



STAFF REPORT
Planning

Title: General Amendments to the Official Plan and Zoning By-law, OPA 54 and Z-24-01, The Corporation of the City of Waterloo

Report Number: IPPW2024-022

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Council Date: April 22, 2024

File: OPA 54 and Z-24-01

Attachments: Schedule 'A' – General Amendments to the City of Waterloo Official Plan
Schedule 'B' – General Amendments to Zoning By-law 2018-050

Ward No.: All Wards

Recommendations:

1. That Council approve report IPPW2024-022.
2. That Council adopt Official Plan Amendment No. 54, General Amendments to the Official Plan of the City of Waterloo, as set out in Schedule 'A' to IPPW2024-022.
3. That Council request that the Regional Municipality of Waterloo approve Official Plan Amendment No. 54.
4. That Council approve Zoning By-law Amendment Z-24-01, General Amendments to City of Waterloo Zoning By-law 2018-050, as set out in Schedule 'B' to IPPW2024-022.

A. Executive Summary

The City of Waterloo periodically undertakes general amendments to its Official Plan and Zoning By-law in order to keep these land use planning instruments current, provide clarity, and improve efficiencies. The proposed amendments are primarily intended to streamline development approvals for new housing and post-secondary institutions, and to improve clarity and correct errors throughout the by-law.

B. Financial Implications

Staff are not aware of any municipal financial implications with respect to the proposed amendments. Should the proposed amendments be appealed, costs related to an Ontario Land Tribunal (OLT) hearing may be incurred.

C. Technology Implications

None.

D. Link to Strategic Plan

(Strategic Objectives: Equity, Inclusion and a Sense of Belonging; Sustainability and the Environment; Safe, Sustainable Transportation; Healthy Community & Resilient Neighbourhoods; Infrastructure Renewal; Economic Growth & Development)

(Guiding Principles: Equity and Inclusion; Sustainability; Fiscal Responsibility; Healthy and Safe Workplace; Effective Engagement; Personal Leadership; Service Excellence)

Alignment with the Guiding Principle of “Operational Excellence”. Alignment with the Strategic Priorities of “Complete Community” and “Innovation and Future Ready”.

E. Previous Reports on this Topic

General Amendments to:

- Zoning By-law 2018-050 (2019): IPPW2019-046
- Zoning By-law 2018-050 (2020): IPPW2020-051
- Zoning By-law 2018-050 (2021): IPPW2021-007
- Official Plan and Zoning By-law 2018-050 (2022): IPPW2022-036 / IPPW2022-036.1
- Zoning By-law 2018-050 (2023): IPPW2023-035



**General Amendments to the Official Plan and Zoning By-law, OPA 54 and Z-24-01,
The Corporation of the City of Waterloo
IPPW2024-022**

SECTION 1 – INTRODUCTION

The Official Plan of the City of Waterloo (the “Official Plan”) was adopted by Council in 2012, and guides community planning and growth management in the city. The City’s Planning Division is advancing minor general amendments to the Official Plan in order to facilitate new housing at the Barrel Yards (Avondale Avenue North) and to facilitate upgrades to Laurier Stadium.

The City of Waterloo Zoning By-law 2018-050 (the “Zoning By-law”) came into effect on September 10, 2018. It applies to all lands and buildings in the city. The Zoning By-law controls land development and how lands and buildings are used, including the location of buildings on a lot, building heights and densities, and parking requirements. To create efficiencies and keep the by-law current with changing legislation and policies, general amendments to the by-law are undertaken on occasion.

The City’s Planning Division is advancing general amendments to the Zoning By-law to streamline development approvals for new housing and post-secondary institutions, and to improve clarity and correct errors throughout the by-law.

SECTION 2 – PROPOSED AMENDMENTS

The proposed general amendments to the Official Plan are detailed in **Schedule ‘A’** to this report and relate to:

- 1.) minor density increase for the Barrel Yards, to permit 24 stacked townhouse units to be constructed on Avondale Avenue North;
- 2.) increased height permission for accessory structures at Laurier Stadium, to facilitate upgrades to the stadium including new bleachers, new scoreboard, and seasonal dome.

The proposed general amendments to the Zoning By-law are detailed in **Schedule ‘B’** to this report and primarily relate to:

- 1.) amendments to facilitate housing
- 2.) amendments to facilitate various post-secondary initiatives
- 3.) general amendments to streamline development approvals
- 4.) general amendments to improve clarity, correct errors and address omissions.

SECTION 3 – CONCLUSION

The amendments proposed under OPA 54 and Z-24-01 are primarily intended to streamline development approvals for new housing and post-secondary institutions, and to improve clarity and correct errors.

SCHEDULE ‘A’ – General Amendments to the Official Plan of the City of Waterloo

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No. 1 – Barrel Yards – Stacked Townhouses on Avondale Ave N

Description:

To amend Specific Provision Area 17 (Barrel Yards), to increase the maximum permitted density from 250 units per hectare to 259 units per hectare outside of the Regulatory Floodplain, to enable the construction of 24 stacked townhouse units on Avondale Avenue North (see red bubble in Figure 1).

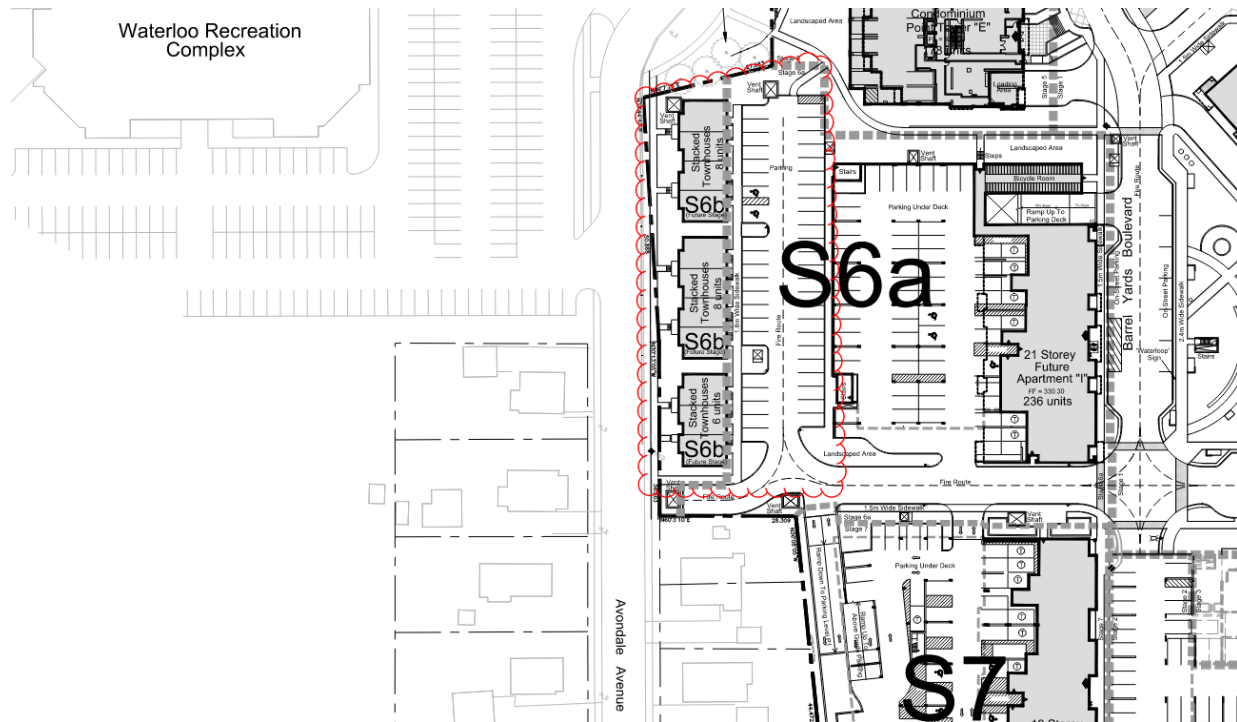


Figure 1: Proposed Townhouse Units

Staff comments:

Silver Lake Developments (“SLD”) is constructing the Barrel Yards development in stages. SPA 17 (Barrel Yards) applies a maximum density of 250 units per hectare across the entire site. This maximum density of 1,310 units was reached with the construction of the sixth tower. Subsequent stages of development, being Stage 3 (north of the Delta Hotel) and Stage 4 (corner of Erb/Father David Bauer), will be considered through future Official Plan and Zoning By-law Amendment applications by SLD.

In the meantime, staff are recommending a minor amendment to SPA 17 by adding Policy 11.1.17(7) to increase the permitted density from 250 units per hectare to 259 units per hectare for the portion of the site that is outside of the regulatory floodplain, as identified in Schedule ‘A5’ – Natural Hazards of the Official Plan. This will enable 24 stacked townhouses to be constructed on Avondale Avenue North. Staff are proposing this amendment for the following reasons:

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- implements the approved master plan for the Barrel Yards development
- allows new housing to be constructed, faster (in alignment with our housing pledge)
- allows for active transportation and public realm improvements along Avondale Ave N
- the amendment is minor in nature
- detailed design will be secured through site plan control

Amendment:

To amend Specific Provision Area 17 (Barrel Yards) of the Official Plan, by adding Policy 11.1.17 (7) as follows:

(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.

No. 2 – Laurier Stadium – Accessory Structures

Description:

To amend Specific Provision Area 20H (Laurier Stadium), to permit accessory structures to exceed the maximum building height of 10 metres. Accessory structures include:

- bleachers
- scoreboard
- football safety netting system
- seasonal dome

Staff comments:

Wilfrid Laurier University (“WLU”) is upgrading Laurier Stadium through phased improvements, including resurfacing the playing field, servicing upgrades, landscape enhancements, new bleachers, new scoreboard, and a seasonal dome (air supported structure) to facilitate use of the playing field in the winter season:



The Official Plan establishes a maximum building height of 10 metres on the lands. The existing and proposed scoreboard and bleachers exceed 10 metres in height based on available information. The proposed seasonal dome would have a maximum height of 23 metres. The proposed bleachers are estimated to be 14 metres in height. The proposed scoreboard is anticipated to be between 14 - 16 metres in height, with a football safety netting system of 19 metres.

It appears the existing accessory structures on the lands were constructed prior to the sale of the stadium in 1991 by the City of Waterloo, under the Public Service regulations in Zoning By-law 1108, and are now legal non-conforming. To replace and upgrade the existing structures and add new accessory structures such as the seasonal dome, an amendment to the Official Plan and Zoning By-law is required. Staff are recommending

that a policy be added to the Official Plan, in Specific Provision Area 20(H) (Laurier Stadium), to allow the height of accessory structures to be governed by the implementing zoning by-law, for reasons including:

- the proposed accessory structures are consistent with the planned function of the lands as university recreational space
- the proposed bleachers and scoreboard are replacing existing structures
- the dome is seasonal, limiting impacts which are anticipated to be minor in nature
- detailed height regulations can be secured through the implementing zoning

Amendment:

To amend Specific Provision Area 20H (Laurier Stadium), more specifically policy 11.1.20(10) from:

(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.

to:

(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.

SCHEDULE ‘B’ – General Amendments to Zoning By-law 2018-050

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No. 3A – Housing Amendments – Barrel Yards (Density)

Description:

To amend Site Specific Exception C82 to increase the maximum permitted density from 250 units per hectare to 259 units per hectare on the portion of the lands outside of the Regulatory Floodplain.

Staff comments:

Silver Lake Developments (“SLD”) is constructing the Barrel Yards development in stages. Site Specific Exception C82 applies a maximum density of 250 units per hectare across the entire site. This maximum density of 1,310 units was reached with the construction of the sixth tower. Subsequent stages of development, being Stage 3 (north of the Delta Hotel) and Stage 4 (corner of Erb/Father David Bauer), will be considered as part of future Official Plan and Zoning By-law Amendment applications by SLD.

In the meantime, staff are recommending a minor amendment to Site Specific Exception C82 to increase the permitted density from 250 units per hectare to 259 units per hectare on the portion of the lands outside of the Regulatory Floodplain. This will enable 24 stacked townhouses to be constructed on Avondale Avenue North. Note, where the lands are split zoned (as would be the case here, in respect to density), density may be transferred between the zones, resulting in a maximum density on the entire site of 255 units per hectare (re: Provision 3.S.5.1(b)(iii.) in Zoning By-law 2018-050), to maintain zoning compliance across the entire Barrel Yards lands.

Staff are proposing this amendment for the following reasons:

- implements the approved master plan for the Barrel Yards development
- allows new housing to be constructed, faster (in alignment with our housing pledge)
- allows for active transportation and public realm improvements along Avondale Ave N
- the amendment is minor in nature
- detailed design will be secured through site plan control

Related Application: OPA 54 – Amendment No. 1

Amendment:

That site specific regulation C82 b) iv. be amended from:

- iv. Density shall be provided at a minimum of one hundred (100) units per hectare and a maximum of two hundred and fifty (250) units per hectare on the Lands;

to:

- iv. Density shall be provided at a minimum of one hundred (100) units per hectare and a maximum of:

- (a) two hundred and fifty (250) units per hectare for the portion of the Lands within the Regulatory Floodplain;
- (b) two hundred and fifty nine (259) units per hectare for the portion of the Lands outside of the Regulatory Floodplain;
- (c) for clarity, provision 3.S.5.1(b)(iii.) shall apply to the Lands.

No. 4A – Post-Secondary Amendments – Laurier Stadium

Description:

To amend Site Specific Exception C177 to:

- establish maximum height regulations for accessory structures
- establish site specific setbacks for accessory structures
- permit an air supported structure (air dome)

Staff comments:

Wilfrid Laurier University (“WLU”) is upgrading Laurier Stadium through phased improvements, including resurfacing the playing field, servicing upgrades, landscape enhancements, new bleachers, new scoreboard, and a seasonal dome (air supported structure) to facilitate use of the playing field in the winter season.

Site specific zoning regulations are recommended to:

1. permit the height of accessory structures (such as scoreboards, bleachers, seasonal domes, netting systems) to exceed 10 metres in height, as follows:
 - a. air supported structure (air dome): maximum height shall be 25 metres
 - b. bleachers: maximum height shall be 18 metres
 - c. scoreboard: maximum height shall be 18 metres
 - d. safety netting system: maximum height shall be 20 metres
2. establish site specific setbacks for accessory structures (such as scoreboards, bleachers, seasonal domes, netting systems), as follows:
 - a. northerly lot line: minimum 7.5 metres or half the height of the structure, whichever is more restrictive
 - b. easterly lot line: minimum 7.5 metres or half the height of the structure, whichever is more restrictive
 - c. southerly lot line: minimum 0.6 metres
 - d. westerly lot line: minimum 0.6 metres
3. permit an air supported structure (air dome), whereas the by-law prohibits such structures (re: quonset hut).

Related Application: OPA 54 – Amendment No. 2

Amendment:

1. That Zoning By-law 2018-050 is hereby amended by modifying Exception C177 in Schedule ‘C’ of said By-law 2018-050, for the lands known municipally as 81 Seagram Drive, as follows:

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Legend: underline = addition / modification to regulation
~~strikethrough~~ = deletion to regulation

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

Location: 81 Seagram Drive
as shown on Schedule 'C1' to this BY-LAW

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, on the lands known municipally as 81 Seagram Drive (the "Lands"), USES shall be limited to:
 - UNIVERSITY / COLLEGE recreational USES
- b) Notwithstanding anything to the contrary, the following Ancillary USES shall be permitted on the lands known municipally as 81 Seagram Drive, meaning said uses are: (i.) subordinate and incidental to the USE specified in a) above; (ii.) associated with the USE specified in a) above; and or (iii.) required to service the USE specified in a) above:
 - COMMERCIAL RECREATION
 - COMMERCIAL WELLNESS
 - MEDICAL CLINIC
 - RETAIL STORE (includes VARIETY STORE)
- c) Notwithstanding anything to the contrary, an air supported structure (air dome) shall be permitted on the Lands as an ACCESSORY STRUCTURE.
- d) Notwithstanding anything to the contrary, the following setbacks shall apply to ACCESSORY STRUCTURES (such as scoreboards, bleachers, air supported structures, netting systems) on the Lands:
 - i. Northerly LOT LINE (minimum): minimum 7.5 metres or half the height of the ACCESSORY STRUCTURE, whichever is more restrictive
 - ii. Easterly LOT LINE (minimum): minimum 7.5 metres or half the height of the ACCESSORY STRUCTURE, whichever is more restrictive
 - iii. Southerly LOT LINE (minimum): 0.6 metres
 - iv. Westerly LOT LINE (minimum): 0.6 metres
- e) Notwithstanding anything to the contrary, the following BUILDING HEIGHTS shall apply to ACCESSORY STRUCTURES on the Lands:
 - i. Air supported structure (air dome) (maximum): 25 metres
 - ii. Bleachers (maximum): 18 metres
 - iii. Scoreboard (maximum): 18 metres
 - iv. Safety Netting System (maximum): 20 metres

No. 4B – Post-Secondary Amendments – Temporary Use Zoning By-law – Conestoga College – 475 and 485 King Street North

Description:

To permit Conestoga College to temporarily use the existing hotel building at 475 and 485 King Street North (The Inn of Waterloo) for post-secondary residence and academic purposes.

Staff comments:

The owner of the lands known municipally as 475 and 485 King Street North submitted Official Plan Amendment 43 (OPA 43) and Zoning By-law Amendment Z-22-14 to facilitate the comprehensive redevelopment of the lands. The applications have been appealed to the Ontario Land Tribunal. The lands are currently occupied by The Inn of Waterloo, which closed in December 2023.

Conestoga College has expressed an interest in the short-term use (~5 years) of the existing hotel building for post-secondary residence and academic purposes. Academic uses would leverage existing on-site facilities such as using the hotel's kitchen by the culinary arts program. The interim and temporary use of the existing hotel building represents an opportunity to efficiently use the lands until OPA 43 and Z-22-14 are complete and the lands are required for redevelopment, and to temporarily increase the supply of housing for post-secondary students. Planning staff recommend that a temporary use zoning by-law be passed pursuant to Section 39 of the Planning Act to permit the interim and temporary use of the existing hotel building for post-secondary residence and academic purposes. As set out in the Planning Act, temporary use zoning by-laws shall not exceed three years from the day of the passing of the by-law, but may be extended by Council for further periods of not more than three years each.

Prior to the passing of the implementing by-law, the owner will need to complete a Record of Site Condition and acknowledgement from the Province (re: MECP) in accordance with Ontario Regulation 153/04, as requested by the Regional Municipality of Waterloo and required by MECP.

Amendments:

1. Pursuant to Subsection 39(1) of the Planning Act, the following USES are temporarily permitted within the existing BUILDING on the lands municipally known as 475 and 485 King Street North:
 - a. UNIVERSITY / COLLEGE residence (including ancillary administrative uses)
 - b. UNIVERSITY / COLLEGE academic uses (including ancillary administrative uses)
 - c. UNIVERSITY / COLLEGE recreational uses (including ancillary administrative uses)

2. Pursuant to subsection 39(2) of the Planning Act, this temporary use permission shall apply to the lands known municipally as 475 and 485 King Street North.
3. Pursuant to subsection 39(2) of the Planning Act, the temporary use permissions herein shall be in effect until April 22, 2027.

No. 5A – Streamlining Development Approvals – Building Height

Description:

To amend the definition for BUILDING HEIGHT to specify how building height is measured on a through lot.

Staff comments:

The intent of Zoning By-law 2018-050 is that building height be measured at the Front Building Façade (i.e., the front of the building). However, on a through lot*, there are two Front Building Facades, and the most restrictive applies pursuant to Section 4.3 of Zoning By-law 2018-050. This can be problematic for sites where the grades change substantially across the property. To avoid conflicts, and streamline development approvals, it is recommended that the definition for Building Height be amended to specify that building height on a through lot be measured from the Front Building Façade that is nearest to a street.

* means an interior lot bounded on two opposite sides by a street, but not a corner lot.

It is further recommended that the duplications related to “elevator penthouse” and “stairwells” in the definition be deleted.

Amendment:

1. That Zoning By-law 2018-050 is hereby amended by modifying the definition for Building Height as follows:

Legend: underline = addition / modification to regulation
~~strikethrough~~ = deletion to regulation

BUILDING HEIGHT	For a SINGLE DETACHED BUILDING, SEMI-DETACHED BUILDING, FREEHOLD SEMI-DETACHED BUILDING, DUPLEX BUILDING, TRIPLEX BUILDING, TOWNHOUSE BUILDING, FREEHOLD TOWNHOUSE BUILDING, STACKED TOWNHOUSE BUILDING, MAISONETTE BUILDING, and ACCESSORY BUILDING / STRUCTURE, means the vertical distance measured from the finished average ground level abutting the FRONT BUILDING FAÇADE to: - a.) for a flat roof, the highest point of: • the roof's surface; or • the parapet, where the parapet exceeds 1.2 metres in height, whichever is higher; - b.) for a mansard roof, the roof deck line; - c.) for a gable, hipped, cottage, gambrel, or peaked roof, the mid-point measured between the eaves and the ridges. For all other BUILDINGS and STRUCTURES, means the vertical distance from the finished ground level abutting the FRONT BUILDING FAÇADE, measured as the average of five (5) points equally spaced apart adjacent to the entire FRONT BUILDING FAÇADE to:
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- a.) for a flat roof, the highest point of:
 - the roof's surface; or
 - the parapet, where the parapet exceeds 1.2 metres in height, whichever is higher;
- b.) for a mansard roof, the roof deck line;
- c.) for a gable, hipped, cottage, gambrel, or peaked roof, the mid-point measured between the eaves and the ridges.

The following shall be disregarded when calculating BUILDING HEIGHT:

- chimney
- church spire, church steeple, church belfry, and the like
- rooftop mechanical, ventilation, electrical, utility and service equipment not exceeding four metres in height
- enclosed stairwell roof access not exceeding four metres in height
- elevator penthouse (with or without stairwell) not exceeding six metres in height
- rooftop architectural feature (see section 3.A.5)
- mechanical and service equipment noise barriers
- ~~• elevator penthouse~~
- ~~• stairway structure~~
- non-habitable and unenclosed rooftop amenity structures
- safety guards
- ornamental domes, skylights, and cupolas
- telecommunication equipment

For a BUILDING on a THROUGH LOT, BUILDING HEIGHT shall be measured using the FRONT BUILDING FAÇADE that is nearest to a STREET, calculated in accordance with the above.

No. 5B – Streamlining Development Approvals – Maximum Building Setbacks and Easements

Description:

To amend Section 3 of Zoning By-law 2018-050 (General Regulations) by added provisions to automatically increase a maximum building setback as necessary to recognize existing or required easements for governments, electricity providers, and natural gas providers.

Staff comments:

Maximum building setbacks support various urban design objectives, including framing new buildings to the street. A conflict arises where an existing or required easement for essential infrastructure (such as municipal services, electrical services, natural gas services) exceeds the maximum building setback. To avoid such conflicts, and to streamline development approvals, it is recommended that Section 3 of Zoning By-law 2018-050 (General Regulations) be amended by adding regulations to automatically increase a maximum building setback as necessary to recognize existing or required easements for governments, electricity providers, and natural gas providers.

Amendment:

1. That Regulation 3.E.3 be added to Section 3 of Zoning By-law 2018-050 (General Regulations) as follows:

3.E.3 EASEMENTS – MAXIMUM SETBACKS

3.E.3.1 Notwithstanding anything to the contrary, a maximum BUILDING setback in this BY-LAW shall be automatically increased as necessary to recognize an existing easement(s) granted to one or more of the following:

- Municipality
- Province of Ontario
- Federal Government of Canada
- Enova Power Corporation or similar electricity provider
- Enbridge Gas Inc. or similar natural gas provider

3.E.3.2 Notwithstanding anything to the contrary, a maximum STREET LINE setback in this BY-LAW shall be automatically increased as necessary to recognize easements required for essential infrastructure, utilities, generation facilities, and distribution and transmission facilities by:

- Municipality
- Province of Ontario
- Federal Government of Canada
- Enova Power Corporation or similar electricity provider
- Enbridge Gas Inc. or similar natural gas provider

No. 5C – Streamlining Development Approvals – 460, 462 and 464 Columbia Street West

Description:

To add a site specific exception to Schedules 'C' and 'C1' that reflects the approved Site Plan SP-18-06, as amended, for the development at 460, 462 and 464 Columbia Street West.

Staff comments:

The lands known municipally as 460, 462 and 464 Columbia Street West are being developed in three phases, with each phase comprised of a 12 storey apartment building, in accordance with Site Plan SP-18-06, as amended. Site Plan SP-18-06 was advanced under the former Zoning By-law No. 1418, and the development is progressing under the transition provision in Zoning By-law 2018-050. The first 12-storey apartment building is constructed and occupied at 460 Columbia Street West. Two additional apartment buildings are proposed, as set out in SP-18-06, as amended. To simplify and streamline development approvals going forward, it is recommended that a site specific exception be added to Schedules 'C' and 'C1' that reflects the approved Site Plan SP-18-06, as amended.

Amendments:

1. That Zoning By-law 2018-050 is hereby amended by adding Exception "C263" to Schedule 'C1' of said By-law 2018-050 for the lands known municipally as 460, 462 and 464 Columbia Street West.
2. That Zoning By-law 2018-050 is hereby amended by adding Exception "C263" to Schedule 'C' of said By-law 2018-050, for the lands known municipally as 460, 462 and 464 Columbia Street West, as follows:

Exception	Address	Zoning	File Reference
C263	460, 462 and 464 Columbia Street West	RMU-40 and OS1	Z-24-01

Location: 460, 462 and 464 Columbia Street West as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply to the lands known municipally as 460, 462 and 464 Columbia Street West (the "Lands"):
 - i. Notwithstanding anything to the contrary, stairs may encroach into the minimum Street Line Setback by a maximum three metres (3 m).
 - ii. Notwithstanding anything to the contrary, sunken patios may encroach into the minimum

Street Line Setback by a maximum two metres (2 m).

- iii. Notwithstanding anything to the contrary, the maximum STREET LINE setback in Table 7O shall not apply.
- iv. Notwithstanding anything to the contrary, BUILDING HEIGHT shall be measured as follows:
 - a.) 460 Columbia St W: measured as the average of five (5) points equally spaced apart adjacent to the entire FRONT BUILDING FAÇADE to the highest point of:
 - the roof's surface; or
 - the parapet, where the parapet exceeds 1.5 metres in height, whichever is higher.
 - b.) 462 Columbia St W: measured as the average of five (5) points equally spaced apart adjacent to the entire FRONT BUILDING FAÇADE to the highest point of:
 - the roof's surface; or
 - the parapet, where the parapet exceeds 1.5 metres in height, whichever is higher.
 - c.) 464 Columbia St W: measured as the average of five (5) points equally spaced apart adjacent to the entire westerly Building Façade to the highest point of:
 - the roof's surface; or
 - the parapet, where the parapet exceeds 1.5 metres in height, whichever is higher.
 - d.) The following shall be disregarded when calculating BUILDING HEIGHT:
 - chimney
 - church spire, church steeple, church belfry, and the like
 - rooftop mechanical, ventilation, electrical, utility and service equipment not exceeding four metres in height
 - enclosed stairwell roof access not exceeding four metres in height
 - elevator penthouse (with or without stairwell) not exceeding six metres in height
 - rooftop architectural feature (see section 3.A.5)
 - mechanical and service equipment noise barriers
 - non-habitable and unenclosed rooftop amenity structures
 - safety guards
 - ornamental domes, skylights, and cupolas
 - telecommunication equipment
- v. Notwithstanding anything to the contrary, the maximum BUILDING HEIGHT shall be 37 metres and 12 storeys.
- vi. Notwithstanding anything to the contrary, the maximum Density shall be 200 units per hectare.
- vii. Notwithstanding anything to the contrary, Table 7P shall not apply to the Lands.
- viii. Notwithstanding anything to the contrary, the maximum Horizontal Tower Dimension shall be:

- a.) 460 Columbia St W: 100 metres
 - b.) 462 Columbia St W: 54 metres
 - c.) 464 Columbia St W: 53 metres
- ix. Notwithstanding anything to the contrary, the maximum TOWER Footprint shall be:
- a.) 460 Columbia St W: 2,360 square metres
 - b.) 462 Columbia St W: 1,255 square metres
 - c.) 464 Columbia St W: 1,120 square metres
- x. Notwithstanding anything to the contrary, the minimum TOWER Separation measured from the exterior face of the BUILDING, including balconies, shall be:
- a.) 460 Columbia St W:
 - 22 metres from a TOWER on the same LOT
 - 11 metres from an INTERIOR LOT LINE
 - b.) 462 Columbia St W:
 - 22 metres from a TOWER on the same LOT
 - 9 metres from an INTERIOR LOT LINE
 - c.) 464 Columbia St W:
 - 22 metres from a TOWER on the same LOT
 - 11 metres from an INTERIOR LOT LINE
 - 9 metres between TOWERS on the same BUILDING
- xi. Notwithstanding anything to the contrary, a maximum of three (3) BUILDINGS shall be permitted on the Lands, excluding ACCESSORY BUILDINGS and ACCESSORY STRUCTURES.
- xii. Notwithstanding anything to the contrary, regulation 7.10.5 shall not apply to the Lands.
- xiii. Notwithstanding anything to the contrary, the minimum number of BICYCLE PARKING on the Lands shall equal ten percent (10%) of the required PARKING SPACES, and may be satisfied as TYPE A BICYCLE PARKING and/or TYPE B BICYCLE PARKING.
- xiv. Notwithstanding anything to the contrary, regulation 6.9 (Loading) shall not apply to the Lands.
- xv. Notwithstanding anything to the contrary, regulation 7.10.10 shall not apply to the Lands provided that:
- a.) 460 Columbia St W: one or more of the USES specified in d.) below about the entire FRONT BUILDING FACADE
 - b.) 462 Columbia St W: one or more of the USES specified in d.) below about the entire FRONT BUILDING FACADE
 - c.) 464 Columbia St W: [N/A]
 - d.) USES:
 - DWELLING UNIT
 - HABITABLE FLOOR SPACE
 - circulation spaces, such as hallways, elevators, and the like
 - common indoor AMENITY AREA
 - commercial uses specified in sections 7.10.1.2 and 7.10.1.5
 - institutional uses specified in sections 7.10.1.2 and 7.10.1.5
 - entrance / foyers

- hydro transformer room
 - management office
 - lobby, reception area, seating area, and the like
- xvi. In the event of any future subdividing of the Lands through a consent pursuant to the Planning Act and/or the registration or phasing of a Plan of Condominium pursuant to the Condominium Act, the common LOT LINES of the LOTS so created are hereby deemed not to be LOT LINES for the purpose of zoning provided the Lands (460, 462 and 464 Columbia Street West) comply with all applicable zoning regulations as if the Lands were one LOT.

No. 6A – Corrections and Clarity – Holding (H) Symbol – 192 King Street North and 200 King Street North

Description:

To amend Schedule 'A' to Zoning By-law 2018-050 to remove the holding (H) symbol applied to the lands municipally known as 192 King Street North* and 200 King Street North.

* formerly 192, 194, and 196 King Street North and 10 Lodge Street

Staff comments:

The subject lands are owned by Wilfrid Laurier University ("WLU") and are located at the northeast corner of King Street North / Lodge Street. 192 King Street North is occupied by WLU's Coop & Career Centre, and 200 King Street North is occupied by WLU's King Street Residence. Through By-law 00-131, holding provisions were applied to the lands requiring servicing capacity (sanitary, water, stormwater) to be verified prior to redevelopment, and requiring the completion of a Record of Site Condition prior to redevelopment.

In 2002, the holding (H) symbol was removed from 200 King Street North by By-law 02-131, allowing WLU to construct its King Street Residence. In 2006, the holding (H) symbol was removed from 192 King Street North by By-law 06-100, allowing WLU to construct its Coop & Career Centre.

Through the passing of the comprehensive Zoning By-law 2018-050 in September 2018, the holding (H) symbols were inadvertently reapplied to 192 King Street North and 200 King Street North and should be removed.

Amendment:

1. That Schedule 'A' to Zoning By-law 2018-050 be amended to remove the holding (H) symbol from the lands known municipally as 192 King Street North and 200 King Street North.

No. 6B – Corrections and Clarity – Site Specific Exception C257

Description:

To amend Site Specific Exception C257 for 180 King Street South to correct errors, reflect existing conditions, and facilitate a minor projection for amenity space on the 9th and 10th floors.

Staff comments:

Zoning By-law Amendment Z-23-05, 180 King Street South, established site specific exception C257 in Schedule 'C' to Zoning By-law 2018-050. Through detailed design, minor errors were identified in C257 based on existing conditions and incorrect line interpretations, which require correction.

The corrections are generally described as:

- recognize the intended balcony projections towards King Street South
- recognize the actual setbacks to 15 George Street
- recognize the actual landscape buffer abutting 15 George Street
- recognize the intended parking count after improvements to the parking structure

In addition, a minor amendment is proposed to support an amenity feature on the 10th floor, which requires a 1.40 metre façade projection into the low rise residential lot line setback. The owner is proposing a rooftop swimming pool that will require an eight metre (8m) section of the 9th and 10th floor building façade to project 1.4 metres into the required setback, similar to the balcony projections. The proposed façade projection is minor, and facilitates amenity space for the occupants of the building. Site specific provisions are added to C257 as regulation a)vi.d).

Amendment:

Legend: underline = addition / modification to regulation

~~strikethrough~~ = deletion to regulation

1. That regulation a) i. in exception C257 is hereby amended as follows:

- i. For King Street South, the minimum STREET LINE setback shall be:
 - a.) 0.38 metres to King Street South for a trellis;
 - b.) 0.55 metres to King Street South for an UNDERGROUND PARKING STRUCTURE;
 - c.) ~~4.66~~ 4.00 metres to King Street South for a BUILDING, inclusive of balconies;
 - d.) 5.25 metres to King Street South for a BUILDING, exclusive of balconies.

2. That regulation a) iv. in exception C257 is hereby amended as follows:

- iv. The minimum SIDE YARD setback shall be ~~0.64~~ 0.00 metres for a PARKING STRUCTURE ABUTTING the lands known municipally as 15 George Street.

3. That regulation a) vi. in exception C257 is hereby amended as follows:

- vi. The minimum LOW RISE RESIDENTIAL LOT LINE setback shall be:
 - a) ~~0.64~~ 0.00 metres from the lands known municipally as 15 George Street to a PARKING STRUCTURE;
 - b) 18.0 metres from the lands known municipally as 15 George Street to a BUILDING;
 - c) ~~47.0~~ 16.8 metres from the lands known municipally as 15 George Street to a balcony.
 - d) Notwithstanding anything to the contrary, a maximum of 8 metres of the 9th and 10th floor BUILDING facade may project a maximum of 1.4 metres into the required LOW RISE RESIDENTIAL LOT LINE setback, for the purposes of a rooftop AMENITY AREA.

4. That regulation a) vii. in exception C257 is hereby amended as follows:

- vii. The minimum LANDSCAPED BUFFER adjacent to a LOW RISE RESIDENTIAL LOT LINE shall be ~~0.64~~ 0.00 metres adjacent to the lands known municipally as 15 George Street.

5. That regulation a) xiii. in exception C257 is hereby amended as follows:

- xiii. The minimum number of PARKING SPACES on the Lands shall be ~~449~~ 130.

No. 6C – Corrections and Clarity – BICYCLE PARKING DIMENSIONS

Description:

To clarify that the Bicycle Parking dimensions in Regulation 6.6.1 of Zoning By-law 2018-050 apply to both Type A Bicycle Parking and Type B Bicycle Parking.

Staff comments:

Provides clarity to Zoning By-law 2018-050.

Amendment:

6. That Regulation 6.6.1 in Zoning By-law 2018-050 is hereby amended as follows:

Legend: underline = addition / modification to regulation
~~strikethrough~~ = deletion to regulation

6.6.1 BICYCLE PARKING spaces (TYPE A BICYCLE PARKING and TYPE B BICYCLE PARKING) shall comply with the dimensions in Table 6F: