THE CITY OF Waterloo

STAFF REPORT
Planning

Title:	Official Plan Amendment No. 63 and Zoning By-law Amendment Z-25-05, Uniweber Properties Inc., 200 Weber St N
Report Number:	IPPW2025-067
Author:	John Vos
Council Date:	December 8, 2025
File:	OPA 63, Z-25-05
Attachments:	Map 1 – Location Map Map 2 – Proposed Official Plan Amendment Map 3 – Proposed Zoning Change Appendix A – Site Specific By-law Appendix B – Summary of Agency and Staff Comments Appendix C – Summary of Public Comments Appendix D – Minutes from Informal Public Meeting Minutes Appendix E – Conceptual Site Plan Appendix F – Conceptual Building Elevations Appendix G – Conceptual Floor Plans
Ward No.:	Ward 5 (Southeast)

Recommendations:

1. That Council approve staff report IPPW2025-067.
2. That Council endorse Official Plan Amendment 63 (OPA 63), Uniweber Properties Inc., 200 Weber Street North, in accordance with Section 7 of staff report IPPW2025-067.
3. That Council direct staff to submit the Special Policy Area Submission package to the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources in accordance with Section 7 of staff report IPPW2025-067.
4. That Council endorse Zoning By-law Amendment Z-25-05, Uniweber Properties Inc., 200 Weber Street North in accordance with Section 7 of staff report IPPW2025-067.

A. Executive Summary

Uniweber Properties Inc. (the “Applicant”) is proposing to amend the City’s Official Plan (OPA 63) and Zoning By-law (Z-25-05) for the lands known municipally as 200 Weber Street North (the “Site”) to permit the development of a food store with offices on the second floor.

To facilitate the proposed development, the Official Plan needs to be amended to allow a food store, and a portion of the Site along the rear lot line is to be re-designated as ‘Parks and Other Green Space’ (“OPA 63”).

OPA 63 will add a new land use within the Laurel/Clair Special Policy Area (floodplain) which requires approval from the Ministry of Municipal Affairs and Housing (“MMAH”) and the Ministry of Natural Resources (“MNR”) pursuant to the Provincial Planning Statement 2024 (“PPS”). If Council endorses OPA 63, then staff will make a submission to MMAH and MNR for ministerial authorization to approve OPA 63. If ministerial authorization is granted, Staff will present implementing by-laws for OPA 63 and Z-25-05 to City Council for enactment.

Zoning By-law Amendment Z-25-05 seeks to implement OPA 63 and permit a food store on the Site. Z-25-05 also rezones a portion of the Site along the rear lot line to ‘Conservation’ (OS3). An amended parking rate is proposed, from 4 parking spaces per 100 square metres of building floor area (175 spaces) to 2.4 parking spaces per 100 square metres of building floor area (105 spaces).

OPA 63 and Z-25-05 are planning applications; any approval or acceptance of such applications does not give any assurance whatsoever that building permits when applied for will be issued. Based on available information, the proposed development does not appear to comply with the Ontario Building Code – a building permit is unlikely to be issued. Of particular concern is the continuity of required exits to an open public thoroughfare. General safe pedestrian and vehicular ingress and egress is also a concern during a flood event. It has not been demonstrated that a safe pedestrian path of travel can be achieved to an open public thoroughfare. Although the building will be floodproofed, safe egress may be constrained due to the depth and velocity of the flood water on the Site and within the road allowance of Weber Street North. This is further discussed in Section 2.1. The City is obligated to review and process OPA 63 and Z-25-05, regardless of the viability of a building permit being issued for the proposed development.

Based on the Planning Division’s review of the applications, staff support Official Plan Amendment 63 and Zoning By-law Amendment Z-25-05 as set out in Section 7 of IPPW2025-067, subject to MMAH and MNR authorization. Reasons including:

- The applications are consistent with the Provincial Planning Statement 2024, subject to MMAH and MNR authorization.

- The applications conform to the policies of the Regional Official Plan.
- The application to amend the Official Plan will result in a policy framework that allows for appropriate development and the efficient use of land and infrastructure.
- The proposed zoning is appropriate and will implement the Official Plan as amended by OPA 63.
- The site-specific zoning regulations are tailored to the Site and the proposed development, while maintaining the general intent of Zoning By-law 2018-050.
- The applications direct intensification and growth to designated urban lands and corridors.
- The proposed commercial development can be designed to be floodproofed, and if approved would be subject to a flood emergency plan.

B. Financial Implications

Staff is not aware of any financial implications to the City with respect to these applications. Should the applications be appealed, potential costs related to an Ontario Land Tribunal (OLT) hearing may be incurred.

C. Technology Implications

None.

D. Link to Strategic Plan

(Strategic Objectives: 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 in this report support the ‘Complete Community’ Strategic Objective through the development of a new food store adjacent to residential areas.

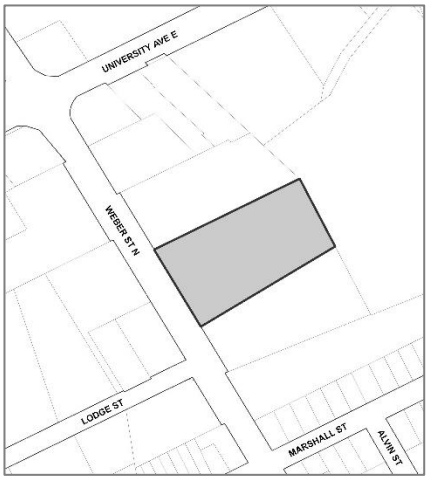
E. Previous Reports on this Topic

None.

THE CITY OF Waterloo

Official Plan Amendment No. 63 and Zoning By-law Amendment Z-25-05, Uniweber Properties Inc., 200 Weber St N
IPPW2025-067

SECTION 1 – SUBJECT SITE



Location: 200 Weber St N

Ward: Ward 5 - Southeast

Size: 1.12 hectares

Owner/Applicant: Uniweber Properties Inc.

Existing Land Use: Vacant (previously commercial)

Proposed Land Use: Commercial (food store)

Public Input:

The primary mechanisms used for gathering input are as follows:

Mechanism	Date	Results
Agency and Staff Circulation	March 11, 2025	Agency and staff comments are attached as Appendix 'B'
Advertised the applications were received and open for public review.	March 27, 2025	Advertised in the Waterloo Region Record, and a letter was mailed to all property owners within 120 metres of the Site.
Informal Public Meeting	April 14, 2025	Minutes of the Informal Public Meeting are attached as Appendix 'D'.
Sign posted on the property	May 2025	The Applicant provided photos of the sign, verifying it was installed.
Advertised the Formal Public Meeting	November 27, 2025	Advertised in the Waterloo Region Record and a letter was mailed to all property owners within 120 metres of the Site.
Formal Public Meeting	December 8, 2025	Council consideration of the applications.

1.1 Site Description and Neighbourhood Context

The Site is located on the east side of Weber St N, between Marshall St and University Ave E as shown on Figure 1.

Waterloo Fire Station 1 is north of the Site, House of Friendship is south, and Village on the Green (townhouse condominium) is directly east. Laurel Creek flows through the Village on the Green, approximately 40 metres from the Site.



Figure 1: Site location and surrounding area

The Site is currently vacant but previously contained a retail store (White Rose Crafts and Nursey Ltd.) which was demolished in April 2024. Access to the Site is from a driveway along the south side of the lot which is shared with the House of Friendship.

SECTION 2 – PROPOSED DEVELOPMENT (see Appendices 'E', 'F', and 'G')

The proposed development is a two-storey retail commercial building with a food store on the first storey (~3,251 square metres in size) and offices on the second storey (~1,107 square metres in size). The total building floor area is ~4,358 square metres. A total of 111 parking spaces are proposed in the front and rear yards, with loading bays along the rear façade.

The proposed building will be designed with a finished floor elevation (foundation height) above the regulatory flood elevation (floodwater depth) to protect the building and occupants during most storm events, provided occupants are not required to exit

the building. Ramps and stairs will provide convenient and accessible access to the building as shown in Figure 2.

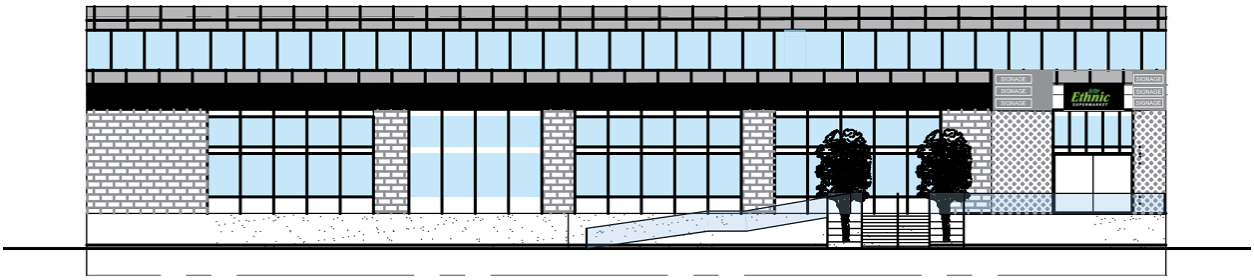


Figure 2: Front building façade

2.1 Ontario Building Code

Staff note that the proposed building does not comply with the Ontario Building Code and a building permit is unlikely to be issued for the proposed building. Of particular concern is whether safe pedestrian and vehicular ingress and egress can be provided to the Site during a flood event pursuant to the Code, particularly a safe pedestrian path of travel to an open public thoroughfare from all required exits. Although the building will be floodproofed, safe egress may be constrained due to the depth and velocity of the flood water on the Site and within the Weber St N right-of-way.

The 2024 Building Code states:

> *Division B, 3.1.1.6. Building in Flood Plains*
>
> > *(1) Buildings constructed on flood plains shall*
> >
> > > *a. Be designed and constructed in accordance with good engineering practice to withstand anticipated vertical and horizontal hydrostatic pressures acting on the structure, and*
> > >
> > > *b. Incorporate floodproofing measures that will preserve the integrity of exits and means of egress during time of flooding.*
>
> *Division A – Part 1, 1.4.1.2. Defined Terms*
>
> > *Means of Egress means a continuous path of travel provided for the escape of persons from any point in a building or contained open space to a separate building, an open public thoroughfare, or an exterior open space protected from fire exposure from the building and having access to an open public thoroughfare. Means of egress includes exits and access to exits.*

A technical guideline (prepared by the City of Waterloo) provides an opportunity for development to occur with the Special Policy Area where certain technical requirements can be met. It allows for development within low-level flooding areas where the depth of

water does not exceed 0.8 meters, a water flow rate (velocity) does not exceed 1.7 metres per second, and the product of the depth and velocity does not exceed 0.4 metres squared per second.

Based on an initial analysis, flood depths greater than 1.4 metres are expected, with some areas as deep as 1.8 metres, and an average velocity of 0.4 meters per second.

The primary purpose of OPA 63 and Z-25-05 is to add a new commercial use (i.e., food store) to lands designated and zoned for commercial purposes, however matters of public safety must be considered including the appropriateness of development within the floodplain. The concept plans and various reports submitted with the applications help to inform how the food store can be advanced within the Special Policy Area from a planning perspective, should the applications be approved, but do not guarantee that a building permit will be issued or that a structure can be constructed on the Site. Based on available information, the proposed development does not appear to comply with the Ontario Building Code – a building permit is unlikely to be issued.

While Official Plan policies for the Special Policy Area only require safe access for residential buildings, the Code makes no distinction based on land uses and requires safe access for both residential and non-residential buildings. With respect to this difference, the Code prevails.

SECTION 3 – PLANNING APPLICATION DETAILS

To facilitate the proposed development, the Applicant has applied for an Official Plan Amendment (OPA 63) to:

- Add food store to the list of contemplated land uses.
- Change the designation of portion of the Site along the rear lot line to “Parks and Other Green Space” to ensure the long-term protection of the lands for floodway purposes.

The Applicant has also applied for a Zoning By-law Amendment (Z-25-05) to:

- Permit food store through a site-specific provision.
- Reduce the parking rate from 4.0 parking spaces per 100 sq. m of building floor area (175 spaces) to 2.4 parking spaces per 100 sq. m of building floor area (105 spaces).
- Change the zoning for a portion of the Site along the rear lot line (within the floodway) to ‘Conservation’ (OS3) zone.

The proposed amendments are analyzed in ‘Section 5 – Planning Evaluation’ of this report.

The Site is located within the Laurel/Clair Special Policy Area Floodway (“SPA”). Pursuant to the Provincial Planning Statement, MMAH and MNR must approve policy

changes to the Official Plan for lands within the SPA, particularly if new uses are proposed, including commercial uses. If City Council endorses the applications, as recommended in IPPW2025-067, then staff will make a submission to MMAH and MNR for their authorization, and if authorized will return to City Council to enact the related by-laws.

SECTION 4 – POLICY ANALYSIS

4.1 Provincial Planning Statement

The Provincial Planning Statement 2024 (the "PPS") establishes the vision and policy framework for matters of provincial interest related to land use planning and development in Ontario. Collectively, the policies aim to focus growth within existing settlement areas; promote efficient development and land use patterns to minimize land consumption and servicing costs; support densities that provide for a more compact urban form, and building strong and safe communities.

In staff's opinion, the applications are consistent with relevant policies in the PPS, including:

- The applications will result in the efficient use of land and existing infrastructure consistent with Policy 2.3.1.2.
- The applications will be transit-supportive by accommodating a neighbourhood commercial use (food store) in a walkable area and a frequent transit corridor consistent with Policy 2.4.3.1.
- The applications will incorporate design measures for safety related to development in an area associated with flooding hazard, consistent with Policy 5.2.5.

Policy 5.2.5(a) allows development within the flooding hazard area where a Special Policy Area (such as the Laural/Clair Special Policy Area) has been approved. Any change or modification to official plan policies, land use designations or boundaries applying to Special Policy Area lands must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to approval by the City of Waterloo.

If Council endorses OPA 63, then staff will make a submission to MMAH and MNR for final authorization of OPA 63, before Council enacts the related by-laws.

4.2 Region of Waterloo Official Plan

The Regional Official Plan (the "ROP") provides a land use policy framework that implements the PPS in the regional context. The lands are located within the 'Urban Area Boundary' as shown on ROP Map 1: Regional Structure, and within the

'Delineated Built-Up Area' as shown on ROP Map 2: Urban System. In staff's opinion, the applications conforms to the ROP for reasons including:

- Increases the viability of an underutilized commercial property within the Urban Area Boundary.
- Expands residents' convenient access to food options within proximity to established neighbourhoods.
- Results in development of a non-sensitive land use within the Special Policy Area, while ensuring no development occurs within the floodway.
- Demonstrates the development can be floodproofed.
- Supports the use of existing transit, walking and cycling routes.

4.3 City of Waterloo Official Plan 2012

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

- Schedule 'A' (Land Use Plan) – **Commercial**
- Schedule 'A1' (Commercial Land Uses) – **Corridor Commercial**
- Schedule 'A5' (Natural Hazards) – **Special Policy Area and Special Policy Area Floodway**
- Schedule 'B' (City Structure) – **Minor Corridor**
- Schedule 'B1' (Height and Density) – **Medium High Density, 40 metres**
- Schedule 'B3' (Designated Greenfield Areas) – **Built Up Area**
- Schedule 'C' (District Boundaries) – **Willowdale District**
- Schedule 'E' (Road Classification System) – **Regional Arterial (Weber St N)**
- Schedule 'F' (Active Transportation System) – **City-wide Cycling and Multi-Use Route**

The Corridor Commercial designation contemplates primarily automobile-oriented commercial uses including certain highway commercial retail uses, wholesale, office, medical, accommodation, restaurants, entertainment, commercial recreation, banquet halls and funeral homes, with a maximum building height of 40 meters. This designation does not contemplate food stores.

The Applicant is proposing to add 'food store' as a permitted use to the Site, asserting the unique characteristics and location of the Site is appropriate for a small scale food store use, including the Site's proximity to residential neighbourhoods.

The Site is located within the Laurel/Clair Special Policy Area where development within the floodplain is permitted from a planning perspective if technical requirements are met such as floodproofing. Staff recommend that the rear portion of the Site within the floodway (i.e., the inner, most hazardous part of the floodplain) be redesignated "Parks

and Other Green Space" to ensure the long-term protection of the floodway as green space.

Based on staff's review, we are of the opinion that it is reasonable to support the land use modifications proposed through OPA 63 as set out in Section 7 of IPPW2025-067, as discussed in Section 5.1.

4.4 City of Waterloo Zoning By-law 2018-050

The Site is zoned Corridor Commercial 27 (C5-27) which permits a variety of auto-oriented commercial uses and permits buildings up to 27 metres and 9 storeys in height.

The Site is located within the floodplain as indicated on Schedule A3 of the Zoning By-law which applies technical requirements to development, including floodproofing requirements for new or modified buildings.

Through Z-25-05, the Applicant is proposing to:

- Permit food store through a site-specific provision.
- Reduce the parking rate from 4.0 parking spaces per 100 sq. m of building floor area (175 spaces) to 2.4 parking spaces per 100 sq. m of building floor area (105 spaces).
- Change the zoning along the rear lot line of the Site (within the floodway) to 'Conservation' (OS3).

Based on staff's review, we are of the opinion that it is reasonable to support the land use and parking modifications proposed through Z-25-05 as set out in Section 7 of IPPW2025-067, as evaluated in Section 5.2.

SECTION 5 – PLANNING EVALUATION

Staff have reviewed the applications (OPA 63 and Z-25-05) and provide the following comments:

5.1 Official Plan Amendment No. 63

The Official Plan provides criteria for considering applications to change land use designations, as summarized below:

5.1.1 Add Food Store

The subject lands are designated 'Commercial' on Schedule 'A' and 'Corridor Commercial' on Schedule 'A1' of the Official Plan. Lands designated Corridor Commercial are intended to accommodate highway commercial uses which primarily cater to persons travelling via automobile, such as wholesale or retail of bulky goods, home improvement / hardware store, and banquet halls. The Corridor Commercial

designation expressly excludes food stores, department stores, and drug stores as these land uses are directed to other commercial designations throughout the city.

The Applicant is requesting to add ‘food store’ as a permitted use on the Site. This will enable the proposed development as shown on Figure 2.

5.1.2 Official Plan Review (Phase 1)

In December 2024, Council adopted Official Plan Amendment 58 (“OPA 58”) which implemented the first phase of the Official Plan Review. OPA 58 has been submitted to the MMAH for final approval, but a decision has not been issued yet.

The updated Official Plan added land uses to the ‘Corridor Commercial’ designation including food store, medical office, drug store, personal service shop, automobile gas station and vehicle charging station, similar to the use proposed through OPA 63. However, OPA 58 excluded all lands within the Laurel/Clair Special Policy Area including the Site, given the complexities of securing joint ministerial approval for a city-wide planning review such as OPA 58. OPA 63 is a simpler site specific proposal, that aligns with the general policy framework as proposed to be amended through OPA 58 for other lands designated Corridor Commercial outside of the SPA.

Staff are of the opinion that the requested land use amendment to the Official Plan at 200 Weber St N is reasonable. Staff recommend that Council endorse OPA 63 as set out in Section 7 of IPPW2025-067.

5.1.3 Area Specific Policy No. 92 – Flood Emergency Plan

The Official Plan allows development within the Laurel/Clair Special Policy Area where the development is floodproofed to the Regulatory Flood Elevation (above the expected flood depth). The Applicant provided a Flood Risk Assessment confirming that the proposed building can be adequately floodproofed.

To mitigate potential site-specific risks, it is recommended that the City require a building-specific Flood Emergency Plan for the development in conjunction with the Site Plan application, to be implemented by the building owner. This will be secured through an Area Specific Policy (ASP 92) in the Official Plan and through a holding symbol in Site Specific Provision C297 (see Appendix A).

The Flood Emergency Plan will need to:

- be prepared by a qualified professional
- be coordinated with flood warning processes and municipal flood emergency procedures
- address how flood event actions and protocols, including those related to building closure, evacuation, re-entry, and shelter-in-place, will be communicated and

carried out for the site to the satisfaction of the City, in consultation with the Region and Grand River Conservation Authority where appropriate

For clarity, the Flood Risk Assessment and the recommended Flood Emergency Plan do not alleviate the owner from the requirements of the Ontario Building Code, including in relation to continuity of exits. Based on available information, the proposed development does not appear to comply with the Ontario Building Code – a building permit is unlikely to be issued.

5.2 Zone Change Application Z-25-05

The Applicant is proposing the following site-specific provisions:

- Permit food store through a site-specific provision
- Reduce the parking rate from 4.0 parking spaces per 100 sq. m of building floor area (175 spaces) to 2.4 parking spaces per 100 sq. m of building floor area (105 spaces)

Staff also recommend that the portion of the Site along the rear lot line (within the floodway) be rezoned to ‘Conservation’ (OS3).

Each of the requested amendments is considered below:

5.2.1 Add Food Store

The Applicant is requesting to permit the use ‘food store’ to enable the proposed development and increase the commercial reuse of the site.

Staff support adding the proposed food store use. Staff note the Site is in proximity to residential neighbourhoods, post-secondary institutions, has access from multiple transit routes, and the proposed use aligns with the general policy framework advanced through OPA 58 for other lands designated Corridor Commercial throughout the city and outside the SPA.

5.2.2 Parking Rate

The Applicant is requesting a non-residential parking rate of 2.4 spaces per 100 sq. m of building floor area. The current parking rate of 4.0 spaces per 100 sq. m of building floor area would require 175 parking spaces, while the reduce parking rate will require 105 parking spaces.

The concept plan submitted with the application shows 111 parking spaces (including 5 accessible parking spaces), 3 loading spaces, and 12 bicycle parking spaces. For a small scale food store and office, the 111 spaces in this context should be sufficient with proper parking management operations by the owner/operator.

The subject lands are well served by transit with multiple GRT bus routes available along Weber St N, and along University Ave E which is within close proximity of the Site.

On November 17, 2025, City Council approved new parking rates for all zones throughout the city (Z-25-09, IPPW2025-064, By-law 2025-078). The non-residential parking rate for the C5 zone was reduced to 3.25 spaces per 100 sq. m of building floor area, however, this rate does not take effect until the appeal period ends on December 17, 2025.

Staff do not object to the parking rate of 2.4 spaces per 100 sq. m for non-residential building floor area for the Site.

5.2.3 Conservation Zone

Staff recommend the portion of the Site along the rear lot line (within the floodway) be rezoned to “Conservation” (OS3) to prevent any development from occurring within this hazard area. The floodway is the inner, most hazardous part of the floodplain, where development should be opposed.

5.2.4 Holding Symbol for Noise Study Update

An initial Noise Impact Study was submitted to ensure noise from the proposed development will not impact nearby residences (i.e., townhouses at Village on the Green) nor the House of Friendship.

RWDI reviewed the study entitled “Noise Impact Study, 200 Weber Street North Waterloo, Ontario”, prepared by GHD dated December 19, 2024. They identified specific questions which need to be addressed during detailed site design (e.g., specific mechanical equipment, and loading/parking of refrigerated trucks), but such matters are not expected to change the findings of the report or be significant enough to impede the development.

It is recommended that a holding symbol (“H”) be applied to the zoning of the Site that requires an updated noise study at detailed design to address the matters listed above and to ensure the sound level criteria for the proposed development meet Province’s Environmental Noise Guideline NPC-300.

5.2.5 Holding Symbol for Flood Emergency Plan

As discussed in section 5.1.3 above, a building-specific Flood Emergency Plan will be required for the development. The plan will be prepared in conjunction with the Site Plan application and implemented by the building owner. The Flood Emergency Plan will be secured through an Area Specific Policy (ASP 92) in the Official Plan and through a holding symbol in Site Specific Provision C297 (see Appendix A).

SECTION 6 – CONCLUSION

Based on the Planning Division's review of the applications, staff support Official Plan Amendment 63 and Zoning By-law Amendment Z-25-05, in accordance with Section 7, for reasons including:

- The applications are consistent with the Provincial Planning Statement 2024, subject to MMAH and MNR authorization.
- The applications conform to the policies of the Regional Official Plan.
- The application to amend the Official Plan will result in a policy framework that allows for appropriate development and the efficient use of land and infrastructure.
- The proposed zoning is appropriate and will implement the Official Plan as amended by OPA 63.
- The site-specific zoning regulations are tailored to the Site and the proposed development, while maintaining the general intent of Zoning By-law 2018-050.
- The applications direct intensification and growth to designated urban lands and corridors.
- The proposed commercial development can be designed to be floodproofed, and if approved would be subject to a flood emergency plan.

For clarity, OPA 63 and Z-25-05 are planning applications which the City is obligated to process. Any approval or acceptance of such planning applications does not give any assurance whatsoever that building permits when applied for will be issued. Based on available information, the proposed development does not appear to comply with the Ontario Building Code – a building permit is unlikely to be issued.

SECTION 7 – RECOMMENDATIONS

1. That report IPPW2025-067 be approved.
2. That Council endorse Amendment No. 63 to the City of Waterloo Official Plan, Uniweber Properties Inc., for the lands known municipally as 200 Weber Street North, as follows:
    a) That Schedule A (Land Use Plan) be amended by changing the designation applied to the lands identified as "Parks and Other Green Space" on Map 2 attached hereto from 'Commercial' to 'Open Space';
    b) That Schedule A1 (Commercial Land Uses) be amended by removing the 'Corridor Commercial' designation applied to the lands identified as "Parks and Other Green Space" on Map 2 attached hereto;
    c) That Schedule A3 (Open Space Land Use) be amended by applying the "Parks and Other Green Space" designation to the lands identified as "Parks and Other Green Space" on Map 2 attached hereto; and

d) That Schedule A6 (Specific Provision Areas) be amended adding ASP 92 to the lands identified as “Area Specific Policy 92” on Map 2 attached hereto.

3. That Council direct staff to submit the Special Policy Area Submission package to the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources for approval, after:

   a) The City’s Fire Chief executes an emergency services letter on behalf of the City for purposes of the final SPA Submission to MMAH and MNR, subject to the final form and content of the letter being satisfactory to the City’s Fire Chief and City Solicitor; and

   b) Receipt of endorsement by the GRCA Board of Directors in relation to Official Plan Amendment 63.

4. That Council endorse Zoning By-law Amendment Z-25-05, Uniweber Properties Inc., for the lands known municipally as 200 Weber Street North, as follows:

   a) That Zoning By-law No. 2018-050 is hereby amended by changing the zoning category as shown on the Zoning Map attached to Zoning By-law 2018-050 as Schedule ‘A’ for the lands identified as “Corridor Commercial” on Map 3 attached hereto, from “Corridor Commercial 27” (C5-27) to “Holding Corridor Commercial 27” ((H)C5-27);

   b) That Zoning By-law No. 2018-050 is hereby amended by changing the zoning category as shown on the Zoning Map attached to Zoning By-law 2018-050 as Schedule ‘A’ for the lands identified as “Conservation” shown on Map 3 attached hereto, from “Corridor Commercial 27” (C5-27) to “Conservation” (OS3);

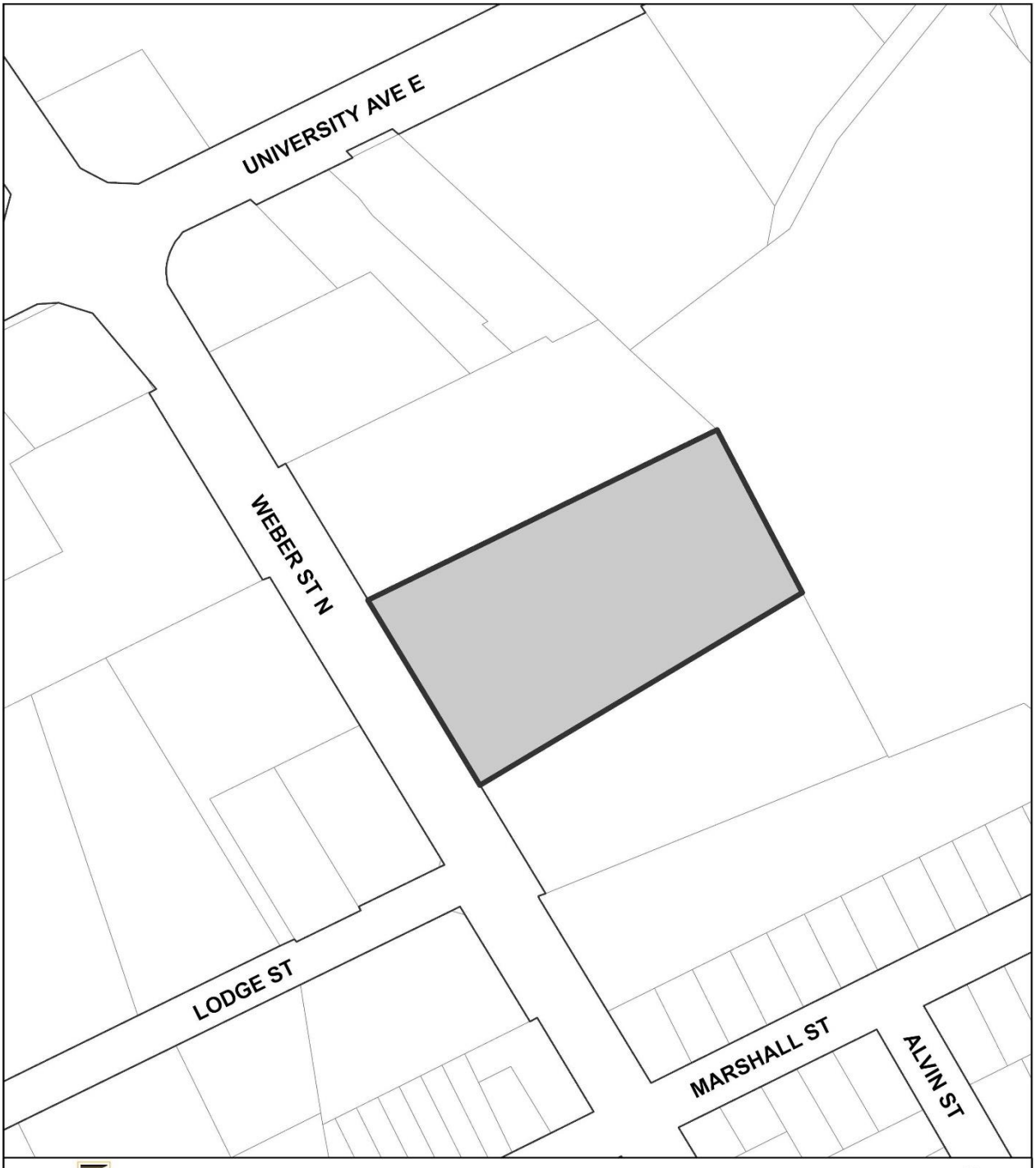
   c) That Zoning By-law No. 2018-050 is hereby amended by adding Site Specific Provision ‘C297’ to Schedule ‘C’ of Zoning By-law 2018-050 as set forth in Appendix ‘A’ attached to IPPW2025-067; and,

   d) That Zoning By-law No. 2018-050 is hereby amended by adding “C297” to the zoning map attached to said Zoning By-law 2018-050 as Schedule ‘C1’ for the lands identified as “Site Specific Provision C297” on Map 3 attached hereto.

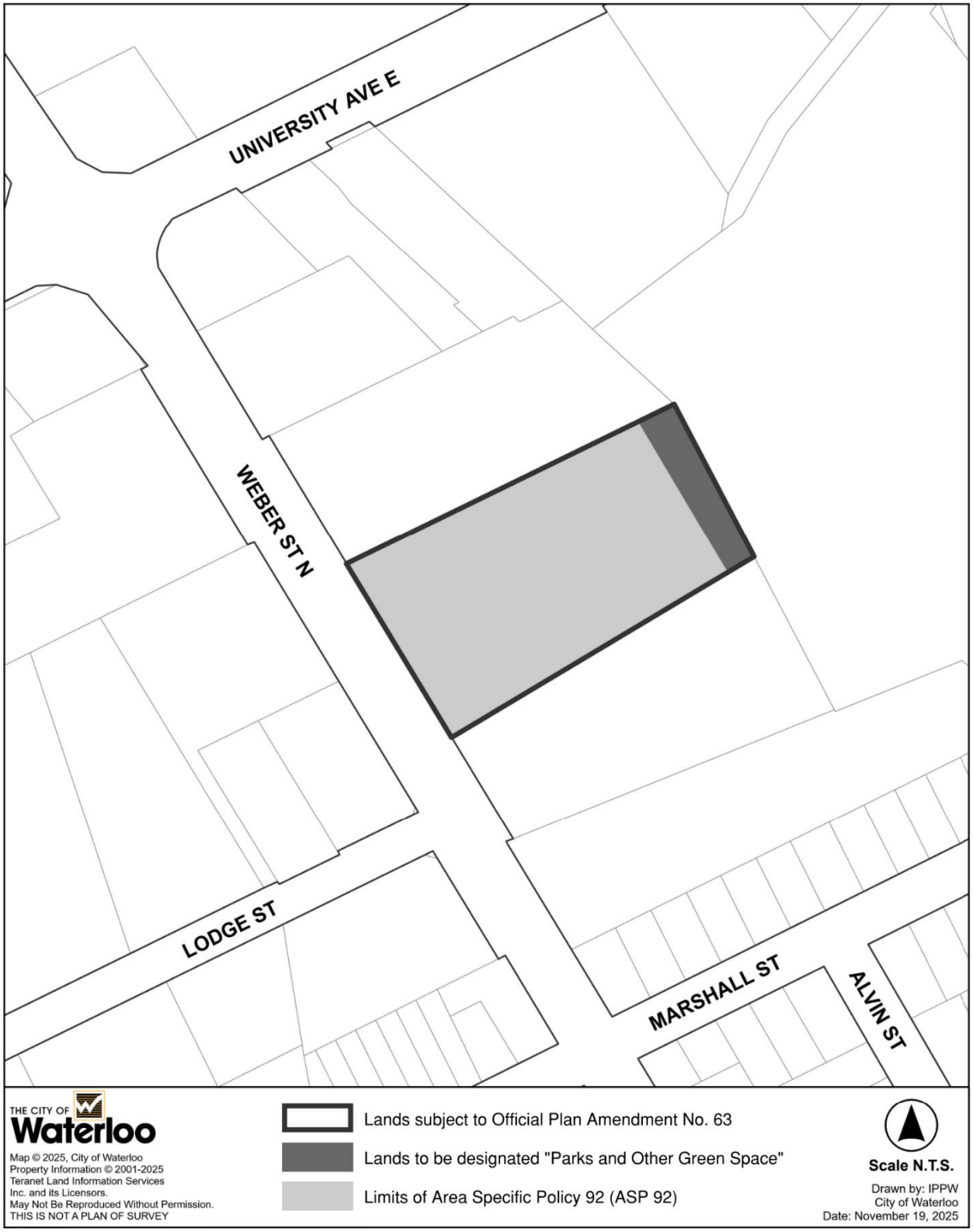
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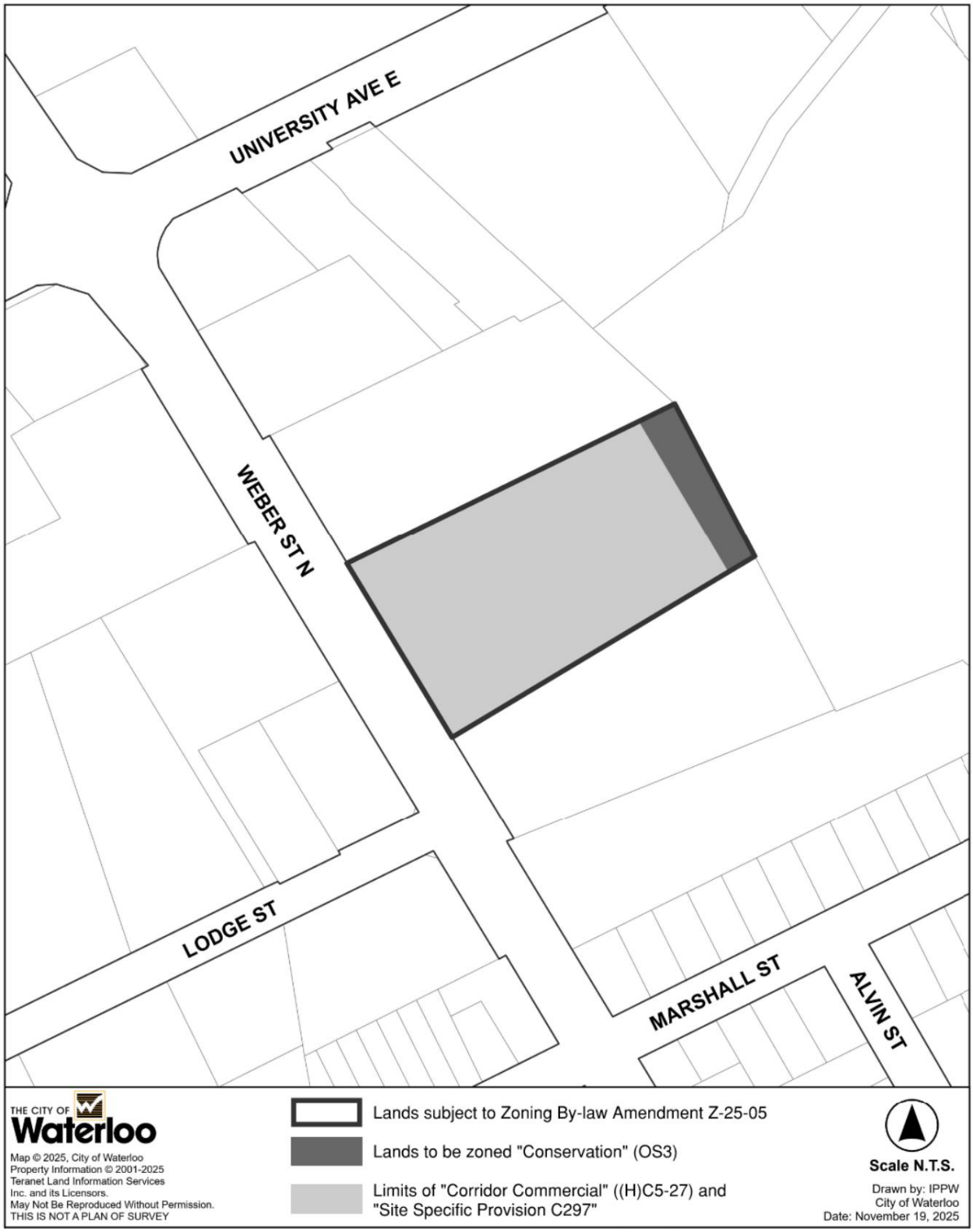
Map 1 – Location Map



Map 2 – Proposed Official Plan Amendment



Map 3 – Proposed Zone Change



Appendix A – Site Specific By-law

Exception	Address	Zoning	File Reference
C297	200 Weber Street North	(H) C5-27	Z-25-05 OPA 63

Location: 200 Weber Street North, mainly Part of Lot 9 on Registered Plan 493, as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

a) The following additional USE is hereby added to section 8.7.1.1 for the lands known municipally as 200 Weber Street North (the "Lands") only:

   i. FOOD STORE

b) Notwithstanding anything to the contrary, the following parking rate shall apply:

   i. Non-residential PARKING SPACES (minimum): 2.4 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

c) Notwithstanding anything to the contrary, where a holding symbol (H) is applied, only those uses which lawfully and actually existed on the date of passing of this BY-LAW shall be permitted to continue until such time as the holding symbol (H) is removed. The holding symbol (H) shall not be removed or modified until the following criteria are satisfied:

   i. Submit a detailed Noise Study to the satisfaction of the CITY. The study shall evaluate stationary noise impacts emanating from the development, including potential impacts of noise (e.g., HVAC systems and refrigeration units) and from delivery trucks (and the like) on surrounding noise sensitive receptors. All buildings on the lands subject to C297, and mechanical equipment thereto, shall be acoustically designed to achieve all applicable noise level objectives off-site, including those of the Ministry of the Environment, Conservation and Parks (MECP), to the satisfaction of the CITY. The study shall be conducted when mechanical equipment details are confirmed, and detailed grading plans, elevations and floor plans are available. The Owner shall make secure arrangements to implement the recommendations of the accepted Noise Study, to the satisfaction of the CITY.

   ii. Notwithstanding any other provision in the BY-LAW, the following USES shall be prohibited unless an ACCEPTED FLOOD EMERGENCY PLAN is provided for the BUILDING or STRUCTURE prior to the approval of a Site Plan pursuant to Section 41 of the PLANNING ACT:

      i. USES identified in regulation 8.7.1 of the C5 zone
      ii. any USE(S) permitted through site-specific zoning provision C297.

   For the purpose of this provision, ACCEPTED shall be defined as follows:

      ACCEPTED – means to the satisfaction of the CITY, in consultation with the REGION and Grand River Conservation Authority where appropriate.

   For the purpose of this provision, FLOOD EMERGENCY PLAN shall be defined as follows:

FLOOD EMERGENCY PLAN – means a flood emergency plan, prepared and certified by a qualified professional or qualified professionals, that is coordinated with flood warning processes and municipal flood emergency procedures, to address at a minimum the matters set out below, including how flood event actions and protocols will be carried out for the site for the purposes of safeguarding persons, animals and property before, during and after a flood event. A FLOOD EMERGENCY PLAN shall include, but not be limited to:

A) an overview of the BUILDING;
B) a description of the local flood warning system;
C) building-specific risk mitigation measures, as applicable, such as structural floodproofing, signage, voice communication systems, protocols for building closure, evacuation, re-entry, and sheltering in place, and a communication strategy detailing how individuals are made aware of the Flood Emergency Plan and are informed of the protocols for building closure, evacuation, re-entry, and sheltering in place;
D) actions to be undertaken before, during, and after a flood event, as applicable, such as maintaining an emergency team, maintaining up-to-date contact lists, maintaining the protocols for building closure, evacuation, re-entry, and sheltering in place, implementing the communication strategy, carrying out regular training and drills, reviewing the Flood Emergency Plan regularly, activating the emergency team, carrying out the instructions of municipal emergency management officials, and undertaking a post-event review; and
E) floor plans and safe access route maps.

Appendix B – Summary of Agency and Staff Comments

Staff and Agency Comments

No comments or concerns:

- City of Waterloo - Engineering Services
- City of Waterloo - Transportation Services
- Waterloo Advisory Committee on Active Transportation
- Enova Power Corp
- Waterloo Region District School Board

City of Waterloo Building Services

- Building Standards cannot support a development application that does not comply with the Ontario Building Code. Criteria for demonstrating building code compliance is as outlined in the document *"Technical Guideline – Development within Special Policy Areas and Ontario Building Code Compliance".*
    - As proposed, this development does not appear to comply with the following requirements outlined within the Technical Guideline:
        - safe pedestrian and emergency vehicular ingress and egress,
        - safe pedestrian path of travel for all exiting systems to an open public thoroughfare. The water depth and flow rates do not appear to comply with the Technical Guideline.
    - Protect-in-place/shelter-in place methods of construction are not supported within the City of Waterloo.
- Unless compliance with the Ontario Building Code and associated Technical Guideline can be achieved, Building Standards cannot issue a building permit.
- The Special Policy Area does not exempt compliance with the Ontario Building Code. Building in Flood Plains Building Code criteria is applicable regardless of the occupancy of the building.

Building Code and Technical Guideline References below:

2024 Ontario Building Code,

Division B, 3.1.1.6. Building in Flood Plains:

(1) Buildings constructed on flood plains shall

a. Be designed and constructed in accordance with good engineering practice to withstand anticipated vertical and horizontal hydrostatic pressures acting on the structure, and

b. Incorporate floodproofing measures that will preserve the integrity of exits and means of egress during time of flooding.

Division A – Part 1, 1.4.1.2. Defined Terms:

Means of Egress means a continuous path of travel provided for the escape of persons from any point in a *building* or contained open space to a separate building, an open public thoroughfare, or an exterior open space protected from fire exposure from the building and having access to an open public thoroughfare. *Means of egress* includes *exits* and *access to exits*.

Technical Guideline - Development within special policy areas and Ontario Building Code Compliance Specifically speaks to development design considerations for pedestrian, emergency vehicular and exiting systems.

(2) The site design should provide for safe pedestrian and emergency vehicular ingress and egress. This includes locations, width, and configuration of safe access routes for both evacuation and emergency services. To align with current City of Waterloo SPA policies, water depths must not exceed 0.8m, the water velocity must not exceed 1.7m/s, and the product of depth and velocity must not exceed 0.4m2/s. Note the design criteria is currently under review and is subject to change, with the possibility of more restrictive criteria being adopted.

(3) Design of all building exiting systems must provide for both, occupants exiting the building and emergency services access to the building, along one or more safe access routes confirmed by the City of Waterloo and the Conservation Authority. Exits are permitted to open onto low level flooding areas where the depth of water does not exceed 0.8m, a water flow rate does not exceed 1.7m/s, the product of depth and velocity does not exceed 0.4m2/s, and the water pressure does not impede the operation of the door. Again, the design criteria is currently under review and is subject to change.

City of Waterloo Landscape Architecture

- Any tree clearing shall be in accordance with the federal Migratory Birds Convention Act, 1994, and the provincial Endangered Species Act, 2007. Clearing activities shall be completed in accordance with all recommended bird nesting windows and the protection of Species at Risk habitat.
- Signed Letters of Consent will be required for all boundary/adjacent ownership tree removals.
- There appear to be City trees and/or mutually owned trees immediately adjacent to/along the site along the Weber Street frontage. Ownership of these trees is to be confirmed on a vegetation management plan through the site plan process. All impacts to/removal of City-owned trees or trees with shared ownership with the City shall be in accordance with the City's Tree By-law (No. 2014-078).

Grand River Conservation Authority

- GRCA staff are confident in the site's ability to adhere to SPA policies and have no concerns in principle. However, we require a number of technical revisions to the submitted plans prior to approval, including:
    - Confirm the limits of the floodway to confirm all development (including grading) is outside of the floodway
    - Confirm the finished floor elevation will be above the regulatory flood elevation (319.6, CGVD 28)
    - Add geodetic elevations to the cross sections
    - Note the horizontal and vertical reference systems on the site and civil plans.

Region of Waterloo

- Region staff have no objection to Official Plan Amendment No. 63 and Zone Change Application Z-25-05
- Regional Development Charges will be required for future development on the Site and will be collected prior to issuance of a building permit.
- A Regional Road Access permit will be required.

Waterloo Catholic District School Board

- Educational development charges will be collected prior to the issuance of a building permit.

Appendix C – Summary of Public Comments

Public Comments

Staff have received emails and online comments from various residents and organizations within the surrounding area. Staff have met/corresponded with several residents and businesses regarding their support and/or concern about the development, and the timing of when the development will proceed (if approved).

The following are direct quotes from the written correspondence submitted by residents:

Position:	Comments:
Support	“Sounds like a good use of a property that has been vacant for many years”
Support	“It's great to have a grocery store in that area. I would like to see apartments above - I don't think more office space is needed. Also, need housing for larger households (3 and 4 bedroom units) and affordably housing is desperately needed.”
Opposed	“Don’t think this is necessary. Not enough parking spots available. No mention of handicap parking. One spot isn’t enough. Should have 5 or more. Spots must be big enough to accommodate wheelchairs and walkers. If we are transporting a wheelchair we also must have room to raise and lower the lift. Most wheelchair parking spots in this area aren’t big enough.”
Mixed	“I think it's good exposure and will allow grocery shopping for the students in the area ... I can't think of another grocery store close by other than smaller convenience stores and the Uptown Waterloo Valu Mart. My main concern, even with two driveways on Weber Street as access, that this is such a busy intersection already ... turning left from Weber onto JJ's is already a nightmare.”
Support	“I believe the corporation [Village on the Green] would have no problems with the nature of the development. A grocery store very close [would] be handy and the height of the building is not overpowering. “The existing fence along the shared property line has been neglected and needs to be fully replaced through this development. It should be opaque in nature and 8 feet in height. “Blowing garbage is a common problem in the neighbourhood, coming from a variety of fast food restaurants and poorly handled garbage on their properties. We expect that the new development will provide secure garbage facilities and constantly monitor their condition to prevent [garbage from] blowing around.”

Support	“I would like to see a further reduction of the number of automobile parking spaces required and built at this location. Other grocery store in our broader neighbourhood (ex. Zehrs on Lincoln Rd, NoFrills on Forwell Creek Dr) often have their parking lots very empty all year, wasting resources on asphalt that does not get used. Many folks in our community cannot afford, or choose not to, own a car and thus building huge parking lots is not in the community's best interest. With the location being close to University Ave and Weber St, which are both well served by public transit (GRT) routes, I would imagine many community members would not be arriving by car. “I'd like to see a further increase in the number and quality of bicycle parking spaces required. Providing safe and accessible connections from the new grocery store to the existing sidewalks and bike lanes will provide a safe and convenient shopping experience for our community.”

Appendix D – Minutes from Informal Public Meeting Minutes

Date: April 14, 2025

Title: Official Plan Amendment No. 63 Zoning By-law Amendment Z-25-05 Uniweber Properties Inc. 200 Weber Street North

Prepared by: John Vos

Ward No.: Ward 5 (Northeast)

John Vos gave a presentation outlining the proposed development, providing an overview of the current Official Plan and Zoning By-law designations and the proposed amendments. He then responded to questions of Council.

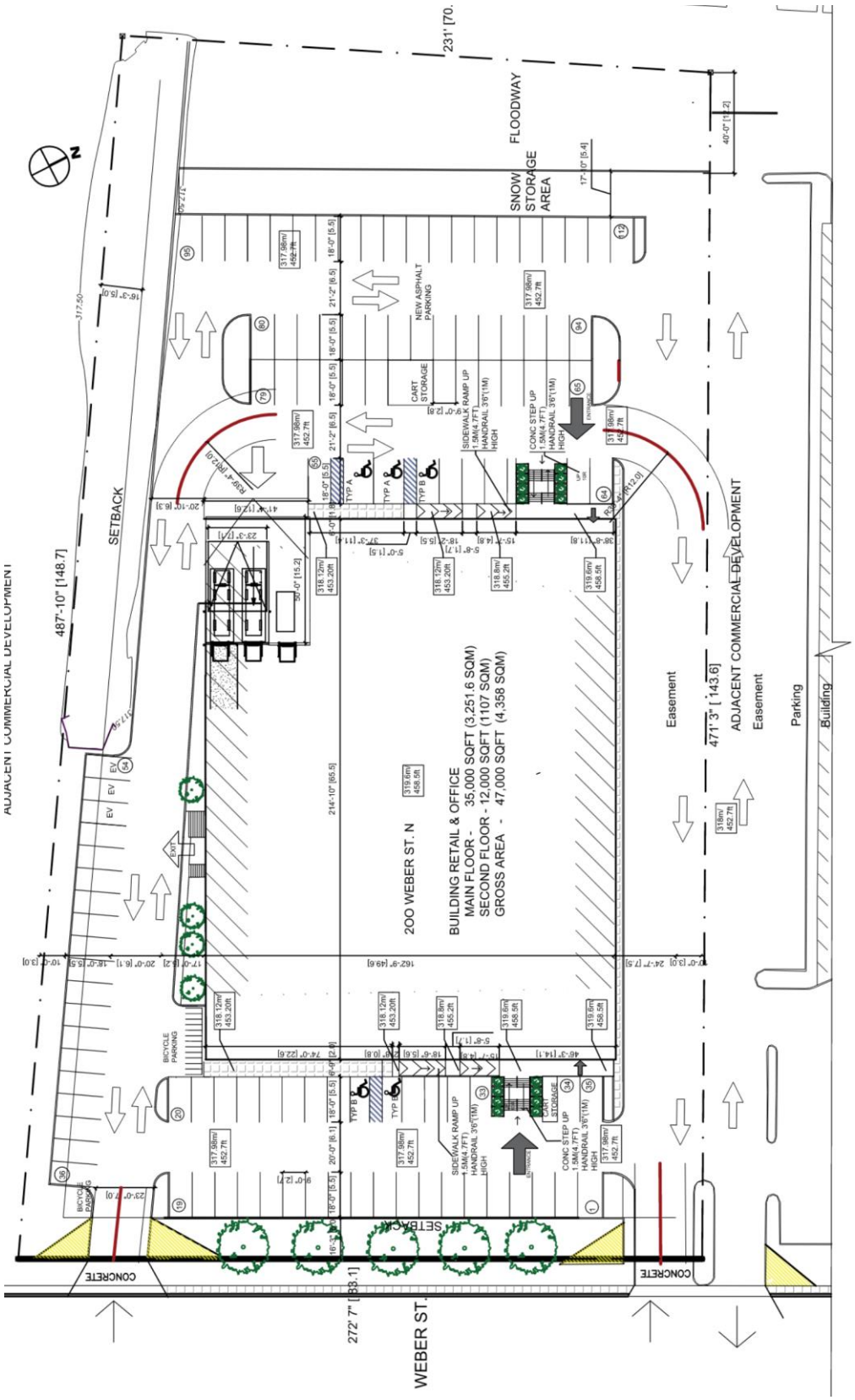
Councillor Bodaly left the meeting. (Time: 5:36 p.m.)

Councillor Bodaly joined the meeting. (Time: 5:38 p.m.)

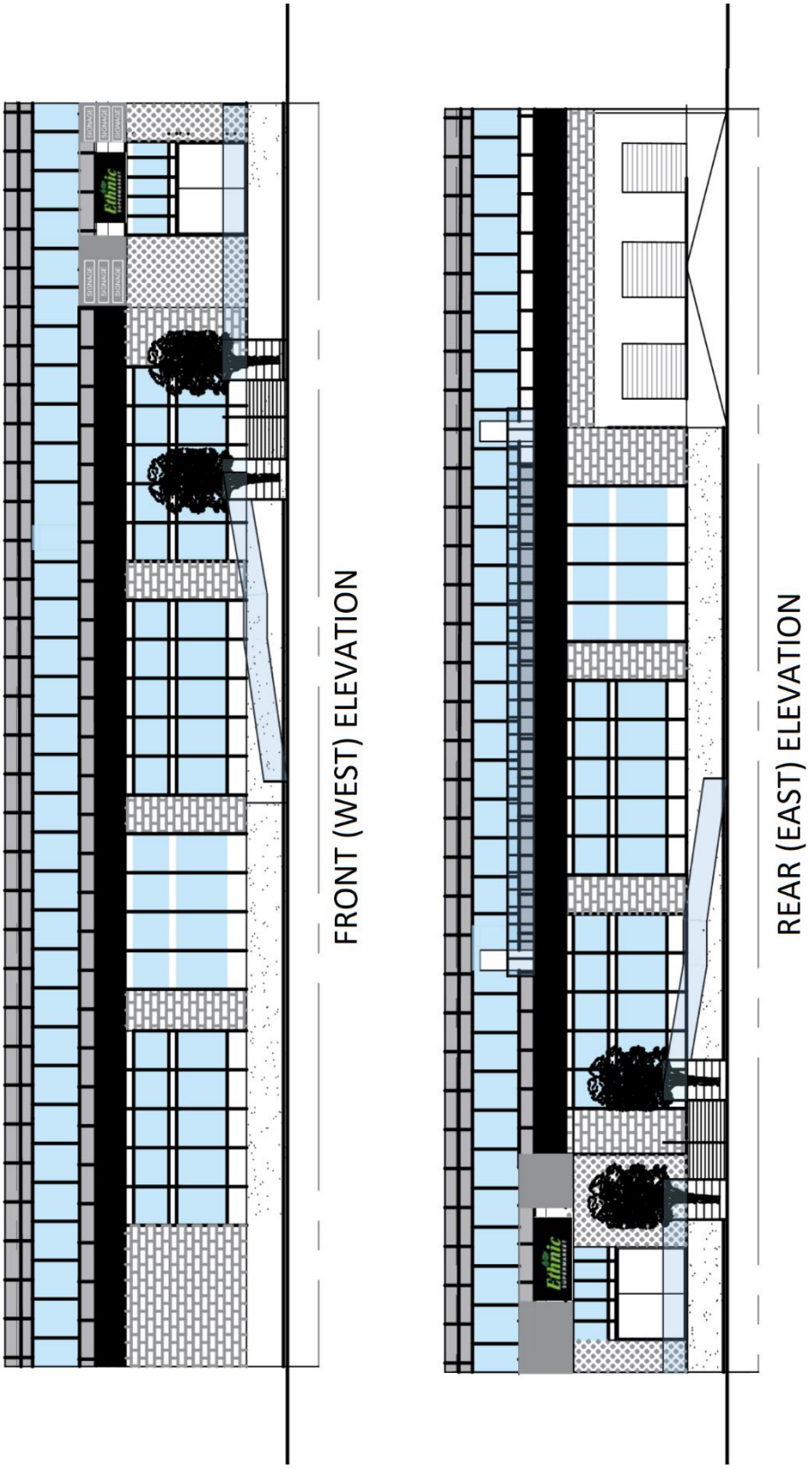
Kristen Barisdale, GSP Group gave a presentation offering further details on the proposed development, including site context. She then responded to questions of Council.

As no one else was present to speak to the application, the Chair concluded the Informal Public Meeting and indicated that staff will review the issues and report back to Council at a later date.

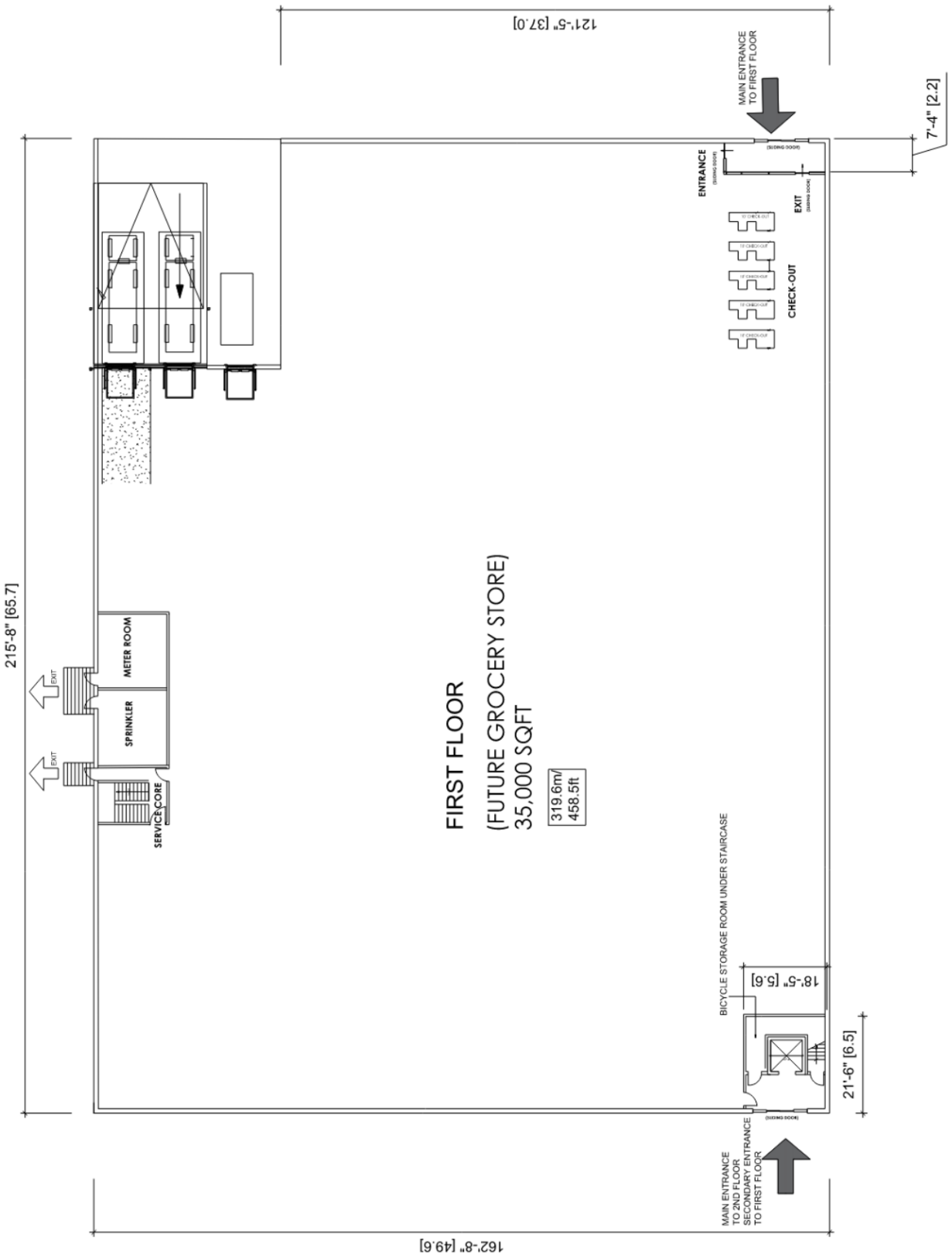
Appendix E – Conceptual Site Plan

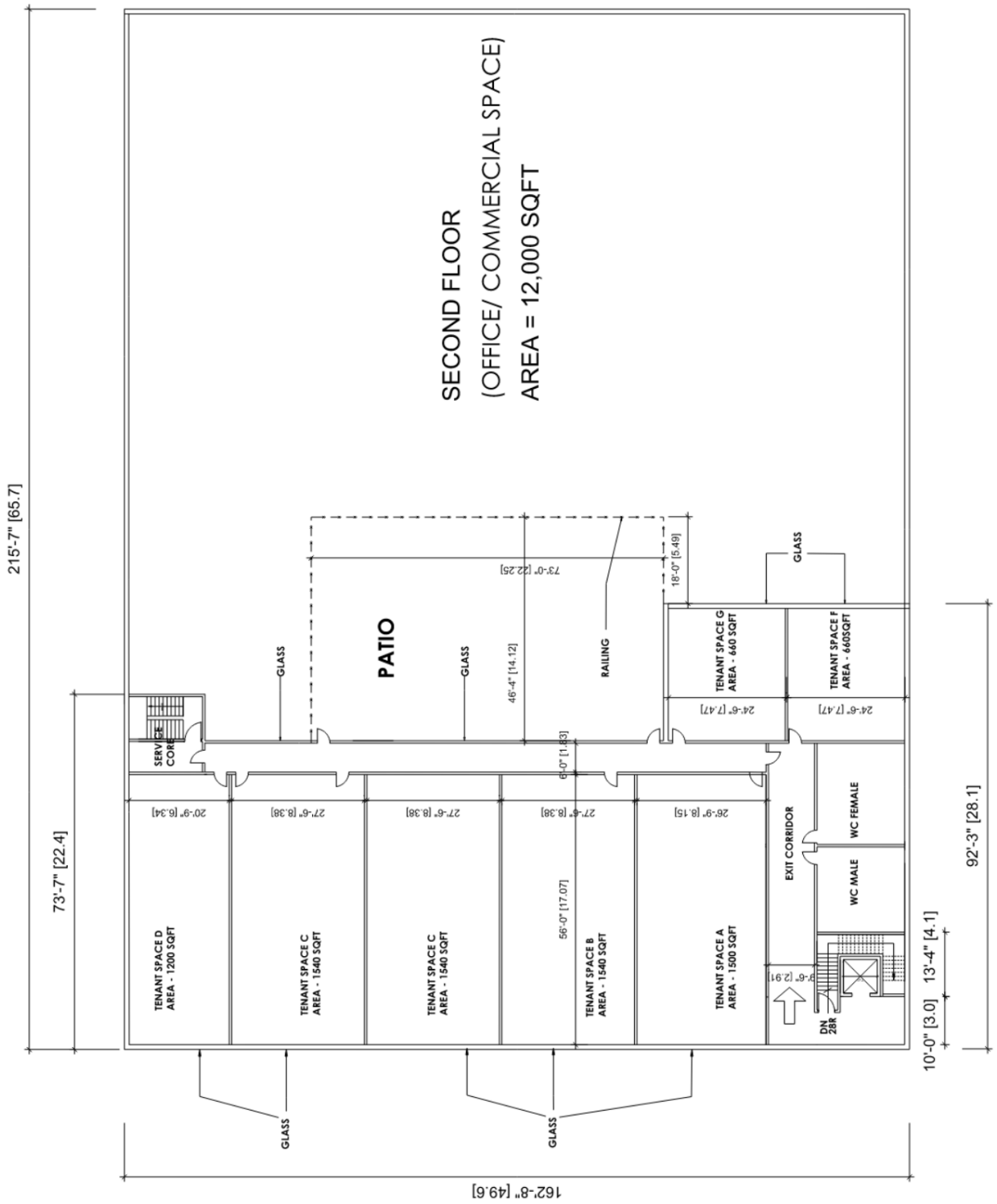


Appendix F – Conceptual Building Elevations



Appendix G – Conceptual Floor Plans




SECOND FLOOR
(OFFICE/ COMMERCIAL SPACE)
AREA = 12,000 SQFT
PATIO
GLASS
RAILING
TENANT SPACE G
AREA - 660 SQFT
TENANT SPACE F
AREA - 660SQFT
SERVICE CORE
EXIT CORRIDOR
WC FEMALE
WC MALE
TENANT SPACE D
AREA - 1200 SQFT
TENANT SPACE C
AREA - 1540 SQFT
TENANT SPACE C
AREA - 1540 SQFT
TENANT SPACE B
AREA - 1540 SQFT
TENANT SPACE A
AREA - 1500 SQFT
DN
28R
73'-0" [22.25]
46'-4" [14.12]
18'-0" [5.49]
24'-6" [7.47]
24'-6" [7.47]
6'-0" [1.83]
20'-9" [6.34]
27'-6" [8.38]
27'-6" [8.38]
27'-6" [8.38]
26'-9" [8.15]
56'-0" [17.07]
9'-6" [2.91]
215'-7" [65.7]
73'-7" [22.4]
92'-3" [28.1]
13'-4" [4.1]
10'-0" [3.0]
162'-8" [49.6]