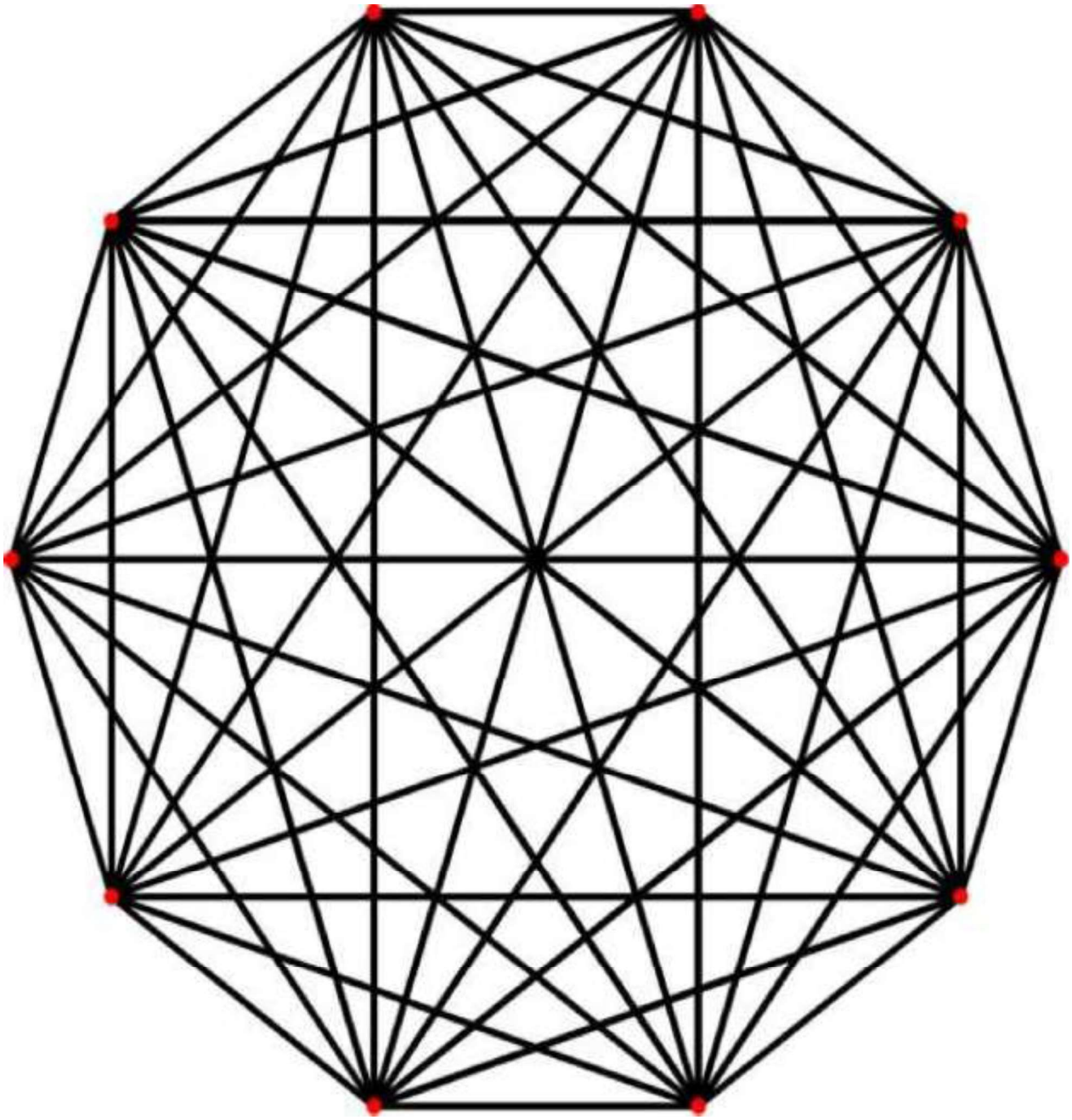


79 Columbia Street West - Northdale Neighbourhood -Waterloo

Planning Justification Brief

Provincial D-6 Guideline “Compatibility Between Industrial Facilities and Sensitive Land Uses”

January 2026

Prepared for Owner of the Property: Mr. Tuan Hoang

79 Columbia St. W

Waterloo - ON

Email Address of the Owner: hoanganhtuan17@gmail.com

Site Location: 79 Columbia St.- Waterloo - ON

Legal Description of the site: Part of Lot 20, Municipal complied Plan of Subdivision of Lot 13

Prepared by: Deepak Bhatt

Member of Canadian Institute of Planning - MCIP

Registered Professional Planner in Ontario - RPP

American Institute of Certified Planners -AICP

LEED AP Neighbourhood Development - LEED AP ND

21 Muirbank Blvd

M1C 4T7 - Toronto - ON

Phone:226-344-8392

Email: dbhatt13@gmail.com

TABLE OF CONTENTS

1. Introduction 01
   1.1. Site Description
   1.2. Existing conditions & Development Proposal
2. Development Application and City's requirements 04
   2.1. Proposal Development Description & Site Statistics
   2.2. Current Zoning & Neighbourhood Details
3. Waterloo Official Plan & Provincial D 6 Compatibility Analysis 06
4. Conclusion and Recommendations 09

Attachments:

1. Provincial D-6 Guidelines
2. Waterloo OP Schedule I
3. Map showing 70 & 300 m. radius around the site

1. Introduction:

The owner and the applicant for the property located at 79 Columbia St. W - Waterloo contacted me to prepare "Urban Design Brief" as required by the City of Waterloo to remove the "Holding Symbol" for the proposed development application;
As per the City of Waterloo requirement:

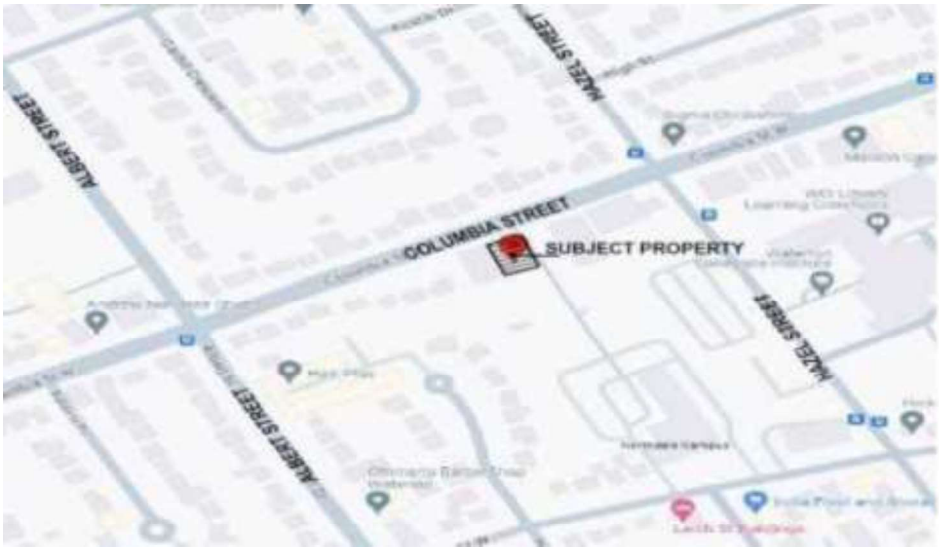
"Holding Symbol"

The Holding Symbol shall zone the lands for their future intended use and shall identify the lands subject to the holding provision by adding the Holding Symbol "H" to the zoning category indicating that development cannot proceed until the Holding Symbol has been removed by by-law.

"The Holding Symbol can only be removed by Demonstrating compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses" to confirm land use compatibility; "

1.1 ***Site Description:***

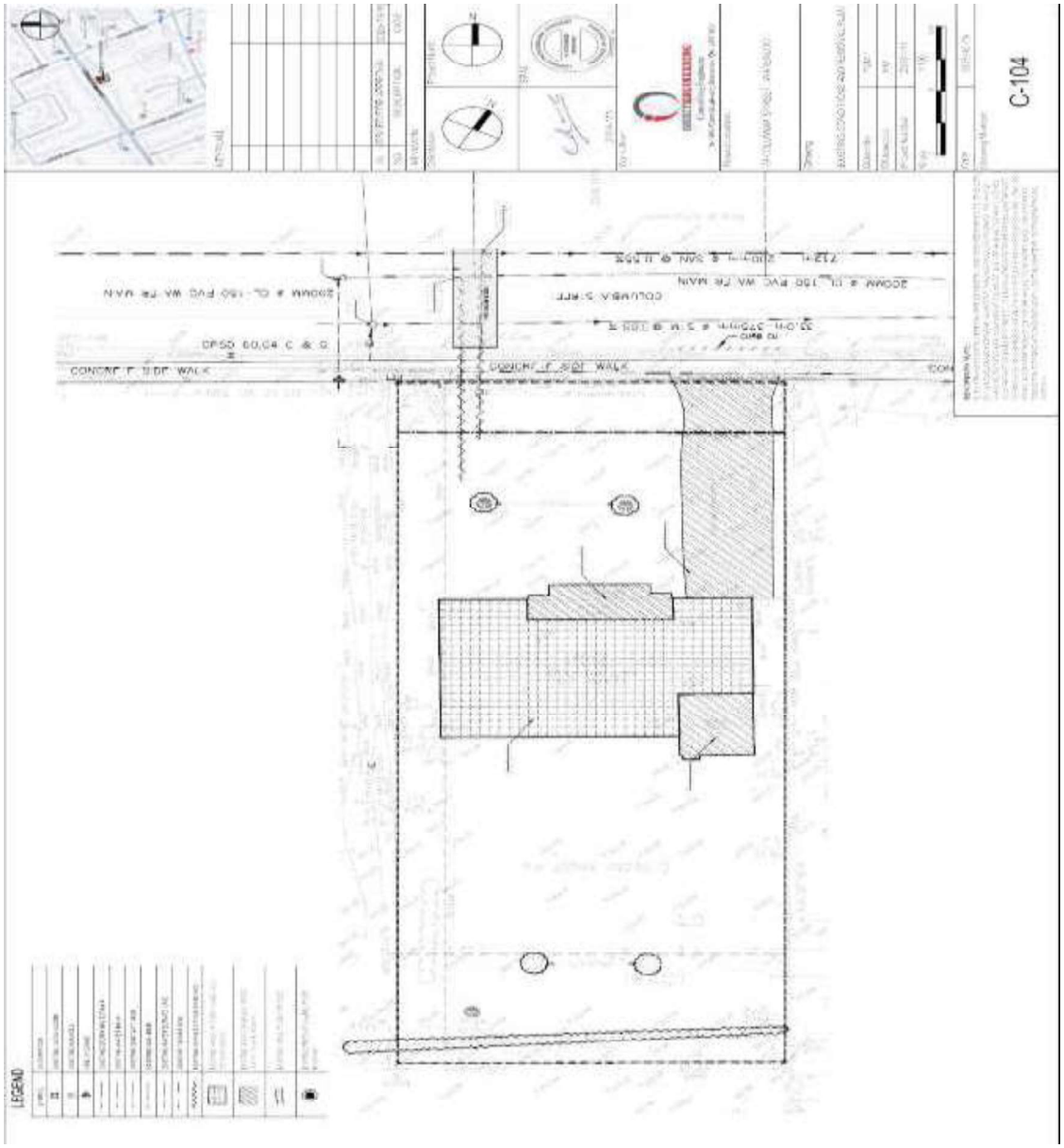
Site: Municipally address as 79 Columbia St. W - Waterloo, the subject site, fronts south onto the Columbia Street West. The lot is surrounded by Mult residential 4 storeys apartment building on the east and west side of building. A laneway pathway adjoining the east boundary of the lot leading towards the parking and Northdale university campus building as shown below. The lot legally identifies also as Part of Lot 20, Municipal complied Plan of subdivision of Lot13, in the City of Waterloo, Regional Municipality of Waterloo.



The original lot area is 1127 sq.m and after front side road allowance deduction, 78 sq.m, the lot area is 1045 sq.m.

1.2 Existing Conditions & Development Proposal: The existing lot is with an existing single storey brick dwelling. It is proposed to redevelop the site by demolishing the existing building and constructing a multi -unit residential housing for students consisting of 5 storeys and 15 units (51 bedrooms).

The existing building and its removal plan are as shown below:



The existing single storey and its street view with its surroundings from the Columbia street is as shown below:

Google Maps

79 Columbia St W

Waterloo - Existing Building & surroundings

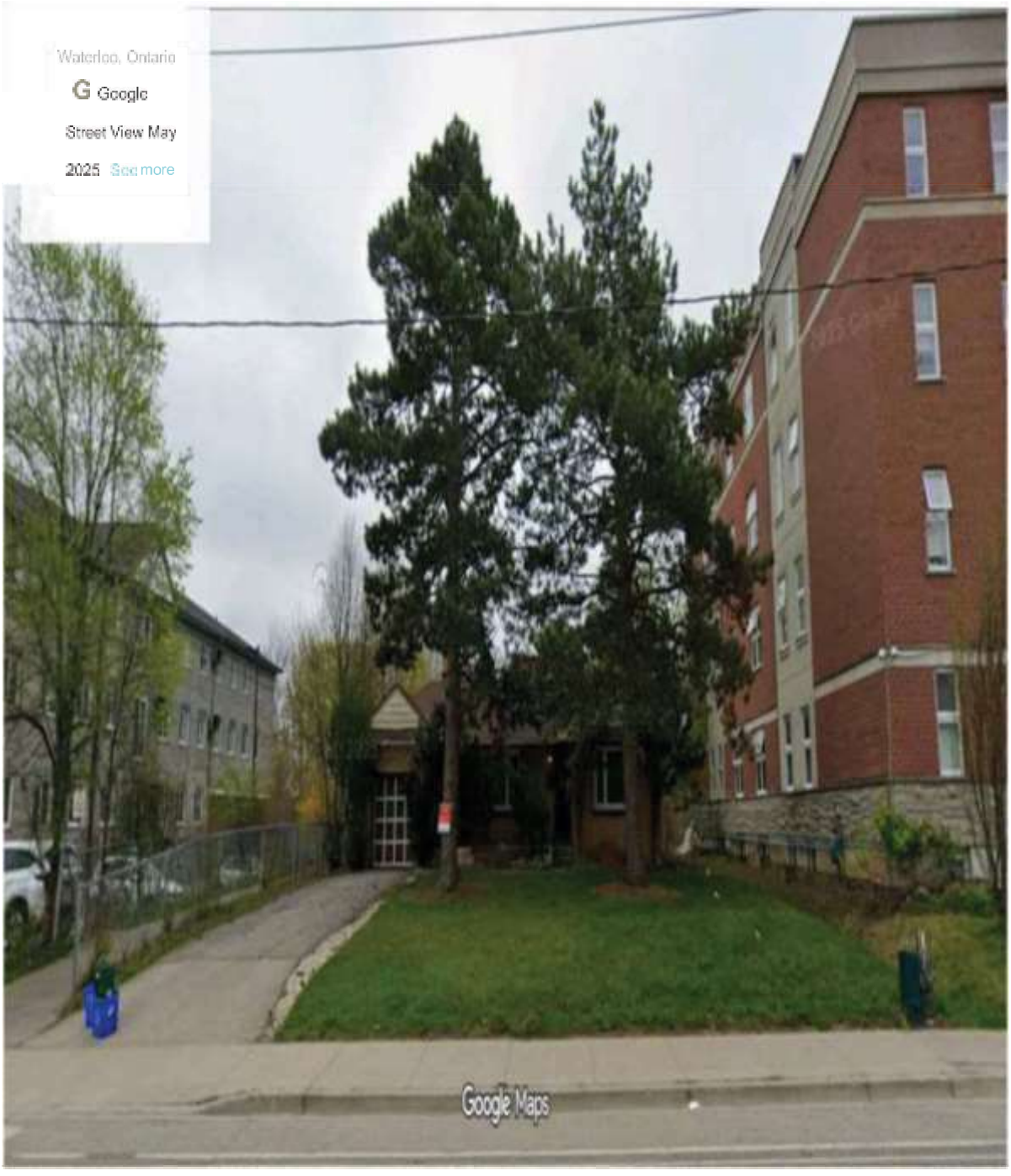


Image capture: May 2025 © 2025 Google

2. Development Application and City's requirements:

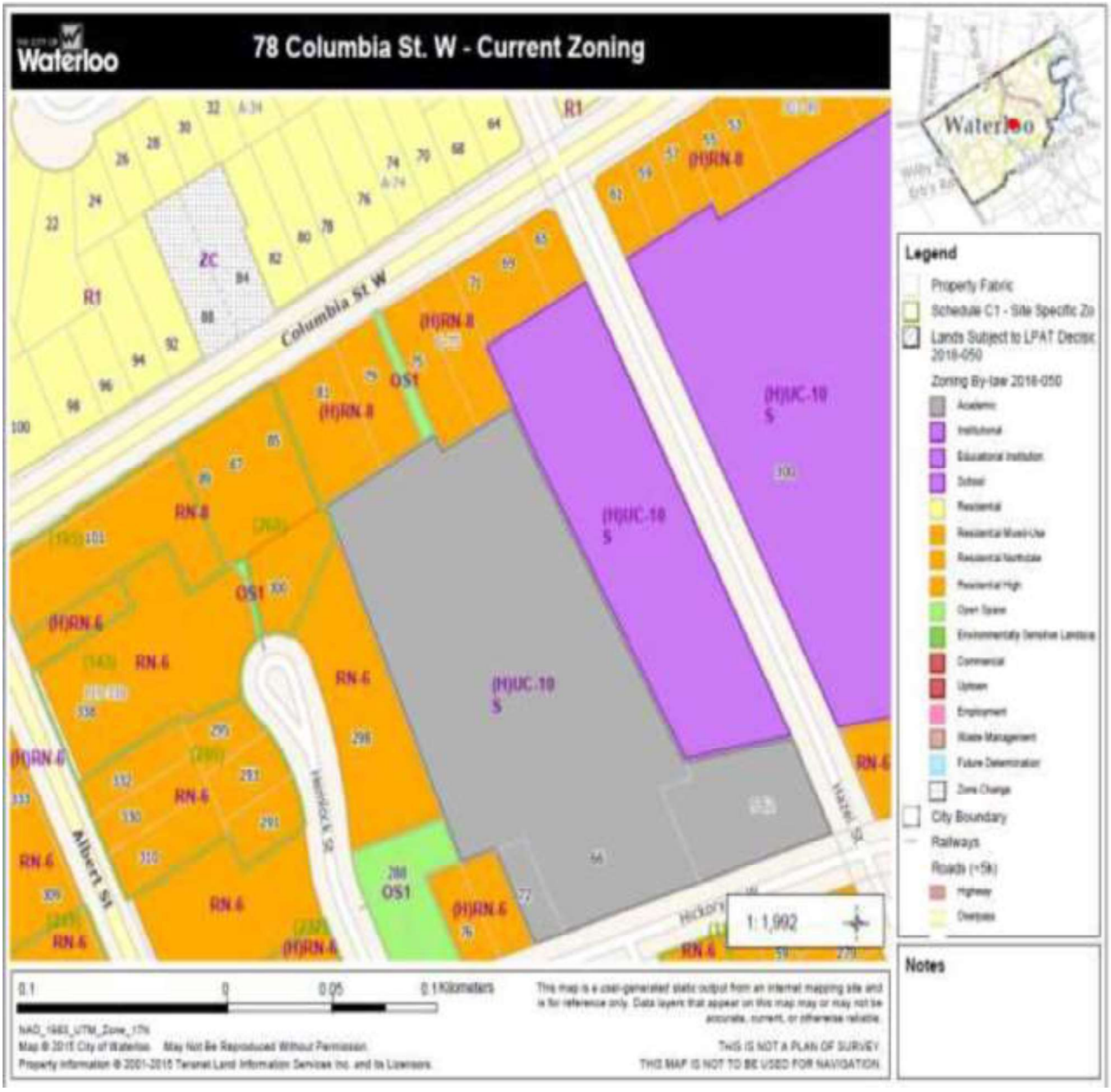
2.1. Proposal Development Description & Site Statistics:

The detailed architectural plans including all floor plans, elevations are included in this report within the Appendix.

The site Plan statistics are as shown:

SITE SUMMARY/ ZONING MATRIX:				
ZONING : "Holding Symbol" "RESIDENTIAL NORTHDALE EIGHT (RN-8)				
REGULATIONS AS PER ZONING BYLAW 2018-050		**REQUIRED**	**PROVIDED**	**COMPLIES YES/No**
LOT AREA (minimum)		1,000Sq m	1045 Sq m	Yes
LOT FRONTAGE(Convertible)		1.0 metres(minimum) 75% FACADE (within 5 metres)		Yes
SETBACKS:				
FRONT(NORTH)SETBACK		MIN -1 metres MAX - 3 metres	1.0m	Yes
SIDE YARD (EAST SETBACK)		3.0 metres	6.0m	Yes
SIDE YARD (WEST SETBACK)		3.0 metres	3.0m	Yes
REAR YARD (SOUTH) SETBACK		7.5 metres	7.5m	Yes
DENSITY (RES. UNITS/ HA)		450 BEDROOMS PER HECTARE 51 bedrooms	51 bedrooms	Yes
HEIGHT		08 STOREYS 27.5 metres	05STOREYS 20.89 m	Yes
NUMBER OF FIRST STOREY ENTRANCES (minimum)		1PER 15 metres BUILDING FACADE	02	Yes
AMENITY AREA (MINIMUMAS PER TABLE7R)		3 sq m for first bedroom and 2 sq m for each additional bedroom 117sq.m	126 Sq. m INDOORAMENITY	Yes
LANDSCAPEDOPEN SPACES (minimum)		30% 312.3Sq. m	30.73% 321.13 Sq. m	Yes
TOTAL CAR PARKING		No minimum required MTSA's	11CAR SPACES	Yes
BICYCLE PARKING		Residential =.25per Bedroom = 13 Non-Residential = 1 / 100 sq m= .62	14	Yes
NUMBER OF DRIVEWAYS		1 per lot	01	Yes
TOTAL NON-RESIDENTIAL AREA		ancillary rental office	62 Sq. m +21 Sq. m 83 Sq m	Yes
ANCILLARY USES		15%of building floor area = 332.55 Sq m	81 Sq. m	Yes
BUILDING FLOOR AREA DEVOTED TO USES DEFINED UNDER SECTION 7.12.9.2		30%MAX 55.2Sq m	25.99% MAX 46.71 Sq m	Yes
BUILDING FLOOR AREAS		**NO. OF 2 BEDROOMS UNIT**	**NO. OF 5 BEDROOMS UNIT**	**TOTAL BEDROOMS**
BASEMENT FLOOR	234 Sq m	0	0	0
FIRST FLOOR	184 Sq m	0	0	0
SECOND FLOOR	453 Sq m	2	2	14
THIRDFLOOR	448 Sq m	2	2	14
FOURTH FLOOR	448 Sq m	2	2	14
FIFTH FLOOR	453 Sq m	2	1	09
		0	0	0
TOTAL BUILDING FLOOR	**2217 Sq. m**	**8**	**7**	**TOTAL-51**

Current Zoning: "Holding Symbol" Residential Northdale 8 – RN8



2 .2 Current Zoning & Neighbourhood Details:

From the zoning details, the lot is within the Northdale Neighbourhood, Special Area Plan 45. The permissible height is 8 storeys with a density restriction of 450 bedrooms per hectare. As per the calculation, considering the original lot area including the area devoted for front side road and amenities. Permissible total bedrooms will be 51 (as shown in the site plan area calculations.

3. Waterloo Official Plan & Provincial requirements – D 6 and Analysis:

For the analysis and review the compatibility of the proposed use for the site following Provincial Guidelines were considered:

1. Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses"
2. D-1 Land Use and Compatibility - A guide for land use planning authorities on how to decide whether new development or land uses are appropriate to protect people and the environment." And
3. D-6-3 Separation Distances - A guide for land use planning authorities on how to measure recommended distances between industrial areas and sensitive land uses to protect people and the environment.

The Waterloo Official Plan defines the "Sensitive Land use"

"Sensitive Land Uses "–

In regard to land use compatibility, are buildings, amenity areas, or outdoor spaces:

(a) where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment; or,

(b) that may be adversely impacted by noise from transportation sources including: residential uses, seasonal residential developments, hospitals, nursing/retirement homes, schools and daycare centres ".

As per the development application the proposed use is residential use. The application is not for any change of land use. The application is for the removal of the "Holding symbol" from the zoning designation.

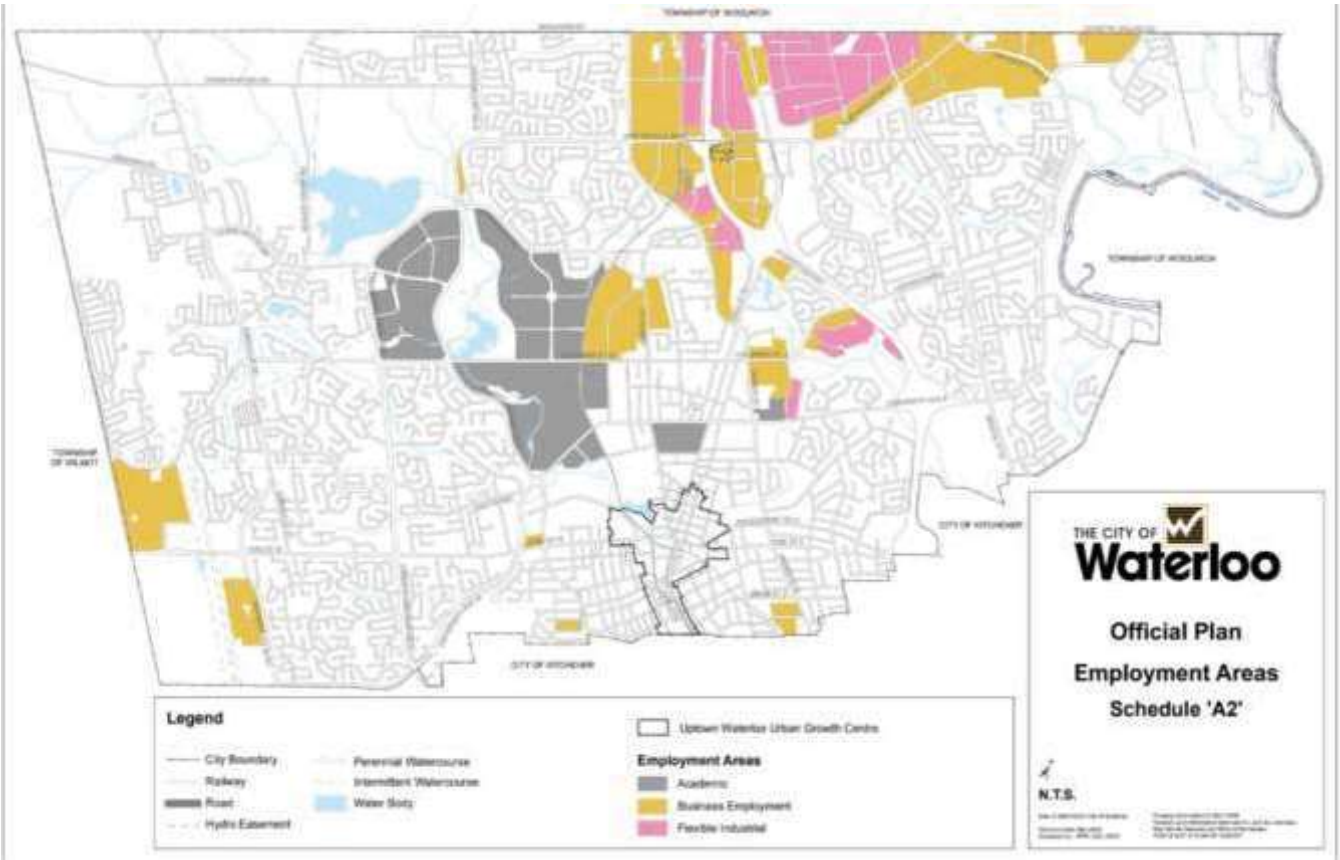
The site area is within the Northdale Neighbourhood and is known as academic area.

The Waterloo Official Plan Schedule A 2 – Employment Areas – shows various areas like

- Academic
- Business Employment
- Flexible industrial

A detailed analysis was carried out to check the distance separation of any classified industrial area existing or proposed as per the D6 – industrial area classification i.e. Class I, II, III OR IV and the site in question.

The Waterloo Schedule A2 is shown as follows:



The Waterloo OP policy

Sec. 12.2.3 Holding Provisions

(1) Holding provisions will be used by the City in situations where it is necessary or desirable to zone the lands for development, but where development must be delayed pending completion or realization of one or more of, but not limited to, the following:

> (h) Demonstrating compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses" to confirm land use compatibility

Reviewing Provincial Guidelines "D-6-3 Separation Distances". The separation distances for various Class of industries area as follows:

Industry Type	Separation Distance in meters
Class I	70*
Class II	300*
Class III	1000*

Based on measured distances and the google map, separation distance analysis was carried out. An imaginary circle with 70 meters and 300 meters from the site in question 79, Columbia St. west was drawn on the map and attached in Appendix:

As shown in the detailed drawing, there is no class I, II or III existing or proposed industrial area within one kilo meter of the site. Also, Waterloo OP Schedule I – Industrial Areas in Transition was considered. Also, OPA No. 11, approved December 11, 2014

(1) Where existing industrial uses exist on lands illustrated on Schedule 'I' – Industrial Transition Areas, it is the intent of this Plan that the industrial use will cease to exist in the long term. Where it is necessary or desirable to zone lands to a zone category that would permit new sensitive land uses in conformity with the Official Plan designation prior to the industrial facility ceasing operation, the City may apply site-specific zoning provisions to limit permitted uses and/or may utilize holding provisions to restrict development in conjunction with the implementing zoning for the area. Removal of holding provisions will be contingent on the applicant demonstrating compliance with the Provincial D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses".

Waterloo OP Policy and various OP Amendment adapted and approved by the City Council various sensitive land uses within the designated Business Employment Designation area permits residential growth assuming any existing sensitive land use will be ceased to exist in the long run.

It is clear from the existing condition around the site, 79 Columbia street West, that within the specified distance of the Province D 6 guidelines and also D3 distance separation specifications that the proposed development is in compliance of the sensitive land use criteria.

4. Conclusion and Recommendations:

The development proposal, 79 Columbia Street, West – Waterloo is in compliance to the Provincial D -6, Compatibility Between Industrial Facilities and Sensitive Land Uses".

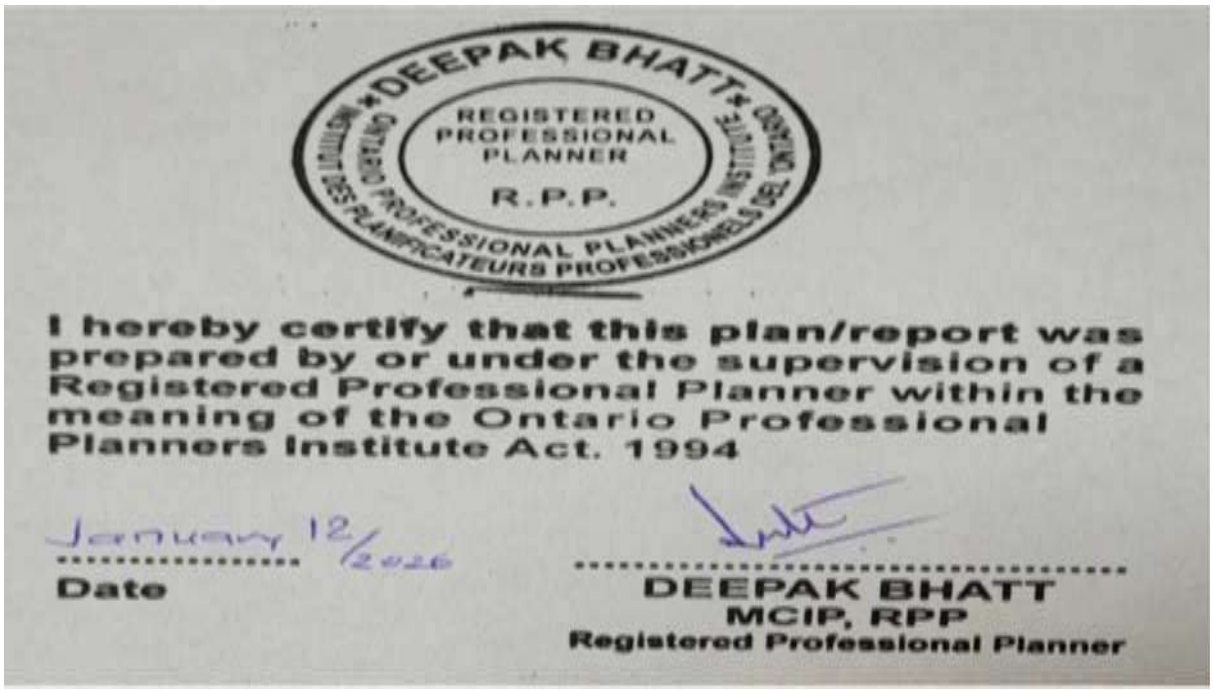
The "Holding Symbol" designated with the zoning specification is recommended to be removed. I have carried out complete separation distance analysis as defined by the Province. The proposed development application is in compliance to the provincial D 6 Guidelines, as there is no potential land use compatibility issues associated with existing and or planned industrial uses operating in proximity to proposed development application at 79, Columbia Street, West – Waterloo.

I recommend removal of the "Holding Symbol" from the designated zoning attached with the property and approval of the submitted development application.

Prepared and Signed by:

Deepak Bhatt

Deepak Bhatt, MCIP, RPP, LEED AP ND
Date: January 12, 2026
Place: Toronto



Ontario (https://www.ontario.ca/page/government-ontario)

D-1 Land Use and Compatibility

A guide for land use planning authorities on how to decide whether new development or land uses are appropriate to protect people and the environment.

Legislative Authority:
Environmental Protection Act, RSO 1990, Section 14 *Environmental Assessment Act*, RSO 1990, Section 5(3)
The *Planning Act*, RSO 1990 Sections 2 (a) (b) (c) (f) (g) (h), 17(9), 22(3), 41(4) and 51(3) The *Condominium Act*, RSO 1990, Section 50(3) The *Niagara Escarpment Planning & Development Act*, RSO 1990, Section 9

Responsible Director:
Director, Environmental Planning Branch

Last Revision Date:
July 1995

Synopsis

This guideline identifies the direct interest of the Ministry in recommending separation distances and other control measures for land use planning proposals to prevent or minimize adverse effects from the encroachment of incompatible land uses where a facility either exists or is proposed. This guideline sets the context for all existing and new guidelines relating to land use compatibility.

The guideline is intended to apply only when a change in land use is proposed, however, compatibility concerns should be recognized and addressed at the earliest possible stage of the land use planning process for which each particular agency has jurisdiction. The intent is to achieve protection from off-site adverse effects, supplementing legislated controls.

The guideline encourages informed decision-making for Ministry staff, land use planning and approval authorities, and consultants. All land use planning and resource management agencies within the Province shall have regard for the implications of their actions respecting the creation of new, or the aggravation of existing, land use compatibility problems. The Ministry shall not be held liable for municipal planning decisions that disregard Ministry policies and guidelines. When there is a contravention of Ministry legislation, Ministry staff shall enforce compliance.

Nothing in this guideline is intended to alter or modify the definition of 'adverse effect' in the *Environmental Protection Act*.

Introduction (1.0)

Legislative Authority (1.1)

The primary legislative basis for this Guideline is Section 14(1) of the *Environmental Protection Act*, RSO, 1990. This Section states: "Despite any other provision of this Act or the regulations, no person shall discharge a contaminant or cause or permit the discharge of a contaminant into the natural environment that causes or is likely to cause an adverse effect".

Objective (1.2)

The objective of this guideline is to minimize or prevent, through the use of buffers, the exposure of any person, property, plant or animal life to adverse effects associated with the operation of specified facilities (see definition for "facility" in Procedure D-1-3, "Land Use Compatibility: Definitions).

Procedures (1.3)

Procedure D-1-1, "Land Use Compatibility: Procedure for Implementation" identifies areas of responsibility for Ministry staff or the Delegated Authority, Municipalities and Other Planning Authorities and Proponents, and discusses various implementation approaches and tools. Procedure D-1-2, "Land Use Compatibility: Specific Applications" list Ministry and other agencies' documents which are specific applications of this guideline. Procedure D-1-3, "Land Use Compatibility: Definitions" provides definitions of terms.

Application (2.0)

Dual Nature of Guideline (2.1)

The guideline is applicable when:

a. a new sensitive land use is proposed within the influence area or potential influence area of an existing facility; and/or

b. a new facility is proposed where an existing sensitive land use would be within the facility's influence area or potential influence area.

Planning Activities (2.2)

This guideline applies when a change in land use places or is likely to place sensitive land use within the influence area or potential influence area of a facility, for the various situations listed below:

Policies, Guidelines and Programs (2.2.1)

This guidelines applies for the formulation and review of land use policies, guidelines or programs.

General Land Use Plans (2.2.2)

This guideline applies for the review of municipal and other levels of government general plans and proposals (e.g. municipal official plans and official plan amendments, municipal secondary plans, provincial resource management plans and other land use planning related matters).

Site-Specific Plans (2.2.3)

This guideline applies for the review of site-specific development plans (e.g. plans of subdivision, plans of condominium, severances) including redevelopment and/or infill proposals.

Non-Applicable Situations (2.3)

Existing Incompatible Land Uses (2.3.1)

This guideline does not apply to situations where incompatible land uses already exist, and there is no new land use proposal for which approval is being sought.

However, where feasible, the Ministry encourages the implementation of mitigation measures by the appropriate authority, at the earliest opportunity, to minimize existing compatibility problems.

Note: When there is a compatibility problem where both land uses already exist, matters may be subject to Ministry abatement activities if there is non-compliance with a Ministry issued Certificate of Approval (C of A) for the facility, or there is no C of A in place.

Compliance with Existing Zoning and Official Plan Designation (2.3.2)

This guideline does not normally affect a change in land use, an expansion, or new development, for either a facility or a sensitive land use which is in compliance with existing zoning, and the official plan designation, except for plans of subdivision and condominium and/or severances. In these exceptional situations, Ministry staff may require studies(see Guideline D-6, "Compatibility Between Industrial Facilities and Sensitive Land Uses, Sections 4.6, "Studies"and 4.7, "Mitigation"), and the identification of any necessary mitigative measures to prevent or minimize any potential 'adverse effects'.

There may be additional exceptional circumstances brought to staff's attention if a Certificate of Approval or other planning approval is required, where the Ministry would object if a sensitive land use would be subjected to adverse effects which could not be mitigated (e.g., land use change from single family residential to high rise, which would affect the point of impingement for air emissions, or when a change of industry is proposed with a completely different influence area).

If a proposed use is permitted in the official plan, but rezoning is required, or if both redesignation and rezoning are required, then this guideline shall apply.

Note: Although the guideline does not specifically address such matters, it is not intended to preclude the implementation of mitigation measures to minimize existing compatibility problems.

Emergency Situations (2.3.3)

This guideline does not deal with emergency situations, such as process upsets, the breakdown or malfunction of technical controls and/or spills. These are dealt with through other practices and legislation.

Federal Jurisdiction (2.3.4)

This guideline does not normally apply to lands owned or purchased by undertakings under federal jurisdiction. However, federal bodies may choose to comply with provincial laws and policies, or may be required to do so by federal law or by their own regulatory bodies.

A court may rule that there is no reason for federal facilities not to comply with local requirements, as long as these additional controls do not attempt to prohibit the undertaking.

As well, this guideline may apply to private undertakings on federal lands on a case-by-case basis.

Adverse Effects (2.4)

Depending upon the particular facility, adverse effects may be related to, but not limited to, one or more of the following:

1. noise and vibration;
2. visual impact (only for landfills under *O. Regulation 347*);
3. odours and other air emissions;
4. litter, dust and other particulates; and
5. other contaminants.

Guideline (3.0)

Preferred Approach (3.1)

Incompatible land uses are to be protected from each other, in land use plans, proposals, policies and programs to achieve the Ministry's environmental objectives. Various buffers on either of the incompatible land uses or on intervening lands, as discussed in Section 4 of Procedure D-1-1, "Land Use Compatibility: Implementation", may be used to prevent or minimize 'adverse effects'. Distance is often the only effective buffer, however, and therefore adequate separation distance, based on a facility's influence area, is the preferred method of mitigating 'adverse effects'.

Purpose of Separation Distance (3.2)

The separation distance should be sufficient to permit the functioning of the two incompatible land uses without an 'adverse effect' occurring. Separation of incompatible land uses should not result in freezing or denying usage of the intervening land. The distance shall be based on a facility's potential influence area or actual influence area if it is known. When development is proposed beyond a facility's potential influence area or actual influence area, the Ministry shall not normally object to development on the basis of land use compatibility. Exceptional situations may be identified in documents for specific facilities which are listed in Procedure D-1-2, "Land Use Compatibility: Specific Applications".

Use of Land Within Separation Distance (3.3)

When the separation distance is the method of buffering, and the buffer area extends beyond a facility or sensitive land use site boundary, this Ministry encourages intervening land uses or activities that are compatible with both the facility and the sensitive land use(s).

Compatible land uses can vary on a case-by-case basis, and are identified for different facilities in documents listed in Procedure D-1-2, "Land Use Compatibility: Specific Applications".

Within the separation distance, municipal controls to increase zoning by-law setbacks for facilities or restrictions on location and use of outdoor storage could assist in achieving distance separation.

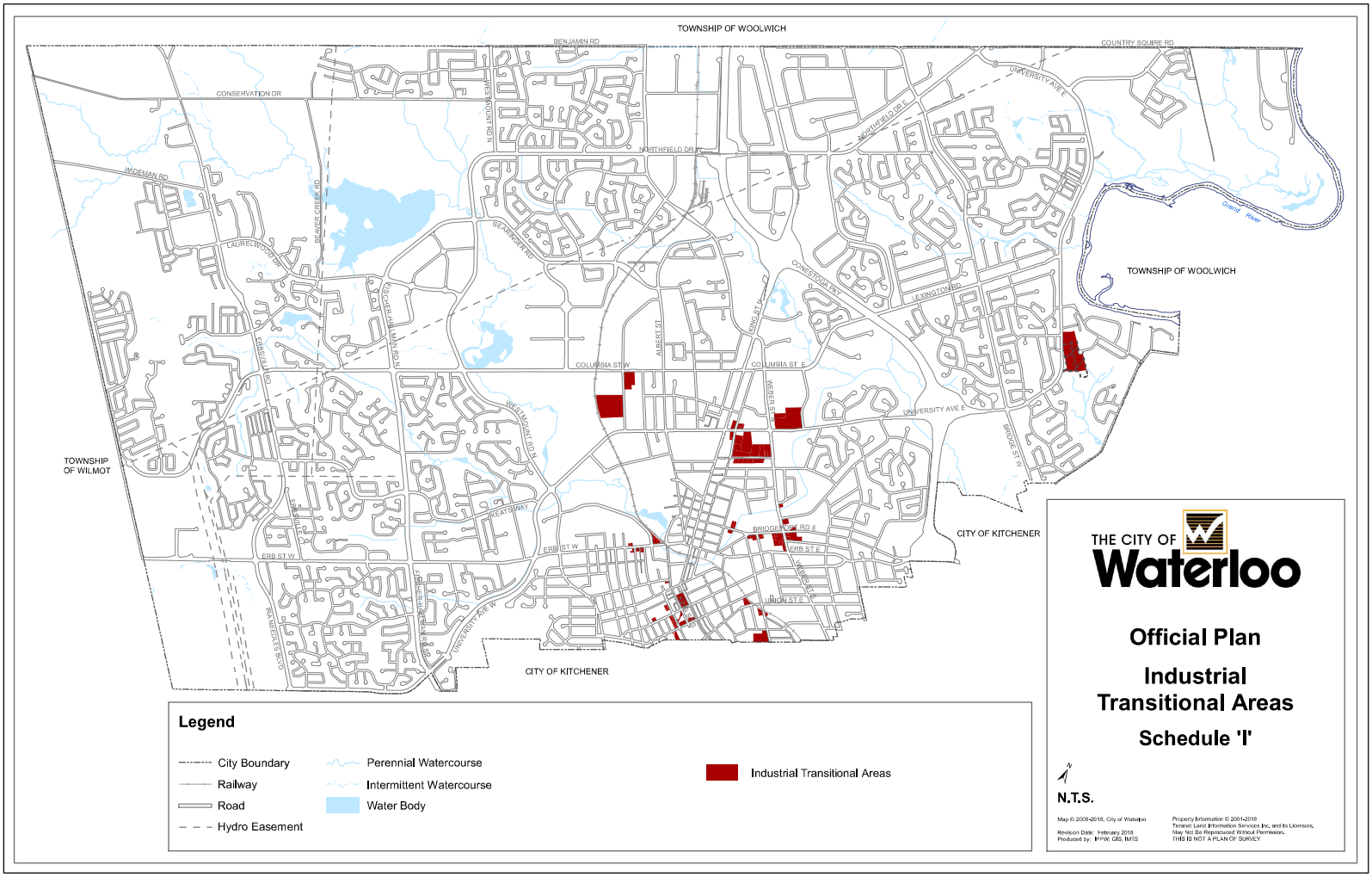
Irreconcilable Incompatibilities (3.4)

When impacts from discharges and other compatibility problems cannot be reasonably mitigated or prevented to the level of a trivial impact (defined in Procedure D-1-3, "Land use Compatibility: Definitions") new development, whether it be a facility or a sensitive land use, shall not be permitted. More

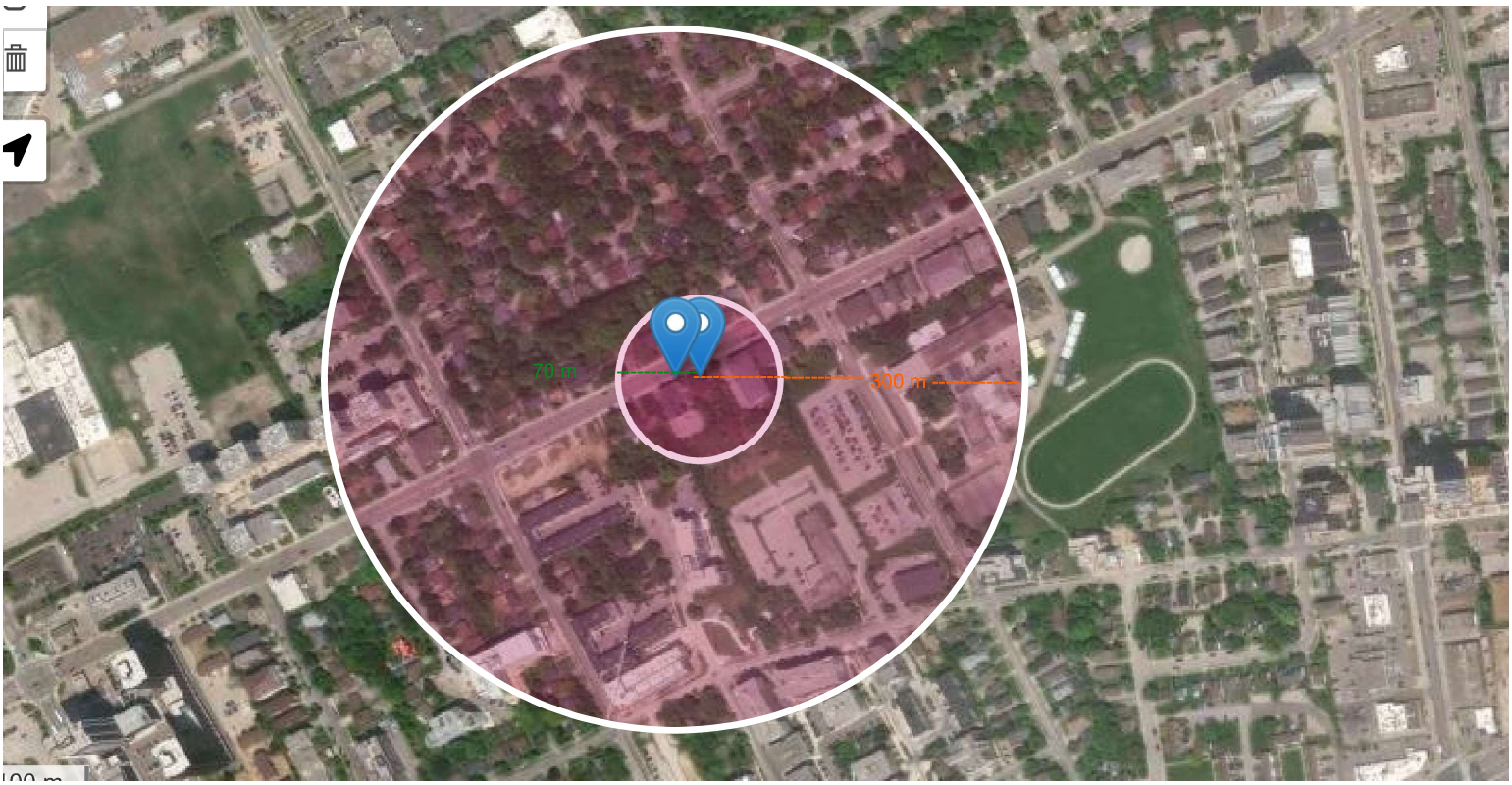
details for specific facilities may be identified in other Ministry guidelines listed in Procedure D-1-2, "Land Use Compatibility: Specific Applications".

There may be situations and various means (see Procedure D-1-1,"Land Use Compatibility: Implementation", Section 7, "Methods") where development or redevelopment can be delayed or phased until such time that an 'adverse effect' would no longer exist (e.g. the facility ceases to operate or the problem is rectified by new technology).

Updated: July 13, 2021
Published: April 14, 2016


TOWNSHIP OF WOOLWICH
BENJAMIN RD
COUNTRY SQUIRE RD
CONSERVATION DR
UNIVERSITY AVE E
NORTHFIELD DR E
NORTHFIELD DR
WIDEMAN RD
BEAVER CREEK RD
LAURELWOOD DR
BEARINGER AVE
Grand River
TOWNSHIP OF WOOLWICH
CONESTOGA PKY
LEXINGTON RD
ERBSVILLE RD
COLUMBIA ST W
ALBERT ST
KING ST N
COLUMBIA ST E
WEBER ST N
UNIVERSITY AVE E
WESTMOUNT RD N
TOWNSHIP OF WILMOT
BRIDGE ST W
KEATS WAY
CITY OF KITCHENER
BRIDGEPORT RD E
ERB ST W
ERB ST E
WEBER ST S
UNION ST E
UNIVERSITY AVE W
RIM MEADOWS BLVD
CITY OF KITCHENER
Legend
City Boundary
Railway
Road
Hydro Easement
Perennial Watercourse
Intermittent Watercourse
Water Body
Industrial Transitional Areas
THE CITY OF Waterloo
Official Plan
Industrial Transitional Areas
Schedule 'I'
N.T.S.
Map © 2009-2018, City of Waterloo
Revision Date: February 2018
Produced by: IPPW, GIS, IMTS
Property Information © 2001-2018
Teranet Land Information Services Inc. and its Licensors.
May Not Be Reproduced Without Permission.
THIS IS NOT A PLAN OF SURVEY

Appendix 2



Appendix 3