specific Provision Areas**;

11.1.56.2. Lands within Specific Provision Area 56 (SPA 56) shall be subject to the following site specific policies:

11.1.56.2.1. Notwithstanding anything to the contrary, within the lands comprising Specific Provision Area 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.

11.1.56.2.2 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.

11.1.56.2.3. It is the intent of SPA 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.

11.1.56.2.4. It is the intent of this Plan that the limited amount of restaurant (including take-out) space allowed by SPA 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.

11.1.56.2.5. It is the intent of this Plan that the limited amount of restaurants (including take-out) space allowed by SPA 56 occupy frontage completely opposite non-residential uses to minimize land-use and other impacts.

11.1.56.2.6. It is the intent of this Plan that the limited amount of restaurants (including take-out) space allowed by SPA 56 be pedestrian oriented with direct access to Hickory Street or Balsam Street.

11.1.56.2.7. It is the intent of this Plan that the limited amount of restaurant (including take-out) space allowed by SPA 56 primarily serve consumers travelling to the site by walking, cycling and transit.

11.1.56.2.8. It is the intent of SPA 56 that the limited amount of restaurant (including take-out) space shall only be permitted in the Zoning By-law if:

11.1.56.2.8.1. Sufficient parking is provided on-site to meet the demands of the restaurant (including take-out) space;

11.1.56.2.8.2. Noise impacts are mitigated to the satisfaction of the City of Waterloo;

11.1.56.2.8.3.Transportation impacts are mitigated to the satisfaction of the City of Waterloo; and,

11.1.56.2.8.4. Full municipal serves are available to service the restaurant (including take-out) space.

11.56.2.9. It is the intent of this Plan that the limited amount of restaurant (including take-out) space allowed by SPA 56 shall exclude drive-thrus and nightclubs.

OPA No. 10 approved, May 20, 2014

11.1.57 Specific Provision Area 57 (124 and 130 Columbia Street West, 365 Albert Street).

11.1.57.1 Specific Provision Area 57 shall apply to the land municipally identified as 124-130 Columbia St. W and 365 Albert St. and as identified on Schedule 'A6' to the Official Plan;

11.1.57.2 Lands within Specific Provision Area 57 shall be subject to the following site specific policies:

11.1.57.2.1. 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 Specific Provision Area 58 applied to certain lands known municipally as 275 Lester Street (the "Site") as identified on Schedule 'A6' attached.

~~11.1.58.1 It shall be a policy of the City that, notwithstanding anything to the contrary in this Plan, the maximum number of bedrooms on the Site shall be 40 bedrooms.~~

~~11.1.58.2 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.~~

~~11.1.58.3 It shall be a policy of the City that a Holding provision shall not apply to the Site.~~

~~11.1.58.4 It shall be a policy of the City that a Block Plan is not required for the Site.~~

OPA No. 12, OMB approved November 20, 2014 (OMB Case No. PL120907). Pursuant to the provisions of the OMB decision, the approval has expired and Specific Provision Area 58 is no longer in effect.

11.1.59 Specific Provision Area 59 (Clemmer)

(1) The policies of this Specific Provision Area apply to lands municipally known as 446 Albert Street (Clemmer Steelcraft), shown as SPA 59 on **Schedule 'A6' – Specific Provision Areas**, located within a Minor Corridor and designated 'Business Employment'.

(2) The vision for the development of these lands is a high quality, transit- oriented, office based employment centre with an ancillary retail and service component.

(3) It shall be a policy of Council that these lands will be planned and developed in a manner that recognizes the subject lands:
- (a) Have a planned function as a Business Employment area with a primarily office orientation and an ancillary retail and service component. Retail and service uses are intended to provide uses and amenities which support the employment and other land uses within and around the Minor Corridor, including the existing neighbourhood- oriented shopping centres within the Minor Node;
- (b) Represent a significant opportunity to accommodate a portion of the City's projected employment growth;
- (c) Provide a significant opportunity for the reurbanization/regeneration of an underutilized site;
- (d) Are located at the intersection of two Major Collector roads, as well as one Minor Collector road;
- (e) Are in a Major Transit Station Area and are appropriate for Intensification;
- (f) Are partially located within a designated Minor Corridor;
- (g) Are partially located within a designated Minor Node; and,
- (h) Are well connected to other lands within the Minor Corridor.

(4) New office uses shall represent a primary component of any redevelopment, including any phases of redevelopment. Any commercial uses will fulfil an ancillary role in redevelopment. Details regarding phasing will be defined through the Master Plan and implemented through the Zoning By-law.

OPA No. 14, approved January 11, 2018

Commercial Policies

(5) The policies of this Plan outline that a range of retail and service uses (commercial uses) may be permitted on lands designated Business Employment. The implementing Zoning By-law for the designation further defines the type, amount and format of commercial uses contemplated within the designation. It is the intent of this Plan that additional retail and service uses, beyond what would otherwise be contemplated in the Business Employment designation, may be considered for lands within this SPA, subject to Council approval of a site-specific Zoning By-law Amendment.

(6) A Zoning By-law Amendment application to consider a proposal for commercial uses beyond what would otherwise be contemplated in the Business Employment designation for lands included in this SPA may be required to include the following supporting documents:
- (a) Planning Report;
- (b) Retail Impact Analysis and Peer Review, subject to policy 11.1.59 (7) below;
- (c) Master Plan, including an Urban Design Study, for the lands within the context of the Minor Node and surrounding area;
- (d) Transportation Impact Study, subject to policy 11.1.59 (11) below;
- (e) Servicing Study;
- (f) Other studies as may be identified by the City through the pre- submission consultation process.

(7) A Retail Impact Analysis submitted pursuant to policy 11.1.59 (6) shall assess whether the proposed additional commercial uses would undermine the planned function of other existing or planned commercial areas, including the Mixed-Use Neighbourhood Commercial lands located within the Minor Node. The analysis will also provide an assessment regarding whether the proposed commercial uses will function in a complementary role relative to the lands currently designated Mixed-Use Neighbourhood Commercial within the Minor Node, thereby contributing to an enhanced overall commercial function.
- (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.

(8) Where it is determined, through consideration of a Zoning By-law Amendment application, that it is appropriate to permit additional commercial uses beyond what would otherwise be contemplated in the Business Employment designation, total building floor area of freestanding commercial uses will not exceed 5,000 square metres on the portion of the property within a Minor Node. The remainder of the site may contain commercial uses, in accordance with the Business Employment designation, provided further that:

(a) Commercial recreation uses and restaurant uses shall not be permitted *ancillary* uses on the portion of the property that is not within a Minor Node.

(9) Commercial uses shall be subject to the following policies:

(a) Commercial uses permitted on the lands are to be developed in conjunction with, rather than in advance of, office uses as outlined in policy 11.1.59 (4) above. The Zoning By-law will include regulations that define these requirements.

(b) Any freestanding commercial uses will only be permitted on the portion of the site that is within the Minor Node, provided further that:

(i) At least 50% of the commercial uses on the Minor Node portion of the site shall be located in buildings that have a minimum height of 2 storeys, with building floor area on each storey. The remaining commercial uses will be encouraged to be located in *mixed-use*, multi-storey buildings.

(ii) Commercial uses located on the Minor Node portion of the site will be provided in small to mid-size buildings, with individual retail commercial units being less than 1,000 square metres. This policy does not preclude the development of one *food store* of up to 4,000 square metres, provided it is supported by the Retail Impact Analysis/Peer Review.

(c) Commercial buildings will be located in a manner that activate, and line Albert Street and Hazel Street. Commercial buildings located close to Albert Street and Hazel Street will be oriented to the street, feature a significant amount of glazing, with all units having their primary customer access facing these streets. The Zoning By-law will include regulations that will further define these requirements.

OPA No. 14, approved January 11, 2018

Master Plan

(10) 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 and to provide for its integration within the Minor Node, Minor Corridor and surrounding neighbourhoods. The Master Plan will build on the policies set out in Policy 11.1.59 (3) and 11.1.59 (9) of this Specific Provision Area and will include design principles to achieve a functional, high quality, pedestrian-oriented urban environment. 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 to be developed in conjunction with office uses. This component of the Master Plan will address the minimum and maximum scope of development in order to ensure that the site is planned to include the minimum density set out in Policy 11.1.59 (12) (a). Development phasing, as defined by the Master Plan, will be implemented through the Zoning By-law. It is recognized that the amount of floor space for commercial uses may vary with each phase of development and that:
    (i) Development of commercial space must be phased in such a way that it will be developed after, or at the same time as, an equivalent amount of office space.

(b) Sustainable development principles, including techniques and measures to promote sustainability, minimize environmental impacts and energy consumption and to maximize environmental benefits.

(c) Access and site circulation for *pedestrian*s, bicycles and motorized vehicles, giving consideration to connectivity within the Minor Node, Minor Corridor, surrounding neighbourhoods and the planned *rapid transit* station within proximity to the site and, in particular, demonstrating how vehicle, pedestrian and cyclist connections to the office park to the south will occur.

(d) 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. The Master Plan will also anticipate and respond to cyclist parking needs.

(e) Treatment of the public realm, including the site's gateways.

(f) Principles for building design, safety and security, lighting and signage.

(g) Provisions for site servicing and utilities.

(h) Other matters as may be determined by the City, Region or other agency at the time of pre-submission consultation.

(11) Based on the Master Plan referred to in policy 11.1.59 (10), the applicant will prepare a Transportation Impact Study to the satisfaction of the 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 Specific Provision Area.

(12) 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 achieve a density of at least 80 jobs per hectare;
(b) The lands will be planned to have an interconnected and multi- modal street pattern that will be developed as an extension of Phillip Street, and to the office park to the south. This could be in the form of public or private streets;
(c) The lands will be planned to provide strong pedestrian/cyclist linkages through the site and connect to the surrounding street network.
(d) Commercial buildings will be located in a manner that activate, and line Albert Street and Hazel Street. Commercial buildings located close to Albert Street and Hazel Street will be oriented to the street, feature a significant amount of glazing, with all units having their primary customer access facing these streets. The Zoning By-law will include regulations that will further define these requirements.

(13) Subject to compliance with the Master Plan, internal lot lines created through a condominium or subdivision/consent process may be altered or amended to ensure implementation with the overall design concept.
OPA No. 14, approved January 11, 2018

11.1.60 Specific Provision Area 60 (King/Northfield Commercial Area)

(1) The policies of this Specific Provision Area apply to certain lands south of Northfield Drive in the area of King Street North, shown as SPA 60 on **Schedule 'A6' – Specific Provision Areas**.

(2) It is the intent of this Plan that determining compliance policy 10.2.2.6(6) will be based on the collective amount of *gross leasable area* of primary permitted uses, excluding offices, located within the area designated Mixed-Use Neighbourhood Commercial, rather than on individual properties, provided further that the Zoning

By-law will incorporate regulations that provide for the allocation and distribution of space within the Specific Provision Area.

(3) Policies 10.2.2.6(3)(a)(i) and 10.2.2.6(3)(a)(ii) shall not apply, provided further that:
(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 Specific Provision Area.
OPA No. 14, approved January 11, 2018

11.1.61 Specific Provision Area 61 (550 King Street N, 575 Davenport Road)

(1) The policies of this Specific Provision Area apply to certain commercial lands east of King Street North, north of Highway 85, shown as SPA 61 on **Schedule 'A6' – Specific Provision Areas.**

(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 Specific Provision Area 62 (Beaver Creek Meadows District Plan Area)

(1) The policies of this Specific Provision Area apply to the lands known as the Beaver Creek Meadows District Plan area shown as SPA 62 on **Schedule 'A6' – Specific Provision Areas.**

(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 Schedule 'A6' of this Plan, as SPA 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 Specific Provision Area 63 (450 – 460 Weber Street North)

Withdrawn.

11.1.64 Specific Provision Area 64 (339, 345-347 and 355 Erb Street West)

(1) The policies of this Specific Provision Area apply to certain lands known municipally as 339, 345-347 and 355 Erb Street West, as shown as SPA 64 on **Schedule 'A6' – Specific Provision Areas**.

(2) It shall be a policy of the City that the lands identified as SPA 64 shall be designated both Mixed-Use Medium Density Residential and Convenience Commercial.

(3) In addition to Policy 10.2.2.7.(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 Specific Provision Area 65 (6 Dietz Avenue South)

(1) The policies of this Specific Provision Area apply to certain lands known municipally as 6 Dietz Avenue South, as shown as SPA 65 on **Schedule 'A6' – Specific Provision Areas.**

(2) It shall be a policy of the City that development on the lands designated SPA 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 SPA 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 SPA 65 shall be restricted to either:
(a) one single detached house, with or without a second residential unit; or,
(b) development permitted under the Mixed-Use Medium Density Residential designation if the lands designated SPA 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 Specific Provision Area 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 SPA 66. Specific Provision Area 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,

as shown on **Schedule 'A6' – Specific Provision Areas**.

(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 SPA 66 to implement SPA 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 Specific Provision Area 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. Specific Provision Area 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,

as shown on **Schedule 'A6' – Specific Provision Areas.**

(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 SPA 67:

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 SPA 67, Complementary Uses and Ancilliary 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 Specific Provision Area 68 (305 Northfield Drive East)

(1) The policies of this Specific Provision Area apply to certain lands known municipally as 305 Northfield Drive East, as shown as SPA 68 on **Schedule 'A6' – Specific Provision Areas.**

(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 Business Employment 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 10.3.2.2.(7), it shall be a policy of the City that ancillary uses permitted in the implementing zoning on the lands designated SPA 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 10.3.2.2.(7)(b) shall not apply to the existing heritage structures on the lands designated SPA 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 Specific Provision Area 69 (93-119 Roger Street)

(1) Specific Provision Area 69 shall apply to the lands municipally identified as 93-119 Roger Street, as identified on Schedule 'A6' to the Official Plan**.**

(2) Lands within Specific Provision Area 69 shall be subject to the following site specific policies:
(a) Notwithstanding anything to the contrary in this Plan, the entire lands identified in Specific Provision Area 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 SPA 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, publically 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

11.1.71 Specific Provision Area 71 (80 King Street South and 87 Regina Street South)

(1) Specific Provision Area 71 applies to the lands known municipally as 80 King Street South and 87 Regina Street South, as shown on Schedule 'A6' to the Official Plan.

(2) Lands within Specific Provision Area 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 Specific Provision Area 72 (8 George Street)

(1) The policies of this Specific Provision Area 72 (SPA 72) apply to lands known municipally as 8 George Street, shown as SPA 72 on **Schedule 'A6' - Site Specific Provision Area.**

(2) It shall be the policy of Council that notwithstanding the maximum height within the 'Medium High Density, 40 metres' 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 Specific Provision Area 73 (693 Beechwood Drive)

(1) The policies of this Specific Provision Area 73 (SPA 73) apply to lands known municipally as 693 Beechwood Drive, shown as SPA 73 on **Schedule 'A6' - Site Specific Provision Area.**

(2) Where it is determined through a zoning by-law amendment that an apartment building is an appropriate land use within the Low Density 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), pursuant to the bonusing provisions in Section 11.1.45(38) and 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

11.1.75 Specific Provision Area 75 (28 Westhill Drive)

(1) The policies of Specific Provision Area 75 (SPA 75) apply to lands known municipally as 28 Westhill Drive, shown as SPA 75 on **Schedule 'A6' - Specific Provision Areas.**

(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 Specific Provision Area 76 (475 and 485 King Street North)

(1) Specific Provision Area 76 applies to the lands known municipally as 475 and 485 King St N, as shown on **Schedule 'A6'** to the Official Plan.

(2) It shall be a policy of Council that these lands will be planned and developed in a manner that recognizes the subject lands shall:
   (a) have a planned function as a mixed-use site with a combination of residential, commercial, employment, and institutional uses.
   (b) represent an opportunity to accommodate an appropriate portion of the City's projected residential, commercial, and employment growth on a mixed-use site.

(c) provide an opportunity for the intensification of an underutilized site within a Major Corridor.

(d) be human-scale, achieved through design and massing strategies such as, but not limited to, the use of podiums, stepbacks, well-proportioned street enclosures, human-scale dimensions, varied building heights, pedestrian-scale lighting, and complementary landscaping (including trees).

(e) be planned to accommodate safe and convenient pedestrian and cyclist linkages through and abutting the site, and connect to the surrounding street and public trail network, including completion of the Forwell Trail along the northerly boundary of the lands.

(f) provide an active transportation connection for both residents of the development and the general public, oriented north to south, sited generally in the middle of the Lands, to provide for future connection to adjacent lands to the south when the lands are redeveloped (the “Connectivity Spine”).

(g) incorporate open spaces that are strategically located on the lands, particularly adjacent to the Connectivity Spine, that are landscaped, and planned for active and passive recreational uses by both residents of the development and potentially the general public.

(h) be designed with consideration of other parcels in the broader area to provide a mix of uses that serve the community and to accommodate high density development.

(i) have a high standard of site and building design (including architecture, materiality, and landscaping) along major roads and prominent locations visible from the streets and public places, in accordance with the policies of this Plan and with approved Urban Design Guidelines, as a prominent gateway site within Waterloo.

(j) accommodate an internal private road pattern that discourages cut-through traffic between King St North Service Road and Weber Street North, and appropriate traffic calming design elements are encouraged.

(k) have a high standard for screening of utilities, loading and parking areas, through landscaping and the strategic layout of the site.

(l) be consistent with the land use and compatibility policies of this Plan and shall not negatively impact the viability of lands designated Flexible Industrial north of the lands due to possible adverse affects on the sensitive land use by industrial operations contemplated within the Flexible Industrial designation.

(m) be designed with appropriate consideration to matters related to reducing the impacts of climate change, and mitigating impacts on natural features including the Forwell Creek.

(3) It is anticipated that Lands will be developed in two or more stages, with each stage being phased or developed on a block-by-block basis. It is the intent of this Plan that the entire Lands be comprehensively planned prior to development, to ensure:

- connectivity and integration between the stages.
- orderly growth and development.
- coordination of transportation infrastructure, site servicing and stormwater management.
- matters related to public health and safety (including emergency response) are considered and addressed as required.
- connectivity and integration between the phases of the development.
- the provision of coordinated open spaces, with permanent or temporary open spaces provided for each phase of the development.
- the provision of sufficient community uses and community infrastructure.
- the provision of sufficient commercial and employment uses.
- cost effective development patterns which are well-designed through compact, efficient use of the land which creates a positive sense of place.
- the establishment of the Connectivity Spine

(4) Lands within Specific Provision Area 76 shall be subject to the following site-specific policies:

(a) Should a portion of the lands be conveyed to the City of Waterloo for a municipal pathway, servicing, and/or other public purposes, any permitted residential density attributed to the conveyed lands as set out in this Plan may be added to the density of the retained lands, subject to approval of a sitespecific zoning by-law.

(b) In addition to the uses contemplated in policy 10.2.2.4(3) of this Plan, the following uses shall be permitted lands designated Mixed-Use High Density Residential within this Specific Provision Area:

(i) Academic uses
(ii) Advanced technology
(iii) Food store within a multi-unit building
(iv) 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
(v) Spiritual Uses

(c) The Zoning By-law may further restrict the range of uses (including Academic) to facilitate compatibility with other land uses on and off the site.

(d) Freestanding residential uses may be permitted on part of the lands designated Mixed-Use High Density Residential within this Specific Provision Area, generally in locations internal to the site abutting a private road, provided the planned function of the entire lands is achieved, including in accordance with 4) e. below. The Zoning By-law may further delineate the location of freestanding residential buildings on the site.

(e) Lands designated Mixed-Use High Density Residential within this Specific Provision Area shall contain a minimum non-residential building floor area of 3,000 square metres to achieve the planned function pursuant to 2) a. above, including a mix of commercial, community, employment, institutional, and/or academic uses (excluding residences), in accordance with the implementing zoning by-law.

(f) The development of the Lands shall incorporate the Connectivity Spine as an organized element interior to the Lands for new buildings, amenity spaces, and open spaces, which shall be designed for connectivity and placemaking on the Lands and to adjacent properties to the south.

(g) Notwithstanding anything to the contrary, the Zoning By-law may prohibit certain uses within this Specific Provision Area, including outdoor storage, drive-throughs, and gas stations.

Floodplain:

(h) Further to policy 8.4.2(29), a technical analysis has been completed to the satisfaction of the Grand River Conservation Authority that demonstrates it is appropriate to apply a Two Zone approach to the floodplain impacting 475 and 485 King Street North. The technical analysis requires the following works to be completed prior to the floodplain area being designated a Two Zone Policy Area:

  (i) Filling and grading in portions of the existing 25-year floodplain;
  (ii) Engineering improvements to the King Street North culvert; and
  (iii) Engineering improvements to the channel of Forwell Creek.

(i) Upon completion of the works specified in 4) h. above, including but not limited to confirmation from the Grand River Conservation Authority that a Certificate of Compliance from an Ontario Land Surveyor has confirmed the filling and grading has been completed as required, and the Grand River Conservation Authority Board has endorsed the Two Zone Policy Area and associated regulatory mapping, the floodplain impacting 475 and 485 King Street North shall be considered a Two Zone Policy Area. Said change in status will be reflected on **Schedule 'A5' – Natural Hazards** through an

Official Plan Review or City-initiated Official Plan Amendment. A holding (H) symbol and provision shall be applied to the lands through the implementing Zoning By-law to ensure the completion of the works specified in 4) h. above to the satisfaction of the Grand River Conservation Authority and the City of Waterloo and to ensure the Grand River Conservation Authority Board endorsement specified in this 4) i. occurs prior to development within or near the floodplain.

Holding Symbols:

(j) Notwithstanding the list of studies detailed in Policy 12.2.3 of this Plan, a Holding Symbol may be applied to address the following matters, as set out in the implementing zoning by-law:

(ii) Demonstration that the development is generally consistent with the urban design policies of this Plan, the City's Urban Design Manual, the City's Comprehensive Engineering and Landscape Manual, and with approved site specific Urban Design Guidelines for the development on the Lands.

(iii) A detailed Noise Study to address road noise impacts along Weber Street North and stationary noise impacts.

(iv) Confirmation to the satisfaction of the City that the required filling and grading of portions of the existing 25-year floodplain, culvert upgrade and channel improvement works along Forwell Creek have been completed and the Grand River Conservation Authority Board has endorsed the Two Zone Policy Area and associated regulatory mapping in order to apply a Two Zone approach to Forwell Creek in proximity to the Lands.

(v) The completion of a Record of Site Condition.

(vi) An updated Transportation Impact Study.

(vii) Hydrogeological assessment and groundwater monitoring program.

(viii) Detailed Land Use Compatibility Study, including assessment of noise, air quality, and traffic-related air pollution.

Built Form:

(k) Tall buildings will be designed with a clear delineation between the podium and the tower portions will be achieved through massing strategies specified in the implementing zoning by-law.

(l) Notwithstanding Schedule B1 (Height and Density) and policy 3.4(1)(f), building height will vary within the site, and transition from a maximum of 8 storeys along Weber Street North to a maximum of 30 storeys towards the

King Street North Service Road. The Zoning By-law will specify maximum building height limits across the site.

(m) Underground and structured parking shall be prioritized as more land-efficient alternatives to surface parking.

(n) Density, landscaped open space, parking, loading, amenity area, and common outdoor area shall be calculated on the entire parcel as a whole, excluding any lands conveyed to the City.

OPA No. 43, approved December 1, 2025

11.1.77 Specific Provision Area 77 (6-14 Dietz Ave N)

(1) The policies of this Specific Provision Area 77 (SPA 77) apply to lands known municipalities as 6, 8, 10, 12 and 14 Dietz Avenue North, shown as SPA 77 on **Schedule 'A6' - Specific Provision Areas**.

(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 Specific Provision Area 78 (81 and 85 Bridgeport Road East)

(1) The policies of this Specific Provision Area 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 **Schedule 'A6' - Specific Provision Areas**.

(2) If the lands known as 81 and 85 Bridgeport Road East are redeveloped in accordance with this Plan including the Mixed Use Community Commercial 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 Specific Provision Area 79 (83, 85 Hickory Street West and 265, 267 Hemlock Street)

(1) The policies of Specific Provision Area 79 (SPA 79) apply to lands known municipally as 83, 85 Hickory Street West and 265, 267 Hemlock Street shown as SPA 79 on **Schedule 'A6' - Specific Provision Areas**.

(2) In addition to all other applicable policies in this plan, and notwithstanding the maximum density within the 'Low Density 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 Specific Provision Area 80 (203, 205, and 207 King Street South and 10, 12, and 16 John Street West)

(1) The policies of Specific Provision Area 80 (SPA 80) apply to lands known municipally as 203, 205, and 207 King Street South and 10, 12, and 16 John Street West, shown as SPA 80 on **Schedule 'A6' - Specific Provision Areas.**

(2) It shall be a policy of this Plan that, notwithstanding the maximum building height within the 'High Density' designation, the maximum building height on the lands comprising SPA 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 SPA 80 shall be 340.

OPA No. 39, approved December 20, 2023

11.1.81 Specific Provision Area 81 (525 and 565 Conestogo Road West)

(1) Specific Provision Area 81 ("SPA 81") applies to the lands municipally known as part of 525 Conestogo Road West and 565 Conestogo Road West, shown as "SPA

81" on Schedule A6 (Specific Provision Areas) to the Official Plan (the "Lands").

(2) Development on the Lands shall:

(a) create a *sense of place*;
(b) contain a mixture of non-residential, residential and open space uses;
(c) contain and integrate a minimum of 8,000 square metres of commercial and employment uses as part of a mixed-used development;
(d) be compact and higher density;
(e) be designed with a high standard of architecture (including building materials) and urban design, with complementary green spaces that are functional for passive and active recreational uses by both residents of the development and the general public;
(f) be human-scale, achieved through design and massing strategies such as, but not limited to, the use of podiums, stepbacks, well- proportioned street enclosures, human- scale dimensions, pedestrian-scale lighting, and complementary landscaping (including trees);
(g) be oriented towards a street, to the extent practicable;
(h) be designed to minimize shadow impacts on the Lands and surrounding properties, to the extent possible;
(i) be compatible with surrounding land uses;
(j) enable and foster active transportation and public transit use as a design priority;
(k) be designed with appropriate consideration to matters related to reducing the impacts of climate change, to the extent possible;
(l) be consistent with the planned vision for the Conestoga Station Area Plan.

(3) It is anticipated that the Lands will be developed in two or more stages, with each stage being phased or developed on a block-by- block basis. It is the intent of this Plan that the entire Lands be comprehensively planned, to ensure:

- connectivity and integration between the stages;
- orderly growth and development;
- coordination of site servicing and stormwater management;
- matters related to public health and safety (including emergency response) are considered and addressed as required;
- the provision of coordinated green spaces;
- the provision of sufficient *community uses* and *community infrastructure*;
- the inclusion and distribution of non-residential uses; and
- a *sense of place*.

(4) The Lands shall be subject to the following site-specific policies:

(a) Notwithstanding anything to the contrary in the Mixed-Use Community Commercial designation, the implementing zoning by-law shall define the

type, amount and format of non- residential uses on the Lands.

(b) Additional commercial, employment, residential and community uses, beyond what would otherwise be contemplated in the Mixed-Use Community Commercial designation may be permitted on the Lands through an implementing zoning by-law, as follows:

Residential

(i) multi-unit residential building (including apartment building), subject to 11.1.81(4)(d)

Non-Residential

(i) advanced technology research and development facilities
(ii) commercial product research and development facilities
(iii) *community uses*
(iv) educational institution
(v) light industrial assembly
(vi) live/work units,

provided that the Non-Residential use(s) do not adversely impact any sensitive use or result in emissions of odours, fumes, noise, cinder (including smoke, soot, ash), due, vibrations, heat, glare (lighting) or electrical interference.

(c) Certain uses, which would otherwise be contemplated in the Mixed-Use Community Commercial designation, shall not be permitted on the Lands, being:
   i.) auditorium
   ii.) automobile gas and/or service station
   iii.) drive-through
   iv.) nightclub
   v.) transportation services

(d) Notwithstanding policy 10.2.2.4(5) in the Mixed-Use Community Commercial designation, residential uses may be permitted on the ground floor of a building or part thereof on:
   i.) Block 2 on Draft Plan of Subdivision 30T-21401, excluding building floor area abutting the Street Line Building Façade;
   ii.) Block 3 on Draft Plan of Subdivision 30T-21401, excluding:
      a. building floor area abutting the Building Façade nearest the common lot line with Block 1
      b. building floor area abutting the Northfield Drive Street Line

Building Façade;

iii.) Block 4 on Draft Plan of Subdivision 30T-21401;

iv.) Block 5 on Draft Plan of Subdivision 30T-21401;

v.) Block 6 on Draft Plan of Subdivision 30T-21401, excluding building floor area abutting the Street Line Building Façade;

vi.) Block 8 on Draft Plan of Subdivision 30T-21401.

For the purposes of 11.1.81.(4)(d), “Street Line Building Façade” shall be as defined in City of Waterloo Zoning By-law 2018-050, as amended.

(e) Parking shall be predominantly located in structures (including underground structures), and:

(i) structured parking shall not be visible from public views;

(ii) the implementing zoning by-law may require structured parking to be located behind building floor area;

(iii) underground structured parking beneath green spaces shall be designed (including structurally) to support:

- sufficient soil depths for trees and vegetation
- active transportation infrastructure
- recreation facilities and infrastructure
- servicing infrastructure
- lighting
- site furniture and amenities

(f) Notwithstanding Schedule B1 (Height and Density) or anything to the contrary in this Plan, it is the intent of this Plan that:

(i) building heights will vary on the Lands to create an interesting skyline, visual interest, and compatible development (including in relation to minimizing shadow impacts);

(ii) the implementing zoning by-law for the Lands may permit a maximum building height of 35 storeys and 118 metres, subject to consistency with 11.1.81(2) and compliance with 11.1.81(4)(f)(i).

(g) Notwithstanding Schedule B1 (Height and Density) or anything to the contrary in this Plan, the implementing zoning by-law for the Lands may permit a maximum density of 750 bedrooms per hectare and a maximum of 5,452 bedrooms, calculated using the entire Lands comprising SPA 81 and development thereon.

(h) It is the intent of this Plan that the Lands will contain commercial, office and employment uses as part of any mixed-use redevelopment, with such commercial, office and employment uses distributed throughout the development as more specifically identified in the implementing zoning by-

law.

(i) Notwithstanding anything to the contrary, a minimum of 8,000 square metres of commercial, office and employment floor area shall be provided on the Lands, secured through the implementing zoning by-law. Further:
  (i) a maximum twenty-five percent (25%) of the 8,000 square metres shall be devoted to the commercial component of live-work uses;
  (ii) a minimum fifty percent (50%) of the 8,000 square metres shall be devoted to employment uses (including office), as set out in the implementing zoning by-law, exclusive of live- work uses;
  (iii) Block 1 on Draft Plan of Subdivision 30T-21401shall contain a minimum of 1,000 square metres of floor area devoted to commercial, office and/or employment uses permitted in the implementing zoning by-law.

(j) Commercial, office and employment floor area required by 11.1.81(4)(i) shall be predominantly:
  (i) located on the ground floor and lower floors of buildings;
  (ii) oriented to streets, pathways, and public spaces.

OPA No. 32, approved February 13, 2025

11.1.82 Specific Provision Area 82 (309 and 311 Hawthorn Street)

(1) Specific Provision Area 82 (“SPA 82”) applies to the lands municipally known as 309 and 311 Hawthorn Street, shown as SPA 82 on Schedule A6 (Specific Provision Areas) to the Official Plan (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 Specific Provision Area 83 (6 Regina Street North and 24, 28 & 34 Erb Street East)

(1) The policies of Specific Provision Area 83 (SPA 83) shall apply to lands known municipally as 6 Regina Street North and 24, 28 & 34 Erb Street East, shown as SPA 83 on Schedule ‘A6’ – Specific Provision Areas.

(2) Notwithstanding anything to the contrary, the maximum density shall be 1,578 bedrooms per hectare and 289 dwelling units.

(3) Notwithstanding anything to the contrary, underground parking shall not be permitted.

(4) A flood risk assessment shall be required for development on the lands, to the satisfaction of the City.

(5) Requirements for a building-specific Flood Emergency Plan shall be addressed through the implementing zoning by-law.

OPA No. 41, approved November 7, 2024

11.1.84 Specific Provision Area 84 (435 King Street North and 450-460 Weber Street North)

(1) The policies of Specific Provision Area 84 (SPA 84) shall apply to the lands known municipally as 435 King Street North and 450-460 Weber Street North, shown as SPA 84 on Schedule 'A6' – Specific Provision Areas to the Official Plan (the "**Lands**").

(2) Development on the Lands shall:

(a) be comprehensively planned, including for connectivity and integration between the phases of the development within the Lands;

(b) contain a mix of commercial, office and/or employment uses, residential uses, and open space uses;

(c) be compact and efficiently use the Lands;

(d) be human-scale, achieved through design and massing strategies such as, but not limited to, the use of podiums, stepbacks, well-proportioned street enclosures, human-scale dimensions, pedestrian-scale lighting, and complementary landscaping (including trees);

(e) be oriented towards King Street or Weber Street, to the extent practicable;

(f) incorporate buildings of varying heights across the site to create an interesting skyline, visual interest, and compatible development, as further specified in Policy 11.1.84 (4) e.);

(g) be designed with a high standard of architecture (including building materials) and urban design;

(h) incorporate open spaces that are planned to be functional for active and passive recreational uses by both residents of the development and the general public, with the primary open space for the development being highly

visible from and connected to Weber Street North;

(i) enable and foster active transportation as a design priority;

(j) provide an active transportation connection for both residents of the development and the general public, oriented north to south and sited generally in the middle of the Lands, to provide for future connections to adjacent lands to the north and south when those lands are redeveloped (the "Connectivity Spine");

(k) enable and foster transit use;

(l) accommodate an internal private road pattern that limits opportunities for direct vehicular connections between King Street North and Weber Street North;

(m) be designed to minimize shadow impacts on the Lands, including the open spaces within the Lands, and the surrounding properties to the extent practicable; and

(n) be designed with appropriate consideration to matters related to reducing the impacts of climate change.

(3) The Lands will be developed in two or more phases. It is the intent of this Plan that the Lands be comprehensively planned to ensure:

(a) orderly growth and development;

(b) coordination of transportation infrastructure, site servicing and stormwater management;

(c) matters related to public health and safety (including emergency response) are considered and addressed as required;

(d) connectivity and integration between the phases of the development;

(e) the provision of coordinated open spaces, with permanent or temporary open spaces provided for each phase of the development;

(f) opportunities for community uses and community infrastructure;

(g) a sense of place;

(h) the inclusion and distribution of non-residential uses and residential uses, with stand-alone residential uses being permitted in the first phase of development on the Weber Street Lands, in recognition of existing employment and commercial uses on the King Street Lands; and

(i) the establishment of the Connectivity Spine no later than the completion of the second phase of the development.

(4) The Lands shall be subject to the following site-specific policies:

(a) Notwithstanding anything to the contrary in the Mixed-Use Community Commercial designation, the implementing Zoning By-law shall define the type, amount and format of non-residential uses to be permitted on the Lands, provided further that the By-law shall maintain flexibility for the location and timing of construction of the non-residential uses.

(b) Notwithstanding anything to the contrary in the Mixed-Use Community Commercial designation, the implementing Zoning By-law may permit the following commercial, employment, residential and community uses on the Lands, beyond what is otherwise contemplated in the Mixed-Use Community Commercial designation policies of the Plan:

<u>Residential</u>

(i) multi-unit residential building (including apartment buildings) to be predominantly located internal to the Lands.

<u>Non-Residential</u>

(ii) advanced technology research and development facilities, which do not result in emissions of odours, fumes, noise, cinder (including smoke, soot, ash), due, vibrations, heat, glare (lighting) or electrical interference
(iii) 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), due, vibrations, heat, glare (lighting) or electrical interference
(iv) printing and publishing
(v) *community uses*
(vi) educational institution
(vii) Medical clinics
(viii) Art and film studio

(c) The following uses, which would otherwise be contemplated in the Mixed-Use Community Commercial designation, shall not be permitted on the Lands:

(i) auditorium
(ii) automobile gas and/or service station
(iii) drive-through
(iv) nightclub
(v) transportation services

(d) Notwithstanding Policy 10.2.2.4(5) in the Mixed-Use Community Commercial designation, and as implemented through the Zoning By-law, residential uses may be permitted on the ground floor of a multi-unit residential building (including apartment building) or mixed-use building.

(e) Notwithstanding Schedule 'B1' (Height and Density) or anything to the contrary in this Plan, it is the intent of this Plan that:

(i) Building heights will vary on the Lands to create an interesting skyline, visual interest, and compatible development, with the tallest building heights being generally located interior to the Lands and decreasing outward towards:

A. the northwesterly limit of the Weber Street Lands, to transition building massing downward towards the lands designated Low Density, 10 Metres to the west; and

B. King Street North, while maintaining a high-rise built form.

(ii) On the Weber Street Lands, maximum building heights shall range from 6 storeys (21 metres) to 25 storeys (81 metres), with one building permitted to have a maximum building height of 26 storeys (84 metres), as further defined in the Zoning By-law.

(iii) On the King Street Lands, the maximum building height shall be 30 storeys (100 metres), with two buildings permitted to have a maximum building height of up to 35 storeys (118 metres), as further defined in the Zoning By-law.

(iv) An amendment to the Official Plan shall not be required with regard to an increase in maximum building height to permit the minor encroachment of any building that may be located on the King Street Lands onto the Weber Street Lands, or to permit the minor encroachment of any building that may be located on the Weber Street Lands onto the King Street Lands, provided the general intent of Policies e.i.), e.ii.) and e.iii.) above are maintained.

(f) Notwithstanding Schedule 'B1' (Height and Density) or anything to the contrary in this Plan, the implementing Zoning By-law for the Lands will regulate residential density as an overall maximum for the entire Lands, and to a maximum 4,750 bedrooms.

(g) Notwithstanding anything to the contrary in this Plan, a minimum of 10,000 square metres of commercial, office and/or employment uses ("**non-residential**") floor area shall be provided on the Lands at full buildout. Non-residential uses will be predominantly oriented to public street frontages in mixed-use buildings and located along Weber Street North within the southern portion of the Weber Street Lands and along King Street North within the King Street Lands.

(h) It is the intent of this Plan that the amount of existing non-residential floor area be maintained or increased within the Lands.

(i) Reduction of the minimum non-residential floor area as set out in 11.1.84(4)(g) shall not be permitted unless it is demonstrated that:

(i) the intent of the Official Plan, including the mixed-use (residential and non-residential uses) function of the Lands, will be maintained; and
(ii) an appropriate alternative minimum amount of non-residential floor area will be provided on the Lands.

The above shall be demonstrated through a report prepared by a qualified professional, to the City's satisfaction (and subject to peer review by the City, at the expense of the Owner).

(j) The development of the Lands shall incorporate a Connectivity Spine as an organizing element of the site design for new buildings and amenity spaces. The Connectivity Spine will be designed to provide connections to adjacent properties to the north and the south if they are redeveloped in the future.

(k) The parkland dedication requirement for any particular phase of the development may be deferred to a subsequent phase where an agreement has been entered into between the owner and the City providing for the future provision of one or more open space(s) in a subsequent phase, for the purposes of satisfying the parkland dedication requirement for a particular phase.

OPA No. 47, approved July 16, 2025

11.1.85 Specific Provision Area 85 (349-353 Sunview Street)

(1) The policies of Specific Provision Area 85 (SPA 85) apply to lands known municipally as 249, 251 and 253 Sunview Street, shown as SPA 85 on Schedule 'A6' – Specific Provision Areas

(2) It shall be a policy of this Plan that, notwithstanding the maximum building height within the 'Medium High Density' designation, the maximum building height on the lands comprising SPA 85 shall be 13 storeys.

OPA No. 51, approved December 9, 2024

11.1.87 Specific Provision Area 87 (1 Columbia Street West, 351 King Street North, and 355 King Street North)

(1) The policies of this Specific Provision Area 87 (SPA 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, notwithstanding the maximum density within the "Mixed-Use High Density Residential" designation, the maximum density on the land comprising SPA 87 shall be 1,191 bedrooms per hectare.

(3) Notwithstanding the provisions of policy 1 1.1.45 (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 SPA 87.

OPA No. 55, approved June 23, 2025

11.1.88 Specific Provision Area 88 (310, 330 & 332 Albert Street and 291, 293, & 295 Hemlock Street)

(1) The policies of Specific Provision Area 88 (SPA 88) apply to the lands known municipally as 310, 330 & 332 Albert Street and 291, 293, & 295 Hemlock Street, shown as SPA 88 on Schedule 'A6' – Specific Provision Areas.

(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

11.1.90 Specific Provision Area 90 (1 Dunbar Road North)

(1) The Specific Provision Area 90 ("SPA 90") applies to the lands municipally known as 1 Dunbar Road North, shown as "SPA 90" on Schedule A6 (Specific Provision Areas) to the Official Plan.

(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 Specific Provision Area 91 (177-179 Albert Street)

(1) The policies of this Specific Provision Area 91 (SPA 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 SPA 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 SPA 91 shall be 2,885 bedrooms per hectare, provided further that the maximum number of dwelling units on the lands comprising SPA 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 SPA 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



12 IMPLEMENTATION

THE CITY OF Waterloo

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.

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 3.8 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 Urban Growth Centre, 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) Any portions of *Major Transit Station Areas* located within the boundaries of the Uptown Waterloo Urban Growth Centre will be planned as part of the Urban Growth Centre. Policies in Section 3.7 of this Plan shall apply to any *Major Transit Station Areas* located within the Uptown Waterloo Urban Growth Centre.

(16) For clarity, Section 3.6 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) Where this Plan applies a measurement in gross leasable area, the implementing Zoning By-law may use a measurement of building floor area for ease of administration.

(9) Notwithstanding anything to the contrary in this Plan, the Zoning By-law may establish and apply one or more transition zones 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 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 Holding Provisions

(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

(2) 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 Specific Provision Area (SPA) policies of this Plan;
(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 12.2.17, 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

12.2.4 Site Plan Control

(1) For the purposes of policies 12.2.4 (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. Building permit drawings shall reflect the approved *site plan* building elevations

(6) Coloured elevation drawings showing plan, elevation and cross section views may be required for all proposed development and adjacent buildings and for all residential development containing greater than two units including boarding houses located in the Site Plan Control Area defined in policy 12.2.4 (3) of this chapter, in accordance with Section 41 of the Planning Act.

(a) Elevation drawings shall include 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 matters relating to exterior and *sustainable design* including, without limitation, the character, scale, appearance and design features of buildings, and the *sustainable design* elements on any adjoining street or highway under the City's jurisdiction set out in Section 41(4)(e) of the Planning Act.For the purpose of Site Plan Control, building appearance 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 affects the appearance of the building and 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**. The extent of such widenings 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".

(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 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, it is the policy of Council that such applications with any building six storeys or greater in height, be accompanied with a statement or analysis from a qualified professional addressing the wind, snow deposition and shadow impacts created by the proposed building on *pedestrian* comfort levels and setting out the appropriate design measures to reduce or mitigate any such 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, subject to the Provisions of the Planning Act and any amendment thereto.

(11) *Site plan* control is a key mechanism to implement Council approved Urban Design guidelines. City approved 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.

12.2.5 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 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; and

(d) Employment land lots are created within a Registered Plan of Subdivision.

12.2.6 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 12.2.6(2). Each extension shall be granted by way of by-law, and shall not exceed three years.

(4) As enabled by policy 12.2.17, Council may, by by-law, delegate the authority to pass a temporary use by-law.

OPA No. 44, approved December 14, 2023

12.2.7 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.

12.2.8 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.

(2) Development charges are a mechanism to ensure that the cost of growth is appropriately funded.

12.2.9 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 Section and the policies included in Section 10.5.2.1 of the Open Space designation.

(2) Parkland dedication policies shall not apply to lands that are within a plan of subdivision approved under the provisions of the Planning Act, if the land in the plan has already been conveyed to the City for park or public purposes or a payment in lieu of such conveyance has already been accepted by the City.
(a) Additional parkland dedication above and beyond what may have been previously required may be applicable 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 12.2.9 (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 of up to 1.0 hectare per 300 units will 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 to be paid to the City for the value of the required conveyance 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 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 land 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/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; and,

(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.

12.2.10 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

12.2.11 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.

12.2.12 Capital Works Program

(1) Policies of this Plan which may require direct financing of municipal undertakings shall be implemented in conjunction with the City of Waterloo Capital Budget and Capital Expenditure Forecast, and in conjunction with the Regional Municipality of Waterloo Capital Budget and Forecast.

12.2.13 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 policy 3.3 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 2031;
(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.

12.2.14 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 to assess 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), 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, by by-law, require 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 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 12.2.14(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 determined through the 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 12.2.14(4) and 12.2.14(5).

OPA No. 11, approved December 11, 2014
OPA No. 34, approved October 28, 2022

(4) In accordance with policy 12.2.14(1), the following supporting information may be required as part of a complete application, to be determined through 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;
(oo) Land Use Compatibility Study (MECP D-Series Guidelines);

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(pp) Completion of a 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

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(5) These broad categories of plans, drawings, documents, reports and studies (supporting information) as set out in policies 12.2.14(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.

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(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 12.2.14(3) and (4).

(5C) Where Terms of Reference pursuant to policy 12.2.14(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, 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.

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(7) All supporting information submitted in accordance with policies 12.2.14(3) through 12.2.14(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.
OPA No. 34, approved October 28, 2022

(8) The City may require a peer review of any supporting information submitted in accordance with policies 12.2.14(3) through 12.2.14(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 12.2.14(2B), the City may require 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 12.2.14(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 12.2.12(11), as applicable.

OPA No. 44, approved December 14, 2023

12.2.15 Development Permit System

(1) The City may adopt a development permit by-law under Section 70.2 of the Planning Act to establish a Development Permit System. Any Development Permit System will support one or all of the following Official Plan objectives:

(a) Supporting a compact urban form within the Built-up Area;
(b) Facilitating a high standard of urban design;
(c) Supporting the protection of the environment;
(d) Streamlining the development review process.

(2) Prior to adopting a development permit by-law, the City will identify one or more areas as Development Permit Areas by way of an amendment to this Plan.

(3) The approval authority of a development permit application in an established Development Permit Area may be delegated to the Commissioner of Integrated Planning and Public Works. Such approval authority may be delegated in whole or part, and will be set out in a Development Permit By-law.
OPA No. 11, approved December 11, 2014

(4) The Commissioner of Integrated Planning and Public Works may provide Council, or another body appointed by Council, the opportunity to provide comments on a development permit application, or portions of a development permit application which Council has delegated authority, prior to the application being considered for approval. The Commissioner may also refer any development permit application, in whole or part, to Council for their consideration and potential approval. Additional policies regarding the approval process related to any Development Permit System shall be contained in a Development Permit By-law.
OPA No. 11, approved December 11, 2014

(5) A development permit will be required prior to undertaking any development within a defined Development Permit Area. For the purposes of policies 12.2.15 (1) through 12.2.15 (7), development shall have the same meaning as defined in Ontario Regulation 608/06 of the Planning Act.

(6) Any Development Permit By-law will identify uses that are permitted within a Development Permit Area. Those uses will support the Official Plan objectives identified in policy 12.2.15 (1) above, and will be permitted based on the following criteria:
(a) Uses support a compact Uptown Urban Growth Centre;
(b) Uses support revitalization and stability of neighbourhoods that are in transition;
(c) Uses support public transit;
(d) Uses support the *complete community* concept, providing opportunities for people at all stages of life to live, work, learn, shop, and play within close

proximity; or

(e) Uses support the continued transition to an economy that features a technologically-advanced employment base.

(11) The City may require or attach conditions within a Development Permit Area, as provided in Section 8 of Ontario Regulation 608/06.

(12) The types of conditions that may be included in the Development Permit By-law shall relate to the following:

(a) The completion of required studies;
(b) The achievement of performance criteria, including those related to achieving a high standard of urban design, and any agreement(s) securing off-site parking or cash-in-lieu of parking;
(c) The protection of the natural environment, or remediation of lands;
(d) The efficient use, or conservation of energy;
(e) The provision of transportation *infrastructure*;
(f) *Conservation* of *cultural heritage resources*;
(g) The availability of municipal *infrastructure*; and
(h) Entering into agreements relating to any condition.

12.2.16 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.

12.2.17 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 12.2.17(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 12.2.17(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 12.2.17(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 12.2.17(2) on a case by case basis. The committee or individual authorized under policy 12.2.17(1) may, at their sole discretion, elect to refer an amendment to Council for a decision.

(7) Where delegated authority is granted under policy 12.2.17(1), the following shall apply:

(a) Notwithstanding anything to the contrary, the committee or individual authorized under policy 12.2.17(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 12.2.17(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 12.2.17(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 12.2.17(1).

(9) Where delegated authority is granted under policy 12.2.17(1), notice of the passing of an amending by-law for an application specified in policy 12.2.17(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 12.2.17(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 12.2.17(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 12.2.17(9).

OPA No. 44, approved December 14, 2023

12.3 MUNICIPAL INCENTIVES

12.3.1 Height/Density Bonusing

(1) Zoning By-Laws, pursuant to Section 37 of the Planning Act, may be enacted to authorize increases in height and/or density that would not otherwise be permitted in the Zoning By-Law in return for facilities, services or matters that would comply with the general intent of this Plan.

(2) Authorized increases in height and/or density will be used as a tool to support the City's policy objectives within the Official Plan. The potential for authorized increases in height and/or density will apply to lands which, at the time of application, satisfy the following criteria:
(a) Is located within a designated Node or Corridor; and,
(b) Is well served by existing or planned transit.

(3) Any facilities, services or matters for density bonusing will be secured through the use of agreements that are registered on title to the lands. The City will require the property owner to enter into one or more agreements with the City, which may be registered against the title of the affected property, specifying the terms under which the density bonus will be granted.

(4) With regard to facilities, height and/or density bonusing will not relate to the ongoing maintenance costs of facilities, but may relate to capital facilities or cash-in-lieu toward planned or actual capital facilities, above and beyond any

contributions provided under the provisions of the Planning Act or Development Charges Act or other applicable statute(s).

(5) Subject to policy 12.3.1(6), the City may, at its sole discretion, authorize increases in height and/or density in return for any of the following facilities, services or matters:

(a) Significantly enhanced off-site *pedestrian* connections, including *pedestrian* connections to transit facilities, and streetscape improvements on public boulevards;
(b) Significantly enhanced off-site bicycle facilities;
(c) Building design that is capable of achieving certification under a recognized environmental design certification system;
(d) Public art, representing 1% of the value of construction for the development, pursuant to the City's Percent for Public Art Policy;
(e) Superior outdoor amenity area design that functions as public space for the community at large;
(f) Improvements to City parks or public spaces;
(g) Preservation/enhancement of the natural environment, above and beyond the existing requirements in this Plan;
(h) Remediation of a contaminated site;
(i) Adaptive re-use of a *cultural heritage resource*, where a *Heritage Impact Assessment* find that the heritage attributes and integrity of the *cultural heritage resource* will be *conserved* through the proposed development;
(j) Developments which receive senior government funding for the provision of special needs, assisted or other subsidized housing;
(k) Developments that include an *affordable* housing component;
(l) Provision of community facilities, such as arts or cultural facilities, community centres or recreation facilities, or child care centres;
(m) Other local improvements identified in a City Community Improvement Plan, capital budget, district plans, environmental strategies, and/or other implementation plans or strategies;
(n) The dedication of useable public parkland or cash-in-lieu of parkland, beyond the minimum requirements, to the City's satisfaction, and in accordance with the dedication of parkland or cash-in-lieu requirements;
(o) The provision of active transportation connections that serve areas beyond the subject lands, consisting of pedestrian/cycling paths/walkways in accordance with the policies of this Plan and the City's Urban Design Manual; and,
(p) Enhanced indoor and/or outdoor common amenity space or landscaped open space areas that are accessible to the public, go beyond the City's minimum

requirements, and are consistent with the policies of this Plan and the City's Urban Design Guidelines.
OPA No. 14, approved January 11, 2018

(6) In all cases, appropriate development review processes will be utilized to ensure:
(a) The site is suitable for the proposed density and/or height in terms of parking, landscaping, and other site-specific requirements;
(b) Any increase in density and/or height is compatible with the planned scale and character of the surrounding neighbourhood and has a minimal impact on neighbouring land uses; and
(c) That community services, infrastructure and transportation impact issues are adequately addressed, if 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.

(7) The positive impacts of the exchange should benefit the surrounding areas experiencing the increased density.

(8) Applications to exceed the maximum height limits of the Zoning By-Law must demonstrate how the impact of the increased height will be minimized on adjacent low or medium density areas. Consideration will be given to the extent to which a proposal meets the urban design objectives and policies of this Plan as well as provisions of the City's Urban Design Manual related to compatible development, human scale development, character, building design, landscape design and buffer standards. With the goal of incorporating appropriate building massing to minimize shadow impacts, retain views and complement the planned scale and densities of adjacent properties, appropriate mitigation measures would include, but are not limited to:
(a) Increasing the setback from abutting low or medium density residential area;
(b) Incorporating terraced massing on any side of the building that abuts a low or medium density residential area;
(c) Recognition of existing or planned grade changes between existing abutting low or medium density residential properties and the proposed development that would reduce the impact of the requested additional storeys to a similar impact as would occur if the building were built at the maximum limit in the Zoning By-Law and there was no grade change between it and abutting low or medium density residential uses; and,
(d) Recognition of existing features that provide a buffer between the property and adjacent low or medium density residential areas. Such features may

include parks, greenspaces, environmental areas, hydro corridors, properties within non residential designations, and properties with height and density limits that serve to buffer low and medium density residential areas from higher density uses.

(9) For lands within a Station Area as identified on **Schedule 'J' – Station Areas** or an associated sub-schedule, and where such lands are designated Employment and identified as an area where residential uses may be contemplated, the following shall apply:

(a) The City shall only consider approval of *development* applications authorizing increases in residential height and/or density where such applications include an *affordable* housing component as part of the height/density bonusing proposal.

OPA No. 14, approved January 11, 2018

12.3.2 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 citizens 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 12.3.2 (1) and 12.3.2(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.

12.3.3 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 citizen and stakeholder engagement is an essential component of decision making, and will seek methods to improve citizen 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 citizen and stakeholder awareness of applications, studies and initiatives by involving and informing citizens 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 citizens 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 12.2.17(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 12.2.17(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 require an applicant, at their expense, to undertake a neighbourhood open house as a requirement of a complete application. In determining the requirement 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 required 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 required 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 required 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.

OPA No. 44, approved December 14, 2023

12.4.6 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 the policy statements issued by the *Province*

(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 Policy 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 December 22, 2010.

(6) Notwithstanding policy 12.5(5), it is recognized that the Regional Official Plan may change through future approvals by the Ontario Municipal Board 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 Municipal Board 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 Growth Plan for the Greater Golden Horseshoe. At a minimum, the City shall monitor the following trends:
(a) Monitor development within the Built-up Area 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 Urban Growth Centre, to be calculated at least once every five years; and,
(c) Monitor development within the Designated Greenfield Area to determine the City of Waterloo's progress in achieving the minimum density target set out in this Plan.

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 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.



13

GLOSSARY

THE CITY OF Waterloo

GLOSSARY OF OFFICIAL PLAN TERMINOLOGY

Active transportation – The transportation of persons or goods using human muscle power, particularly in the form of walking, bicycling, or transportation by other non-motorized vehicle.

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) (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*.

Notwithstanding the preceding definition, for the purposes of policies relating to Inclusionary Zoning including in Section 10.1.2 of this Plan, affordable means:

(c) for dwelling units within buildings that are not within purpose-built rental housing, a unit for which rent is calculated in accordance with subsection b); and

(d) for dwelling units within purpose-built rental housing, a unit for which rent is calculated as the greater of the value calculated in accordance with subsection c), or 30% of median renter income for the regional market area, as published from time to time by the Canada Mortgage and Housing Corporation.

OPA No. 50, approved September 12, 2024

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 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) Temporary farmers markets; and,
(f) Community gardens.

OPA No. 34, approved October 28, 2022

Complete Community – A community that meets people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of employment, local services, a full range of housing and *community infrastructure* including *affordable* housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided. In Waterloo, Planning Districts and the City as a whole will be planned to for uses that support a *complete community*.

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 and motorists – to interact and move safely along and across City 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 Greenfield Area – Lands within the City of Waterloo Urban Area, as shown as on Map ‘B3’ – Designated Greenfield Areas.

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 – An area of land designated on Schedule 'A2' – Employment Areas of this Official Plan for clusters of business and economic activities including, without limitation, manufacturing uses, warehousing uses and office uses, as well as associated retail uses and *ancillary* facilities. Retail uses that are not associated with or *ancillary* to manufacturing, warehousing or office uses are considered non-employment uses.

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.

Gross Leasable Area – The total floor area designed for tenant occupancy and exclusive use, including basements, upper floors and mezzanines. It is measured from the centre line of joint partitions and from outside wall faces. *Gross leasable area* is the area on which tenants pay rent, and which produces income for an owner.

Gross Leasable Residential Floor Area – means the total floor area of dwelling units in a building measured from the centre line of joint partitions and the exterior faces of the exterior walls of all storeys of a building. *Gross Leasable Residential Floor Area* does not include non-dwelling unit floor space including common areas, parking areas, and storage lockers.

OPA No. 50, approved September 12, 2025

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;
(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 land development that manages

stormwater as close to the source as possible. Infiltration, filtration, storage, evaporation and detainment techniques are employed to mimic predevelopment hydrology. Through *low impact development,* stormwater is regarded as a resource rather than a waste product.

Major Office – A freestanding office building of 10,000 square metres or greater, or with 500 jobs or more.

Major Transit Station Area – The area including and around an existing or planned *rapid transit* station within the City of Waterloo. While the conceptual limits of station areas are generally known as the area within an approximate 600 – 800m radius of a *rapid transit* station, the boundaries of each station area will be defined through a Station Area Plan for each station area outside of the Uptown Waterloo Urban Growth Centre.

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.

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-profit housing provider - means

a) a corporation to which the Not-for-Profit Corporations Act, 2010 applies that is in good standing under that Act and whose primary objective is to provide housing,
b) a corporation without share capital to which the Canada Business Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing,
c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or
d) an organization that is a registered charity within the meaning of the Income Tax Act (Canada) or a non-profit organization exempt from tax under paragraph 149 (1) (l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.

OPA No. 50, approved September 12, 2025

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.

Purpose Built Rental Housing - means a multiple unit building where individual dwelling units are not units in a plan of condominium, and which is intended for use as rented residential premises.

OPA No. 50, approved September 12, 2025

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 – The production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

Retail Commercial Centre – A group of stores planned and developed as a unit and having a minimum *gross leasable area* of 10,000 square metres.

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.

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 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.

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 are designed to reduce automobile travel demand. Such policies and strategies can be developed by the public or private sectors.

Transit Oriented Design – Building and site design that is transit supportive, contributes to transit-oriented streetscapes as well as public spaces.

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 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.



LAND USE SCHEDULES

THE CITY OF Waterloo

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

Grand River

TOWNSHIP OF WOOLWICH

CONESTOGA PKY (HY 85)

LEXINGTON RD

FISHER-HALLMAN RD N

ALBERT ST

KING ST N

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

UNIVERSITY AVE E

BRIDGE ST W

ERB'S MILL RD

WESTMOUNT RD N

TOWNSHIP OF WILMOT

ERBSVILLE CT

KEATS WAY

ERB ST W

ERB ST E

BRIDGEPORT RD E

WEBER 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

Land Use Designations

- Low Density Residential
- Mixed-Use Medium Density Residential
- Mixed-Use Medium High Density Residential
- Mixed-Use High Density Residential
- Commercial
- Employment
- Major Institutional
- Open Space
- Rural
- Urban Area Boundary
- Uptown Waterloo Urban Growth Centre
- Future Node

THE CITY OF Waterloo

Official Plan

Land Use Plan

Schedule 'A'

N.T.S.

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Revision Date: December 2025
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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

KING ST N

ALBERT ST

FISCHER-HALLMAN RD N

ERBSVILLE RD

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

ERB ST W

ERB ST E

BRIDGEPORT RD E

WEBER ST S

KING ST S

UNION ST E

FISCHER-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
- Uptown Waterloo Urban Growth Centre
- Future Node

Commercial Land Use Categories

- Uptown Commercial Core
- Uptown Mixed-Use
- West Side Mixed-Use Commercial Centre
- Conestoga Commercial Centre
- Mixed-Use Community Commercial
- Mixed-Use Neighbourhood Commercial
- Mixed-Use Office
- Corridor Commercial
- Convenience Commercial

THE CITY OF Waterloo

Official Plan

Commercial Land Uses

Schedule 'A1'

N.T.S.

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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

Grand River

TOWNSHIP OF WOOLWICH

LAUREL WOOD DR

BEARINGER RD

CONESTOGA PKY (HY 85)

LEXINGTON RD

FISHER-HALLMAN RD N

KING ST N

ALBERT ST

ERBSVILLE RD

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

ERB ST W

ERB ST W

BRIDGEPORT RD E

ERB ST E

WEBER ST S

KING ST S

UNION ST E

IRA NEEDLES BLVD

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
- Uptown Waterloo Urban Growth Centre

Employment Areas

- Academic
- Business Employment
- Flexible Industrial

THE CITY OF Waterloo

Official Plan

Employment Areas

Schedule 'A2'

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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 (HY 85)

LEXINGTON RD

FISCHER-HALLMAN RD N

ALBERT ST

KING ST N

ERBSVILLE RD

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

WESTMOUNT RD N

UNIVERSITY AVE E

BRIDGE ST W

TOWNSHIP OF WILMOT

KEATS WAY

ERBSVILLE CT

ERB ST W

ERB ST W

BRIDGEPORT RD E

ERB ST E

WEBER ST S

ISCHERHALLMAN RD S

IRA NEEDLES BLVD

KING ST S

UNION ST E

CITY OF KITCHENER

CITY OF KITCHENER

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
- Natural System
  Refer to Schedule "A4"

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

WEST

NORTHFIELD DR W

NORTHFIELD DR E

UNIVERSITY AVE E

Grand River

TOWNSHIP OF WOOLWICH

LAURELWOOD DR

BEAVER

BEARINGER RD

FISCHER-HALLMAN RD N

CONESTOGA PKY (HY 85)

LEXINGTON RD

KING ST N

ALBERT ST

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

UNIVERSITY AVE E

BRIDGE ST W

TOWNSHIP OF WILMOT

WILLIS RD

MOUNT RD N

ERBSVILLE CT

KEATS WAY

ERB ST W

BRIDGEPORT RD E

ERB ST E

WEBER ST S

KING ST S

UNION ST E

CITY OF KITCHENER

IRA NEEDLES BLVD

FISHER-HALLMAN RD S

UNIVERSITY AVE W

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.*
- Other Open Space Land Uses
  Refer to Schedule "A3"

THE CITY OF Waterloo

Official Plan

Natural System

Schedule 'A4'

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

BEAVER CREEK CT

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

WEBER ST N

UNIVERSITY AVE E

BRIDGE ST W

WEST MOUNT RD N

TOWNSHIP OF WILMOT

ERBSVILLE CT

KEATS WAY

BRIDGEPORT RD E

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

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'

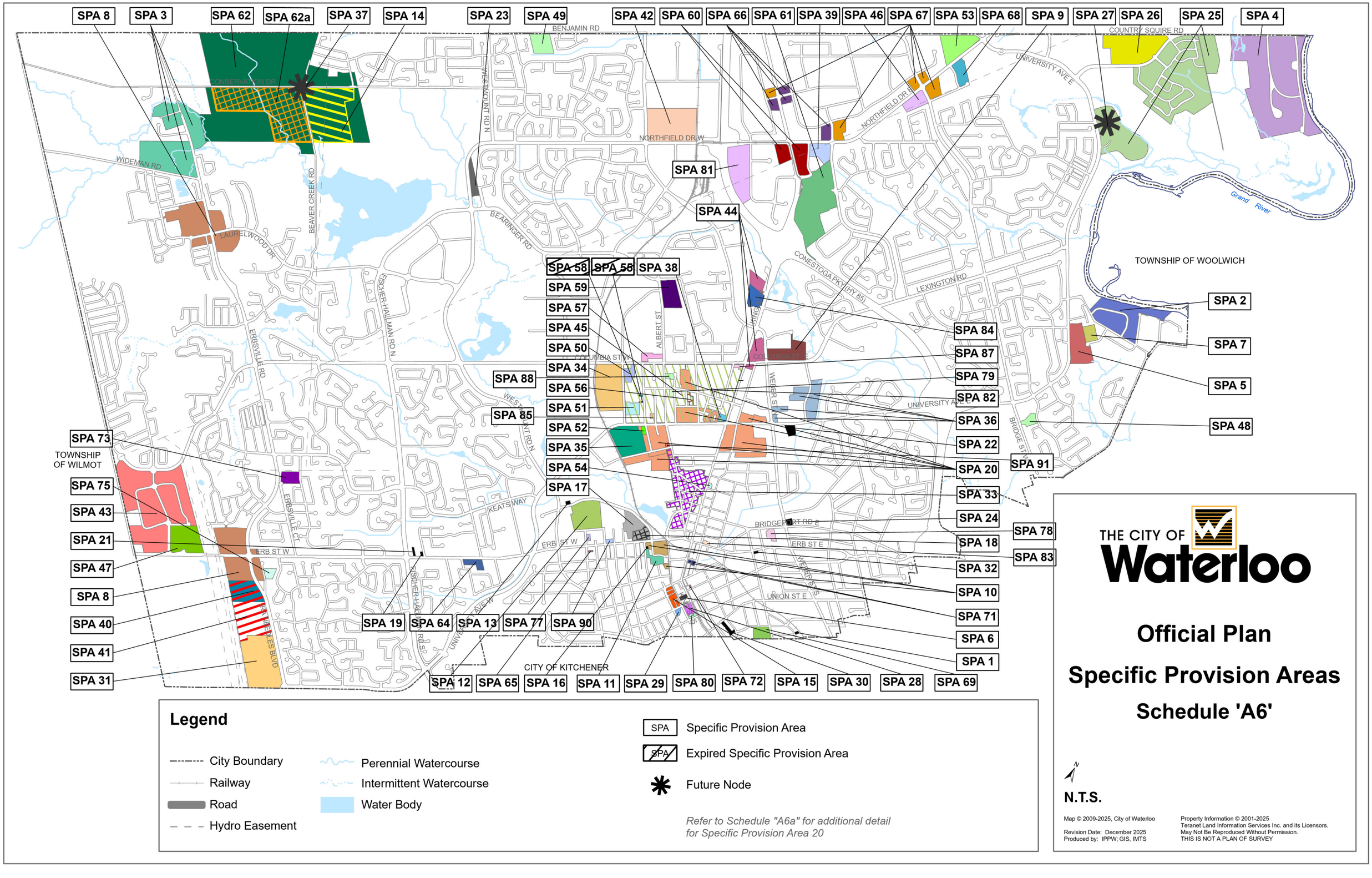
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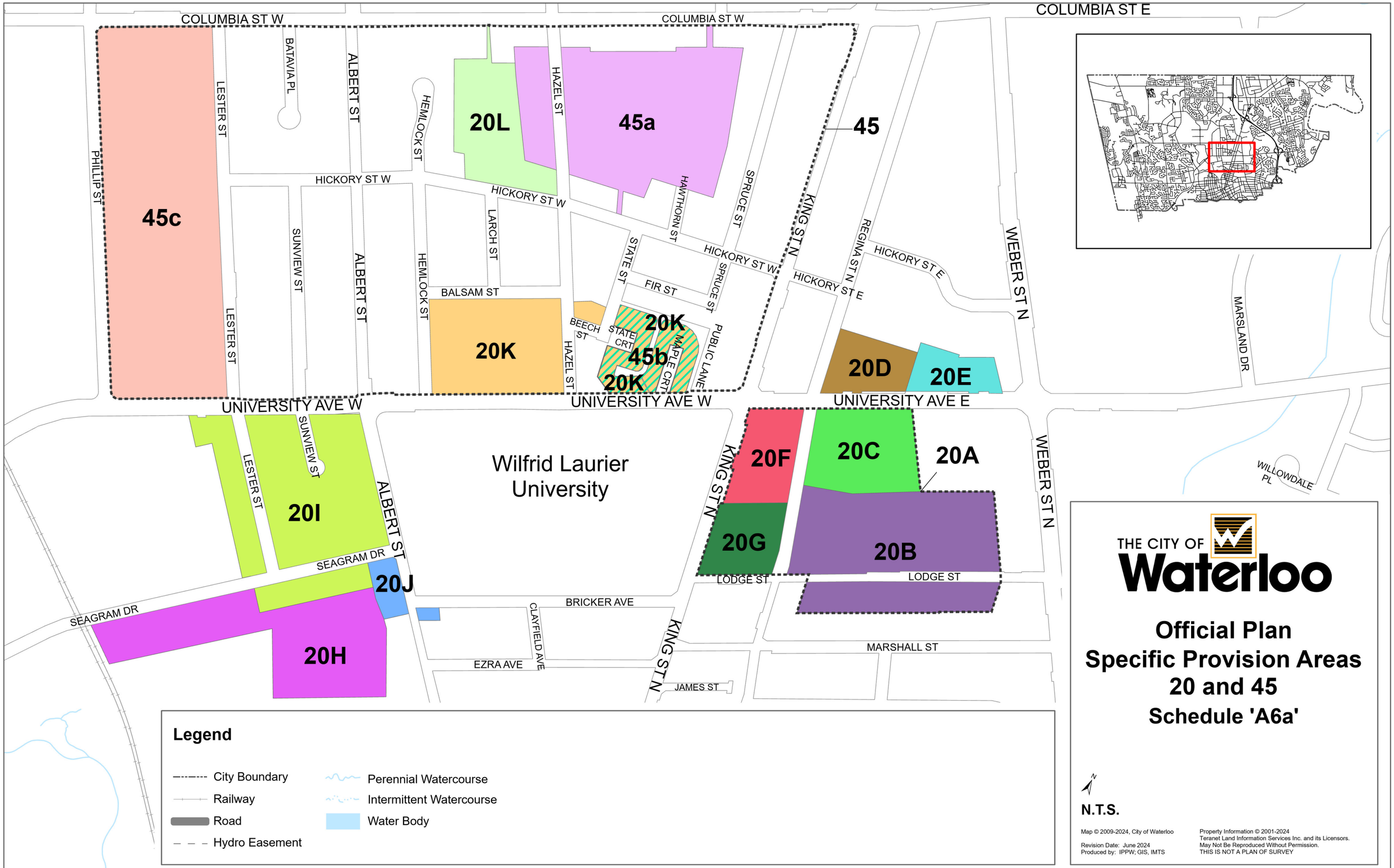
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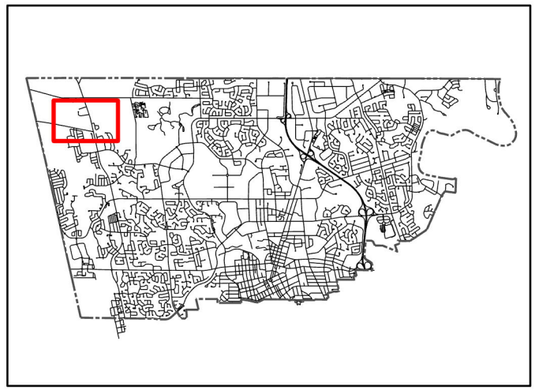
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SPA 8
SPA 3
SPA 62
SPA 62a
SPA 37
SPA 14
SPA 23
SPA 49
SPA 42
SPA 60
SPA 66
SPA 61
SPA 39
SPA 46
SPA 67
SPA 53
SPA 68
SPA 9
SPA 27
SPA 26
SPA 25
SPA 4
SPA 81
SPA 44
SPA 58
SPA 55
SPA 38
SPA 59
SPA 57
SPA 45
SPA 50
SPA 34
SPA 88
SPA 56
SPA 51
SPA 85
SPA 52
SPA 35
SPA 54
SPA 17
SPA 84
SPA 87
SPA 79
SPA 82
SPA 36
SPA 22
SPA 20
SPA 33
SPA 24
SPA 18
SPA 32
SPA 10
SPA 71
SPA 6
SPA 1
SPA 2
SPA 7
SPA 5
SPA 48
SPA 91
SPA 78
SPA 83
SPA 73
SPA 75
SPA 43
SPA 21
SPA 47
SPA 8
SPA 40
SPA 41
SPA 31
SPA 19
SPA 64
SPA 13
SPA 77
SPA 90
SPA 12
SPA 65
SPA 16
SPA 11
SPA 29
SPA 80
SPA 72
SPA 15
SPA 30
SPA 28
SPA 69
BENJAMIN RD
CONSERVATION DR
WIDEMAN RD
LAURELWOOD DR
BEAVER CREEK RD
WESTMOUNT RD N
NORTHFIELD DR W
NORTHFIELD DR E
UNIVERSITY AVE E
COUNTRY SQUIRE RD
Grand River
TOWNSHIP OF WOOLWICH
BEARINGER RD
CONESTOGA PKY (HWY 85)
LEXINGTON RD
ALBERT ST
COLUMBIA ST W
COLUMBIA ST E
WEBER ST N
WEBER ST S
UNIVERSITY AVE W
BRIDGE ST E
BRIDGEPORT RD E
ERB ST E
ERB ST W
UNION ST E
ERBSVILLE RD
FISHER-HALLMAN RD N
FISHER-HALLMAN RD S
KEATS WAY
ERBSVILLE CT
RATTENBURY ST E
TOWNSHIP OF WILMOT
CITY OF KITCHENER
Legend
City Boundary
Railway
Road
Hydro Easement
Perennial Watercourse
Intermittent Watercourse
Water Body
SPA
Specific Provision Area
Expired Specific Provision Area
Future Node
Refer to Schedule "A6a" for additional detail for Specific Provision Area 20
THE CITY OF Waterloo
Official Plan
Specific Provision Areas
Schedule 'A6'
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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
HICKORY ST W
HICKORY ST W
HICKORY ST W
HICKORY ST E
HICKORY ST E
HAWTHORN ST
SPRUCE ST
KING ST N
REGINA ST N
WEBER ST N
MARSLAND DR
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
20J
SEAGRAM DR
SEAGRAM DR
LODGE ST
LODGE ST
BRICKER AVE
CLAYFIELD AVE
KING ST N
MARSHALL ST
EZRA AVE
JAMES ST
WILLOWDALE PL
20H
Legend
City Boundary
Railway
Road
Hydro Easement
Perennial Watercourse
Intermittent Watercourse
Water Body
THE CITY OF Waterloo
Official Plan
Specific Provision Areas
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

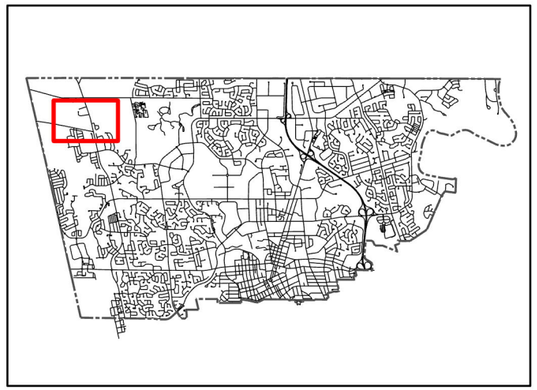
Schedule 'A6b'

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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

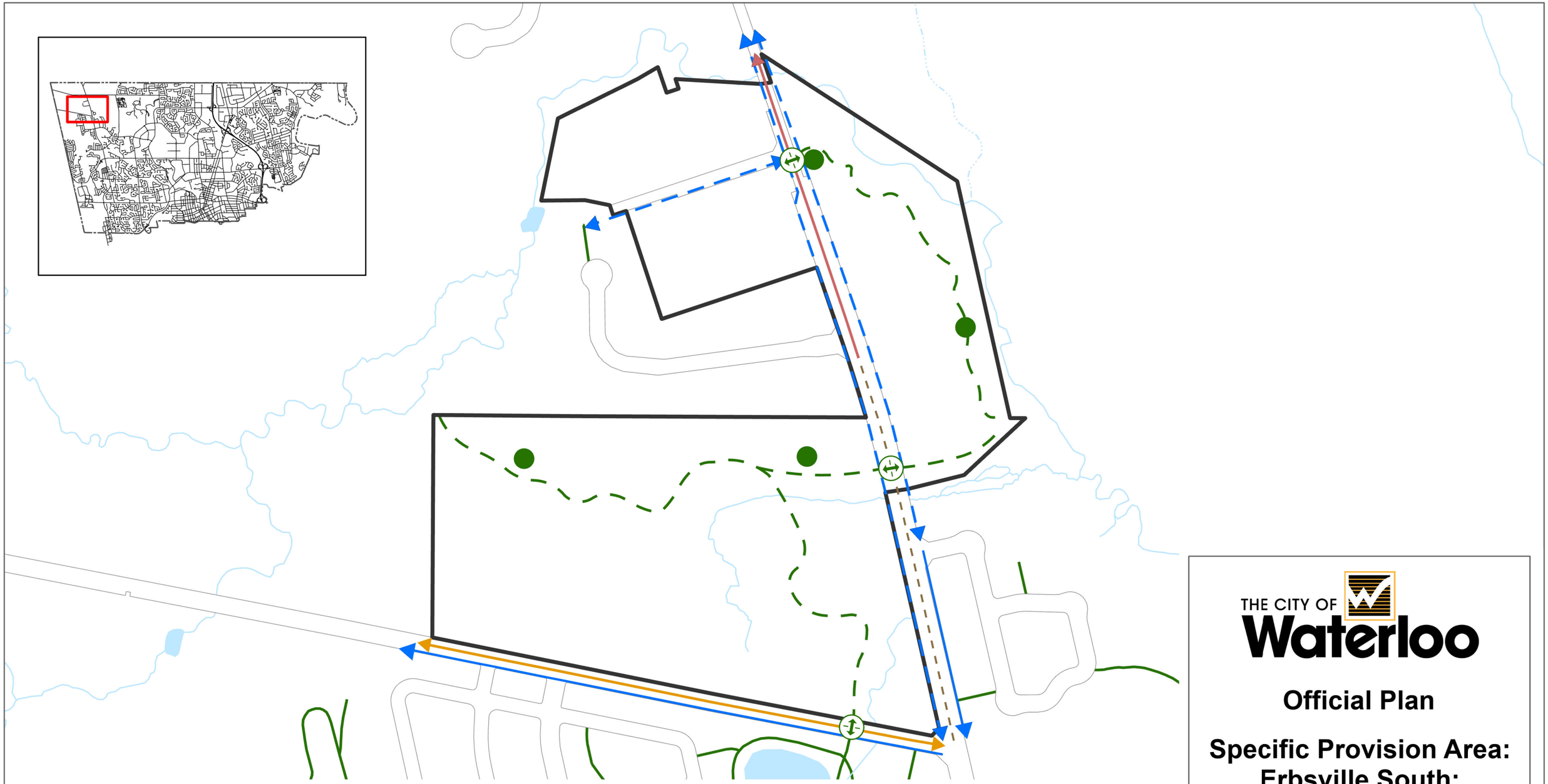
Schedule 'A6c'

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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

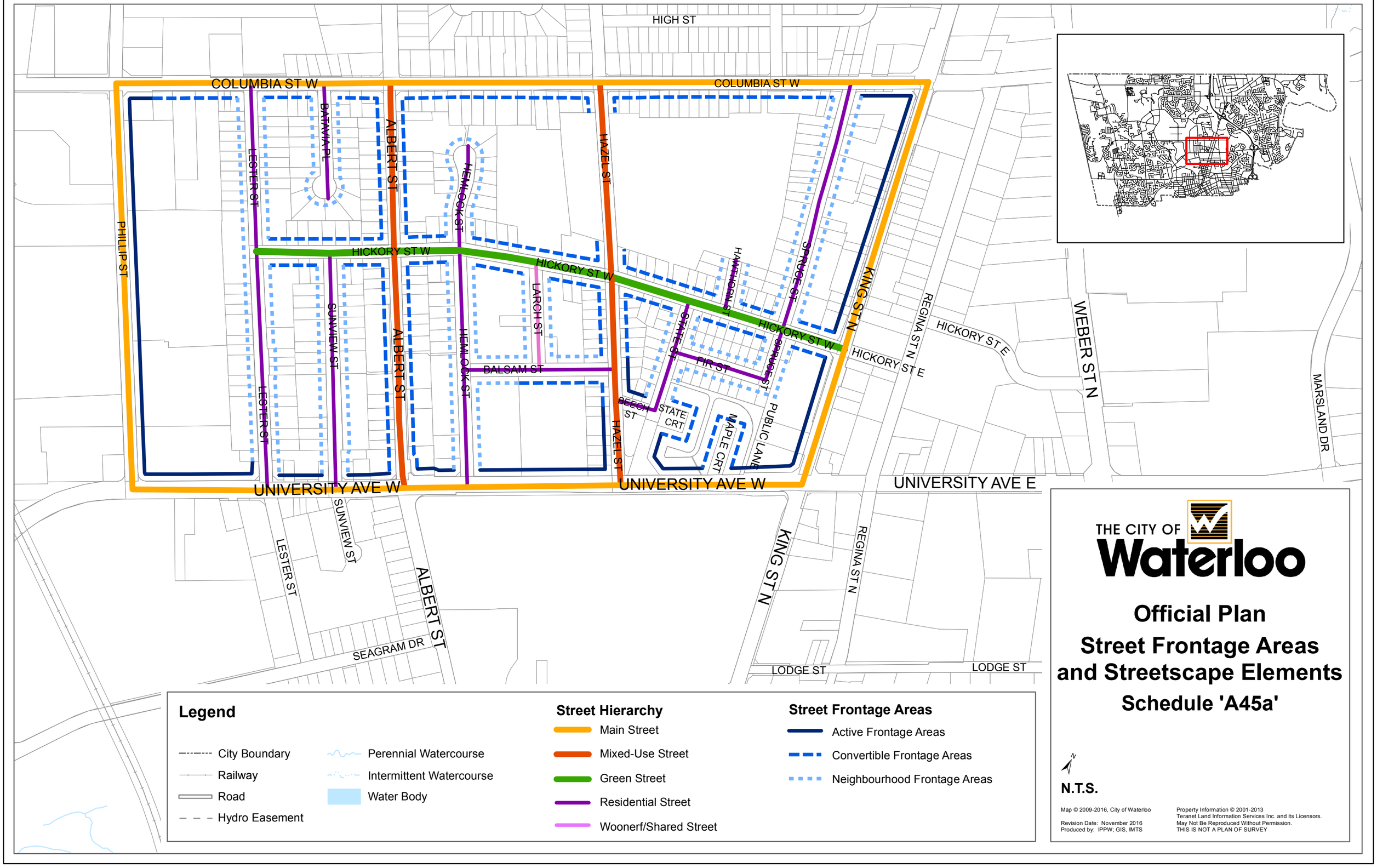
Schedule 'A6d'

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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

THE CITY OF Waterloo

Official Plan

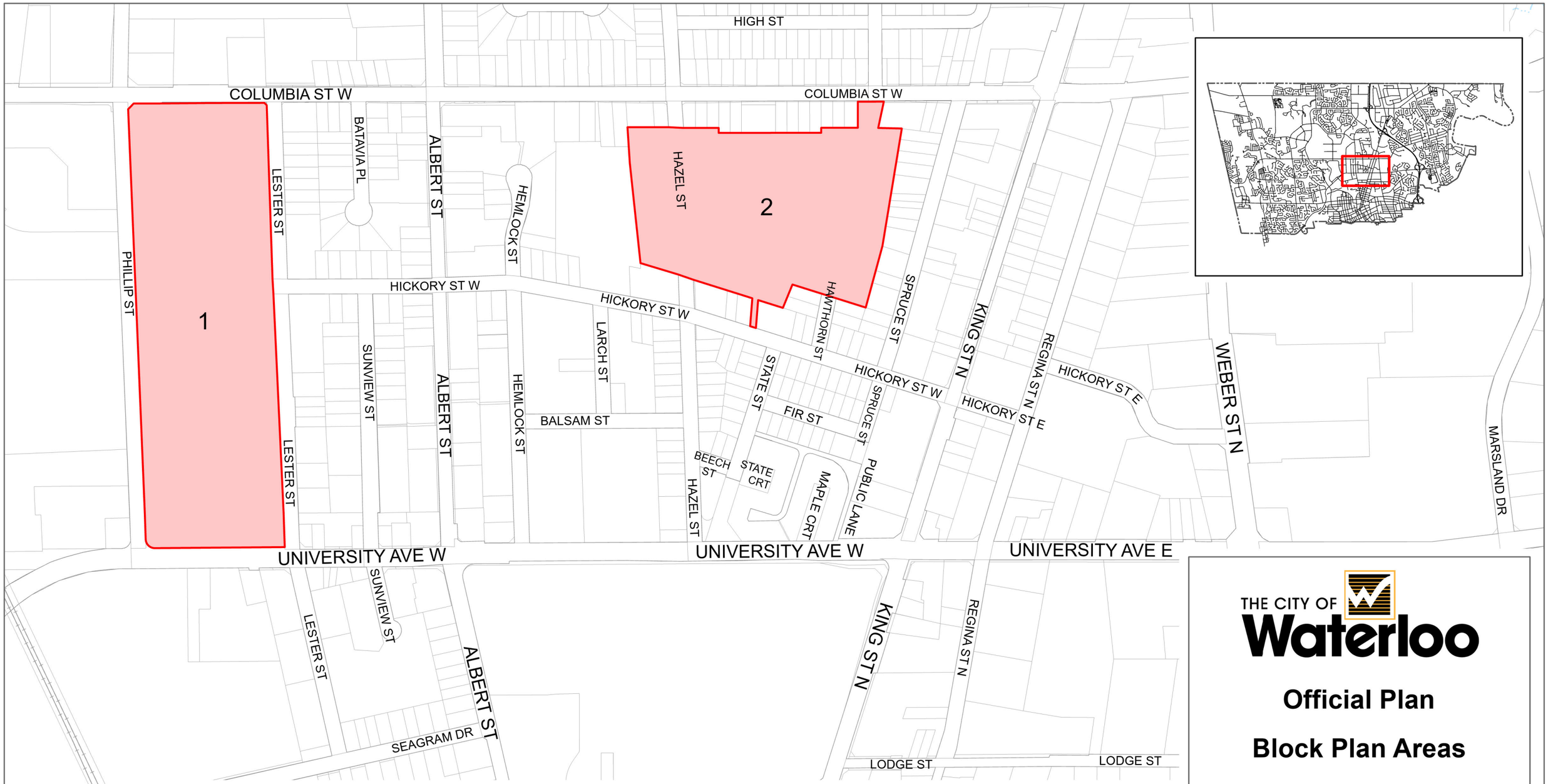
Street Frontage Areas and Streetscape Elements

Schedule 'A45a'

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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

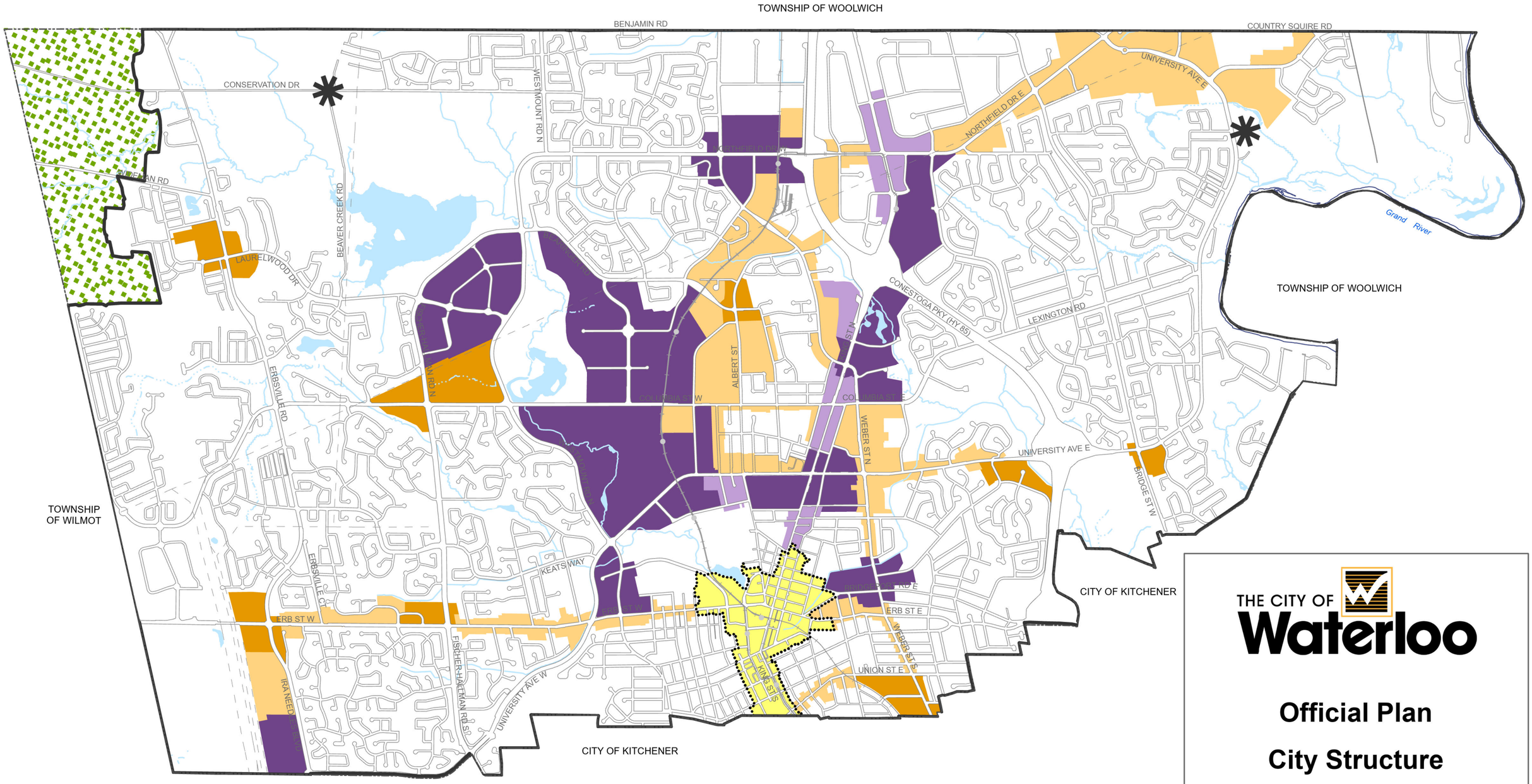
Schedule 'A45b'

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Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body

Nodes and Corridors

- Primary Node
- Major Node
- Minor Node
- Future Node
- Major Corridor
- Minor Corridor

- Urban Area Boundary
- Protected Countryside
- Uptown Waterloo Urban Growth Centre
- Reurbanization Corridor
- Major Transit Station Areas

*** Not shown - Map will be amended to designate Major Transit Station Areas and Reurbanization Corridors following completion of the Rapid Transit Environmental Assessment.*

THE CITY OF Waterloo

Official Plan

City Structure

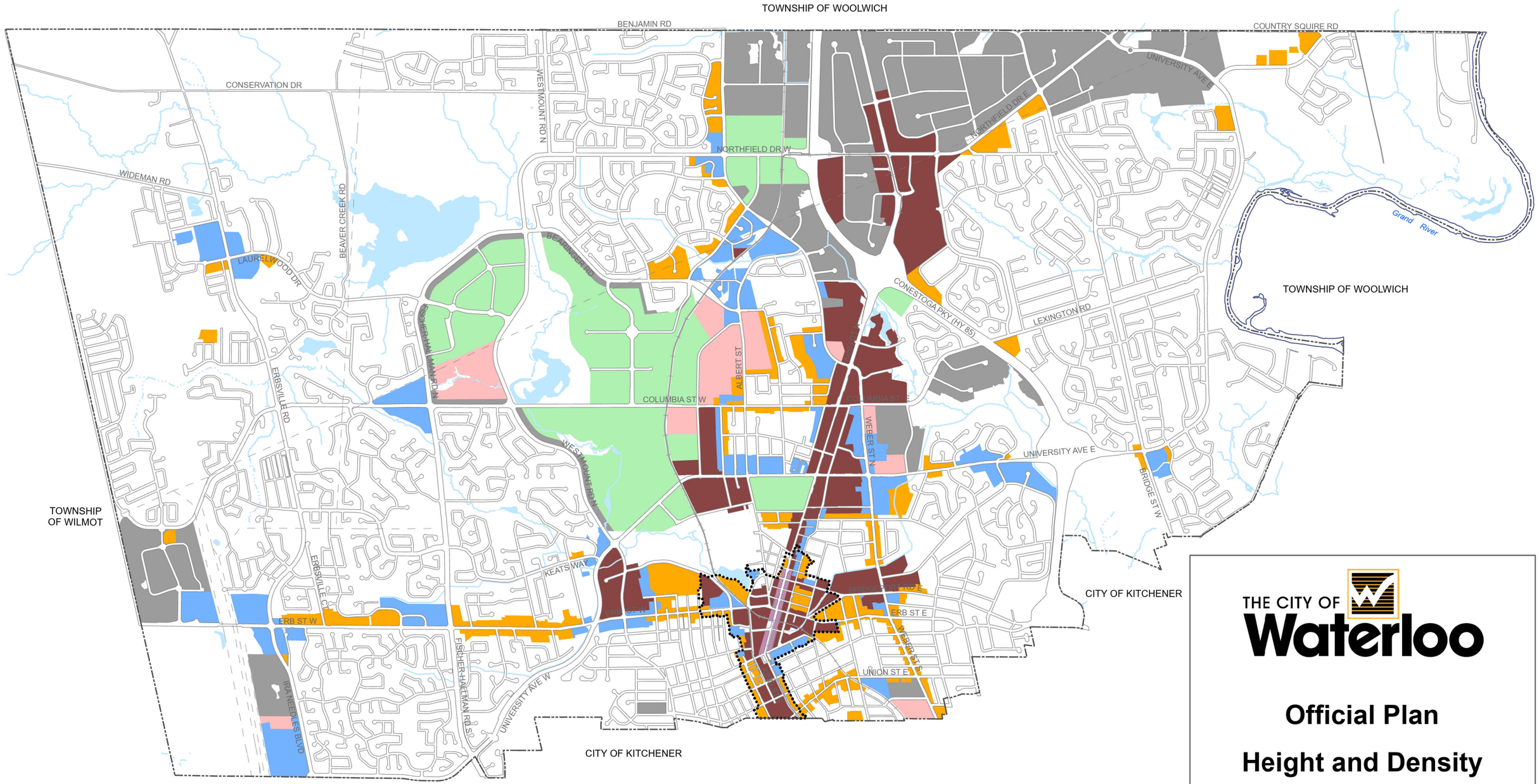
Schedule 'B'

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Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Low Density, 10 metres (Northdale: Low Density, 6 storeys)
- Medium Density, 20 metres (Northdale: Medium Density, 8 storeys)
- Medium High Density, 40 metres (Northdale: Medium High Density, 12 storeys)
- High Density, 81 metres (Northdale: High Density, 25 storeys)

*** Note for Northdale only, heights are specified in storeys; the rest of the City is specified in metres.*

- Uptown Waterloo Urban Growth Centre
- Main Street, 6 metres to 16 metres
- Medium Density Employment, 27 metres
- Medium-High Density Employment, 40 metres
- High Density Employment, 81 metres

THE CITY OF Waterloo

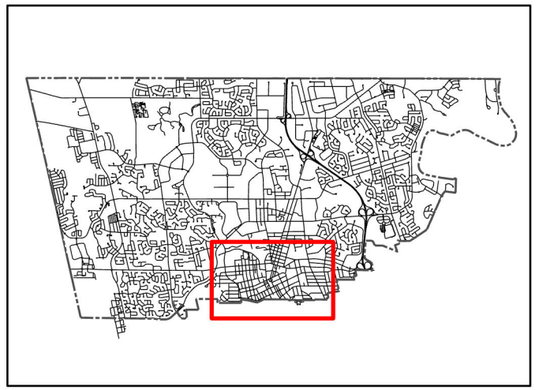
Official Plan
Height and Density
Schedule 'B1'

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Official Plan
Uptown Waterloo Urban Growth Centre
Schedule 'B2'

Legend

- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- Uptown Waterloo Urban Growth Centre / Primary Node
- Uptown Commercial Core
- Uptown Complementary Transition Area
- Parks and Other Green Space

THE CITY OF Waterloo

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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

CONSERVATION DR

WIDEMAN RD

WESTMOUNT RD N

BEAVER CREEK RD

NORTHFIELD DR W

NORTHFIELD DR E

UNIVERSITY AVE E

Grand River

TOWNSHIP OF WOOLWICH

LAURELWOOD DR

BEARINGER RD

CONESTOGA PKY (HY 85)

LEXINGTON RD

ESSVILLE RD

FISCHER-HALLMAN RD N

KING ST N

ALBERT ST

COLUMBIA ST W

COLUMBIA ST E

WEBER ST N

UNIVERSITY AVE E

BRIDGE ST W

TOWNSHIP OF WILMOT

WESTMOUNT RD N

KEATS WAY

BRIDGEPORT RD E

ERB ST W

ERB ST E

ELDERHILL CT

FISCHER-HALLMAN RD S

KING ST E

WEBER 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
- Urban Area Boundary
- Designated Greenfield Areas
- Built Up Area

THE CITY OF Waterloo

Official Plan
Designated Greenfield Areas
Schedule 'B3'

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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

Country Squire

NORTHFIELD DR E

NORTHFIELD DR W

Eastbridge

Grey Silo

WIDEMAN RD

BEAVER CREEK RD

Lakeshore

Grand River

Lincoln

Laurelwood

LAURELWOOD DR

BEARINGER RD

UW Northwest Campus

CONESTOGA PKY (HWY 86)

TOWNSHIP OF WOOLWICH

LEXINGTON RD

Columbia Hills

FISCHER-HALLMAN RD N

UW Research and Technology Park

Columbia

KING ST N

Dearborn

ALBERT ST

COLUMBIA ST W

COLUMBIA ST E

Lexington

ERBSVILLE RD

WEBER ST N

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

Central

ERB ST W

ERB ST E

WEBER ST S

CITY OF KITCHENER

UNION ST E

KING ST S

IRA NEEDLES BLVD

Westvale

FISCHER-HALLMAN RD S

UNIVERSITY AVE W

Westmount

West Hill

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

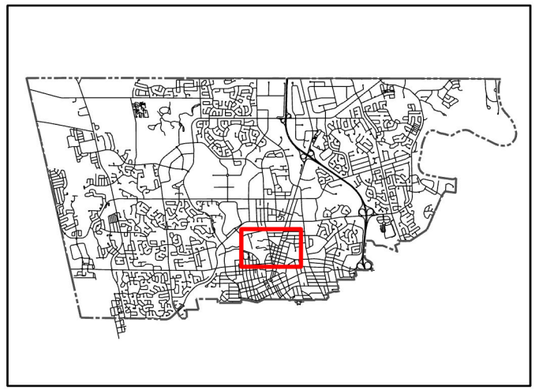
Schedule 'C'

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SEAGRAM DR
LODGE ST
BRICKER AVE
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
UNIVERSITY AVE E
NORTHFIELD DR E
NORTHFIELD DR W
WIDEMAN RD
BEAVER CREEK RD
Grand River
TOWNSHIP OF WOOLWICH
BEARINGER RD
LAUREL WOOD DR
FISCHER-HALLMAN RD N
CONESTOGA PKWY (RTE 86)
LEXINGTON RD
KING ST N
ALBERT ST
ERBSVILLE RD
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 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

Primary Roads
- City Arterial
- Regional Arterial

Provincial Highway
- Provincial Highway

Deferred

THE CITY OF Waterloo

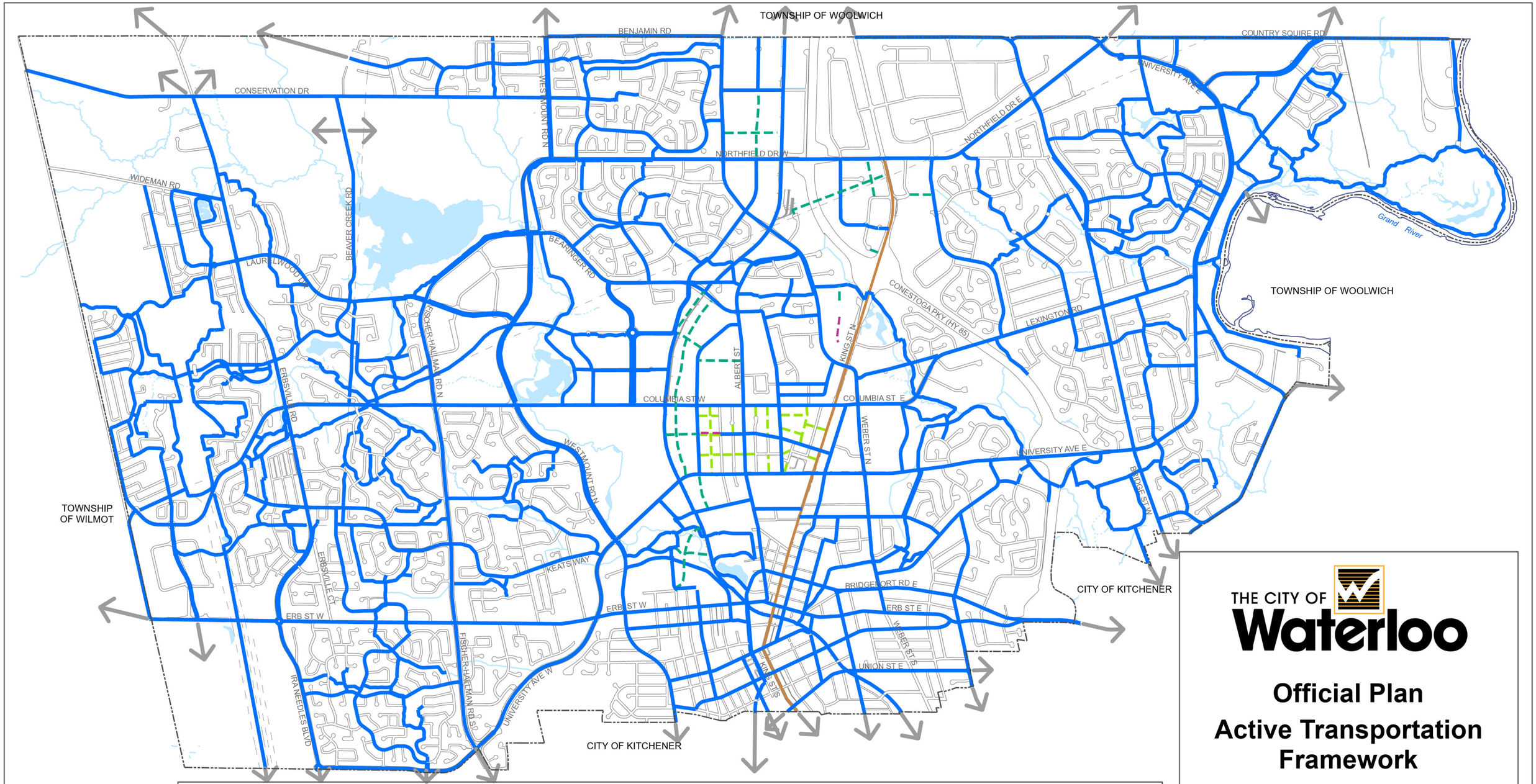
Official Plan
Road Classification System
Schedule 'E'

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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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TOWNSHIP OF WOOLWICH

BENJAMIN RD

COUNTRY SQUIRE RD

CONSERVATION DR

WEST MOUNT RD N

NORTHFIELD DR E

UNIVERSITY AVE E

NORTHFIELD DR W

WIDEMAN RD

24.0 m

23.0 m

Grand River

BEAVER CREEK RD

LAUREL WOOD DR

BEARINGER RD

TOWNSHIP OF WOOLWICH

CONESTOGA PKY (HY 85)

LEXINGTON RD

FISCHER-HALLMAN RD N

33.0 m

KING ST N

ALBERT ST

ERBSVILLE RD

COLUMBIA ST W

COLUMBIA ST E

23.0 m

WEBER ST N

18.5 m

WEST MOUNT RD N

UNIVERSITY AVE E

BRIDGE ST W

TOWNSHIP OF WILMOT

KEATS WAY

ERB ST W

BRIDGEPORT RD E

ERB ST E

ERBSVILLE CT

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 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

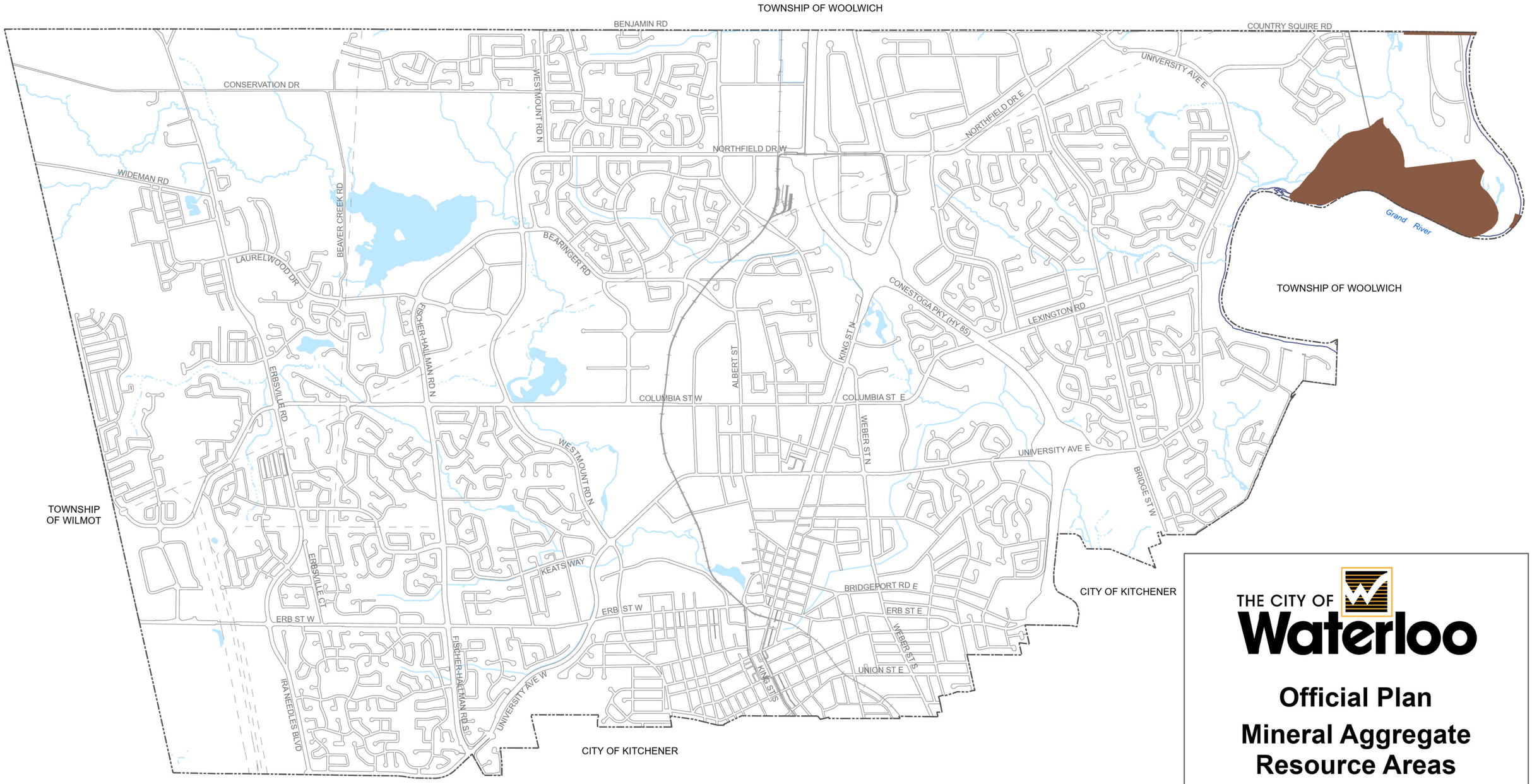
Schedule 'G'

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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

UNIVERSITY AVE E

NORTHFIELD DR E

NORTHFIELD DR W

WIDEMAN RD

BEAVER CREEK RD

Grand River

TOWNSHIP OF WOOLWICH

BEARINGER RD

LAUREL WOOD DR

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

ERBSVILLE CT

KEATS WAY

BRIDGEPORT RD E

ERB ST W

ERB ST E

WEBER 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
- Industrial Transitional Areas

THE CITY OF Waterloo

Official Plan

Industrial Transitional Areas

Schedule 'I'

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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

BEARINGER RD

Grand River

TOWNSHIP OF WOOLWICH

LAUREL WOOD DR

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

ERBSVILLE CT

KEATS WAY

ERB ST W

ERB ST E

BRIDGEPORT RD E

WEBER ST S

KING ST S

UNION ST E

CITY OF KITCHENER

IRA NEEDLES BLVD

FISCHER-HALLMAN RD S

UNIVERSITY AVE W

CITY OF KITCHENER

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. Please refer to the Transportation Master Plan for more details.

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
- Potential Connection to Adjacent Municipality/ Lands
- Station Area Boundary
- Potential Transition Area

THE CITY OF Waterloo

Official Plan

Station Areas

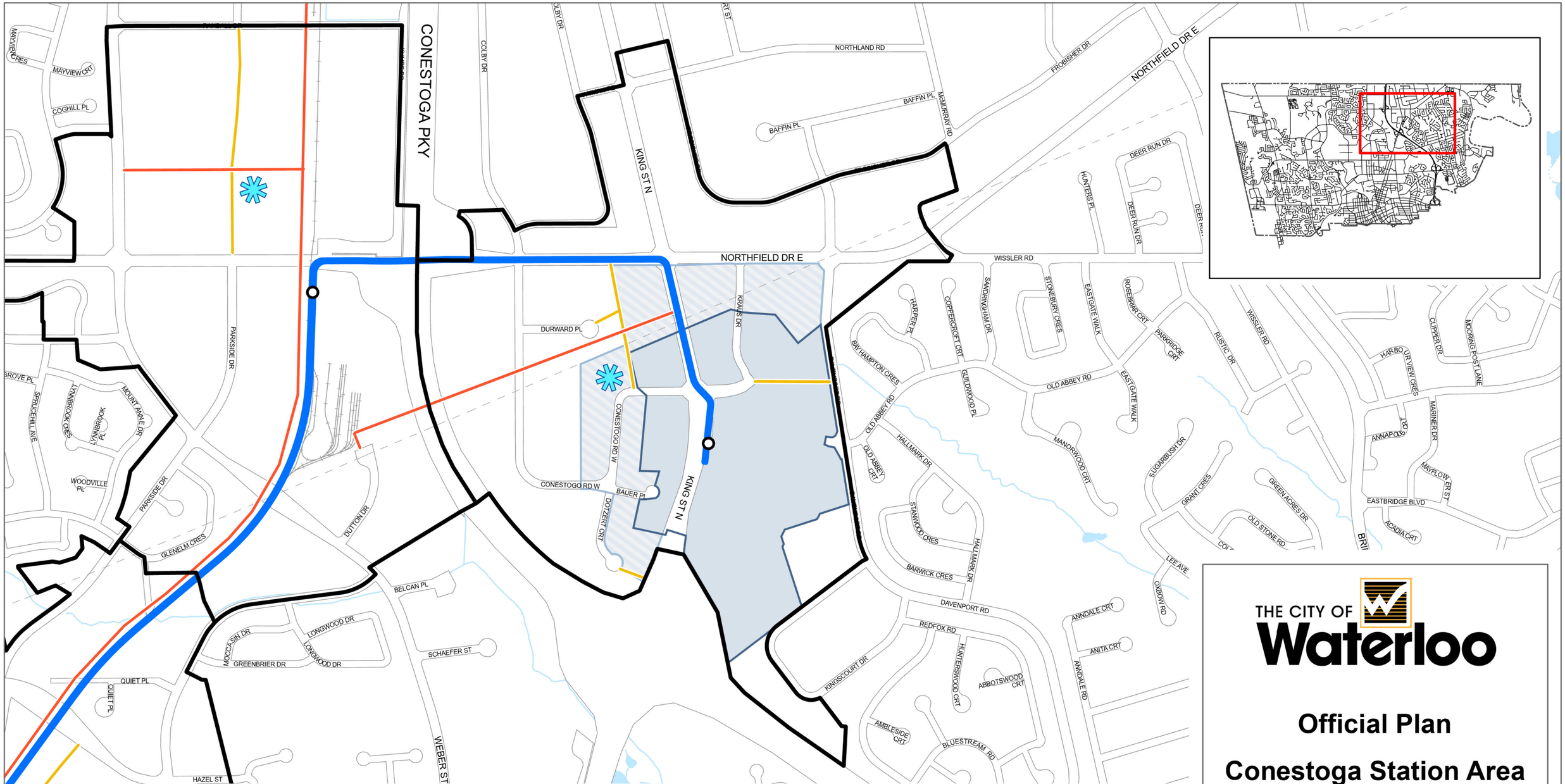
Schedule 'J'

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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

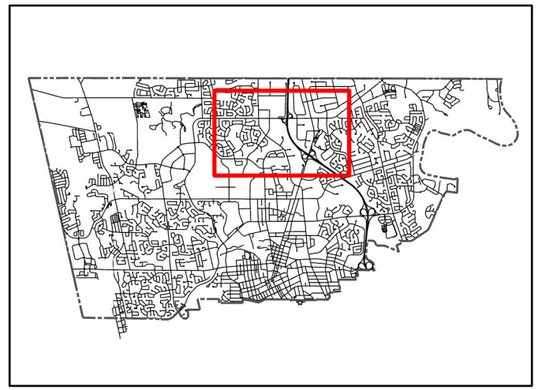
Schedule 'J1'

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Official Plan
Northfield Station Area
Schedule 'J2'

Legend

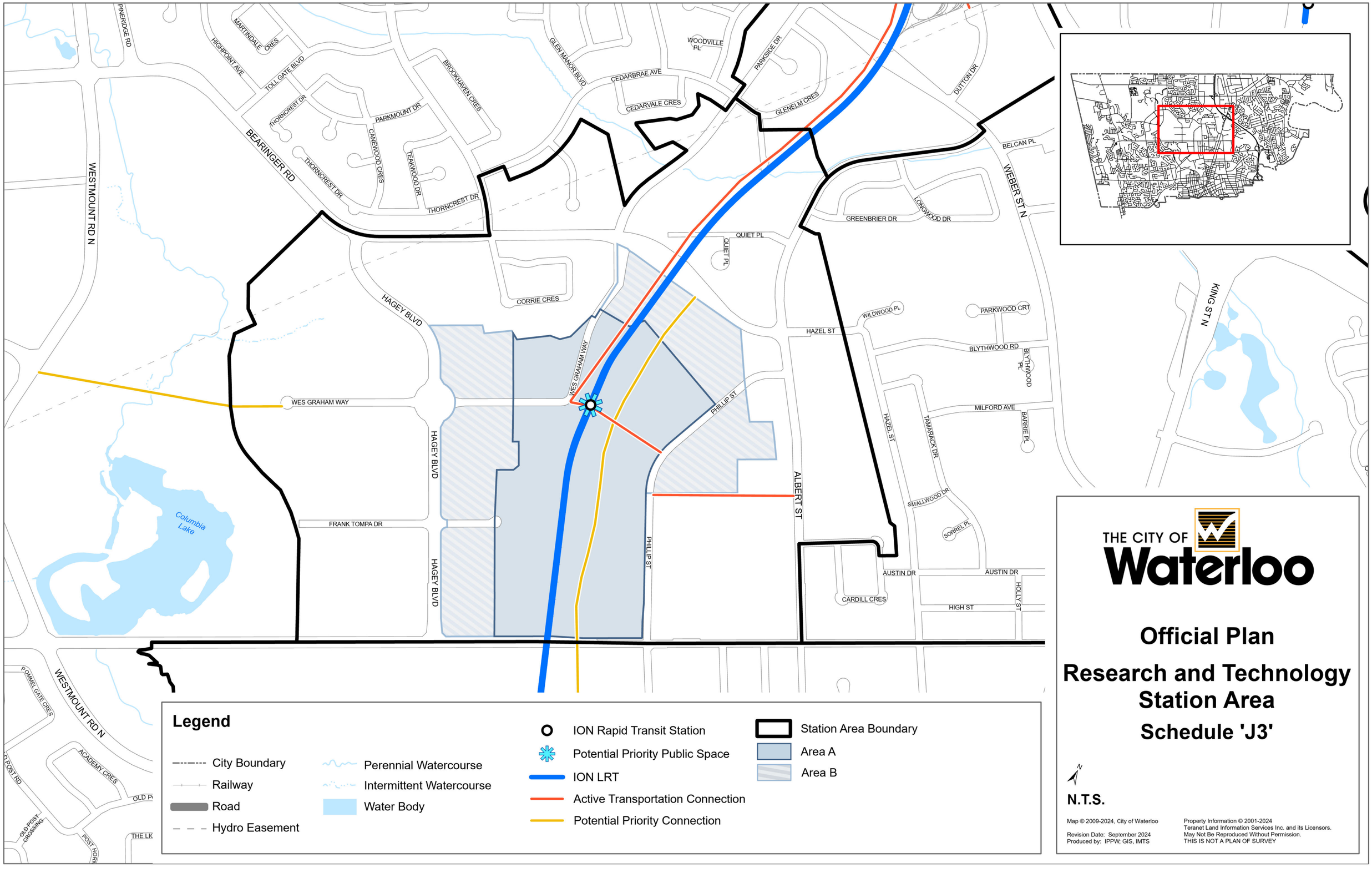
- City Boundary
- Railway
- Road
- Hydro Easement
- Perennial Watercourse
- Intermittent Watercourse
- Water Body
- ION Rapid Transit Station
- Potential Priority Public Space
- ION LRT
- Active Transportation Connection
- Potential Priority Connection
- Station Area Boundary
- Area A
- Area B

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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'

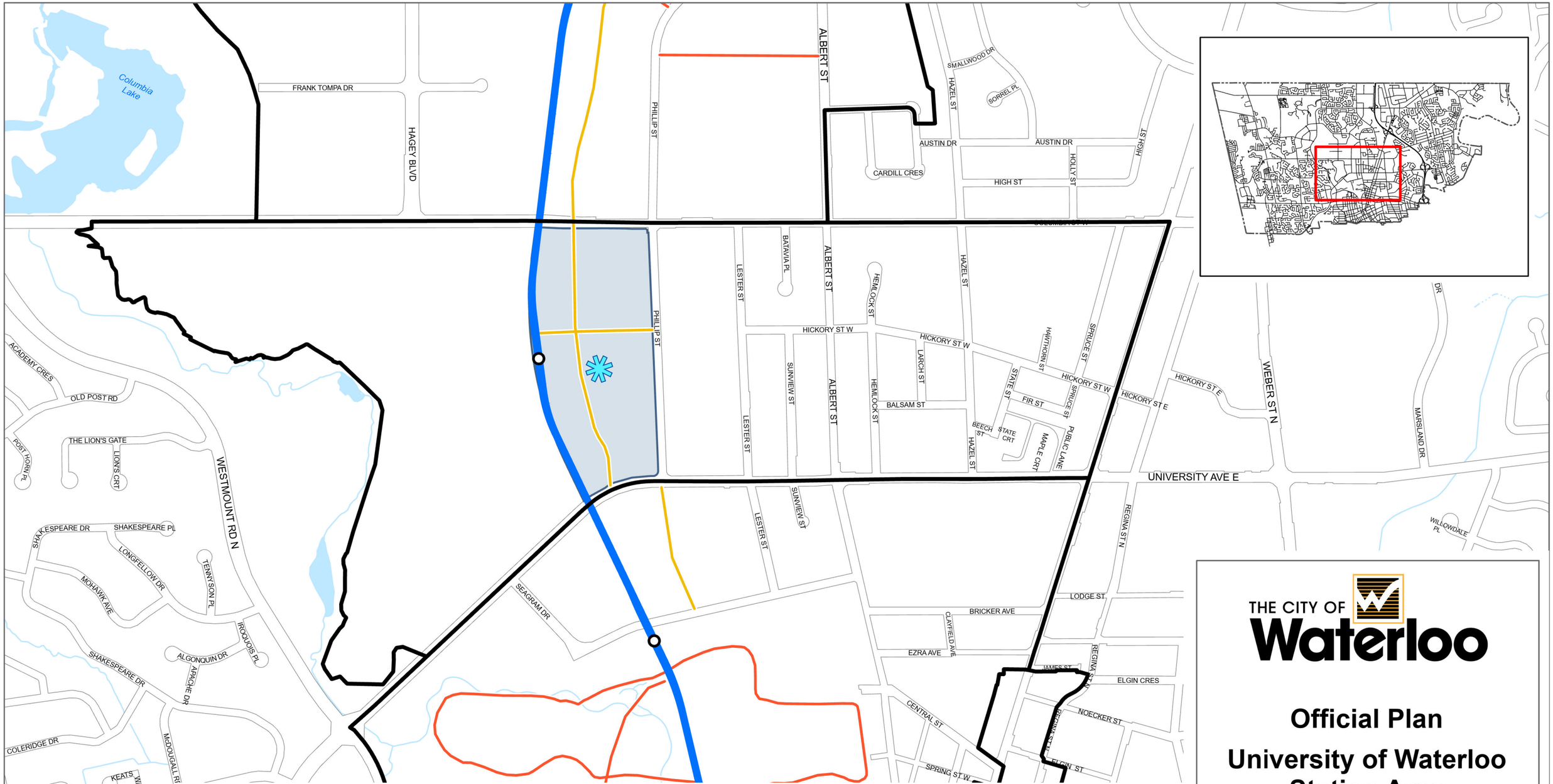
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Legend

- 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

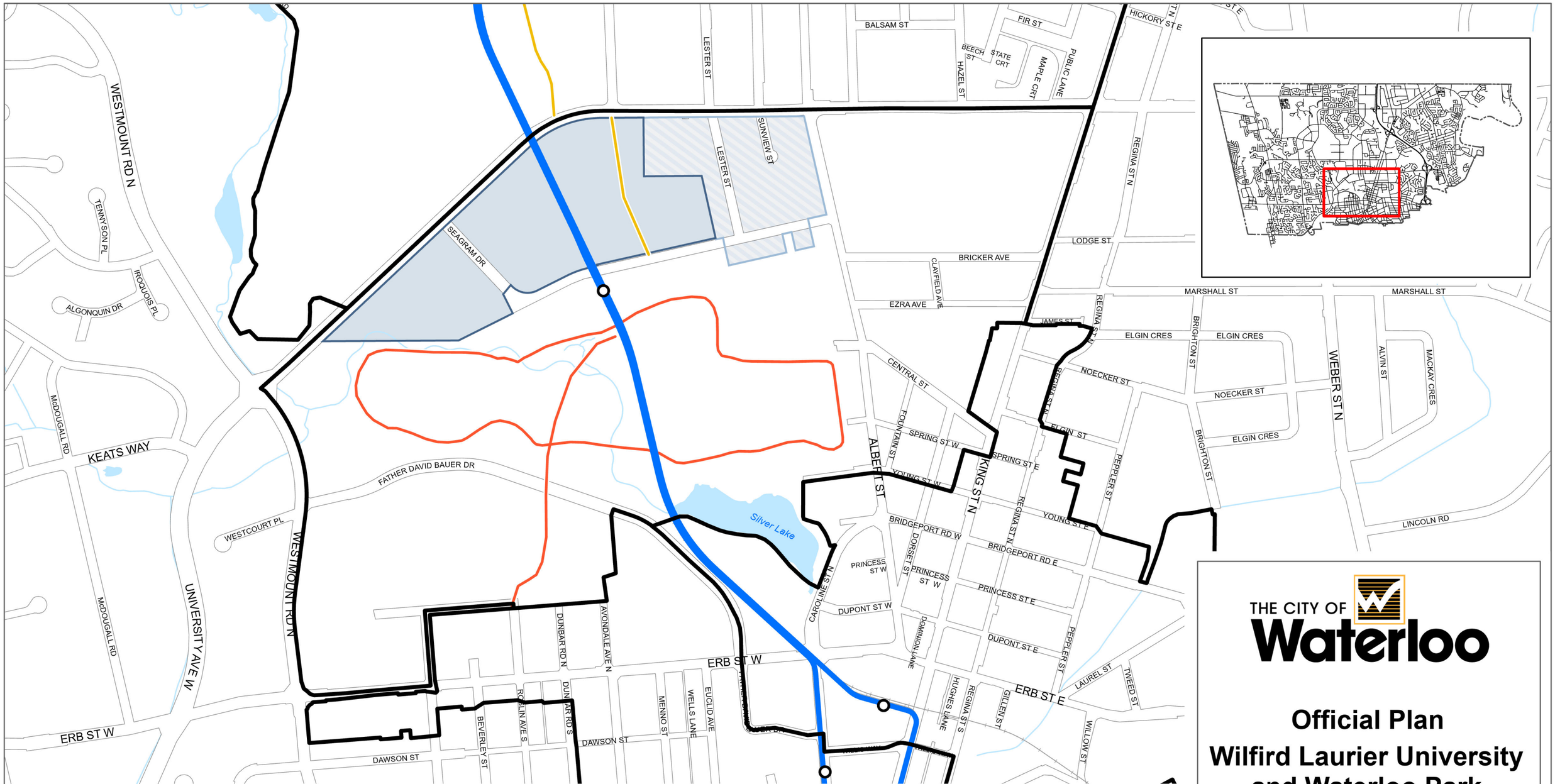
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Legend

- 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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