

Planning Justification Report

200 Weber Street North

Uniweber Properties Inc.

City of Waterloo

Official Plan Amendment

Zoning By-law Amendment

February 2025



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Prepared for:

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1. Introduction

1.1 Overview

GSP Group Inc. has been retained by Uniweber Properties Inc. to prepare a Planning Justification Report to support applications for Official Plan and Zoning By-law Amendments required to facilitate the future commercial redevelopment of the property at 200 Weber Street North, City of Waterloo, Region of Waterloo (“Site”).

The Site is located on the east side of Weber Street North, south of University Avenue East and north of Marshall Street. The Site was previously occupied by the former White Rose commercial building, with the building recently demolished; the Site is currently vacant and undeveloped. The Site is approximately 1.12 hectares (2.766 acres) in size with approximately 80 metres of frontage on Weber Street North.

The proposed redevelopment of the Site includes a two-storey future retail commercial building comprised of a ground-floor food store with an approximate area of 3,251 square metres (35,000 square feet) and second storey office space with an approximate area of 1,107 square metres (12,000 square feet), with a total building gross floor area of approximately 4,358 square metres (47,000 square feet) (“Proposed Development”). The Proposed Development includes approximately 108 surface parking spaces along with loading facilities at the rear of the building and bicycle and electrical vehicle parking.

1.2 Proposed Applications

The Site is designated as Corridor Commercial in the City of Waterloo Official Plan, which permits retail uses, wholesale uses, offices, medical clinics, accommodation uses, restaurants, entertainment uses, commercial recreation, banquet halls and funeral homes but explicitly prohibits department stores, food stores and drug stores.

The Site is also located within a Special Policy Area associated with the Laurel and Clair Creek hazard areas.

An application for Official Plan Amendment is required to permit a food store within the Corridor Commercial designation and existing Special Policy Area.

The Site is zoned as Corridor Commercial (C5-27) in the City of Waterloo Zoning By-law 2018-050, which permits a range of commercial, retail and office uses, but explicitly prohibits department stores, drug stores and food stores (including specialty food stores).

An application for Zoning By-law Amendment is required to maintain the Corridor Commercial (C5-27) and permit a food store.

1.3 Report Context and Structure

This report has been prepared to provide planning justification in support of the proposed applications for Official Plan and Zoning By-law Amendments. The objectives of this report are as follows:

- Provide an overview of the Site, including site description as well as a summary of the surrounding uses and community context;
- Provide an overview of the Proposed Development;
- Provide a summary of applicable Provincial, Regional and City of Waterloo policy and regulatory considerations along with planning justification and commentary in support of the Proposed Development; and
- Provide an overview of the proposed applications for Official Plan and Zoning By-law Amendment.

This report also includes a summary of the anticipated public consultation strategy associated with the proposed applications for Official Plan and Zoning By-law Amendment.

2. Site Description and Surrounding Land Uses

2.1 Site Location and Description

The Site is generally located on the east side of Weber Street North, south of University Avenue East and north of Marshall Street in the City of Waterloo (**Figure 1**). The Site is municipally known as 200 Weber Street North and is legally described as Part of Lots 5 and 9, Registered Plan No. 493, City of Waterloo, Region of Waterloo. The Site has approximately 80 metres of frontage on Weber Street North with an approximate depth of 145 metres.

The Site was previously occupied by the former White Rose retail use, which was approximately 2,000 square metres in size. The previous retail commercial building was demolished in the spring/summer of 2024; the Site is currently vacant and undeveloped.

The northeast corner of the Site contains an existing drainage feature and culvert, along with a row of existing trees and vegetation. The existing culvert is subject to Easement Instrument No. 209266. In addition, there are existing street trees located along Weber Street North as well as the rear of the Site.

The Site has two (2) existing driveway access points on Weber Street North. The Site currently shares a mutual driveway with the adjacent property at 190 Weber Street North; the shared driveway access is subject to Right-of-Way Instrument No. 882556.



Site
Source: Google Earth (2018)

Figure
1

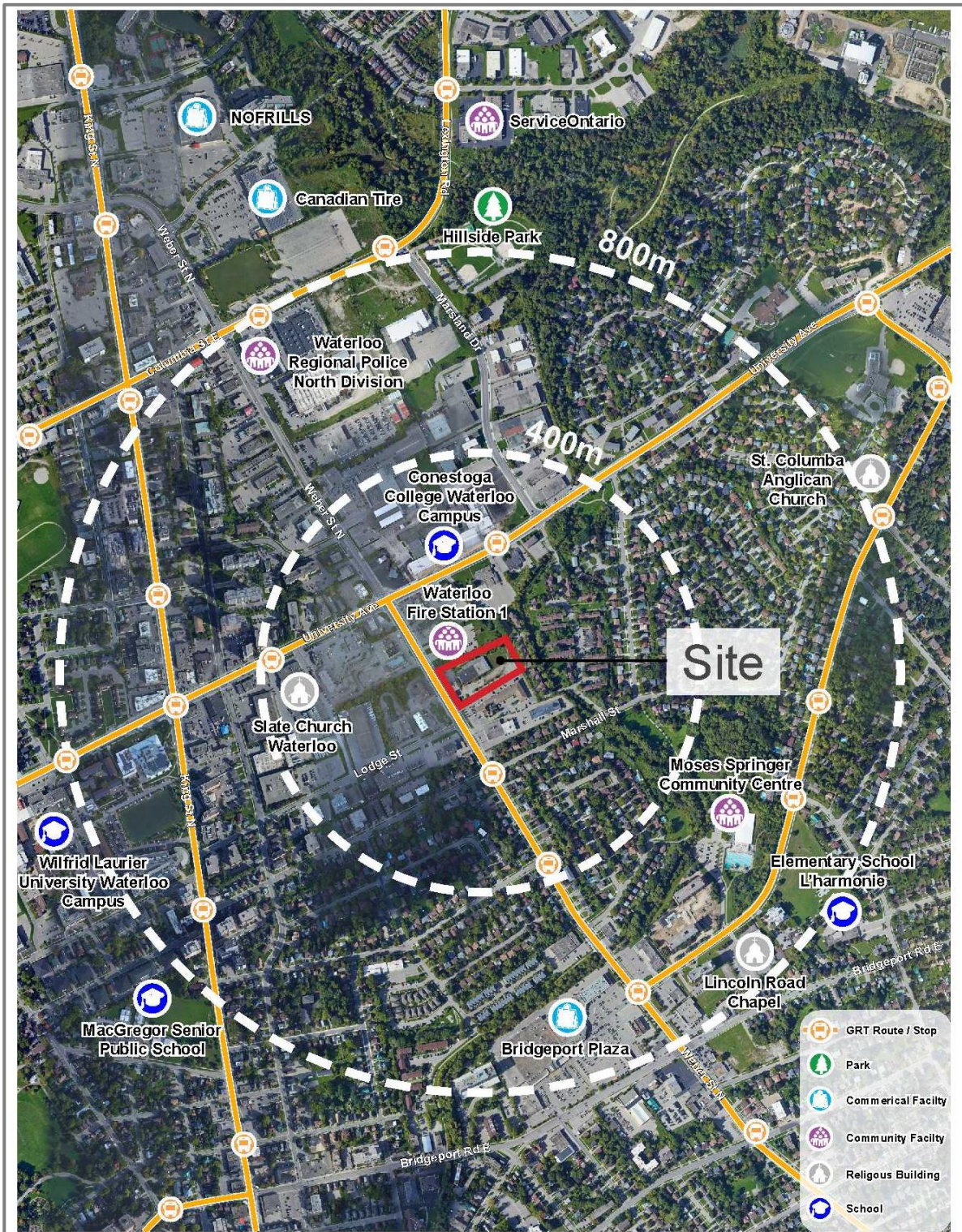
2.2 Site Context

As identified in **Figure 2**, the immediately surrounding land uses are as follows:

North	Existing City of Waterloo Fire Hall #1 (Weber Street); existing commercial retail uses, including retail sales and restaurant uses.
East	Existing cluster townhouse development (Village on the Green); small creek and associated natural feature; low rise residential uses (single detached dwellings)
South	House of Friendship; retail commercial uses; low rise residential uses (single detached dwellings)
West	Existing commercial and retail uses, including service commercial, restaurants and retail sales

The Site is proximate to existing Grand River Transit services; GRT Route 8 is located on Weber Street North, and GRT Route 29 and iXpress Route 202 is located on University Avenue East (approximately 185 metres north of the Site).

The Site is located approximately 200 metres south of the Conestoga College Waterloo Campus, and approximately 550 metres east of Wilfrid Laurier University.



Site Location and Context

Source: Google Earth (2018)

Figure
2

3. Proposed Development

As identified in **Figure 3**, the Proposed Development includes a two-storey retail commercial and office building with a total gross leasable floor area of 4,358 square metres (47,000 square feet).

The first storey of the Proposed Development includes a specialty food store with an approximate gross floor area of 3,251.6 square metres (35,000 square feet). The main entrance/exit to the proposed food store is situated at the southwest corner of the building along the Weber Street frontage, with a smaller surface parking area provided in front of the building.

A second entrance/exit for the food store is provided at the rear of the building, along with additional surface parking. In addition, the proposed loading facilities have been situated at the rear of the building at the northeast corner of the building; the three (3) proposed loading areas are proposed to be fully enclosed within the building.

The second storey of the Proposed Development includes future office space with an approximate gross leasable floor area 1,107 square metres (12,000 square feet). The second-storey office space will be accessed via the main building entrance located along Weber Street with an additional staircase for access/exit provided along the north edge of the building.

The Proposed Development includes a total of 108 surface parking spaces, split between two parking facilities; one facility located at the front of the building, along Weber Street, and the larger surface parking area located at the rear of the building.

The Proposed Development includes two driveway access points; one access driveway located along the northern property boundary, and one driveway access point located along the southern property line. Please note that the access driveway located along the southern property line is subject to an easement for shared access with 190 Weber Street North; this driveway access will be maintained as part of the Proposed Development.

The Site also contains an existing culvert for drainage purposes that is subject to an easement at the northeast corner of the Site; the Proposed Development contains to maintain this culvert and easement.

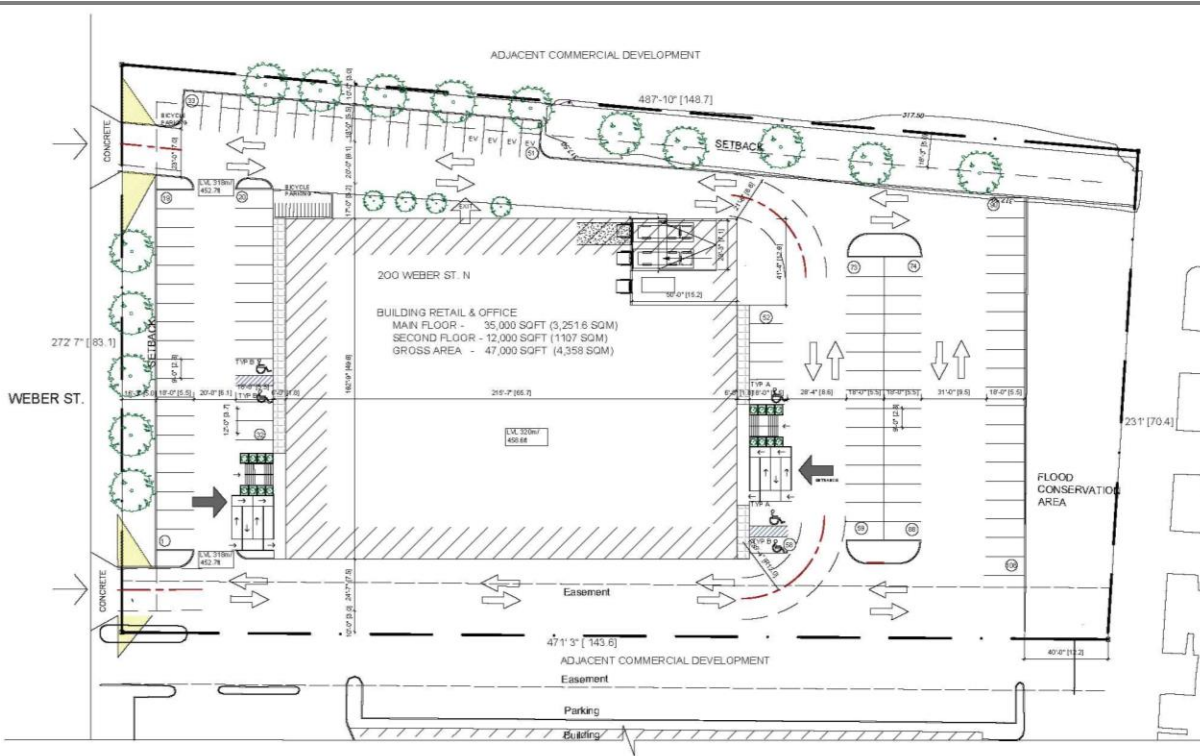
The Proposed Development will also include on-site bicycle parking facilities as well as electric vehicle parking.

LEGEND:

EXIST WALLS	---
DEM WALLS	---
NEW WALL	---
MAJOR ENTRY/EXIT	→
MINOR ENTRY/EXIT	⇨

NO.	DATE	REVISION
10	DEC'24	REVISION
08	DEC'24	REVISION
19	NOV'24	REVIEW
18	NOV'24	CLIENT REVIEW
29	SEP'24	CLIENT REVIEW
25	SEP'24	CLIENT REVIEW
31	JUL'24	CLIENT REVIEW
25	JUL'24	CLIENT REVIEW
22	JUL'24	CLIENT REVIEW
19	JUL'24	REVIEW

DATE	NO.	ISSUED FOR
PROJECT		
GROCERY STORE CONCEPT		
200 WEBER ST. N WATERLOO, ON		
DWG. TITLE		
PROPOSED SITE PLAN - OPTION 1A		



AREAS:

LOT: 120,000 SF (11,147.6 SM)
2.768 Acres (1.12 ha)

BUILDING AREA: 36,700 SF (3,350.6 SM)
NO OF FLOORS: 2

FLOOR AREAS	AREA
1ST FLOOR (RETAIL) AREA:	35,000 SF (3,251.6 SM)
2ND FLOOR (OFFICE) AREA:	12,000 SF (1,170.0 SM)
TOTAL BUILDING FLOOR AREA:	47,000 SF (4,366.0 SM)

HEIGHT OF BUILDING: 29' (8.8 M)

ZONING: EXISTING CS-27
ZONING PROPOSED: SITE SPECIFIC (REFERENCE FROM C1-20)

SETBACKS (SECTION 8.3.2)	REQUIRED	PROPOSED
FRONT (STREET)	16.4 ft (5.0 m)	16.4 ft (5.0 m)
REAR (EAST)	16.4 ft (5.0 m)	40 ft (12.2 m)
SIDE (N)	16.4 ft (5.0 m)	16.4 ft (5.0 m)
SIDE (S) (MINOR VARIANCE)	16.4 ft (5.0 m)	9.8 ft (3.0 m)

CITY OF WATERLOO ZONING BYLAWS FOR PARKING		
	REQUIRED	PROVIDED
PARKING (SECTION 8.3.9)		
BUILDING FLOOR AREA / 100m2	3251.6/100	
NON-RESIDENTIAL (proposed area C parking) (2.8M X 5.5M)	32.5 * 11X 2.8 = 122	
TOTAL	122	108
ACCESSIBLE PARKING (SECTION 6.4)		
TYPE A (3.7M X 5.5M) QUANTITY:	2	3
TYPE B (2.4M X 5.5M) QUANTITY:	3	3
ELECTRIC VEHICLE PARKING PROVISION QUANTITY (SECTION 6.3)	(3% OF 122)	4
	4	4



Proposed Development Concept
Source: MMA Architect Inc. (December 2024)

4. Policy Overview and Analysis

4.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest and guides growth and development in Ontario. The PPS supports land use planning that contributes to effective and efficient growth and development, long-term economic prosperity, and the well-being of residents.

The PPS is issued under Section 3 of the Planning Act and came into effect on October 20, 2024. The following provides a summary of the key PPS policy considerations for the Subject Lands and provides justification for the Proposed Development as it relates to these policies.

Policy 2.1.6 of the PPS states that planning authorities should support the achievement of complete communities by accommodating a range of and mix of land uses, including residential, institutional, public service facilities and other institutional uses, recreation and parks and open space uses (a).

Response: The Site is located within an existing, mature community that is comprised of existing retail, commercial, institutional and residential uses. The Proposed Development will introduce a specialty food store close to existing residential and institutional uses, broadening the range of uses and services available to residents within the existing community.

Policy 2.3.1.1 states that settlement areas shall be the focus of growth and development, which should be focused in strategic growth areas. Policy 2.3.1.2 further states that land use patterns in settlement areas should be based on densities and a mix of land uses which efficiently use land and resources (a), optimize existing and planning infrastructure (b), supportive active transportation (c) and are transit supportive (d).

Response: The Site is located within the existing built-up area of the City of Waterloo. The Proposed Development introduces a new food store to the existing community, broadening the range of commercial uses. The Proposed Development will be serviced by existing municipal infrastructure already available to the Site and is proximate to existing Grand River Transit services on Weber Street North and University Avenue East.

Policy 5.2.1 of the PPS states that planning authorities shall identify hazardous lands and hazardous sites and shall manage development of these areas in accordance with provincial guidelines. Policy 5.2.5 further states that development and site alteration may be permitted in certain areas in those exceptional situations where a Special Policy Area has been approved and modifications and/or changes to the policies of the Special Policy Area have been approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry.

Policy 5.2.8 of the PPS states that development and site alteration may be permitted on portions of hazardous lands and hazardous sites where the effects and potential risk to public safety are minor or can be mitigated, and where the following is demonstrated and achieved:

- a) Development and site alteration is carried out in accordance with floodproofing standards, protection work standards and access standards;
- b) Vehicles and people have a way of safely entering and existing the area during the times of flooding and other emergencies;
- c) New hazards are not created and existing hazards are not aggravated; and
- d) No adverse environmental impacts will result.

Response: As discussed in Section 4.3 of this Report, the Site is located within the Special Policy Area associated with Laurel and Clair Creek in the City of Waterloo Official Plan. The Special Policy Area defines land subject to flooding hazards and establishes a policy framework aimed at promoting the long-term protection of the regulatory flood elevations while preventing the loss of life and minimizing property damage. The Special Policy Area applies to a large portion of land located in central Waterloo and recognizes the need to assess and permit appropriate future development within flooding hazard areas in order to ensure the continued economic and social viability of the community.

The Site is currently designated and zoned to permit commercial uses; the existing planning policy and regulatory framework established for the Site within the Special Policy Area already recognizes the non-sensitive nature of the use of the property and the minimal potential risk for property damage and injury and/or loss of life. The intent of the proposed Official Plan and Zoning By-law Amendment is to introduce permission for one additional commercial retail use (food store) on the Site, which is consistent with the range and type of commercial, retail, service and office uses already permitted; the proposed Official Plan and Zoning By-law Amendment is not introducing any sensitive uses on Site.

The Site was previously occupied by a former commercial retail building. The Proposed Development of the Site is very similar in nature to the former commercial use and has been designed to incorporate current floodproofing and access standards.

In accordance with the requirements of the Special Policy Area, a Flood Risk Assessment has been completed to support the Proposed Development and request to permit a food store on the Site as part of the existing retail commercial permissions.

As noted in the Flood Risk Assessment, all building access points have been located above the regulatory flood elevation and all driveway access points are designed to adhere to requirements related to safe egress from the Site during the times of flooding. Similar to the previous retail commercial building on the Site, the Proposed Development will not create any new hazards and will not create any new flooding hazards.

In summary, the Proposed Development has regard for the PPS as it will broaden the range and mix of uses within an existing, built-up community. The Proposed Development will continue to make efficient use of municipal infrastructure already available to the Site and is proximate to existing transit services. Finally, the Proposed Development is supported by a Flood Risk Assessment, which demonstrates conformity with the policy requirements of the PPS related to hazard lands and hazardous sites.

4.2 Region of Waterloo Official Plan

The Region of Waterloo's Official Plan (ROP) was approved by the Ministry of Municipal Affairs and Housing, with modifications, on December 22, 2010 and approved with amendments by Oral Decision of the Ontario Municipal Board on June 18, 2015.

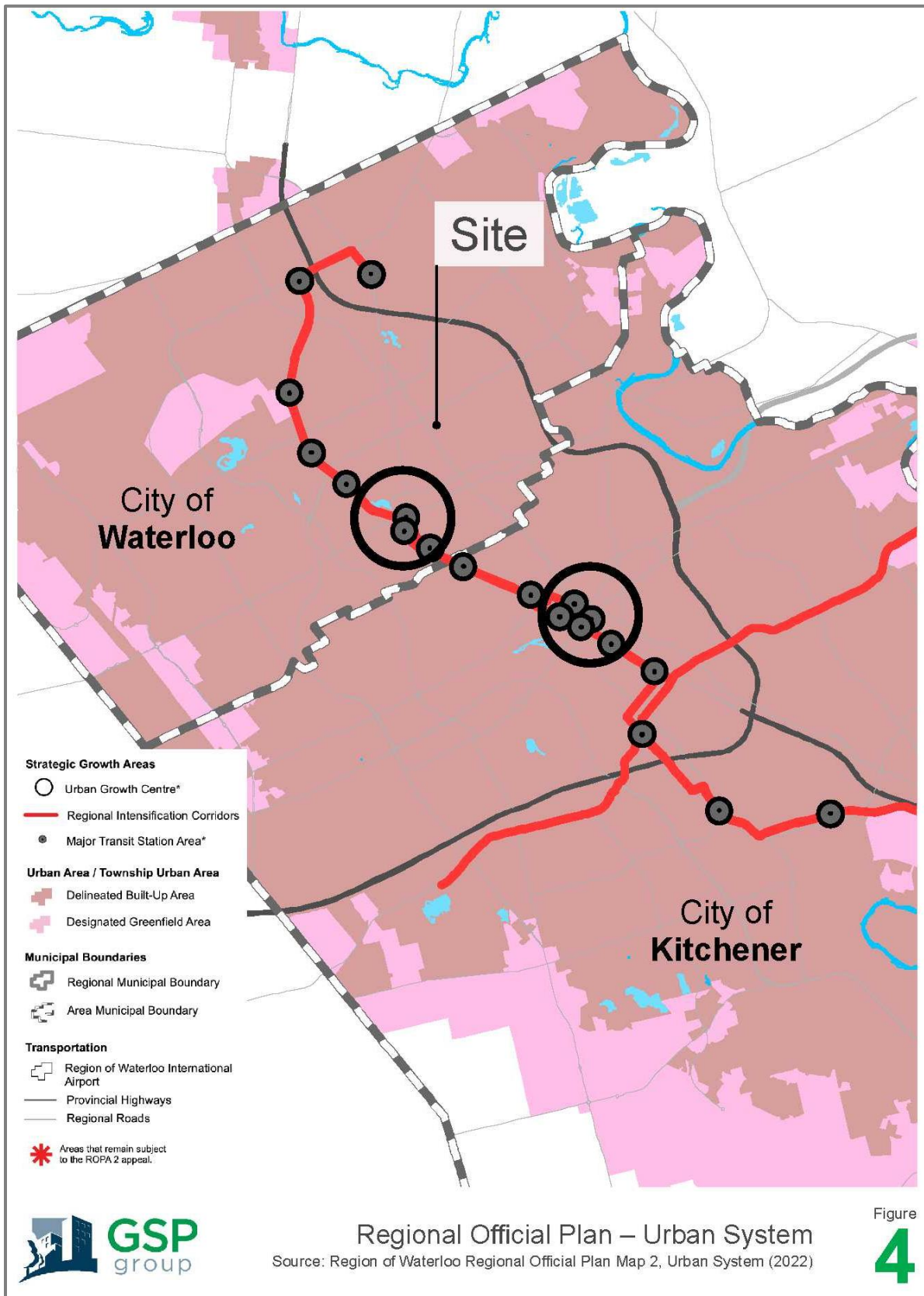
Regional Official Plan Amendment 6 (ROPA 6), which establishes the planning framework for accommodating forecasted population and employment growth within the Region to 2051, was approved by the Minister of Municipal Affairs and Housing. ROPA 6 established a new policy framework for Chapter 2 – Where and How to Grow.

The following provides a summary of the key policies of the ROP and ROPA 6 that apply to the Site and Proposed Development as well as provide planning commentary and justification in response to those applicable policies.

The Site is located within the Delineated Built-Up Area of the City of Kitchener (**Figure 4**), which is classified as an Urban Area and intended to accommodate the majority of forecasted population and employment growth throughout the Region. Policy 2.C.2.2 states that area municipalities will ensure that development within the Urban Area will be

planned and developed in a manner that advances the community transition to an energy-efficient, resilient community that promotes a more compact building form that supports walking, cycling and rolling (b)(i) and contribute to the creation of 15-minute neighbourhoods (b)(ii), is serviced by municipal water and wastewater systems (c), protects the natural environment (d) and avoids development that may pose a risk to public health and safety (g).

Response: The Proposed Development provides for intensification and redevelopment within the existing built-up area that is serviced by existing municipal water and wastewater infrastructure. The Proposed Development is proximate to a number of surrounding existing residential and institutional uses and is easily accessible by these surrounding uses.



Policy 2.D.4.1 of the ROP contains policies related to local urban nodes, centres and corridors. The following provides a summary of Policy 2.D.4.1 as well as planning commentary as to how each consideration has been addressed and/or satisfied as part of the Proposed Development:

<p>Area Municipalities will identify and delineate Local Centres, Local Intensification Corridors, and Township Urban Growth Centres in their Official Plans, and establish official plan policies with implementing zoning by-law regulations for these areas that address the following:</p>		
a)	<p>Accommodate a level of intensification reflective of local context and consistent with existing or planned transit services;</p>	<p><i>The Proposed Development provides for the redevelopment of the Site with a retail commercial use similar in size and scale to the previous commercial retail use as well as the surrounding range of commercial and retail uses. The proposed commercial use is compatible with the surrounding commercial, retail, institutional and residential uses with easy and direct access to existing transit services on Weber Street North and University Avenue.</i></p>
b)	<p>Support the achievement of 15-minute neighbourhoods with an appropriate scale and form that serve the surrounding community;</p>	<p><i>The Proposed Development includes a two-storey commercial retail building with office space as part of the second storey. The Proposed Development is within 15-minute walking distance to proximate institutional and residential uses</i></p>
c)	<p>Is consistent with the relevant transit-supportive development policies of Section 2.D.6;</p>	<p><i>The Site is located along an existing transit route on Weber Street North and is approximately 185 metres south of additional transit services along University Avenue; all existing transit services provide connections to the broader Regional transit network.</i></p>
d)	<p>Provide a consistent setback and frontage to Encourage a continuous building form adjacent to the street right-of-way; and</p>	<p><i>The Proposed Development has been setback from Weber Street North to maintain the existing streetscape and built form along this area of Weber Street.</i></p> <p><i>The Proposed Development includes a small surface parking area situated between the future building and Weber Street, with a larger surface parking lot situated at the rear of the building (screened from Weber Street).</i></p>
e)	<p>Connect efficiently with, and contribute to, the vitality of the surrounding area by providing safe and convenient access for walking, cycling and rolling</p>	<p><i>The Proposed Development has been designed to provide for appropriate vehicular and pedestrian connections to the surrounding road and pedestrian</i></p>

		<p><i>network and includes bicycle parking facilities and electrical vehicle parking. The Proposed Development includes a prominent, main building entrance to the building along Weber Street, as well as an additional building entrance at the rear of the building, adjacent to the larger parking area.</i></p> <p><i>The Proposed Development maintains the shared vehicular access with the adjacent property at 190 Weber Street North.</i></p>
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Policy 2.D.6.1 of the ROP contains policies regarding transit-supportive development within strategic growth areas and other intensification areas identified by area municipalities. The following provides for a summary of Policy 2.D.6.1 as well as planning commentary as to how each consideration has been addressed and/or satisfied as part of the Proposed Development:

<p>In addition to the general development policies described in this Chapter, the Region and the area municipalities will apply the following transit-supportive development criteria in reviewing and evaluating development applications or site plans, within strategic growth areas and other intensification areas identified by the area municipality:</p>		
a)	<p>Creates an interconnected, multimodal street pattern that prioritizes walking, cycling, and rolling, and taking transit over automobile trips, and supports vibrant mixed-use developments;</p>	<p><i>The Proposed Development includes appropriate and direct connections to existing municipal sidewalks and cycling facilities along Weber Street and includes a slightly reduced automobile parking rate. The Site is well serviced by existing transit along Weber Street and University Avenue.</i></p>
b)	<p>Supports a more compact built form that locates the majority of transit supportive uses within a comfortable walking distance of a transit stop or Major Transit Station Area;</p>	<p><i>There are existing transit services located along Weber Street North and University Avenue East, with transit stops located at the intersections of Marshall Street and Weber Street North (approximately 175 metres south of the Site) and Webert Street North and University Avenue East (approximately 180 metres to the north of the Site).</i></p> <p><i>The Proposed Development will also be directly and easily accessed by the surrounding community by existing municipal pedestrian and cycling facilities along Weber Street, University Avenue and local roads.</i></p>

c)	Provides an appropriate mix of land uses, including a range of food destinations, local services and amenities to meet peoples' daily needs for living;	<i>The Proposed Development includes a future food store that is accessible and close to surrounding residential uses; it will broaden the mix of land uses within the established community.</i>
d)	Promotes medium and higher-density development as close as possible to the transit stop to support higher frequency transit service and optimize transit rider convenience;	<i>The Proposed Development provides for a more intensified commercial use of the Site in proximity to existing transit services, including higher frequency transit routes.</i>
e)	Supports a high quality public realm to enhance the identity of the area and create gathering points for social interaction, community events and other activities; and	<i>Not applicable</i>
f)	Provides access from various transportation modes to the transit facility, including consideration of pedestrian, bicycle parking, and where applicable, passenger transfer and commuter pick-up/drop off areas.	<i>The Site is located on Weber Street North, which has existing transit services as well as pedestrian and cycling facilities. The Proposed Development includes appropriate site circulation with clear, accessible access into the building.</i>

Policy 7.H.7 of the ROP states that where a Special Policy Area has been approved by the Province and designated in the area municipal official plan, any changes or modifications to the policies or boundaries of the special policy area must be approved by the Province prior to approval of any official plan amendment and/or zoning by-law amendment.

Response: As noted previously, a Flood Risk Assessment has been completed to support the proposed Official Plan and Zoning By-law Amendment for the Proposed Development, which is located within a Special Policy Area as identified in the City of Waterloo Official Plan. The Flood Risk Assessment has been submitted to the City as part of the application package for Official Plan and Zoning By-law Amendment, and will be reviewed by the City, the Grand River Conservation Authority and appropriate Provincial ministries as part of the circulation process.

In summary, the Proposed Development conforms with the ROP as represents intensification and redevelopment on an existing urban property that is service by existing municipal infrastructure, is easily and directly access by public transit and a satisfies the policy considerations related to transit-supportive development in local nodes and corridors.

It is important to note that as of January 1, 2025, in accordance with *Provincial Bill 23: More Homes Built Faster Act*, all land use planning responsibilities of the Region of

Waterloo were transferred to area municipalities. As of January 1, 2025, all cities and townships (including the City of Waterloo) are responsible for all planning approvals and administering all Regional planning policies. Until such time that the City of Waterloo Official Plan is updated to incorporate the policy directions and objectives of the ROP, the ROP will remain in effect and referred to City of Waterloo as part of the planning approval process.

4.3 City of Waterloo Official Plan

The City of Waterloo Official Plan (“Official Plan”) was adopted with modifications by City Council in 2012. The Official Plan identifies the City’s vision for growth and change within the community and sets out principles, objectives and policies designed to direct the form, extent, nature and rate of growth and change within the City to 2031. The Official Plan includes changes to provincial policy since the previous consolidation, including the former Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe.

The following provides a summary of the key policies of Official Plan that apply to the Proposed Development as well as planning commentary and justification in response to those applicable policies.

The Site is located within a Minor Corridor as identified on Schedule B – City Structure of the Official Plan (**Figure 5**). Minor Corridors will be predominated by medium to medium-high density residential uses with limited commercial uses as identified through applicable land use designations. In accordance with Policy 3.6.5 (1) of the Official Plan, mixed-use development is encouraged in nodes and corridors.

The Site is identified as Medium High Density with a maximum building height of 40 metres (approximately 12 storeys) on Schedule B1 – Height and Density.

The Site is designated as Commercial on Schedule A – Land Use and Corridor Commercial on Schedule A1 – Commercial Land Uses in the Official Plan (**Figure 6 and 7**). Permitted uses within the Corridor Commercial designation includes retail uses, wholesale uses, offices, medical clinics, accommodation uses, restaurants, entertainment uses, commercial recreation, banquet halls and funeral homes. In accordance with Policy 10.2.2.9 (4), department stores, food stores and a drug store are not currently permitted within the Corridor Commercial designation. Lands designated as Corridor Commercial may be zoned to also permit community uses, institutional uses and a parking facility.

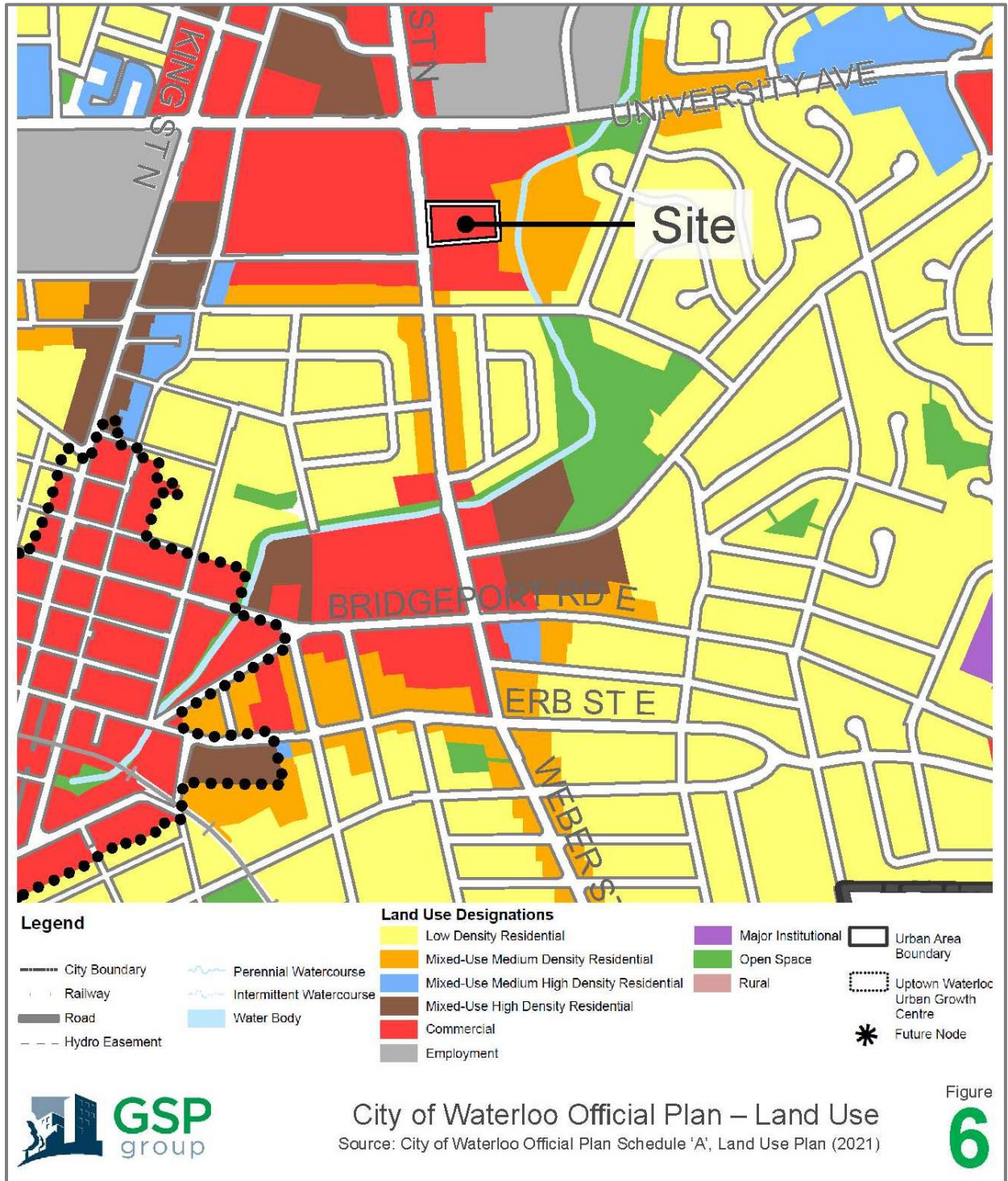
Policy 10.2.2.9 (7) states that development within the Corridor Commercial designation will only be permitted where adequate vehicular access and egress, off-street parking and municipal services were available.

Policy 10.2.2.9 (11) states that development within Corridor Commercial areas will not have unacceptable impacts on the Uptown Growth Centre, Conestoga Commercial Centre, West Side Mixed-Use Commercial Centre, Mixed-Use Community Commercial and Mixed-Use Neighbourhood Commercial areas, with proposals to significantly expand the range of retail uses contemplated on lands designated as Corridor Commercial requiring Official Plan and Zoning By-law Amendments.

Response: The Proposed Development includes a mix of retail commercial and office uses on the Site, including a future food store. While the current Official Plan policy framework does not permit a food store, it is our opinion that a small food store at this location is consistent and compatible with the surrounding existing commercial, retail, service and institutional uses and will provide for a more local food retail option for surrounding residential uses. The Proposed Development includes two (2) clear vehicular access points that will provide ingress and egress for both automobiles and delivery trucks and provides for sufficient off-street parking for future customers. The Proposed Development requires the establishment of one additional retail use permission within the Corridor Commercial designation; it does not represent a significant expansion to the range of commercial and retail uses contemplated on the Site.

Section 10.2.3 of the Official Plan outlines requirements for technical assessment and analysis that are to be considered as part of commercial development proposals, which may include a planning assessment, servicing assessment, transportation assessment and retail impact analysis for development proposing retail commercial uses of 5,000 square metres of gross leasable area or greater.

Response: The Proposed Development includes an overall gross floor area of 4,358 square metres, with the proposed food store having a total gross floor area of 3,251.6 square metres. As the overall gross floor area of the Proposed Development remains below a total commercial gross leasable floor area of 5,000 square metres as specified in Policy 10.2.3, a retail impact analysis is not required in support of the proposed application. This Planning Justification Report as well as a Preliminary Servicing and SWM Report have been submitted in support of the Proposed Development.



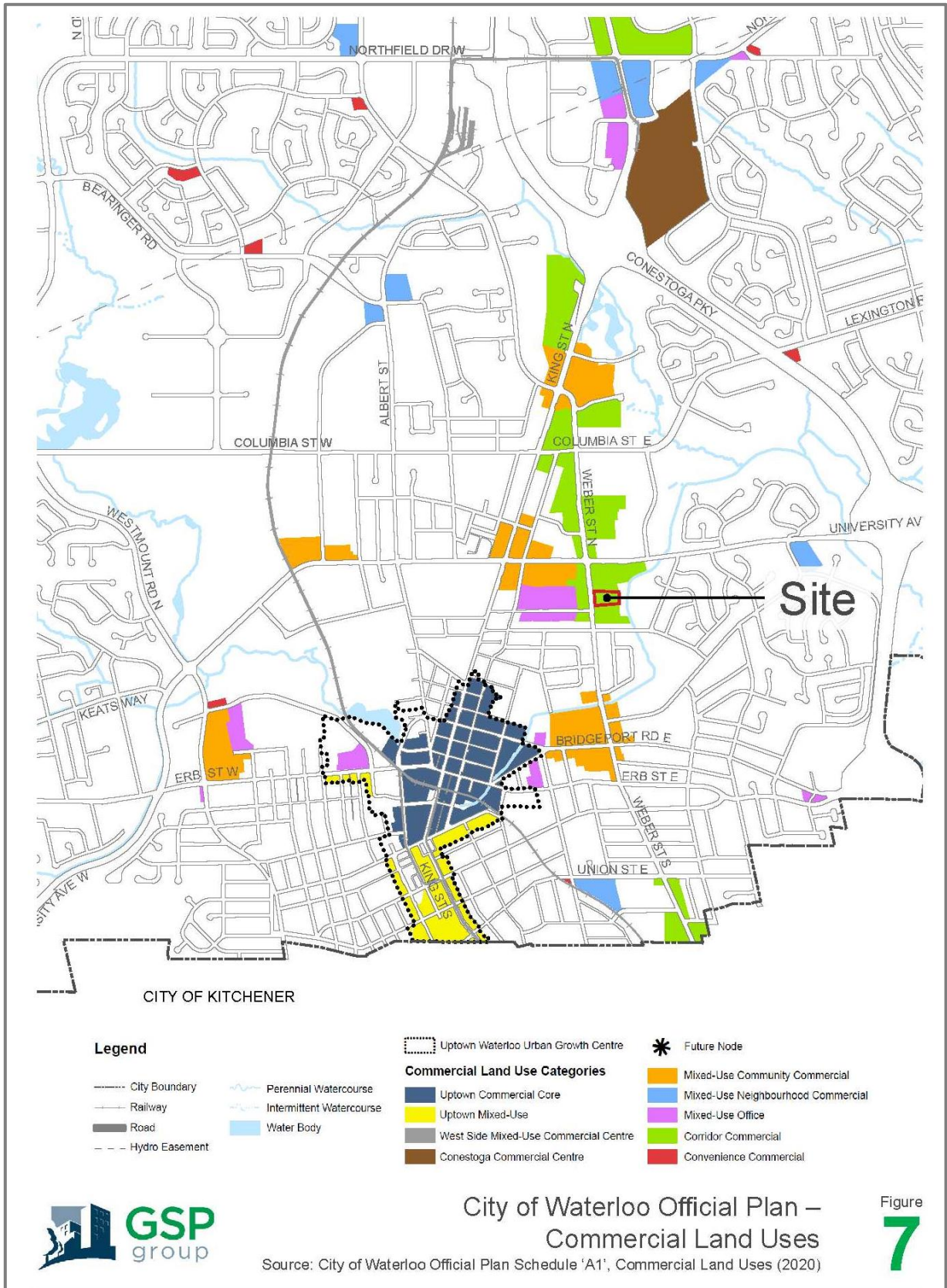
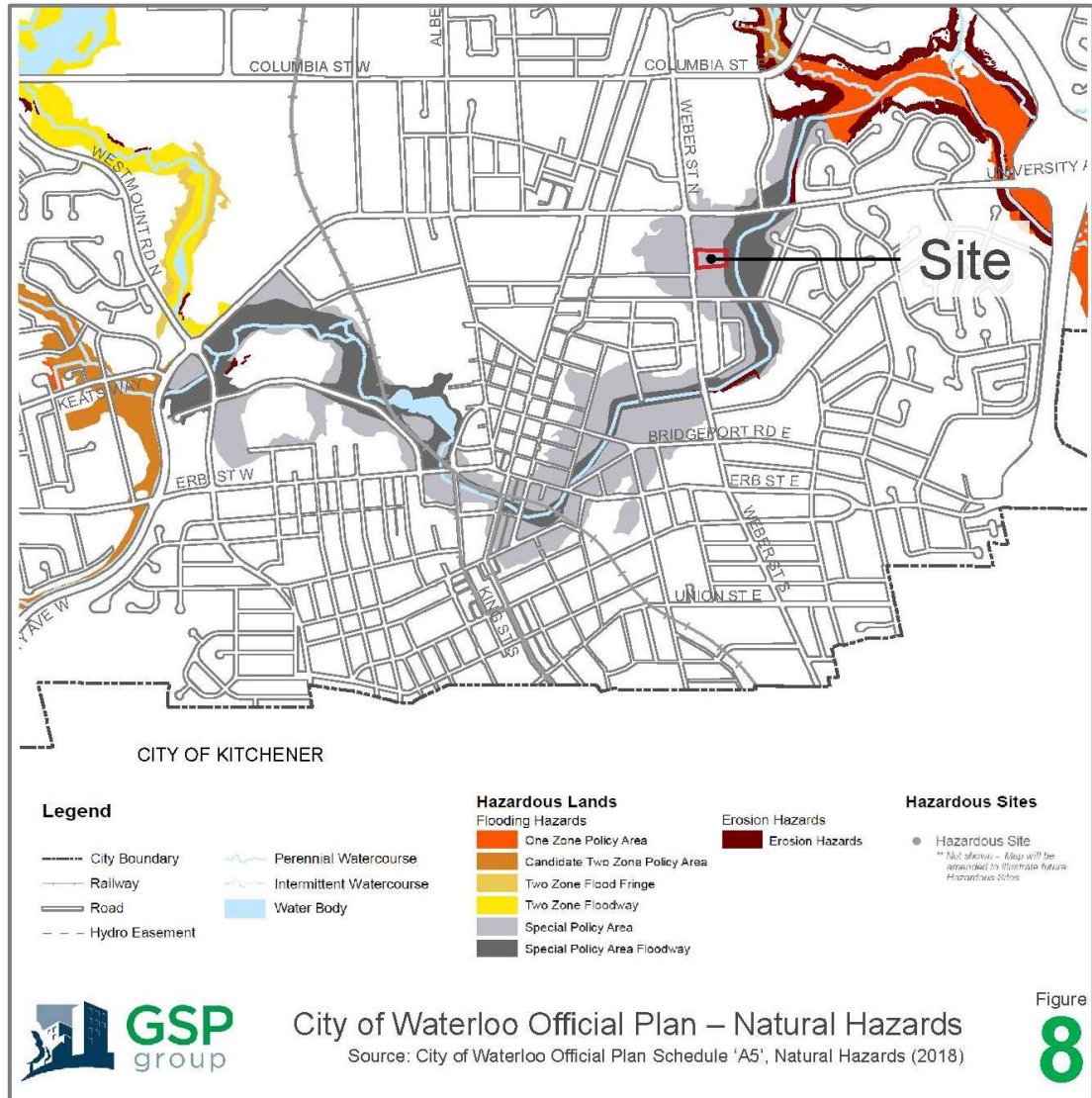


Figure 7

The Site is located within a Special Policy Area as identified on Schedule A5 – Natural Hazards of the Official Plan, and outside of the Special Policy Area Floodway (**Figure 8**). Lands located within the Special Policy Area include hazardous lands and hazardous sites impacted by flooding hazards.



In accordance with Policy 8.4.2 (4) of the Official Plan, development and site alteration may be permitted on hazardous lands/sites where a Special Policy Area has been approved by the Province, with the exception of sensitive institutional uses such as hospitals, nursing homes and schools, and essential emergency services such as fire, police and ambulance stations. Policy 8.2.4 (6) further states that development impacted by flooding hazards shall be floodproofed to the Regulatory Flood Elevation.

In accordance with Policy 8.4.2 (30) of the Official Plan, any changes and/or modifications to the site-specific policies or boundaries applying to the Special Policy Area must be approved by the Province.

Policy 8.4.2 (43) states that commercial uses such as retail, office, service and personal services may be permitted within the Special Policy Area and must be floodproofed to the Regulatory Flood Elevation. Policy 8.4.2 (45) permits surface parking in all areas of the Special Policy Area.

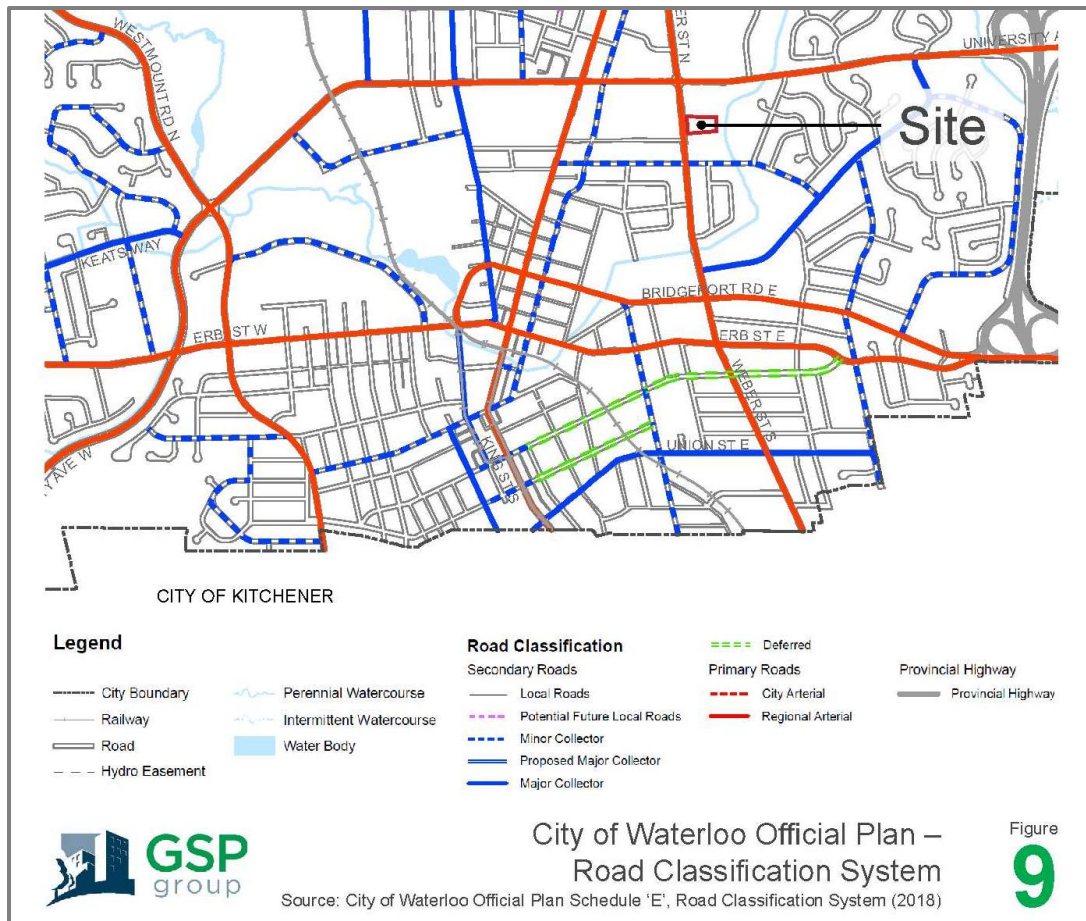
Response: Commercial retail and office uses are currently permitted on Site through the Commercial Corridor designation. However, the Proposed Development requires applications for Official Plan and Zoning By-law Amendment to permit a food store, which is currently prohibited within the Corridor Commercial designation. While the associated applications for Official Plan and Zoning By-law Amendment do not propose to introduce any sensitive uses on Site, additional technical justification and analysis is required to support the very slight modification to permitted uses in the Corridor Commercial designation as required by Policy 8.4.2 (30).

A Flood Risk Assessment has been completed to support the Proposed Development and request to permit a food store on the Site as part of the existing retail commercial permissions within the Special Policy Area. As noted in the Flood Risk Assessment, all building access points have been located above the regulatory flood elevation and all driveway access points are designed to adhere to requirements related to safe egress from the Site during the times of flooding. The Proposed Development includes surface parking area, which is permitted in all areas of the Special Policy Area. Similar to the previous retail commercial building on the Site, the Proposed Development will not create any new hazards and will not create any new flooding hazards.

Weber Street at this location is identified as a Primary Road, Regional Arterial Road on Schedule E – Road Classification System of the Official Plan (**Figure 9**). In accordance with Table 5-1 – Road Classification System of the Official Plan, Primary Roads provide a

regional scale services and include direct, accessible, multi-modal transportation links for moving people and goods throughout Waterloo Region. Access to Weber Street will require a Regional Access permit.

Response: The Proposed Development includes two (2) driveway access points on Weber Street North. While the proposed access points are generally located where the previous driveway access points associated with the former commercial retail use are still existing, it is understood that additional review and approval for future access to Weber Street will be required.



In summary, the Proposed Development conforms with the Official Plan as it will provide for the mix of commercial, retail and office uses as contemplated in a Minor Node and is compatible with the range of commercial uses permitted within the Corridor Commercial designation. The Proposed Development is supported and justified by additional technical studies, including a Flood Risk Assessment in accordance with the policy requirements of the Special Policy Area.

4.3.1 City of Waterloo Official Plan Amendment No. 58

The City of Waterloo initiated an Official Plan review (“OP Review”) process in 2020. The purpose of the OP Review was to meet the requirements of the Planning Act and to ensure the Official Plan remains in conformity with current Provincial and Regional policies and plans, including confirmation of the existing municipal boundary, updated policies related to housing and building complete communities, identifying areas for employment uses, facilitate intensification and development within Major Transit Station Areas and encouraging well-designed communities and developments.

Official Plan Amendment No. 58 (“OPA 58”) was adopted by Council on December 2, 2024 and forwarded to the Ministry of Municipal Affairs and Housing for final approval. While not current in force and effect, it is important to identify the key policy changes of OPA 58 that may influence the future development of the Site.

As part of OPA 58, the Site is noted as “Deferred” on Schedule A – Land Use, Schedule A1 – Commercial and Mixed-Use Land Uses and Schedule B – City Structure. As a result, the designations of the Official Plan as noted above remain applicable.

However, OPA 58 includes a number of modifications and revisions to the Official Plan related to the Corridor Commercial designation that are important considerations for the future development of the Site.

The Corridor Commercial designation is proposed to be revised to include commercial uses generally located along and adjacent to Arterial Road and would generally include uses that require large format buildings that are automobile oriented and/or rely on business from the travelling public.

Policy 10.2.2.6 (3) states that permitted uses within the Corridor Commercial designation include retail uses, wholesale uses, offices, medical clinics and offices, accommodation uses, restaurants, entertainment uses, commercial recreation, automobile gas stations, banquet halls and funeral homes.

Policy 10.2.2.6 (4) states that a food store with a maximum size of 8,000 square metres and a drug store with a maximum size of 2,500 square metres may be permitted on lands designated as Corridor Commercial. Policy 10.2.2.6 (5) further states that limited personal service uses are also permitted on lands designated as Corridor Commercial.

Response: The Proposed Development includes the establishment of a future food store that is approximately 3,251.6 square metres of gross leasable area in size. The Proposed Development is consistent with the broaden range of commercial uses now permitted within the Corridor Commercial designation, as proposed by OPA 58. However, as the Site is within an area that has been noted as “Deferred”, the inclusion of a food store as a permitted use within the Corridor Commercial designation does not technically apply to the property and requires Official Plan and Zoning By-law Amendments to satisfy the policy requirements associated with the Special Policy Area.

While not currently in force and effect, the Proposed Development conforms with the intent of OPA No. 58 as it looks to establish a food store on Site as permitted in the broader Corridor Commercial designation.

4.4 City of Waterloo Zoning By-law

The City of Waterloo Zoning By-law 2018-050 was passed by Council on September 10, 2018, and is a by-law used to regulate and restrict: the use of land; the frontage, depth, and area of parcels of land; the use, location, erection, height, density, bulk, size, floor area, spacing and character of buildings and structures; the elevation of doors, windows and other openings of buildings and structures; the provision and maintenance of off-street loading and parking facilities; and, all other matters authorized by the Planning Act R.S.O. 1990 c.P.13 as amended and the regulations related thereto.

The Site is zoned Corridor Commercial (C5-27) in the City of Waterloo Zoning By-law 2018 – 050 (**Figure 10**), which permits a broad range of retail, commercial, office and service uses as primary uses. In addition, the C5 Zone permits a range of complementary uses, including government uses, cultural facilities and some institutional uses.

The C5 Zone prohibits department stores, drug stores and food stores, including specialty food stores.

The following is a summary of applicable zoning regulations from the Corridor Commercial (C5-27) Zone as well as identifies the regulations associated with the Proposed Development:

Regulation	Required	Proposed
Street Line Setback (minimum)	5.0 metres	5.0 metres
Side Yard Setback (minimum)	3.0 metres	5.0 metres
Rear Yard Setback (minimum)	7.5 metres	12.2 metres

Low Rise Residential Lot Line Setback (minimum)	7.5 metres, or half the height of the building, whichever is greater	N/A
Complementary Uses (Maximum)	Shall not exceed 50% of the Building Floor Area on the Lot	No complementary uses proposed
Number of Buildings on a Lot	One (1)	One (1)
Building Height (maximum)	20 metres (6 storeys)	8.8 metres
Podium Height (maximum)	14 metres	N/A
Parking (minimum)	4 spaces/100 m ² = 175 parking spaces	108 parking spaces
Loading (minimum)	3	3
Bicycle Parking (minimum)	10% of required motor vehicle parking = 18 spaces	18 spaces

As demonstrated above, the Proposed Development has been designed to satisfy most of the regulatory requirements of the Corridor Commercial (C5-27) Zone, with the exception of the list of permitted uses and off-street parking. The Proposed Development includes parking provided at a rate of 2.4 spaces per 100 square metres of gross leasable floor area.

Response: The Site is located along existing transit services on Weber Street North and within walking distances to additional transit services located along University Avenue; all surrounding transit services provide direct access to Regional-wide transit services. The Site is within walking distance of a number of surrounding community, institutional, commercial and recreational uses.

As noted in Section 2.1 of this Report, the Site is subject to Right-of-Way Instrument No. 882556 that provides shared driveway access between the Site and adjacent property at 190 Weber Street. The existence of the easements and the requirement to maintain the easement free from all structures and encumbrances impacts the ability to provide for parking along the southern property line (property line adjacent to 190 Weber Street North).

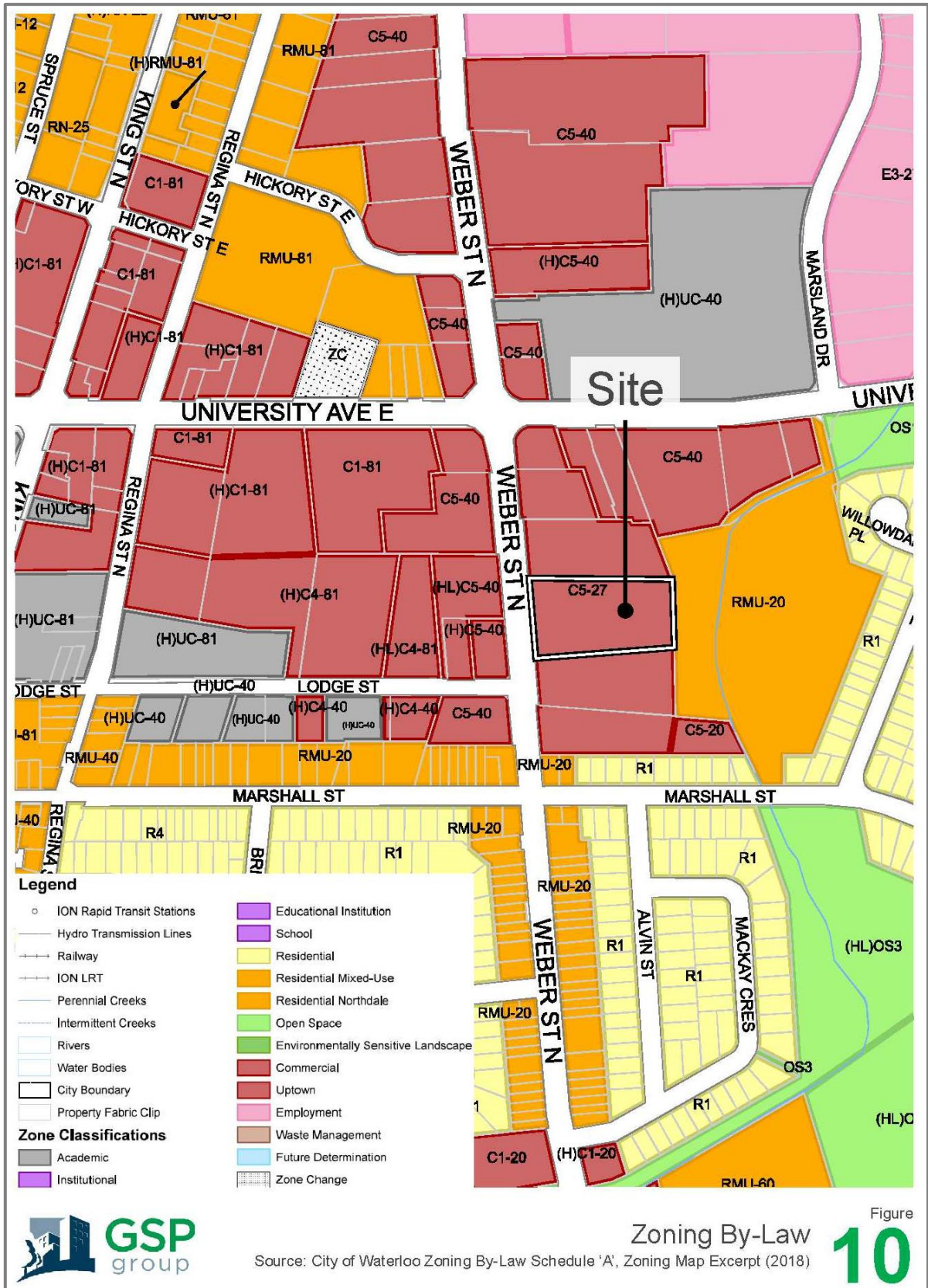
The Site is further subject to Easement Instrument No. 209266 at the northwest corner of the Property related to drainage and existing culvert, impacting the ability to provide for an enlargement of the surface parking facility located at the rear of the building.

The following is a summary of minimum parking requirements for food store (retail) and office uses in surrounding municipalities:

- *City of Kitchener – Office and retail uses require a minimum of 1 space per 33 square metres of gross leasable floor area*
- *City of Cambridge – Neighbourhood grocery store requires a minimum of 2.5 spaces per 100 square metres of gross leasable floor area*
- *City of Guelph – Office uses require a minimum of 2.5 spaces per 100 square meters of gross leasable floor area and retail uses require a minimum of 1.5 spaces per 100 square metres of gross leasable floor area.*

The proposed reduced parking rate of 2.4 spaces per 100 square metres is similar to the minimum parking requirements applied to food store and office uses in neighbouring municipalities, which are of similar size and character.

The details of the proposed Zoning By-law Amendment are contained in Section 6.2 of this Report.



5. Summary of Supporting Studies

5.1 Functional Site Servicing Brief

A Functional Site Servicing Brief was prepared by Strik Baldinelli Moniz (dated January 10, 2025) to confirm servicing design requirements for the Proposed Development, including sanitary, water and wastewater servicing.

There is an existing 250 mm diameter municipal sanitary sewer located along Weber Street. The Proposed Development includes a 100 mm connection to the existing sanitary services, resulting in a total flow volume of 1.68 L/s (includes peak flow and infiltration flow).

There is an existing 300 mm diameter watermain located along Weber Street, with an existing 150 mm diameter water service connection to the Site. The Proposed Development will utilize the existing water service connection.

Finally, the Proposed Development will appropriate stormwater management design that adheres to the City's requirements in terms of quality and quantify of drainage and discharge.

Please refer to the Functional Site Servicing Brief for full details.

5.2 Noise Impact Study

A Noise Impact Study was prepared by GHD Limited (December 2024) to assess the potential for stationary noise impacts from the Proposed Development on the surrounding sensitive land uses, including a future waste compactor, refrigerated delivery trucks and HVAC equipment.

The Noise Impact Study concluded the Proposed Development is feasible and will operated within the prescribed Ministry of Environmental, Conservation and Parks sound level limits at the surrounding sensitive uses, provide that sound power levels and administrative controls are implemented accordingly. The Noise Impact Study recommends that future assessment be provided as part of future detailed design.

Please refer to the Noise Impact Study for further details.

5.3 Flood Risk Assessment

A Flood Risk Assessment Report was prepared by Strik Baldinelli Moniz (dated January 28, 2025) to evaluate potential floor risks associated with the Proposed Development, assess mitigation strategies and ensure compliance with the regulatory and policy requirements set by the City of Waterloo, Grand River Conservation Authority (GRCA) and Ontario Ministry of Natural Resources and Forestry (MNR).

The Flood Risk Assessment Report concluded that the Proposed Development demonstrates a reduction in flood risk on the Site compared to the existing conditions. The Report further concludes that by incorporating appropriate finished floor elevations (FFE), stormwater management strategies and floodproofing measures, the project aligns with the guidelines of the City, GRCA and MNR.

The Report included the following recommendations:

1. The Proposed Development should maintain a proposed FFE of 319.70 to ensure flood resilience
2. The Proposed Development should implement appropriate stormwater measures to manage overland floor effectively
3. Conduct ongoing coordination with the City and GRCA to ensure compliance and obtain the necessary approvals for development.

Please refer to the Floor Risk Assessment Report for further details.

6. Proposed Applications

6.1 Official Plan Amendment

The purpose of the Official Plan Amendment is to maintain the existing Corridor Commercial designation with the following Specific Provision Area:

11.1.XX Specific Provision Area XX (200 Weber Street North)

- 1) The policies of this Specific Provision Area apply to lands at 200 Weber Street North, as shown on SPA XX on Schedule 'A6' – Specific Provision Area
- 2) Notwithstanding other policies of this Official Plan, a food store shall be permitted as either free-standing, or within a mixed-use building.

The details of the proposed Official Plan Amendment will be revised and refined through further discussions with and review of the application by the City.

6.2 Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to maintain the existing Corridor Commercial (C5-27) on the Site with the following Site Specific Exceptions:

Exception	Address	Zoning	File Reference
C---	200 Weber Street North	C5-27	By-law 2025-XXX

Location: 200 Weber Street North as shown on Schedule "C1" to this BY-LAW

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands known municipally as 200 Weber Street north, the following primary uses shall be permitted:
 - Food store
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 200 Weber Street North:
 - i. Non-Residential Parking Spaces (minimum): 2.4 spaces per 100 square metres of BUILDING FLOOR AREA

The details of the proposed Zoning By-law Amendment will be revised and refined through further discussions with and review of the application by the City.

7. Public Consultation

Upon acceptance and circulation of the application package in support of the Proposed Development, the City requires the posting of Notice of Application sign(s) to inform surrounding property owners of the Proposed Development. GSP Group Inc. and Uniweber Properties Inc. commit to post the required signage promptly with a clear, unobstructed view from the street, and agree to maintain the sign throughout the duration of processing of the applications by the City.

GSP Group Inc. and Uniweber Properties Inc. are agreeable to the scheduling of a Neighbourhood Information Meeting or open house, if deemed required by the City, as well as any additional informal public meeting(s), open house meeting(s) and/or neighborhood meetings that may be required.

The proposed Official Plan and Zoning By-law Amendments require a Statutory Public Meeting in accordance with the *Planning Act* R.S.O. 1990, c. P.13. GSP Group Inc. and Uniweber Properties Inc. will attend the public meeting as scheduled by the City and give a formal presentation regarding the Proposed Development and associated applications, as well as answer questions from residents, staff, and Councillors. During the public meeting, contact information for GSP Group will be provided to the public to address any follow-up questions or concerns.

Finally, GSP Group will provide direct written responses to comments raised throughout the public consultation process to City for their review and consideration prior to the preparation of a final staff report and recommendation on the proposed Official Plan and Zoning By-law Amendment.

8. Conclusion

GSP Group Inc. has been retained by Uniweber Properties Inc. to assist with applications for Official Plan and Zoning By-law Amendments to permit future commercial redevelopment of the property at 200 Weber Street.

The Site is located on the east side of Weber Street north and was previously occupied by the former White Rose commercial building, which has recently been demolished; the Site is currently vacant and undeveloped.

The Proposed Development includes a two-storey future retail commercial building comprised of a new ground-floor food store and second storey office space with a total building gross floor area of approximately 4,358 square metres (47,000 square feet). The Proposed Development includes approximately 108 surface parking spaces along with loading facilities at the rear of the building.

The Proposed Development has regard for the PPS as it will broaden the range and mix of uses within an existing, built-up community, making efficient use of municipal infrastructure and transit services. The Proposed Development is supported by a Flood Risk Assessment, which demonstrates conformity with the requirements of the PPS related to hazard lands and hazardous sites.

The Proposed Development conforms with the ROP as represents intensification of an existing urban property that is serviced by existing municipal infrastructure and public transit and a satisfies the policy considerations related to transit-supportive development in nodes and corridors.

The Proposed Development conforms with the Official Plan as it will provide for a mix of commercial and office uses in a Minor Node and is compatible with the range of commercial uses permitted in Corridor Commercial designation. The Proposed Development is supported and justified by additional technical studies, including a Flood Risk Assessment in accordance with the policy requirements of the Special Policy Area. The inclusion of permissions for a food store on the Site is consistent with the changes to the Commercial Corridor designation and polices associated with OPA 58.

Finally, the Proposed Development includes a reduced on-site parking requirement, which is reflective of the Site's location to proximate transit services as well as walkable community, commercial, institutional and residential uses.

It is my opinion that the Proposed Development provides for the redevelopment of a Site that has remained underutilized for a long period of time, is appropriate and feasible at this location, and represents good planning.

Prepared by:

GSP Group Inc.

Kristen Barisdall

Kristen Barisdale, MCIP, RPP
Vice-President, Planning