



STAFF REPORT
Planning

Title: General Amendments to Zoning By-law 2018-050, Application Z-26-01, The Corporation of the City of Waterloo, City Wide

Report Number: IPPW2026-033

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Council Date: July 13, 2026

File: Z-26-01

Attachments: Map 1 – Location Map, Hospital Lands
Appendix 'A' – Proposed Zoning By-law Amendments
Appendix 'B' – Proposed Site Specific Exception C309
Appendix 'C' – Proposed Amendments to Site Specific Exception C198
Appendix 'D' – Public, Staff and Agency Comments

Ward No.: All Wards (City-wide)

Recommendations:

1. That Council approve report IPPW2026-033.
2. That Council approve Zoning By-law Amendment Z-26-01, General Amendments to Zoning By-law 2018-050, as set out in Section 5 of report IPPW2026-033.

Executive Summary

The Corporation of the City of Waterloo periodically undertakes general amendments to its Zoning By-law in order to keep the by-law current, provide clarity, and improve efficiencies. This round of amendments to Zoning By-law 2018-050 is primarily intended to update the by-law to align with / respond to new legislation and policies, improve clarity, and correct errors. The proposed amendments also include various revisions to site specific by-laws to correct inconsistencies and technical errors.

Financial Implications

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

Technology Implications

None.

Link to Strategic Plan

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

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

The recommendations herein align with the Guiding Principle of “Operational Excellence”, and the Strategic Priorities of “Complete Community” and “Innovation and Future Ready”.

Previous Reports on this Topic

General Amendments to:

- Zoning By-law 2018-050 (2019): IPPW2019-046
- Zoning By-law 2018-050 (2020): IPPW2020-051
- Zoning By-law 2018-050 (2021): IPPW2021-007
- Official Plan and Zoning By-law 2018-050 (2022): IPPW2022-036 / IPPW2022-036.1
- Zoning By-law 2018-050 (2023): IPPW2023-035
- Zoning By-law 2018-050 (2024): IPPW2024-022
- Zoning By-law 2018-050 (2025): IPPW2025-064



General Amendments to Zoning By-law 2018-050, Application Z-26-01, The Corporation of the City of Waterloo, City Wide IPPW2026-033

SECTION 1 – INTRODUCTION

Zoning By-law 2018-050 (the **“By-law”**) came into effect on September 10, 2018. It applies to all lands and buildings in the city, save and except those lands subject to the Community Planning Permit By-law (Erb Street Corridor) and uses exempted by legislation. The Zoning By-law controls land development and how lands and buildings are used, including the location of buildings on a lot, building heights and densities, and parking requirements. To create efficiencies and keep the By-law current with changing legislation and policies, general amendments to the By-law are undertaken on occasion.

The City’s Planning Division is advancing Part One of a series of general amendments to the By-law via application Z-26-01 (the **“Application”**) to be current with / respond to changing legislation and policies, improve clarity, and correct inconsistencies/errors throughout the By-law. The proposed amendments also seek to better align the By-law with principles of good planning and urban design, and to facilitate the strategic objectives of the City in the local context. Part Two of the general amendments will be brought forward to Council in the fall of 2026 and will be focused on recent legislative changes that remain under review by staff.

SECTION 2 – PROPOSED AMENDMENTS

A detailed list of the proposed amendments to the Zoning By-law can be found in Appendix ‘A’ to this report. The proposed amendments primarily relate to:

- new policies
- technical amendments to correct errors and improve clarity to various definitions and general regulations
- implement changes per Council approved report IPPW2026-001 (Inclusionary Zoning)
- facilitate the proposed new hospital, including adding Site Specific Exception C309 (Hospital Lands) to be added to Schedule ‘C’ and Schedule ‘C1’ of By-law 2018-050
- repeal Site Specific Exception C22 (9 Lodge Street and 175-177 Regina Street North), which contains a site-specific parking rate, as a minor variance for a further reduction to parking was recently approved
- repeal Site Specific Exception C68 to permit the creation of duplex buildings, semi-detached buildings and freehold semi-detached buildings within a specified geographic area
- technical amendments to Site Specific Exception C198 to correct the referenced zoning sections and improve clarity

SECTION 3 – ENGAGEMENT

Planning staff have engaged various internal City divisions, external agencies, and the public throughout the application process.

Staff also consulted with the Waterloo Regional Health Network (WRHN) in regard to the proposed new hospital.

A summary of comments received is included as Appendix ‘D’.

The following methods were used to notify the public and others of Z-26-01:

Mechanism	Date	Outcome
Staff Department, Agency and Public Circulation (Initial Proposal)	March 23, 2026	Staff, agency and public comments are attached as Appendix ‘D’
Online engagement through Engage Waterloo	May 19, 2026	The preliminary topics of this Application were posted on Engage in March 2026, with the revised list of amendments posted May 19, 2026.
Advertise Notice of Complete Applications and Informal Public Meeting	April 2, 2026	Pursuant to Subsection 34(10.7) of the Planning Act, the Application was advertised in the K-W Record, and a letter was mailed to all property owners directly impacted by a proposed amendment to a site-specific exception.
Agency and Department Staff Circulation (Revised Proposal)	May 19, 2026	Staff, agency and public comments are attached as Appendix ‘D’.
Advertise Formal Public Meeting	June 18, 2026	The Application was advertised in the K-W Record, and letters were mailed to all property owners directly impacted by a proposed amendment to a site-specific exception.
Formal Public Meeting	July 13, 2026	Council consideration of the Application.

SECTION 4 – CONCLUSION

The Planning Division advances Zoning By-law Amendment Z-26-01 to Council for approval as set out in Section 5 of report IPPW2026-033, for reasons including:

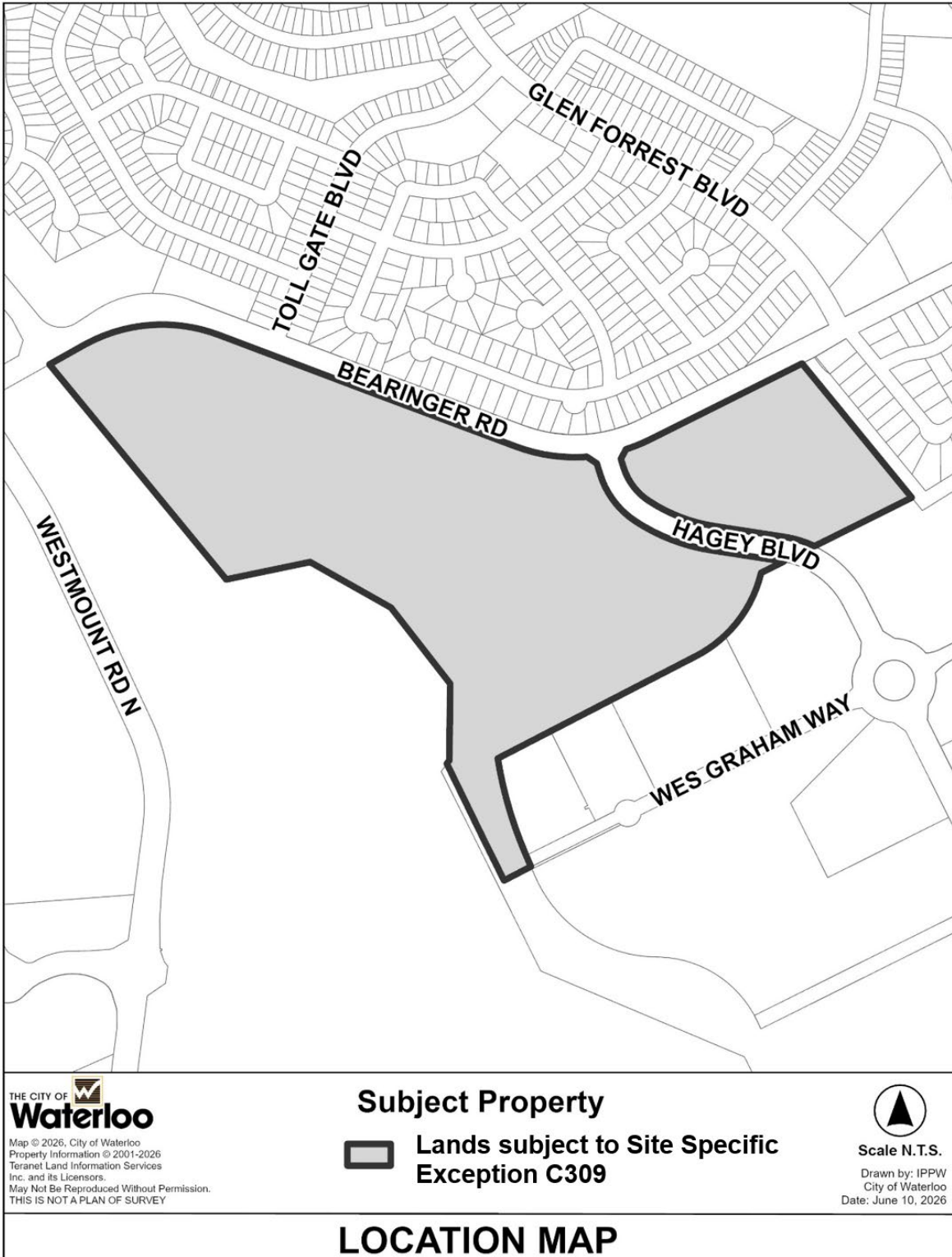
- the amendments are consistent with the Provincial Planning Statement, 2024
- the amendments conform to applicable Official Plans
- the amendments are appropriate and in the public interest, including correcting errors, improving clarity, and facilitating a more efficient application of the By-law
- the amendments reflect the local context and respond to local strategic / planning objectives
- the amendments promote good planning and urban design,

in staff's opinion.

SECTION 5 – RECOMMENDATIONS

1. That Council approve report IPPW2026-033.
2. That Council approve Zoning By-law Amendment Z-26-01, General Amendments to Zoning By-law 2018-050, The Corporation of the City of Waterloo, City Wide, as follows:
 - i. That Zoning By-law 2018-050 be amended by implementing the changes set forth in Appendix 'A' of report IPPW2026-033;
 - ii. That Site Specific Exception 'C22' in Schedule 'C' and on Schedule 'C1' of Zoning By-law 2018-050 be repealed;
 - iii. That Site Specific Exception 'C68' in Schedule 'C' and on Schedule 'C1' of Zoning By-law 2018-050 be repealed;
 - iv. That Site Specific Exception 'C198' in Schedule 'C' of Zoning By-law 2018-050 be amended as set forth in Appendix 'C' attached to IPPW2026-033;
 - v. That Zoning By-law 2018-050 be amended by adding Site Specific Exception "C309" to Schedule 'C' of Zoning By-law 2018-050 as set forth in Appendix 'B' attached to IPPW2026-033;
 - vi. That Zoning By-law 2018-050 be amended by adding Site Specific Exception "C309" to Schedule 'C1' of Zoning By-law 2018-050, for the lands identified as "Lands subject to Site Specific Exception C309" on Map 1 attached hereto.

MAP 1



APPENDIX 'A'

Proposed Zoning By-law Amendments

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Introduction

The proposed amendments to City of Waterloo Zoning By-law 2018-050 include amendments to definitions, general regulations, zone specific regulations, and site specific exceptions.

Only the sections of the Zoning By-law being amended are included. Text that is green and underlined represents an addition or modification of a regulation. Text that is red and with a strikethrough represents a deletion.

Legend: Underline (green) = addition/modification to regulation
~~Strikethrough (red)~~ = deletion of regulation

Part 1: General Amendments related to Changes to Provincial Legislation and City Regulations

Description

The primary objective of the proposed amendments within Part 1 is to implement changes related to new legislation and regulations at both a provincial and city level. The amendments also include technical revisions to align with the City's four-unit regulations where Staff have identified inconsistencies through implementation. Also included are updates to the bicycle parking rate within the Station Area Mixed-Use (SAMU) zone to align with the previous parking related amendments approved by Council on November 17, 2025, through report IPPW2025-064.

Table 1: Amendments

Zoning By-law Section	Proposed Amendment	Rationale
Section 2 – Definitions		
Group Homes	GROUP HOME, CLASS A means a GROUP HOME having three (3) to six (6) residents (excluding staff and the receiving family), and limited to residential facilities provided for by the following legislation and or regulations thereunder: ... f.) a group home funded by ~~the Local Health Integration Network through the Community Mental Health Services Supportive Housing Program under the authority of the Ministry of Health & Long Term Care~~ <u>Ontario Health at Home, under the authority of the Ministry of Health, Ministry of Long-Term Care and/or Ontario Health.</u>	The current definitions of Group Home Class A and Group Home Class B in the By-law reference provincial programming as: "<i>the Local Health Integration Network through the Community Mental Health Services Supportive Housing Program under the authority of the Ministry of Health & Long Term Care</i>". The program reference is updated to reflect the current provincial framework.

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	GROUP HOME, CLASS B means a GROUP HOME having three (3) to eight (8) residents (excluding staff and the receiving family), and limited to residential facilities provided for by the following legislation and or regulations thereunder: ... i.) a group home funded by ~~the Local Health Integration Network through the Community Mental Health Services Supportive Housing Program under the authority of the Ministry of Health & Long-Term Care~~ <u>Ontario Health at Home, under the authority of the Ministry of Health, Ministry of Long-Term Care and/or Ontario Health.</u>	
Lodging House	means a BUILDING or part thereof used for residential occupancy where a proprietor offers LODGING ROOMS to ~~five (5)~~ <u>six (6)</u> or more persons, with or without meals, in return for remuneration or the provision of a service, or for both. Excludes HOTEL, BED & BREAKFAST ESTABLISHMENT, LONG TERM CARE FACILITY, ASSISTED LIVING FACILITY, and GROUP HOME.	The Rental Housing Licensing (RHL) By-law was updated in 2025 to enable rental buildings with units containing up to 5 bedrooms. The Zoning By-law definition of Lodging House is being amended to permit the rental of 5 bedroom units as contemplated in the RHL By-law, without being considered a Lodging House.
Section 3 – General Regulations		
Additional Residential Units	3.A.1B.7 Notwithstanding anything to the contrary: a.) a ~~SINGLE~~ DETACHED BUILDING in Section 3.A.1B.1 shall include a legal non-conforming ~~SINGLE~~ DETACHED BUILDING	Staff are proposing to update the wording within the regulation to align with previous general amendments where the Detached Building term was revised.
Holding Symbol	3.H.1.2 Where a holding symbol prefix “(HL)” is applied to a zone governed by this BY-LAW, the associated lands are a classified landfill, and no PERSON shall erect, alter, enlarge, or reconstruct any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, nor subdivide any land in whole or in part, until the prefix “(HL)” is removed by amendment to this BY-LAW. The holding provision as it applies to the LOT shall not be removed or modified until the CITY receives verification from ~~the REGION and/or~~ the Province of Ontario that the owner has completed a Record of Site Condition.	All holding symbol removals which require a record of site condition (RSC) within the Zoning By-law refer to verification from the Region of Waterloo or the Province of Ontario that a Record of Site Condition has been completed or is not required. Pursuant to Bill 185, the Region of Waterloo is no longer an authority in relation to RSCs. As such the wording is proposed to be updated to the Province of Ontario only, which is currently governed by the Ministry of Environment, Conservation and Parks (MECP).
Solar Panels	~~3.S.3.2 Notwithstanding anything to the contrary, solar panels exempt from municipal zoning regulations pursuant to the Green Energy Act are hereby exempt from this BY-LAW.~~ <u>3.S.3.2 Notwithstanding anything to the contrary, rooftop solar panels are exempt from this BY-LAW.</u>	The Green Energy Act has been repealed since the approval of Zoning By-law 2018-050. As such, no solar panels are exempt from this By-law. Staff recommend that rooftop solar panels be exempt from the By-law

		in order to foster sustainable design and 'green' development, in alignment with the City's climate leadership objectives.
Section 7 – Residential		
RN-6, RN-8, RN12, RN-25 - Holding Symbols	Regulations 7.11.17, 7.12.16, 7.13.17, 7.14.17 Notwithstanding anything to the contrary, where the 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 until the following criteria are satisfied: ... c) For known or suspected contaminated sites as identified by the REGION CITY, verification from the REGION CITY and or the Province of Ontario that the owner has completed a Record of Site Condition.	Pursuant to Bill 185, the Region of Waterloo is no longer an authority in relation to RSCs. References to the Region are replaced with the City.
Section 9 – Employment		
E1, E2, E2A, E2B - Holding Symbols	Regulations 9.1.13, 9.2.13, 9S.1.17, 9S.2.17 a.) Notwithstanding anything to the contrary, the holding symbol shall not be removed until the following criteria are satisfied: i) For known or suspected contaminated sites as identified by the REGION CITY, verification from the REGION CITY and or the Province of Ontario that the owner has completed a Record of Site Condition. ... Regulation 9S.3.16 a.) Notwithstanding anything to the contrary, the holding symbol shall not be removed until the following criteria are satisfied, to the satisfaction of the CITY: i) For known or suspected contaminated sites as identified by the REGION CITY, verification from the REGION CITY and or the Province of Ontario that the owner has completed a Record of Site Condition. ...	Pursuant to Bill 185, the Region of Waterloo is no longer an authority in relation to RSCs. References to the Region are replaced with the City.
SAMU - Bicycle Parking	9S.3.12 Notwithstanding anything to the contrary, the minimum BICYCLE PARKING SPACES required for non-residential uses shall be ~~0.6~~ 0.8 BICYCLE PARKING SPACES per 100 square metres of non-residential BUILDING FLOOR AREA, excluding STRUCTURED PARKING.	Recent parking amendments approved by Council via IPPW2025-064 modified parking rates city wide, including bicycle parking rates within Station Areas. A minimum bicycle parking rate of 0.8 metres per 100 square metres for non-residential floor area was

		approved within the RMU zones in Station Areas. At that time of approval (IPPW2025-064), the Station Area Mixed Use (SAMU) zone was not in effect. Staff propose to modify the SAMU zone for consistency with the minimum bicycle parking rates in the RMU zone.
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Part 2: General Technical Amendments to Correct Errors and Improve Clarity

Description

The amendments proposed under Part 2 specifically relate to technical updates or correcting errors within the By-law.

Table 2: Amendments

Zoning By-law Section	Proposed Amendment	Rationale
Section 3 – General Regulations		
Common Walls	3.C.6.1 SIDE YARD setback regulations in this BY-LAW shall not apply to common walls of FREEHOLD SEMI-DETACHED BUILDINGS and FREEHOLD TOWNHOUSE BUILDINGS	The Common Wall provisions should reference <i>Freehold</i> Semi-Detached buildings. Correction proposed.
Floodplain Zoning	Regulation 3.F.1.2 ... c.) the following regulations shall apply to lands identified as Two Zone Flood Fringe on Image 1 to section 3.F.1: vii.) Notwithstanding anything to the contrary, within the Two Zone Flood Fringe, the following regulations shall apply to the erection or reconstruction of a BUILDING or STRUCTURE in whole or in part undertaken after the effective date of this BY-LAW: ~~G.) STRUCTURED PARKING shall be permitted provided the lowest level of the STRUCTURED PARKING is entirely or partially above GRADE and not enclosed.~~	Staff propose to remove regulation G.) due to a conflict with another regulation in section 3.F.1.2 of the By-law. See comments in Appendix 'D' from the GRCA for more details.
Prohibited Land Uses – Garden Suites	3.P.6.1 Notwithstanding anything to the contrary, the following uses, buildings and structures are prohibited in all zones of this by-law: ~~GARDEN SUITES~~ garden suites	The defined term of Garden Suites was removed from the By-law through previous amendments. The prohibited land use should no longer reference to a defined term.

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Section 6 – Parking, Driveways, Loading		
Loading Spaces	6.9.5.1 LOADING SPACES shall have direct access to a DRIVEWAY, STREET or LANE with: A.) a minimum width of three-point-five metres (3.5m); and B.) a minimum vertical clearance equal to the minimum vertical clearance required in Table 6H ~~6H~~ 6I for the entire length of the DRIVEWAY.	Numbering in the referenced table was updated through previous amendments. Reference to Table 6H updated to Table 6I for accuracy.
Loading Spaces	6.9.5.2 For BUILDINGS containing both residential and non-residential uses, LOADING SPACES shall be calculated as the sum of the following: a.) For residential uses, the total number of ~~BEDROOMS~~ UNITS within BUILDING.	The calculation of loading spaces for residential uses was updated through a previous round of general amendments. The reference to “bedrooms” is now outdated and is proposed to be updated to align with the existing regulations with reference “units”.
Section 7 – Residential Zoning Categories		
R5 - Ancillary Uses	7.5.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a Primary Use specified in section 7.5.1.1: c.) ~~e.)~~ ADDITIONAL RESIDENTIAL UNITS (see section 3.A.1B)	Formatting error within the R5 zone to be corrected.
R5 – Private Garage	7.5.7 Notwithstanding anything to the contrary, there shall be a maximum one (1) PRIVATE GARAGE per LOT, with the exception of SEMI DETACHED BUILDINGS where a maximum two (2) PRIVATE GARAGES per ~~DWELLING UNIT~~ SEMI-DETACHED BUILDING shall be permitted.	The current wording within the R5 zone permits up four private garages on a lot containing a semi-detached building with four dwelling units. Zone is updated to permit one private garage per semi-detached building
R8 - Triplex	7.8.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a <u>TRIPLEX BUILDING</u> , TOWNHOUSE BUILDING or FREEHOLD TOWNHOUSE BUILDING a.) COACH HOUSE (see section 3.C.2) b.) ADDITIONAL RESIDENTIAL UNIT (see section 3.A.1B)	The current wording within the R8 zone does not permit triplex buildings, a permitted building type, to be accompanied by a coach house on the lot. Zone is updated to permit a triplex to have an accessory coach house, subject to compliance with relevant provisions in the By-law.
Coach Houses – R6, R7, R8	7.8.2 Table 7M Number of COACH HOUSES per LOT (maximum), Stacked Townhouse: ~~4~~ <u>NONE</u> 7.6.6, 7.7.2, 7.8.2 Tables 7K, 7L, 7M, Number of COACH HOUSES per LOT (maximum), Townhouses: 1 <u>for a LOT with a maximum three (3) TOWNHOUSES, and 0 for a LOT with four (4) or more TOWNHOUSES</u>	Coach houses are only permitted for detached dwellings, freehold semi-detached buildings and freehold townhouses buildings. Staff propose amendment corrects this error in the By-law.

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Building Height – R8	7.8.2 Table 7M BUILDING HEIGHT (maximum): 13.5 metres for a BUILDING containing 4 <u>or more</u> DWELLING UNITS, and 10 metres in all other instances.	Amendment proposed to clarify the intent that the maximum building height of 13.5 metres includes buildings containing 4 or more units.
RN-12 & RN-25 - Community Centre	7.13.1.2, & 7.14.1.2 Complementary Uses: ~~b.) COMMUNITY CENTRE~~ <u>b.) Community Centre</u>	Capitalized words within the Zoning By-law indicate a defined term within Section 2. Community centre is not a defined term within the Zoning By-law, and therefore should not be capitalized.
RN-12 & RN-25 – Financial Service	7.13.1.2 & 7.14.1.2 Ancillary Uses: ~~k.) i.) FINANCIAL INSTITUTION~~ <u>FINANCIAL SERVICE</u>	Capitalized words within the Zoning By-law indicate a defined term within Section 2. Financial Institution is not the correct defined term, and therefore is being corrected to financial service.
Section 8 – Commercial Zoning Categories		
U1 & U2 - Community Centre	8.1.1.3 / 8.2.1.3 Complementary Uses: • ~~COMMUNITY CENTRE~~ <u>Community Centre</u>	Capitalized words within the Zoning By-law indicate a defined term within Section 2. Community centre is not a defined term within the Zoning By-law, and therefore should not be capitalized.
U2 - Restaurant	8.2.1.4 Ancillary Uses, meaning the uses are subordinate and incidental to a USE permitted in section 8.2.1.1 and or section 8.2.1.2: • ~~TAKE-OUT RESTAURANT~~	A restaurant (take-out) including outdoor restaurant patio, is already a permitted ancillary use within the U2 Zone. As such, amendment to remove “Take Out Restaurant” as it is redundant.
Section 9 – Employment Zoning Categories		
E1 - Childcare Holding	9.1.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a USE permitted in section 9.1.1.1 and or section 9.1.1.2: • CHILD CARE CENTRE (which shall be subject to a holding (H) symbol – see section ~~9.1.14~~ <u>9.1.13</u>)	The numbering of the referenced holding symbol regulations was updated through previous amendments. Amendment to state the correct reference.
E2 - Childcare Holding	9.2.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a USE permitted in section 9.2.1.1 and or section 9.2.1.2: • CHILD CARE CENTRE (which shall be subject to a holding (H) symbol – see section ~~9.2.14~~ <u>9.2.13</u>)	The numbering of the referenced holding symbol regulations was updated through previous amendments. Amendment to state the correct reference.
Section 10 – Institutional Zoning Categories		
S - Ancillary Uses	10.3.1.2 Ancillary Uses, meaning the uses are subordinate and incidental to a USE permitted in section 10. ~~2~~ <u>3</u> .1.1:	The numbering of the reference for Ancillary Uses in the School zone refers to the incorrect section of the By-law. Amendment to state the correct reference.

Part 3: General Amendments to Implement Council Approved Changes

Description

The amendments proposed within Part 3 implement changes to the Zoning By-law that align with previous Council approvals. Includes revisions to the Zoning By-law related to Inclusionary Zoning as identified in report IPPW2026-001, as approved by Council in February 2026. While these changes were approved by Council, the corresponding By-law was not brought forward at the time of the staff report.

Table 3: Amendments

Zoning By-law Section	Proposed Amendment	Rationale
Section 3 – General Regulations		
Affordable Dwelling Unit	<u>3.A.11 Notwithstanding anything to the contrary, an AFFORDABLE DWELLING UNIT shall be excluded from the density provisions of this BY-LAW. For clarity, an AFFORDABLE DWELLING UNIT includes an Inclusionary Zoning DWELLING UNIT.</u>	New regulation as recommended in report IPPW2026-001.
Inclusionary Zoning	3.I.2 ... c.) Commencing on ~~an undetermined date in the future~~ <u>July 1, 2027</u>, on a LOT that is located within a MAJOR TRANSIT STATION AREA as identified on Schedule 'A2' of this BY-LAW, a percentage of GROSS LEASABLE RESIDENTIAL FLOOR AREA shall be set aside for AFFORDABLE DWELLING UNITS in accordance with Table 3C-2, net of any rental replacement DWELLING UNIT required under an applicable Rental Replacement By-law. ... e.) The maximum rent that shall be charged for inclusionary Zoning AFFORDABLE DWELLING UNITS will be determined annually by the CITY ~~by by-law~~, in consultation with the REGION, and according to the following procedure: ...	Revisions to the Inclusionary Zoning regulations as per report IPPW2026-001.

Part 4: General Amendments to Improve Existing Regulations

Description

The proposed amendments within Part 4 are intended to improve the By-law by clarifying existing regulations and improving cohesion through new provisions where concerns have identified through the day-to-day use of the By-law.

Table 4: Amendments

Zoning By-law Section	Proposed Amendment	Rationale
Section 2 – Definitions		
Low Rise Residential Area	means lands which are zoned: • EI • FD • I • R1 • R2 • R3 • R4 • R5 • R6 • R7 • R8 • R9 • RC1 • <u>RBC1</u> • <u>RBC2</u> • <u>RBC3</u> • <u>RBC4</u> • S	Amendment to add the RBC1, RBC2, RBC3 and RBC4 zones to the definition of Low Rise Residential Area, having regard to the planned function and intent of the respective zones.
Retail Store	means a BUILDING or part thereof in which goods are offered, displayed, and kept for sale or rent to the end consumer. <u>May include a DRUG STORE, FOOD STORE, SPECIALTY FOOD STORE, VARIETY STORE.</u> Excludes: • <u>DOMESTIC APPLIANCE STORE</u> • MOTOR VEHICLE RETAILER with the exception of a MOTOR VEHICLE RETAIL STORE • <u>LARGE MERCHANDISE STORE</u> • Lumber Yard	Staff have identified inconsistencies within the retail store definition and the zones where retail store is permitted. To improve clarity, Staff are proposing minor amendments to the retail store definition.
Section 3 – General Regulations		
Accessory Structures	3.A.1.1 a) REAR LOT LINE setback (minimum): ~~0.6~~ <u>0.67</u> metres SIDE LOT LINE setback (minimum): ~~0.6~~ <u>0.67</u> metres <u>Add the following text after Table 3A:</u>	Staff are proposing to increase the minimum rear yard setback for accessory structures to reduce the impact of these structures on neighbouring properties and the potential for encroachment.

	<u>An ACCESSORY BUILDING or ACCESSORY STRUCTURE that lawfully and actually existed on July 13, 2026, shall be deemed to comply with this BY-LAW.</u>	
Accessory Structures	3.A.1.1 <u>j.) Notwithstanding anything to the contrary, a pergola shall not be permitted within:</u> A. <u>a FRONT YARD</u> B. <u>a FLANKAGE YARD</u> C. <u>within zero-point-six-seven (0.67) metres of any SIDE LOT LINE or REAR LOT LINE.</u>	While not considered an accessory structure within the Zoning By-law, Staff propose to specify that pergolas may not be located within 0.67 metres of any side lot line or rear lot line to ensure structures do not encroach on neighbouring properties, and to prohibit pergolas in front yards and flankage yards.
Architectural Projections – Low Rise Residential Areas	3.A.6.1 Within LOW RISE RESIDENTIAL AREAS, in any YARD there may be erected and maintained BUILDING projections of <u>eaves, vents,</u> windowsills, chimney breasts, belt courses, cornices, ~~eaves~~ and other architectural features of a similar nature provided that no such feature shall project more than zero-point-six metres (0.6m) into the applicable BUILDING setback in the zone.	Minor clarification.
Architectural Projections	3.A.7.3 Notwithstanding anything to the contrary, exterior stairs and accessible ramps less than zero-point-six metres (0.6m) in height above GRADE may project into a YARD, <u>provided a minimum setback of zero-point-six-seven (0.67) metres is provided from any LOT LINE. Includes below GRADE stairs.</u>	Staff are proposing to update the regulation to ensure exterior stairs and accessible ramps are setback from any lot line to allow for adequate drainage, maintenance, and to minimize impacts on neighbouring properties.
Air Wells	<u>3.A.8B Air Wells</u> <u>3.A.8B.1 Notwithstanding anything to the contrary, Air Wells for ventilation of STRUCTURED PARKING shall be permitted to project a maximum 2.0 metres into the FRONT YARD setback, FLANKAGE YARD setback, or STREET LINE setback.</u> <u>3.A.8B.2 Section 3.A.8B.1 shall not apply to the RN-6, RN-8, RN-12 or RN-25 zones.</u> <u>3.A.8B.3 Notwithstanding anything to the contrary, Air Wells for ventilation of STRUCTURED PARKING in the SIDE YARD setback or REAR YARD setback shall be deemed to be UNDERGROUND PARKING for the purposes of sections 6.2.2 and 6.2.5.</u>	Amendment to create design flexibility for the provision of Air Wells on intensification sites where underground parking structures are proposed.

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Coach Houses	3.C.2.3.h.) Table 3B: REAR YARD setback (minimum): 1.2 metres where the COACH HOUSE exceeds 4.5 metres in BUILDING HEIGHT, and ~~0.6~~ <u>0.67</u> metres in all other instances	Staff are proposing to increase the minimum rear yard setbacks for a coach house to reduce the impact of the structure on neighbouring properties and the potential for encroachment, having regard for recent legislative changes to Section 34 (Zoning) of the Planning Act.
Coach Houses	<u>3.C.2.3</u> <u>j.) COACH HOUSES shall be permitted architectural projections of eaves, windowsills, belt courses, cornices, and other architectural features of a similar nature, provided that no such feature projects more than 0.60 metres from the BUILDING façade.</u> <u>k.) Notwithstanding anything to the contrary, COACH HOUSE architectural projections are prohibited within zero-point-six-seven metres (0.67m) of any LOT LINE</u>	Coach Houses are not considered accessory structures and are therefore currently subject to the architectural projection permissions within section 3.A.6.1 of the Zoning By-law. Staff propose to update the coach house regulations to include appropriate architectural projection permissions for this type of dwelling unit.
Coach Houses	<u>3.C.2.3</u> <u>l.) Notwithstanding anything to the contrary, a DRIVEWAY shall be permitted to be located in front of HABITABLE FLOOR SPACE on the FIRST STOREY of a COACH HOUSE</u>	Update the regulations to permit driveways in front of habitable floor space on the first storey of a coach house to allow for further flexibility in satisfying the parking requirements for this type of dwelling unit, and to facilitate the adaptive reuse of existing detached garages for coach house purposes.
Decks	<u>3.D.2.12</u> <u>Notwithstanding anything to the contrary, where an unroofed DECK is constructed along the SIDE LOT LINE of the common wall of a FREEHOLD SEMI-DETACHED BUILDING or FREEHOLD TOWNHOUSE BUILDING, the SIDE YARD setback regulation within the applicable zone shall not apply to the side of the DECK extending from the common wall.</u>	As per section 3.D.2.4 of the Zoning By-law, the SIDE YARD setback applied to the principal BUILDING shall apply to the DECK. The deck regulations are proposed to be updated to specify that decks constructed along a common wall of a freehold semi-detached or freehold townhouse can be built to zero (0) metres, to align with the construction of the building.
Rounding Provisions of the By-law	3.R.6 ROUNDING 3.R.6.1 In determining compliance with a provision in this BY-LAW, any fraction resulting from a calculation or numeric value shall be rounded to the ~~fourth~~ <u>second</u> decimal place in accordance with the rounding principles in section 3.R.6.2, except: a.) calculations to determine required parking which result in a fraction shall be rounded	Recommend that the rounding decimal be shifted from the fourth decimal to the second decimal, for useability and simplicity.

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	to the next highest whole number; b.) calculations to determine maximum density which result in a fraction shall be rounded to the next lowest whole number. 3.R.6.2 Measurements in this BY-LAW are subject to the following rounding principles: a.) measurements where the ~~fifth~~ <u>third</u> number of the decimal is four (4) or less, the ~~fourth~~ <u>second</u> decimal number shall remain the same (e.g. 7.01243 = 7.01); b.) measurements where the ~~fifth~~ <u>third</u> number of the decimal is five (5) or more, the ~~fourth~~ <u>second</u> decimal number shall ~~be increased by one, that is rounded up~~ <u>remain the same</u> (e.g. 7.01248 = 7.01).	
Section 6 – Parking, Driveways, Loading		
Minimum Driveway Length	6.8.4 <u>Notwithstanding anything to the contrary, for a DRIVEWAY that leads to a PRIVATE GARAGE in a LOW RISE RESIDENTIAL AREA, the minimum DRIVEWAY length shall be six metres (6m).</u>	To ensure parking spaces in Low Rise Residential Areas remain functional following the passage of recent provincial legislation, the minimum length of a driveway needs to be regulated rather than reliance on street line setbacks. Six metres (6m) accommodates most personal vehicles without overhangs within the right-of-way.
Private Garage - Unincumbered	<u>6.1.5.3 PARKING SPACES within a PRIVATE GARAGE or carport shall be unobstructed, including from stairs, landings, mechanical equipment, ducts, and interior projections.</u>	Regulation added to clarify that a parking space(s) within a new home is to be unobstructed so that the garage is functional in terms of its intended purposes (i.e. parking of motor vehicles). The minimum parking space dimensions within new homes are 2.8m x 5.5m, except as specified in the R6 zone. This regulation will be monitored by staff to ensure reasonable useability and functionality of garages in residential homes.
Electric Vehicle Parking	~~6.3.1—Electric Vehicle Parking~~ ~~6.3.1.1 All STRUCTURED PARKING SPACES for:~~ ~~• APARTMENT BUILDING~~ ~~• MULTI-UNIT RESIDENTIAL BUILDING~~ ~~• MIXED-USE BUILDING~~ ~~• Non-Residential BUILDINGS~~ ~~constructed on or after January 1, 2021 shall be Designed Electric Vehicle Parking Spaces.~~	Deletion of section 6.3.1 (Electric Vehicle Parking) pursuant to Bill 98 (Building Homes and Improving Transportation Infrastructure Act, 2026). In regards to zoning and site plan control, Bill 98 prohibits a municipality from requiring an owner or occupant of a building or structure to provide and maintain electric vehicle supply equipment in connection with parking facilities.

	~~“Designed Electric Vehicle Parking Space” means a PARKING SPACE designed and constructed to be electric vehicle ready, allowing for the future installation of electronic vehicle supply equipment that conforms to Section 86 of the Electrical Safety Code.~~ ~~6.3.1.2 For the USES specified in Section 6.3.1.1., SURFACE PARKING SPACES constructed after the effective date of this BY-LAW shall comply with Table 6C:~~ ~~TABLE 6C: ELECTRIC VEHICLE PARKING—SURFACE PARKING SPACES~~ SURFACE PARKING SPACES Electric Vehicle Parking Spaces (minimum) <table><tr><td>0 — 19</td><td>0</td></tr><tr><td>20 — 49</td><td>1</td></tr><tr><td>50 — 84</td><td>2</td></tr><tr><td>85 — 119</td><td>3</td></tr><tr><td>120 — 149</td><td>4</td></tr><tr><td>150 or more</td><td>3% of total</td></tr><tr><td></td><td>required</td></tr><tr><td></td><td>parking</td></tr></table> ~~6.3.1.3 Where Electric Vehicle Parking is required in Table 6C for a residential USE, a minimum of 50% of the required spaces shall be VISITOR PARKING SPACES.~~	0 — 19	0	20 — 49	1	50 — 84	2	85 — 119	3	120 — 149	4	150 or more	3% of total		required		parking	
0 — 19	0																	
20 — 49	1																	
50 — 84	2																	
85 — 119	3																	
120 — 149	4																	
150 or more	3% of total																	
	required																	
	parking																	
Section 7 – Residential Zoning Categories																		
R6 - Front Yard Setback	Regulation 7.6.6 Table 7K: DETACHED / DETACHED "S" FRONT YARD setback (minimum): ~~6~~ <u>6.67</u> metres FREEHOLD SEMI-DETACHED FRONT YARD setback (minimum): ~~6~~ <u>6.67</u> metres TOWNHOUSE / FREEHOLD TOWNHOUSE FRONT YARD setback (minimum): ~~6~~ <u>6.67</u> metres	To ensure appropriate base setbacks in the R6 zone which is tailored to the Vista Hills neighbourhood. Local planning objectives include: • alignment with historic setbacks • consistent street edges • opportunities for meaningful landscaping including shade tree planting • opportunities for meaningful at-source infiltration • protection for snow storage • vibrant streetscapes • separation (eg utilities, services) • building maintenance / repair • construct management • good engineering practices • functional access • cost-effective design, including municipal																

		• urban design Has regard for recent legislative changes to Section 34 (Zoning) of the Planning Act.
RN-6, RN-8, RN-12, RN-25 - Street Line Setback	Tables 7Q, Table 7R, Table 7S, Table 7T STREET LINE setback (minimum) Active Frontage: ~~4~~ <u>1.12</u> metres STREET LINE setback (minimum) Convertible Frontage: ~~4~~ <u>1.12</u> metres STREET LINE setback (minimum) Neighbourhood Frontage: ~~3~~ <u>3.34</u> metres	To ensure appropriate base setbacks in the RN zones which are tailored to the Northdale neighbourhood. Local planning objectives include: • consistent street edges • protection for snow storage • vibrant streetscapes • separation (eg utilities, services) • building maintenance / repair • urban design Has regard for recent legislative changes to Section 34 (Zoning) of the Planning Act.
RN-6 - Retail Store	7.11.1.5 Ancillary Uses, meaning the uses are subordinate and incidental to a: • MULTI-UNIT RESIDENTIAL BUILDING • MIXED USE BUILDING with DWELLING UNITS above the FIRST STOREY • STACKED TOWNHOUSE BUILDING h.) RETAIL STORE (excluding DEPARTMENT STORES, <u>FOOD STORE</u>, Home Improvement Store, Automotive Supply Stores) ~~i.) VARIETY STORE~~	The updated definition of a retail store includes drug store, food store, specialty food store and variety store unless otherwise specified in the By-law. Staff note that Area Specific Policy 45 under the Official Plan explicitly excludes food stores in the Low Rise Residential designation in Northdale, requiring an amendment to Regulation 7.11.1.5 as stated.
RN-8 - Retail Store	7.12.1.4 Ancillary Uses, meaning the uses are subordinate and incidental to a use permitted in section 7.12.1.1 and or section 7.12.1.2: o.) RETAIL STORE (excluding DEPARTMENT STORES, Home Improvement Store, Automotive Supply Stores) ~~p.) VARIETY STORE~~	Updated to reflect the new definition of Retail Store, which now includes variety stores.
RN-12, RN-25 - Retail Store	7.13.1.4 Ancillary Uses, meaning the uses are subordinate and incidental to a use permitted in section 7.13.1.1 and or section 7.13.1.2: ~~i.) DRUG STORE~~ r.) RETAIL STORE (excluding DEPARTMENT STORES, Home Improvement Store, Automotive Supply Stores) ~~s.) VARIETY STORE~~ 7.14.1.4 Ancillary Uses, meaning the uses are subordinate and incidental to a use permitted in section 7.14.1.1 and or section 7.14.1.2: ~~i.) DRUG STORE~~ r.) RETAIL STORE (excluding DEPARTMENT STORES, Home Improvement Store,	Updated to reflect the new definition of Retail Store, which now includes drug stores and variety stores.

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	Automotive Supply Stores) ~~s.) VARIETY STORE~~							
RBC5 - Retail Store	7.20.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a Primary Use: ~~f.) DRUG STORE~~ l.) RETAIL STORE ~~n.) VARIETY STORE~~	Updated to reflect the new definition of Retail Store, which now includes drug stores and variety stores.						
Section 8 – Commercial Zoning Categories								
U1, C1, C2, C7 - Retail Store	8.1.1.1, 8.3.1.1, 8.4.1.1, 8.9.1.1 Primary Uses: • RETAIL STORE (~~includes DRUG STORE, FOOD STORE, SPECIALTY FOOD STORE, VARIETY STORE~~)	Updated to reflect the new definition of Retail Store, which now includes drug stores and variety stores.						
U2 - Retail Store	8.2.1.4 Ancillary Uses: • RETAIL STORE (~~includes DRUG STORE, FOOD STORE, SPECIALTY FOOD STORE, VARIETY STORE~~)	Updated to reflect the new definition of Retail Store, which now includes drug stores and variety stores.						
U2 - Podium	8.2.13 Table 8D: Regulations - UPTOWN MIXED-USE ZONE (U2) <table><tr><td></td><td>U2-20</td></tr><tr><td>PODIUM Height (minimum)</td><td>~~N/A 10.5 metres~~</td></tr><tr><td>PODIUM Height (maximum)</td><td>~~N/A 14 metres~~</td></tr></table>		U2-20	PODIUM Height (minimum)	~~N/A 10.5 metres~~	PODIUM Height (maximum)	~~N/A 14 metres~~	There is no minimum tower setback within the U2-20 zone. Staff propose to remove the podium height provisions as the maximum building height for the U2-20 zone is only 6 storeys and applying podium provisions is unnecessary.
	U2-20							
PODIUM Height (minimum)	~~N/A 10.5 metres~~							
PODIUM Height (maximum)	~~N/A 14 metres~~							
C3 - Retail Store	8.5.1.1 Primary Uses: • RETAIL STORE (~~includes VARIETY STORE~~)	Updated to reflect the new definition of Retail Store, which now includes variety stores.						
C1A, C2A, C2B - Retail Store	8.S.1.1.1, 8S.2.1.1, 8S.3.1.1 Primary Uses: • RETAIL STORE (~~includes DRUG STORE, FOOD STORE, SPECIALTY FOOD STORE, VARIETY STORE~~)	Updated to reflect the new definition of Retail Store, which now includes food stores, specialty food stores, drug stores and variety stores.						
C4A - Retail Store	Active Frontage 8S.4.9 and the following additional USES which shall be permitted in the Station Area Mixed-Use Office (C4A) zone as “Active Uses” only: • RETAIL STORE (~~includes DRUG STORE, FOOD STORE, SPECIALTY FOOD STORE, VARIETY STORE~~)	Updated to reflect the new definition of Retail Store, which now includes food stores, specialty food stores, drug stores and variety stores.						

C5 – Optician/Optometrlist	8.7.1.2 Primary Uses: ~~—Optician / Optometrist~~	The C5 zone already permits a medical clinic as a primary use, which would include an Optician or an Optometrist. The zone is to be updated as this additional use is not required.
Section 9 – Employment Zoning Categories		
E2A, E2B - Retail Store	Active Frontage 9S.1.7 and the following additional USES which shall be permitted in the Station Area Business Employment Two A (E2A) zone as "Active Uses" only: • RETAIL STORE (~~includes DRUG STORE, FOOD STORE, SPECIALTY FOOD STORE, VARIETY STORE~~) Active Frontage 9S.2.7 and the following additional USES which shall be permitted in the Station Area Business Employment Two B (E2B) zone as "Active Uses" only: • RETAIL STORE (~~includes DRUG STORE, FOOD STORE, SPECIALTY FOOD STORE, VARIETY STORE~~)	Updated to reflect the new definition of Retail Store, which now includes food stores, specialty food stores, drug stores and variety stores.

Part 5: General Amendments related to a Hospital Use

Description

Hospital is not currently a defined use within the City's Zoning By-law. The amendments in Part 5 proposed a definition, amendments to the public service provisions of the By-law, and the inclusion of hospital within the definition of Sensitive Use and Government Use. A new site-specific by-law is also proposed for the lands currently planned for the new hospital on the lands depicted on Map 1.

Table 5: Amendments

Zoning By-law Section	Proposed Amendment	Rationale
Section 2 – Definitions		
Government Use	means a Municipal, Regional, Provincial, or Federal government use and or BUILDING. Includes a <u>HOSPITAL</u> , community centre, fire station, police station, ambulance station, government office, and library.	Amendment to add “hospital” to the definition of Government Use.
Hospital Use	<u>HOSPITAL</u> <u>means a premises that is approved under the Public Hospitals Act as a public hospital. A HOSPITAL may include the following uses which are supportive to the primary HOSPITAL use:</u> • <u>ASSISTED LIVING FACILITY</u> • <u>CHILD CARE CENTRE</u> • <u>DRUG STORE</u> • <u>EDUCATIONAL INSTITUTION</u> • <u>LABORATORY</u> • <u>Learning Centre</u> • <u>LONG TERM CARE FACILITY</u> • <u>MEDICAL CLINIC</u> • <u>PARKING FACILITY</u> • <u>PHARMACEUTICAL DISPENSARY</u> • <u>RETAIL STORE</u> • <u>SPIRITUAL USE</u> • <u>TAKE-OUT RESTAURANT</u> • <u>TRAINING FACILITY</u> • <u>UNIVERSITY / COLLEGE</u> • <u>any USE required for the operational needs of the HOSPITAL</u>	The new hospital definition will permit a public hospital approved under the Public Hospital Act and various ancillary uses often associated with a hospital.
Institution Use	means a not-for-profit organization or foundation devoted to a public, educational, health, social welfare, or charitable cause or program. Includes a ~~public hospital~~ <u>HOSPITAL</u> , library, community centre, and GOVERNMENT USE. Excludes a residence, DWELLING UNITS, SPIRITUAL USE, MEDICAL CLINIC, PUBLIC	Amended to reflect the new use: HOSPITAL

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	SCHOOL, PRIVATE SCHOOL, EDUCATIONAL INSTITUTION, UNIVERSITY, and COLLEGE.	
Sensitive Use	means a BUILDING containing one or more of the following uses: • ALTERNATIVE EDUCATION CENTRE • AMENITY AREA (indoor) • ASSISTED LIVING FACILITY • CHILD CARE CENTRE • DWELLING UNIT • GROUP HOME • ~~Hospital~~ HOSPITAL • HOTEL • INSTITUTION where a person sleeps or is present on a full-time basis • LONG TERM CARE FACILITY • MEDICAL CLINIC where a person sleeps or is present on a full-time basis • PRIVATE SCHOOL • PUBLIC SCHOOL • SPIRITUAL USE • UNIVERSITY / COLLEGE residence or residential use	Amended to reflect the new use: HOSPITAL
Section 3 – General Regulations		
Flood Plain Zoning	3.F.1.2 c.) vii.) F.) The following uses shall not be permitted: • ~~Public Hospital~~ HOSPITAL 3.F.1.2 d.) ix.) F.) The following uses shall not be permitted: • ~~Public Hospital~~ HOSPITAL	Amendment to reflect the new use: HOSPITAL
Public Services	3.P.9.1 The regulations of this BY-LAW shall not apply to the use of any land or to the erection or use of any BUILDING or STRUCTURE for the purpose of providing a public service by: • the CITY • the REGION • a HOSPITAL • any department or ministry of the Federal or Provincial government, provided the lands, BUILDING or STRUCTURE is in ~~substantial~~ general compliance with the regulations prescribed in the zone applied to the LOT and applicable provisions of this BY-LAW.	Amendment to add HOSPITAL to the public service regulations of the By-law.
Section 6 - Parking, Driveways, Loading		
Hospital Parking Rate	~~Table 6A: PARKING – SPECIFIC USES~~ ~~Hospital (Public and Private)~~ ~~0.30 PARKING SPACES per hospital bedroom~~	Staff propose to remove the general parking rate for a hospital within the By-law. The parking rate for a hospital use will be subject to the non-residential parking rate of the applicable zoning category. Parking space types and dimensions may be adjusted in the future based on detailed design, via a minor variance or Section 40 Planning Act Agreement.
Site Specific Exception		

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Site Specific C309: Bearinger Rd and Hagey Blvd	Refer to Appendix 'B' to IPPW2026-033.	Staff propose to create a new site-specific by-law for the new hospital lands to facilitate the proposed multi-phased development of the lands.
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Part 6: Amendments to Site Specific Exceptions

Description

The amendments within Part 6 propose changes to a number of Site-Specific Exceptions including adding, repealing and updating current exceptions.

Table 6: Amendments

Zoning By-law Section	Proposed Amendment	Rationale
Site Specific C22: 9 Lodge St, 175 & 177 Regina St N	Repeal Site Specific Exception C22.	Site Specific C22 provides a minimum parking rate for the lands, however a minor variance application was recently approved to reduce the parking rate. The existing site specific is no longer relevant due to the minor variance.
Site Specific C68: Tamarack Dr. & Sorrel Pl. area, Peppler St. & Elgin St. area	Repeal Site Specific Exception C68.	Site Specific C68 excludes certain building types (duplex buildings, semi-detached buildings, freehold semi-detached buildings) within the specified geographic area. Bill 23 implemented the Provincial direction in 2022 to permit three residential units on a single lot. City wide amendments have since been approved to permit up to four dwelling units on low-rise residential properties. This existing site specific does not align with the intent of the legislation or recent City approvals. Amendment is propose to repeal this existing site specific exemption.
Site Specific C198: 10 Wyman Rd 643 Colby Dr 620 Davenport Rd 283-291 Northfield Dr E 725 Bridge St W730 Bridge St W 735 Bridge St W	Refer to Appendix 'C' to IPPW2026-033.	Site Specific C198 currently references 9.2.1 which is the E2 zone, while the properties are zoned E1. The proposed amendments reference the correct zone. Additional amendments are proposed to clarify the percentage of building floor area that can be dedicated to ancillary and complementary uses.

APPENDIX 'B'

Proposed Site Specific Exception C309

Exception	Address	Zoning	File Reference
C309	Bearinger Road and Hagey Boulevard	UC	By-law 2026-XXX Z-26-01

Location: Parts 1 through 13 on Plan 58R-21970 and Parts 1 through 7 on Plan 58R-21972 as shown on Schedule 'C1' to this BY-LAW as C309.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands illustrated on Image 1 (the "Lands"), the following regulation shall also apply:
 - i. Despite any future severance, partition or division of the Lands, where two or more abutting LOTS are comprehensively developed as one parcel of land, the common LOT LINES of the abutting LOTS are hereby deemed not to be LOT LINES for the purpose of zoning compliance, provided the development complies with all applicable zoning regulations.

Image 1:



APPENDIX 'C' Proposed Amendments to Site Specific Exception C198

Exception	Address	Zoning	File Reference
C198	10 Wyman Road	E1-27	OPA 22
	643 Colby Drive	E1-27	
	620 Davenport Road	E1-27	
	283-291 Northfield Drive East	70-E1-27	
	725 Bridge Street West	E1-27	
	730 Bridge Street West	E1-27	
	735 Bridge Street West	E1-27	

Site Specific Regulations:

a) For the lands known municipally as:

- 10 Wyman Road
- 643 Colby Drive
- 620 Davenport Road
- 283-291 Northfield Drive East
- 725 Bridge Street West
- 730 Bridge Street West
- 735 Bridge Street West

i. The following USES are hereby added to section ~~9.2.1.1~~ 9.1.1.1:

- Construction, Industrial and Safety Supplies (rental and sales)
- Construction, Industrial and Safety Equipment Suppliers (rental and sales)
- Contractor Equipment Rental (includes ancillary sales)
- Custom Service Shop
- Wholesaling and Distribution (no retail)

ii. The following USES are hereby added to section ~~9.2.1.2~~ 9.1.1.2: Supplies (rental and sales)

- Display and retail sales of hardware and home improvement materials and accessories
- Office Equipment and Supplies (Sales and Service)

iii. Notwithstanding anything to the contrary, including the BUILDING FLOOR AREA regulations for ancillary and complementary uses within Table 9A, the USES specified in sections ~~9.2.1.2~~ 9.1.1.2 and ~~9.2.1.3~~ 9.1.1.3 collectively shall not exceed fifty percent (50%) BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING.

APPENDIX 'D'
Public, Staff, and Agency Comments

PUBLIC COMMENTS

No public comments were received in response to this Application.

Staff Comments	
Building	No comments received.
Economic Development	No concerns.
Engineering	No concerns.
Fire	No concerns.
Landscape	No concerns.
Municipal Enforcement Services	No concerns.
Parks	No concerns.
Transportation Services	Transportation Services supports the proposed bicycle parking rate of 0.8 bicycle parking spaces per 100 square metres for the employment zoning categories. Transportation Services has no concerns with the other proposed amendments.

Agency Comments	
Bell	No comments received.
Canada Post	No comments received.
City of Kitchener	No comments received.
CN Rail	No comments received.
Enbridge Gas	No comments received.
Enova Power	No concerns.
French Catholic School Board	No comments received.
GRCA	GRCA staff support striking paragraph (G) from section 3.F.1.2(c)(vii) of the zoning bylaw. Paragraphs (A) and (C) of that section, read together, allow structured parking at or below grade, and require it to be floodproofed (i.e. no openings below the regulatory flood elevation). This is consistent with how GRCA staff would interpret and apply Two Zone Floodplain Policy Area policies across the watershed. GRCA staff have no objection in principle to repealing site specific exception C68. However, we note that regardless of repealing C68, additional dwellings would not be permitted in some areas around Peppler Street and Young Street East, as depths and velocities from the Laurel Creek floodplain exceed safe access criteria. This constraint is covered by provisions under section 3.F.1.2(d) of the zoning bylaw.

Hydro One	No comments received.
Infrastructure Ontario	No comments received.
MPAC	No comments received.
Ontario Power Generation	No comments received.
Regional Airport	No comments received.
Region of Waterloo	No concerns.
Rogers	No comments received.
Six Nations	No comments received.
Telus	No comments received.
Township of Woolwich	No comments received.
Uptown BIA	No comments received.
WCDSB	No comments received.
WRDSB	No comments received.