



STAFF REPORT Planning

Title: Zoning By-law Amendment Z-23-09, Canadian Tire Properties Inc., 650, 654, 656, 660 Erb St W
Report Number: IPPW2023-052
Author: John Vos
Council Date: October 30, 2023
File: Z-23-09
Attachments: Map 1 – Location Map
Appendix A – Site Specific By-law
Appendix B – Public, Agency, and Staff Comments
Appendix C – Concept Plan
Appendix D – Proposed Floor Plan
Appendix E – Building Elevations
Ward No.: Northwest, Ward 2

Recommendations:

1. That Council approve staff report IPPW2023-052
2. That Council approve Zoning Bylaw Amendment Z-23-09, Canadian Tire Properties Inc., 650, 654, 656, 660 Erb St W in accordance with Section 7 of staff report IPPW2023-052

A. Executive Summary

Canadian Tire Properties Inc. (the “Applicant”) is proposing to construct an addition to the existing store at 650, 654, 656, and 660 Erb Street West (the “Site”) to increase the retail space and create a new garden centre. The renovations will extend the building towards Erbsville Road and into the rear yard, increasing the floor area from approximately 5,362 to 9,682 square metres. A new site specific by-law is proposed to increase the total building floor area for the Site, reduce the side yard setback and landscape buffer along Erbsville Road, and reduce the overall parking rate.

Based on Integrated Planning & Planning Works’ review of the application, Staff support Zoning By-law Amendment Z-23-09 as set out in Section 7 of this report, for the reasons outlined in Section 6 of this report, and as follows:

- The application is consistent with the 2020 Provincial Policy Statement.

- The application conforms to the 2020 Growth Plan for the Greater Golden Horseshoe.
- The application conforms to the policies of the Regional Official Plan.
- The application conforms to the City of Waterloo Official Plan (2012).
- The intent of the Zoning By-law is maintained, with minor amendments tailored to the proposed building additions and site layout.
- The application increases the economic viability and efficient use of an existing commercial property.

B. Financial Implications

Staff is not aware of any financial implications to the City with respect to this application. Should the application be appealed, potential costs related to an Ontario Land Tribunal (OLT) hearing may be incurred.

C. Technology Implications

None.

D. Link to Strategic Plan

(Strategic Objectives: 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 Environmental Sustainability and Climate Action Strategic Objective by increasing the size and function of an existing structure, which currently includes solar panels and other 'green' features.

E. Previous Reports on this Topic

DS-99-69: Draft Plan of Subdivision 30T-97017 and Zone Change Application Z-97-18, Erbsville Road Developments Inc. 913797 Ontario Inc., and The City of Waterloo; approved by City Council on October 18, 1999

DS-03-21: Erbsville Road Developments, Proposed Redline Revisions and Zone Change; approved by City Council on June 23, 2003

3 Integrated Planning & Public Works

ZONING DASHBOARD: APPLICATION Z-23-09

Zoning Regulations	Mixed-Use Neighbourhood Commercial (C2-40)	Site Specific Exception C66	Proposed Development (red cells indicate non-compliance with zoning)
Street Line Setback (min.)	5.0 metres	5.0 metres from Erb St W 7.5 metres from Ira Needles Blvd [Ira Needles Blvd was later renamed to Erbsville Road]	4.9 metres along Erbsville Road
Rear Yard Setback (min.)	7.5 metres	---	7.5 metres
Northerly Lot Lone (min.)	---	5.0 metres	8.0 metres
Low Rise Residential Lot Line (min.)	7.5 metres or half the height of the building, whichever is greater	---	8.0 metres
Landscaped Buffer adjacent to Low Rise Residential Lot Line (min.)	Average depth of 3.0 metres, and no less than 1.5 metres	---	More than 3.0 metres
Landscaped Buffer (min.)	---	6.0 metres abutting Ira Needles Blvd 4.0 metres abutting Erb St W	4.9 metres along Erbsville Road, and includes pylon signs, walkways, stairs, and retaining walls
Building Floor Area (min.)	2,000 square metres	---	---
Building Floor Area (max.)	10,000 square metres	---	Canadian Tire Store: 9,465.5 m ² Frost House: 216.1 m ² A&W: 202.3 m ² Gas Station: 246.5 m ² Carwash: 111.1 m ² Total: ±10,241.5 m²
Complementary Uses (max.)	Complementary uses shall not collectively exceed 50% of the building floor area on the lot	---	Approximately 6%
Floor Area for Individual Retail Unit (max.)	1,000 square meters	465 square metres	Largest unit is 202.3 square metres
Gross Leasable Floor Area for a Home and Auto Supply Store (max.) [i.e., Canadian Tire]	---	4,645 square metres	9,682 square metres

4 Integrated Planning & Public Works

Zoning Regulations	Mixed-Use Neighbourhood Commercial (C2-40)	Site Specific Exception C66	Proposed Development (red cells indicate non-compliance with zoning)
Floor Area for a Restaurant and Video Store (max.)	---	929 square metres	333.22 square metres
Parking Spaces for Non-Residential Uses (min.)	3.20 spaces per 100 square metres of <i>building floor area</i> (total: 336 spaces)	5.0 spaces per 100 square metres of <i>gross leasable area</i> (total: 486 spaces)	Total: 317 spaces (298 spaces during temporary soil storage)
Bicycle Parking for Non-Residential (min.)	1 spaces per 100 square metres of building floor area (does not apply to buildings constructed prior to ZBL2018-050)	---	16 bicycle racks and 16 secure bicycle lockers
Loading Spaces (min.)	4 Type B spaces	---	4 Type B spaces and 1 Type A space
Accessible Parking Spaces (min.)	4 Type A spaces and 5 Type B spaces	---	6 Type A spaces and 6 Type B spaces
Number of Main Buildings on a Lot	More than 1 main building	---	6 buildings

[Note: Regulations in the C2 zone that do not apply to this application have been removed from the table above to simplify the zoning dashboard. This includes regulations for residential development, such as residential density, building height, podium and tower dimensions, parking, and amenity area.]



**Zoning By-law Amendment Z-23-09, Canadian Tire Properties Inc.,
650, 654, 656, 660 Erb St W
IPPW2023-052**

SECTION 1 – SUBJECT SITE

Location: 650, 654, 656, 660 Erb St W

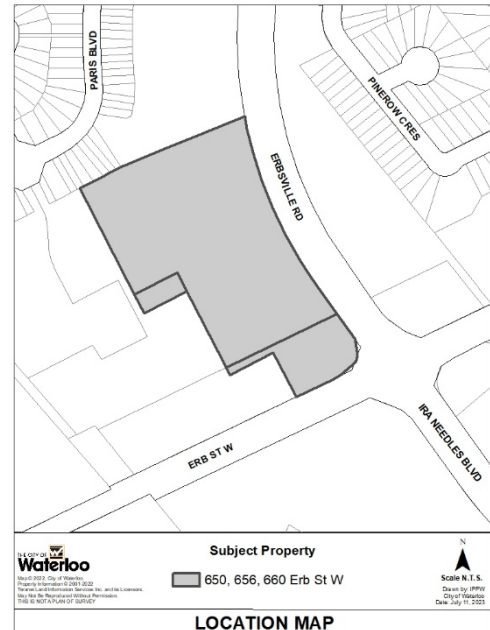
Ward: Northwest, Ward 2

Size: 3.386 hectares

Owner/Applicant: Canadian Tire Properties Inc.

Existing Land Use: Commercial (Retail)

Proposed Land Use: Commercial (Retail)



Public Input:

The mechanism utilized for gathering input in regards to Z-23-09 are as follows:

Mechanism	Date	Results
Agency and Staff Circulation	August 2, 2023	Agency and staff comments are attached as Appendix 'B'
Sign posted on the property	August 16, 2023	The applicant provided photos of the sign, verifying it was installed
Advertise that an application was received, and the Formal Public Meeting	August 17, 2023	Advertised in the Waterloo Chronicle and a letter was mailed to all property owners within 120 metres of the subject property
Re-advertised the Formal Public Meeting	October 5, 2023	Advertised in the Waterloo Region Record and a letter was mailed to all property owners within 120 metres of the subject property
Formal Public Meeting	October 30, 2023	Council consideration of application

1.1 Site Description and Neighbourhood Context

The Site is part of the West Side Market Place plaza in the Clair Hills neighbourhood, northwest of the intersection of Erb Street West and Erbsville Road. The Canadian Tire store (constructed in 2007) includes an automotive service centre and garden centre. The Site also includes an A&W restaurant, gas station, automated car wash, and a Starbucks coffee shop.

North and east of the Site is low-density residential land uses including townhouses and single detached dwellings. To the south and west are a variety of commercial uses including a specialty food store, drug store, coffee shops, restaurants, and a Costco.



(Figure 1: Subject Lands and Surrounding Area)

SECTION 2 – PROPOSED DEVELOPMENT (see Appendices ‘C’)

The Applicant is proposing to increase the size of the existing Canadian Tire store by constructing an addition to the north, west, and east facades, relocating the garden centre, and constructing a new ‘frost house’. The proposed addition will have a floor area of 2,976 square metres and the frost house will be 216 square metres, bringing the total size of the store to 9,682 square meters as shown on Appendix ‘C’.

The proposed expansion of the building will include overall enhancements to the façades of the building (see Appendix ‘E’), as well as expanding the easterly, westerly and northerly sides of the existing building. A floor plan of the proposed additions and functions within the building is available in Appendix ‘D’.

The existing garden centre compound is proposed to be relocated to a portion of the parking lot adjacent to Erbsville Road, and will include a new frost house and temporary soil storage area. The frost house is intended for storage of seasonal products such as landscaping tools and snow removal equipment.

The Applicant has indicated that the renovations are proposed to begin in the spring of 2025 and will be completed by the spring of 2026.



(Figure 2: Front façade of the existing Canadian Tire store)

SECTION 3 – APPLICATION DETAILS

Application Z-23-09 proposes to replace site-specific Zoning Exemption C66 with a new site-specific exemption (C256) to permit various additions to the Canadian Tire Store, as well as a new garden centre and 'frost house'. The property will continue to be zoned Mixed-Use Neighbourhood Commercial (C2-40), thereby maintaining the long-term planning framework of mixed-use development in accordance with the City's Official Plan.

To support the proposed development, the Applicant has requested the following amendments:

- Reduce the street line setback along Erbsville Road to 4.5 metres, where currently 7.5 metres is required
- Reduce the landscaped buffer along Erbsville Road to 4.5 metres, where currently 6.0 metres is required
- Increase the total building floor area on the Site from 10,000 m² to 11,000 m²
- Increase the gross leasable floor area for a 'home and auto supply store' from 4,645 m² to 9,682 m²
- Assign a parking rate of 2.88 spaces per 100 m²

These amendments are analyzed in 'Section 5 – Planning Evaluation' of this report.

SECTION 4 – POLICY EVALUATION

4.1 Provincial Policy Statement

The 2020 Provincial Policy Statement (the “PPS”) establishes the vision and policy framework for matters of provincial interest related to land use planning and development in Ontario. Collectively, the policies aim to focus growth within existing settlement areas and to create healthy, liveable, and safe communities.

In Staff’s opinion, the proposed Zoning By-law Amendment is consistent with the PPS because it will result in additional retail space within an existing commercial plaza, contributing to a liveable community.

4.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) provides a framework for managing growth, protecting resources, and promoting economic investments within the Greater Golden Horseshoe to the year 2051. Building on the policy foundation of the PPS, the Growth Plan provides more specific land use planning policies for managing growth. The following policies in the Growth Plan are most applicable:

1.2.1: Guiding Principles

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.*
- *Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.*

2.2.5 Employment

3. Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.

In staff’s opinion, the proposed development conforms to, or does not conflict with, the Growth Plan for the following reasons:

- The proposed development is walkable, being located within the Clair Hills neighbourhood and in proximity to the Beechwood West and Westvale neighbourhoods.
- The property is adjacent to two local bus routes (13 & 29) and iXpress route 202 which provides frequent transit service and additional capacity for riders. This provides alternate options for accessing the site, and utilizes existing transit infrastructure.

- The proposed development will expand the existing building which currently utilizes solar panels and rainwater collection tanks to offset the environmental impact of the building.

4.3 Region of Waterloo Official Plan

The Regional Official Plan (ROP) provides a land use policy framework that implements the PPS and Growth Plan in the regional context. The lands are located within the 'Urban Area Boundary' and designated 'Designated Greenfield Area' (as shown on ROP Map 3a, Urban Area). In staff's opinion, the proposed zoning by-law amendment conforms to the ROP for the following reasons:

- It intensifies an existing commercial land use within the Urban Area Boundary;
- It supports the use of existing transit, walking and cycling routes;
- It respects the scale, physical character and context of the surrounding neighbourhoods.

4.4 City of Waterloo Official Plan

The City of Waterloo Official Plan designates the lands as follows:

- Schedule 'A' (Land Use Plan): Commercial
- Schedule 'A1' (Commercial Land Uses): Mixed-Use Neighbourhood Commercial
- Schedule 'A6' (Specific Provision Areas): Specific Provision Area 8
- Schedule 'B' (City Structure): Minor Node
- Schedule 'B1' (Height and Density): Medium High Density, 40 metres
- Schedule 'B3' (Designated Greenfield Areas): Designated Greenfield Areas
- Schedule 'B4' (Source Water Protection Areas): Wellhead Protection Sensitivity Area 8
- Schedule 'C' (District Boundaries): Clair Hills District
- Schedule 'E' (Road Classification System): Regional Arterial (Erb St W and Erbsville Road)
- Schedule 'F' (Active Transportation Network): City-Wide Cycling & Multi-Use Routes (Erb St W and Erbsville Road)

The City's Official Plan designates the Site as *Mixed-Use Neighbourhood Commercial* which contemplates medium high density, mixed-use development with a maximum height of 40 metres, minimum density of 150 bedrooms per hectare, and a maximum density of 600 bedrooms per hectare.

Development is intended to meet the day-to-day commercial needs of the adjacent neighbourhoods. As such, the designation contemplates a range of commercial uses including retail, food store, drug store, personal service uses, commercial services, offices, medical clinics, banks and financial services, and restaurants. The designation also contemplates various ancillary uses, including community uses, child care centre, commercial recreation, commercial schools, arts / culture / recreational uses, and automobile gas stations.

The property is also designated Specific Provision Area 8 (SPA 8) which removes the cap on total gross leasable area and the size of individual retail units, and instead relies on the Zoning By-law to dictate the floor area caps. SPA 8 also restricts residential development within proximity of the Regional Landfill due to the potential for nuisances such as dust and odour.

As such, Staff are satisfied that the proposed development conforms to the Official Plan.

4.5 City of Waterloo Zoning By-law 2018-050

The Site is zoned Mixed-Use Neighbourhood Commercial (C2-40), Parking Overlay Area E, and site-specific Zoning Exemption C66. The C2-40 zone permits a mixed-use development with a maximum height of 40 metres / 12 storeys, and a residential density ranging from 150 to 600 bedrooms per hectare, in dwelling units above the first storey in a mixed-use building. The C2 zone also permits a range of commercial uses, including retail, office, medical clinic, personal service shop, restaurants, commercial service, and financial services. Various complementary uses are also permitted, including car wash and automobile gas station.

Site Specific Exemption C66 further restricts development on the Site to ensure compatibility with the low-density residential development to the north, and to ensure the commercial function of the Site fits within the overall hierarchy for commercial uses throughout the city, as outlined in the Official Plan. The specific regulations include:

- Setbacks to property lines
- Enhanced landscaped buffers along streets
- Caps on floor areas for specific uses (i.e., restaurants, food store, drug store, and 'home and auto supply store')
- Parking rate based on gross leasable floor area

The Applicant has requested various amendments to site-specific Zoning Exemption C66 to permit the proposed development, and to simplify parking calculations for the overall Site. These amendments are analyzed in 'Section 5 – Planning Evaluation'.

Should Council support application Z-23-09, a by-law will be required, to amend ZBL2018-050 with site specific provisions as described in Section 7 and Appendix 'A' of this report. The proposed development is also subject to Site Plan Control.

SECTION 5 – PLANNING EVALUATION

Staff have reviewed Zoning By-law Amendment Z-23-09 and provide the following comments:

5.1 Landscaped Buffer along the North Lot Line (adjacent to 555 Chablis Drive)

The northeast corner of the existing Canadian Tire store is set back approximately 12 metres from the northerly lot line adjacent to 555 Chablis Drive. The setback increases to approximately 18.5 metres at the northwest corner of the existing store.

The land behind the store is graded to form a swale in order to direct overland flow of rainwater to catch basins. A wooden fence and a row of coniferous and deciduous trees provide privacy between the store and the rear yards of the adjacent townhouses as shown in Figure 3.

The proposed additions will extend the rear façade of the store closer to the northerly property line. The northeast corner of the store will be setback approximately 9.2 meters, the middle of the façade will be approximately 7.6 meters, and the northwest corner will be approximately 11.8 meters. The C2-40 requires a minimum setback of 7.5 metres, while C66 allows a minimum setback of 5.0 meters.

The Applicant is not proposing to amend the setback in the C2-40 zone (7.5 metres) in order to maintain the function of the swale, and provide sufficient space for the existing trees to continue to grow.

Staff have no objection to the 7.5 metre setback.



(Figure 3: Landscaped buffer and swale between the existing Canadian Tire store and 555 Chablis Drive)

5.2 Setback from Erbsville Road

The current site-specific exemption (C66) requires a minimum street line setback of 7.5 metres from Ira Needles Boulevard*.

* The portion of road east of the Site was renamed “Erbsville Road” in July 2004 after the Site was developed.

The front corner of the new addition will be setback 4.9 metres from the street line along Erbsville Road, increasing to a setback of approximately 15.2 meters at the rear corner of the store. The Applicant has requested a setback of 4.5 metres to provide flexibility for the final layout through the site plan and building permit processes. This will primarily apply to the front corner of the building, while the majority of the new addition will be setback more than 7.5 metres from Erbsville Road.

Staff recommend that the average setback from Erbsville Road be 7.5 metres, but in no case less than 4.5 metres.

5.3 Landscaped Buffer along Erbsville Road

A 6.0 metre wide landscaped buffer is required along Erbsville Road in order to provide sufficient space for landscaping (including shrubs and trees), for a visual barrier to screen the building façade and to ‘green’ the streetscape.

As noted above, the proposed addition will extend into the landscaped buffer. The Applicant has requested a minimum width of 4.5 metres for a portion of the landscaped buffer, while the remainder of the buffer along Erbsville Road will have a width of at least 6.0 metres.

The definition of landscaped buffer in ZBL2018-050 specifically excludes features such as driveways, parking, retaining walls, utilities, stairs, and walkways. Many of these features already exist within the landscaped buffer, including two pylon signs, a retaining wall, walkways, and lighting fixtures. A provision has been added to the new site-specific provision (C256) allowing these features to remain within the landscaped buffer. The Site Plan Review Committee will further consider the appropriateness and necessity of permitting any new features within the buffer through the site plan process.

Staff recommend that the average landscape buffer along Erbsville Road be 6.0 metres, but in no case less than 4.5 metres.

5.4 Total Building Floor Area

The C2-40 zone permits a maximum building floor area of 10,000 square metres across the entire property. The cumulative total floor area of all buildings on the Site (including the proposed development) is approximately 10,482 square metres. The Applicant has requested a total building floor area of 11,000 square metres for the Site in order to

account for the existing development and a modest amount of flexibility for future development. Staff do not object to this request, as it provides some limited flexibility for additional development on the Site, and given that the size of individual units/uses will continue to be restricted by the new site specific by-law (C256).

5.5 Floor Area for a Home and Auto Supply Store (Canadian Tire)

The current site-specific by-law (C66) permits a Home and Auto Supply Store with a maximum gross leasable area of 4,645 square meters (50,000 square feet) as defined in the previous Zoning By-law (ZBL1418). The definition of gross leasable area was updated in the new comprehensive Zoning By-law (ZBL2018-050), resulting in an increased area of approximately 6,489 square metres for the existing store – without the proposed addition. Rather than calculating the size of the building based on gross leasable area, Staff recommend calculating based on the total building floor area. This is easier to calculate and more accurately represents the overall building including mechanical rooms, hallways, washrooms, loading areas, etc., which may otherwise be excluded.

The proposed development will increase the total building floor area for the Home and Auto Supply Store to 9,682 square metres. This includes new mezzanines within the office and warehouse areas, and the detached ‘frost house’ within the garden centre. The applicant has requested a regulation allowing a maximum building floor area of 9,750 square metres to provide modest flexibility for the Home and Auto Supply Store. Staff support the proposed amendment.

5.6 Parking

There are currently 367 parking spaces on the Site, which exceeds the minimum parking requirement for the current development. This was based on a rate of 5.0 spaces per 100 square metres of ‘gross leasable retail commercial space’ as defined in the previous zoning by-law (ZBL1418). As noted above, the previous definition excluded specific uses, including car washes, service stations, offices, garden centres, private and public washrooms, loading and unloading areas, boiler rooms, mechanical and electrical rooms, maintenance rooms, tenant storage areas, and employee rest rooms.

This method of calculating the parking requirement is difficult to apply, and excludes large portions of the building. Instead, Staff propose calculating the parking rate based on the total building floor area, including all of the previously excluded uses.

If the proposed development is approved, the garden centre (and frost house) will occupy a portion of the current parking area, reducing the number of spaces on the Site from 367 to 317 parking spaces. Certain portions of the parking lot may also be used for snow removal in the winter, and storing bags of soil in the summer months. The lines in

the parking area will be repainted to add five (5) additional accessible parking spaces closer to the store entrance, seven (7) spaces in front of a new on-line order pickup service area, a loading space for the garden centre, as well as sixteen (16) open bike racks, and sixteen (16) secure modular bike lockers.

This results in an ultimate parking rate of 2.88 spaces per 100 square metres of building floor area. This is based on the provision of 317 parking spaces and a request for up to 11,000 square metres of building floor area. Staff do not object to this parking rate for reasons including:

- The current parking rate of 5.0 spaces per 100 square metres only relates to the functional floor area within the Canadian Tire store, excluding areas such as the automotive service area, washrooms, and offices. The new rate will allocate parking for the entire store collectively.
- The car wash, canopy over the gas pumps, and new frost house structure contribute to the overall building floor area but generally do not generate parking demand. Parking spaces required for these structures will be utilized by other uses on the Site.
- The size of the garden centre and temporary soil storage areas could be adjusted based on parking demand at certain times of the year.
- Customers are permitted to park in any of the parking spaces throughout the West Side Market Place plaza property, including the lands west of the Canadian Tire, regardless of which store/building they are visiting.
- The proposed parking rate appears reasonable based on Institute of Transportation Engineers (ITE) studies, which using the 85th percentile, range from 1.19 spaces per 100 sq m of building floor area (Hardware/Paint Store) to 3.5 spaces per 100 sq m of building floor area (Home Improvement Superstore), with an Automotive Parts store at 2.57 spaces per 100 sq m of building floor area.
- The proposed parking rate should meet the normal demands of the expanded Home and Auto Supply Store, based on observations of the existing Canadian Tire stores at 656 Erb Street West and 400 Weber Street North.
- The Applicant is satisfied that the proposed parking rate will meet the normal demands of the expanded 'Home and Auto Supply Store' (Canadian Tire).

5.7 Noise

An initial Stationary Noise Study was submitted with the application to ensure the proposed development does not exceed recommended noise levels thereby disturbing adjacent residents. A peer review of the initial report, conducted by RWDI, identified gaps such as additional noise sources that should be reviewed. An updated Stationary

Noise Study addressing the gaps was submitted on September 22, 2023 and accepted by RWDI on October 3, 2023.

The report concluded that sound levels from the Canadian Tire building are expected to comply with the Ministry of Environment, Conservation and Parks (MECP) noise limits without any special noise control measures.

5.8 Pedestrian Connections

The West Side Market Place plaza includes various stores and restaurants within walkable proximity to several neighbourhoods. There is a contiguous sidewalk connecting Bordeaux Place through the plaza to Erb St West. However, there is a need for additional sidewalks connecting pedestrian/cycling to other sections of the plaza and the surrounding area. For example, from Bordeaux Place to:

- Erbsville Road along the front of the Canadian Tire store
- A&W and Starbucks restaurants
- the roundabout at the intersection of Erbsville Road and Erb Street West which provides access to/from destinations east and south of the plaza, including the Tim Hortons, parks, and apartment buildings.

When the plaza was initially proposed, the “West Side Market Place Urban Design Implementation Strategy” was prepared to guide how the site would function and how specific design elements such as landscaping, signage, decorative lighting, and pedestrian connections would be implemented. Section 3.2 of the Implementation Strategy states the following:

A system of walkways will be provided within the Market Place to facilitate and encourage pedestrian movement through the site, provide safety from vehicular traffic, and connect to the adjoining community. This walkway system will consist of the following:

- *North-South and East-West spines*
- *Links to sidewalks along Erb Street West and Erbsville Road.*

The pedestrian network will be designed as a barrier free system implementing the general principles of the Clair Hill / West Hill Urban Design Guidelines.

This document continues to guide development on the Site, and will be considered during the site plan review process to ensure enhanced pedestrian connections as part of the development expansion.

[Note: the West Side Market Place Urban Design Implementation Strategy is appended to report DS-03-21]

SECTION 6 – CONCLUSION

Based on Integrated Planning & Public Works review of the application, Staff support Zoning By-law Amendment Z-23-09, in accordance with Section 7 of staff report IPPW2023-052, for reasons including:

- The application is consistent with the 2020 Provincial Policy Statement.
- The application conforms to the 2020 Growth Plan for the Greater Golden Horseshoe.
- The application conforms to the policies of the Regional Official Plan.
- The application, as recommended by staff, conforms to the City of Waterloo Official Plan (2012).
- The intent of the Zoning By-law is maintained, with minor amendments tailored to the site and proposed development.
- The application increases the economic viability and efficient use of an existing commercial property.

SECTION 7 – RECOMMENDATIONS

- a) That Staff Report IPPW2023-052 be approved.
- b) That Council approve Zoning By-law Amendment Z-23-09, Canadian Tire Properties Inc., 650, 654, 656, 660 Erb St W, as follows:
 1. That Zoning By-law No. 2018-050 is hereby amended by adding Site Specific Exception 'C256' to Schedule 'C' of Zoning By-law 2018-050 as set forth in Appendix 'A' attached to IPPW2023-052.
 2. That Zoning By-law No. 2018-050 is hereby amended by removing "C66" from the zoning map attached to said Zoning By-law 2018-050 as Schedule 'C1' for the lands shown on Map 1 attached hereto.
 3. That Zoning By-law No. 2018-050 is hereby amended by adding "C256" to the zoning map attached to said Zoning By-law 2018-050 as Schedule 'C1' for the lands shown on Map 1 attached hereto.
- c) That the Site Plan Review Committee (SPRC) have regard for the following urban design directives for this Site:
 1. Enhanced pedestrian connections through the Site, particularly from Bordeaux Place to:
 - i. the A&W restaurant and Starbucks in the southeast corner of the Site;
 - ii. the roundabout at Erb Street West and Erbsville Road which provides access to destinations east and south of the Site.

2. That the West Side Market Place Urban Design Implementation Strategy (dated: May 2003) be reviewed for general consistency with the original design objectives for the Site, including landscaping, signage, decorative lighting, and landscaping along street frontages.

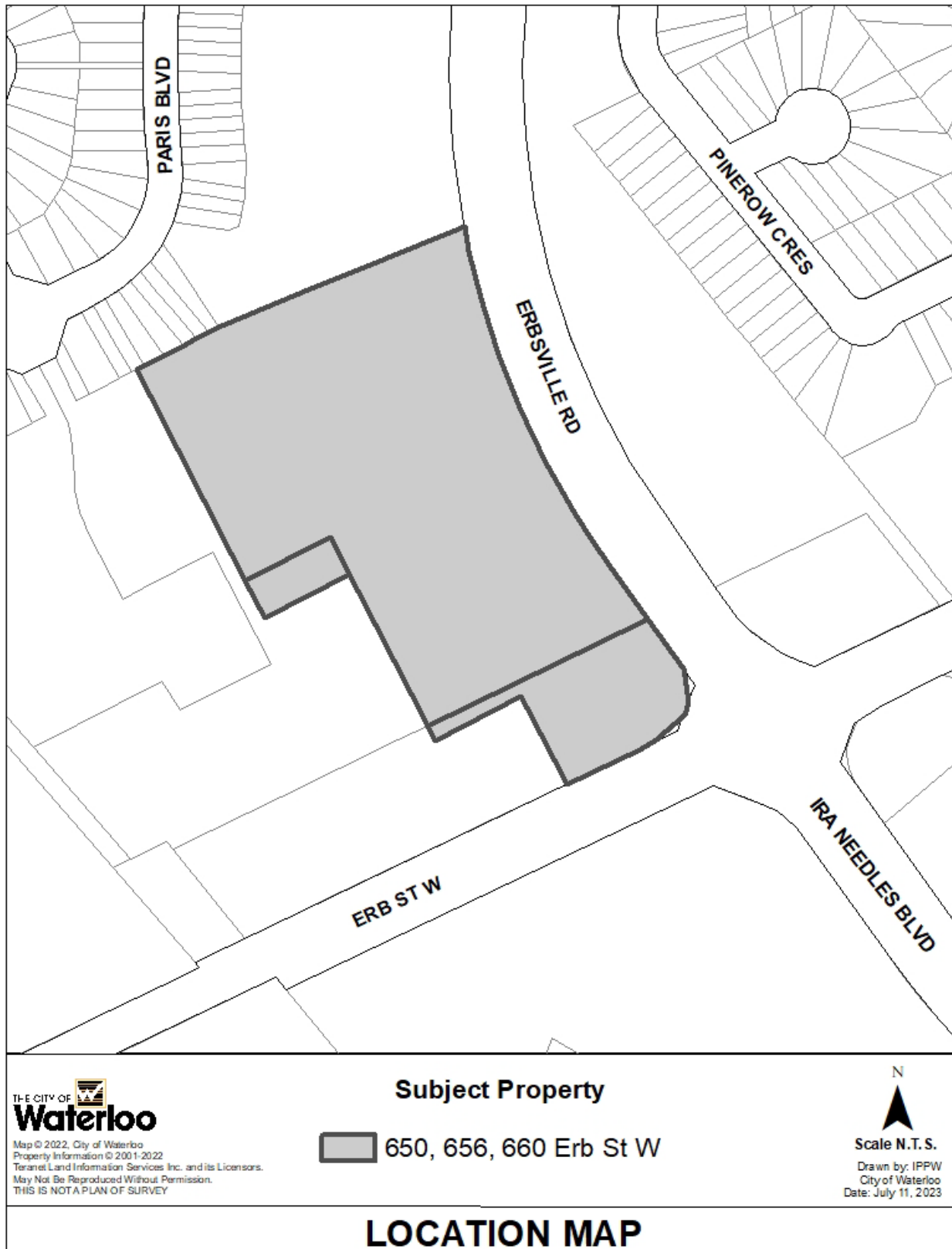
[Note: the West Side Market Place Urban Design Implementation Strategy is appended to report DS-03-21.]

3. Evaluate options to mitigate the visual impact of the new easterly building façade of the Canadian Tire store and the Frost House as viewed from Erbsville Road.
4. That any features proposed within the landscaped buffer, which are excluded in the definition of Landscaped Open Space ZBL2018-050, only be accepted by the SPRC where appropriate and necessary.

Submitted by:

John Vos
Planner, Planning Approvals

Map 1 – Location Map



Appendix A – Site Specific By-law

Exception	Address	Zoning	File Reference
C256	650, 654, 656, 660 Erb St W	C2-40	By-law 2003-106 By-law 2008-142 Z-23-09

Location: 650, 654, 656, 660 Erb St W, mainly Part 60 on 58M-335 and Parts 1 & 2 on 58R-14672
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the lands referred to as Subject Property as shown on Image 1 attached hereto shall be deemed to be one parcel of land for the purposes of zoning, and be restricted to the following uses:
- AUDITORIUM
 - AUTOMOBILE GAS STATION (Including CAR WASH)
 - Automobile Rental Depot (no car storage)
 - BAKE SHOP or Confectionery Shop
 - Beer, Liquor and Wine Stores
 - CAFE
 - Catering Services
 - CHILD CARE CENTRE
 - Coin Operated Laundries
 - COMMERCIAL RECREATION
 - COMMERCIAL WELLNESS
 - Cosmetic Sales
 - DRUG STORE
 - DRY CLEANING DEPOT
 - Film Processing Depot
 - FINANCIAL SERVICE
 - FOOD STORE, SPECIALTY
 - Health/Tanning Salon
 - Health Club/Fitness Centre/YMCA
 - MEDICAL CLINIC and Lab (non-research)
 - OFFICE
 - PERSONAL BREWING ESTABLISHMENT
 - PERSONAL SERVICE SHOP
 - Photograph Studio
 - Post Office
 - PRINTING ESTABLISHMENT
 - PRIVATE CLUBS and Lodges
 - RESTAURANT (including DRIVE-THROUGH and TAKE-OUT but not within 30m of a residential use)
 - SCHOOL
 - Telephone Store

- VARIETY STORE
- VETERINARY CLINIC
- Video Store
- Institutional USES:
 - i. GOVERNMENT USES
 - ii. Parks and Open Space
 - iii. SPIRITUAL USE
 - iv. Municipal Recreation Facility
 - v. CULTURAL FACILITIES

b) Notwithstanding anything to the contrary, one (1) Home and Auto Supply store (including an accessory seasonal storage structure) will be permitted and shall consist of three or more of the following USES:

- a. AUTOMOTIVE SERVICE CENTRE
- b. Electronics
- c. Garden centre (outdoor and indoor)
- d. Hardware merchandise
- e. Home improvement merchandise, but not including lumber
- f. Internal food kiosk as an accessory use
- g. Outdoor Vendor (limited to a food truck or food cart)
- h. Sporting goods
- i. Vehicle supplies and accessories

c) Notwithstanding anything to the contrary, the following regulations shall apply:

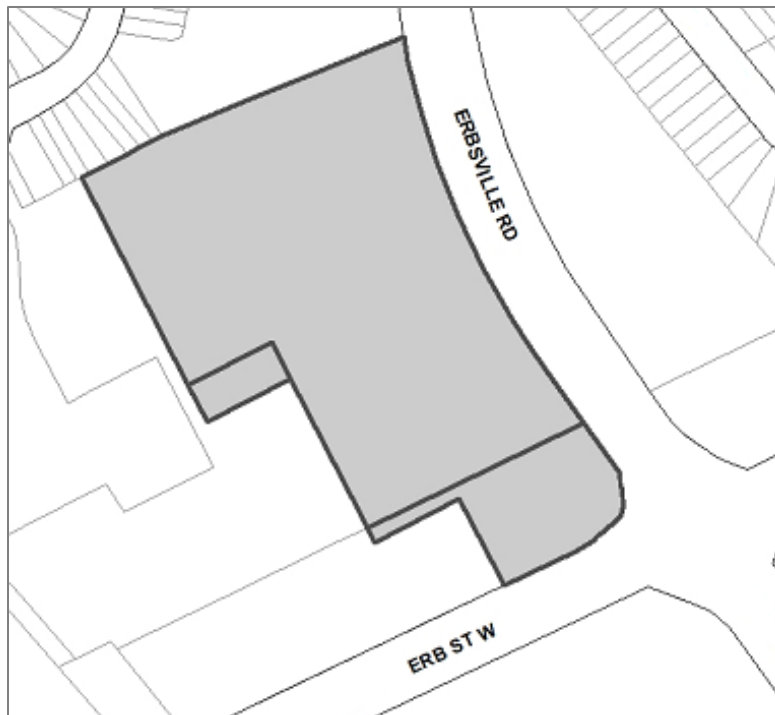
STREET LINE setback (minimum)	• 5.0 metres from Erb St W • 7.5 metres from Erbsville Rd (see Section d))
LANDSCAPED BUFFER (minimum)	• 4.0 metres abutting Erb St W • Average 6.0 metres abutting Erbsville Rd, but in no case less than 4.5 metres
PARKING (minimum)	2.88 PARKING SPACES per 100 m ² of BUILDING FLOOR AREA
BUILDING FLOOR AREA (maximum)	11,000 square metres
BUILDING FLOOR AREA (Home and Auto Supply Store) (maximum)	9,750 square metres
BUILDING FLOOR AREA (individual stores, excluding a Home and Auto Supply Store, Drug Store, Specialty Food Store) (maximum)	465 square metres
BUILDING FLOOR AREA (DRUG STORE and SPECIALTY FOOD STORE) (maximum)	1393 square metres
BUILDING FLOOR AREA (all RESTAURANTS and Video Stores combined) (maximum)	929 square metres

d) Notwithstanding anything to the contrary, the STREET LINE setback for a BUILDING that existed on the date of the passing of this BY-LAW shall be deemed the required STREET LINE setback for that BUILDING, with the following exception:

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- a. The STREET LINE SETBACK for a Home and Auto Supply Store shall be an average of 7.5 metres, but in no case less than 4.5 metres, from Erbsville Road
- e) Notwithstanding anything the contrary, the LANDSCAPED BUFFER along Erbsville Road and Erb Street West shall contain plant materials that forms a visual screen and 'green' the streetscape and are not less than one-point-five metres (1.5 m) in height. The LANDSCAPED BUFFER may also include:
 - a. Two (2) Pylon signs (maximum)
 - b. DRIVEWAYS
 - c. Curbs
 - d. Retaining walls
 - e. Ramps, stairs, and walkways
 - f. Utilities
 - g. Lighting fixtures
 - h. Fences,as specified on an approved site plan pursuant to Section 41 of the Planning Act, R.S.O. 1990 c.P.13 as amended.
- f) Notwithstanding anything to the contrary, any regulations in site specific exemption C66 regarding the Subject Property as shown on Image 1 attached hereto shall be deemed to not apply.

Image 1: Subject Property



Appendix B – Summary of Public, Agency, and Staff Comments

PUBLIC COMMENTS

Several property owners and residents in the townhouse condominium at 555 Chablis Drive have submitted comments. Staff also met with the condominium board to discuss their comments with the application. The following is a summary of the comments and concerns:

- The existing store is large enough as it is
- Loss of privacy as a result of extending the Canadian Tire store closer to their property, particularly for townhouse units abutting the Site
- Impacts of dirt and noise during the construction and re-grading work
 - o This will particularly disrupt residents who work from home or are retired and will be home when contractors are working
 - o Ensure contractors work within the permitted hours as outlined in the noise by-law (i.e., 7am to 7pm, excluding Sundays and holidays).
- Potential reduction in property value and lower aesthetic value in the rear yards
- Repair the wood fence, protect existing trees, and enhance the landscaping and visual buffer along the shared lot line

STAFF AND AGENCY COMMENTS

No comments or concerns:

- Canada Post
- City of Waterloo Economic Development
- City of Waterloo Fire Department – Fire Prevention Division
- City of Waterloo Transportation Services
- Enova Power
- Grand River Conservation Authority
- Waterloo Region District School Board
- Waterloo Advisory Committee on Active Transportation

City of Waterloo Building Services (September 5, 2023)

- A special servicing agreement may be required if a new water lateral is proposed for the garden centre and frost house.
- A detailed review of the proposed addition will be conducted through the building permit review.

City of Waterloo Engineering Services (August 21, 2023)

- The existing grading allows for major overland stormwater flow to travel east to west between the north side of the Canadian Tire building and the rear property line of the residential properties. This flow route must be maintained.
- Detailed engineering plans will be required at the site plan stage.

City of Waterloo Landscape Architecture (August 17, 2023)

- Existing trees along the northern property boundary provide established screening for the adjacent residences. All mature trees in healthy condition shall be preserved and protected.
- All trees located on adjacent properties along this property boundary shall also be preserved and protected.
- A Vegetation Management Plan will be required at the site plan stage.
- Tree protection fencing shall be installed for all trees along the northern property boundary at least 1 metre outside the tree drip line.
- Confirm that drainage patterns, swales and any required improvements will not impact the existing landscape shrub and tree plantings adjacent to Erbsville Road.
- Consider ways of improving pedestrian safety and comfort by incorporating a dedicated pedestrian network through and around the parking lot.
- Several of the trees and many of the shrubs and perennial groupings planted within the landscape buffer adjacent to Erbsville Road are no longer present per the most current Site Plan Addendum. Through the site plan application, the landscape buffer shall be supplemented or enhanced with additional plant material to achieve the principles and intent of the Urban Design Manual.

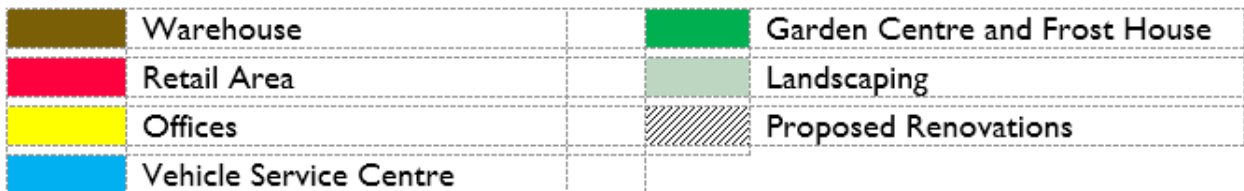
Waterloo Catholic District School Board (August 22, 2023)

- Educational development charges will be collected prior to the issuance of a building permit

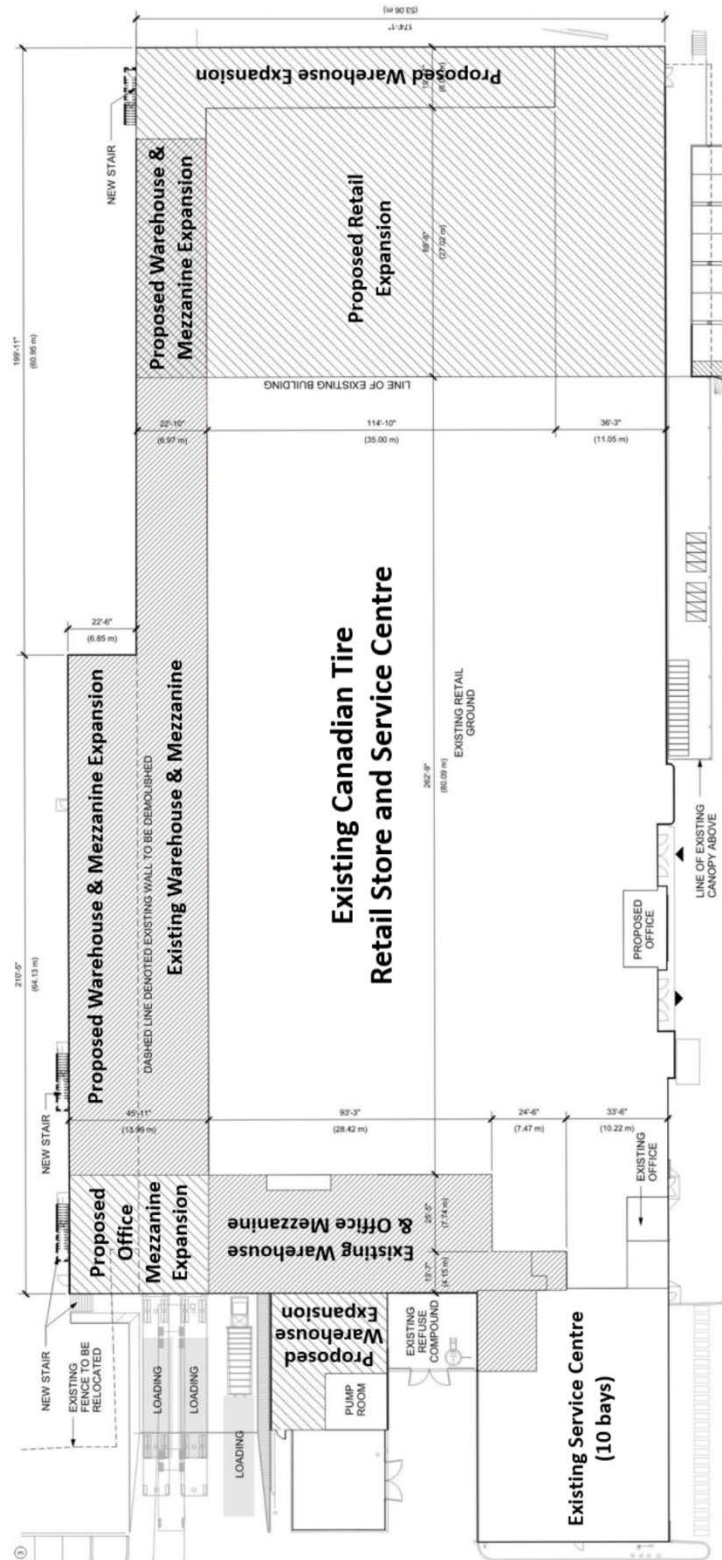
Region of Waterloo (October 5, 2023)

- **Region staff have no objection to Zone Change Application Z-23-09**
- The proposed development intensifies an existing commercial land use and generally conforms to the policies of the Regional Official Plan
- A Record of Site Condition is not required for the proposed development which is a non-sensitive use
- A salt management plan will be required as part of a future site plan application

- A peer review of the Stationary Noise Study was conducted by RWDI. The review identified gaps with the initial report. An updated Stationary Noise Study was submitted on September 22, 2023 and accepted by RWDI on October 3, 2023.
- Regional Development Charges will be required for future development on the Site and will be collected prior to issuance of a building permit.

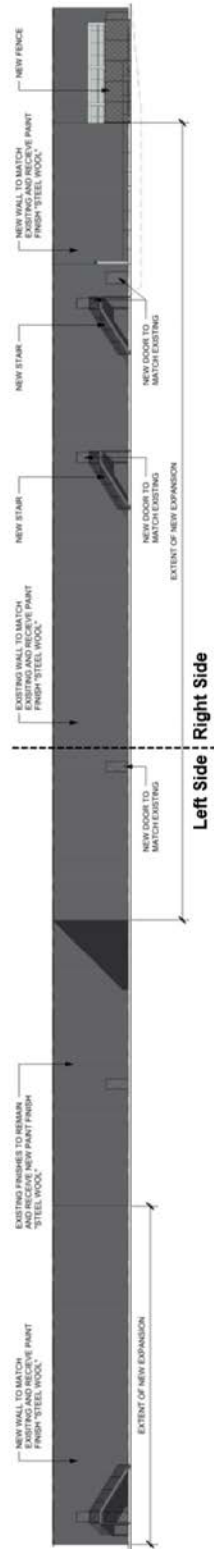


Appendix D – Proposed Floor Plan

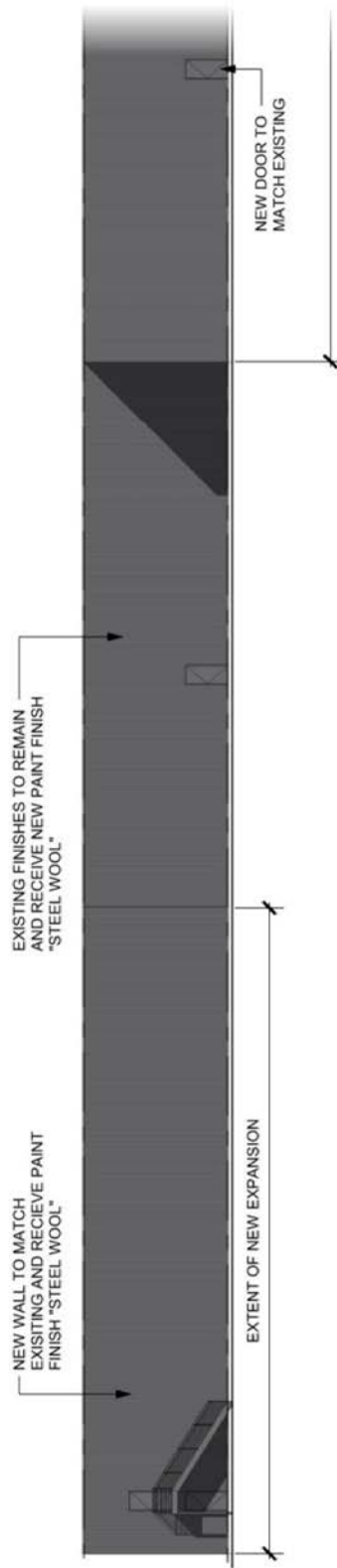


Appendix E – Proposed Building Elevations

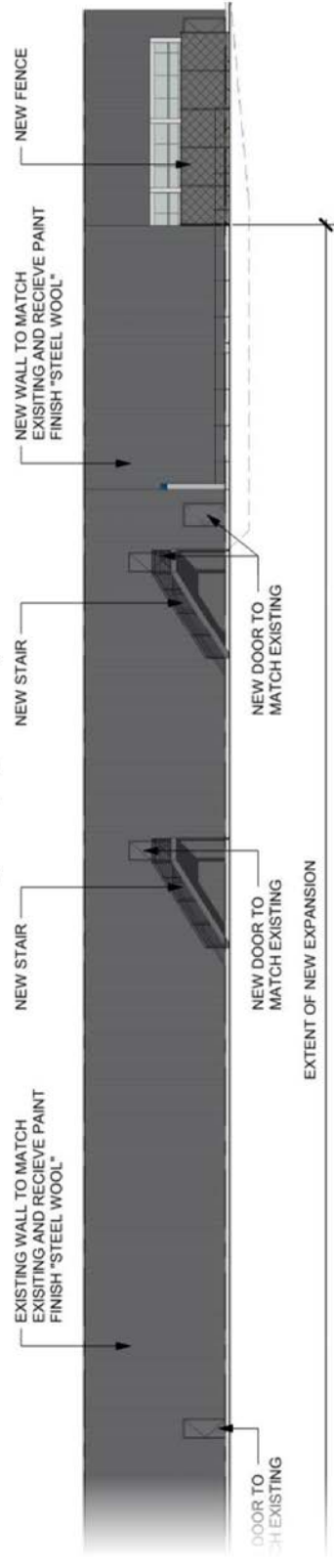
Rear façade (full view)



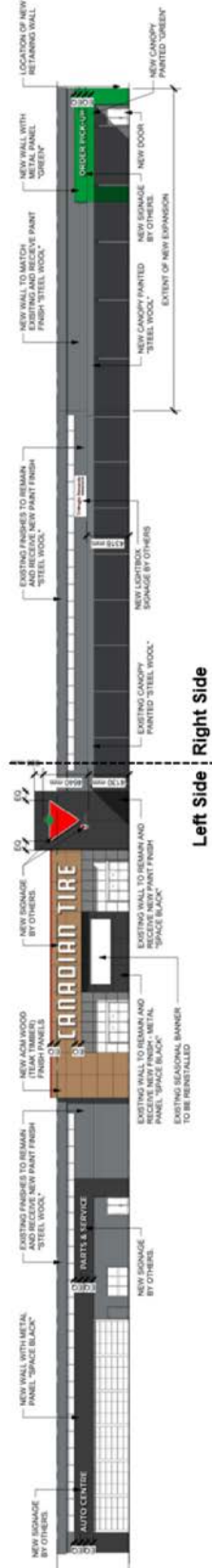
Rear façade (left side)



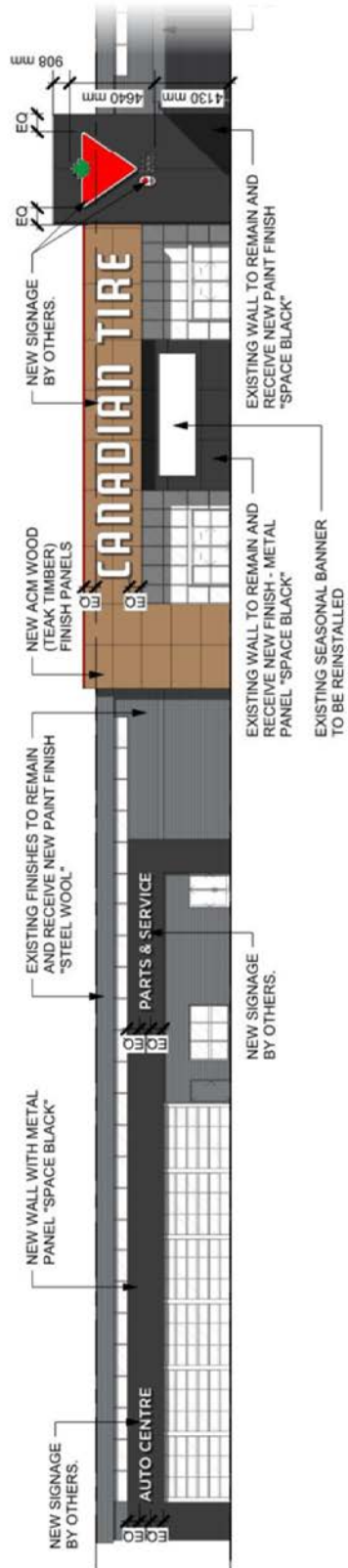
Rear façade (right side)



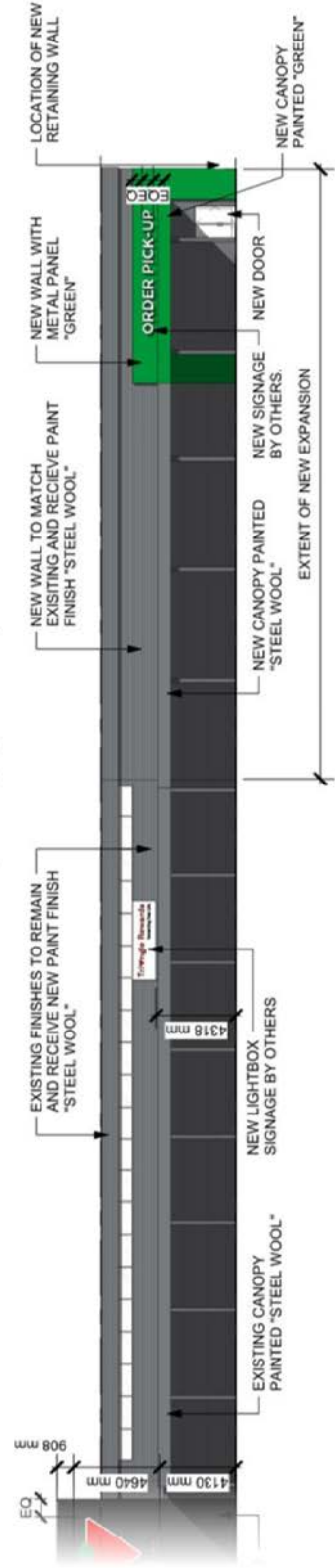
Front façade (full view)



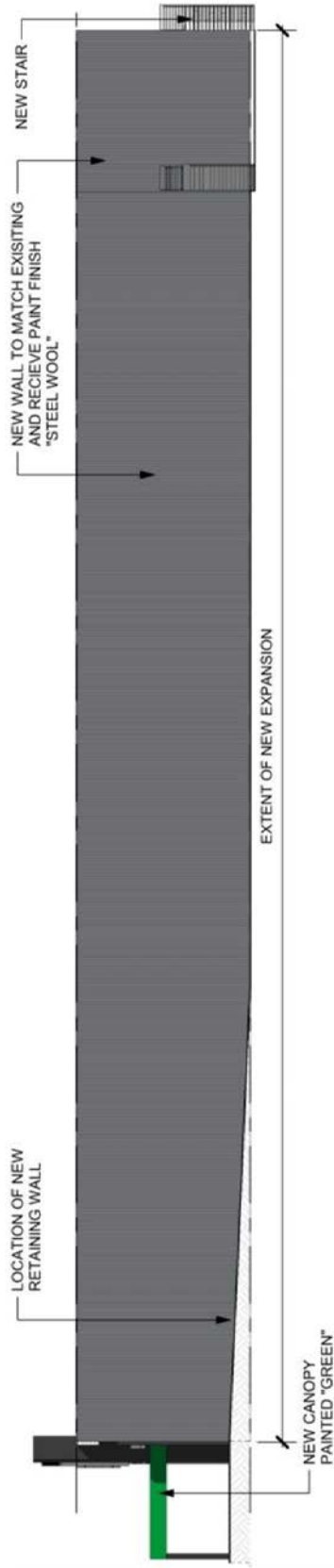
Front façade (left side)



Front façade (right side)



West side façade (as viewed from the Erbsville Road frontage)



East side façade (as viewed from within the site)

