

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), Schedule A2 (Employment Areas), Schedule A6 (Specific Provision Areas), Schedule B (City Structure) and Schedule B1 (Height and Density) 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 hereto from “Employment” to “Mixed-Use Community Commercial”
3. That Schedule 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
5. That Schedule B1 (Height and Density) be amended by changing the designation applied to the lands identified on Map XX attached hereto from “Medium Density Employment, 27 metres” to “High Density, 81 metres”
6. 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 Community Commercial on Map XX shall be subject to the following site-specific policies:
 - i. Notwithstanding the requirements of the Mixed-Use Community Commercial designation, the following shall apply:
 1. Lands designated Mixed-Use Community Commercial may be zoned to permit the following additional uses unless otherwise restricted:
 - Dwelling Units, townhouse blocks, live/work units, and home occupations as a primary permitted use
 - Health practitioner, model suite and temporary sales centre as a complementary use
 - b. That lands within Specific Provision Area XX designated as Mixed-Use Community Commercial and identified as “Area A” on Map XX shall be subject to the following site-specific policies:
 - i. Residential uses are permitted within individual buildings and/or within mixed-use buildings and in the first storey of Blocks 2, 3, 4, 5, 6 and 8
 - ii. The implementing Zoning By-law shall include a maximum building height of 35 storeys (118 metres)
 - iii. The implementing Zoning By-law shall include a maximum density of 950 bedrooms per hectare
 - iv. The implementing Zoning By-law shall include a minimum non-residential gross leasable space of 8,000 square metres
 - c. A holding (H) provision shall be placed on the subject lands through the implementing By-law to ensure the completion of the following:

- i. The completion of a Record of Site Condition to the satisfaction of the Regional Municipality of Waterloo;
- ii. The submission of a Master Site Plan and Master Servicing Plan with a Detailed Urban Design Guidelines to the satisfaction of the City of Waterloo;
- iii. The verification of sufficient servicing capacity (water, sanitary and stormwater) to service the development, which may include confirmation that sanitary capacity infrastructure upgrades required to support development of the lands have been completed to the satisfaction of the City of Waterloo;
- iv. The submission of detailed Noise Study to the satisfaction of the Regional Municipality of Waterloo and the City of Waterloo. The study shall evaluate stationery and road traffic noise impacts on the proposed development from surrounding uses and traffic sources. Recommendations of the study shall be incorporated into the detailed building design and/or the owner shall enter into an agreement with the Region of Waterloo and/or City of Waterloo as required.