

Draft Official Plan Amendment & Schedule B

DETAILS OF THE AMENDMENT

The City of Waterloo Official Plan, as amended, is hereby further amended as follows:

1. **That** Schedule "A" to the City of Waterloo Official Plan be amended by changing the land use designation on the lands municipally addressed as 400 Millennium Boulevard, legally described as Block 320, Plan 58M-506, City of Waterloo, Regional Municipality of Waterloo from "Employment" to "Low Density Residential", "Mixed-Use Medium Density Residential", "Commercial" and "Open Space", as shown on 'Map 1' attached hereto.
2. **That** Schedule "A1" to the City of Waterloo Official Plan be amended by designating a portion of the lands municipally addressed as 400 Millennium Boulevard, legally described as Block 320, Plan 58M-506, City of Waterloo, Regional Municipality of Waterloo as "Convenience Commercial", as shown on 'Map 2' attached hereto.
3. **That** Schedule "A2" to the City of Waterloo Official Plan be amended by removing the lands municipally addressed as 400 Millennium Boulevard, legally described as Block 320, Plan 58M-506, City of Waterloo, Regional Municipality of Waterloo from Schedule 'A2'.
4. **That** Schedule "A3" to the City of Waterloo Official Plan be amended by designating a portion of the lands municipally addressed as 400 Millennium Boulevard, legally described as Block 320, Plan 58M-506, City of Waterloo, Regional Municipality of Waterloo as "Parks and Other Green Space", as shown on 'Map 3' attached hereto.
5. **That** Schedule "A4" to the City of Waterloo Official Plan be amended by designating a portion of the lands municipally addressed as 400 Millennium Boulevard, legally described as Block 320, Plan 58M-506, City of Waterloo, Regional Municipality of Waterloo as "Other Open Space Land Use", as shown on 'Map 4' attached hereto.
6. **That** Section 11.1.26 of the City of Waterloo Official Plan be amended by deleting the existing text of Specific Provision Area 26 and replacing it with the following:
 - (1) The policies of this Specific Provision Area apply to lands designated 'Low Density Residential', 'Mixed-Use Medium Density Residential', 'Commercial' and 'Open Space' located east of University Avenue, south of Country Squire Road and north of Millennium Boulevard, shown as SPA 26 on Schedule 'A6' – Specific Provision Areas.
 - (2) It shall be a policy of Council that development within Specific Provision Area 26 shall be backlotted to Country Squire Road and direct vehicular access shall not be permitted to this roadway.
 - (3) It shall be a policy of Council that screening and other landscape measures shall be provided within the yards backing onto Country Squire Road.

- (4) It shall be a policy of Council that development of Block 1/Stage 2 on Draft Plan 30T-23401 shall be permitted to be developed for Convenience Commercial uses either within a mixed-use building, or standalone commercial building, within the Mixed-Use Medium Density Residential Designation.
 - (5) It shall be a policy of Council that notwithstanding the maximum permitted height within the Low Density Residential designation, a maximum height of 11 metres shall be permitted for the lands designated Low Density Residential.
- 7. **That** Schedule "B" to the City of Waterloo Official Plan be amended by revising the limits of the "Minor Corridor" designation on the lands municipally addressed as 400 Millennium Boulevard, legally described as Block 320, Plan 58M-506, City of Waterloo, Regional Municipality of Waterloo, in accordance with 'Map 5' attached hereto and forming part of this Amendment.
- 8. **That** Schedule "B1" to the City of Waterloo Official Plan be amended by changing the designation for the lands municipally known as 400 Millennium Boulevard, legally described as Block 320, Plan 58M-506, City of Waterloo, Regional Municipality of Waterloo from "Medium Density Employment, 27 metres" to "Medium Density, 20 metres" and 'Low Density, 10 metres', as shown on 'Map 6' attached hereto and forming part of this Amendment.

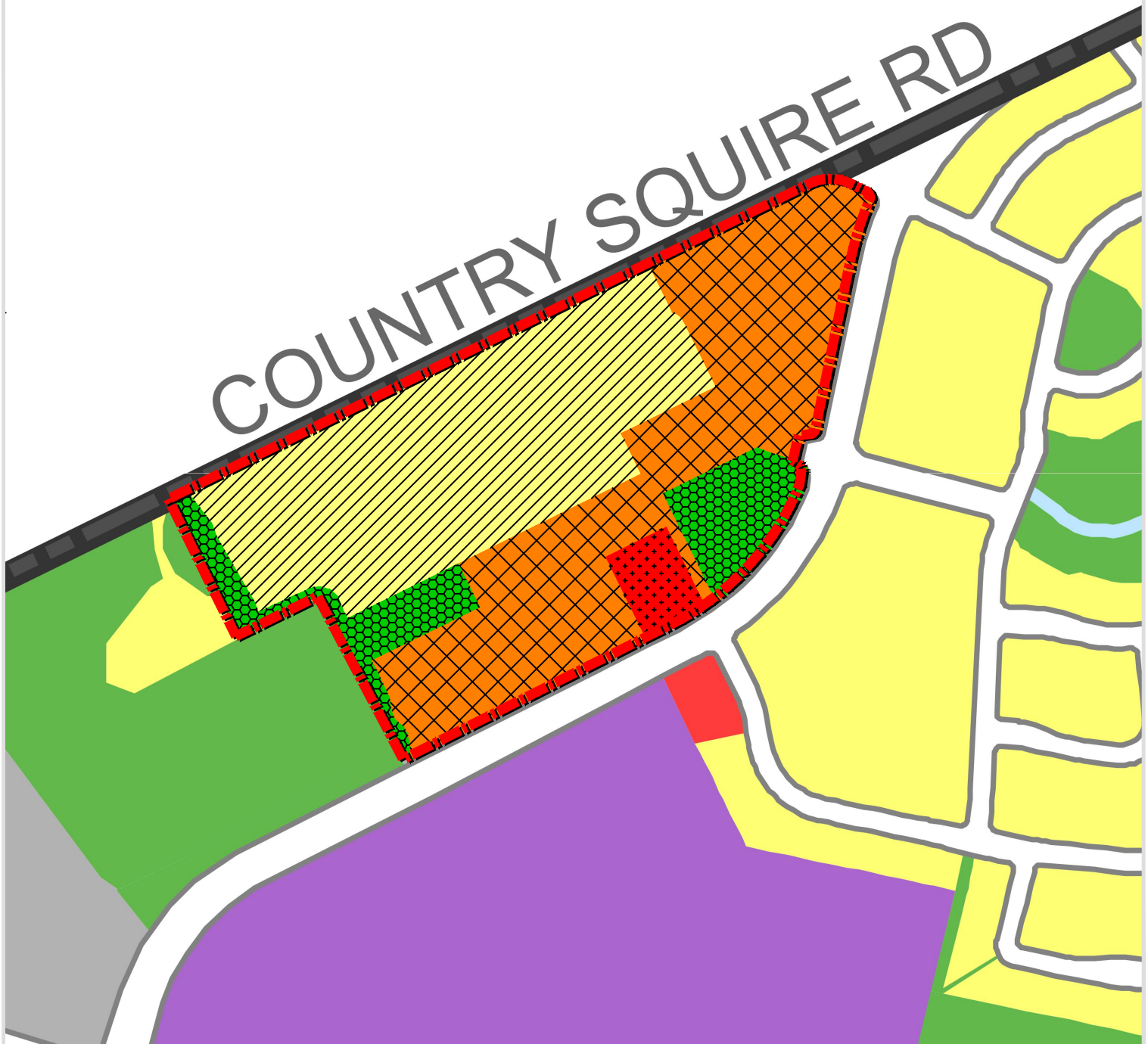


Figure 5

**City of Waterloo,
Official Plan,
Proposed
Amendments to
Land Use Plan,
Schedule "A"**
(September 2019)

Activa Holdings Inc.,
Millennium Boulevard,
City of Waterloo

LEGEND

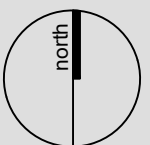
-  Subject Lands
-  Lands to be redesignated from Employment to Low Density Residential
-  Lands to be redesignated from Employment to Mixed Use Medium Density Residential
-  Lands to be redesignated from Employment to Commercial
-  Lands to be redesignated from Employment to Open Space

DATE: November 2024

SCALE: 1:5,000

FILE: 8784CX

DRN: LHB/PL



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AMENDMENTS - NOV 2024.DWG



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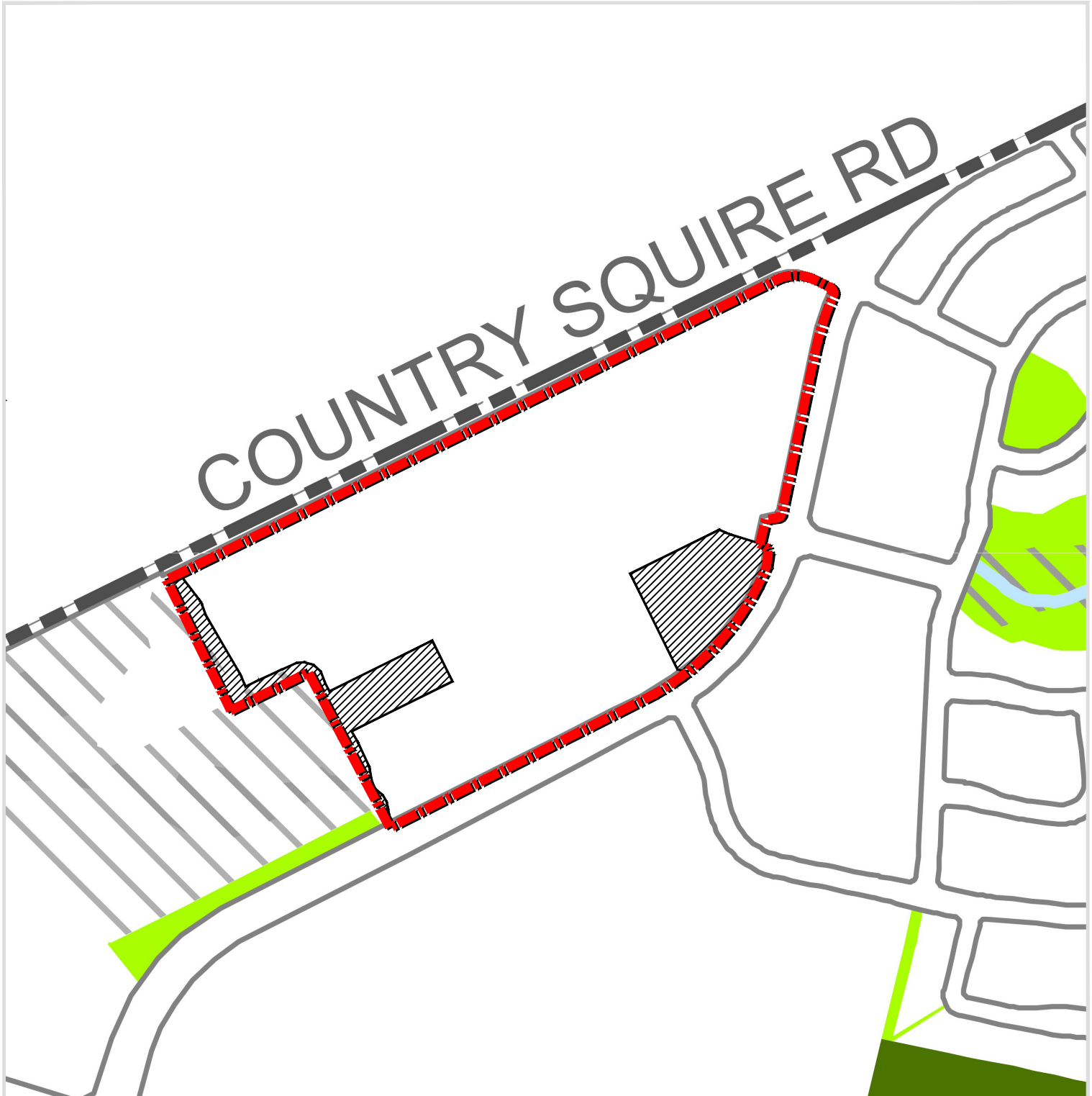


Figure 26

**City of Waterloo,
Official Plan,
Proposed
Amendments to
Open Space Land
Uses,
Schedule "A3"**
(September 2019)

Activa Holdings Inc.,
Millennium Boulevard,
City of Waterloo

LEGEND

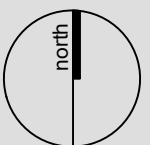
-  Subject Lands
-  Lands to be designated Parks & Other Green Space
- Open Space Land Use Categories**
 -  Parks and Other Green Space
 -  Cemetery
 -  Golf Course
 -  Landfill
 -  Natural System
Refer to Schedule "A4"

DATE: November 2024

SCALE: 1:5,000

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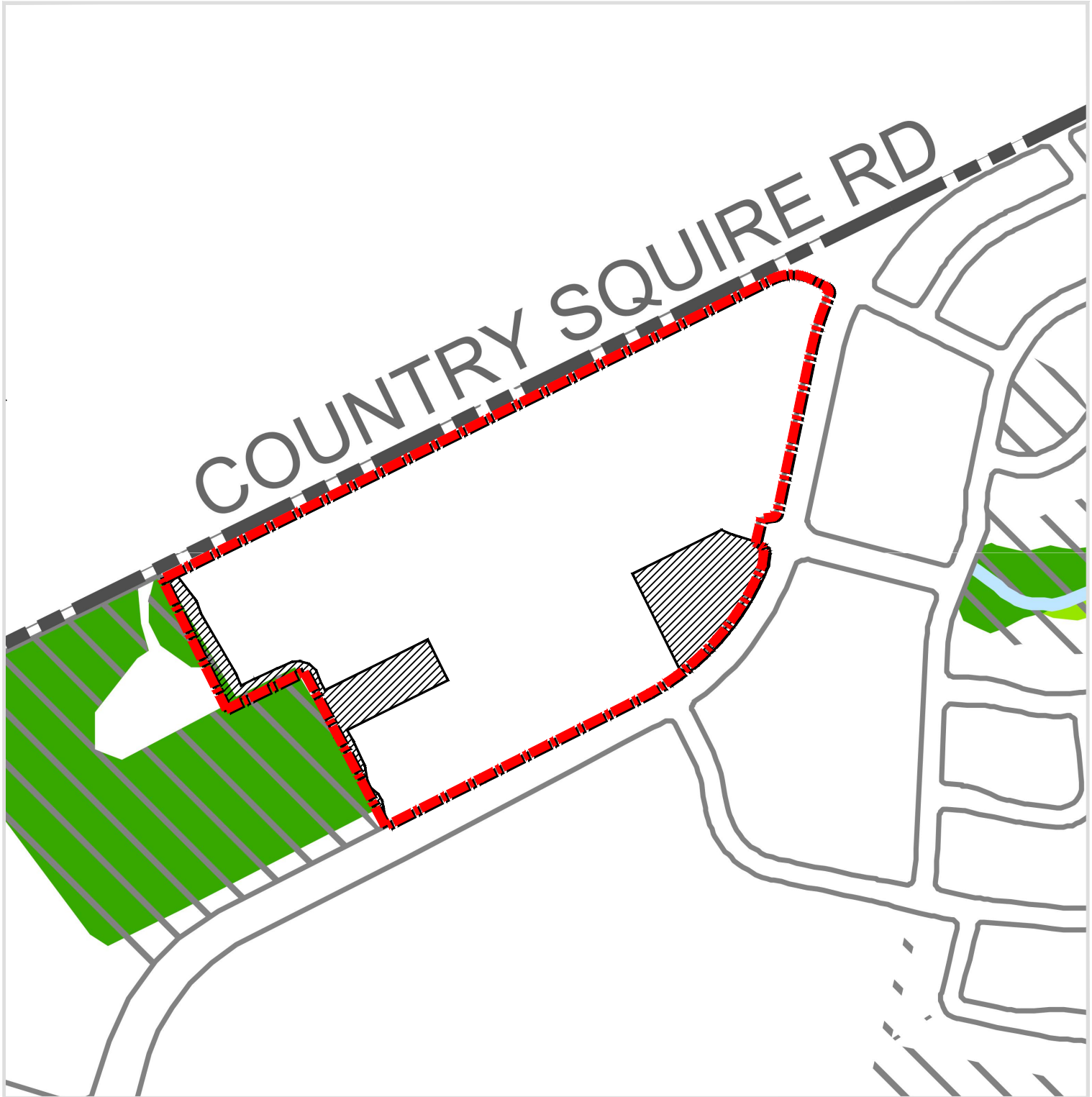


Figure 27

**City of Waterloo,
Official Plan,
Proposed
Amendment to
Natural System,
Schedule "A4"**
(September 2019)

Activa Holdings Inc.,
Millennium Boulevard,
City of Waterloo

LEGEND

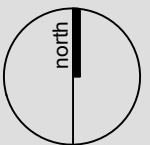
-  Subject Lands
-  Lands to be designated Other Open Space Land Uses
- Landscape Level Systems**
 -  Significant Valley
 -  Environmentally Sensitive Landscape
 -  Regional Recharge Area
 -  Core Natural Features
 -  Supporting Natural Features
 -  Restoration Areas and Linkages
** Not shown - Map will be amended to illustrate future Restoration Areas and Linkages.
 -  Other Open Space Land Uses
Refer to Schedule "A3"

DATE: November 2024

SCALE: 1:5,000

FILE: 8784CX

DRN: LHB/PL

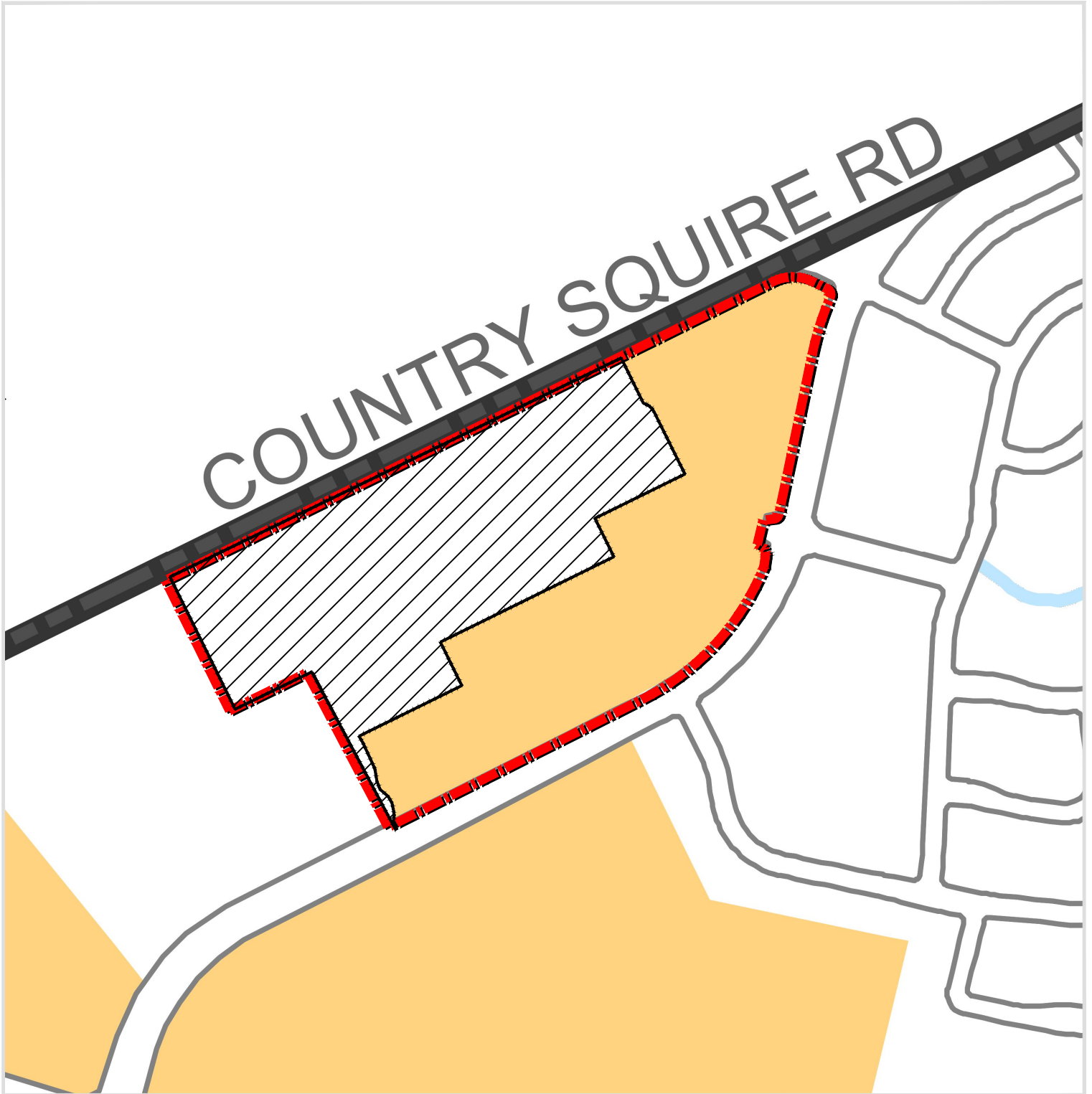


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AMENDMENTS - NOV 2024.DWG



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**City of Waterloo,
Official Plan,
Proposed
Amendments to
City Structure,
Schedule "B"**
(June 2020)

LEGEND



Subject Lands



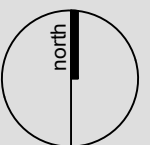
Lands to be removed from Minor Corridor

DATE: May 2025

SCALE: 1:5,000

FILE: 8784CX

DRN: LHB/PL



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SCH B AMENDMENTS - MAY 2025.DWG

Activa Holdings Inc.,
Millennium Boulevard,
City of Waterloo



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APPENDIX 2: Draft Rural East District Plan Amendment & Schedule

DETAILS OF THE AMENDMENT

The City of Waterloo, Rural East District Plan, as amended, is hereby further amended as follows:

7. **That** Map “1” to the City of Waterloo, Rural East District Plan, as amended, is hereby further amended by changing the land use designation on the lands municipally addressed as 400 Millennium Boulevard, legally known as Block 320, Plan 58M-506, City of Waterloo, Regional Municipality of Waterloo from “Employment” to “Residential (Medium Density), Convenience Commercial and Parks”, as shown on Map ‘1’ attached hereto and forming part of this Amendment.

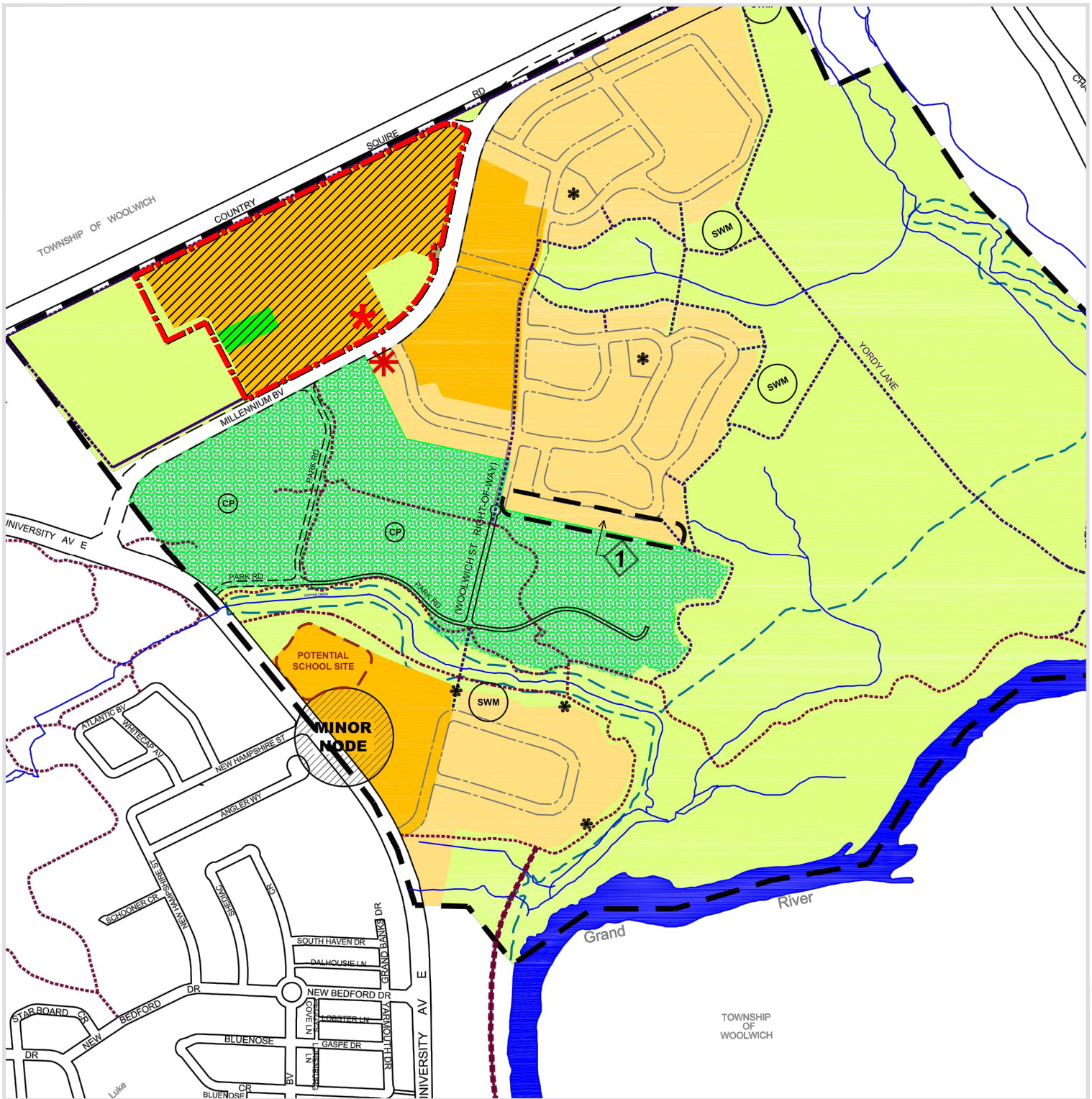


Figure 6

**City of Waterloo,
Rural East
District Plan,
Proposed
Amendments to
Map 1,
Concept Plan of
Development
(2001)**

Activa Holdings Inc.,
Millennium Boulevard,
City of Waterloo

LEGEND

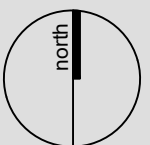
- Subject Lands
- Lands to be designated Residential (Medium Density)
- Lands to be designated Parks
- Lands to be designated Convenience Commercial
- RESIDENTIAL (LOW DENSITY)
- RESIDENTIAL (MEDIUM DENSITY)
- EMPLOYMENT
- PARKS
- OPEN SPACE
- MINOR NODE
- CONVENIENCE COMMERCIAL
- SPECIAL POLICY AREA
- CITY PARK
- PARKETTE
- STORMWATER MANAGEMENT
- POTENTIAL SCHOOL SITE
- REGIONAL FLOOD LINE
- COLLECTOR ROADS
- FUTURE LOCAL ROADS (CONCEPTUAL ALIGN.)
- EXISTING TRAILS
- FUTURE TRAILS
- RURAL EAST DISTRICT BOUNDARY

DATE: November 2024

SCALE: 1:10,000

FILE: 8784CX

DRN: LHB/PL



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APPENDIX 3: Draft Zoning By-law Amendment & Schedule

By-law No. 2023 - _____

Activa Holdings Ltd. Z-23-XX:

400 Millennium Boulevard

By-law 2018-050 is a Zoning By-law controlling land use development within the City of Waterloo. By-law 2023 - _____ hereby amends By-law 2018-050 for the lands located at 400 Millennium Boulevard, as follows:

1. That Zoning Bylaw 2018-050 is hereby amended by changing the zoning on the map attached to the said Bylaw 2018-050 for the lands municipally addressed as 400 Millennium Boulevard, and shown on Map 1 attached hereto from the Business Employment One (E1-27) Exception 93 (C93) zone to:
 - a) Convenience Commercial (C3-20) zone,
 - b) Residential Mixed-Use (RMU-20) zone,
 - c) Residential Seven (R7) zone,
 - d) Residential Five (R5) zone,
 - e) Parks and Recreation (OS1) zone, and
 - f) Conservation (OS3) zoneas shown on Map 1 attached hereto, with site specific exceptions, outlined below.
2. That the regulations contained in Section C.93 shall be deleted and replaced with the following for the lands identified on Map 1 attached hereto:
 - a) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Residential Five (R5):
 - Building Height (maximum): 11.0 metres and 3 storeys
 - A one (1) storey unenclosed PORCH may encroach into the flankage yard by a maximum of 0.6 metres.
 - A PRIVATE GARAGE may represent up to 58% of the Front Building Façade length.
 - Notwithstanding Section 3.D.2.8 of the Zoning By-law the maximum permitted height for a DECK shall be 3.5 metres above GRADE.

b) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Residential Seven (R7)

- LOT AREA (minimum) FREEHOLD TOWNHOUSE:
Interior Lot: 165 square metres
Corner Lot: 345 square metres
- SIDE YARD setback (minimum) FREEHOLD TOWNHOUSE: 1.2 metres
- BUILDING HEIGHT (maximum): 11.0 metres and 3 storeys
- INTERIOR LOT LINE setback (minimum): 5.5 metres adjacent to OS₃ zoned lands
- Density (maximum): no maximum density
- LOT COVERAGE, all BUILDINGS (maximum) FREEHOLD TOWNHOUSE BUILDING: 55%
- Notwithstanding Section 3.C.10.1 of the Zoning By-law, the minimum interior lot line setback shall be 5.5 metres adjacent to OS₃ zoned lands.
- A PRIVATE GARAGE may represent up to 60% of the FRONT BUILDING FACADE length for a FREEHOLD TOWNHOUSE or TOWNHOUSE BUILDING
- Notwithstanding Section 3.D.2.8, the maximum permitted height for a DECK shall be 3.5 metres above GRADE.
- A one (1) storey unenclosed PORCH may encroach into the FRONT YARD and/or FLANKAGE yard by a maximum of 0.6 metres for a FREEHOLD TOWNHOUSE BUILDING.

c) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Residential Mixed-Use (RMU-20)

- That FREEHOLD TOWNHOUSE BUILDING be deleted as a permitted use for lands zoned Residential Mixed-Use (RMU-20)
- That in addition to the uses permitted in the Residential Mixed-Use (RMU-20) zone, the uses permitted in the Convenience Commercial (C₃-20) zone shall also be permitted for the lands identified as Block 1/Stage 2 on Draft Plan 30T-23401
- Section 7.10.12 of the Zoning By-law does not apply. The provisions of the RMU-20 zone, including parking, shall apply to TRIPLEX BUILDINGS, TOWNHOUSE BUILDINGS, and STACKED TOWNHOUSE BUILDINGS.

- The CLUSTER DEVELOPMENT provisions of section 3.C.10 of the Zoning By-law do not apply.
- REAR YARD setback (minimum): 5.5 metres adjacent to OS₃ zoned lands
- Height of FIRST STOREY (minimum): 3.0 metres for a TOWNHOUSE BUILDING or STACKED TOWNHOUSE BUILDING
- Maximum permitted height for a DECK: 3.5 metres above grade.

3. This By-law shall take force and come into effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.

BY-LAW read a **FIRST, SECOND,** and **THIRD** time and finally **PASSED** this _____ day of _____ 2023.

THE CORPORATION OF THE CITY OF WATERLOO

MAYOR

CLERK

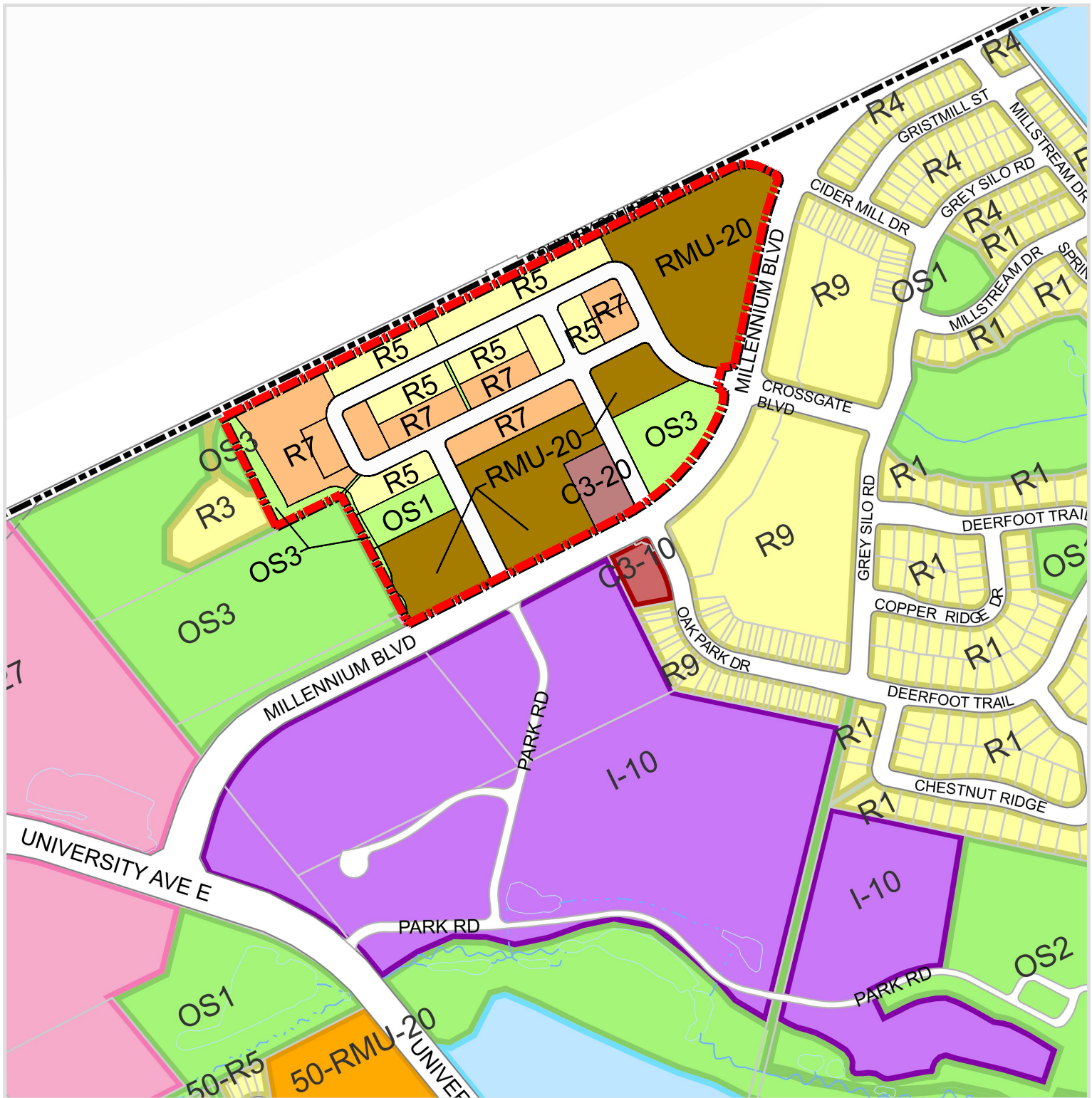


Figure 7

**City of Waterloo,
Zoning Bylaw
2018-050,
Zoning Map,
Schedule 'A'**
September 10, 2018

Proposed Zoning

Activa Holdings Inc.
Millennium Boulevard,
Waterloo, Ontario

LEGEND

 Subject Lands

BYLAW 2018-050

-  RESIDENTIAL FIVE ZONE (R5)
-  RESIDENTIAL SEVEN ZONE (R7)
-  RESIDENTIAL MIXED USE (RMU-20) ZONE WITH SITE SPECIFIC PROVISIONS
-  CONVENIENCE COMMERCIAL ZONE (C3-20)
-  PARKS & RECREATION (OS1) ZONE
-  CONSERVATION (OS3) ZONE

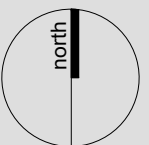
DATE: October 2023

SCALE Not to Scale

FILE: 8784CX

DRN: LHB

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