



STAFF REPORT

Planning

Title: Official Plan Amendment No. 72 and Zoning By-law Amendment Z-25-26, 388 Phillip Inc., 388 Phillip Street

Report Number: IPPW2026-041

Author: Kaitlyn Bisch

Council Date: July 13, 2026

File: OPA 72 & Z-25-26

Attachments: Map 1 – Location Map
Map 2 – Proposed Official Plan Amendment
Appendix A: Conceptual Floor Plans and Site Plans
Appendix B: Public, Agency, and Staff Comments
Appendix C: Proposed Site-Specific By-law

Ward No.: Ward 6 – Central-Columbia Ward

Recommendations:

1. The Council approve IPPW2026-041.
2. That Council approve Official Plan Amendment No. 72 (OPA 72), 388 Phillip Inc. for 388 Phillip Street, as set out in Section 6 of report IPPW2026-041.
3. That Council approve Zoning By-law Amendment Z-25-26, 388 Phillip Inc. for 388 Phillip Street, as set out in Section 6 of report IPPW2026-041.

A. Executive Summary

The Planning Partnership, on behalf of 388 Phillip Inc. (the “**Applicant**”) submitted Official Plan Amendment No. 72 (“**OPA 72**”) and Zoning By-law Amendment Z-25-26 (the “**Applications**”) for the lands municipally known as 388 Phillip Street (the “**Lands**”).

The Applicant is proposing a new grocery store within the existing building on the Lands, to expand the area permitted for all ancillary uses, as well as to expand an existing vertical geothermal system from 365 Albert Street and 130 Columbia Street to the Lands. The Applications were submitted to request the following policy and zoning amendments:

- Amend the City’s Official Plan to create a new Area Specific Policy (ASP) for the Lands to permit a food store as a complementary use

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- Amend Zoning By-law 2018-050 to permit the following site-specific provisions:
 - to permit a food store as a complementary use, with a total maximum building floor area of 5,500 square metres
 - to permit ancillary uses to occupy a total maximum building floor area of 3,000 square metres
 - to permit a horizontal geothermal connection and extension of the existing vertical geothermal system on the neighbouring property

After reviewing the Applications, Staff support Official Plan Amendment No. 72 and Zoning By-law Amendment Z-25-26 as specified in Section 6 of IPPW2026-041, for the reasons including those outlined in Section 5 of this report.

B. Financial Implications

Staff are not aware of any financial implications to the City with respect to the Applications. Should the Applications be appealed, potential costs related to an Ontario Land Tribunal hearing may be incurred.

C. Technology Implications

Staff are not aware of any technological implications.

D. Link to Strategic Plan

(Strategic Priorities: Reconciliation, Equity, Accessibility, Diversity and Inclusion; Environmental Sustainability and Climate Action; Complete Community; Infrastructure and Transportation Systems; Innovation and Future-Ready)

(Guiding Principles: Equity and Inclusion; Sustainability; Integrity; Workplace Wellbeing; Community-centred; Operational Excellence)

The recommendations within Section 6 of this report generally align with the 'Complete Community' pillar of the 2023-2026 Strategic Plan by providing opportunities for the creation of a supportive community uses within the neighbourhood, as well as the 'Environmental Sustainability and Climate Action' pillar by allowing for the adaptive reuse of an existing vacant building.

E. Previous Reports on this Topic

N/A



Official Plan Amendment No. 72 and Zoning By-law Amendment Z-25-26, 388 Phillip Inc., 388 Phillip Street IPPW2026-041

SECTION 1: SUBJECT LANDS

Location: 388 Phillip Street

Ward: 6 Central-Columbia

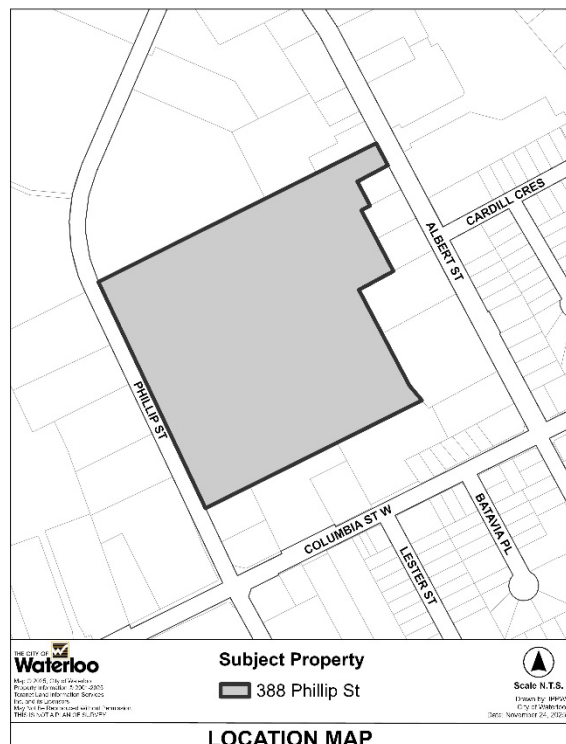
Subject Lands: 9.7 Hectares

Owner / Applicant: 388 Phillip Inc.

Agent: The Planning Partnership

Existing Land Use: Employment Lands, with an existing building

Proposed Land Use: Grocery Store, Ancillary Uses, Data Centre



1.1 Public Input

The mechanisms used to gather feedback on these Applications are as follows:

Mechanism	Date	Results
Engage Waterloo	November 24, 2025	Engage Waterloo page published with background information on the Applications and submission materials.
Agency and Staff Circulation	November 25, 2025	Summarized agency and circulation comments are attached as Appendix 'B'
Notice of a Complete Application	December 4, 2025	Advertised in The Record.
Sign posted on the property	March 2, 2026	Staff received confirmation that the sign was installed on site.

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Mechanism	Date	Results
Advertise a Formal Public Meeting	June 18, 2026	Advertised in The Record and a letter was mailed to all property owners within 120 metres of the Lands.
Formal Public Meeting	July 13, 2026	Council to consider the Applications.

In response to the Applications, two public comments were submitted. A summary of public comments received is included within Appendix 'B'.

1.2 Site Description and Neighbourhood Context

The Lands are located north of the Phillip Street and Columbia Street West intersection. The Lands are approximately 9.7 hectares in size, with frontage and vehicular access provided along both Phillip Street and Albert Street. The most recent use of the property was for research, development and manufacturing activities by Raytheon Canada, which ceased operations on the Lands in September 2017.

The Lands are surrounded by:

- Office buildings and medical clinics, as well as multi-unit mixed use buildings, to the south of the Lands.
- Office buildings and manufacturing buildings to the north of the Lands.
- Multi-unit residential buildings, office buildings, a used car dealership, and existing low rise residential uses to the east of the Lands.
- Parking lots, office buildings, and a manufacturing building (Valley Blades Limited) to the west of the Lands, on the opposite side of Phillip Street.

The Light Rail Transit ("LRT") corridor is located approximately 230 metres to the west of the Lands. The Lands are located within the Research and Technology Protected Major Transit Station Area (PMTSA). West of the LRT corridor is the University of Waterloo's David Johnston Research & Technology Park.

East of Albert Street is the Sugarbush South neighbourhood. A city initiated Official Plan Amendment and Zoning By-law Amendment (OPA 70 and Z-25-19) was approved by Council in April 2026, permitting the Sugarbush South Corridor Expansion. Through these approved amendments the area known as Sugarbush South has been redesignated and rezoned for mid-rise mixed-use buildings up to 6 to 8 storeys in height.

SECTION 2: BACKGROUND

The existing building was constructed in 1956 and was occupied up until 2017 by Raytheon Canada, a large defence contractor. The Lands were used by Raytheon Canada for research, development, and manufacturing.

The current owner purchased the Lands in September 2017, and the Lands have remained unchanged since that time. In June 2024 a Committee of Adjustment application (A-39/24) was approved, which permitted the enlargement of the total permitted building floor area for ancillary uses from 15% to 27% or 3175 square metres. The Decision by the Committee of Adjustment was issued with conditions. The conditions applied to that decision were not satisfied, specifically Condition 4 which states: “*That a building permit be obtained and construction commenced prior to June 18, 2026*”. As this condition was not satisfied by the specified date, the Decision is considered lapsed, and no longer applicable to the Lands.

SECTION 3: PROPOSED DEVELOPMENT

The Applications are being advanced to facilitate the reuse of the existing building (11,860 square metres) as a food store, ancillary commercial uses, a co-working office, and data centre. The food store is proposed to occupy 5,500 square metres (46%) of the total building floor area, with the commercial ancillary uses proposed to occupy a total of 3,000 square metres (25%). The co-working office space is proposed to occupy 940 square metres (8%) and the data centre is proposed to occupy 2,535 square metres (21%) of the existing building floor area. Staff note that the co-working office space and the data centre are both permitted primary uses within the Business Employment Two (E2) zone. Enova Power has confirmed that sufficient electrical service capacity is available for the proposed uses, including the data centre.

In order to facilitate the proposed development, the Applicant is proposed to amend the City’s Official Plan to create a new Area Specific Policy (ASP) to permit a Food Store as a complementary use. An amendment to the Zoning By-law is also required to create a site specific exemption to permit a Food Store as a complementary use, to permit a Food Store to occupy 5,550 square metres of the existing building, and to permit a total building floor area of 3,000 square metres for all ancillary uses combined.

An additional amendment has been included within the Applications, to permit a horizontal geothermal connection on the Lands and extension of the existing vertical geothermal system that currently exists on the neighbouring property (130 Columbia Street West), which is also owned by the Applicant. The Applicant has confirmed that no new vertical geothermal or other wells are proposed on the Lands through this application.

SECTION 4: POLICY EVALUATION

4.1 Provincial Planning Statement 2024

The Provincial Planning Statement (“**PPS**”) provides a policy foundation for land use planning and development within the Province of Ontario. Collectively, the policies aim

to focus growth within existing settlement areas, promote efficient development patterns to minimize land consumption and servicing costs, support densities for a compact urban form and complete communities, support transit supportive development, and building strong and safe communities.

In Staff's opinion, the Applications as recommended by Staff are consistent with the PPS, for reasons including:

- The creation of a food store and supporting ancillary commercial uses will contribute to a complete community within this Protected Major Transit Station Area ("**PMTSA**").
- The proposal will focus growth and development within a settlement area, and minimizes land consumption.
- The proposal makes use of an underutilized existing building, close to active transportation.
- The proposal is transit supportive (both ION and Grand River Transit).

4.2 Region of Waterloo Official Plan

The Regional Official Plan ("**ROP**") provides a land use policy framework that implements the Provincial Planning Statement in the regional context. The Lands are located within the Urban Area Boundary and Delineated Built-Up Area (as shown on ROP Map 2, Urban System). As of January 1, 2025, the City of Waterloo is responsible for interpreting the Regional Official Plan (ROP) within the geographic limits of the city.

The Employment Area Policies are applicable to the Lands, which do not contemplate a retail store as a complementary use. However, recent changes to the PPS made modifications to the definition of employment, and the Lands are not within a Protected Employment Zone.

As the ROP has not been updated since the changes to the PPS came into effect, the policies of the PPS prevail. This is supported by PPS Policy 6.1(7), which states: *"Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement"*.

In Staff's opinion, the Applications as recommended by Staff conforms to the ROP for reasons including:

- The Applications will result in the efficient use of land and existing infrastructure, within an urban area, by utilizing vacant space within an existing building.

- The Applications will contribute to a healthy, liveable and complete community by providing for a food store within a location that supports walking, cycling, and rolling, and has existing transit.
- The Applications do not negatively impact the primary employment and academic functions of the area or the remainder of the Lands.

4.3 City of Waterloo Official Plan

The City of Waterloo Official Plan designates the lands as follows:

Official Plan Schedule	Designation
Schedule A: Land Use	Employment
Schedule A2: Employment Areas	Business Employment
Schedule B: City Structure	Minor Corridor
Schedule B1: Built Form	Medium High Rise, 12 Storeys
Schedule C: District Boundaries	Columbia
Schedule E: Road Classification System	Major Collector (Phillip St and Albert St)
Schedule F: Active Transportation System	City-Wide Cycling and Multi-Use Routes Active Transportation Connections (Conceptual)
Schedule G: Road Widths	Phillip St - 20.0 metre ultimate road allowance Albert St - 26.0 metre ultimate road allowance
Schedule J: Station Areas	Research and Technology Station Area Active Transportation Connection

4.3.1 Land Use Designation

The Lands are designated 'Employment' on Schedule 'A' and 'Business Employment' on Schedule 'A2' of the City's Official Plan. Lands within the Business Employment designation are generally on the periphery of employment areas, to serve as a buffer between more traditional industrial uses and sensitive uses, typically comprised of uses that are considered to be compatible with sensitive uses. The Business Employment designation is also intended to achieve a diverse range of light employment uses to facilitate complete communities.

Staff note that an update to the City's Official Plan was approved by the Province in December 2025. The update, completed through Official Plan Amendment 58 (OPA 58), included extensive modifications and revisions to the City's Official Plan, including updates to the employment policy framework. As such, the Business Employment designation is no longer considered an "Employment Area" as defined by the Provincial

Planning Statement. Additionally, through the updates made to the employment policy framework, a food store is now authorized as an *ancillary* use within the Business Employment designation. The Applications propose to authorize a food store as a *complementary* use, due to the size of the proposed food store.

4.3.2 PMTSA (Protected Major Transit Station Area)

The Lands are located within the Research and Technology PMTSA, as identified on Schedule J to the Official Plan. PMTSA's are intended to support higher population and employment densities as well as contribute to the development of complete communities including access to local services and amenities.

The Applications propose the development of a food store within a PMTSA, and in close proximity to both the University of Waterloo and lands permitted for residential densification. Through the submitted Planning Justification Report, the Applicant has demonstrated that the proposed use will support the policies within the Official Plan by contributing to a mix of transit supportive land uses within the PMTSA.

4.3.3 Active Transportation Connection

The north property line of the Lands is identified as an *Active Transportation Connection (Conceptual)* on Schedule F, and an *Active Transportation Connection* on Schedule J to the Official Plan. Should the Lands be comprehensively redeveloped in the future, further review of active transportation needs within the Station Area will be required to implement the identified Active Transportation Connection as required by the Official Plan. To protect for the creation of this Active Transportation Connection through any future development of the Lands, Staff recommend the inclusion of a holding provision to facilitate the implementation of an Active Transportation Connection as per section 12.2.5 of the Official Plan.

4.3.4 Conformity to City Official Plan

In Staff's opinion, the Applications as recommended by Staff conform to the City's Official Plan for reasons including:

- The Applications facilitate a complete community through a mix of employment and supportive uses on the Lands to the benefit of the Protected Major Transit Station Area and surrounding neighbourhoods.
- The proposed development supports intensification within a Minor Corridor and Protected Major Transit Station Area.
- The location leverages community connectivity, including its proximity to the Laurel Trail and Light Rail Transit.

- Opportunities for active transportation connections will be protected, should the property redevelop in the future, in alignment with Schedule F of the Official Plan.
- The proposed uses are compatible with the planned function and policies of the Business Employment designation and do not conflict or interfere with the development of the primary permitted uses.

4.4 City of Waterloo Zoning By-law 2018-050

The Lands are currently zoned Business Employment Two (E2-40), which currently permits a wide range of employment uses including offices, medical clinics, 'light' industrial uses, and data centres.

In order to facilitate the proposed development, the Applicant has proposed a site specific exemption to permit a Food Store as a complementary use, to permit ancillary uses to occupy 3,000 square metres of the existing building floor area, and to permit a horizontal geothermal connection on the Lands and extension of the existing vertical geothermal system on the neighbouring property. The following summarizes staff's evaluation of the proposed zoning amendments.

4.4.1 Food Store as a Complementary Use

The Applicant is seeking permission to permit a Food Store as a *complementary* use on the Lands, to accommodate a 5,500 square metre food store tenant. While a Food Store is a contemplated ancillary use within the Business Employment designation in the Official Plan (per OPA 58), the City has not yet updated Zoning By-law 2018-050 to align with the updated policies within the Official Plan. As such, a Food Store is currently not a permitted use in the E2-40 zone.

Through the submitted Planning Justification Report for OPA 72 and Z-25-26, the Applicant has demonstrated that the proposed Zoning By-law Amendment aligns with the updated policies within the City's Official Plan, while also supporting the surrounding permitted and existing employment and residential lands.

Food Store as a *complementary* use on the Lands with site specific provisions to restrict the number of food stores to one (1) and to restrict the size of the food store to a maximum 5,500 square metres:

- Is an appropriate use given the size and planned function of the Lands;
- facilitates the reuse of an underutilized existing building;
- is a compatible land use in the context of the planned function of the Lands and surrounding properties;
- will contribute to a complete community in this context; and
- will provide services and amenities to the surrounding residents and employees.

The proposed Food Store will not restrict the remainder of the Lands from achieving its primary business employment planned function. The existing 11,860 square metre

building occupies approximately 12.2% of the total lot area; there remains significant development potential on the remainder of the Lands for business employment purposes, subject to compliance with applicable zoning.

To ensure that the proposed Food Store does not negatively impact the ability of primary uses from further expanding on the Lands, Staff recommend the inclusion of a provision within the site specific exemption that restricts the number of food stores to one (1) and restricts the size of the food store to a maximum 5,500 square metres.

4.4.2 Increase in Permitted Floor Area for Ancillary Uses

The Applicant is seeking permission to expand the permitted floor area for all ancillary uses within the existing building. The Business Employment Two zone permits a maximum total building floor area of 15% for Ancillary uses, being 1,858 square metres of building floor area within the existing building. The Applicant has proposed a total of 3,000 square metres of building floor area for Ancillary uses, being 25.2% of the existing building.

The proposed Ancillary use floor area, as shown within Appendix A, is oriented along the Phillip Street frontage, contributing to an activated streetscape, and complying with both the location requirements and individual unit size requirements for ancillary uses within Table 9D in the Business Employment Two zone.

To ensure that the primary planned function of the Lands remains business employment, Staff recommend the inclusion of a provision within the site specific exemption to limit the total building floor area for all ancillary uses to 3,000 square metres within the existing 11,860 sq.m. building on the Lands, rather than applying a total building floor area percentage.

4.4.3 Extension of Existing Vertical Geothermal System from Neighbouring Lands

The Applicant is seeking permission to extend the existing vertical geothermal system on the neighbouring properties at 365 Albert Street and 130 Columbia Street (also known as “**The Hub**”) to the Lands. An amendment to the Zoning By-law is required, as geothermal wells (and any portion of infrastructure that form part of this system) are prohibited on lands west of Weber Street.

A Geothermal Proposal Summary was submitted by the Applicant, which states that the existing geothermal system at The Hub was permitted by the Region of Waterloo in 2017 as a ‘pilot property’, for the purposes of studying and evaluating the ability to use non-potable bedrock ground water for open loop geothermal energy. The non-potable water within this system is taken from the Salina Formation bedrock deposits, which cannot be used as a drinking water source due to the mineralized conditions of the water, as directed by the Ontario Ministry of Environment, Conservation, and Parks (the “**MECP**”).

A Permit to Take Water (a “PTTW”) has been issued by the MECP for the existing geothermal system at the Hub, which limits the amount of water able to be taken by this system. As indicated in the Geothermal Proposal Summary, the expansion of the proposed geothermal system to the Lands will operate within the restrictions of the existing PTTW. The Applicant intends to use the geothermal system for heating and cooling of The Hub and the Lands.

Staff have no objection to the proposed amendment. Through the review of these Applications, Staff have consulted with the Region of Waterloo, being the authority and experts on Source Water Protection within the region. Regional Planning and Hydrogeological Staff have reviewed the proposed geothermal system expansion and have indicated that they have no concerns with the connection of the Lands to the existing geothermal system at The Hub. Furthermore, the Applicant has confirmed that no new wells are proposed on the Lands, to minimize impacts on vulnerable drinking water aquifers. Staff recommend that the site-specific exemption allow for the expansion of the existing vertical geothermal system to the Lands, while prohibiting the creation of any new vertical wells on site.

4.4.4 Additional Recommended Holding Symbols

4.4.4.1 Active Transportation Connection

As previously noted, an active transportation connection is identified along the northerly property line on Schedules F and J to the City’s Official Plan. To protect for this connection, Staff are recommending the inclusion of a holding provision to prohibit the construction of new buildings / structures on the Lands until such time as a comprehensive Block Plan is completed for the entirety of the Lands, in accordance with the City’s terms of reference for Master/Block Plans, to clearly determine the nature, scope and configuration of the active transportation connection along the northerly property boundary that will connect Phillip Street and Albert Street.

4.4.4.2 Water Capacity Constraints

Based on the comments received from the Region of Waterloo, due to water supply capacity constraints within the Mannheim Service Area, there is insufficient water capacity to service new development on the Lands. Staff are recommending that a holding provision be applied to the Lands to prohibit the construction of new buildings and structures that create a new demand on the municipal water system until such time as sufficient water capacity is allocated to such building / structure. The holding provision would also apply to prohibit any use (including a data centre) within the existing building that requires the existing water service to the Lands to be increased, with the exception of fire protection systems.

SECTION 5 – CONCLUSION

Based on Staff’s review of the Applications, Staff support Official Plan Amendment 72 and Zoning By-law Amendment Z-25-26 in accordance with Section 6 of report IPPW2026-041, for reasons including:

- The Applications are consistent with the 2024 Provincial Planning Statement;
- The Applications conform to the policies of the Regional Official Plan, where applicable;
- The Applications conforms to the intent and relevant policies of the City of Waterloo Official Plan;
- The recommended site-specific zoning amendments are appropriate for the proposed development and will not have adverse impacts on adjacent lands;
- The Applications will result in increased community uses within a Protected Major Transit Station Area (PMTSA); and
- The Applications facilitate the efficient use of land and existing infrastructure, by enabling the use of vacant space within an existing building.

SECTION 6 – RECOMMENDATIONS

A. That Staff Report IPPW2026-041 be approved.

B. That Council approve Amendment No. 72 to the City of Waterloo Official Plan as follows:

1. Amendment No. 72 to the City of Waterloo Official Plan applies to the lands municipally known as 388 Phillip Street, as identified on Map 2 attached hereto (the “Lands”).
2. That Section 11.1.99 of the Official Plan be added as follows:

11.1.99 Area Specific Policy 99 (388 Phillip Street)

- (1) The policies of this Area Specific Policy apply to the lands known municipally as 388 Phillip Street (the “Lands”), shown as ASP 99.
- (2) It shall be a policy of this Plan that, notwithstanding anything to the contrary, one (1) food store may be permitted as a complementary use on the Lands subject to appropriate building floor area restrictions as specified in the implementing zoning.

C. That Council approve Zoning By-law Amendment Z-25-26, for the lands municipally known as 388 Phillip Street (the “Lands”), as follows:

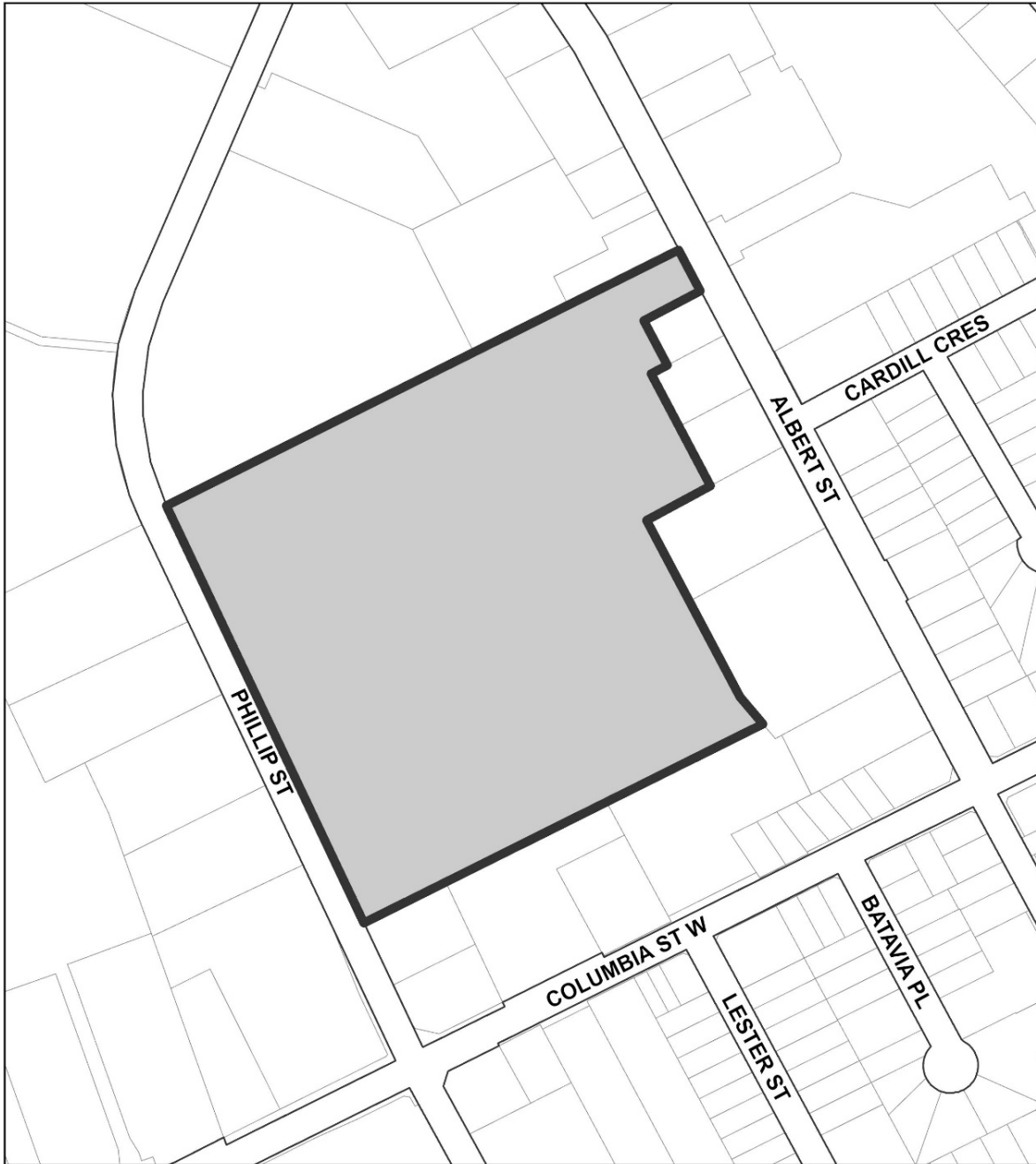
1. That Zoning By-law 2018-050 be amended by changing the zoning on Schedule A (Zoning Map) to Zoning By-law 2018-050 for the Lands from Business Employment Two – 40 (E2-40) to (Holding) Business Employment Two – 40 ((H)E2-40) with site specific provisions.

2. That Zoning By-law 2018-050 be amended by adding Site Specific Exemption 'C308' to Schedule 'C' of Zoning By-law 2018-050 as set forth in Appendix 'C' attached to IPPW2026-041.
3. That Zoning By-law 2018-050 be amended by adding Site Specific Exemption 'C308' to Schedule 'C1' of Zoning By-law 2018-050 for the Lands identified as "Lands subject to Site Specific C308" on Map 1 attached to IPPW2026-041.

Prepared By:

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MAP 1
Location Map



Map © 2026, City of Waterloo
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 Lands subject to Site
Specific C308

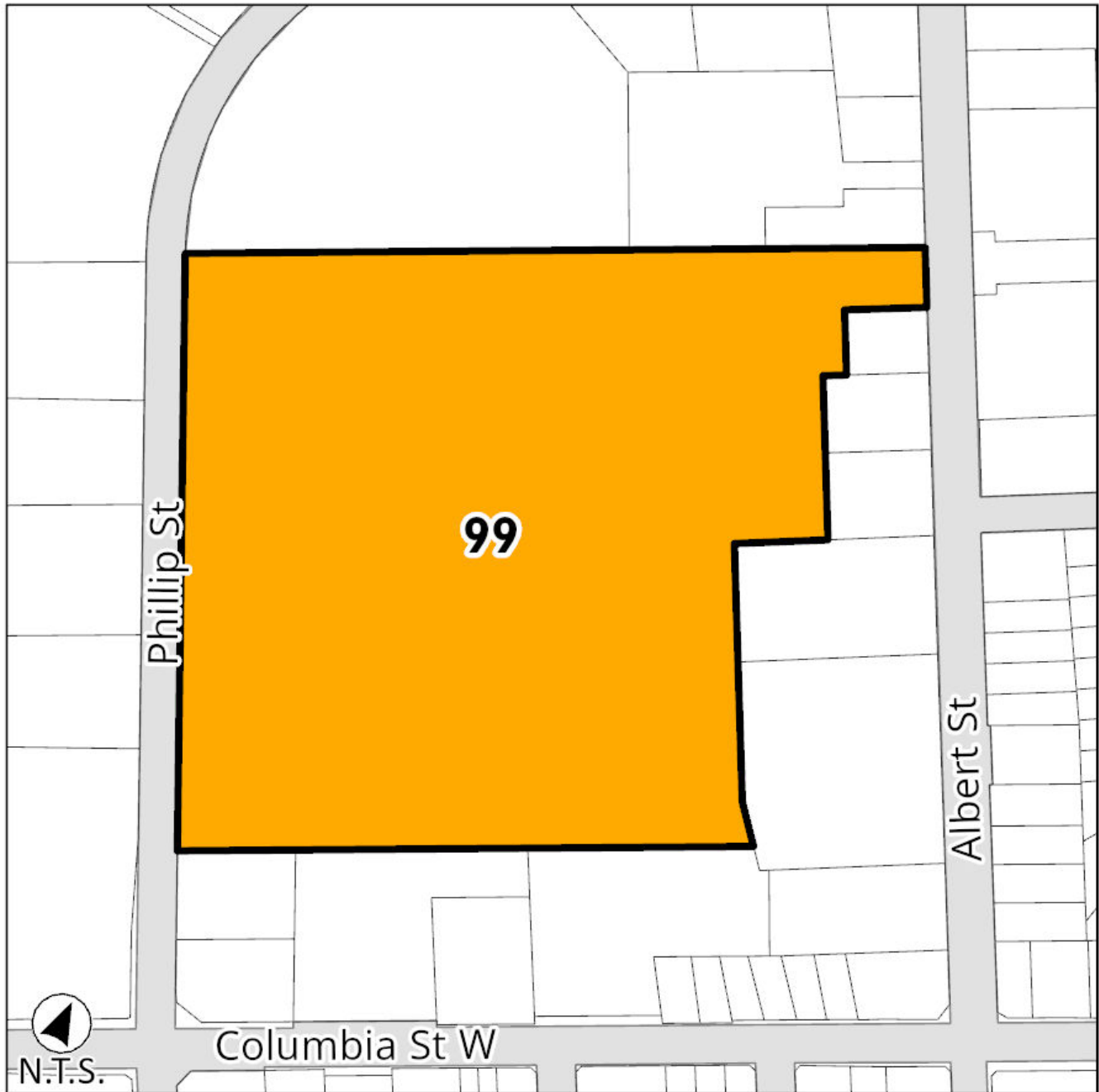


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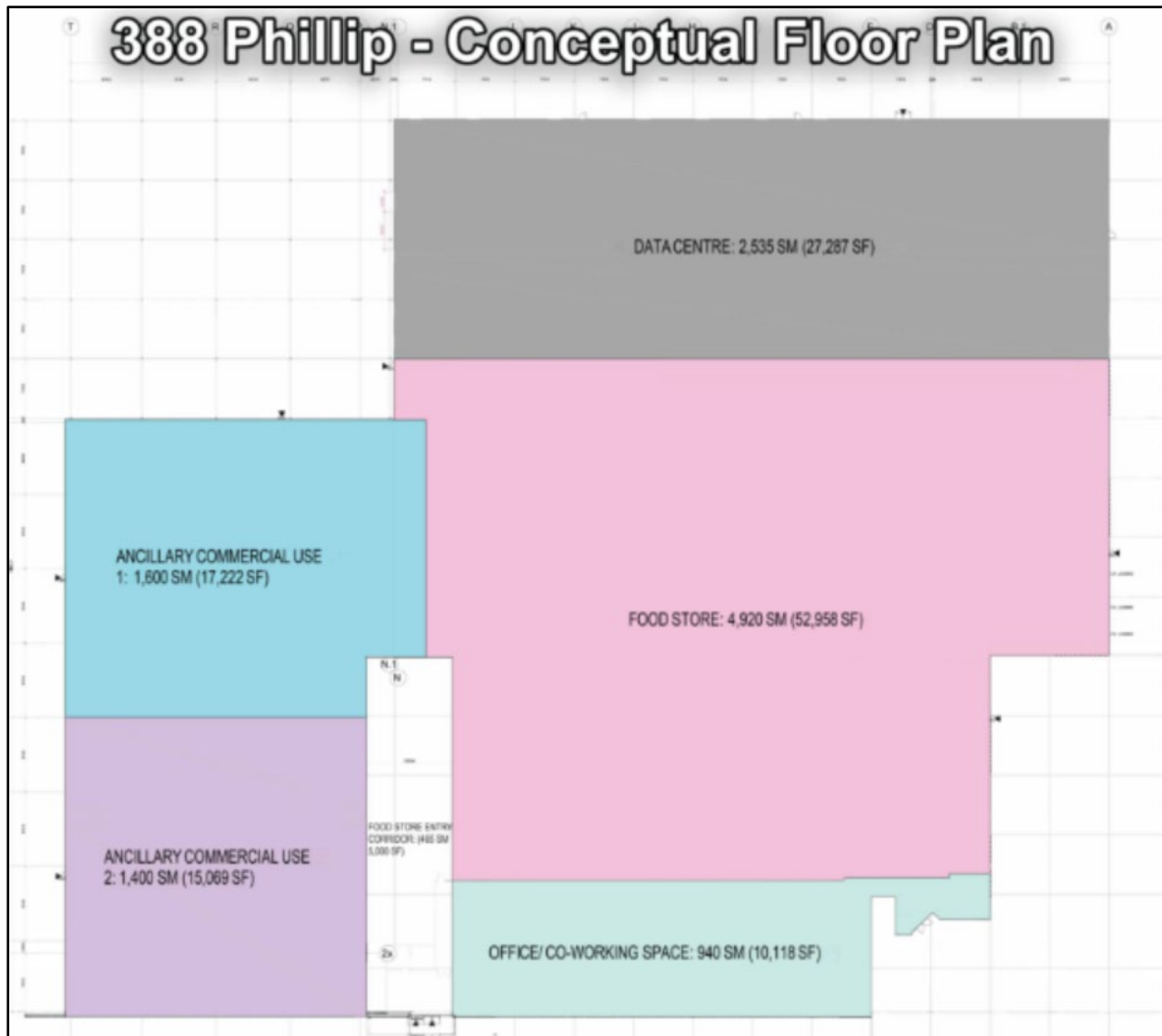
Drawn by: IPPW
City of Waterloo
Date: May 15, 2026

MAP 2

Proposed Amendment to the Official Plan (Section 11.1)



APPENDIX A
Conceptual Floor Plans and Site Plans



Source: As submitted by the Applicant

APPENDIX B

Public, Agency, and Staff Comments

PUBLIC COMMENTS

Public comments received in response to this Application are summarized below:

- Support towards the proposed grocery store use given the surrounding existing and proposed residential uses
- Objection to the proposed data centre as indicated within the plans submitted by the Applicant

Staff Comments	
Fire	No comment
Building	No comment
Engineering	No comment
Landscape	No comment
Parks	No comment
Transportation Services	Transportation staff provided comments regarding the identified active transportation connection within the Official Plan, the submitted transportation impact brief, the number of proposed bicycle parking spaces, and the hydro infrastructure required to supply the subject site. Through further discussion with both the Applicant and City Staff it was determined that the active transportation connection would be addressed through a Holding Symbol, and the potential hydro infrastructure would be further discussed as it is outside of the scope of the Applications.
Economic Development	Given the location and applicable policy framework for the Subject Lands, Economic Development prioritizes employment-generating uses. However, we acknowledge the demand for a food store within this geographic area, particularly as it relates to the significant residential growth, surrounding institutional and employment uses, and anticipated future development in the vicinity. We also recognize the unique situation of this site and utilizing the existing built form in this semi-temporary manner until such time that redevelopment occurs. The proposed specialty food store and ancillary commercial uses occupy approximately 7,656 square metres (82,408 square feet), which is relatively large for a food store and notably exceeds the combined footprint of the two other uses, which are permitted uses. In light of this, Economic Development recommends exploring opportunities to increase the proportion of space allocated to the office/co-working component, in support of broader employment objectives, rather than retail commercial uses.
Environmental Planning	The applicant is strongly encouraged to incorporate measures into the reuse of the building that would:

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	• Enhance the performance of the existing building, striving towards a near-zero emissions level of performance; • Incorporate low carbon heating and cooling systems; • Incorporate renewables and embodied carbon reduction strategies; and, • Improve building resilience to climate change, including increased thermal resistance and adaptable building systems.
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Agency Comments	
Region of Waterloo	The Region of Waterloo was circulated for comments and consulted numerous times throughout this process. In December 2025, Regional Staff provided comments to the City of Waterloo indicating that at that time, due to water capacity constraints, the Region was not able to confirm their support of any new development applications. Based on further consultation with the Region, Regional staff have now indicated there are no objections to the proposed site-specific exemption for the Lands, which include the proposed holding to require confirmation of sufficient servicing capacity, as well as the permission for the horizontal extension of the existing vertical geothermal system on the neighbouring lands, provided no new vertical wells are permitted.
Six Nations	No objections.
GRCA	No comments received.
WCDSB	No comments received.
WRDSB	No comments received.
Telus	No comments received.
Rogers	No comments received.
Bell	No comments received.
Ontario Power Generation	No comments received.
Canada Post	No objection.
Enova Power	Confirmed capacity availability for the proposed uses.
Hydro One	No comments received.
Infrastructure Ontario	No comments received.
MPAC	No comments received.
Enbridge Gas	No comments received.
WRHN	No comments received.

APPENDIX C

Proposed Site-Specific By-law

Exception C308	Address 388 Phillip St	Zoning (H) E2-40	File Reference OPA 72 & Z-25-26
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Location: 388 Phillip Street, as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site-specific regulations shall apply to the lands known municipally as 388 Phillip Street, shown on Schedule 'C1' to the BY-LAW as C308 (the "**Lands**"):
 - i. That FOOD STORE be permitted as a complementary USE under section 9.2.1.2 of the BY-LAW as it applies to the Lands. For clarity, this site specific provision applies to only the Lands.
 - ii. Notwithstanding anything to the contrary, a maximum of one (1) FOOD STORE shall be permitted on the Lands, with a maximum total BUILDING FLOOR AREA of 5,500 square metres.
 - iii. Notwithstanding anything to contrary, Ancillary Uses as specified in section 9.2.1.3 of the BY-LAW collectively shall not exceed a total of 3,000 square metres of BUILDING FLOOR AREA within the existing 11,860 sq.m. BUILDING on the Lands. Further, and notwithstanding anything to the contrary, the maximum ancillary use percentage of 15% within Table 9D of the BY-LAW shall not apply.
 - iv. Notwithstanding anything to the contrary, horizontal geothermal infrastructure that is connected to a lawful GEOTHERMAL WELL on an ABUTTING LOT shall be permitted on the Lands.
 - v. Notwithstanding anything to the contrary, a vertical geothermal well shall be prohibited on the Lands, except as specified in iv. above.
 - vi. A holding symbol (H) is hereby applied to the Lands:
 - a. Notwithstanding anything to the contrary:
 - i. No BUILDING or STRUCTURE shall be erected, constructed, or located on the Lands and the existing BUILDING on the Lands shall not be enlarged or reconstructed by no more than 10% of the existing BUILDING FLOOR AREA, until such time as the holding (H1) symbol is removed. Prior to the passing of a by-law to remove the holding (H1) symbol, the owner of the Lands shall:
 1. Provide written confirmation that sufficient water supply capacity is available to service the Lands and the proposed development thereon, to the satisfaction of the CITY;
 2. Prepare and obtain City approval of a comprehensive Block Plan for the Lands and proposed development thereon, in accordance with the City's terms of reference for Master/Block Plans, which shall include an Active Transportation Connection within the limits of the Lands that is generally located along the northerly LOT LINE between Phillip Street and Albert Street, to the satisfaction of the CITY.
 3. Provide written confirmation that the implementation of the Active Transportation Connection set out in 2. above is secured, including public use and access thereto, to the satisfaction of the CITY.

- ii. no person shall USE the existing BUILDING on the Lands for any USE that requires the existing water service to the BUILDING to be increased in size, except for the installation or expansion of a fire protection system required under the Ontario Building Code, until such time as the holding (H2) symbol is removed. Prior to the passing of a by-law to remove the holding (H2) symbol, the owner of the Lands shall provide written confirmation that sufficient water supply capacity is available to service the Lands and the proposed development thereon, to the satisfaction of the CITY.