

Official Plan Amendment No. 32

565 Conestogo Road, City of Waterloo

Part of Lot 8, German Company Tract, Parts 1, 2, 3, 4, 5 & 6, 5R-4092, Save and Except Part 7 on
WR811662 and Part 6 on WR838581

1. That Schedule A (Land Use Plan) be amended to removing the label “DEFERRED” on the lands identified on Map XX attached hereto
2. That Schedule A (Land Use Plan) be amended by changing the designation applied to the lands identified in Map XX attached from “Employment” to “Mixed-Use High Density Residential”
3. That Scheduled A2 (Employment Areas) be amended by removing the designation “Business Employment” for the lands identified on Map XX attached hereto
4. That Schedule A6 (Specific Provision Areas) be amended by adding “SPA XX” to the lands identified on Map XX attached hereto
5. That Section 11.1.XX be added to the Official Plan with the following Specific Provision Area
 - a. That lands within Specific Provision Area XX designated as Mixed-Use High Density Residential on Map XX shall be subject to the following site-specific policies:
 - i. Notwithstanding the requirements of the Mixed-Use High-Density Residential designation, the following shall apply:
 1. Lands designated Mixed-Use High Density Residential may be zoned to permit the following additional uses unless otherwise restricted:
 - Offices
 - Medical clinics
 - Convenience retail
 - Restaurants
 - Retail store
 - Food stores
 - Child-care centres
 - Personal services
 - Community uses
 - Subject to the following:
 - a. The implementing Zoning By-law shall limit all non-residential uses to a maximum 4,645 square metres of gross leasable area
- b. That lands within Specific Provision Area XX designated as Mixed-Use High Density Residential and identified as “Area A” on Map XX shall be subject to the following site-specific policies:
 - i. Residential uses permitted within individual buildings and/or within mixed-use buildings
 - ii. Non-residential uses only permitted within a mixed-use building
 - iii. The implementing Zoning By-law shall include a maximum building height of 35 storeys (118 metres)

- iv. The implementing Zoning By-law shall include a maximum density 3,980 residential dwelling units or 5,460 bedrooms