



STAFF REPORT
Planning

Title: Minor Zoning By-law Amendment Z-25-08, 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 Wilmot Line (Generation Park)

Report Number: IPPW2025-052

Author: Madison Headrick

Report Date: December 3, 2025

File: Z-25-08

Attachments: Map 1 – Location Map
Appendix A – Summary of Agency and Staff Comments
Appendix B – Region of Waterloo Comments

Ward No.: Ward 2 – Northwest Ward

Recommendations:

1. That the City's Director of Planning, under delegated authority pursuant to By-law 2023-073, approve Minor Zoning By-law Amendment Z-25-08, for 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 Wilmot Line (Generation Park), in accordance with Section 5 of report IPPW2025-052.

Executive Summary

Per City of Waterloo By-law 2023-073, and Sections 34 and 39.2 of the Planning Act (the "Act"), Waterloo City Council has delegated authority to the City's Director of Planning to approve an application and/or pass a by-law to amend the Zoning By-law that is of a minor nature.

The Corporation of the City of Waterloo (the "Applicant" and "Owner") is proposing to amend Zoning By-law 2018-050 for the lands municipally known as 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 Wilmot Line (herein the "Site"), as shown on Map 1 hereto. The Site currently consists of vacant employment lands and a municipal park. The Applicant is seeking a parking rate reduction for the Site as described in Section 2 of IPPW2025-052, to facilitate the efficient use of the lands for employment purposes.

Planning staff support a reduction to the parking rates applied to the Site, as set out in Section 5 of IPPW2025-052.

A. Financial Implications

Staff are not aware of any municipal financial implications with respect to the application.

B. Technology Implications

Staff are not aware of any technology implications.

C. Link to Strategic Plan

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

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

The recommendations in this report support the “Complete Community” Strategic Priority of the Strategic Plan.

D. Previous Reports on this Topic

IPPW2020-014 – Official Plan Amendment No. 24, Zone Change Application Z-18-17, Draft Plan of Subdivision 30T-18401, City of Waterloo, West Side Employment Lands, 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 The Wilmot Line.



Minor Zoning By-law Amendment Z-25-08, 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 Wilmot Line (Generation Park) IPPW2025-052

SECTION 1 – SUBJECT LANDS

Location

928, 960 and 980 Erb Street West,
975 Columbia Street West, and 100
Wilmot Line (Generation Park)

Ward

Northwest Ward (Ward 2)

Total Lot Area

~45.2 hectares (452,000 sq. m.)

Owner/Applicant

The Corporation of the City of
Waterloo

Agent

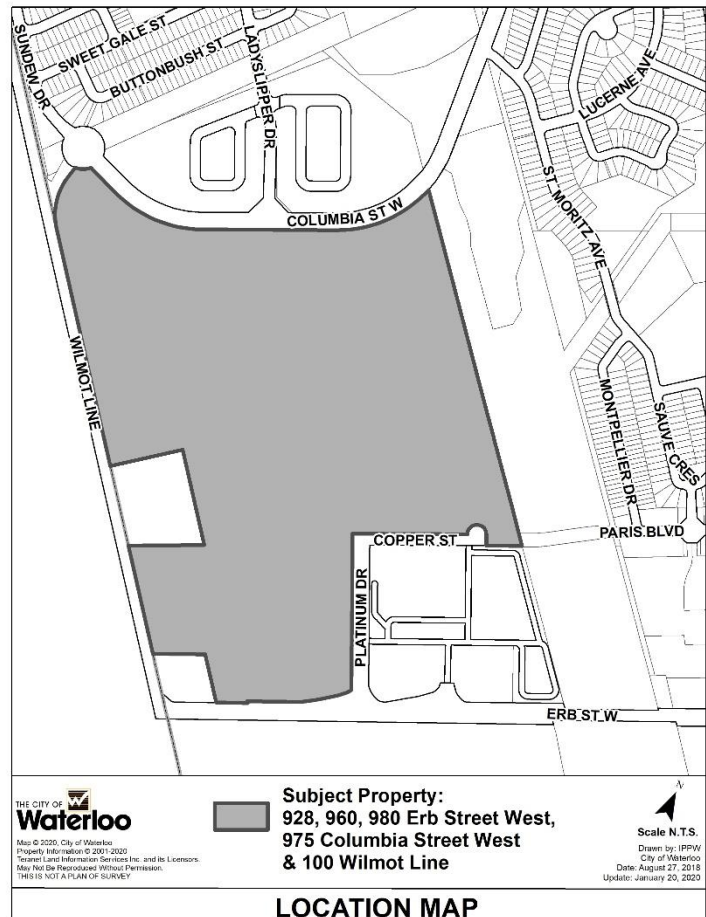
Kristin Sainsbury, City of Waterloo
Economic Development Department

Existing Land Use

Vacant Employment Lands

Proposed Development

There is no proposed development or
construction at this time.



Public Input

The mechanisms used to gather input in regard to Z-25-08 are as follows:

Mechanism	Date	Outcome
Agency and Staff Circulation	July 2, 2025	Agency and staff comments are attached as Appendix A and Appendix B.
Sign posted on the property	July 4, 2025	The Applicant provided photos of the sign, verifying its installation.

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Advertise Complete Application	July 3, 2025	Advertised in The Record and a letter was mailed to all property owners within 120 metres of the Site.
Engage Waterloo	June 3, 2025	Engage Waterloo page published with background information on application and submission materials

SECTION 2: APPLICATION DETAILS

To better facilitate the efficient use of the Site for employment purposes, the Applicant is seeking site-specific zoning to the Business Employment One (E1-27) zone, as follows:

- To permit a parking rate for Single Occupancy Buildings of:
 - For the first 1,000 square metres of building floor area, 1.5 parking spaces per 100 square metres of building floor area whereas 2.5 parking spaces per 100 square metres of building floor area is required.
 - For additional building floor area over 1,000 square metres but less than 5,000 square metres, 0.75 parking spaces per 100 square metres of building floor area whereas 1.0 parking spaces per 100 square metres of building floor area is required.
 - For additional building floor area greater than 5,000 square metres, 0.5 parking spaces per 100 square metres of building floor area whereas 0.75 parking spaces per 100 square metres of building floor area is required.
- To permit a parking rate for Industrial Malls of:
 - 1.5 parking spaces per 100 square metres of building floor area whereas 2.5 parking spaces per 100 square metres of building floor area is required.
- To permit Blocks 4, 5, 6, 7, and 11 on Registered Plan 58M-704 to be deemed as one lot for the purposes of calculating building floor area, parking requirements, impervious coverage, side yard setbacks, and rear yard setbacks.
- To permit parking spaces to be located in the front yard, side yard, and rear yard abutting a common element road.

After discussions with the Applicant, it was determined that a number of the requested amendments are not necessary or relevant. Planning staff are recommending a scoped version of the Applicant's request, as set out in Section 5 of this report.

SECTION 3: PLANNING EVALUATION

3.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024. The proposed Minor Zoning By-law Amendment is required to demonstrate consistency with the PPS.

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Section 2.8 of the PPS provides provincial direction relating to employment land uses. Section 2.8.1 of the PPS states:

Planning authorities shall promote economic development and competitiveness by:

- d) Encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*

In staff's opinion, this application is consistent with the PPS, including Section 2.8.1(d).

3.2 Regional Official Plan

The Regional Official Plan ("ROP") provides a land use policy framework in a regional context that implements the PPS. The ROP designates the lands as follows:

Map	Designation
Map 1 – Regional Structure	Urban Area
Map 2 – Urban System	Designated Greenfield Area
Map 3 – Employment Areas	Employment Area

Staff are of the opinion that the Minor Zoning By-law Amendment conforms to the ROP for reasons including:

- Allowing for future developments within a Designated Greenfield Area to be developed with a more compact built form, contributing to meeting the minimum density target of 54 residents and jobs per hectare for Designated Greenfield Areas in Waterloo (2.G.1.2 (b)).
- Promotes intensification and increased densities in new employment areas to support a more compact and connected urban form.
- Minimizes vehicular parking in an area planned for employment uses (2.H.1.6)

3.3 City of Waterloo Official Plan

The City of Waterloo Official Plan (the "City OP") designates the lands:

Schedule	Designation
Schedule 'A' – Land Use	Employment and Commercial
Schedule 'A1' – Commercial Land Uses	Convenience Commercial
Schedule 'A2' – Employment Land Uses	Business Employment
Schedule 'A6' – Specific Provision Areas	Specific Provision Area 43
Schedule 'B1' – Height and Density	Medium Density Employment, 27 m and Medium Density, 20 m

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Schedule 'B3' – Designated Greenfield Areas	Designated Greenfield Area
Schedule 'B4' – Source Water Protection	Wellhead Protection Area 7 and Wellhead Protection Area 8
Schedule 'C' – District Boundaries	Clair Hills
Schedule 'E' – Road Classification System	• Erb St W – Regional Arterial • Columbia St W - City Arterial • Wilmot Line – Minor Collector • Platinum Dr – Proposed Major Collector • Copper St & Titanium Dr – Local Roads
Schedule 'F' – Active Transportation System	• Erb St W – City-Wide Cycling and Multi-Use Routes • Columbia St W - City-Wide Cycling and Multi-Use Routes • Wilmot Line – City-Wide Cycling and Multi-Use Routes
Schedule 'G' – Road Allowances	Columbia St W has a 30.0 m ultimate road allowance

The requested zoning amendment addresses Policy 10.3.1(13)(b) of the City OP by contributing to attractive, efficient, and competitive employment areas while minimizing large expanses of surface parking and the number and location of vehicular access points. Staff are of the opinion that the application conforms to the City OP.

3.4 City of Waterloo Zoning By-law 2018-050

The lands are zoned:

Schedule	Zoning Category
Schedule 'A' – Land Use	Employment One (E1-27) Convenience Commercial (C3-20)
Schedule 'A1' – Parking Overlay	N/A
Schedule 'A2' – Station Area Street Frontages	N/A
Schedule 'A3' – Floodplains and Restricted Areas	N/A
Schedule 'C1' – Site Specifics	C233

Z-25-08 seeks to expand Site-Specific Exception C233 with tailored parking regulations to facilitate the efficient development and use of the Site. The merits of the proposed amendments are evaluated below.

3.4.1 Minimum Parking Rate

The Applicant is seeking to reduce the minimum parking rate for Single Occupancy Buildings and Industrial Malls on the Site, as follows:

Building	Zoning By-law 2018-050	Requested Minimum Parking Spaces Required
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.	For the first 1,000 square metres of BUILDING FLOOR AREA, 1.5 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, 0.75 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, 0.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.
INDUSTIRAL MALL	2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

The Applicant submitted a Parking Justification Memo in support of the proposed parking rate. The memo indicates:

- The average minimum parking rate for industrial uses per 100 square metres of building floor area is 1.19 parking spaces across comparable municipalities in Ontario.
- The Institute of Transportation Engineers (ITE) recommends a manufacturing parking rate of 1.09 spaces per 100 square metres, making the Waterloo rates for buildings under 5,000 square metres above the recommended ITE rate at 1.3 spaces per 100 square metres, as noted in the City of Waterloo Parking Standards Study undertaken by Stantec.
- There is less demand for parking compared to traditional industrial uses due to increasing automation in industrial workplaces which results in less employees per square foot.

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- The current minimum parking requirements restrict the ability to accommodate more than one building on the internal blocks of the subdivision, limiting the ability to activate both street frontages.
- The City of Waterloo Council directed staff to develop Sustainability Standards to reduce greenhouse gas emissions in Generation Park. A reduced minimum parking rate will encourage alternate forms of transportation such as active transportation and public transit.

Staff support the request in part. The amendment is premised on parking rates for traditional industrial uses, such as manufacturing. However, the Business Employment One (E1-27) zone applied to Generation Park also permits offices, business incubators, government uses, medical clinics, training facilities, and a wide range of ancillary commercial uses that typically generate higher parking demands. As such, having regard to all land uses in the E1-27 zone and based on available information, staff recommend site-specific parking in accordance with Table 1 below:

Table 1

Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	A. 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, 1.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, 0.50 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. B. Notwithstanding A. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses: • ADVANCED TECH • ARTIST STUDIO (CLASS B) • BUSINESS INCUBATOR • COMMERCIAL SERVICE • COMMUNICATION PRODUCTION • DATA CENTRE • GOVERNMENT USE • 'LIGHT' INDUSTRIAL ASSEMBLY • 'LIGHT' INDUSTRIAL MANUFACTURING • 'LIGHT' INDUSTRIAL PROCESSING • MAKERSPACE (CLASS A) • MAKERSPACE (CLASS B) • MICROBREWERY

	• PRINTING ESTABLISHMENT • TRAINING FACILITY • WAREHOUSE (No Retail)
INDUSTRIAL MALL	A. 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA B. Notwithstanding A. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses: • ADVANCED TECH • ARTIST STUDIO (CLASS B) • BUSINESS INCUBATOR • COMMERCIAL SERVICE • COMMUNICATION PRODUCTION • DATA CENTRE • GOVERNMENT USE • 'LIGHT' INDUSTRIAL ASSEMBLY • 'LIGHT' INDUSTRIAL MANUFACTURING • 'LIGHT' INDUSTRIAL PROCESSING • MAKERSPACE (CLASS A) • MAKERSPACE (CLASS B) • MICROBREWERY • PRINTING ESTABLISHMENT • TRAINING FACILITY • WAREHOUSE (No Retail)

3.4.2 Integrated Block Design

The Applicant is unsure how certain blocks on the Site will be developed based on market demands and purchaser requirements, more specifically Blocks 4, 5, 6, 7 and 11 on 58M-704. These blocks may be subdivided (including by Plan of Condominium). To facilitate integrated design and streamline development approvals, the Applicant is requesting that each of the said blocks be considered as one (1) lot in terms of determining zoning compliance, including calculating building floor area, landscaped open space, parking, and setbacks, and to facilitate shared access and shared parking.

Planning staff do not object to the request, as matters of public interest can be secured through the planning process to subdivide the blocks (e.g., conditions applied to a consent application or condominium application). If the lands are subdivided, a master plan will be required by the Planning Division to demonstrate how the parcels / units within the block will be comprehensively developed in accordance with applicable law, including the Zoning By-law. Site Plan Control is also applicable and provides a mechanism to address

matters of municipal interest related to site planning (financial or otherwise). Finally, the City can ensure the appropriateness of design concepts for the blocks prior to disposition.

The amendment, as proposed by Planning staff, will allow for coordinated site design to achieve a high-quality urban design in Generation Park. The requested provisions are based on existing provisions in the West Side Mixed-Use Commercial Centre (C6) zone, which have successfully permitted a cohesive, integrated site design for a commercial focused campus.

3.4.3 Parking Location

The Applicant is seeking permission to permit parking in the front yard, side yard, and rear yard abutting a common element road (i.e., a private road established by Plan of Condominium) within Blocks 4, 5, 6, 7 and 11 of 58M-704.

After discussions with the Applicant, it was determined that this request is not relevant to the application.

The municipal highways in Generation Park (Platinum Drive, Titanium Drive, and Copper Street) have been fully planned and partially constructed as part of Plan of Subdivision 58M-704. It is unlikely that a future Vacant Land Plan of Condominium or Common Elements Plan of Condominium will be established to create a common element road within Generation Park. Rather, internal driveways / drive aisles are anticipated. If a Plan of Condominium is advanced, the internal driveways / drive aisles will most likely be common elements to a Standard or Phased Condominium, which would not contravene Section 6.1.6.1 of Zoning By-law 2018-050 (Location of Parking). Further, restrictions to parking in “front yards” and “flankage yards” pursuant to Section 6.1.6.2 of Zoning By-law 2018-050 only applies to residential uses, recognizing that the location of parking for non-residential uses can be addressed through Section 41 of the Planning Act (Site Plan Control).

3.5 Other Considerations and Site Constraints

Multiple internal and external agencies were circulated for review and comment through the formal circulation of the application, including the Region of Waterloo, Grand River Conservation Authority, and the City’s Building Standards and Engineering Services divisions. All comments received are included in ‘Appendix B’ for reference.

3.6 Delegated Authority

As per City of Waterloo By-law 2023-073, and Section 39.2 of the Planning Act, Waterloo City Council has delegated the authority to pass by-laws that are of a minor nature to the Director of Planning. As per the information outlined within this report, staff believe that it is appropriate for this application to proceed through Delegated Authority as:

- the proposed amendments are minor in nature, in staff’s opinion;

- no development or construction is being proposed at this time, as the purpose of the application is to facilitate the efficient use of the lands in accordance with applicable planning policy including the City OP;
- any future development will be subject to Site Plan Control.

SECTION 4: CONCLUSION

Based on the review of the application, staff support minor Zoning By-law Amendment Z-25-08 in accordance with Section 5 of IPPW2025-052, for reasons including:

- The application is consistent with the PPS.
- The proposed zoning amendments conform to the City OP and are generally consistent with recent planning applications in the city.
- The application enables the efficient use of land and reduces the potential for climate impacts associated with over parking.
- Allows for integrated block design.
- In staff's opinion, the application represents good planning.

SECTION 5: RECOMMENDATION

1. That the City's Director of Planning, under delegated authority pursuant to By-law 2023-073, approve Minor Zoning By-law Amendment Z-25-08, for 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 Wilmot Line as shown on Map 1 attached hereto (the "Site") as follows:
 - i. That Schedule 'C' to Zoning By-law 2018-050 is hereby amended adding subsection s) to Exemption C233, for the lands municipally known as 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 Wilmot Line, as follows:

Notwithstanding anything to the contrary, the following site-specific regulations shall apply to the lands zoned Business Employment One (E1-27):

- a) Notwithstanding anything to the contrary, the following parking regulations shall apply to every LOT, BUILDING and STRUCTURE on the lands zoned Employment One (E1-27), except as specified in Table 6A:

Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	A. 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, 1.00 PARKING

	SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, 0.50 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. B. Notwithstanding A. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses: • ADVANCED TECH • ARTIST STUDIO (CLASS B) • BUSINESS INCUBATOR • COMMERCIAL SERVICE • COMMUNICATION PRODUCTION • DATA CENTRE • GOVERNMENT USE • 'LIGHT' INDUSTRIAL ASSEMBLY • 'LIGHT' INDUSTRIAL MANUFACTURING • 'LIGHT' INDUSTRIAL PROCESSING • MAKERSPACE (CLASS A) • MAKERSPACE (CLASS B) • MICROBREWERY • PRINTING ESTABLISHMENT • TRAINING FACILITY • WAREHOUSE (No Retail)
INDUSTRIAL MALL	A. 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA B. Notwithstanding A. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses: • ADVANCED TECH • ARTIST STUDIO (CLASS B) • BUSINESS INCUBATOR • COMMERCIAL SERVICE • COMMUNICATION PRODUCTION • DATA CENTRE • GOVERNMENT USE • 'LIGHT' INDUSTRIAL ASSEMBLY

	• 'LIGHT' INDUSTRIAL MANUFACTURING • 'LIGHT' INDUSTRIAL PROCESSING • MAKERSPACE (CLASS A) • MAKERSPACE (CLASS B) • MICROBREWERY • PRINTING ESTABLISHMENT • TRAINING FACILITY • WAREHOUSE (No Retail)
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- ii. That Schedule 'C' to Zoning By-law 2018-050 is hereby amended adding subsection t) to Exemption C233, for the lands municipally known as 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 Wilmot Line, as follows:

Notwithstanding anything to the contrary, the following additional site-specific regulation shall apply to the lands zoned Business Employment One (E1-27) and identified as **Block 4** on Registered Plan 58M-704:

- a) The lands comprising **Block 4** shall be deemed to be one (1) LOT for the purpose of determining zoning compliance, including calculating BUILDING FLOOR AREA and parking requirements.

- iii. That Schedule 'C' to Zoning By-law 2018-050 is hereby amended adding subsection u) to Exemption C233, for the lands municipally known as 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 Wilmot Line, as follows:

Notwithstanding anything to the contrary, the following additional site-specific regulation shall apply to the lands zoned Business Employment One (E1-27) and identified as **Block 5** on Registered Plan 58M-704:

- a) The lands comprising **Block 5** shall be deemed to be one (1) LOT for the purpose of determining zoning compliance, including calculating BUILDING FLOOR AREA and parking requirements.

- iv. That Schedule 'C' to Zoning By-law 2018-050 is hereby amended adding subsection v) to Exemption C233, for the lands municipally known as 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 Wilmot Line, as follows:

Notwithstanding anything to the contrary, the following additional site-specific regulation shall apply to the lands zoned Business Employment One (E1-27) and identified as **Block 6** on Registered Plan 58M-704:

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- a) The lands comprising **Block 6** shall be deemed to be one (1) LOT for the purpose of determining zoning compliance, including calculating BUILDING FLOOR AREA and parking requirements.
- v. That Schedule 'C' to Zoning By-law 2018-050 is hereby amended adding subsection w) to Exemption C233, for the lands municipally known as 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 Wilmot Line, as follows:

Notwithstanding anything to the contrary, the following additional site-specific regulation shall apply to the lands zoned Business Employment One (E1-27) and identified as **Block 7** on Registered Plan 58M-704:

- a) The lands comprising **Block 7** shall be deemed to be one (1) LOT for the purpose of determining zoning compliance, including calculating BUILDING FLOOR AREA and parking requirements.
- vi. That Schedule 'C' to Zoning By-law 2018-050 is hereby amended adding subsection x) to Exemption C233, for the lands municipally known as 928, 960 and 980 Erb Street West, 975 Columbia Street West, and 100 Wilmot Line, as follows:

Notwithstanding anything to the contrary, the following additional site-specific regulation shall apply to the lands zoned Business Employment One (E1-27) and identified as **Block 11** on Registered Plan 58M-704:

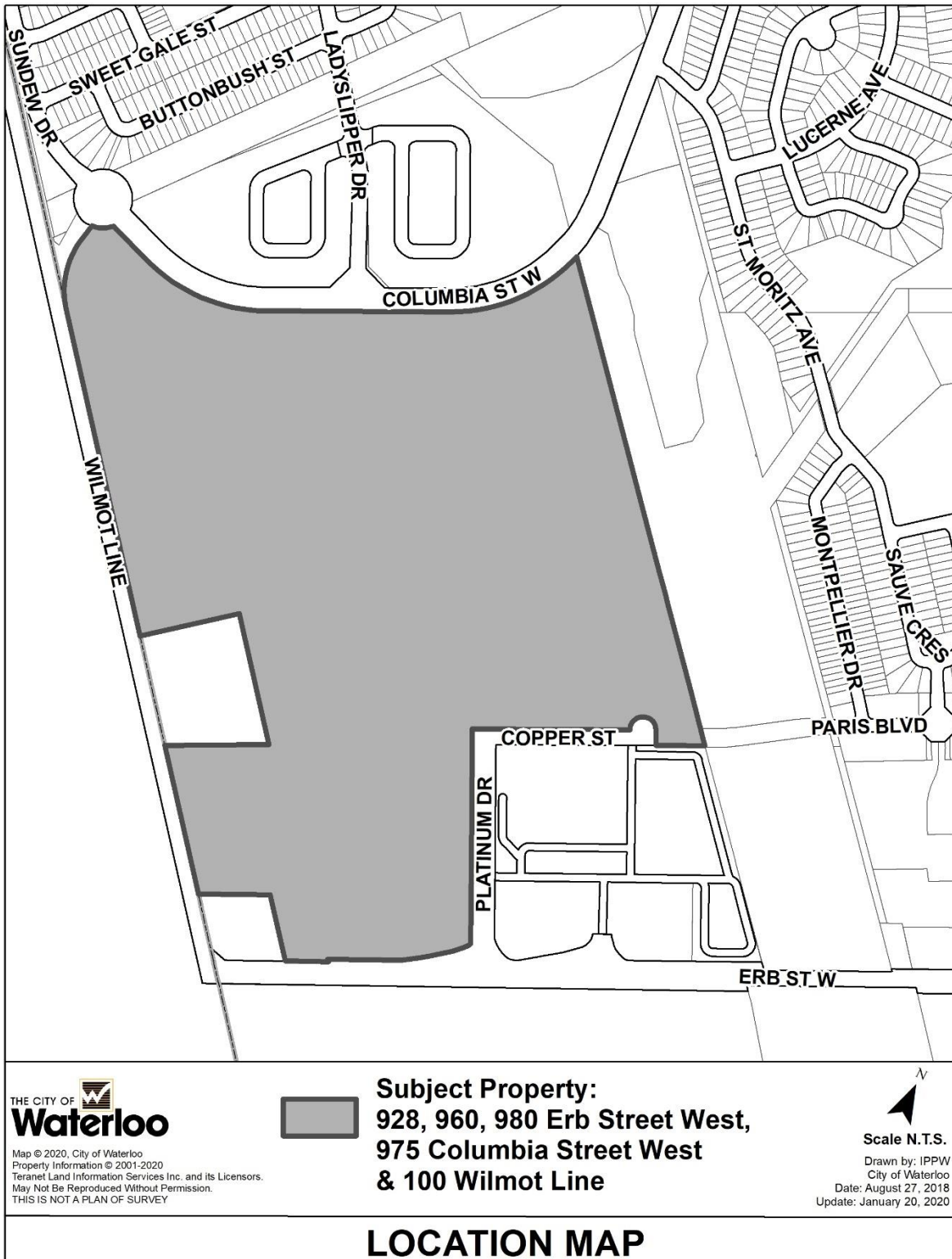
- a) The lands comprising **Block 11** shall be deemed to be one (1) LOT for the purpose of determining zoning compliance, including calculating BUILDING FLOOR AREA and parking requirements.

Submitted by:



Madison Headrick, BES
Development Planner, Development Planning

Map 1 – Location Map



Appendix A – Summary of Agency and Staff Comments

Internal Commentors	
Transportation Services	Transportation Services has received resident concerns in the Vista Hills area due to a lack of available parking. Given that this concern has already been identified in the greater neighbourhood area, Staff strongly encourage that parking be provided at a rate able to meet the needs of the site without reliance on the municipal right-of-way.
Fire	No comments
Building	No comments
Urban Design	No comments
Community Planning	No comments
Engineering	<i>No comments received</i>
Landscape	<i>No comments received</i>
Heritage	<i>No comments received</i>
Environmental Planning	<i>No comments received</i>

External Commentors	
Region of Waterloo	The Region of Waterloo has no objections regarding Z-25-08. *See attached comments in Appendix C.
Grand River Conservation Authority	These lands are not regulated by the GRCA and we have no comments.
Telus	No conflict
Enova Power	No comments
WCDSB	No comments
WRDSB	No comments
Rogers	<i>No comments received</i>
Hydro One	<i>No comments received</i>
Enbridge Gas	<i>No comments received</i>
MPAC	<i>No comments received</i>
Wilmot Township	<i>No comments received</i>

Appendix B – Region of Waterloo Comments



**PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES**

150 Frederick Street, 8th Floor
Kitchener ON N2G 4J3 Canada
Telephone: 519-575-4400
TTY: 519-575-4608
Fax: 519-575-4449
www.regionofwaterloo.ca

July 22, 2025

Madison Headrick
Development Planner
Integrated Planning and Public Works, City of Waterloo
VIA EMAIL: Madison.Headrick@waterloo.ca

**Re: Zone Change Application Z-25-08
 928, 960, 980 Erb St W, 975 Columbia St W and 100 Wilmot Line
 (Generation Park)
 Applicant: City of Waterloo Economic Development (Kristin
 Sainsbury)
 CITY OF WATERLOO**

Dear Ms Headrick:

The Region is responding to the City's circulation of Zone Change Application Z-25-08 to the City of Waterloo Zoning By-law. This Zone Change Application is for 928, 960, 980 Erb St W and 100 Wilmot Line (Generation Park).

The applicant is proposing to add site specific zoning regulations to reduce the minimum required parking rate and to permit shared access and parking between Blocks in Generation Park. The lot area of the subject property is 45.2 ha.

The Region of Waterloo has no objections to regarding Z-25-08.

Threats Inventory Database

Threats Inventory Database mapping is provided for the information of City staff.

- There are no medium or high threats in the TID mapping on the subject property.
- There is one medium threat adjacent to the subject property

The medium threat is shown on 100 The Wilmot Line. The NAICS Description is 'Golf Courses and Country Clubs'.



*Threats Inventory Mapping for 928, 960, 980 Erb St W,
975 Columbia St W and 100 Wilmot Line (Generation Park)*

Regional Fees

The Region's Fee and Charges By-law (24-052) does not apply to applications initiated by an Area Municipality. As this application has been initiated by City of Waterloo Economic Development, there is no Regional fee required.

Any future development on the lands subject to the above-noted application will be subject to the provisions of Regional Development Charges By-law 19-037 or any successor thereof.

Sincerely,

Susanna Reid, MCIP, RPP
Senior Planner, Regional Development
Services