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PLANNING JUSTIFICATION REPORT ADDENDUM

PLANS OF SUBDIVISION, PLANS OF CONDOMINIUM & ZONING BY-LAW AMENDMENT APPLICATIONS

Beaver Creek Road and Conservation Drive
City of Waterloo

Date:
July 2017

Prepared for:
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Our File 14148'A'

1.0 PROPOSED ZONING BY-LAW AMENDMENT

Further to Section 4.0 of the Planning Justification Report, Zoning By-law Amendment applications were submitted with the Draft Plans of Subdivision and Draft Plans of Condominium to implement the Official Plan and approved Beaver Creek Meadows District Plan. The proposed zoning is illustrated on the zoning schedule (**Figure 7**). The proposed zoning is intended to ensure compatibility and an appropriate transition between uses in the proposed subdivisions. Other site specific provisions associated with the zoning on the lands are proposed and are identified in the tables below.

1.1 Permitted Uses

Although many of the proposed zones include the permitted uses outlined in Zoning By-law 1418, the following changes were made:

a) The addition of back-to-back townhouses in the MD3 Zone to provide an additional unit type to address housing and density mix.

b) The removal of certain uses from the MXR Zone that were determined to be a scale larger than anticipated development in the Mixed Use Node.

c) The addition of infrastructure as a use in the G1 Zone to accommodate infrastructure in the access to the condominium block in Stage 5 of the Northgate Plan of Subdivision.

Tables 1 and **2** below identify the proposed zoning for the Northgate and Erbsville Kartway Plans of Subdivision and the proposed permitted uses.

TABLE 1 – PROPOSED ZONING CATEGORIES AND PERMITTED USES - NORTHGATE PLAN OF SUBDIVISION

PROPOSED ZONE	APPLICABLE BLOCKS	PERMITTED USES
Medium Density - Three (MD3)	Multiple Residential	• Townhouse-linear • Townhouse • Terrace dwelling • Apartment • Back-to-back townhouse (3 or more dwelling units divided vertically with common side and rear walls)

PROPOSED ZONE	APPLICABLE BLOCKS	PERMITTED USES
Multiple Residential – Six (MR-6)	Multiple Residential/Mixed Use	• Triplex dwelling • Apartment dwelling • Lodging House Class One • Class A Group Home • Class B Group Home • Beauty salons and barber shops • Offices and clinics for a health practitioner • Non-residential uses
Mixed Use Residential (MXR)	Multiple Residential/Mixed Use	**Commercial Uses** • Art gallery, studios • Bake shop • Banks or trust companies • Beer, liquor or wine stores • Coffee shop or tea room • Commercial recreation • Commercial schools • Clinics (medical, dental, therapy, etc.) • Nursery schools/daycare • Office • Office equipment & supplies • Personal service shop • Restaurants including take-out but not drive-in/drive thru • Retail store (excluding department stores, home improvement stores and automotive supply stores) • Specialty food store • Variety store **Residential Uses** • Apartment dwellings • Apartment dwellings in storeys above the first storey • Townhouse dwellings, linear **Institutional Uses** • Art gallery, studios • Government uses • Nursery schools/daycare • Park • Public/separate/private schools

PROPOSED ZONE	APPLICABLE BLOCKS	PERMITTED USES
		• Religious use • Nursing homes
Flexible Residential (FR)	Residential, Vacant Land Condominium and Future Residential Consolidation Block	• Single detached dwellings • Semi-detached dwellings • Duplex dwellings • Townhouse dwellings • Townhouse-linear dwellings • Class A group homes
Green One (G1)	Open Space, Pumping Station, Stormwater Management, Vacant Land Condominium and Additional Lands Owned by Applicant	• Conservation lands • Natural resource areas including, but not limited to woodlots, wetlands, water courses, vegetative buffers
Green One (G1)*	Access to Condominium Block	• Infrastructure including private roads, sanitary, storm, watermains and other services and utilities
Green Two (G2)	Park and Walkway	• Active recreation • Community trail • Court games (lighting permitted with basketball and tennis courts) • Horticulture • Linear parks • Outdoor rinks (lighting permitted) • Play fields • Playgrounds • Public parks

TABLE 2 – PROPOSED ZONING CATEGORIES AND PERMITTED USES – ERBSVILLE KARTWAY PLAN OF SUBDIVISION

PROPOSED ZONE	APPLICABLE BLOCKS	PERMITTED USES
Flexible Residential (FR)	Residential, Vacant Land Condominium and Future Residential Consolidation Block	• Single detached dwellings • Semi-detached dwellings • Duplex dwellings • Townhouse dwellings • Townhouse-linear dwellings • Class A group homes
Green One (G1)	Open Space and Vacant Land Condominium	• Conservation lands

PROPOSED ZONE	APPLICABLE BLOCKS	PERMITTED USES
		• Natural resource areas including, but not limited to woodlots, wetlands, water courses, vegetative buffers
Green Two (G2)	Park	• Active recreation • Community trail • Court games (lighting permitted with basketball and tennis courts) • Horticulture • Linear parks • Outdoor rinks (lighting permitted) • Play fields • Playgrounds • Public parks

1.2 Zoning Regulations

Regulations were modified to reflect recent building standards in the housing industry and the uses proposed.

Tables 3 to **9** below include regulations for the zones proposed for the Northgate and Erbsville Kartway Plans of Subdivision.

TABLE 3 – PROPOSED ZONING REGULATIONS, MD3 ZONE – TOWNHOUSE LINEAR, TOWNHOUSE AND TERRACE DWELLINGS

ZONE STANDARDS/REGULATIONS	MD3 TOWNHOUSE-LINEAR, TOWNHOUSE AND TERRACE DWELLING
Minimum Building Line and Flankage Setback	4.5m
Minimum Side Yard	1.8m No side yard is required on the common wall side or sides of any dwelling unit
Minimum Rear Yard	7.5m
Minimum Landscaped Open Space Requirement	40%
Minimum Common Recreational Area (included in open space requirement)	10%
Maximum Building Height	13.5m
Minimum Required Parking	1.25 parking spaces/dwelling unit
Maximum Density	60 units/ha
Notwithstanding Sections 8.4.1 and 8.4.1.2 of the Zoning By-law, a 1.0 m encroachment into the minimum required front yard and/or flankage yard may be permitted for stairs and access ramps.	

TABLE 4 – PROPOSED ZONING REGULATIONS, MD3 ZONE – APARTMENT

ZONE STANDARDS/ REGULATIONS	MD3 APARTMENT
Minimum Building Line and Flankage Setback	4.5m
Minimum Side Yard	3.0m
Minimum Rear Yard	7.5m
Minimum Landscaped Open Space Requirement	40%
Minimum Common Recreational Area (included in open space requirement)	10%
Maximum Building Height	13.5m
Minimum Required Parking	1.25 parking spaces per dwelling unit
Maximum Density	60 units per hectare
Notwithstanding Sections 8.4.1 and 8.4.1.2 of the Zoning By-law, a 1.0 m encroachment into the minimum required front yard and/or flankage yard may be permitted for stairs and access ramps.	

TABLE 5 – PROPOSED ZONING REGULATIONS, MD3 ZONE – BACK-TO-BACK TOWNHOUSE DWELLINGS

ZONE STANDARDS/ REGULATIONS	MD3 BACK-TO-BACK TOWNHOUSE
Minimum Building Line and Flankage Setback	3.0m, except no part of any building used to accommodate off-street parking shall be located closer than 6.0m from the front lot line
Minimum Side Yard	0.6m (end units) and in no case shall an end unit be located closer than 1.8m to a dwelling on the adjacent lot
Minimum Rear Yard	0m
Minimum Landscaped Open Space Requirement	6.5%
Minimum Common Recreational Area (included in open space requirement)	N/A
Maximum Building Height	13.5m
Minimum Required Parking	1.25 parking spaces per dwelling unit
Maximum Density	60 units per hectare
Notwithstanding Sections 8.4.1 and 8.4.1.2 of the Zoning By-law, a 1.0 m encroachment into the minimum required front yard and/or flankage yard may be permitted for stairs and access ramps.	

TABLE 6 – PROPOSED ZONING REGULATIONS, MR-6 ZONE

ZONE STANDARDS/ REGULATIONS	MR-6
Minimum Frontage	None
Minimum Front Yard	4.5m
Minimum Flankage Yard	4.5m
Minimum Side Yard	3.0m
Minimum Rear Yard	7.5m

ZONE STANDARDS/ REGULATIONS	MR-6
Minimum Low Rise Residential Setback	½ height of building; 7.5m minimum
Minimum Landscaped Area	30% of lot area
Minimum Required Parking	1.1 spaces per unit
Maximum Height	18.0m
Maximum Density	100 units per hectare
Notwithstanding Sections 8.4.1 and 8.4.1.2 of the Zoning By-law, a 1.0 m encroachment into the minimum required front yard and/or flankage yard may be permitted for stairs and access ramps.	

TABLE 7 – PROPOSED ZONING REGULATIONS, MXR ZONE

ZONE STANDARDS/ REGULATIONS	MXR
Minimum Streetline Buildout	A minimum of 70% buildout shall be provided with a minimum setback of 2.0m and a maximum of 6.0m
Minimum Lot Frontage	6.6m
Minimum Corner Lot Frontage	9.6m
Minimum Side Yard	No side yard shall be required except: • where a side lot line is a boundary of a Residential Zone or a municipal park, a minimum side yard of 1.2m shall be provided • where a side lot line abuts a public lane, a side yard of 2.0m shall be provided
Minimum Setback of Garage with an Entrance Facing the Flankage from the Street Line	6.0m
Minimum Rear Yard	7.5m
Maximum Impervious Area	N/A
Minimum Building Height	7.5m
Maximum Building Height	18.0m
Minimum Required Parking	4 spaces per 100m^2 of building floor area
Maximum Density	100 units per hectare

TABLE 8 – PROPOSED ZONING REGULATIONS, FR ZONE – SINGLE DETACHED, SEMI-DETACHED AND DUPLEX DWELLINGS

ZONE STANDARDS/ REGULATIONS	FR SINGLE DETACHED, SEMI-DETACHED AND DUPLEX
Minimum Front Yard Setback	4.5m
Minimum Lot Depth	29.0m
Maximum Height	10.5m
A private street in a plan of condominium shall be determined as the street for the purpose of lot frontage and other regulations related to streets and setbacks.	

TABLE 9 – PROPOSED ZONING REGULATIONS, FR ZONE – TOWNHOUSE AND TOWNHOUSE LINEAR DWELLINGS

ZONE STANDARDS/ REGULATIONS	FR TOWNHOUSE AND TOWNHOUSE LINEAR
Minimum Front Yard Setback	4.5m
Minimum Lot Depth	29.0m
Maximum Height	10.5m
Minimum Landscaped Open Space	40%
A private street in a plan of condominium shall be determined as the street for the purpose of lot frontage and other regulations related to streets and setbacks.	



Figure 7

City of Waterloo, Proposed Zoning

Northgate Land Corporation & Erbsville Kartway
City of Waterloo,
Region of Waterloo

LEGEND

Subject Lands
Note: Special Zoning Provisions are proposed. Refer to Planning Justification Report Addendum dated July 2017.

BY-LAW 878A
A AGRICULTURE ZONE

BYLAW 1418
SD SEMI DETACHED ZONE
FR FLEXIBLE RESIDENTIAL
MD3 MEDIUM DENSITY THREE
MR-6 MULTIPLE RESIDENTIAL SIX ZONE
MXR MIXED USE RESIDENTIAL
G1 GREEN ONE ZONE
G1* GREEN ONE ZONE WITH SPECIAL PROVISION FOR ACCESS AND INFRASTRUCTURE
G2 GREEN TWO ZONE

DATE:	July 25, 2017
SCALE	1 : 7,500
FILE:	14148A
DRN:	LHB

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