



**Waterloo West Side Employment Lands,
Waterloo ON**

Planning Justification Report

August 2018

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Sign-off Sheet

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Abbreviations

AMSL	Above Mean Sea Level
ASL	Above Sea Level
ASTs	Above ground Storage Tanks
BGS	Below Ground Surface
COPC	Contaminant of Potential Concern
EIS	Environmental Impact Study
ESA	Environmental Site Assessment
GRCA	Grand River Conservation Authority
GRCA	Grand River Conservation Authority
HEPC	Hydro Electric Power Corridor
LRT	Light Rail Transit
MW	Monitoring Well
ppm_v	parts per million by volume
PPS	Provincial Policy Statement
SCS	Site Condition Standard
SWM	Storm Water Management
TOV	Total Organic Vapours
WPSA	Wellhead Protection Sensitivity Area
WSEL	West Side Employment Lands

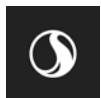


1.0 INTRODUCTION

On behalf of the City of Waterloo, Stantec Consulting Ltd. has prepared this Planning Justification Report in support of its application to amend the City of Waterloo Official Plan 2012 and the City of Waterloo Zoning By-law No. 1418, and to pursue approval of a Plan of Subdivision for the properties Municipally known as 928, 960, and 980 Erb Street West and 100 Wilmot Line, located generally along the southwesterly boundary of the City of Waterloo, near the corner of Wilmot Line and Erb Street West in the City of Waterloo (see attached **Figure 1: Location Map**).

This Report outlines the development proposal, provides a review and analysis of the pertinent planning policies and regulations, it summarizes a number of studies which provide technical support to the requested Amendments and the proposed Draft Plan of Subdivision, and, provides a professional planning evaluation and opinion/recommendation regarding the proposals. This Planning Justification Report is part of a “complete”, comprehensive application package, which includes the supporting studies/drawings as required through the Pre-consultation process, along with the appropriate completed Application Forms and Application Fees submitted concurrently with this comprehensive, multiple Application.

Collectively, this Planning Justification Report, together with the included studies and plans, demonstrates a ‘Complete’ Application and is reflective of the discussions and requirements emanating from the Pre-Consultation Meeting held with City and Regional Staff on January 3, 2018. This ‘Complete’ Application package should be circulated to the relevant City and Regional Departments and Planning Review Agencies, and, made available to Council and the public.



2.0 SITE DESCRIPTION AND BACKGROUND

2.1 SUBJECT SITE

The Subject Site is generally located at the intersection of Wilmot Line and Erb Street West, on lands on the north side of Erb Street West, as shown on **Figure 1: Location Map**. The Subject Site has a lot area of approximately 44 hectares (108.7 acres). The topography of the Subject Site is made up of rolling hills, interspersed with flatter, plain areas. A portion of the lands fronting onto Erb Street has been cultivated until this year while another section is vegetated with some shrubs and tall grasses, along with maturing, formerly manicured grasslands where a golf course (i.e. the Waterloo Golf Academy) previously existed. There are a number of trees and shrubs interspersed throughout the subject lands.

All of the subject lands are currently vacant and unused (save and except the front field adjacent to Erb Street West from which a crop of alfalfa was harvested this year (i.e. 2018).

The subject lands have been owned by the City of Waterloo for a number of years and were identified in the City of Waterloo's 10-Year Economic Development Strategy (2008-2017) as an employment land development opportunity. In the 2012 Official Plan, the lands were designated for Employment use. The City is now pursuing an implementation plan to bring these lands to market for employment purposes.

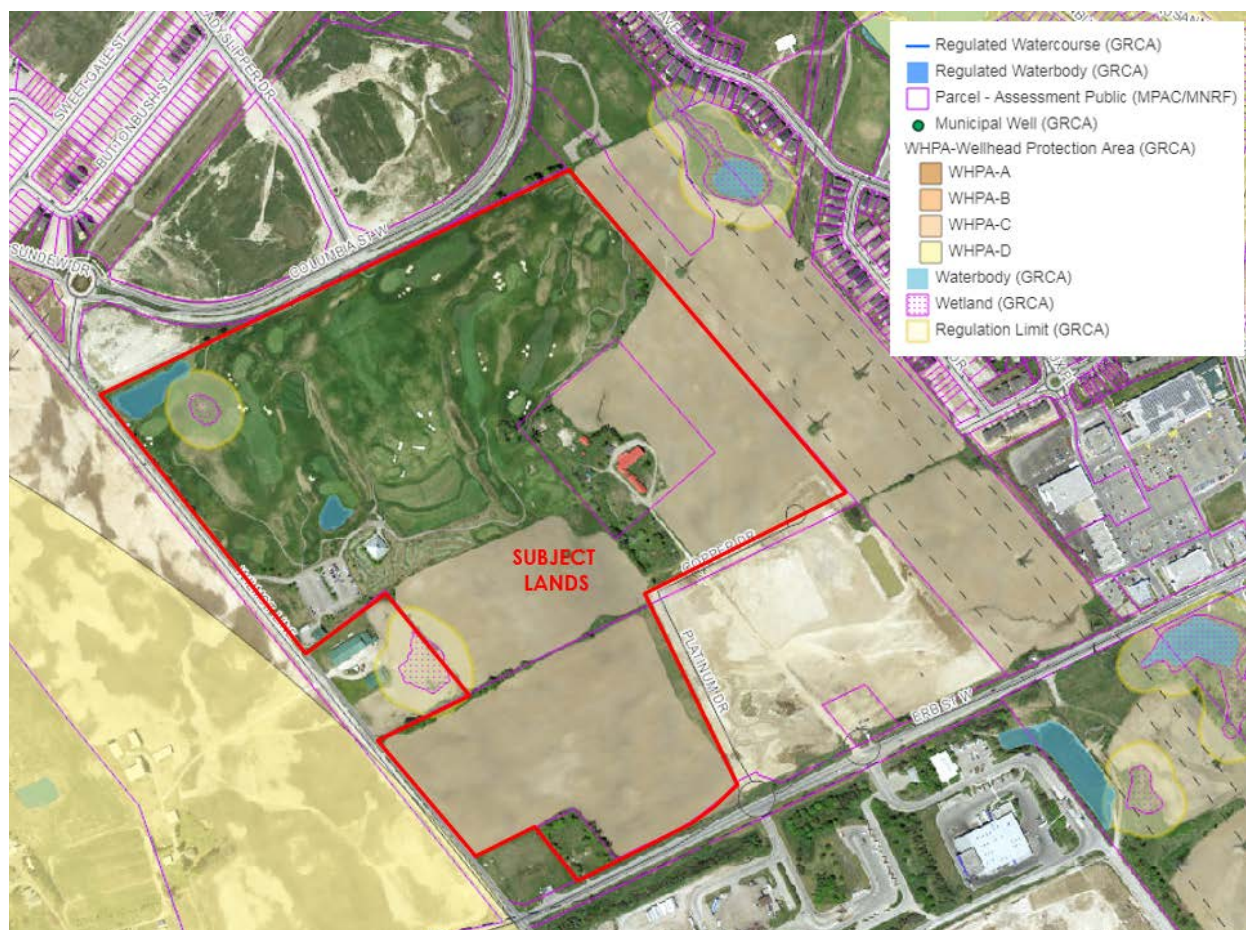
Figure 1: Location Map



2.2 SURROUNDING LANDS AND AREA

Surrounding land uses include commercial development at the southeast corner (i.e. Costco), and, additional vacant commercial land fronting onto Erb Street in front of the existing Costco facility. An adjacent property along the Wilmot Line (i.e. 50 Wilmot Line) is occupied by two large shed buildings used by the owner for storage. Based on Grand River Conservation Authority (GRCA) mapping, there is one possible wetland on the subject property and a portion of another possible wetland that is largely on adjacent “private lands” owned by others (i.e. 50 Wilmot Line), which may however, extend slightly onto the subject property. The Regulation limit of these possible wetlands extends beyond the limits of the wetlands, as seen in **Figure 2: GRCA Regulated Lands**.

Figure 2: GRCA Regulated Lands



The subject site is directly adjacent to the Hydro Electric Power Corridor (HEPC) to the east. Beyond, to the south and east, there is a mixture of retail and commercial uses (Westside Marketplace), and further to the south and east, along Ira Needles Boulevard, south of Erb Street, there is a mix of commercial, employment and recreational uses. Low to medium density residential uses exist immediately to the east beyond the HEPC, and, to the north of Columbia Street. Further to the north and east are open space uses, which include trail systems. Further to the west, across the Wilmot Line, are agricultural lands.



Site Description and Background

The subject site currently has vehicular access from Erb Street West by way of the first phase of Platinum Drive, with potential for access from Columbia Street West to the north. While the lands about the Wilmot Line, no access to this road is permitted or proposed (See **Figure 3**).

Figure 3: Surrounding Lands



3.0 PRE-CONSULTATION

A Pre-Consultation Meeting was held at the City of Waterloo offices on January 3, 2018, with staff representatives from the City of Waterloo Planning Department, Economic Development Department, and Engineering Department, as well as staff from Stantec Consulting Ltd. and the Region of Waterloo. Representatives unable to attend the Pre-Consultation Meeting but included in further discussions regarding the West Side Employment Lands (WSEL), include staff from the Grand River Conservation Authority (GRCA) and Township of Wilmot. At this meeting, initial proposals for a Draft Plan of Subdivision and amendments to the City of Waterloo Official Plan and Zoning By-law 1418 were considered. The initial subdivision concept proposed 30 lots of varying sizes for employment use, two of which were proposed to be used for convenience commercial purposes, as well as a servicing corridor to Columbia Street and a planned area stormwater management facility to serve the subdivision, but located on adjacent lands within the HEPC, just beyond the boundary of the Subject Lands. The Plan also proposed an extension of Platinum Drive from its current terminus northerly to an intersection with Columbia Street. Proposed land use was generally Business Employment uses, with a focus on office on lands adjacent to Columbia Street, with Convenience Commercial at the intersection of Platinum Drive and Columbia Street, and, a mix of other industrial, office and business uses along with support commercial on the other areas of the subject lands.

Through the Pre-Consultation Meeting, the following plans and supporting documentation were identified as required to be submitted as part of a 'complete application':

- Signed Official Plan Amendment Application;
- Signed Zoning By-law Amendment Application;
- Letter of Pre-Consultation;
- Permission to Enter Form;
- Owner Authorization Form;
- Source Water Protection Screening Form;
- Planning Justification Report;
- Transportation Impact Study (TIS);
- Commemorative Assessment;
- Market Impact Assessment;
- Proposed Draft Plan of Subdivision;
- Functional Servicing Report;
- Preliminary Storm Water Management Report and Plans;
- Geotechnical Report;
- Hydrogeological Investigation;
- Tree Management Plan;



Pre-Consultation

- Scoped Environmental Impact Statement (EIS);
- Phase 1 Environmental Site Assessment (ESA);
- Phase 2 Environmental Site Assessment (ESA);
- Stage 1 Archaeological Assessment;
- Land Use Compatibility Report; and
- Digital Copy of all Submission Materials.

The feedback received from the Pre-Consultation Meeting and process was incorporated into the development of the land use approach and the requested Official Plan and Zoning By-law Amendments. The feedback received from the Pre-Consultation Meeting and process also influenced the design of the proposed Draft Plan of Subdivision and related application. As required through the Pre-Consultation Process, the above-noted required plans and supporting studies have been completed and are included with the submitted applications. It is believed that this application is a 'complete application'. Copies of the Pre-Consultation meeting notes from both the City of Waterloo and the Region of Waterloo are attached as Appendices 'A' and 'B' respectively.



4.0 EXISTING LAND USE POLICY FRAMEWORK OVERVIEW

4.1 PROVINCIAL POLICY AND PLANS FRAMEWORK

The following sub-sections outline and describe the various Provincial-level Policy and Plan documents that need to be considered and applied and reflected in the proposals and development approval applications being submitted.

4.1.1 Provincial Policy Statement, 2014

The Provincial Policy Statement, 2014 outlines Provincial interest regarding land use development and sets out what is to be considered in the preparation, review and approval of development applications such as the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment Applications being submitted. A detailed review of the submitted Applications in the context of the Provincial Policy Statement is contained in Appendix 'E' and is discussed in Section 8.1.1 of the Planning Justification Report (see page 8.1).

4.1.2 Growth Plan for Greater Golden Horseshoe, 2017

The Growth Plan for the Greater Golden Horseshoe (2017) (Growth Plan) establishes the long-term framework for where and how the Greater Golden Horseshoe area, including the City of Waterloo, will grow and sets out ways for improving how our cities, suburbs, towns, and villages will grow over the long-term by the year 2041. The Growth Plan illustrates the City of Waterloo as one of the urban areas within the Greater Golden Horseshoe region to accommodate growth. The Growth Plan sets out the objective to achieve a minimum density target of 80 residents and jobs combined per hectare by 2031 or earlier (2.2.7.2). The proposal supports this by providing additional employment lands to assist with attaining the target of 80 residents and jobs combined per hectare. A detailed review of the submitted Applications in the context of the Growth Plan for the Greater Golden Horseshoe is contained in Appendix 'F' and is discussed in Section 8.1.2 of the Planning Justification Report (see page 8.2).

4.2 LOCAL POLICY AND REGULATORY FRAMEWORK

The following sub-sections outline and describe the various City/Regional-level Policy and Plan documents that need to be applied and reflected in the proposals and development approval applications being submitted.

4.2.1 Region of Waterloo Official Plan, 2031

The 2031 Region of Waterloo Official Plan was adopted by the Regional Municipality of Waterloo on June 18, 2015 and the Subject Site is designated as Urban Designated Greenfields Area within the Region's Official Plan. The Urban Designated Greenfields Area designation identifies lands within the Urban Area that are located outside the Built Boundary as identified by the Province. Urban Designated Greenfield Areas are to be developed to generally support the Planned Community Structure, contribute to the creation of a complete community, protect the natural environment, conserve cultural heritage resources, and promote building designs that incorporate energy conservation. Of particular note, within the Region of Waterloo Official Plan, the Urban Designated Greenfield Areas are also to be planned to achieve a minimum density of 55 jobs combined per hectare and shall aim to establish:



- A network of continuous sidewalks, community trails and bicycle pathways that provide direct, safe, comfortable and convenient linkages within the neighbourhood and externally to other neighbourhoods, including linkages to transit stops, employment areas, school sites, food destinations and community facilities;
- Provide any required easements, land dedications and pedestrian amenities to support walking, cycling and existing or planned transit services for everyday activities;
- Ensure that the design of the road network provides for direct and efficient transit routes within and between communities; and
- Locate land uses such that the distance to a transit stop is generally within a 450 metre walking distance.

A very small area of the Site in the southwest corner of the Subject Lands is also classified within Wellhead Protection Sensitivity Area (WPSA) 7, which delineates low sensitivity areas found outside of the two year, but within the ten-year time of travel to a municipal drinking-water supply well; for a relatively small area beyond WPSA 7, there are lands designated WPSA 8, which delineates the area outside of the ten-year time of travel to the limit of the total land area contributing water to a municipal drinking-water supply well.

4.2.2 City of Waterloo Official Plan, 2012

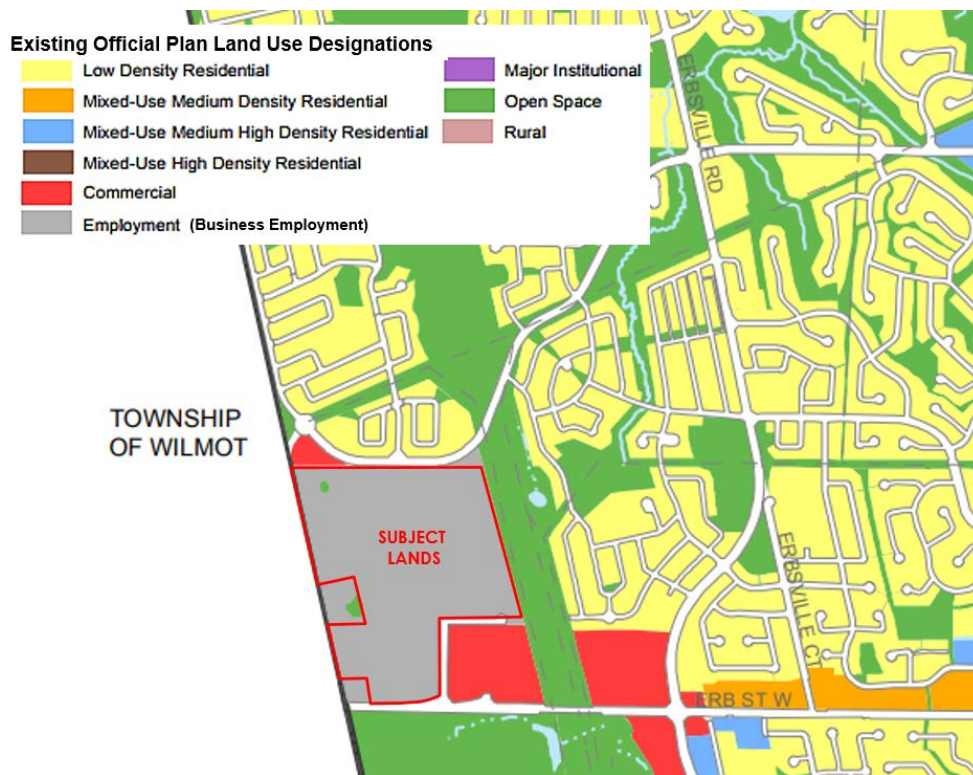
City Council adopted the current official plan in April 2012. The recent 2016 consolidation of the Official Plan brought the City Official Plan into conformity with the Regional Official Plan (2015) and includes all amendments. The subject site is currently designated Employment, and Open Space within the City of Waterloo Official Plan, shown on Schedule 'A' Land Use Plan of the Official Plan (see **Figure 4 below**).

Of those lands within the subject site designated Employment on Schedule 'A' Land Use Plan of the Official Plan, these same lands are subsequently also designated Business Employment on Schedule 'A2' Employment Areas. The Business Employment designation is a category in which prestige office uses are intended to be the predominant use of land. Lands within this designation are generally on the periphery of Employment Areas and serve as a buffer between traditional industrial uses and sensitive uses (e.g. residential), while accommodating office development along planned or existing transportation routes.

A strip of land along the south side of Columbia Street, is also designated Specific Provision Area (SPA) #43. This Specific Provision Area acknowledges the Convenience Commercial designation at Columbia Street and the Wilmot Line (i.e. 975 Erb Street West) and permits its relocation to lands within SPA #43, on the lands along the south side of Columbia Street, between the Wilmot Line and the Hydro Electric Power Corridor. If such convenience commercial site is relocated, the lands at Columbia Street and the Wilmot Line revert to being designated Business Employment. The size of the area to designated Convenience Commercial is generally to be 1.2 hectares.



Figure 4: City of Waterloo Existing Official Plan Land Use

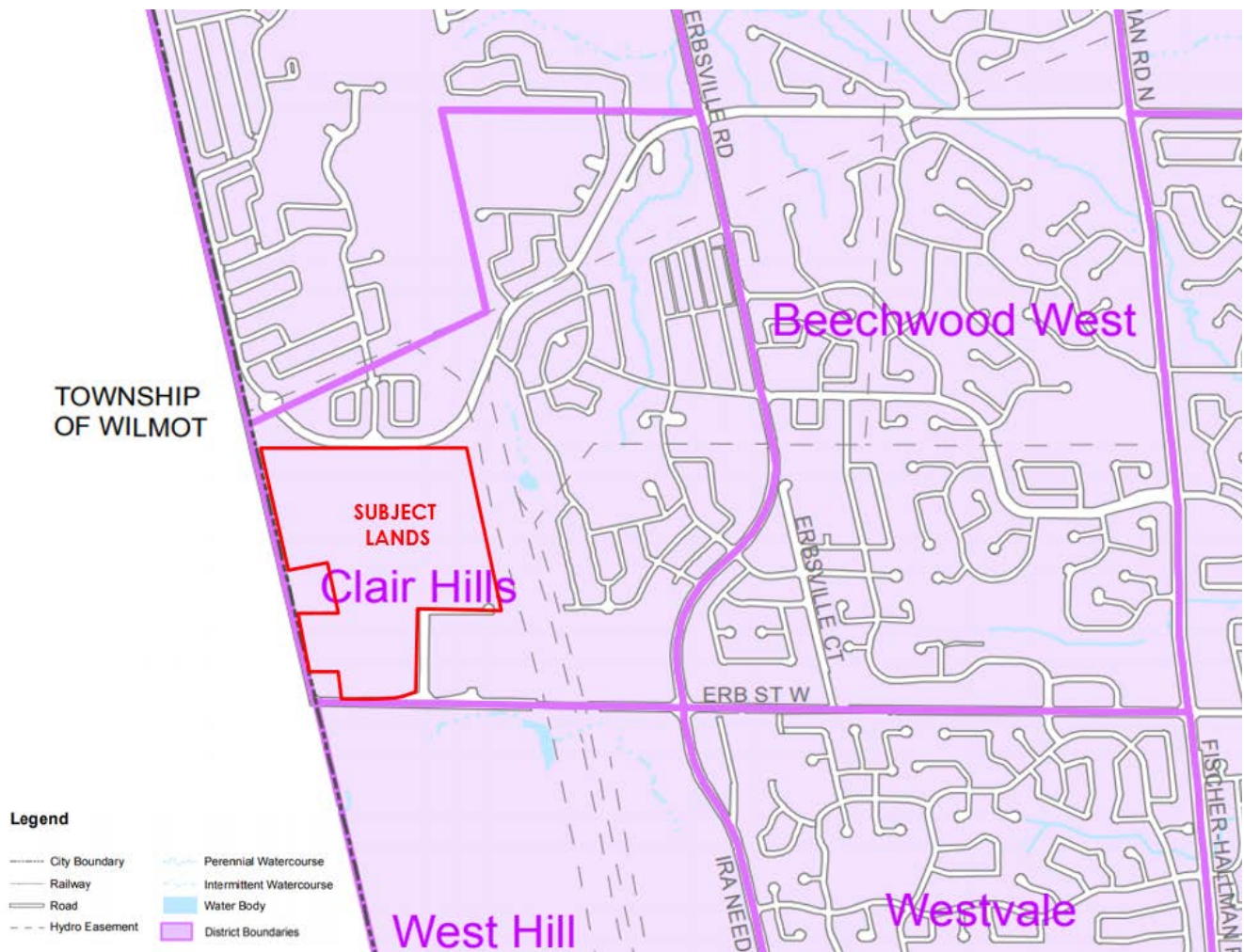


4.2.3 City of Waterloo Clair Hills District Implementation Plan

Approved in 1997 by Resolution of Council, the Clair Hills District Implementation Plan is a land use plan that provides more detailed guidance and policy framework to augment the Official Plan and is to be considered when considering plans of subdivision, zoning, Draft Plan of Subdivision, engineering, public works and other municipal approvals for lands within the Clair Hills District. The Clair Hills District is a developing community located on the west side of Waterloo. The District is bounded by the Wilmot Line to the west, the southern limit of the Columbia Hills District to the north, Erbsville Road and future Ira Needles Boulevard to the east, and by Erb Street to the south, as seen in **Figure 5**.



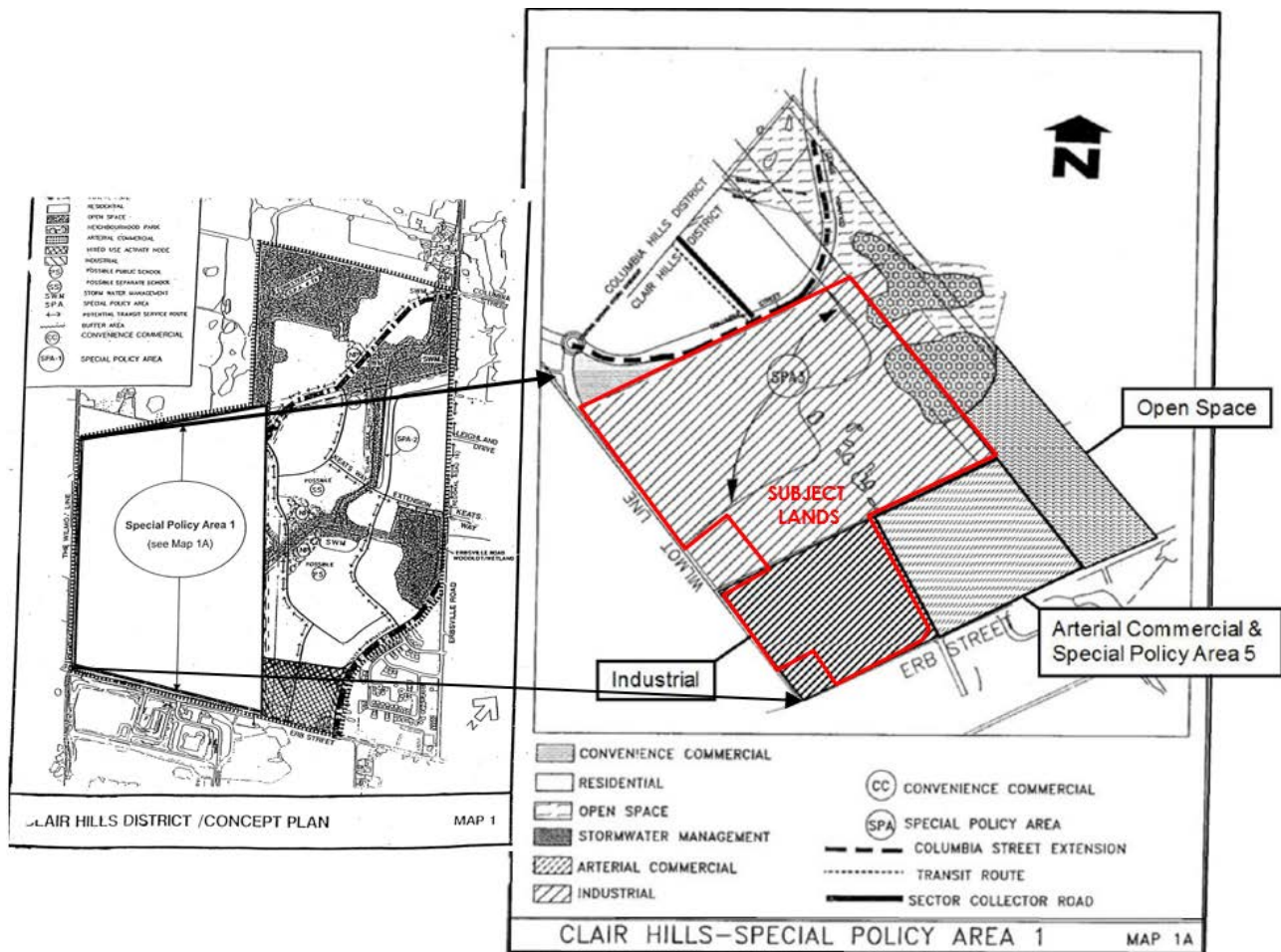
Figure 5: Official Plan District Boundaries Schedule 'C'



Existing Land Use Policy Framework Overview

Within the Clair Hills District Implementation Plan, the Subject Site is designated Special Policy 1 Area, which further designates the Subject Site as Industrial and Arterial Commercial with Special Policy Area 3 (acknowledges long term use to be industrial and recognizes the Golf Academy as an interim use on lands leased by the City) also applicable to the subject site. (see **Figure 6**).

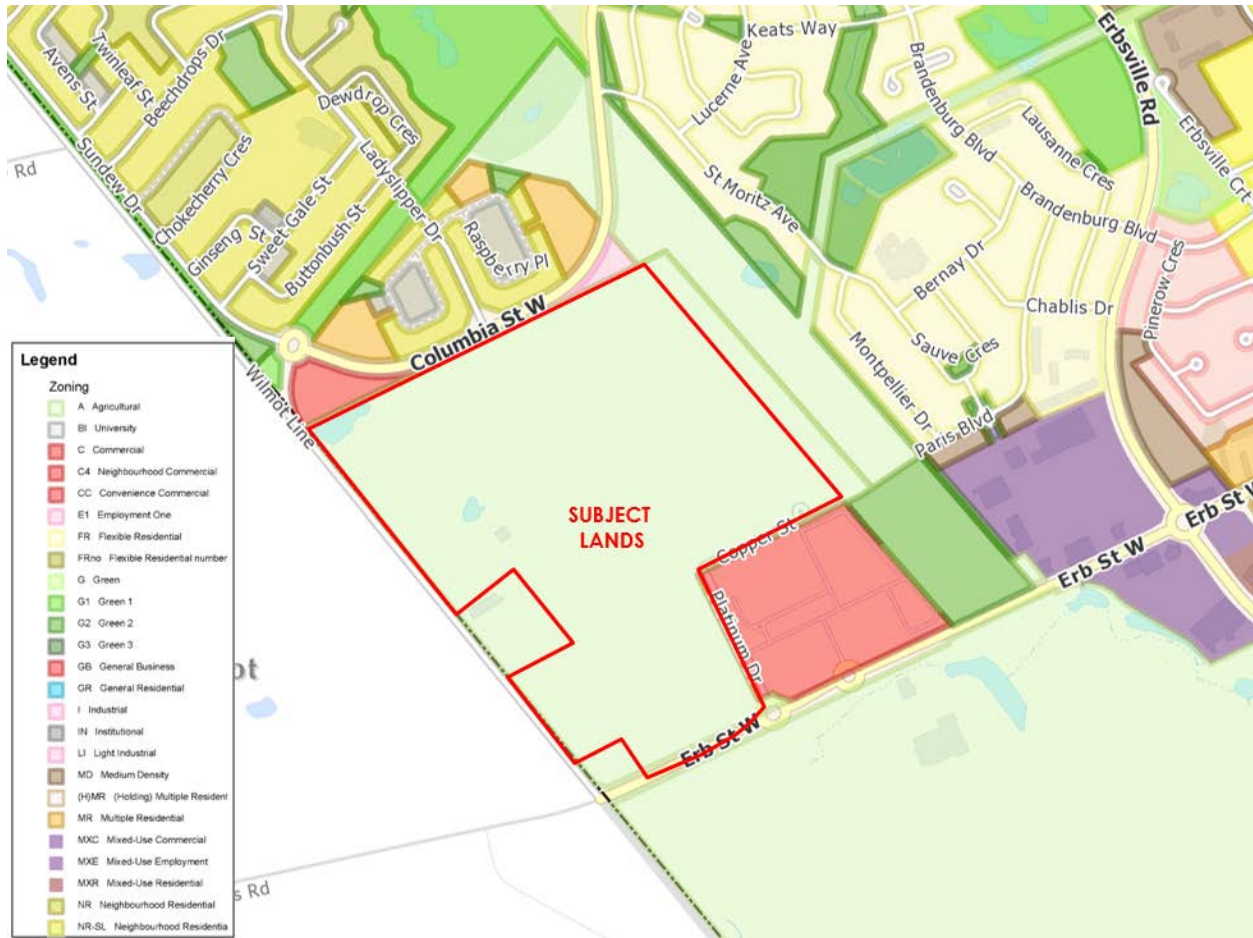
Figure 6: Land Designations within the Clair Hills District



4.2.4 City of Waterloo Zoning By-Law 1418

The subject lands are currently zoned Agriculture “A” within the existing City of Waterloo Zoning By-law No.1418 (See Figure 7).

Figure 7: Existing Zoning

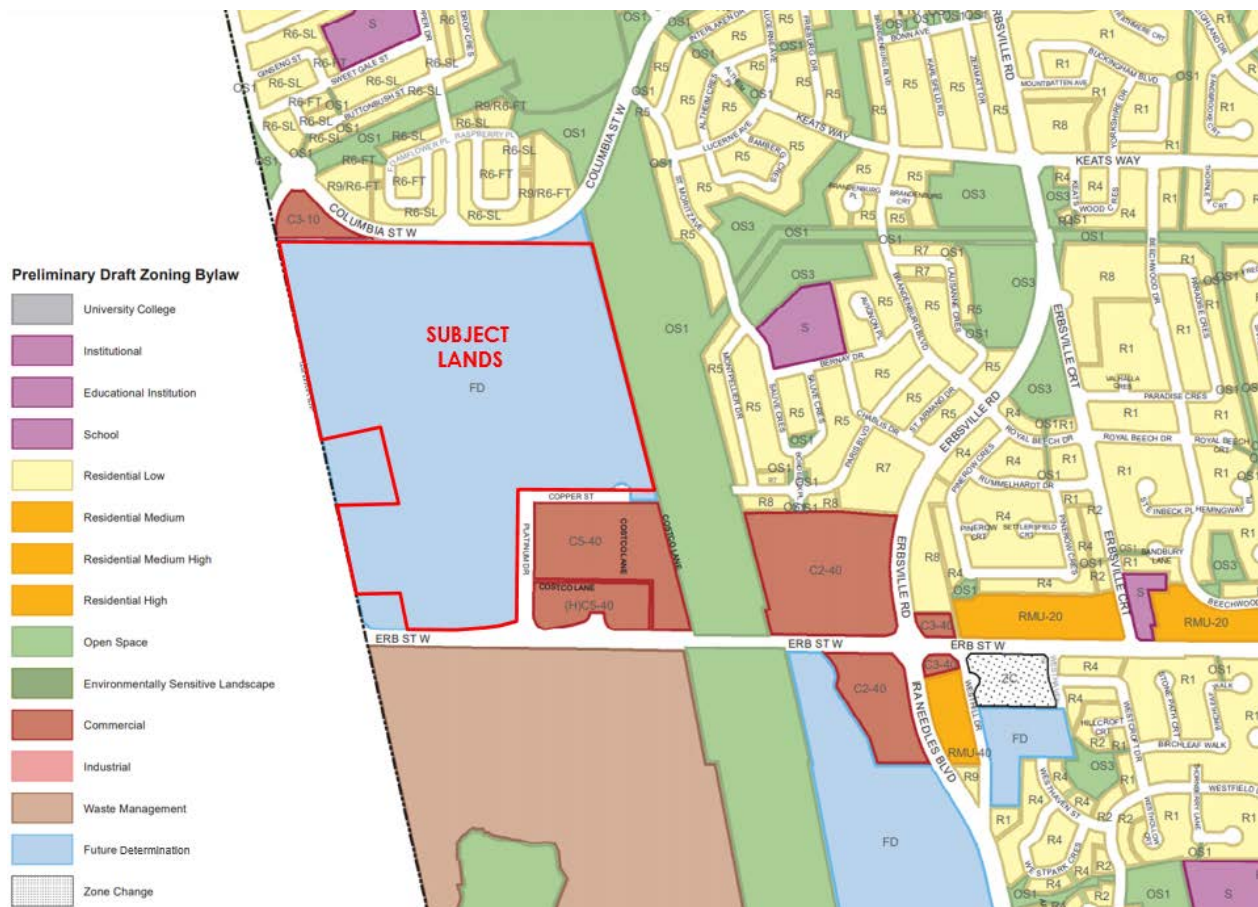


4.2.5 Draft City of Waterloo Zoning By-Law, August 13th, 2018

The City is currently undertaking a Comprehensive Zoning By-law review to update the City's zoning regime to implement the 2012 Official Plan and to update existing and proposed regulations to reflect current planning standards and best practices. The final draft of the zoning by-law was published, dated August 13, 2018, and, considered by Council at a meeting held on August 13, 2018. Within the August 13, 2018 Draft, proposed zoning of the subject lands is Future Determination (FD) (See Figure 8). The “FD” Zone is being suggested at this time pending the delivery of this Report and the related Applications to apply an appropriate land use regulatory regime to replace the interim Future Determination “FD” Zone.



Figure 8: Preliminary Draft Zoning Bylaw Schedule A



5.0 PROPOSAL AND APPLICATIONS

The overarching proposal is for the subject lands to be developed as a new and unique employment area for the City of Waterloo. To realize this goal, an Application is being submitted for approval of a Draft Plan of Subdivision (see Figure 3 - Proposed Draft Plan of Subdivision). In addition to applying for Draft Plan of Subdivision approval to permit the proposed plan of subdivision, approval of Official Plan and Zoning By-law Amendment Applications is being sought to establish the land use requirements for the proposed plan of subdivision. Each of these applications are explained in more detail in the sub-sections following.

5.1 VISION OF THE PROPOSAL

The Vision for the West Side Employment Lands is to create a new, unique, high-quality and well-designed employment and business area which meets an array of emerging employment land needs within the City of Waterloo in the short, medium and longer term. These employment land needs include in part, traditional offices and traditional employment/light industrial uses, but also, moving forward, flexible employment space for technology-related firms requiring advanced manufacturing space and an array of support spaces/uses including offices, labs, research and development prototype development, assembly, storage, warehousing etc., often all under one roof. It is also envisioned that the area will in time potentially accommodate quality office space for high tech related types of users, particularly at the north end of the business park near to Columbia Street. As well, personal service, convenience and other service commercial uses will be encouraged to attract and serve the day-to-day needs of employees, and, to provide services to residents of the area. Some of these support commercial uses may be stand alone, particularly to the north on two blocks at the intersection of Platinum Drive and Columbia Street, and within multi-use buildings within the subdivision.

5.2 APPLICATIONS

5.2.1 Draft Plan of Subdivision

The proposed Draft Plan of Subdivision evolved over several months and reflects feedback received from municipal staff and agencies, and, the findings of the various technical studies undertaken to inform and support the proposal. The subdivision design gives serious weight to the Market Analysis undertaken by urbanMetrics and is also intended to reflect and relate to existing and proposed surrounding land uses, and, to achieve Waterloo's design objectives for this employment area. **Figure 9** depicts the proposed Draft Plan of Subdivision for the Subject Lands.

It is proposed through the subdivision design, that Platinum Drive would be extended from its current terminus north of Erb Street, just west of the rear corner of Costco, northerly, to intersect with Columbia Street. Platinum Drive would generally bisect the Subject Lands and act as a Major Collector Road for the area. Two local 'crescent' streets would run off this extension of Platinum Drive providing access to other portions of the lands. It is also proposed that ten (10) large, lotless blocks would be created for employment purposes adjacent to these proposed streets. These larger blocks could be sold by the City "as is", to an appropriate user requiring a larger amount of land, or alternatively, smaller, "made-to-fit" lots could be created at the time of sale to fit the requirements of business users.



Proposal and Applications

The Plan of Subdivision also proposes two (2) blocks for convenience commercial purposes at the intersection of Platinum Drive and Columbia Street and an 0.890 hectare (2.2 acre) parkland block adjacent to the Hydro Electric Power Corridor. Three (3), aligned walkway blocks run east/west and connect to the parkland block to form the basis of the east/west active transportation system. Lastly, the proposed Plan also contains several segments of 0.3 m Reserves which serve to restrict access to surrounding roads including Columbia Street, the Wilmot Line and Erb Street. One (1) segment of Reserve also restricts access to Street 'C' for lands at 50 Wilmot Line, until such time as the owner of these lands seeks approval of an Official Plan and/or Zoning By-law Amendment to permit employment uses on the lands, and, negotiates an arrangement with the City of Waterloo to connect to Street 'C' and the services on this street.

Figure 9: Proposed Draft Plan of Subdivision



5.2.2 Official Plan Amendment

Most of the subject site is currently designated Employment on Schedule 'A' the Land Use Plan, and, Business Employment on Schedule 'A2 Employment Areas' within the City of Waterloo Official Plan, 2012. As well, there are two (2) small areas designated Open Space. The lands along Columbia Street are also within Specific Provision Area 43 (Columbia Street West) on Schedule 'A6' Specific Provision Areas. Specific Provision Area (SPA) 43 indicates that the current Convenience Commercial Official Plan designation, located on the triangle of land between Columbia Street West, the Wilmot Line and the southerly property line of the subject lands, at 975 Columbia Street West, may be relocated to the lands elsewhere on the south side of Columbia Street West, without an amendment to the Official Plan. SPA 43 indicates that the relocation of this Convenience Commercial designation within this area requires that the new location of convenience commercial lands is between the Wilmot Line and the HEPC, that the lands are adjacent to Columbia Street West, and, should generally be no larger than 1.2 hectares in size. The Official Plan also states that if the existing Convenience Commercial designation is relocated along Columbia Street, the lands currently designated Convenience Commercial will automatically be deemed to be designated Business Employment. See **Figure 4: City of Waterloo Existing Official Plan Land Use** on page 4.3 of this report.

The Official Plan Amendment being requested is specifically set out in the document **Proposed Official Plan Amendment** contained in **Appendix 'C'** to this Report (also see Figure AC-1-Proposed Official Plan Amendment Map forming part of Appendix 'C'). A summary of the requested amendment is provided as follows

1. Removal of the two (2), small Open Space designations on the westerly side of the subject lands (refer to discussion in Section 6.7 on Page 6.8 of this Report, summarizing the Environmental Impact Study (EIS)).
2. That approximately 1.8 hectares (4.4 acres) of lands, split between both sides of Platinum Drive where it intersects with Columbia Street be redesignated from Employment and Business Employment to Commercial and Convenience Commercial, within a Specific Provision Area applying to these blocks; the Specific Provisions proposed to be applied can be summarized as:
 - Allow for the lands to be pre-zoned Convenience Commercial, subject to a Holding "H" Provision not allowing convenience commercial uses, until such time as the lands currently zoned Convenience Commercial at 975 Columbia Street West are rezoned from Convenience Commercial to an appropriate Business Employment category; the City of Waterloo Economic Development Department is currently in discussions with the Owner of 975 Columbia Street regarding such a shift in the location of the convenience commercial lands in this area;
 - Allow for the two (2) convenience commercial blocks to also be used for primary and ancillary uses permitted within the Business Employment designation, and, that these uses be permitted immediately, and not be subject to the Holding "H" Provision required for convenience uses; and
 - Set out the requirements that for permitted ancillary uses from the Business Employment designation that they be within a building containing a primary use and that the maximum building floor area allowed is not to exceed twenty five percent (25%) of the building floor area of the associated building.



3. That all the remaining subject lands being south of the blocks adjacent to Columbia Street, continue to be designated Employment and Business Employment in the Official Plan, but placed within a Specific Provision Area applying to all these lands; the Specific Provisions proposed to be applied can be summarized as:
 - In addition to uses permitted within the Business Employment designation applied to the lands, that other more traditional industrial uses, such as general assembly, manufacturing and processing, and other uses typically permitted within the Flexible Industrial designation and the proposed Flexible Industrial (E3) Zone, also be permitted; and
 - That permitted ancillary uses be limited to a maximum of 25% of building floor area within a mixed-use building.
4. That on lands fronting onto Platinum Drive between the two intersections of Streets “B” and “C”, be placed within a Specific Provision Area applying to all these lands; the Specific Provisions proposed to be applied to this area can be summarized as:
 - A number of additional ancillary uses are proposed to be permitted on the ground floor of a building having frontage on Platinum Drive; and
 - That permitted ancillary uses be limited to a maximum of 25% of building floor area within a mixed-use building.

5.2.3 Zoning By-Law Amendment

The Zoning By-law Amendment being requested is specifically set out in the document **Proposed Zoning By-law Amendment** contained in **Appendix ‘D’** to this Report (also see Figure AD-1-Proposed Zoning By-law Amendment Map forming part of Appendix ‘D’).

Note: The approach taken in proposing the following zoning amendment has been to utilize as base zones, the new, proposed zoning categories from the recently considered August 2018 Comprehensive Zoning By-law Update considered by Council on August 13, 2018. The base Zones being requested are the Business Employment (E1) Zone, attached to this Report as Appendix ‘G’, the Convenience Commercial (C3) Zone, attached to this Report as Appendix ‘H’, and, the Parks and Recreation (OS1) Zone attached to this Report as Appendix ‘I’.

A summary of the requested amendments is provided as follows (also see Figure AD-1-Proposed Zoning By-law Amendment attached to and forming part of Appendix ‘D’ attached to this Report):

1. That all the lands between Streets “B” and “C” and Columbia Street and adjacent to Columbia Street West, except the two (2) blocks at the intersection of Platinum Drive and Columbia Street, be rezoned from Agricultural (A) to the Business Employment (E1-27) Zone; the “27” suffix limiting height to 27 metres and nine (9) storeys.
2. That the two (2) blocks at the intersection of Platinum Drive and Columbia Street, be rezoned from Agricultural (A) to Convenience Commercial (CC-27), subject to the following Site Specific Exceptions:
 - The “27” suffix limits height to 27 metres and nine (9) storeys;
 - A Holding “H” Provision would apply to the lands and prohibit convenience commercial uses on the subject lands until the lands to the west at 975 Columbia Street West are rezoned from Convenience Commercial (CC) to an appropriate employment zone;



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- Residential uses normally permitted in the Convenience Commercial (C3) Zone are not to be permitted in this location;
 - Permit a number of Primary, Complementary and Ancillary uses which are permitted in the Business Employment Official Plan designation (and being requested as part of the requested Official Plan Amendment Specific Provision Area in Section 5.2.2 above (specifically in sub-section 2., second bullet) and in the Business Employment (E1) Zone as being requested in 1. above;
 - That the uses proposed and referenced in the last bullet would not be held by the Holding “H” Provision proposed to be applied to Convenience Commercial uses (as per Bullet #2 above); and
 - Maximum floor area requirements for Complementary and Ancillary uses are set out.
3. That most of the lands south of the blocks between Streets “B” and “C” and adjacent to Columbia Street West, be rezoned from Agricultural (A) to the Business Employment (E1-27) Zone, subject to the following Site Specific Exceptions:
- The “27” suffix limits height to 27 metres and nine (9) storeys; and
 - Permit a number of Primary, Complementary and Ancillary uses which are permitted in the Flexible Employment Official Plan designation (and being requested as part of the requested Official Plan Amendment Specific Provision Area in Section 5.2.2 above (specifically in sub-section 3., first bullet) and in the Flexible Employment (E3) Zone as being proposed in the City of Waterloo August 2013 Comprehensive Zoning By-law Update considered by Council on August 13, 2018; and,
 - Lands abutting Erb Steet West, across from the Region of Waterloo Sanitary Landfill site are proposed to be placed within a “Restricted Use Area” where Child Care Centre would not be a permitted use.
4. That a proposed park block within the West Side Employment Lands Plan of Subdivision, adjacent to the HEPC be rezoned from Agricultural (A) to Parks and Recreation (OS1).



6.0 SUPPORTING TECHNICAL STUDIES

6.1 INTRODUCTION

To support the Applications being submitted, and as requested through the Pre-Consultation process, a number of technical studies have been completed to provide direction and assurance as to how best to develop the subject lands. These supporting studies in whole have been submitted to the City and Region, for their use and review, and for distribution to relevant Agencies for their use and review, and, where necessary, acceptance. The supporting studies are summarized in the following sub-sections.

6.2 MARKET ASSESSMENT

urbanMetrics Inc. was retained to undertake a Market Analysis to understand the market needs and current and projected conditions to inform the approach to subdividing the lands, to applying an appropriate land use regulatory regime, and, to guide marketing efforts by the City as it commences the development and sale of the subject lands. To undertake this Market Analysis, urbanMetrics reviewed the City and immediate area context, researched and evaluated current market data, interviewed key business and economic development leaders knowledgeable about the region, assessed local and worldwide examples of best practices for employment and business parks, and, applied this background research using their deep practice and experience to provide recommendations in terms of built-form, building and employment types and densities, parcel sizes, and target market(s) and marketing advice moving forward. This market evaluation and advice provided by urbanMetrics has been a key input shaping the design of the plan of subdivision and in formulating the proposed Official Plan and Zoning regulatory framework for the Subject Lands.

urbanMetrics note that the WSEL, having a land area of 43 hectares, is one of the largest contiguous undeveloped employment areas remaining in Waterloo Region. As such, it will have limited competition for medium to large-scale sites. At the same time, the Report notes that there has been and continues to be demand for 2-4 acre lots. These are some of the reasons that the proposed Draft Plan of Subdivision proposes larger, "lotless" blocks which can either be sold and utilized "as-is", or, broken up into to smaller lots in the future to tailor meet the size needs of specific users. The Report notes that while there currently appears to be sufficient space available for pure technology firms within existing vacant office space, the WSEL may be attractive to manufacturing and related uses with ties to the technology sector. urbanMetrics further note that there are currently very few amenities, such as retail, restaurants, fitness facilities, etc. within walking of the distance of the WSEL which will be a limiting factor in terms of attracting technology focused businesses and employees to the WSEL. urbanMetrics suggest that these challenges can be overcome through the design of the plan of subdivision, including its integration into the active transportation network in the area, and, the types of land uses permitted through the regulatory structure and ultimately established in the WSEL.



The Report identifies that today, there is a surplus of vacant office space available in suburban Waterloo. Employment forecasts suggest that up to 2.5 million square feet of office space for high-tech and business and professional services may be needed by 2031. It is expected that some uptake of this will occur in existing vacant office space near the LRT and Uptown. Therefore, the divergence between Uptown/LRT and suburban office vacancy rates is expected to persist, which could challenge the short-term development and leasing of office space on the WSEL. urbanMetrics note that the technology industry is not currently constrained by available office space in Waterloo. A limited supply of talented employees constrains the technology industry. To attract businesses and employees to the WSEL it will be important to provide the appropriate array of uses and amenities to serve these uses and employees e.g. restaurants, personal services, fitness facilities, etc., and, to provide good transit and active transportation options for employees.

This may require patience on the part of the City, as they wait for the medium to longer term before selling lands adjacent to Columbia Street to office developers. urbanMetrics posture that in the medium to long term there will be some potential to attract offices to this area.

The Report also identifies that the growth of start-up technology firms engaged in manufacturing activities has increased the demand for high-quality flex-industrial space in Waterloo. This flex-industrial space would accommodate space for any combination of manufacturing, processing, assembly, offices, labs, research, storage, etc. all under one roof. Employment forecasts suggest there will continue to be high demand for industrial lands, particularly for manufacturing, in Waterloo Region (potentially up to 11 million square feet by 2031). urbanMetrics note that Waterloo's WSEL is one of the last areas in the city to have larger industrial parcels that can serve and capitalize on this market opportunity/need by creating a flexible high-tech employment campus. The notion of flex-industrial space includes the industrial mall building form which has been successful in other parts of Waterloo for both providing businesses with the type of space they need, but also resulting in the provision of a number of support/service commercial amenities for employees of these areas. The proposed subdivision design and the proposed Official Plan and Zoning approach have been developed to address this market opportunity/need.

In conclusion, the urbanMetrics Report highlights:

- In the early stages of the WSEL the majority of demand will likely be related to high value-added advanced manufacturing firms.
- While there may be demand/need for larger parcels, there continues to be demand in Waterloo for smaller, 1 to 4-acre parcels.
- Interviews with regional market experts indicate the need for flexible industrial space where it is possible to accommodate a range of manufacturing, processing, assembly, office, labs, areas for research and development, and storage and warehouse space under one roof.
- In the medium to long term there may be potential to accommodate small-scale office development and the lands adjacent to Columbia Street would be suitable for this use.
- From a potential build-out perspective, urbanMetrics indicate that the earliest potential may be to accommodate flex-industrial, or industrial mall space, on the portion of the WSEL adjacent to, and immediately north of, Erb Street West-taking advantage of the exposure of these lands to Erb Street. Depending on the mix of uses in such development(s), this may also provide some of the needed support amenities/support commercial services/uses needed to attract employees and subsequent businesses.



- To the north of these potential flex-industrial lands along Erb Street, there may be an opportunity to accommodate both industrial uses on smaller, one to two acre lots (currently in short supply), and, larger international corporations that have larger land parcel requirements and which have recently shown interest in locating in Waterloo. This mid-area of the WSEL will also be an opportunity to attract technology firms engaged in advanced manufacturing, some of it in high quality industrial flex-industrial space. There will also continue to be a need/demand for some traditional manufacturing space requiring limited outdoor storage.
- The north end of the WSEL along Columbia Street West is the most appropriate location for campus-style office development and commercial uses to serve both the growing residential and employment base.
- In terms of phasing the WSEL, the northerly extension of Platinum Drive to Columbia Street will likely inform phasing, anticipating that initial phases of development and building may likely front onto Platinum Drive with development then radiating out from here. It is anticipated that many businesses locating in the early phases of the WSEL will prefer visibility to Platinum Drive and Erb Street West.

6.3 TRAFFIC IMPACT STUDY

Stantec Consulting Ltd. with support from Salvini Consulting were retained to undertake a Traffic Impact Study (TIS) to assess the transportation impact of the proposed development of the West Side Employment Lands in the City of Waterloo. The TIS acknowledges the greenfield character of the development being primarily employment lands including a minor commercial/retail component. The study scope and terms of reference of the TIS were developed with involvement of, and agreed to by, the Region of Waterloo and the City of Waterloo. The study design included the following:

- Consideration of the following intersections:
 - Columbia Street West & Erbsville Road (Signalized);
 - Columbia Street West & Ladyslipper Drive/Platinum Drive (Potential Roundabout - future);
 - Development Streets B/C & Platinum Drive (Potential Roundabout – future);
 - Copper Street & Platinum Drive (Potential Roundabout – future); and
 - Erb Street W & Platinum Drive (Roundabout).
- Analysis was conducted taking into consideration the weekday AM and PM peak hours;
- Peak hour traffic was forecasted for the year of 2031, which was the agreed upon horizon year between the consultants, the Region and the City; and
- Transportation impacts and mitigation measures were assessed related to future background traffic growth forecasts and future total traffic forecasts including the trips generated by the subject development.



The TIS recognizes several transportation improvements which are planned for the area including:

- Erb Street Widening: from 2 to 4 lanes between Wilmot Line and Erbsville-Ira-Needles Boulevard currently anticipated in 2019/2020;
- Platinum Drive Extension: from Copper Street north to meet with Columbia Street West and Ladyslipper Drive by 2031 or with the development of these lands;
- Columbia Street Widening: from 2 lanes to 4 lanes between Erbsville Road to Fischer-Hallman Road recently completed; and
- Erbsville Road Widening: from 2 lanes to 4 lanes between Columbia Street West and Erb Street West beyond 2031.

The methodology used to analyze traffic operations and recommend transportation improvements is as follows:

- Existing traffic operations were analyzed at existing major Study Area intersections during the weekday AM and PM peak hours;
- Future peak hour background traffic was estimated for future horizon years based upon anticipated build-out of the Vista Hills Residential development to the north; the remaining uses on the Costco site and a 1.2% annual growth rate within the Study Area;
- Estimates of the expected future site traffic for the proposed development were generated using model outputs and methodology identified in the Regional Transportation Model;
- The future background traffic is combined with the net increase in the subject site traffic to determine the total traffic volumes on the road network under the future horizon year; and
- The future peak hour intersection operations are analyzed for the future background and future total traffic conditions.

The methodology presented above was used to assess the net impact on operational performance of intersections within the Study Area resulting from vehicular traffic associated with background growth and the development of the subject site.

It is estimated that 1,411 and 1,571 trips in the AM and PM Peak Hours, respectively, will be added to the transportation network with the development of the WSEL. Without certain design treatments, these site generated trips would be anticipated to result in poor operations within and adjacent to the proposed WSEL. However, with the following recommended road design improvements, these poor operations can be managed/eliminated:

Erb Street/Platinum Drive: add an additional westbound right-turn lane to complement the existing through-right movement;

Platinum Drive: widen from two lanes to four lanes between Erb Street and Copper Street;

Platinum Drive/Copper Street: add an additional auxiliary right-turn lane;

Columbia Street/Platinum Drive/Ladyslipper Drive: add an additional northbound auxiliary right-turn lane.



Inclusion of these measures are expected to mitigate the identified possible future operational concerns within the WSEL. At this stage in the design process, we believe that the recommended design elements can be accommodated within the road allowances as proposed within the submitted Draft Plan of Subdivision. However, all these recommended design elements will be further analyzed during the detailed engineering design stage to ensure they can be accommodated within the road allowances as proposed within the submitted Draft Plan of Subdivision.

Considering the planned road widening of Erbsville Road and the associated Environmental Assessment (EA) that will precede this work, it is recommended that the Region be requested to move forward the timing of the EA, and that further detailed analysis and recommendations be prepared through the EA process (including addressing time frame) to address operational challenges at the Erbsville/Columbia intersection. This may need to be updated based upon TIS updated analysis.

6.4 STAGE 1 ARCHAEOLOGICAL

The City of Waterloo retained Stantec Consulting Ltd. to complete a Stage 1 Archaeological Assessment for the Subject Lands. The assessment was triggered by the Provincial Policy Statement (PPS) as according to Section 2.6.2, "development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved". The objective of the Stage 1 Archaeological Assessment is to compile available information about the known and potential archaeological resources within the Study Area and provide protection, management, and/or protection measures for these resources. The following conclusions are a result of the Stage 1 Archaeological Assessment.

Firstly, the study area is within the Brant soil series which are the most productive agricultural soils in Waterloo area. The study identified 23 Aboriginal archaeological sites and one multi-component archaeological site within approximately one kilometre of the study area, along with two Euro-Canadian archaeological sites, and one multi-component site. Considering this evidence, the Euro-Canadian archaeological potential of the study area is judged to be moderate to high. Although the study area has potential for archaeological resources, this assessment has also determined that portions of the study area have been subject to extensive land disturbance from existing buildings, parking areas, previous golf course construction, artificial construction berms, and stormwater ponds, all of which have reduced and potentially eliminated archaeological potential. Overall, the Stage 1 archaeological assessment has determined that approximately 79% of the study area contains archaeological potential. The remaining portions of the study area (approximately 21%), including areas of existing modern structures, laneways, and water features (mostly associated with the former golf course) have been determined to have low to no archaeological potential.

For the areas that may have archaeological potential, the study recommends that a Stage 2 archaeological assessment be undertaken to document any archaeological resources within portions of the study area having archaeological potential and to determine whether these archaeological resources require further assessment.

Accordingly, Stantec commenced the undertaking of a Stage 2 Archaeological Assessment, as of July 2018, the majority of the fieldwork has been completed, and, the findings will be presented in a final report once the information is compiled, documented, and assessed.



6.5 PHASES I AND II ENVIRONMENTAL SITE ASSESSMENT

The Phase I Environmental Site Assessment (ESA) was completed for the subject lands comprised of the properties located at 100 Wilmot Line, and 928, 960, and 980 Erb Street West in the City of Waterloo. The property known as 50 Wilmot Line was also included in the study area for the Phase I ESA, however, this property is not part of the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications subject of this Report. The objective of the Phase 1 ESA was to assess if there was evidence of potential or actual environmental contamination in connection with the Site, because of current or past activities on the Site or neighbouring properties. The Phase 1 ESA revealed evidence of potential environmental contamination associated with the Site and identified four potential environmental concerns. The ESA determined that there is an unknown quality of imported fill material at 980 Erb Street West and that there are two fueling Above Ground Storage Tanks (ASTs) present at 100 Wilmot Line, where the refueling activities associated with no secondary containment and a historical diesel spill (2007) associated with them which represent a potential for environmental concern. There was also some concern for the storage of used oil containers within the Maintenance Shed at 100 Wilmot Line with no secondary containment and associated staining and that there is the presence of a floor drain, situated within the Maintenance Building at 100 Wilmot Line, with no associated oil water separator. The Phase I ESA recommended that a Phase II ESA be completed for the Site to evaluate the soil and/or groundwater quality in the vicinity of the above-mentioned environmental concerns.

The Phase II ESA was completed to assess the potential for soil and/or groundwater impacts to be present within the selected areas of the Site, particularly at 100 Wilmot Line where the Phase 1 ESA had identified four potential environmental concerns in relation to two fueling Above Ground Storage Tanks (ASTs) present at 100 Wilmot Line and at 980 Erb Street West, where there is an unknown quantity of imported fill. Various groundwater and soil tests were completed as part of the Phase II ESA and each task of the Phase II ESA was as follows:

1. Sample groundwater and soil at 980 Erb Street West to investigate soil conditions associated with the unknown fill material associated with the backfill operations of the former residential house. As well as the two stockpiles, approximately 20 cubic metres, consisting of gravel, concrete and asphalt.
2. Sample groundwater and soil at 100 Wilmot Line to investigate soil conditions associated with the maintenance activities located at the former golf course, to investigate soil conditions in proximity to the two Above Ground Storage Tanks, and to investigate soil conditions in proximity to the used oil containers.

As a result of the above investigations, the following conclusions were determined.

The soil and groundwater investigation, inclusive of purged groundwater sampling and soil cuttings, did not identify Contaminants of Potential Concern (COPC) at concentrations above the Table 2 Site Condition Standards (SCS) in relation to the two fueling Above Ground Storage Tanks (ASTs) present at 100 Wilmot Line that the Phase 1 ESA flagged as a potential environmental concern. Additionally, waste characterization testing indicates that the Site soil would be considered non-hazardous waste for off-site disposal purposes, if required. However, the purged groundwater and soil cuttings are not considered to be impacted above the Site Condition Standards for the Site and could remain on-site until redevelopment on the Site, for a potential cost savings. The second conclusion from the Phase II ESA was to decommission the groundwater monitoring wells, in accordance with O.Reg.903 of the *Ontario Water Resources Act*, once they are no longer required for future monitoring.



For all of the concerns identified in the Phase I ESA, the Phase II ESA determined that none of these primary concern areas proved to be a problem and were determined to be within acceptable parameters to continue on with the development of the Subject Lands.

6.6 HYDROGEOLOGICAL ASSESSMENT

The objective of the Hydrogeological Assessment was to characterize the current geological and hydrological conditions of the site, evaluate pre-development infiltration volume, assess whether proposed site servicing would intercept the groundwater table, evaluate whether the proposed land uses conform to the Clean Water Act, 2006, and propose strategies that could mitigate development impacts to the subject site. The following conclusions are a result of the Hydrogeological Assessment.

The subsurface conditions across the Site consist predominantly of sandy to silty clay till, which is interpreted to represent the Upper Maryhill Till of Aquitard 1. Aquitard 1 is characterized by low permeability and forms a relatively impermeable barrier that effectively limits the downward movement of surface water to the deeper aquifer systems. Beneath the Site, the groundwater table is encountered within the clayey silt to silt deposits of Aquitard 1, representing a perched groundwater system, given that the saturated portion of Aquifer 1 is reported to occur at depths ranging from 21 to 45 m Below Ground Surface (BGS), or an elevation of approximately 356 m Above Mean Sea Level (AMSL). Groundwater flow through Aquitard 1 is to the northeast across the Site at a calculated velocity of 0.5 m/year, which is in general agreement with the regional flow patterns of this area presented by the Grand River Conservation Area (GRCA). Additionally, Regional studies, together with groundwater level data collected from the onsite drive-point piezometers as part of this Hydrological Assessment indicate that vertical groundwater flow at the Site is downward, with onsite surface water features recharging the underlying perched groundwater system. The downward vertical waterflow contributes to the average annual volume of infiltration occurring across the Site under the predevelopment condition and is estimated to be approximately 45,600 m³, or equivalent to a rate of 104 mm/yr, and occurs within the range of annual groundwater recharge rate.

The Hydrological Assessment also determined that the onsite wetlands are not groundwater discharge features and provide minimal contributions to the overall recharge function of the Site. The groundwater in the perched groundwater system of Aquitard 1 is calcium bicarbonate type water given the calcareous nature of the local soils, which is quite common throughout the Waterloo area. The subject site lies mostly within a WPSA-8, meaning that development of the property for industrial purposes will not be subject to the land use activity restrictions listed under Categories 'B', 'C' and 'D' of the Region of Waterloo Official Plan. However, for any development occurring in the small area along the western limits of the Site that is intercepted by WSPA-7 of the Erb Street Well Field, additional studies (such as a salt management plan) may be required at the detailed design and/or Site Plan Approval stage to demonstrate that the proposed employment development does not negatively impact the quantity and/or quality of drinking-water resources.

Lastly, construction dewatering for groundwater control is an expected requirement during installation of storm and sanitary sewers in some areas of the Site.



6.7 ENVIRONMENTAL IMPACT STUDY

The Environmental Impact Study (EIS) was undertaken by Stantec Consulting Ltd. and assesses the significance and sensitivity of natural features located within the Study Area, identifies potential impacts the proposed subdivision and land uses may have on these natural features, and, recommends appropriate measures to avoid or reduce potential negative impacts to these features. Based on evaluations completed within the EIS, there are no provincially significant natural features in the study area, however, there are five wetlands, including the two unevaluated wetlands identified on GRCA mapping and, identified with an Open Space designation in the City of Waterloo Official Plan and three wetlands identified by the ELC vegetation assessment, located on the Subject Site. None of the five wetlands observed in the Study Area have been considered as candidates for evaluating for significance due to their small size and low diversity of species, however, a GRCA permit will still be required prior to the removal of all identified wetlands. Should construction on the Subject Lands be initiated prior to the removal of any of the identified wetlands, these wetlands, in addition to the golf course ponds, will need to be protected from sedimentation with the installation of erosion control fencing 5 metres from the feature boundary.

The EIS also determined that habitat for the provincially and federally threatened Eastern Meadowlark occurs on the Subject Site in the area of the former Waterloo Golf Academy. This has occurred due to discontinuing the mowing of the manicured golf course lands and allowing them to grow into unmown grasslands over the past growing season. Consultation with, and approval of, the Ministry of Natural Resources and Forestry (MNRF) will need to be obtained for the removal of this habitat for this species at risk and habitat compensation requirements for the loss of this Eastern Meadowlark habitat will need to be addressed prior to any grading, construction or land development activities on these lands. The City is currently working to find compensation habitat and to satisfying MNRF requirements to allow for removal of the habitat currently on site for this species at risk.

Potential habitat for Bank Swallow also occurs on the Subject Site along the interior exposed banks of the temporary soil storage areas adjacent to the existing temporary Stormwater Management (SWM) Pond, however, there were no Bank Swallows observed in this area during the breeding bird survey, and no nesting cavities were observed around the exterior of the banks that faced the cultural meadow and old homestead property. It is recommended that pre-construction surveys be completed in the Fall of 2018 to confirm whether nesting cavities are present in the interior exposed banks that were not surveyed during breeding bird survey.

The remnant foundation of the old homestead and a nearby retaining wall located in the centre of the Subject Site has also been identified as a possible area/habitat for snake hibernation. Pre-construction surveys are required to determine whether or not these areas are being occupied by snakes, and, these surveys will commence early this Fall 2018 in order to determine if the old homestead/foundation wall is being used as habitat for hibernating snakes.

6.8 GEOTECHNICAL INVESTIGATION

The Geotechnical Investigation identifies the geotechnical characteristics of the Subject Lands to provide guidance for subsequent implementation of the project. The Geotechnical Investigation has determined that the local surficial topography falls outwards from the highest point at the site, which is a ridge (kame moraine) that extends from the southwest corner of the site and ends near the centre of the overall property. The site is also situated within the physiographic region known as the Waterloo Hills and is generally comprised of clay to silt till from glaciolacustrine deposits. Bedrock was not encountered during the borehole investigation.



In addition to the subsurface condition, groundwater was also reviewed and measured at the time of the drilling at depths of between 1.1 m and 10.1 m below the existing grades. Groundwater is typically perched in seams within the glacial till in some of the deeper boreholes.

The following considerations and constraints should be considered moving forward. Firstly, free groundwater was observed at elevations ranging between 381.5 m Above Sea Level (ASL) and 395.2 m (ASL) within the monitoring wells. The existing fill that was encountered in localized areas and this material is not suitable to remain below proposed building or pavement areas. Significant grading is also anticipated to be needed to prepare the land for the proposed development. In general, the native soils will be suitable for re-use; however, the fine texture of the predominant native soils will make grading problematic in wet or cold weather.

Following grading and servicing, site specific geotechnical investigations are recommended for each block to aid in building/site design.

6.9 TREE MANAGEMENT PLAN

A vegetation overview assessment and Tree Management Plan was undertaken by Stantec Consulting Ltd. and prepared to inventory and assess the trees located within the property boundary, and trees on adjacent lands that may be impacted by the development or proposed grading work. The detailed inventory of the trees included identification of tree species, general health condition, Diameter at Breast Height (DBH), and dripline radius. Trees within the study area were either tagged or grouped into Units for analysis and identification.

Butternut trees were identified near the ruins of the former smoke house and cider mill (within Units 13 and 14). The butternuts were classified as 'hybrids', therefore Stantec's Butternut Health Assessor submitted a Butternut Health Assessment (BHA) to the Ministry of Natural Resources and Forestry (MNRF). The MNRF did not audit the assessment within the applicable timing window, therefore the butternut trees can be removed.

Additionally, all other trees within the project site can be removed to accommodate the development. Tree removals must comply with the Migratory Birds Convention Act, requiring removals to be completed outside of the migratory bird nesting season, which is approximately from April 1 to August 31. Removals may take place during this restricted time only if the requirements of the Migratory Birds Convention Act are met and nesting activity is routinely monitored by qualified individuals. If the qualified individual determines that there are migratory nesting birds on site, no tree removal can be conducted until the end of the nesting season (August 31) or if the specialist has determined that the bird have left. If the specialist determines that there are no migratory nesting birds on site, the contractor has 7 days to conduct removal, after which the specialist will return to proceed with another assessment and determine if work can resume.

Upon completion of the tree removals, all felled trees are to be removed from the site. No lumber or brush from the clearing is to be stored on the site. Any chipping, cutting or brush cleanup are to be completed outside of the bird nesting season.



6.10 LAND USE COMPATIBILITY REPORT

The Land Use Compatibility Assessment provides a summary on the compatibility of the proposed WSEL land uses in relation to the Region of Waterloo Landfill Site (Waterloo Landfill), which is a 126.5-hectare waste disposal site located directly south of the proposed development area. The Land Use Compatibility Assessment was completed for the study area extending 500 metres from the perimeter of the Waterloo Land fill area. At its nearest point, the Landfill fill area perimeter has a separation distance of approximately 250m from the WSEL southerly property boundary. The Landfill buffer area, which extends 30m from the Landfill fill area perimeter, has a separation distance of 220m from the WSEL at its nearest point. Blocks 10 and 11, which are both proposed to be used as 'Business Employment' properties, are located within the 500 metre review area. Current development in the area surrounding the Waterloo landfill includes Commercial and Retail land use, with a separation distance of approximately 200m from the Landfill fill area perimeter, and Residential land uses, with a separation distance of just over 500 m from the Landfill fill area perimeter. The development of the WSEL would be consistent with other development in the area and would be compatible with the active Waterloo Landfill as the Land Use Compatibility report determined that the proposed use of the site would in fact be less sensitive than other existing land uses within a separation distance of 500 m from the Landfill fill area perimeter.

6.11 COMMEMORATIVE ASSESSMENT

The Commemorative Assessment undertaken by Stantec Consulting Ltd. for the WSEL provides background about the previous farmstead which had been located on the subject site, as well as timelines associated with the farmstead site, typical examples of the types of possible commemoration approaches of the site's heritage resources, and, discusses three potential options to commemorate the history and heritage of the site. The farmstead was owned by the Hergott family from 1833 until 1989 when the City of Waterloo acquired the 85 acres. Today, the ruins of the Blacksmith/Smoke House and several remaining apple trees are what is left of the original farmstead.

To commemorate the features located on the Subject Site, three recommendations were provided. First, that the stone material forming the existing built farm structure/foundation on site be reclaimed and that a commemorative feature be built in an appropriate location within the subdivision out of the reclaimed materials of the Blacksmith/Smoke House. A commemorative plaque could be erected with the Commemorative Feature to explain its significance. Such proposed commemorative assessment could mark the entrance/gateway of the new development.

The second recommendation focuses on the Agricultural landscape, recommending that a commemorative orchard, using hardy ornamental fruit-trees, and symbolic farm field, made up of ornamental grasses, be planted at a future entrance to the development.

Lastly, a recommendation to combine the above two options was explored. This recommendation includes a gateway to the development, entry plantings on both sides of the road, a commemorative orchard with rows of ornamental grasses and a commemorative element made from existing fieldstone into a small feature of the former Hergott Farm ruins.



The decision(s) regarding the Commemorative feature will be further discussed and refined during the detailed design stage of the project and incorporated into the master landscape plan. It is further noted that the design of the Commemorative feature will comply with Accessibility for Ontarians with Disabilities (AODA) and Crime Prevention Through Environmental Design (CPTED) and will be in compliance with the City of Waterloo's Public Art Policy.

6.12 FUNCTIONAL SERVICING AND PRELIMINARY GRADING

A functional review of servicing and grading was undertaken by Stantec Consulting Ltd. to document the opportunities and constraints relative to the civil engineering/servicing/land development requirements for the lands. Stantec undertook a detailed topographic survey of the study area in 2017 which formed the basis for the preparation of the preliminary servicing and grading review. As the subject site is characterized by significant topographic relief, it is expected that major earthworks will be required to prepare the lands for development and to construct the proposed roads.

The functional grading design was prepared to generally match existing grades at the site property boundaries and to obtain a cut/fill balance within the subject lands, as practical. Additionally, the proposed grading was designed to convey overland flow along routes within the site to the proposed SWM facility planned to be constructed within the Hydro One/HEPC corridor to the east. The proposed grading on the planned road network ranges from 0.5% to 5.0%. Grading within the development blocks, including the park block and the proposed walkways, is designed at 1.0% to 4.0%. There are areas of transitional grading (i.e. sloping) around portions of the site perimeter and along the boundaries of the proposed development blocks to achieve a cut/fill balance and to realize a reasonable transition of grades across the subject land, however, these slopes can be minimized during detailed design and/or combined with retaining walls to ensure the maximum development potential is achieved.

6.13 PRELIMINARY STORMWATER MANAGEMENT REPORT

Stantec Consulting Ltd. prepared a Preliminary Stormwater Management Report which provides a preliminary stormwater management analysis and design for the Waterloo Westside Employment Lands (WSEL). A previously approved stormwater management (SWM) plan for a 77 ha study area, including the subject lands as well as an additional 30 ha, was completed in 2014 as part of the commercial development of the West Waterloo Commercial Centre lands north of Erb Street. That plan included the design of an end-of-pipe wet pond SWM facility located within the Hydro One Networks Inc. (HONI) corridor providing water quality and water quantity treatment for the upstream 77 ha of future development lands.

The Preliminary Stormwater Management Report been submitted with this application ensures that the proposed stormwater management design for the subject lands will adhere to the assumptions made by the previously designed Stormwater Management Plan, completed in 2014 for the proposed stormwater facility located within the HONI corridor, and, to identify the infiltration targets and corresponding water balance results for each individual block within the subject lands.



Supporting Technical Studies

To undertake the preliminary stormwater management analysis, Stantec completed a background review of relevant documents, reviewed previously approved hydrologic models, and, completed a water balance analysis. Based on this background, a preliminary erosion control design and a preliminary monitoring and maintenance program was developed as part of this study. The following conclusions were made as a result of the Preliminary Stormwater Management Report.

Firstly, it was determined that the current approved, ultimate Stormwater Management Facility to be located just east of the subject lands within the HEPC corridor, provides sufficient water quantity and water quality control for the proposed upstream employment lands, assuming impervious levels for each block are 80% or less. Secondly, infiltration/retention practices are required on each block to provide at-source retention and water quantity control, with the target rooftop retention volume for each block aiming to infiltrate 97 mm/year. It was determined that if this is not achieved through rooftop runoff then other forms of retention from impervious surfaces should be implemented. It is recommended that a final stormwater management report be completed at the detailed subdivision design stage of the WSEL project, and that the monitoring and maintenance plan be revisited at this stage as well. Additionally, erosion and sediment control measures shall be documented prior to the detailed design stage and should be implemented during construction, while the detailed infiltration/retention design shall be done on a site by site basis at the individual Site Plan Approval stage.



7.0 OTHER CONSIDERATIONS

7.1 50 WILMOT LINE

The property at 50 Wilmot Line is adjacent to the subject lands on the west (see **Figure 3-Surrounding Lands**). The lands are currently occupied by two (2) shed barns which are used largely for storage. The lands are currently zoned Agriculture “A” in Zoning By-law No. 1418 and are proposed to be rezoned to Future Determination (FD) Zone in the City’s Comprehensive Zoning By-law update dated August 13, 2018. The FD Zone recognizes and permits uses and buildings which “actually and legally existed on the lot on the effective date of adoption of the new, proposed Comprehensive Zoning By-law update”. The FD Zone is intended to be a temporary zone until it is determined the future use of the lands and methods to service and access the lands as part of the planned urban area.

Representatives from the City of Waterloo have had several discussions with the owner of 50 Wilmot Line to explore their longer-term interests for the property. At this time, the owner of the lands has indicated that they wish to continue the current use of the lands but would like to have the option to be able to access into the proposed subdivision at some point in the future. The proposed subdivision design, and various technical studies undertaken for the subject lands to determine how to appropriately service and grade the proposed subdivision, have included consideration of the lands at 50 Wilmot Line, so that it can be incorporated into the subdivision at some point in the future if/when the owner would like to pursue that option. Proposed Street “C” is located adjacent to 50 Wilmot Line to the east. A 0.3 metre reserve will be placed along the stretch of Street “C” adjacent to 50 Wilmot Line and could be lifted at some point in the future to allow access to Street “C” and the full suite of municipal services that will be available on Street “C” subject to payment for accessing the street and the services. At that time, the owner would have to apply for an Official Plan and/or Zoning By-law Amendment to expand and realize a range of appropriate employment uses and once approved and terms for accessing into the proposed subdivision were agreed on, the access to the Wilmot Line would be closed and access to the lands would be from Street “C”.

7.2 EMERGENCY SITE ACCESS

As part of the design process of the proposed plan of subdivision, consideration has been given to how the subject lands could be accessed by emergency vehicles (e.g. fire, ambulance, police, etc.) in the event of an emergency, and particularly in the event that one or more of the access points to the proposed subdivision were closed and/or blocked for any reason. It is understood that there are reasonable emergency access options in the event of a closure of one or more of the proposed main municipal road accesses to the lands. Normal vehicular access for emergency vehicles would be by way of Platinum Drive at either of its intersections with Columbia Street West or Erb Street West. If either one of these intersections were closed/blocked, emergency vehicle access could be gained by the other access point. In the unlikely event that both municipal street accesses were closed/blocked simultaneously, alternative access points could include the existing 6.0m wide asphalt access extending from Paris Boulevard to Copper Street through the Hydro One transmission corridor (Hydro Electric Power Corridor (HEPC)), and/or a proposed trail/walkway block extending from the Wilmot Line.



7.3 ADDITIONAL LANDS FOR REGION OF WATERLOO WATER RESERVOIR SITE (990 ERB STREET WEST)

As discussed in Section 3.0 of this report, a Pre-Consultation Meeting was held at the City of Waterloo offices on January 3, 2018, with staff representatives from the City of Waterloo Planning Department, Economic Development Department, and Engineering Department, as well as staff from Stantec Consulting Ltd. and the Region of Waterloo. At this consultation meeting, representatives from the Region of Waterloo indicated that the Region had an interest in acquiring the property at 980 Erb Street West along with a 10 metre strip adjacent to the north side of the reservoir to assist with operations and future expansion of the existing Region of Waterloo Water Services reservoir, located at 990 Erb Street West, that supplies drinking water to the surrounding area. In response to this proposal, Block 11, as described on the proposed Draft Plan of Subdivision, has been designed in a way to enable this acquisition in the future. The timing, process, and conditions associated with the conveyance of these lands from the City of Waterloo to the Region has not yet been determined and will need to be discussed further between the City and the Region at a future date.

7.4 URBAN AND BUILDING DESIGN

It is recognized that the City's Official Plan places significant importance on site and urban design. Within the City Form section of the Official Plan, the over-arching objectives stated for this theme are outlined as (Policy 3.1 (4)):

- Promote a high standard of urban design that results in an attractive, human-scale city;
- Respect site context and enhance sense of place that results in compatible development and fosters a sense of identity;
- Promote connectivity and interaction that provides universal access for all citizens and emphasizes pedestrian accessibility, safety and comfort across the city;
- Promote creativity and innovation that results in interesting streetscapes, building design and architecture, amenity spaces and landmarks in the city; and
- Promote sustainable design that results in more efficient use of resources and energy, reduces heat island effects and reduce the reliance on the automobile.

The Site and Urban Design Policy section in the general Employment Policies portion of the Official Plan (Policies 10.3 (12) & (13)) sets out the City's expectation for high quality site design and "superior built form for development of all employment areas".

Within the Business Employment policies of the Employment section of the Official Plan (Policies 10.3.2.2 (8) and (9)), further direction for a higher quality of site and building design is provided. "Visually attractive and interesting buildings and sites, complemented by high quality landscaping treatments" is expected for lands; a "higher urban design standard for land designated Business Employment, compared to other Employment designations" is also expected. And lastly, the incorporation of environmentally-friendly and energy efficient design and buildings are strongly encouraged. To achieve these policy directions, the Official Plan indicates that attention is to be given to:



Other Considerations

- Buildings that are architecturally interesting and innovative;
- Design and buildings that create a sense of place;
- Use of high-quality, durable materials;
- Prominent building and site entrances that add interest to, emphasize the streetscape and accentuate street corners;
- Incorporation of public transit facilities into site and building designs;
- Landscape designs that create visual interest and “substantially” green the site; and
- Incorporation of sustainable design elements.

Clearly, the City's Official Plan sets out a strong vision and important goals and objectives for superior building, site and urban design. Achievement of this vision and realization of the goals, objectives and policy directions starts with the urban design of the subdivision, and, the land use regulatory regime applied to the lands. It is then complimented and reinforced through the detailed subdivision design/street realm and construction (e.g. grading, street design, street landscaping/furniture, etc.) and culminates with the site and building designs on each property (i.e. when submitted and reviewed through the Site Plan Approval process).

Through the subject proposals submitted, efforts have been made to put forward a proposed subdivision design and land use regulatory regime that commences achievement of these urban design goals and objectives. There are several ways to follow through towards the achievement of these goals and objectives.

One important way that the City can help to achieve the urban design goals and objectives, and which is unique to the WSEL, is through the City's marketing, communications and sale of lands to subsequent users.

Another way the City can realize achievement of these urban design goals and objectives is to, at some point in the future, consider developing an Urban Design Brief/Urban Design Guidelines for the West Side Employment Lands to set out further site level direction for site development and building design. If the City decides to undertake such Urban Design Brief/Urban Design Guidelines, it is suggested that the following themes be addressed:

1. WSEL Area Design

These themes and principles would typically be considered and applied during the detailed design and construction phase of the subdivision:

- (a) Active Transportation/Transit – carry through during detailed engineering design of the plan of subdivision to ensure that the streets and walkway system is transit-friendly; that the proposed linkages and facilities are designed in detail to enhance these features for pedestrians, cyclists and transit users; ensure the active transportation system within the WSEL is well connected into the existing and planned system adjacent to, and off-site from, the WSEL;



Other Considerations

- (b) Sense of Place/Public Realm/Streetscape/Landmarks-that consideration be given when undertaking detailed engineering design of the subdivision, and, detailed design of other public features/facilities within the public realm, including the parkland block and the gateway commemorative feature, that these facilities and the public realm be designed and appointed in ways that are related/consistent with each other, that enhance the area for employees working in the WSEL, and for others moving through the area, and, that creates a character and sense of place that is unique to the WSEL; the inclusion of street furniture, lighting fixtures and approaches, landscaping and street tree planting, garbage receptacles, decorative finishes, public bike racks and seating, etc. can all be designed in a coordinated manner to realize and contribute to a unique sense of place for the WSEL;
- (c) Views and Vistas-in undertaking detailed engineering design, and particularly grading, of the proposed subdivision, endeavour to do so in a manner that could allow subsequent business users to take advantage of vistas and views within the design of their site and building(s);
- (d) Safety and Accessibility-ensure that detailed design of the street ways, walkways, parkland, public realm areas, etc. are considered from a safety point-of-view, and that every effort be made to ensure that these public features are universally accessible and reflect applicable standards and guidelines (e.g. Accessibility for Ontarians with Disabilities (AODA) Act).

2. Site and Building Design

These themes and principles would typically be considered and applied during the Site Plan Approval phase when a site-specific proposal is being brought forward:

- a) Site and Building Design – set out characteristics to be reflected on all sites and in the architectural design of all buildings to realize a level of cohesiveness in site and building design within the WSEL, while not diminishing the ability for each and every site to be somewhat different and unique in its own way; the overall design concept would be to create an identifiable employment “community”, a recognizable “place”, and one that is connected back into the surrounding communities; individual sites and buildings which have Landscaping/Landscape designs that create a cohesive sense of place within the entire WSEL, provide visual interest, and, which “substantially” green the site and realize environmentally sound and energy efficient site design;
- b) Architectural Treatment – buildings that are architecturally interesting and innovative and which have some common features/characteristics that realize a level of connectedness amongst all buildings within the WSEL employment area;
- c) Massing/Rooflines and Building Orientation-buildings should, to the greatest extent possible, be situated on a lot as close to the street as possible; inclusion of outdoor amenities (e.g. patios, lunch areas, etc.) in the area between buildings and the street should be encouraged to “activate” the street; massing and rooflines of buildings should be cognizant of massing and rooflines of adjacent and/or nearby buildings, and reflect design which is complimentary, wherever possible;



Other Considerations

- d) Active Transportation/Transit – transit-friendly site and building development with linkages and facilities to enhance the site development for pedestrians and cyclists; application of Transportation Demand principles, including features such as visible, well-lit, at-grade and safe bicycle parking, particularly clearly identifiable for visitors, oriented towards the front of buildings and near their primary entrance(s), and, separated from vehicular and pedestrian traffic for safety;
- e) Public Views/Vistas – topography of the WSEL may afford some public realm spaces and properties to have premier vistas of the City and surrounding countryside; explore the potential to capitalize on these opportunities through site grading, site layout, and, building design;
- f) Gateways-consider providing features on a site which enhance their location at the two key gateways to the WSEL, at Platinum Drive and Columbia Street West, and, at Platinum Drive and Erb Street West; in the case of the intersection/gateway at Platinum Drive and Columbia Street West, consider opportunities to integrate site design, landscaping and other site features to compliment and/or capitalize on the introduction of the planned Commemorative Feature at this location;
- g) Safety – engender the application of CPTED principles for this area; this would include using window placement and wall/window elevation design to maximize informal surveillance from buildings to streets, parking and pedestrian areas; avoid areas of entrapment;
- h) Signage-in Waterloo, signage is addressed through the Sign By-law, however, this legal tool does not contemplate design of signage, either on a site-by-site basis or on an area basis; consideration could be given to reviewing and adopting area specific sign regulations for the WSEL and/or establishing sign design guidelines to realize a cohesive character for signage within the WSEL;
- i) Building and Site Design and the Environment and Micro-Climate-design of the site, landscaping and building should consider summer cooling and winter sun access and wind-breaking to contribute to energy reduction and enhance human comfort; consider weather protection for pedestrians in the site and building design;
- j) Environmental Sustainability-utilization of native/adaptive species and drought resistant/tolerant plants and promotion of biodiversity; utilization of building and site runoff to capitalize on this resource for maintaining site vegetation (e.g. cisterns, diversion of runoff to planted/vegetated areas, etc.); avoid large expanses of manicured turf; light-coloured materials/surfaces in hardscaped areas to limit heat absorption and utilization of soft/permeable surfaces bordering hardscaped areas to allow stormwater to migrate more slowly from site and/or infiltrate; optimize building energy and operational elements to reduce energy usage (e.g. insulation, walls, roof colour and materials, window type and placement, etc.
- k) Public Art-inclusion of public art by private interests on their sites should be encouraged and supported where possible.



8.0 PLANNING JUSTIFICATION

8.1 CONFORMITY WITH PROVINCIAL POLICY STATEMENT AND PROVINCIAL PLANS

8.1.1 Provincial Policy Statement, 2017 (PPS)

A detailed evaluation has been undertaken to establish if the proposed Official Plan and Zoning By-law Amendments, and the proposed Draft Plan of Subdivision are consistent with the Provincial Policy Statement, 2017. A summary of this evaluation is contained in Appendix 'E' attached to this Report. It is our opinion that the submitted proposal and associated applications are not only consistent with the Provincial Policy Statement, but also serve to realize the vision, goals and objectives of the Policy.

The proposal will result in a new and needed employment area in the City of Waterloo and the Region of Waterloo and will contribute to the sustainability and financial well-being of the municipality by meeting its long term needs for employment lands. Bringing the proposed employment lands forward for development will contribute to a diversified economic base, will provide a range and choice of suitable sites for employment uses which will support a wide range of economic activities and ancillary uses, and, thereby meet the needs of existing and future businesses and residents. It will provide new lands for business to establish and grow on, it will result in the creation of jobs, and, it will result in the provision of services for area employees and residents. In so doing, the proposal will contribute to the economic well-being and the economic development of the City and the Region and provides opportunities for the community to be investment-ready. The provision of business and employment opportunities in this area of the City and the Region contributes to the "complete community" concept as it provides opportunities for people to live, work and access services in close proximity should they choose to do so.

The planning and design of the of the proposed subdivision and the proposed land use approach are directed to realizing compact, mixed-use development in a manner that is compatible in itself, and in relation to, surrounding, existing and planned land uses. The planning and design of the proposed employment area is a logical and planned extension of existing infrastructure and development patterns, and therefore, represents a wise use of the lands and is efficient in terms of servicing costs. The proposed subdivision also supports energy conservation, air quality and climate change objectives as the subdivision is designed to accommodate the provision of transit services, and, an extensive system of active transportation. The proposed transit and active transportation elements are integrated with the existing and proposed active transportation and transit system in the surrounding area, thereby linking the subject lands to nearby existing and planned residential, commercial and parks and open space uses. This proposal for employment lands will contribute to ensuring a mix of employment (within the subject lands) and housing (existing and planned to the north and east, and, outside but nearby the subject lands) in this area of Waterloo, thereby providing the potential to shorten home to work journeys, and, potentially decrease vehicular transportation in favour of other modes of travel. It is our opinion that the proposed land use, and, subdivision and land use design, will contribute to a sustainable and resilient City and Region of Waterloo, and, contributes to a healthy, livable and safe community fabric.



The Provincial Policy Statement (PPS), defines the matters of “provincial interest”. Land use and development (Planning Act) applications are to be evaluated against and determined to be “consistent with” the PPS. As well, the policies of the Provincial Policy Statement are reflected and implemented through the City’s and the Region’s Official Plans and both have been approved and recognized as appropriately addressing the matters of Provincial interest.

The proposed development is located within both the City of Waterloo and Region of Waterloo planned urban boundary for the planning horizon. The proposed development will be developed on full municipal services and supports and contributes to a compact, vibrant and complete community, providing future employment opportunities to the surrounding community.

It is our professional planning opinion that the proposed Official Plan and Zoning By-law Amendments, and, Draft Plan of Subdivision are “consistent with” the Provincial Policy Statement, 2017.

8.1.2 Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan)

A detailed evaluation of the proposed Official Plan and Zoning By-law Amendments, and, the proposed Draft Plan of Subdivision relative to the Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan), has been undertaken and is summarized in Appendix ‘F’ attached to this Report. It is our opinion that the submitted proposal and associated applications not only conform with the Growth Plan but also serve to realize the vision, goals and objectives of the Plan.

The proposed plan of subdivision and land use regime will provide for a diverse mix of employment uses, commercial and other support services, parkland and trails and in relation to the surrounding areas of existing and planned residential, commercial and employment uses on adjacent lands, does result in achievement of a complete community. The plan of subdivision proposes an extensive system of on and off-road active transportation and the design of the subdivision accommodates the integration and sustained viability of transit services. The employment, retail commercial and office uses are in locations that support the existing and proposed active transportation network and existing and planned transit.

Designated Greenfield Areas are to be planned to achieve within the horizon of the Growth Plan (i.e. 2041) a density target of not less than 80 residents and jobs combined per hectare. The WSEL is being assessed, planned and designed with a target employment level of up to 8,000 employees-with 44 hectares of land, this level of employment would result in a density of just over 180 jobs per hectare, well above the Growth Plan target. While it is difficult to ensure the precise density level that will be achieved, the land use regime and the planning and design for the WSEL is being directed to realize densities well above the Growth Plan target.

Developing and opening the proposed employment lands will ensure the availability of sufficient land, in an appropriate location, for a variety of employment uses to accommodate forecasted employment growth to the horizon of the Growth Plan and the City’s and Region’s Official Plans. Economic development and competitiveness of the Greater Golden Horseshoe, the City of Waterloo and the Region of Waterloo, will be promoted by way of bringing forward the WSEL. These lands will provide much needed employment land to accommodate new emerging businesses and existing businesses needing space to grow. The design of the subdivision is being oriented to



providing modern features such as active transportation opportunities and support commercial uses to attract the emerging new economy technology-based uses, and their employees. Bringing forward the WSEL is consistent with the Growth Plan requirement for municipalities to designate and protect employment areas in official plans to provide for appropriate employment uses and growth over the long-term.

As stated in the Growth Plan for the Greater Golden Horseshoe (2017), it is the intent of the Province of Ontario to improve the ways in which our cities, suburbs, towns, and villages will grow in the long-term. The City of Waterloo is a planned growth area within the Growth Plan and the subject lands are a Designated Greenfield Area. Designated Greenfield Areas are areas identified for new development and are to be planned to achieve a minimum density target of 80 residents and/or jobs combined per hectare by 2031 or earlier (2.2.7.2). The proposed development will assist the Province, the City and the Region in reaching this goal by providing new economic and employment opportunities, additional employment lands, and significant office and commercial development to assist in attaining the target of 80 residents and jobs combined per hectare.

It is our professional opinion that the proposed development and Zoning By-law Amendment are in conformity with the Growth Plan for the Greater Golden Horseshoe (2017).

8.2 CONFORMITY AND CONSISTENCY WITH REGIONAL OFFICIAL PLAN

In our opinion, the proposed Draft Plan of Subdivision, and, Zoning By-law and Official Plan Amendment Applications conform to the Region of Waterloo Official Plan (ROP). We note that the proposed plan of subdivision and land use regulations:

- Are within the designated Urban Designated Greenfield area of the Region Official Plan and will be fully serviced, thereby supporting and conforming with the Planned Community Structure of the ROP (Policies 2.D.1.(a) and (b));
 - Contribute to the creation of complete communities with development patterns, densities and an appropriate mix of land uses that supports walking, cycling and the use of transit; (2.D.1.c); the development of the WSEL as proposed will support the creation of complete community by providing significant employment and support commercial opportunities to compliment the existing and planned nearby residential and employment uses; the active transportation system, proposed parkland and the design to enhance transit service will in our opinion “foster a vibrant, transit-supportive neighbourhood”;
- Are planned and designed to meet or exceed a minimum density of 40 residents and jobs combined per hectare as targeted in the Region of Waterloo Official Plan; (2.D.17.b.ii);
- The natural environment, including surface and groundwater resources, has been studied, assessed and considered through completion of several technical reports submitted with this proposal (e.g. Environmental Impact Study, Phase I & II ESA, Hydrogeological Assessment, Geotechnical Investigation, Tree Management Plan, etc.) (Policy 2.D.1 (d))
- Archeological and historic resources have been, and continue to be, assessed as per Provincial requirements; plans are proposed to adaptively reuse remnants of the historic ruin (Hergott farmstead) on the lands (Policy 2.D.1 (e));



- The proposed subdivision is designed with an extensive active transportation network made up of an east/west walkway system, intersecting a multi-use trail on Platinum Drive, and enhanced by sidewalk planned for the opposite side of Platinum Drive and along Streets 'B' and 'C'; this system internal to the WSEL is connected to the broader, existing and planned active transportation network (Policy 2.D.17 (c)); and,
- Locate land uses within a 450 metre walking distance of a transit stop (2.D.17.f); the proposed blocks are within a 450 metre walking distance to potential transit service; as well, the proposed east/west walkway system, combined with sidewalk/multi-use trail system on Platinum Drive and sidewalk planned for both sides of Streets 'B' and 'C', will enhance this access; design of the proposed subdivision was provided to Grand River Transit (GRT) for initial review and comment; the provision of the extension of Platinum Drive connecting Erb Street West to Columbia Street West is viewed as a positive improvement for provision of transit service on the west side of Waterloo as it will allow for a "future local bus route" along Erb Street West to provide service to the WSEL; GRT requested two pairs of stops (4 stops in total) to be provided on Platinum Drive and provision of stops can be accommodated on the proposed street system and the location and design of these will be addressed in more detail at the detailed engineering design stage (Policy 2.D.17 (d)).

8.3 OFFICIAL PLAN AMENDMENT REQUEST – ANALYSIS

Within the City of Waterloo Official Plan, lands designated Employment are subsequently designated again into one of three, more detailed employment land use designations, being Business Employment, Flexible Industrial and Academic.

The subject lands are currently entirely designated Business Employment. Within the Official Plan, lands designated Business Employment are intended to accommodate predominantly prestige office uses and generally on the periphery of more diverse, traditional employment areas, thereby serving as a buffer between traditional industrial uses and sensitive uses such as residential land uses. The Business Employment designation is also intended to accommodate office development along major transportation routes.

We note that the urbanMetrics Market Analysis (August 2, 2018) indicates that there is a large supply of vacant office space in suburban Waterloo today for anticipated high-tech and business and professional services and will largely serve demand well into the future. What is needed are lands to accommodate flexible industrial uses, on both small and potentially larger blocks. Lands permitting flexible industrial use would be generally oriented to start-up technology firms and would be intended to accommodate space for any combination of manufacturing, processing, assembly, offices, labs, research and development, warehousing, storage, etc., all under one roof, and, often related to supporting the high-tech sector.

The Official Plan Amendment as proposed in Appendix 'C' would retain the Business Employment designation for the most part along Columbia Street, where residential land use is within close proximity to the WSEL, being separated only by the 30 metre Columbia Street road allowance. This would retain the objective to realize high quality office space in this area in closest proximity to residential lands to the north. Given the expected limited demand for office land in this area of the City, we believe it is best to direct offices to the smaller area of land along Columbia Street.



Planning Justification

We note that the City will have an added amount of control over the appropriate placement of compatible lands uses by virtue of the fact that the City owns these lands and will have some additional control through the marketing and sale of the various properties.

The proposed Official Plan Amendment also recommends the incorporation of Convenience Commercial lands at the intersection of Platinum Drive and Columbia Street. It is recognized that there are lands already designated Convenience Commercial to the west along Columbia Street (i.e. 975 Columbia Street West). Representatives of the City have commenced discussions with the owners of these lands to explore the relocation of these Convenience Commercial lands to the Platinum Drive/Columbia Street intersection. It is our opinion that this location would be more accessible to both the planned and existing residential and employment uses and therefore a more viable commercial location in the long term. This location is much better situated to meet, in part, the types of special support uses and amenities that businesses and employees will demand if they choose to locate and/or work in the WSEL.

We believe that the slightly larger proposed size of the total area of the convenience commercial lands (i.e. from 1.2 hectares to 1.8 hectares), and configured within two blocks on both sides of the intersection of Platinum Drive and Columbia Street, is reasonable and warranted for the following reasons:

- urbanMetrics Market Analysis stresses the need to provide significant amenity support services in order to attract and retain employees to the WSEL for the types of higher-tech uses desired and expected; these two blocks will provide a key type of node area to provide some of these support services;
- From an urban design perspective, having convenience commercial land use and built form on both corners will serve to “frame” this intersection thereby establishing a “gateway” to the WSEL;
- The two blocks together will provide a definable node and with the planned commemorative feature/public art feature to be located at this intersection, there is the opportunity to create a unique sense of place for the WSEL and the nearby residential area;
- The size and the configuration of each of the blocks is conducive to accommodating a convenience commercial type of development; having only one block, sized at 1.2 hectares, on one corner of this intersection, would result in a block configuration that would not be as conducive to convenience commercial development;
- As with the Business Employment designation on the adjacent lands abutting Columbia Street West, these proposed Convenience Commercial blocks are compatible with the residential land use to the north of Columbia Street.

The requested increase in total building floor area for ancillary Business Employment uses (i.e. 25%) and the request for site-specific uses serves to realize the intention of the Official Plan to support a wide range of business clusters and economic activities within the City while also supporting a range of lot sizes and employment opportunities for development in Employment Areas.



Planning Justification

The purpose of permitting 25% of ancillary uses/retail and display to occupy the total building floor area of any building is to foster mixed-use development that is encouraged in the Official Plan. By permitting a larger amount of a building to be dedicated to these types of support/service uses, like restaurants, fitness facilities, personal services, etc., employment buildings can also provide needed/demanded services, within walking distance, to the employees in the WSEL and residents in the area. This approach is consistent with the conclusions and recommendations of the urbanMetric's Market Analysis, and in particular would provide for a proportion of ancillary use/retail and display area that is consistent with lands in the City currently zoned Industrial One "I-1", which has facilitated the development of "flex-industrial"/industrial mall space, which is a land use/land use form advocated by urbanMetric's work. And lastly, it is hoped that by allowing this 25% level of ancillary use/retail and display area, particularly along Platinum Drive, that this will serve to "activate" the Platinum Drive street way, thereby contributing to a unique sense of place for this emerging employment area.

Similar in some ways to the points made in the last paragraph, it is being proposed that the range of employment uses on WSEL south of the blocks adjacent to Columbia Street be broader than the uses envisioned in the Business Employment designation. The key reason for this is to maximize flexibility for the City to meet the short, medium and long term business needs of the City, as identified by urbanMetrics in their Market Analysis. urbanMetrics also point out that emerging high-tech type employment uses need "flex" employment space wherein a range of uses, including manufacturing, processing and assembly, together with offices, labs, research and development, warehousing, storage, etc., need to be able to be accommodated under one roof. We note that this broader range of land uses will still be consistent with the general intent of the Employment land use designation.

The land use regime as proposed also reflects the presence of the Regional Landfill site south of Erb Street. The Land Use Compatibility Report completed and submitted with this Application addressed sensitive uses within the appropriate distance to the Landfill Site. While the Business Employment land use designation, currently applicable to the lands immediately north of Erb Street West suggests that a Child Care Centre could be permitted as an Ancillary use, as a result of the conclusions of the Land Use Compatibility Report, the proposed zoning amendment is recommending that this use not be permitted on the blocks north of Erb Street.

Further reasons which we believe support this proposed Official Plan approach as laid out in this Report is that we believe it aligns with the following, related Official Plan policies:

- Policy 3.11.1 (8) - Encouragement of "gateways" at special locations/entry points;
- Policies 3.11.1 (11) and (12)-Promote site circulation and transit design that safe and convenient transit and non-vehicular modes of transportation;
- Policies 3.11.1 (9) and (25)-Integrate landmarks/public art into developments (e.g. the proposed Commemorative Feature) provide distinctive visual orientation and realize a unique sense of place;
- Policy 7.1.1 - Encourage a well-balanced and diverse economy to serve the employment needs of existing and future residents, while planning for an increased focus on the service sector and particularly knowledge industries, business services and technology companies;
- Policy 7.3.1 - The City will plan for an adequate supply of lands that is sufficient to accommodate an employment forecast of 23,930 additional jobs from 2006 to 2029;



- Policy 7.4.1.d - Strategically use appropriate City land holdings to increase the supply of available employment areas, and increase the City's reputation as a centre for knowledge-based institutions and industries; and
- Policy 7.4.1.e - Support and plan for an appropriate range of lot sizes in the employment areas located in the City, while recognizing the constrained land supply in the City.

Based on our assessment of the market research undertaken for the WSEL, and, our review of the objectives and directions of the current Official Plan, in our professional planning opinion, the proposed development, subdivision design and recommended Official Plan Amendment would appropriately realize the intent of the current Official Plan, and achieve the vision for the WSEL to be a new, unique, high-quality and well-designed employment and business area which meets an array of emerging employment land needs within the City of Waterloo in the short, medium and longer term.

8.4 ZONING BY-LAW AMENDMENT REQUEST – ANALYSIS

The Zoning By-law Amendment request conforms to Provincial Policy Statement and the Growth Plan. The proposed zoning amendment are also consistent and align with the Local planning framework and policies, particularly in terms of the proposed Official Plan amendment as discussed above. The proposed Zoning By-law Amendment and the proposed Draft Plan of Subdivision will provide for employment business needs, and their employees, in the short, medium and long term. These proposed Zoning Amendments are based on the City of Waterloo's recent Comprehensive Zoning By-law update (August 13, 2018) which aspires to provide a modern, updated, relevant and streamlined zoning system, directed to realizing healthy and safe communities, and, based on good urban design principles. This intent includes being flexible, supportive of business, and encouraging mixed employment areas and uses including active, support commercial uses to attract and retain employees. The proposed zoning regime, together with the plan of subdivision design, will facilitate a unique, compact, efficient, transit-supportive employment area, will contribute to the realization of healthy and complete communities, and, contribute to meeting intensification targets for the City and Region of Waterloo.

The proposed zoning amendments also reflect and respect compatibility between existing and planned land uses within, and nearby, to the WSEL. The lands along Columbia Street will be zoned for predominantly office use except the two lots at the intersection of Platinum Drive and Columbia Street are proposed to be zoned convenience commercial in order to provide an array of support commercial services to the employees of the WSEL and the residents in the area north of Columbia Street and beyond. The zoning of the lands south of the blocks adjacent to Columbia Street is proposed to be the Business Employment (E1) Zone with modifications to add in an array of more traditional industrial uses characteristic of the Flexible Industrial (E3) Zone. This will provide the City with maximum flexibility to meet an array of business and employment needs, yet still maintain continuity with the base Employment designation in the Official Plan. Many of the core industrial elements of the Flexible Industrial (E3) Zone, such as general manufacturing, processing and assembly (and more) are restricted and not permitted on the lands abutting the Hydro Electric Power Corridor (HEPC). This has been done for land use compatibility reasons to respect the existing residential lands beyond the HEPC (approximately 165 metres away to the east). Several support ancillary uses are permitted by way of a Special Use Permission area along lands fronting Platinum Drive. The intent being to provide uses that will coexist with traditional industrial businesses, provide services to employees and activate Platinum Drive on this important Major Collector, and the spine of the WSEL.



8.5 DRAFT PLAN OF SUBDIVISION – ANALYSIS

The design of the Draft Plan of Subdivision is premised on realizing cost efficiency and ensuring the needs of the WSEL will be fulfilled and thereby attract and serve future businesses' and employees' needs. The design is also intended to assist in realizing the vision for the area to create a new, unique, high-quality and well-designed, diverse employment and business area which meets an array of emerging employment land needs within the City of Waterloo in the short, medium and longer term.

The plan incorporates larger lotless blocks adjacent to three roadways: the extension of Platinum Drive from its present terminus at Copper Drive northerly to intersect with Columbia Street; and, two local streets being Streets 'B' and 'C'. As noted earlier in this Report, the lotless blocks provide optimum flexibility to the City to sell the larger blocks "as is", to an appropriate user(s) requiring a larger amount of land, or alternatively, create smaller, "made-to-fit" lots from these larger blocks at the time of sale to fit the requirements of business users. The subdivision is laid out to appropriately mesh with both the proposed land use approach as well as the Official Plan (OP) directions for lands designate Business Employment. Lots adjacent to Columbia Street will accommodate predominantly "prestigious" offices (OP Policy 10.3.2.2 (8) (a)), with the two blocks at the intersection of Platinum Drive and Columbia Street proposed to ultimately be convenience commercial lands which will provide an array of support commercial services to the employees of the WSEL and the residents in the area north of Columbia Street and beyond. These uses will relate to the profile of Columbia Street, a major City arterial road, and are uses compatible to residential uses to the north.

The blocks of land south of those blocks adjacent to Columbia Street, all the way southerly to Erb Street, are designed to accommodate a range of employment and ancillary support uses. These blocks are flexible in their design, can be broken up into smaller lots if needed, thereby optimizing the ability to adapt to business and employment needs.

Integrating and connecting the subdivision blocks are a string of walkway blocks providing east/west active transportation alternatives and connecting into the broader City active transportation system to the east, north and south. The walkway blocks will be complimented by a multi-use pathway running north/south from Erb Street to Columbia Street on the east side of Platinum Drive. Roadway design and right-of-way widths are designed and sized to be able to readily accommodate transit service. A park block is included to fulfill the 2% Planning Act dedication requirement (for employment lands) to serve the area's employees and residents and potentially beyond.

Full services are available and will be extended into the proposed subdivision. Grading will be such that blocks will be generally flat, although the blocks to the southwest will be at the highest elevation, with a gradual grade decline as one moves northerly and easterly. The subdivision grading and layout may afford certain properties and uses some of the best vistas in Waterloo Region.

In its simplicity, but thoughtfulness, the subdivision design will set the stage for unique, functional and attractive employment area that will meet the needs of many businesses in the short term and well into the future.



8.6 TECHNICAL STUDIES -PLANNING EVALUATION

The foregoing evaluations outlined how:

- The proposed Draft Plan of Subdivision and the requested Official Plan and Zoning Amendments conformed to and/or were consistent with Provincial, Regional and Local vision, goals, objectives, policies and planning regulatory direction;
- The subdivision design and land use approach would foster a healthy and complete community;
- The proposals would provide for business, employee and local resident's needs; and
- The land use relationships would be compatible and complimentary.

The following discussion builds on the Planning Justification to this point by evaluating the key findings of the previously discussed technical studies (see Section) and how they bolster the planning justification for the proposed Draft Plan of Subdivision and Official Plan and Zoning By-law Amendments.

Market Analysis

urbanMetrics note that the WSEL, having a land area of 43 hectares, is one of the largest contiguous undeveloped employment areas remaining in Waterloo Region. As such, it will likely have limited competition for medium to large-scale sites. The Report identifies that currently, the growth of start-up technology firms engaged in manufacturing activities has increased the demand for high-quality flex-industrial space in Waterloo. Today, there is an over-supply of vacant office space available in suburban Waterloo. The City will likely have to be patient and wait for the medium to longer term before selling lands adjacent to Columbia Street to office developers-this use on these lands represents the most appropriate land use from a compatibility and visual perspective relative to the residential area to the north. The Market Analysis indicated the key challenge in Waterloo today, and for the WSEL, located towards the outer boundary of the City, not near the core area, is to attract and retain the needed type of labour force to this area. The proposed land use regime and design of the plan of subdivision are intended to respond to urbanMetric's Market Analysis.

The proposed subdivision design and the proposed broad-based and flexible Official Plan and Zoning approach have been developed to directly respond to identified current and projected market needs. The proposals are intended to satisfy the market opportunity/needs in the short, medium and long term, to create a unique attractive functional business employment area, that is easily accessible by all forms of transportation, and, to address the needs of future employees through design and permitted, support ancillary uses.

Transportation

The subdivision design incorporates a comprehensive active transportation system within the WSEL and it is integrated with and tied into the adjacent existing and planned active transportation system. The subdivision has been designed to be transit-friendly through the provision of walkways, street widths to accommodate a multi-use trail along one side of Platinum Drive, and sidewalks on the other streets. Preliminary feedback from Grand River Transit indicates their comfort with the subdivision design.



Planning Justification

The Traffic Impact Study completed to assess the implications of traffic generated by the WSEL concludes that the proposal can be designed to function in an acceptable manner with the inclusion of identified road design improvements. At this stage in the design process, we believe that the recommended design elements from the Traffic Impact Study can be accommodated within the road allowances as proposed within the submitted Draft Plan of Subdivision. However, all the recommended design elements will be further analyzed during the detailed engineering design stage to ensure they can be accommodated within the road allowances as proposed within the submitted Draft Plan of Subdivision.

Environment

Through completion of the Phase I and II Environmental Assessments, the Environmental Impact Study, the Hydrogeological Assessment, the Geotechnical Investigation, Tree Management Plan, as well as consideration of environmental implications within the servicing related studies, we believe that the proposed subdivision design and land use proposals are reflective of these technical assessments. Of note, the removal of the small, isolated wetland areas from the Official Plan, and ultimately their physical removal, is substantiated through the analysis within the Environmental Impact Study.

Servicing

The Functional Servicing Report augmented by the preliminary grading, road and servicing designs, and, the Preliminary Stormwater Management Report, illustrate that the lands can be developed and serviced as proposed.

Commemorative Assessment/Archeological Assessment

The historic and archeological resources of the site have been assessed and considered. Plans to commemorate the former Hergott farmstead through reuse of building material from the site at an appropriate location are recommended. The assessment of archeological resources is continuing as per provincial protocol (i.e. a Phase II Archeological Assessment is underway; it is not required to be complete or submitted prior to the submission of development approval applications). The proposed Draft Plan and land use applications reflect and respect Provincial and local requirements to consider and address historical and archeological resources.

Land Use Compatibility

The completion of the Land Use Compatibility Assessment report confirms that the proposed subdivision and land use approach is acceptable relative to the Region of Waterloo Landfill Site south of the Subject Lands, south of Erb Street.

The Draft Plan of Subdivision design and the proposed land use regulatory regime is based in ensuring land use compatibility within the WSEL, and in relation to existing and planned land uses surrounding the WSEL.



Urban and Building Design

The City's Official Plan sets out a strong vision and important goals and objectives for superior building, site and urban design. The proposals submitted put forward a proposed subdivision design and land use regulatory regime that is directed to achievement of these urban design goals and objectives. Subsequent measures can and should follow to continue to realize achievement of these goals and objectives-including, through the City's marketing, communications and sale of lands to subsequent users, through subsequent detailed subdivision design and construction, and, possible development of Urban Design Brief/Urban Design Guidelines for use at the Site Plan Approval phase for proposed developments in the West Side Employment Lands.

Conclusion

It is our opinion that the technical studies undertaken in support of the proposed Draft Plan of Subdivision and Official Plan and Zoning By-law Amendments provide further planning justification for these applications.



9.0 CONCLUSIONS

Based on the analysis of the existing policy framework, supporting studies, the planning justification discussed in this Report and Recommendations provided herein, we offer the follow conclusions:

- That the Applications for an Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision are based on and supported by the technical studies and other materials submitted with these Applications, and, by this Planning Justification Report;
- That the Draft Plan of Subdivision and Official Plan and Zoning Amendment proposals forming the basis of the submitted Applications is consistent with the Provincial Policy Statement and Provincial Plans;
- That the Draft Plan of Subdivision and Official Plan and Zoning Amendment proposals forming the basis of the submitted Applications conforms with the approved Regional Official Plan;
- That the proposed Official Plan Amendment is appropriate and is consistent with the inherent intent of City of Waterloo Official Plan;
- The proposed Zoning By-law Amendment provides for the appropriate development of the subject site and the recommended zoning approach is consistent with the newly proposed Comprehensive Zoning By-law update; and
- The Draft Plan of Subdivision and Official Plan and Zoning Amendment Applications and the proposed development of the Subject Lands represents good planning.



10.0 RECOMMENDATIONS

It is our Professional Planning Opinion and recommendation that:

- These Applications, the associated Planning Justification Report, together with the other submitted supporting technical studies, and, the proposed Draft Plan of Subdivision be deemed a “Complete Application”;
- This Planning Justification Report, the other supporting technical studies, the Applications, and, Draft Plan of Subdivision drawing should be made available and circulated to the appropriate Planning Review Agencies, Council and the Public;
- The Statutory Public Meetings for these Planning Act Applications should be coordinated; and
- That the proposed Official Plan Amendment and Zoning By-law Amendment (as outlined in Appendices ‘C’ and ‘D’ of this Report), and the associated Draft Plan of Subdivision be supported and approved.



APPENDIX A

City of Waterloo Record of Pre-Submission Consultation



January 22, 2018

Mrs. Krista Walkey, MCIP, RPP
Senior Planner
Stantec
100-300 Hagey Boulevard
Waterloo, ON
N2L 0A4

Mrs. Walkey:

Re: Pre-application Consultation Meeting Follow Up
Amendment to City of Waterloo Official Plan, Amendment to Zoning By-law
No. 1418 and Draft Plan of Subdivision
West Side Employment Lands
928, 930 and 980 Erb Street West and 100 The Wilmot Line

Thank you for attending the pre-application consultation meeting held January 3, 2018 to discuss proposed amendments to the City of Waterloo Official Plan and Zoning By-law, as well as the creation of a Draft Plan of Subdivision on the above noted lands. This letter outlines our requirements for a complete application under the Planning Act, in accordance with City of Waterloo By-law No. 08-073, based on your pre-application submission and discussions at our meeting.

Development Proposal

At this time, we understand the purpose of the aforementioned applications is to permit the future development of employment lands on the west side of the City. These lands would be created and serviced through the development of a plan of subdivision. The development as proposed consists of 30 lots of varying sizes for employment use. Two of which are proposed as convenience commercial (Lots 7 and 8), while Lots 1, 2 and 3 are proposed as heavy industrial. The plan proposes to create new roads, including the extension of Platinum Drive from its existing terminus north of Erb Street West, to Columbia Street. The plan also includes a servicing corridor (Block 31). At this time, we understand registration of the development will occur in phases.

The subject lands are located south of Columbia Street West, east of The Wilmot Line, north of Erb Street West, east of the Hydro corridor, and north west of the Costco lands. The total land area subject to the applications is approximately 43 hectares in size.

City of Waterloo Official Plan (2012)

The property is designated Business Employment in the Official Plan. The Business Employment designation contemplates prestige office uses as the predominant use of land. Land within this designation is generally on the periphery of employment areas serving as a buffer between traditional industrial uses and sensitive uses. A high standard of urban design is required within this designation. The property is also designated Medium Density Employment which contemplates a height of up to 27 metres, as well as Designated Greenfield Area which requires a cumulative density target of 55 persons and jobs per hectare. A portion of the lands, specifically those lands directly adjacent to Columbia Street West, are subject to the policies of Specific Provision Area 43.

At this time, we understand your request will involve an Official Plan Amendment to modify the provisions related to ancillary uses in the Business Employment designation, specifically as it relates to location (i.e., within a building) and size (i.e., 15% of the gross building floor area, with maximum unit caps).

City of Waterloo Zoning By-law (No. 1418)

The lands are zoned 'Agriculture' (A) under Zoning By-law 1418. To permit the development of the subject lands, approval of an amendment to Zoning By-law 1418 will be required to establish a zoning framework that aligns with the Business Employment designation of the Official Plan. Based on our discussions, we understand your request will involve rezoning the lands from Agriculture (A) to Industrial One (I1) zone and Convenience Commercial (CC), with site specific provisions.

For your information, the City is currently completing a comprehensive review of its Zoning By-laws. The Second Draft of the Zoning By-law was presented to Council and the public for review and feedback, in April of 2017. This draft identifies the subject lands as Future Determination (FD) zone. For further information related to the City's Comprehensive Zoning By-law Review please refer to the City's webpage:

<http://www.waterloo.ca/en/business/zoningreview.asp>

Formal Submission Requirements

At the time of formal submission, in order for City staff (Planning Approvals Division) to consider your application complete the following information is required:

- Thirty (30) copies of a **Cover Letter** outlining the nature of the applications, details of any meetings with City staff and the contents of the complete submission.
- Three (3) signed copies of the completed **Official Plan Amendment Application Form** and **Zoning By-law Amendment Application Form**.
- A joint Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision **Application Fee of \$58,834.00** made payable to the City of Waterloo.

- Two (2) **Zoning Amendment Sign Fee Deposit of \$324.00**, made payable to the City of Waterloo.
- One (1) signed copy of the **Permission to Enter Form** authorizing City staff to enter onto the subject lands for the purposes of evaluating the application.
- One (1) copy of the **Owner Authorization Form**.
- Four (4) copies of the **Notice of Source Protection Plan Compliance** issued under Section 59(2) of the Clean Water Act.
- Twenty-five (25) copies of a **Planning Justification Report**, to be prepared by a Professional Planner with supporting professional services where required. This report shall describe in detail the Plan of Subdivision design, proposed road network (including extension of Platinum Drive to Columbia Street West), and intended use of the lands. In addition, the report shall describe the requested Official Plan Amendment and Zoning By-law Amendment and provide justification for same, including but not limited to how the proposal conforms to all applicable planning policies, including City and Regional Official Plans and related schedules.
- Fifteen (15) copies of a **Transportation Impact Study (TIS)**, prepared by a qualified Transportation Engineer. In addition to any regional requirements, the TIS should evaluate existing traffic, traffic volumes generated by the proposed development and any traffic improvements warranted as a result of the development, including established timelines and/or triggers for all warranted improvements.
- Fifteen (15) copies of a **Heritage Impact Assessment (HIA)**, prepared by a qualified professional. The contents of the HIA should reflect the Terms of Reference as prepared by the applicant and as reviewed and approved by City staff.
- Fifteen (15) copies of a **Market Impact Assessment**, prepared by a qualified professional to assess the market demand and impact of the commercial uses proposed.
- Fifteen (15) copies of an **Urban Design Brief** establishing urban design guidelines for new development within the lands, prepared by a qualified professional.
- Fifteen (15) copies of a **Functional Servicing Report**, prepared and signed by a Professional Engineer.
- Fifteen (15) copies of a **Functional Storm Water Management Report and Plans**, prepared and signed by a Professional Engineer.
- Fifteen (15) copies each of a **Geotechnical Report** and **Hydrogeological Study**, prepared and signed by qualified professionals.

- Fifteen (15) copies of a **Vegetation Management Plan**, prepared by a qualified professional.
- Fifteen (15) copies of a **Scoped Environmental Impact Statement (EIS)**, prepared by a qualified professional. The contents of the Scoped EIS should reflect the Terms of Reference as reviewed and approved by City staff.
- A **digital copy** of all reports, plans and supporting information.

Pre-development monitoring in accordance with the City's Development Monitoring Protocol is required. For additional information in this regard please contact Robyn McMullen at robyn.mcmullen@waterloo.ca.

Please note that additional fees and/or submission materials will be required by the Region of Waterloo. If you require further clarification with respect to Regional requirements, please contact Adam Betteridge at abetteridge@regionofwaterloo.ca.

Once the above noted information has been received to the satisfaction of Planning Approvals, a letter will be sent to your attention advising that your application is considered complete and that it will be processed in accordance with the requirements of the Planning Act and the City of Waterloo Official Plan.

I trust the foregoing is satisfactory, however should you have any questions please do not hesitate to contact the undersigned.

Sincerely,



Natalie Hardacre BES, MCIP, RPP
Development Planner

Planning Approvals
Integrated Planning & Public Works
City of Waterloo
P: 519.514.0225
F: 519.747.8523
TTY: 1.866.786.3941
E: natalie.hardacre@waterloo.ca

cc. Adam Betteridge, Region of Waterloo
Sandy Little, City of Waterloo

APPENDIX B

Region of Waterloo Record of Pre-Submission Consultation



Record of Pre-submission Consultation



Region of Waterloo

The purpose of the Pre-submission Consultation Meeting is to review a proposed development application and identify the need for, and scope of, the *other information and materials* necessary for a thorough review of the development application. This Record of pre-submission consultation documents the required *other information and materials* that must be submitted in conjunction with the application form and fees. It will be used by Planning Staff in determining whether the application is complete. This form does not preclude staff or other agencies from requiring additional reports/studies/plans throughout the development review process as required.

Owner:	City of Waterloo	Applicant:	City of Waterloo Economic Development Office
Agent:	Krista Walkey, MCIP, RPP (Stantec Consulting Ltd.)	File No (if applicable):	
Project Name:	West Side Employment Lands		
Type of Application:	Draft Plan of Subdivision Official Plan Amendment Zone Change	Site Location:	PT LOT 41, TRACT GERMAN COMPANY (100 Wilmot Line, n/e corner of Wilmot Line and Erb Street West, City of Waterloo)
Meeting Date(s):	January 3, 2018	Submission Date:	

Meeting Participants:

Name	Agency	Contact
Natalie Hardacre	Development Planner, City of Waterloo	519.514.0225 Natalie.Hardacre@waterloo.ca
Janine Fletcher	Planning Student, City of Waterloo	519.747.8589 x78589 Janine.Fletcher@waterloo.ca
Darren Scott	Senior Project Engineer, City of Waterloo	519-747-8545 Darren.Scott@waterloo.ca
Robyn McMullen	Environmental Planner, City of Waterloo	519-747-8531 Robyn.McMullen@waterloo.ca
Adam Lauder	Policy Planner, City of Waterloo	Adam.Lauder@waterloo.ca
Sandy Little	Economic Development, City of Waterloo	Sandy.Little@waterloo.ca
Krista Walkey	Senior Planner, Stantec Consulting Ltd.	519 575-4133 Krista.Walkey@stantec.com
Joe Harris	Project Manager, Stantec Consulting Ltd.	(519) 585-7100 Joe.Harris@Stantec.com
Adam Betteridge	Principal Planner, Region of Waterloo	519-575-4757 Ext. 3120 abetteridge@regionofwaterloo.ca
Regrets	Agency	Contact
Kaitlyn Rosebrugh	Grand River Conservation Authority – Resource Planner	519-621-2763x2292 krosebrugh@grandriver.ca
Harold O'Krafka	Director of Development Services, Township of Wilmot	519-634-8519 x236 Harold.OKrafka@wilmot.ca

File summary:

The City's Economic Development Office has provided a preliminary draft plan of subdivision for the subject lands (referred to in this record as "the site") so that the site can be developed for future commercial and employment uses. Corresponding applications to amend both the City's Official Plan and the applicable zoning by-law will also be required for the proposed uses.

The proposal involves multiple City-owned parcels that once consolidated will amount to approximately 43 hectares in area. The proposed change in land use will include: amending the City's Official Plan to include site specific policy allowing additional commercial uses; and, changing the zoning from Agricultural (A) to Industrial 1 with site specific provisions to include uses being office, advanced manufacturing, and/or a business employment zone (dependent on the City's current comprehensive zoning by-law review).

Based on information provided by the applicant's agent, the intention is to have a mix of traditional manufacturing uses and "advanced manufacturing" uses, a use that is not described in the City's current zoning by-laws. Also, the development will be phased with the initial phase occurring along Street 'A'.

The site currently contains a recreational 9-hole golf course known locally as the "Waterloo Golf Academy". Two structures associated with this operation include a club house and golf cart garage. The golf course operation encompasses approximately half of the site's total lot area, with the remaining being either grass or tilled farm land. There are few trees on the site, existing either as sparsely situated or as windrows between areas of tilled farmland. Two small ponds as well as a swamp are situated in the north-west portion of the site amongst the golf course.

The site is also known for being the former location of the Hergott Cidery Farm, having local heritage significance.

The site is situated as follows:

- to the north and northwest: Columbia Street West and vacant lands subject to a draft approved residential plan of subdivision (30T-05402);
- to the north and east: an existing hydro corridor approximately 160m in width, beyond which are residential uses comprised of single-detached dwellings;
- to the south: An existing warehouse commercial use and associated gas station, vacant lands designated for commercial use, a parcel containing a drinking water reservoir owned and operated by the Region, and Erb St. W., beyond which is the Regionally owned and operated waste management facility; and,
- to the west-southwest: Wilmot Line (being the boundary road between the Township of Wilmot and the City of Waterloo, and beyond which are primarily agriculture and related uses).

The site is located within the Urban Designated Greenfield Area on Map 3a of the 2015 Regional Official Plan (ROP).

Presubmission Consultation Meeting:

A pre-submission meeting at the request of the applicant's agent was held at Waterloo City Hall on January 3, 2018.

Agency Comments:

The following prescribed agencies have been circulated with a copy of the proposal. Their comments, if any, are provided below (or will be forwarded to the applicant's agent under separate cover once

received): school boards; local electric utility; Ontario Power Generation Inc.; Hydro One Inc.; Canada Post; natural gas utility; and, telecommunication providers.

Union Gas (email dated December 5, 2017) requires, as draft approval condition, the standard/necessary easement(s) and/or agreement(s).

The following agencies were requested to attend the above noted pre-submission meeting: Region of Waterloo; City of Waterloo; Township of Wilmot, and, Grand River Conservation Authority (GRCA). Comments generated from review of the proposal, as well as information provided at the pre-submission meeting are as follows:

Township of Wilmot

The Township's comments submitted in an email from Harold O'Kafka, Director of Development Services, dated December 6, 2017 are as follows:

1. The Township would like to receive, review and approve lot grading, drainage and stormwater management plans with respect to impact on the Wilmot Line and lands within Wilmot Township as part of the application review.
2. The Township will not grant access permits to the Wilmot Line from these lands. Lots should be designed to access the internal road network only.
3. The Township will request that existing accesses be closed and the boulevard restored accordingly. This requirement should be reflected within the design of the development. A work permit would be required from Wilmot Public Works to implement same.
4. The Township will require the conveyance of a 1ft Reserve to the Township of Wilmot along the frontage of the Wilmot Line in similar fashion to the 1ft reserve abutting the residential developments to the north. The conveyance shall be at no expense to the Township of Wilmot prior to the release of the subdivision for registration.
5. The Township will require the installation of a pagewire fence or better (minimum 4ft) along the rear of the lots abutting the 1ft reserve, again at no cost to the Township of Wilmot in similar fashion to the fencing installed as a condition of approval of developments to the north.

City of Waterloo

The City's comments, as well as complete submission requirements, are summarized in the attached letter from Natalie Hardacre, Development Planner, City of Waterloo dated January 22, 2018.

GRCA Comments

The GRCA's comments as well as complete submission requirements are summarized in the attached email from Kaitlyn Rosebrugh, Resource Planner, dated January 3, 2017.

Region of Waterloo Comments:

Regional staff from: Community Planning; Waste Management; Environmental Planning; Heritage Planning; Hydrogeology and Source Water Protection; Water Services; Transportation and Corridor Planning; and, Facilities have reviewed the proposal.

The following have no concerns or comments: i) Environmental Planning; ii) Heritage Planning; and, iii) Facilities.

Transportation and Corridor Planning

Traffic Site Circulation and Access

A Transportation Impact Study (including a pre-consultation meeting with the applicant's transportation consultant) is required along with the associated Regional review fee (currently \$402.50).

As the City is aware, the Region is in the midst of conducting a Municipal Class Environmental Assessment (EA), Schedule C, for improvements to Erb Street West between Fischer-Hallman Road and Wilmot Line. No decisions have been made on a recommendation or acceptance of the study, and as such a date for commencement of such work has not been established. Improvements along Erb Street West are being considered in order to improve roadway capacity to meet projected traffic growth and to improve active transportation facilities for pedestrians and cyclists along this corridor. For more information on this EA project as it pertains to this proposal, please contact William Gilbert, P. Eng. Senior Project Manager, Design and Construction, Transportation and Environmental Services at 519-575-4603 (or WGilbert@regionofwaterloo.ca).

Transit Planning

A future local bus route along Erb St West will provide service in this development. With the alignment of Street A there are potential connections to Columbia Street to the north and the residential development. Two pairs of stops (4 stops in total) are likely within the subdivision limits and funds for transit landing pads will be required as conditions of final approval. The current costs for transit landing pads are \$2,800 each. Additional transit amenities (e.g. shelters, benches) will be determined if required at time of application. Streets A, B and C should be designed to accommodate transit vehicles. Street A provides a direct link from Erb St to Columbia Street and is the most likely transit route. However, depending on the phasing of development, Streets B/C would provide a convenient turn around location for transit routes in the interim.

Sidewalks on both sides of the streets should be designed into the development based on known connectivity issues and requests received from tenants and pedestrians within other employment lands in the Region. Also, considering the existing cycling facilities present on Columbia, and proposed improvements for Erb St West, Street "A" (at minimum) should have cycling facilities (or multi-use trails) on both sides as the main corridor to, from, and through the site.

Traffic Site Circulation and Access

It is now understood that lands under ownership by the City, known locally as 980 Erb St. W., will be incorporated into the proposed development. No access will be permitted to Erb Street. A Regional Access Permit will be required for the closure of the existing access at this property (there is no fee for this permit).

Storm Water Management

Two copies of the Functional Servicing Report, Lot grading, Site Servicing and Storm Water Management plans are required for Regional review and approval.

Other

During the pre-submission meeting concerns were raised about the impacts of road traffic noise on the adjacent residences to the north/off of Columbia St. W.; although not required by the Region, the

applicant may wish to complete an environmental (traffic) noise study to detail the impacts to these residences once Street 'A'/Platinum Drive connects with Columbia St. W.

If such noise study is prepared, the noise consultant preparing the Environmental Noise Study must complete and submit a Transportation Planning Noise Assessment Fee Form and must request forecasted traffic data for the appropriate Regional roadways.

The form can be found at:

http://www.regionofwaterloo.ca/en/doingBusiness/resources/Noise_Assessment_Application_Fee_Form.pdf

Please note that there is a \$250 fee for the preparation of traffic forecasts and review of Environmental Noise Studies.

As indicated on the form, traffic forecasts for noise assessments will be prepared within 15 business days of the data of the request, but will be withheld if payment has not been received.

Any future Site Plan application would be subject to the Region's Site Plan review fee (currently \$805).

Water Services

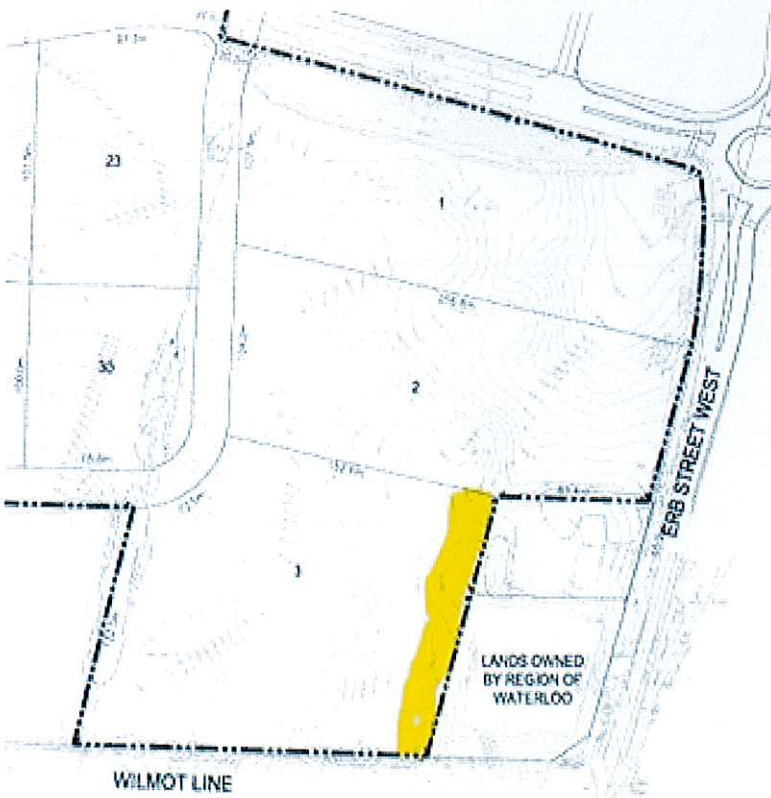
Engineering and Planning – Water Services staff have reviewed the proposal.

Given the proximity to a 400 mm PVC regional watermain on Wilmot Line, as well as a 600 mm CPP regional watermain on Erb St W, the applicant should be made aware that no connection to regional watermains will be permitted in accordance with Section B.2.1.4.1 of the Design Guidelines and Supplemental Specifications for Municipal Services for January 2018.

The subject property is located in Waterloo Zone 7 with a static hydraulic grade line of 446 mASL. Any development with a finished road elevation below 389.8 mASL will require individual pressure reducing devices on each water service in accordance with Section B.2.4.7 of the Design Guidelines and Supplemental Specifications for Municipal Services for January 2018.

Water Services owns and operates the property at 990 Erb St. W. This site is adjacent to the limits of this application and is utilized as a reservoir to supply drinking water to this area of the City. As discussed in the pre-submission meeting, the Region may require special site specific policy as part of the Official Plan amendment, as well site specific zone provisions and regulations as part of the Zone Change application, to restrict certain land uses and protect this reservoir site from any possible contaminants leaking into the soils in or under the reservoir.

It has been acknowledged the property at 980 Erb St. W. is also owned by the City of Waterloo and will be included with the formal application. Water Services staff request that this property, as well as a 10 meter strip along the south east property line of lot 3 as shown on drawing DP-100 dated 17.11.17 be conveyed to the Region of Waterloo, as shown in yellow on the sketch below:



The requested conveyed lands will permit flexibility for any future expansion of the existing reservoir located at 990 Erb St W.

Please contact Jorge Cavalcante, Manager, Engineering and Planning - Water Services at (519) 575-4412 (or jcavalcante@regionofwaterloo.ca) for the requested land transfer.

Landfill / Waste Management

Waste Management staff generally do not support sensitive land uses (e.g. day care facilities) in proximity to the Region's landfill / waste management facilities situated directly to the south. Although the Ministry of the Environment's D-4 guideline on Land Use On or Near Landfills and Dumps identifies 500 metres as a zone of influence, it does note that adverse impacts from an operating landfill could be experienced up to 3 kilometers.

Consistent with other developments in the area, an agreement will be required with the Region with respect to an odour warning clause to advise future tenants / occupants of the site's proximity to the landfill.

See further comments below under "Land Use Compatibility".

Hydrogeology and Source Water Protection

Hydrogeology and Source Water (HSW) Protection staff originally participated in the 2004 Scoped Subwatershed Study for the subject lands and has already discussed the use of winter de-icing salt with City of Waterloo staff. The Region supports the recommendation to install a monitoring well and implement a groundwater quality monitoring plan as discussed with City staff.

Prior to Draft Plan Approval, HSW will require the completion of a Hydrogeologic study to the satisfaction of Region staff, including an assessment of the changes in aquifer vulnerability as a result of alteration and development of the site, as well as a water balance assessment. The Region will require salt management plans for the properties in the proposed subdivision at site plan as a condition of approval.

In addition to the above, any prescribed land use activities that are deemed a threat under the Clean Water Act will be subject to the policies in the Grand River Source Protection.

Land Use Compatibility

In addition to the landfill / waste management facilities, the existing residential uses located to the north and north-west of the subject lands may be considered an incompatible use depending on the industrial uses proposed. Additionally, it was discussed at the pre-submission meeting how ancillary commercial uses (as well as any outdoor recreational parks and open spaces) could be incorporated.

It will need to be justified how such uses (whether ancillary or not) will provide a benefit to this employment area while not conflicting with proposed industrial/manufacturing uses.

Given that the subject lands have been used for a golf course (which typically use high levels of fertilizer), a Record of Site Condition may be required depending on the types of uses proposed.

Depending on the type of ancillary commercial uses proposed, a compatibility / feasibility study, including but not limited to noise and the waste management facilities, will be required as part of the application.

Planning Justification

A Planning Justification Report is required as part of the complete application. The Planning Justification Report must address Places to Grow, the Provincial Policy Statement, Regional Official Plan (ROP), City of Waterloo Official Plan, and all applicable zoning by-laws. The report is to address details about the development, and provide a summary of past planning approvals obtained.

Specifically relating to the Growth Plan for the Greater Golden Horseshoe, which came into effect on July 1, 2017, the Planning Justification Report should identify how this proposal conforms with new requirements and restrictions relating to Employment Areas.

The Region of Waterloo is initiating a Municipal Comprehensive Review (MRC) of the Regional Official Plan, a multi-year process. Through the MCR process, the Region, in conjunction with area municipal staff will complete an employment land strategy and land needs assessment which will provide insights and information on employment lands across the Region.

The overall densities and types of industrial/employment/commercial uses proposed (including associated uses such as shipping/distribution) by this development will need to be detailed in the Planning Justification Report (as well as other required report, i.e. Transportation Impact Study) to ensure that they can be supported in this area and not have further impacts on the area land uses and transportation network.

Archaeological Assessment

An archaeological assessment for the portion of the subject property not previously assessed will be required as part of the application. If the assessment requires further assessments, such will be required prior to final approval of zoning or as a condition of draft plan approval.

General

Triangular shaped parcels adjacent to the subject lands, specifically Lots 9 and 10, and Block 31, as well as Lots 5 and 6 on the conceptual draft plan each appear to be owned by Activa Holdings Inc. These two parcels should be acquired and included as part of the proposed applications.

Block 31 (servicing corridor) does not extend entirely to Columbia Street road allowance. This matter was discussed in more detail during the pre-submission meeting, including the fact that there is an existing servicing easement over the triangular lands owned by Activa (which abut proposed Lots 9 and 10); The servicing corridor will need to be configured and shown on the future draft plan to the satisfaction of the City of Waterloo.

During the pre-submission meeting it was raised by the City as to whether this project could be a suitable opportunity to employ district energy or other distributed generation systems to service the industrial business park and adjacent facilities. Regional Environmental Sustainability staff are

currently completing a Community Energy Investment Strategy (CEIS) in collaboration with the local utilities and area municipalities which will be presented to City and Regional Councils for approval in February 2018. The CEIS encourages this type of localized energy system and engaging a dialogue with City, Regional and utility staff would help further assess the opportunity in the West-side Employment Lands project.

Other Criteria and Additional Notes

The Region's Plan of Subdivision application form and additional application submission requirements are available on the Region's website.

In addition to the number of hardcopy plans and studies identified in the attached Checklist of Information and Materials Required for a Complete Application, digital copies of the same must be submitted on a CD or USB drive.

Please provide a blank area for the approval authority signing area at least 10cm x 10cm on the bottom-right panel of the draft plan.

Region Planning Review Fees

Pre-submission Consultation:	\$300.00
Draft Plan of Subdivision:	\$11,500.00 (fee calculated at \$2,500.00 plus \$250.00/ hectare to a maximum fee of \$11,500)
Draft Plan Approval:	\$4,025.00
Subdivision Registration Release	\$2,000.00 per phase
Area Official Plan Amendment	(Exempt)
Zoning By-Law Amendment (Regional Review):	\$1,150.00
Noise Study Review:	\$250.00
Review of Transportation Impact Study:	\$402.50

To avoid delay in processing of the formal Planning Act applications, the applicant is encouraged to contact Regional staff to confirm the exact amount of fee payable prior to application submission.

**Staff Person handling
the file:**

Adam Betteridge, MCIP, RPP
Principal Planner

**Contact
information:**

Regional Municipality of
Waterloo
Planning, Development and
Legislative Services
150 Frederick St. 8th Floor
Kitchener, ON N2G 4J3
abetteridge@regionofwaterloo.ca
519-575-4757 ext. 3120

**To whom should all correspondence be
sent?**

Owner _____
Applicant _____
Agent x
Other _____

**Contact
information:**

Krista Walkey, MCIP, RPP
Senior Planner
Stantec
100-300 Hagey Boulevard,
Waterloo ON N2L 0A4
Phone: (519) 575-4133
Cell: (226) 808-3743
Fax: (519) 579-6733
Krista.Walkey@stantec.com

Staff Signature: _____



Date: Jan. 29/2018

Commissioner (or delegate) Signature: _____



Date: January 29, 2018.

cc. Natalie Hardacre, City of Waterloo (via email: natalie.hardacre@waterloo.ca)
Harold O'Krafka, Director of Development Services, Township of Wilmot (via email)
Jeff Molenhuis, Director of Public Works, Township of Wilmot (via email)
Regional agencies circulated (via email)

Checklist of Other Information and Materials Required for a Complete Application:

Report/Study	Required	Reviewing Agent	# of Copies
Covering Letter (Plan of Subdivision)	X	Region, City, GRCA	30
Affordable Housing Report/ Rental Conversion Assessment			
Aggregate/Mineral Resource Analysis			
Agricultural Impact Assessment			
Archaeological Assessment	X	Region	2
Chloride Impact Study			
Cut and Fill Analysis			
Development Phasing Plan			
Dust Impact Analysis			
Environmental Impact Study (Scoped)	X	City GRCA	15 (TBD)
Environmental Site Assessment /Record of Site Condition			
Floodline Delineation Study/ Hydraulics Study			
Heritage Impact Assessment	X	City	15
Hydrogeological Assessment	X	Region City	3 15
Land Use Compatibility Study	X	Region	3
Landfill Impact Study		(to be addressed in compatibility study)	
Local Air Quality Study		(to be addressed in compatibility study)	
Minimum Distance Separation			
Natural Heritage Inventory			
Noise Study (Traffic)	X	Region	5
Odour Impact Assessment		(to be addressed in compatibility study)	
Parking Analysis			
Pedestrian Route and Sidewalk Analysis			
Planning Justification Report	X	Region, City	30
Preliminary Drainage/Grading Plan		(see Prelim. SWM Report/Plan)	
Preliminary Stormwater Management Report/Plan (to include lot grading/drainage)	X	Region City Township of Wilmot	9 15
Retail/ Commercial Impact Analysis Study			
Roundabout Feasibility Analysis			
Functional Servicing Report (FSR)	X	Region City	12 15
Slope Stability Study and Report			

[illegible]

Soils/Geotechnical Study	X	City	15		
Subdivision/Condominium Plan(s)	X	Region / City / GRCA	25		
Traffic Calming Options Report					
Transit Assessment					
Transportation Demand Management Options Report					
Transportation Impact Study	X	Region City	5		
Urban Design Report/Brief	X	City	15		
Vibration Study	(to be addressed in compatibility study)		15		
OTHER (specify)					
- On-street Parking plan					
- Preliminary Stationary Noise Study	(to be addressed in compatibility study)				
- Market Impact Assessment	X	City	15		
- Vegetation Management Plan	X	City	15		
- Traffic Control Plan					
- Scoped Monitoring Program	X	City / GRCA	(TBD)		

Complete

Application cleared for acceptance and circulation

Incomplete

Letter identifying which additional studies are required

Date

APPENDIX C

Proposed Official Plan Amendment



Appendix 'C'

Proposed Official Plan Amendment

A. The following Amendment to the City of Waterloo Official Plan are recommended:

1. That the Official Plan Schedule 'A'-Land Use Plan be amended by deleting the two (2) noted Open Space areas on the Subject Lands and noted as "Open Space/Natural System/Supporting Natural Features to be Removed" on Fig. AC-1 Proposed Official Plan Amendments attached to this Appendix 'C' in this Report.
2. That the Official Plan Schedule 'A3'-Open Space Land Uses be amended by deleting the two (2) noted Natural System areas on the Subject Lands and noted as "Open Space/Natural System/Supporting Natural Features to be Removed" on Fig. AC-1 Proposed Official Plan Amendments attached to this Appendix 'C' in this Report.
3. That the Official Plan Schedule 'A4'-Natural System be amended by deleting the two (2) noted Supporting Natural Features areas on the Subject Lands and noted as "Open Space/Natural System/Supporting Natural Features to be Removed" on Fig. AC-1 Proposed Official Plan Amendments attached to this Appendix 'C' in this Report.
4. That for lands shown on the attached Fig. AC-1-Proposed Official Plan Amendments as "Lands to be Redesignated from Employment to Commercial, and, Business Employment to Convenience Commercial" that these lands be redesignated from Employment to Commercial on Schedule 'A'-Land Use Plan in the Official Plan, and, from Business Employment to Convenience Commercial on Schedule 'A1'-Commercial Land Uses in the Official Plan, subject to the following site specific provisions:
 - a) That the subject lands shall be designated as Specific Provision Area P1-Platinum Drive and Columbia Street, and the following site specific policies shall apply:

Specific Provision Area P1-Platinum Drive and Columbia Street

- (1) The policies of this Specific Provision Area apply to the lands redesignated Commercial on Schedule 'A' Land Use Plan, and, redesignated Convenience Commercial on Schedule A2 Commercial Land Uses, on lands south of Columbia Street West, on both sides of the proposed extension of Platinum Drive, at the intersection of Platinum Drive and Columbia Street West, as per Clause 4. above, and shown on Fig. AC-1-Proposed Official Plan Amendments as "Specific Provision Area P1: Platinum Drive and Columbia Street West";
- (2) Notwithstanding Section 11.1.43 (3) of the Official Plan, the area of the lands to be redesignated from Employment to Commercial, and, Business Employment to Convenience Commercial in the Official Plan as per Clause 4 above shall generally be approximately 1.8 hectares in size being the total of two blocks on both sides of Platinum Drive at its intersection with Columbia Street;

(3) Notwithstanding the policies of the Convenience Commercial designation, and consistent with Policy (2) in Section 11.1.43 of the Official Plan, these lands shall also be subject to the following:

- i) Utilization of said lands for convenience commercial purposes shall only be permitted after, or at the same time as, the Zoning By-law is amended for lands known municipally as 975 Columbia Street West, already zoned Convenience Commercial “CC”, to an appropriate zoning category to implement the Business Employment Official Plan designation; at such time as these lands at 975 Columbia Street West are rezoned, consistent with Policy (2) of Section 11.1.43 of the Official Plan, the Official Plan designation of these lands to the west, known municipally as 975 Columbia Street West, shall be deemed to be designated Business Employment as per the Official Plan;
- ii) Until the lands already zoned Convenience Commercial “CC” to the west, known municipally as 975 Columbia Street West, are rezoned to another appropriate zone or zoning category to implement the Business Employment designation, the lands subject of this Special Provision Area P1 may be pre-zoned for convenience commercial purposes, but only with a Holding “H” Provision applied to the lands for purposes of prohibiting convenience commercial uses on the said lands, and, said Holding “H” Provision will require a zoning amendment application to remove the Holding “H” Provision once the lands further to the west along Columbia Street, known municipally as 975 Columbia Street West, and described in i) above, are rezoned from Convenience Commercial “CC” to another zone or zone category consistent with the Business Employment Official Plan designation;
- iii) That notwithstanding Policies 2. i) and ii) above, and, the Commercial designation on Schedule ‘A’-Land Use Plan in the Official Plan, and, the Convenience Commercial designation on Schedule ‘A1’-Commercial Land Uses in the Official Plan, the subject lands may also be used for uses anticipated within the Business Employment land use designation of the Official Plan. These would include land uses which cater to the needs of technical and/or scientific businesses, advanced industrial technologies, prestige office, and certain service uses; therefore, the lands subject of this Specific Provision Area P1 may be zoned to permit:
 - a) the additional Primary uses, including:
 - 1. COMMUNICATION PRODUCTION USES
 - 2. DATA CENTRES
 - 3. INDOOR STORAGE AND WAREHOUSING related to the production of high-value, high technology products to a maximum of 25% of the total building floor area of any building
 - 4. Light assembly/light manufacturing operations relating to the production of high-value, high technology products

4. Light assembly/light manufacturing operations relating to the production of high-value, high technology products
 5. PARKING FACILITY
 6. PRINTING AND PUBLISHING
 7. REPAIR AND SERVICING OPERATIONS related to the production of high-value, high technology products, to a maximum of 25% of the total floor area of any building;
- b) the additional Ancillary uses, including:
1. CATERING ESTABLISHMENTS
 2. COMMERCIAL RECREATION
 3. COMMERCIAL SCHOOLS.
- iv) The uses permitted in sub-sections 3. iii), a) and b) above shall not be required to be held by way of a Holding “H” Provision applied to the lands for purposes of prohibiting convenience commercial uses on the said lands as per Policies 2. i) and ii) above;
- v) ANCILLARY uses permitted in sub-section 3. iii) b) above shall be within a building containing a PRIMARY use or uses in permitted in sub-section 3. iii) a) above, or, within the Convenience Commercial designation, and, shall not exceed twenty five percent (25%) of the BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING.
5. That for the lands designated Employment on Schedule ‘A’ Land Use Plan, and, designated Business Employment on Schedule ‘A2’ Employment Areas in the existing Official Plan and shown on the attached Fig. AC-1-Proposed Official Plan Amendments as “Specific Provision Area P2-Westside Employment Lands”, the following site specific provisions shall apply:
- a) That the subject lands shall be designated as Specific Provision Area P2-Westside Employment Lands, and the following site specific provisions shall apply:
- Specific Provision Area P2-Westside Employment Lands
- (1) The policies of this Specific Provision Area P2-Westside Employment Lands apply to lands currently designated Business Employment on Schedule A2 Employment Areas in the Official Plan on lands south of lots which are adjacent to Columbia Street West, east of the Wilmot Line, west of the Hydro Electric Power Corridor, south to Erb Street West, shown as Specific Provision Area P2 on the attached Fig. AC-1-Proposed Official Plan Amendments;

- (2) Notwithstanding, the existing Business Employment designation applying to the said lands, the subject lands may also be used for certain uses as anticipated within the Flexible Industrial land use designation of the Official Plan. The types of additional uses to be permitted would include traditional industrial uses such as manufacturing, processing, assembly, construction and service trades, warehousing and distribution; ideally, such uses may include, or, compliment and relate to, uses of a technical and/or scientific nature, and/or, elements of advanced industrial technologies; therefore, the lands subject of this Special Provision Area P2 may be zoned to permit:

a) The additional Primary uses, including:

1. Industrial uses including assembling, fabricating, manufacturing, processing, repair and servicing, storage, utilities, communications, service trades, equipment suppliers and printing and publishing;
2. Warehouse, distribution, and wholesale uses (no retail);

b) In addition to uses permitted in the Business Employment designation, and, in addition to the primary uses permitted in a) above, the lands subject to this Special Policy Area may also be zoned to permit the following uses:

1. Parking facilities; and,
2. Community uses, except public schools.
3. Notwithstanding Policy 10.3.2.2 (6) (a) of the Official Plan, limited display and retail of products manufactured or produced on site is permitted as an Ancillary use, and for all other permitted Ancillary uses, such Ancillary uses shall be within a building containing Primary permitted use(s), and, an Ancillary use(s) shall not exceed twenty-five (25%) percent of the gross building floor area (excluding parking structures).

6. That notwithstanding other sections of the Official Plan and other policies in the Specific Provision Area P2-West Side Employment Lands, in Section 5. above, for the lands shown on the attached Fig. AC-1-Proposed Official Plan Amendments as "Specific Provision Area P3-Westside Employment Lands-Platinum Drive Frontage", the following shall apply:

- a) That the subject lands shall be designated Specific Provision Area P3- Westside Employment Lands-Platinum Drive Frontage, and the following site specific provisions shall apply:

Specific Provision Area P3-Westside Employment Lands-Platinum Drive Frontage

- (1) Notwithstanding the Business Employment land use designation of the subject lands on Schedule A2 Employment Areas in the Official Plan, or, anything to the contrary elsewhere in this Official Plan, or, in any part of Specific Provision Area P2 policies in Section 5. above, the intent of this Specific Provision Area P3 is to permit certain uses

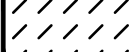
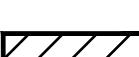
that will serve to activate the frontage of Platinum Drive in this area to create a unique, central street within the West Side Employment Lands and thereby enhancing the area for businesses and their employees by serving their day-to-day needs in a unique and attractive environment; therefore, the following additional Ancillary uses shall be permitted on the ground floor of a building on a lot having frontage onto Platinum Drive, between both intersections of Streets 'B' and 'C' with Platinum Drive, shown as "Specific Provision Area P3-West Side Employment Lands-Platinum Drive Frontage" on Fig. AC-1-Proposed Official Plan Amendments attached to this Appendix 'C' in this Report:

1. Commercial services
 2. Personal Service uses.
- (2) c) Notwithstanding anything to the contrary in the Official Plan, for permitted Ancillary uses as per 6. a) (1) above, such Ancillary uses shall be within a building containing Primary permitted use(s), and, an Ancillary use(s) shall not exceed twenty-five (25%) percent of the gross building floor area (excluding parking structures).



The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.



	LANDS TO BE REDESIGNATED FROM EMPLOYMENT TO COMMERCIAL AND BUSINESS EMPLOYMENT TO CONVENIENCE COMMERCIAL
	SPECIFIC PROVISION AREA P1: PLATINUM DRIVE AND COLUMBIA STREET WEST
	SPECIFIC PROVISION AREA P2: WEST SIDE EMPLOYMENT LANDS
	SPECIFIC PROVISION AREA P3: WEST SIDE EMPLOYMENT LANDS- PLATINUM DRIVE FRONTAGE
	OPEN SPACE/NATURAL SYSTEM/SUPPORTING NATURAL FEATURES TO BE REMOVED

Revision/Issue	By	Appd	YYYY.MM.DD
File Name: [61413446_RAC_]			2018.08.07
	Down	Duan	XXXXMMDD

Project No. 161413446		Scale N.T.S.
Revision 0	Sheet 1 of 1	Drawing No. AC-1

APPENDIX D

Proposed Zoning By-law Amendment



Appendix 'D'

Proposed Zoning By-law Amendment

A. The following Amendment to the City of Waterloo Zoning By-law No. 1418 is recommended:

1. That for lands shown on Fig. AD-1 Proposed Zoning By-law Amendment, attached to this Appendix 'D' in this Report, as "Lands to be Rezoned from Agriculture 'A' to Business Employment One (E1-27)" the lands shall be rezoned from Agriculture 'A' to Business Employment One (E1-27), and, the Business Employment One (E1-27) Zone to apply to these lands shall be as contained in Appendix 'G' attached to this Report, subject to the following:
 - (a) the suffix "27" means the maximum height of any building shall be 27 metres and nine (9) Storeys.
2. That for lands shown on Fig. AD-1-Proposed Zoning By-law Amendment, attached to this Appendix 'D' in this Report, as "Lands to be Rezoned from Agriculture 'A' to Convenience Commercial (C3-27)" the lands shall be rezoned from Agriculture 'A' to Convenience Commercial (C3-27), and, the Convenience Commercial (C3) Zone to apply to these lands shall be as contained in Appendix 'H' to this Report, subject to the following:
 - (a) the suffix "27" means the maximum height of any building shall be 27 metres and nine (9) Storeys;
 - (b) A holding symbol (H) is hereby applied to any use permitted by way of the permitted use as contained within sub-section 2. f), 2. g) or 2. h) below. The holding symbol (H) means the LOT is zoned as a holding provision area for which the following applies:
 - i) Notwithstanding anything to the contrary, the holding symbol shall not be removed until the following criterion is satisfied:
 - a. that the lands currently zoned Convenience Commercial (CC) to the west along Columbia Street West, known municipally as 975 Columbia Street West, have been rezoned from their current Convenience Commercial (CC) Zoning to another non-commercial zone.
 - (c) For uses permitted under the Convenience Commercial (C3-27) Zone as set out in Appendix 'H', the Parking Requirement under the heading "All Other" in Section 8.5.10 shall apply.

(d) The following uses normally permitted in Section 8.5.1.2 of the Convenience Commercial (C3) Zone as contained in Appendix 'H' to this Report, specifically:

- ASSISTED LIVING FACILITY above the FIRST STOREY
- DWELLING UNITS above the FIRST STOREY
- LONG TERM CARE FACILITY above the FIRST STOREY

shall not be permitted on the subject lands.

f) Notwithstanding the list of permitted uses as contained within the Convenience Commercial (C3) Zone applying to these lands as contained in Appendix 'H' to this Report, and, also notwithstanding sub-section 2. b) above, the following additional PRIMARY uses shall be permitted:

- i) ADVANCED TECH
- ii) BUSINESS INCUBATOR
- iii) COMMUNICATION PRODUCTION
- iv) DATA CENTRE
- v) GOVERNMENT USE
- vi) "LIGHT" INDUSTRIAL ASSEMBLY related to ADVANCED TECH
- vii) "LIGHT" INDUSTRIAL MANUFACTURING related to ADVANCED TECH
- viii) "LIGHT" INDUSTRIAL PROCESSING related to ADVANCED TECH
- ix) MAKERSPACE (CLASS A)
- x) MEDICAL CLINIC
- xi) OFFICE
- xii) PARKING FACILITY (restricted to STRUCTURED PARKING)
- xiii) PRINTING ESTABLISHMENT
- xiv) TECH OFFICE
- xv) TRAINING FACILITY;

g) That notwithstanding the list of permitted uses as contained within the Convenience Commercial (C3) Zone applying to these lands as contained in Appendix 'H' to this Report, and, also notwithstanding sub-section 2. b) above, the following additional COMPLEMENTARY uses shall be permitted:

i) Repair and Servicing Operations related to ADVANCED TECH;

ii) WAREHOUSE related to ADVANCED TECH (no retail);

h) That notwithstanding the list of permitted uses as contained within the Convenience Commercial (C3) Zone applying to these lands as contained in Appendix 'H' to this Report, and, also notwithstanding sub-section 2. b) above, the following additional ANCILLARY uses shall be permitted:

i) ALTERNATIVE EDUCATION CENTRE

ii) BAKE SHOP, including OUTDOOR BAKE SHOP PATIO

iii) CAFÉ, including OUTDOOR CAFÉ PATIO

iv) Catering Establishment

v) CHILD CARE CENTRE (which MAY be subject to a holding (H) symbol)

vi) COMMERCIAL RECREATION

vii) COMMERCIAL SCHOOL

viii) COMMERCIAL SERVICE

ix) COMMERCIAL WELLNESS

x) FINANCIAL SERVICE

xi) MICROBREWERY

xii) MUNICIPAL RECREATION FACILITY

xiii) NANOBREWERY;

i) The uses permitted in sub-sections 2. f), g), and h) above shall not be required to be held by way of a Holding "H" Provision applied to the lands for purposes of prohibiting convenience commercial uses on the said lands as per sub-section 2. b) above;

j) COMPLEMENTARY uses permitted specifically in sub-section 2. g) above collectively shall not exceed twenty-five percent (25%) of the BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING;

k) ANCILLARY uses shall be within a building containing one or more PRIMARY uses in sub-section 2. f) above and shall not exceed twenty five percent (25%) of the BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING;

l) The maximum BUILDING FLOOR AREA of each ANCILLARY Use shall not exceed 1,393 square metres;

m) Ancillary Uses permitted in sub-section 2. h) above shall be located on the FIRST STOREY of a BUILDING containing one or more of the permitted uses specified in sub-section 2. f) above;

n) where any Ancillary Use as permitted by way of sub-section 2. h) above is also a permitted use in the Convenience Commercial (C3) Zone attached as Appendix 'H' to this Report, the requirements in sub-sections 2. k), l) and m) shall not apply to said Ancillary Use but rather the provisions of the Convenience Commercial (C3) Zone attached as Appendix 'H' to this Report shall apply.

3. That for lands shown on Fig. AD-1 Proposed Zoning By-law Amendment, attached to this Appendix 'D' in this Report, as "Lands to be Rezoned from Agriculture 'A' to Business Employment (E1-27) with Site Specific Provisions" the lands shall be rezoned from Agriculture 'A' to Business Employment (E1-27), and, the Business Employment (E1-27) Zone to apply to these lands shall be as contained in Appendix 'G' to this Report, subject to the following Site Specific Exceptions:

(a) Notwithstanding anything to the contrary, in addition to the Primary Uses permitted in the Business Employment (E1-27) Zone as contained in Appendix 'G' to this Report, the following additional PRIMARY Uses shall be permitted:

- i) ARTIST STUDIO (CLASS B)
- ii) AUTOMOBILE SERVICE CENTRE
- iii) COMMUNICATION PRODUCTION
- iv) CUSTOM SERVICE SHOP
- v) Dry Cleaning and Laundry Facility
- vi) FOOD AND BEVERAGE MANUFACTURING INDUSTRY
- vii) GOVERNMENT USE
- viii) INDUSTRIAL ASSEMBLY
- ix) INDUSTRIAL MANUFACTURING
- x) INDUSTRIAL PROCESSING
- xi) Industrial or Construction Equipment Supplier (Sales or Rental)
- xii) LABORATORY
- xiii) MAKERSPACE (CLASS B)
- xiv) MICROBREWERY

xv) PET SERVICES (CLASS B)

xvi) PHARMACEUTICAL INDUSTRY

xvii) TRUCK DEPOT

xviii) VETERINARY HOSPITAL

xix) WAREHOUSE (no retail)

xx) WHOLESALER (no retail);

b) Notwithstanding anything to the contrary, in addition to the Complementary Uses permitted in the Business Employment (E1-27) Zone as contained in Appendix 'G' to this Report, the following additional COMPLEMENTARY Uses shall be permitted:

i) COMMERCIAL SERVICE

ii) TRANSPORTATION SERVICE;

c) That notwithstanding anything to the contrary, on the lands shown as "Restricted Use Area 1" on Fig. AD-1-Proposed Zoning By-law Amendment attached to this Report, the following uses shall not be permitted:

a. CHILD CARE CENTRE;

(d) That notwithstanding anything to the contrary, for the lands shown as "Special Use Permission Area", on Fig. AD-1 Proposed Zoning By-law Amendment, attached to this Appendix 'D' in this Report, the following uses shall be permitted as ANCILLARY Uses:

a. PERSONAL BREWING ESTABLISHMENT

b. PERSONAL SERVICE SHOP

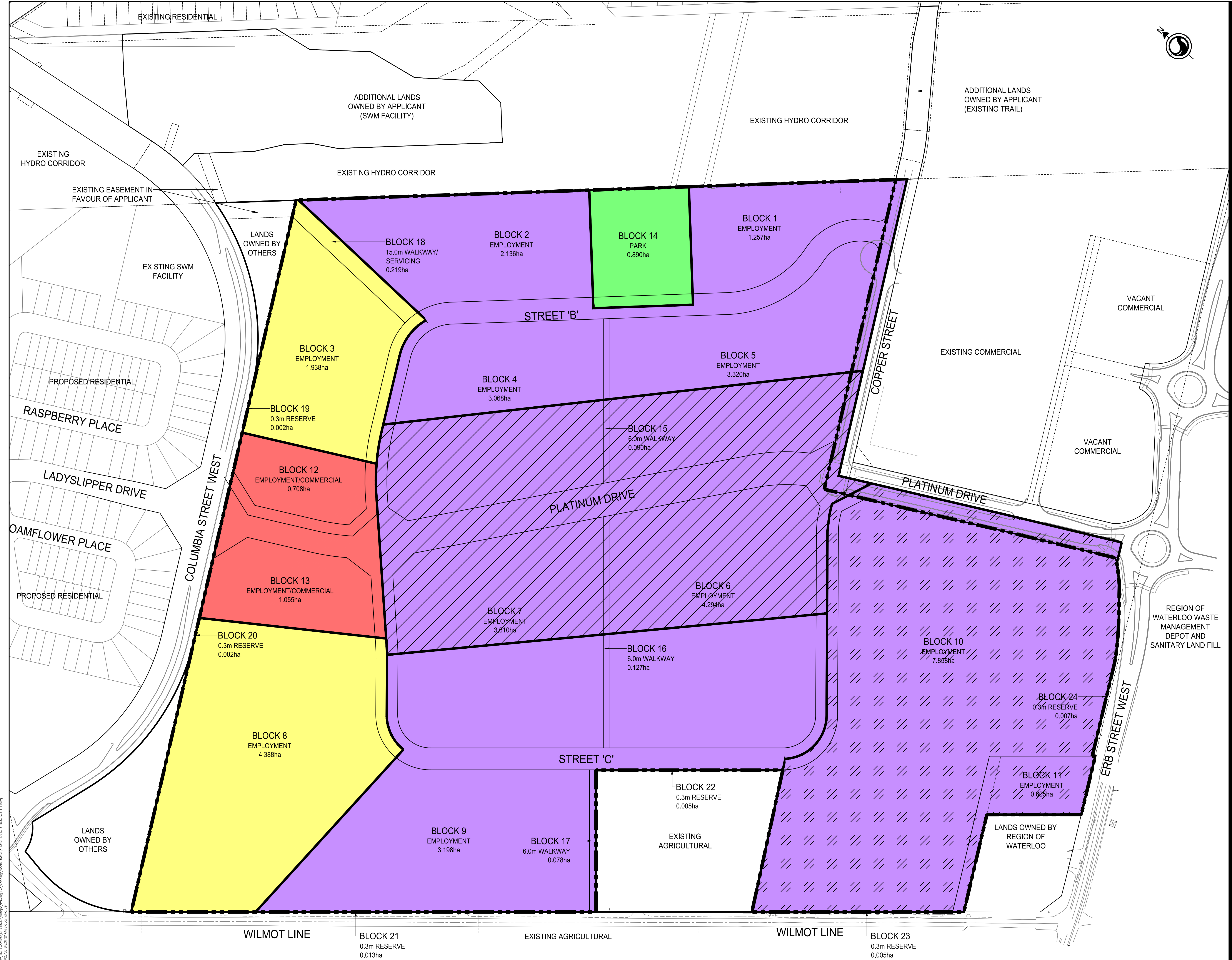
c. CULTURAL FACILITIES

d. PUBLIC MARKET

e. TEMPORARY FARMERS MARKET;

f) that for the additional PRIMARY, COMPLEMENTARY and ANCILLARY uses permitted specifically in sub-sections 3. a), 3. b) and 3. d) above, the Performance Standards as contained in Sub-sections 9.1.2 through to 9.1.14 of the Business Employment (E1) Zone attached as Appendix 'G' to this Report shall apply, save and except the following:

- 1) notwithstanding the Section 9.1.3 and Table 9A, Ancillary Uses permitted in Section 9.1.1.1 in the Business Employment (E1-27) as contained in Appendix 'G' in this Report and in Section 3. d) above, these Ancillary Uses collectively shall not exceed twenty five percent (25%) of the BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING;
 - 2) Section 9.1.14 shall not apply to the lands shown as "Restricted Use Area 1" on Fig. AD-1-Proposed Zoning By-law Amendment attached to and forming part of Appendix 'G' to this Report and as regulated by sub-section 3. c) above, which prohibits CHILD CARE CENTRE as a use in this "Restricted Use Area 1".
4. That for lands shown on Fig. AD-1 Proposed Zoning By-law Amendment, attached to this Appendix 'D' in this Report, as "Lands to be Rezoned from Agriculture 'A' to Parks & Recreation (OS1)" the lands shall be rezoned from Agriculture 'A' to Parks & Recreation (OS1) as contained in Appendix 'I' attached to this Report.



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Key Map NTS.

Legend

- LANDS TO BE REZONED FROM AGRICULTURE 'A' TO BUSINESS EMPLOYMENT ONE (E1-27)
- LANDS TO BE REZONED FROM AGRICULTURE 'A' TO COMMERCIAL CONVENIENCE (C3-27)
- LANDS TO BE REZONED FROM AGRICULTURE 'A' TO BUSINESS EMPLOYMENT (E1-27) WITH SITE SPECIFIC PROVISIONS
- LANDS TO BE REZONED FROM AGRICULTURE 'A' TO PARKS AND RECREATION (OS1)
- RESTRICTED USE AREA #1
- SPECIAL USE PERMISSION AREA

Revision/Issue	By	Appd	YYYY.MM.DD
File Name: 161413446_R-AD_1			2018.07.23
	Dwn.	Dsgn.	Chkd.

Permit-Seal

Client/Project
CITY OF WATERLOO

WATERLOO WEST SIDE
EMPLOYMENT LANDS
WATERLOO, ON

Title
PROPOSED ZONING BY-LAW
AMENDMENT

Project No. 161413446	Scale N.T.S.
Revision 0	Sheet 1 of 1
Drawing No. AD-1	

APPENDIX E

Evaluation of Related PPS Policies



Provincial Policy Statement Review, 2014

Policy #	Policy	Reasoning
1.1.1 a)	Healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;	This land use/development proposal will result in the provision of employment opportunities and commercial services in growing sectors of the City. The creation of jobs and the provision of services in proximity to the nearby residential areas will provide the option for people to choose to live close to where they work, thereby reducing travel distances and time from home to work, and, encouraging individuals to utilize other forms of transportation other than the automobile and resulting in an efficient development and land use pattern.
1.1.1 c)	Healthy, liveable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns;	The design of the proposed Draft Plan of Subdivision includes sidewalks and/or a multi-use trail on both sides of Platinum Drive, sidewalks on both sides of Streets 'B' and 'C', and, and east-west trail connection linkage which is tied into the north-south active transportation trail system planned within the adjacent Hydro Electric Power Corridor (HEPC). The potential for active and recreational transportation provided for by this design will promote health and safety by encouraging people to use non-motorized modes of transportation, thereby reducing greenhouse gas emissions and other forms of pollution, and by encouraging a more healthy, active lifestyle.
1.1.1 d)	Healthy, liveable and safe communities are sustained by avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;	The subject lands are within the City of Waterloo urban boundary, are within the planned growth area of the City of Waterloo as reflected in their designation in both the Region of Waterloo and City of Waterloo Official Plans as (Urban) Designated Greenfield Areas. The subject lands represent one of the few remaining opportunities for the provision of employment lands in the City of Waterloo. The subject lands are a logical extension of existing growth on the westside of Waterloo.
1.1.1 e)	Healthy, liveable and safe communities are sustained by promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;	As noted, the subject lands are a logical physical extension of growth and existing services and infrastructure emanating from existing development to

		the east and north and have been designated for employment purposes for a number of years. The proposed development standards will allow for and encourage development/employment densities that are efficient and will minimize land consumption.
1.1.3.5	Planning Authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.	
1.1.3.2 a) 4. and 5.	Land use patterns within settlement areas shall be based on densities and a mix of land uses which support active transportation and are transit-supportive, where transit is planned, exists or may be developed;	Design of the subdivision includes an extensive active transportation system comprised of an east/west walkway system intersecting with planned roads. Platinum Drive will have a 3.0 metre multi-purpose trail on the east side and a sidewalk on the west side. Streets 'B' and 'C' will have walkways on both sides. The proposed employment area and targeted employment at up to 8,000 employees will be transit supportive by virtue of the design of the subdivision, which incorporates the above-noted integrated active transportation system of walkways and sidewalks/multi-purpose trail. The road pattern and road widths are such to accommodate transit service, including the incorporation of transit stops.
1.1.3.6	New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities	The proposed new development is adjacent to existing development to the south, east and north and is a logical extension of growth and the provision of services and infrastructure. The land use scheme as proposed by way of Official Plan and Zoning By-law Amendments will provide for a compact employment area, with a mix of uses (industrial, commercial, parkland) and includes the provision of parkland, community trail linkages and is designed to accommodate transit. The introduction of the proposed land uses in this area results in a complete and compact community design wherein opportunities are provided for people to at all stages of life to live, work, learn, shop and play in close proximity.
1.1.3.7 a)	Planning authorities shall establish and implement phasing policies to ensure that specified targets for intensification and	The Region of Waterloo and the City of Waterloo as the Planning Authorities have established the targets for

	redevelopment are achieved prior to, or concurrent with, new development within designated growth areas;	intensification and growth. The 2012 Official Plan identifies a target of 88,000 jobs in Waterloo by 2029. The development of the subject lands will assist in achieving this target. Section 3.5 (a) and (b) of the City of Waterloo Official Plan set a density target of 55 persons and jobs per hectare for Designated Greenfield Areas, contributing to achievement of a Region-wide employment Designated Greenfield Area density target of 40 residents and jobs per combined hectare. Planning for the proposed West Side Employment Lands (WSEL) has been based on a maximum number of jobs created on the lands at 8,000, translating to an employment density of approximately 181 jobs per hectare.
1.1.3.7 b)	Planning authorities shall establish and implement phasing policies to ensure the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.	The proposed employment development represents a logical and orderly progression of development. A Functional Servicing Report, a Traffic Impact Study, and, other technical studies have been completed indicating the feasibility, availability and capacity of extending nearby services and infrastructure to service the lands in a timely manner. Development of the lands will provide employment opportunities and commercial services to the area to meet the current and projected needs for economic growth, jobs and services for people living in the Region, in Waterloo, and, nearby to the subject lands.
1.2.1 a) & b)	A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:	The proposed land use approvals were evaluated at a Pre-Consultation Meeting with City, Regional and other relevant Agencies on January 3, 2018. Through this process a coordinated, integrated and comprehensive list of studies and planning matters were requested to be submitted to support a “complete” planning land use approval application and to ensure that the proposal was comprehensively assessed and considered. These required studies and planning matters have all been completed and submitted as part of the “complete” application package and do support the requested land use planning approvals they do indicate that the proposed growth and development can be managed, and, should be promoted to afford the City of Waterloo

		and the broader Region of Waterloo with new employment growth land to accommodate and foster continued economic growth.
1.2.6.1	Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.	As part of the background work in preparation to developing the subject proposal, a Land Use Compatibility Report was undertaken to assess proposed land uses considering the Region of Waterloo Landfill site located south of Erb Street and the subject lands which abut the north side of Erb Street. The assessment concluded that the proposed employment use of the site would in fact be less sensitive than other existing uses within the 500 metre separation distance from the landfill perimeter. One use normally permitted within the Official Plan and zoning regime for employment lands, being Child Care Centre, was determined to be a sensitive use and therefore inappropriate within the 500 metre separation distance, and is therefore recommended to be prohibited in this area.
1.3.1 a), b), c) & d)	Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;	The proposed land use changes have been assessed through completion of a Market Analysis which concludes that bringing forward the proposed WSEL will promote economic development and competitiveness and will provide for a range of employment uses to meet short, medium and long-term needs. The proposed land use scheme provides for compact, mixed-use development (industrial, commercial and parkland) and will permit a wide range of economic/business/employment activities

	c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; d) ensuring the necessary infrastructure is provided to support current and projected needs.	and ancillary uses to meet the needs of existing and future businesses. The proposed land use arrangement is designed to accommodate compact, mixed-use development and in a compatible relationship, and, to realize liveable and resilient communities also as discussed relative to Policies 1.1.1.1 a), c), d) and e) above.
1.3.2.1	Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.	The provision of the WSEL represents the provision of a new employment area to meet emerging and future employment needs; the Functional Servicing Report, the Traffic Impact Study, and, other supporting technical studies indicate that the necessary infrastructure is available, and, can be expanded, to support these needs.
1.3.2.3	Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.	The Traffic Impact Study addresses the functionality of the goods movement corridors/road system in the area.
1.5.1 a)	Healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.	The design of the proposed subdivision will meet these policy objectives as it is designed to incorporate an extensive active transportation system which will provide for community connectivity within and to areas beyond the West Side Employment Lands. The proposed design incorporating the convenience commercial node at Platinum Drive and Columbia Street West will also result in a centre which will draw both employees and residents thereby fostering social interaction.
1.6.2	Planning authorities should promote green infrastructure to complement infrastructure.	There are no green infrastructure elements incorporated into the functional design, however these could be explored at detailed design.
1.6.6.7	Planning for stormwater management shall: a) minimize, or, where possible, prevent increases in contaminant loads; b) minimize changes in water balance and erosion; c) not increase risks to human health and safety and property damage; d) maximize the extent and function of vegetative and pervious surfaces; and	The Functional Servicing Report addresses drainage and proper management of storm water drainage. A water balance calculation has been provided and the stormwater management plan addresses best management practices and ministry guidelines.

	e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.	
1.6.7.3	As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.	The City of Waterloo Integrated Multi-Modal Transportation Study assessed the current state of the transportation systems and modes on the westside of Waterloo. It provides a number of recommendations to improve the road, transit and active transportation system. The design of the proposed plan of subdivision and the proposed land use regime endeavours to incorporate and reflect these recommendations by providing an extensive active transportation system within the WSEL and connected to the existing and planned active transportation system adjacent to the WSEL, and which connects into the active transportation system in the City of Kitchener. The subdivision layout and road right-of-way design has been designed to be able to facilitate transit service.
1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.	The introduction of employment lands and opportunities on the subject lands, in close proximity to existing and planned residential and commercial development to the north and east, provides the opportunity for people to choose to live near where they work, and thereby be able to utilize the planned active transportation and/or transit system to get to work and/or to fulfill shopping needs, thereby minimizing the length and number of vehicle trips.
1.7.1 a)	Long-term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness.	The development of the WSEL will open up much needed employment lands for use by new and growing businesses in Waterloo and within the Region. This will promote opportunities for economic development. The proposed subdivision design and the proposed land use regulatory regime (i.e. Official Plan and Zoning approach) are based heavily on the Market Analysis study undertaken by urbanMetrics August 2, 2018 and due to the direction provided by this study, the proposal will ensure that Waterloo is positioned to provide land and building opportunities and is community investment-ready.

1.7.1 b)	Long-term economic prosperity should be supported by optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities.	The proposal to bring forward the WSEL for development as proposed is based on previous long-term planning undertaken by the City of Waterloo and is supported by a comprehensive array of special studies which illustrate the timing of bringing the lands forward now is appropriate, and, that the development of the lands does ensure the optimization of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities.
1.7.1 d)	Long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes	Background work undertaken for this proposal included an archeological assessment consistent with Provincial guidelines and an assessment of a historic farmstead foundation and area surrounding it to determine what resources existed and their potential use/reuse. It is proposed that rock from the historic farmstead foundation will be reclaimed and used to build a commemorative gateway feature at the entrance intersection to the WSEL, thereby reinforcing a defined character and unique sense of place for this area.
1.7.1 f)	Long-term economic prosperity should be supported by providing for an efficient, cost-effective, reliable multi-modal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people	The City of Waterloo Integrated Multi-Modal Transportation Study assessed the current state of the transportation systems and modes on the westside of Waterloo. It provides a number of recommendations to improve the road, transit and active transportation system which have been reflected in the design of the proposed plan of subdivision and the proposed land use regime. By way of implementing the recommendations, the resulting road system, transit and active transportation system improvements will contribute to long term economic prosperity and realization of an efficient, cost effective, reliable multi-modal transportation system
1.8.1 b) and c)	Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which promote compact form and a structure of nodes and corridors;	The design of the Draft Plan of Subdivision includes features to facilitate active transportation, transit service and efficient traffic movement i.e. the potential for round-about intersections; all these design measures will contribute to energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions. The proximity of the WSEL to very nearby residential areas (i.e. Clair Hills District to the north and east and

		Columbia Hills District to the north, and, to a great proportion of the population of the City of Waterloo on the west side of Waterloo) does result in a development pattern that provides significant employment opportunities near to housing, can contribute to shortening of commute journeys and decrease transportation congestion.
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APPENDIX F

Evaluation of Related Growth Plan Policies



Growth Plan for the Greater Golden Horseshoe Review (2017)

Policy #	Policy	Reasoning
2.2.1.4 a)	Applying the policies of this Plan will support the achievement of complete communities that: a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;	The development of the WSEL will support the achievement of complete communities inasmuch as the employment opportunities provided do contribute to a mix of land uses on the west side of Waterloo, affording to people living in nearby residential areas convenient access to where they may work, and, to nearby commercial uses, other services and public service facilities.
2.2.5.1 b), c) and d)	Economic development and competitiveness in the GGH will be promoted by ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;	Bringing forward the WSEL does ensure the supply of much needed employment land in Waterloo and the Region of Waterloo and it is well-positioned to provide employment opportunities to people living on the westside of Waterloo, Kitchener and nearby Townships and settlements. The lands will contribute to meeting forecasted employment growth to the horizon year of the Growth Plan for the Greater Golden Horseshoe (2017). The design of the Plan of Subdivision is oriented to promoting higher employment densities e.g. office uses and to provide easy provision of transit service. Provision of the subject lands for employment purposes offers a new opportunity for existing and new businesses to locate and grow and therefore will attract investment and employment.
2.2.5.3	Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.	The commercial and office use components of the WSEL are in a location that has an active transportation network and which will be enhanced and complimented by a plan for enhanced transit.
2.2.5.6	Upper- and single-tier municipalities, in consultation with lower-tier municipalities, will designate all employment areas, including any prime employment areas, in official plans and protect them for appropriate employment uses over the long-term.	The WSEL is currently designated and will continue to be designated as protected employment land.

2.2.7.1	New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: a) supports the achievement of complete communities; b) supports active transportation; and c) encourages the integration and sustained viability of transit services.	The proposed WSEL is being comprehensively planned, designed, and proposed to be zoned in a manner that will create a complete community within the WSEL, with employees being able to get daily needs met by other nearby support ancillary uses. The proximity of employment opportunities will also contribute to complete community by affording work opportunities for people living in nearby residential areas. The design of the Plan of Subdivision provides an extensive pedestrian and bicyclist system tied into the broader City-wide active transportation system, and, the streets and uses are designed to enhance, integrate with, and sustain transit services.
2.2.7.2	The designated greenfield area of each upper- or single-tier municipality will be planned to achieve within the horizon of this Plan a minimum density target that is not less than 80 residents and jobs combined per hectare.	The proposed WSEL is being assessed, planned and designed with a target employment level of up to 8,000 employees on 44 hectares of land. This level of employment would result in a density of just over 180 jobs per hectare, well above the Growth Plan target. It is difficult to ensure the precise density level that will be achieved, however, the proposed land uses and subdivision design is being directed to realize densities well above the Growth Plan target.

APPENDIX G

Business Employment One (E1)



APPENDIX G

BUSINESS EMPLOYMENT ONE (E1)

Zone

9.1 Business Employment One (E1) Zone

Permitted Uses

9.1.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Business Employment One (E1) zone for any purpose other than one or more of the following permitted uses:

9.1.1.1 Primary Uses:

- ADVANCED TECH
- BUSINESS INCUBATOR
- COMMUNICATION PRODUCTION
- DATA CENTRE
- GOVERNMENT USE
- „LIGHT“ INDUSTRIAL ASSEMBLY related to ADVANCED TECH
- „LIGHT“ INDUSTRIAL MANUFACTURING related to ADVANCED TECH
- „LIGHT“ INDUSTRIAL PROCESSING related to ADVANCED TECH
- MAKERSPACE (CLASS A)
- MEDICAL CLINIC
- OFFICE
- PARKING FACILITY (restricted to STRUCTURED PARKING)
- PRINTING ESTABLISHMENT
- TECH OFFICE
- TRAINING FACILITY

9.1.1.2 Complementary Uses:

- Repair and Servicing Operations related to ADVANCED TECH
- WAREHOUSE related to ADVANCED TECH (no retail)

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:

- ALTERNATIVE EDUCATION CENTRE
- BAKE SHOP, including OUTDOOR BAKE SHOP PATIO
- CAFÉ, including OUTDOOR CAFÉ PATIO
- Catering Establishment
- CHILD CARE CENTRE (which shall be subject to a holding (H) symbol – see section 9.1.14)
- COMMERCIAL RECREATION
- COMMERCIAL SCHOOL
- COMMERCIAL SERVICE
- COMMERCIAL WELLNESS
- FINANCIAL SERVICE
- MICROBREWERY
- MUNICIPAL RECREATION FACILITY

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- NANOBREWERY
- RESTAURANT, including OUTDOOR RESTAURANT PATIO
- RESTAURANT (TAKE-OUT), including OUTDOOR RESTAURANT PATIO
- TRANSPORTATION SERVICE

9.1.2 Notwithstanding anything to the contrary, a DRIVE-THROUGH shall be permitted.

Performance Standards

9.1.3 The following regulations in Table 9A shall apply to every LOT, BUILDING and STRUCTURE in the Business Employment One (E1) zone:

Table 9A: Regulations – BUSINESS EMPLOYMENT ONE ZONE (E1)	
LOT FRONTAGE (minimum)	20.0 metres
STREET LINE setback (minimum)	5.0 metres
SIDE YARD setback (minimum)	3.0 metres
REAR YARD setback (minimum)	5.0 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
LANDSCAPED OPEN SPACE (minimum)	10%
Complementary Uses (maximum)	Complementary uses specified in section 9.1.1.2 collectively shall not exceed 25% of the BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING
Ancillary Uses (maximum)	Ancillary uses specified in section 9.1.1.3 collectively shall not exceed 15% of the BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING
	The maximum BUILDING FLOOR AREA of each Ancillary Use shall not exceed 1,393 square metres
Ancillary Uses	Ancillary Uses specified in section 9.1.1.3 shall be located on the FIRST STOREY of a BUILDING containing one or more of the permitted uses specified in section 9.1.1.1
	Ancillary Uses specified in section 9.1.1.3 shall abut a STREET LINE BUILDING FAÇADE

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Ancillary Retailing (maximum)	For the following USES, twenty five percent (25%) of the BUILDING FLOOR AREA occupied by the USE may be used for the display and retailing of products manufactured, produced, assembled, or repaired in the associated unit: • USES specified in section 9.1.1.1 • Repair and Servicing Operations related to ADVANCED TECH • MICROBREWERY • NANOBREWERY
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

- 9.1.4 Within the LOW RISE RESIDENTIAL LOT LINE setback, there shall be a minimum three metre (3m) LANDSCAPED BUFFER abutting the LOW RISE RESIDENTIAL LOT LINE.
- 9.1.5 The LANDSCAPED BUFFER in section 9.1.4 shall be a minimum average depth of three metres (3m), and at no point less than one-point-five metres (1.5m).
- 9.1.6 The LANDSCAPED BUFFER in section 9.1.4 shall contain plant materials that form a visual screen and are not less than one-point-five metres (1.5m) in height.
- 9.1.7 The following regulations in Table 9B shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Business Employment One (E1) zone constructed after the effective date of this BY-LAW:

Table 9B: Regulation – BUSINESS EMPLOYMENT ONE ZONE (E1)			
	E1-27	E1-40	E1-81
BUILDING HEIGHT (maximum)	27 metres and 9 STOREYS	40 metres and 12 STOREYS	81 metres and 25 STOREYS
Podium HEIGHT (maximum)	14.3 metres	14.8 metres	21 metres
TOWER Separation (minimum)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE		
Horizontal TOWER Dimension (maximum)	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	3 metres	3 metres	3 metres

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- 9.1.8 The following parking regulations in Table 9C shall apply to every LOT, BUILDING and STRUCTURE in the Business Employment One (E1) zone, except as specified in Table 6A:

Table 9C: Parking Regulations – BUSINESS EMPLOYMENT ONE ZONE (E1)	
Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, 0.75 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.
INDUSTRIAL MALL	2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6.

- 9.1.9 Notwithstanding anything to the contrary, a minimum of four (4) PARKING SPACES per 100 square metres of BUILDING FLOOR AREA shall be provided for:
- BAKE SHOP
 - CAFE
- 9.1.10 STRUCTURED PARKING shall be permitted on the FIRST STOREY provided that:
- a.) A minimum twenty five percent (25%) of the FIRST STOREY shall be comprised of one or more of the following uses:
- USES specified in sections 9.1.1.1, 9.1.1.2 and 9.1.1.3
 - entrance / foyers
 - lobby, reception area, seating area, and the like
 - circulation spaces, such as hallways, elevators, and the like
 - hydro transformer room
- b.) STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the uses specified in section 9.1.10.a.).
- c.) For an INTERIOR LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 9.1.10.a.) shall abut the entire FRONT BUILDING FAÇADE.
- d.) For a CORNER LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 9.1.10.a.) shall abut the entire FRONT BUILDING FAÇADE and the entire FLANKAGE BUILDING FAÇADE.
- 9.1.11 Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE.

APPENDIX G

- 9.1.12 A maximum of one (1) DRIVE-THROUGH shall be permitted on any LOT.
- 9.1.13 OUTDOOR STORAGE shall be prohibited in the FRONT YARD and FLANKAGE YARD.
- 9.1.14 A holding symbol (H) is hereby applied to the use CHILD CARE CENTRE in the Business Employment One (E1) zone. The holding symbol (H) means the LOT is zoned as a holding provision area for which the following applies:
- 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, verification from the REGION and or the Province of Ontario that the owner has completed a Record of Site Condition.
 - ii.) Verification through Site Plan Control endorsement that the LOT and development thereon will conform to: (i.) the CITY's OFFICIAL PLAN; (ii.) the REGION'S Official Plan; and (iii.) the CITY'S Urban Design Manual in effect, including related Accessibility Guidelines.
 - iii.) Demonstrate compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses" where there are potential land use compatibility issues associated with existing, planned and or permitted industrial uses in proximity to the proposed CHILD CARE CENTRE.

APPENDIX H

Convenience Commercial (C3)



Appendix H

CONVENIENCE COMMERCIAL (C3)

Zone

8.5 Convenience Commercial (C3) Zone

Permitted Uses

8.5.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Convenience Commercial (C3) zone for any purpose other than one or more of the following permitted uses:

8.5.1.1 **Primary Uses:**

- AUTOMOBILE GAS STATION
- BAKE SHOP, including OUTDOOR BAKE SHOP PATIO
- CAFÉ, including OUTDOOR CAFÉ PATIO
- CHILD CARE CENTRE
- COMMERCIAL SCHOOL
- COMMERCIAL RECREATION
- COMMERCIAL SERVICE
- COMMERCIAL WELLNESS
- ELECTRONIC GAMING CENTRE
- FINANCIAL SERVICE
- MEDICAL CLINIC
- NANOBREWERY
- OFFICE
- OLD GOLD SHOP
- PERSONAL BREWING ESTABLISHMENT
- PERSONAL SERVICE SHOP
- PET SERVICES (CLASS A)
- RESTAURANT, including OUTDOOR RESTAURANT PATIO
- RESTAURANT (TAKE-OUT), including OUTDOOR RESTAURANT PATIO
- RETAIL STORE (includes VARIETY STORE)
- VETERINARY CLINIC

8.5.1.2 **Primary Uses:**

- ASSISTED LIVING FACILITY ABOVE THE FIRST STOREY
- DWELLING UNITS
- LONG TERM CARE FACILITY

8.5.1.3 **Complementary Uses:**

- ALTERNATIVE EDUCATION CENTRE
- ARTIST STUDIO (CLASS A)
- CULTURAL FACILITIES
- GOVERNMENT USES
- INSTITUTION
- MAKERSPACE (CLASS A)
- MUNICIPAL RECREATION FACILITY
- PUBLIC MARKET
- TEMPORARY FARMERS MARKET
- TRAINING FACILITY
- TRANSPORTATION SERVICE

Appendix H

Performance Standards

- 8.5.2 The following regulations in Table 8J shall apply to every LOT, BUILDING and STRUCTURE in the Convenience Commercial (C3) zone:

Table 8J: Regulations - CONVENIENCE COMMERCIAL (C3)	
STREET LINE setback (minimum)	5.0 metres
SIDE YARD setback (minimum)	3.0 metres
REAR YARD setback (minimum)	7.5 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
BUILDING FLOOR AREA (maximum)	2,000 square metres
LANDSCAPED OPEN SPACE (minimum)	20%
Complementary Uses (maximum)	Complementary uses specified in section 8.4.1.3 shall not collectively exceed 50% of the BUILDING FLOOR AREA on the LOT
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

- 8.5.3 Within the LOW RISE RESIDENTIAL LOT LINE setback, there shall be a minimum three metre (3m) LANDSCAPED BUFFER abutting the LOW RISE RESIDENTIAL LOT LINE.
- 8.5.4 The LANDSCAPED BUFFER in section 8.5.3 shall be a minimum average depth of three metres (3m), and at no point less than one-point-five metres (1.5m).
- 8.5.5 The LANDSCAPED BUFFER in section 8.5.3 shall contain plant materials that form a visual screen and are not less than one-point-five metres (1.5m) in height.
- 8.5.6 Notwithstanding anything to the contrary, the BUILDING FLOOR AREA regulations in Table 8H shall exclude BUILDING FLOOR AREA for:
- ASSISTED LIVING FACILITY
 - DWELLING UNIT
 - LONG TERM CARE FACILITY
- 8.5.7 Notwithstanding anything to the contrary, the maximum BUILDING FLOOR AREA of an individual non-residential unit of a use permitted in sections 8.5.1.1 and 8.5.1.3 shall not exceed 500 square metres, excluding RETAIL STORES which shall not exceed 300 square metres.

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- 8.5.8 Notwithstanding anything to the contrary, for LOTS that abut the intersection of:
- Erb Street West and Ira Needles Boulevard; or
 - Erb Street West and Erbsville Road,
- the minimum STREET LINE setback shall be two metres (2.0m) and the maximum STREET LINE setback shall be five metres (5.0m) for a minimum fifty percent (50%) of the STREET LINE BUILDING FAÇADE.
- 8.5.9 The following regulations in Table 8K shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Convenience Commercial (C3) zone constructed after the effective date of this BY-LAW:

Table 8K: Regulations – CONVENIENCE COMMERCIAL (C3)						
	C3-10	C3-20	C3-30	C3-40	C3-60	C3-81
Density (minimum)	(none)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	150 BEDROOMS per hectare	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
BUILDING HEIGHT (maximum)	10 metres and 3 STOREYS	20 metres and 6 STOREYS	30 metres and 9 STOREYS	40 metres and 12 STOREYS	60 metres and 18 STOREYS	81 metres and 25 STOREYS
Podium HEIGHT (maximum)	(none)	14 metres	14.3 metres	14.8 metres	21 metres	21 metres
TOWER Separation (minimum)	(none)	(none)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE			
Horizontal TOWER Dimension (maximum)	N/A	N/A	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	N/A	N/A	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	N/A	3 metres	3 metres	3 metres	3 metres
AMENITY AREA (minimum)	3 square metres per BEDROOM					

Appendix H

- 8.5.10 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Convenience Commercial (C3) zone, except as specified in Table 6A:

Minimum Parking Rate		Area C	Area D	Area E	Area F	All Other	
Residential	Use	0.90	1.00	1.00	1.10	1.15	PDU*
Residential	Visitor	0.10	0.10	0.10	0.10	0.10	PDU*
		1.00	1.10	1.10	1.20	1.25	PDU*
Non- Residential	Use	2.80	3.20	3.20	3.60	4.00	/100m2*
* PDU = Per Dwelling Unit							
/100m2 = Per 100 square metres of BUILDING FLOOR AREA							

NOTE: BICYCLE PARKING requirements are contained in section 6.6.

- 8.5.11 STRUCTURED PARKING shall not be permitted on the FIRST STOREY.
- 8.5.12 Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE.
- 8.5.13 OUTDOOR STORAGE shall be prohibited in the FRONT YARD and FLANKAGE YARD.

APPENDIX I

Parks and Recreation (OSI)



Appendix I

PARKS & RECREATION (OS1)

Zone

11.1 Parks & Recreation (OS1) Zone

Permitted Uses

11.1.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Parks & Recreation (OS1) zone for any purpose other than one or more of the following permitted uses:

- Cemetery
- Crematoria, Funeral Home, and Mausoleum ancillary to a Municipal Cemetery
- Parkland
- CITY Arboretum and Greenhouse
- Community Centre
- GOVERNMENT USE
- MUNICIPAL RECREATION FACILITY
- Private Recreation Facility
- Trails and Pathways
- Utility Corridor, including hydro transmission and distribution corridors

Performance Standards

11.1.2 The following regulations in Table 11A shall apply to every LOT, BUILDING and STRUCTURE in the Parks & Recreation (OS1) zone:

Table 11A: Regulations – PARKS & RECREATION ZONE (OS1)	
STREET LINE setback (minimum)	6.0 metres
SIDE YARD setback (minimum)	3.0 metres or half the height of the BUILDING, whichever is greater
REAR YARD setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
BUILDING HEIGHT (maximum)	In metres, equal to the numerical suffix as shown on the Zoning Map attached as Schedule „A" to this BY-LAW. Where no suffix is shown on the Zoning Map, the maximum BUILDING HEIGHT shall be 10 metres.
COVERAGE (maximum)	40%
PARKING SPACES (minimum)	3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

11.1.3 Notwithstanding anything to the contrary, the following shall be deemed to comply with this BY-LAW:

- the location and height of EXISTING BUILDINGS within a Private Recreational Facility
- the EXISTING COVERAGE of the Private Recreational Facility
- the EXISTING PARKING SPACES for the Private Recreational Facility