Station Area Mixed-Use

Introducing the Proposed Zoning By-law Amendment to create a new Station Area Mixed-Use zoning category



Presentation By: Tristin Deveau (Senior Policy Planner)
tristin.deveau@waterloo.ca
519.747.8753

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Land Acknowledgement

Waterloo is situated on the land traditionally cared for by the Haudenosaunee (Ho-den-no-show-nee), Anishnaabe (Ah-nish-in-nabae) and Chonnonton (Chun-ongk-ton) Peoples.

We acknowledge the enduring presence and deep traditional knowledge and philosophies of the Indigenous Peoples with whom we share this land today.

Agenda

- **Introduction**
- **Background**
- **Official Plan Updates**
- **Proposed Zoning By-law**
- **Next Steps**
- **Q&A**

Background

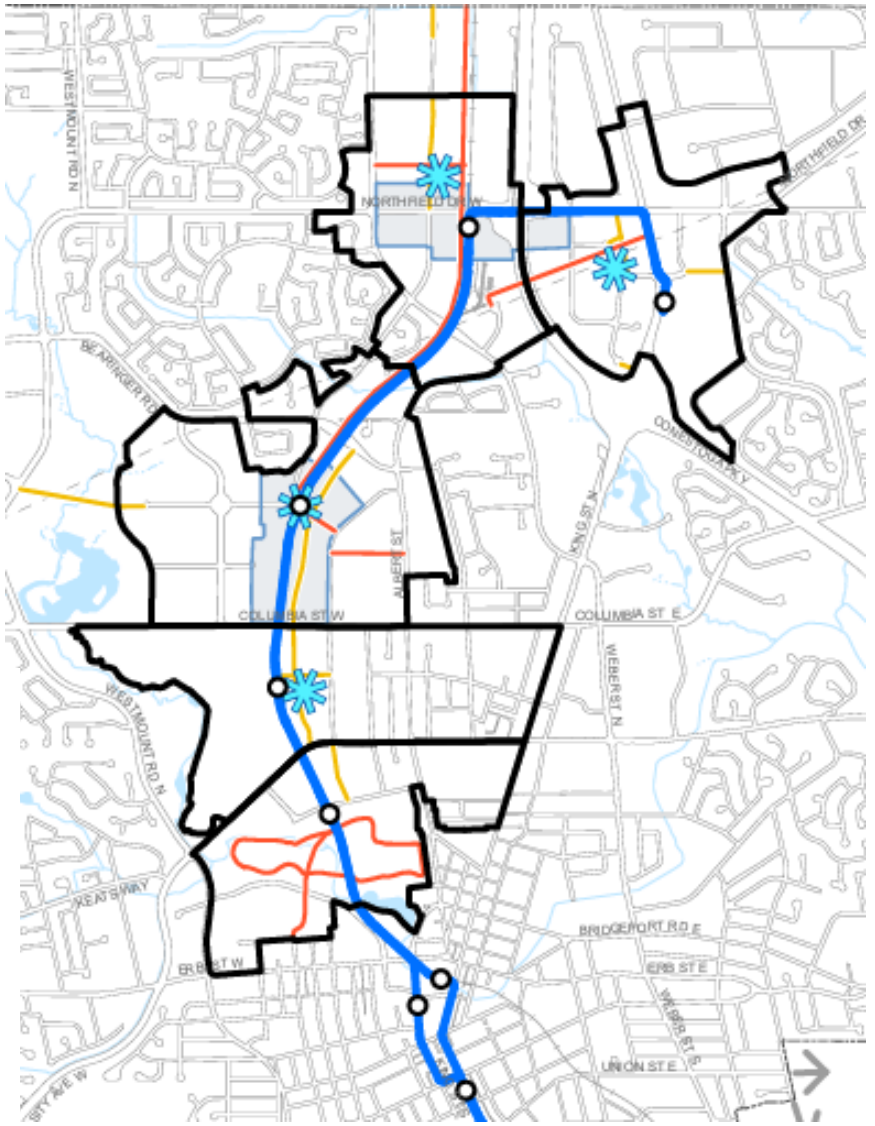
- **Station Area Planning**
  - **Approved by Council in 2017**
  - **Implemented into the Official Plan as Schedule 'J'**
  - **Restrictions on Employment Conversion**

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Official Plan

Station Areas

Schedule 'J'



Background

- **Region of Waterloo Official Plan**
  - **Municipal Comprehensive Review**
  - **Regional Official Plan Amendment No. 6 (ROPA 6)**



regional official plan 2051

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Official Plan Review

- **Official Plan Review**
  - https://www.engagewr.ca/waterloo-official-plan

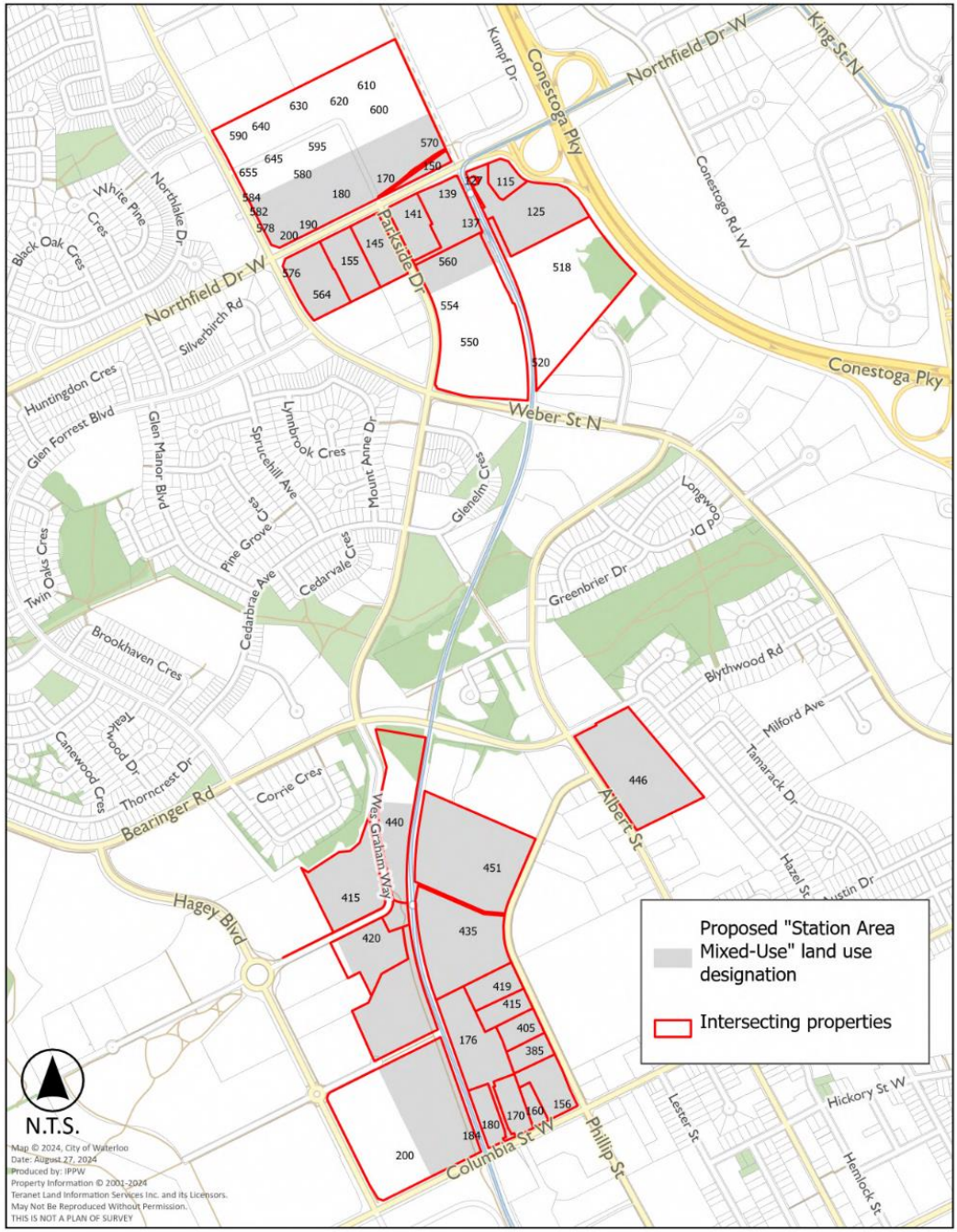


Housing Accelerator Fund

- **Initiative 2: Employment Land Conversion**
  - https://www.engagewr.ca/waterloo-haf-initiative-2

Official Plan Updates

- **Occurring as part of the Official Plan Review**
- **New "Station Area Mixed-Use" Land Use Designation**
- **30 Storey Height Permissions**
- **Adding more flexibility in the permitted uses**
  - **Employment**
  - **Commercial**
  - **Residential**
  - **Community Uses**



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Proposed Zoning Amendment

- **Zoning By-law Amendment Application Z-24-14 proposed by Staff to implement the new OP Policies**
- **New Station Area Mixed-Use Zoning category**
- **Based on the existing Station Area Business Employment and Station Area Mixed-Use Neighbourhood Commercial Zones**

Zoning

Primary Uses

- Advanced Tech
- Artist Studio
- Bake Shop
- Business Incubator
- Café
- Commercial School
- Commercial Service
- Communication Production
- Data Centre
- Food Stores
- Financial Services
- Government Use
- 'Light' Industrial Assembly
- 'Light' Industrial Manufacturing
- 'Light' Industrial Processing
- Live/Work Units
- Major Office
- Makerspace
- Microbrewery
- Mixed-Use Building
- Multi-Unit Residential Building*
- Nanobrewery
- Office
- Parking Facility
- Printing Establishment
- Private School
- Public School
- Restaurant
- Retail Store
- Tech Office
- Training Facility
- University/College

Complementary Uses

- Assisted Living Facility
- Long-Term Care Facility
- Urban Agriculture

Ancillary Uses

- Alternative Education Centre
- Child Care Centre
- Commercial Recreation
- Commercial Wellness
- Electronic Gaming Centre
- Medical Clinic
- Municipal Recreation Facility
- Personal Services
- Spiritual Uses
- Variety Store

Zoning

- **Maximum Building Height of 30 Storeys (97 metres)**
- **Minimum Building Floor Area for Non-Residential Uses: 2m^2 per Dwelling Unit**
- **Complementary Uses: 25% Building Floor Area**
- **Ancillary Uses: 15% Building Floor Area**
- **Residential must existing in a Mixed-Use Context**
  - **Mixed Use Building**
  - **Freestanding on a Mixed-Use Site**
- **Holding (H) Symbol**

Next Steps

- **Official Plan Review**
  - **Formal Public Meeting at the December 2nd Council Meeting**
  - **https://www.engagewr.ca/waterloo-official-plan**
- **Draft Zoning By-law Amendment**
  - **Will be posted on Engage Waterloo:**

  https://www.engagewr.ca/station-area-mixed-use-employment-zone
- **Formal Public Meeting for Zoning By-law**
  - **December 16, 2024**

Q&A

- If you have a question for Planning Staff, please use the 'Raise Hand' function.
- If you have a question but do not wish to speak, please leave questions for Planning Staff in the Meeting Chat which you can access on the bottom of your screen.

Contact Us

Find the Draft Zoning By-Law Amendment on Engage Waterloo:
https://www.engagewr.ca/station-area-mixed-use-employment-zone

Email me directly at:
Tristin.Deveau@Waterloo.ca