



## STAFF REPORT Planning

Title: General Amendments to Zoning By-law 2018-050 (Part 2)  
Report Number: IPPW2020-051  
Author: Dominik Simpson  
Meeting Type: Council Meeting  
Council/Committee Date: August 24, 2020  
File: Z-19-06  
Attachments: Schedule A – General Amendments  
Appendix A – Informal Public Meeting Minutes  
Ward No.: City-wide

### Recommendations:

1. That Council approve report IPPW2020-051.
2. That Zoning By-law Amendment Z-19-06, General Amendments to Zoning By-law 2018-050 (Part 2) be approved as set out in Schedule 'A' to IPPW2020-051.

### A. Report

The City of Waterloo completed a comprehensive Zoning By-law Review and passed Zoning By-law 2018-050 on September 10, 2018. The by-law was subsequently appealed to the Local Planning Appeal Tribunal ("LPAT"). The by-law is now in force and effect by order of LPAT issued on November 28, 2019 save and except for two geographic areas. In order to create efficiencies and keep the by-law current, general amendments are undertaken from time to time.

Waterloo City Council passed Part 1 of General Amendments to ZBL2018-050 on June 24, 2019 (re: IPPW2019-046). The Planning Division completed its annual review of the Zoning By-law in mid-2020, and is advancing report IPPW2020-051 for Council's consideration to resolve minor issues identified through the day-to-day use of the by-law since June 2019 (re: Part 2 of General Amendments to ZBL2018-050). The proposed amendments primarily correct, update, and/or add zoning provisions to the by-law in response to issues identified to date. The amendments are intended to make the by-law more understandable, consistent, and enforceable, fix administrative errors, and respond to minor site-specific requests.

The proposed amendments primarily relate to:

- clarifying existing definitions
- modifying transition regulations

- modifying regulations for cluster developments, non-conforming building, parking, driveways, and servicing
- adding and/or modifying general provisions related to balconies, mezzanines, decks, reserves, and mechanical equipment
- resolving mapping errors and updating mapping
- minor modifications to various residential, commercial, and employment zones
- correct a reference error in Site Specific Exemption C82 which applies to The Barrelyards development (108-110 Erb St W, 2-29 Father David Bauer Dr, 22-42 Avondale Ave N), more specifically the zoning reference for the building setback from the westerly lot line
- site specific zoning amendments to various properties, including: 635 Erb St W & 12 Westhill Dr; 605 & 609 Davenport Road; 651-663 Erb St W; 285 Benjamin Road; and 40 Blue Springs Drive

The notice for the Formal Public Meeting identified potential general amendments for part of the Colonial Acres neighbourhood. In response to concerns raised, the proposed amendments have been deferred to allow additional time for planning analysis and community consultation, and will be brought to Council in October 2020 for consideration (re: Part 2B of General Amendments to ZBL2018-050).

The proposed amendments are detailed in Schedule 'A' to this report.

## **B. Financial Implications**

Staff is not aware of any financial implications to the City with respect to Zoning By-law Amendment Z-19-06. Should the proposed amendments be appealed, costs related to a Local Planning Appeal Tribunal (LPAT) hearing will be incurred.

## **C. Technology Implications**

None.

## **D. Link to Strategic Plan**

(Strategic Objectives: Equity, Inclusion and a Sense of Belonging; Sustainability and the Environment; Safe, Sustainable Transportation; Healthy Community & Resilient Neighbourhoods; Infrastructure Renewal; Economic Growth & Development)

(Guiding Principles: Equity and Inclusion; Sustainability; Fiscal Responsibility; Healthy and Safe Workplace; Effective Engagement; Personal Leadership; Service Excellence)

Zoning By-law Amendment Z-19-06 generally aligns with the Economic Growth & Development objective by implementing improved zoning regulations city-wide.

## **E. Previous Reports on this Topic**

Enactment of Zoning By-law 2018-050:

- IPPW2018-058, IPPW2018-058.1, IPPW2018-058.2 and IPPW2018-058.3

General Amendments to Zoning By-law 2018-050 (Part 1):

- IPPW2019-046

**F. Approvals**

<b>Name</b>	<b>Signature</b>	<b>Date</b>
<b>Author:</b> Dominik Simpson		
<b>Director:</b> Joel Cotter		
<b>Commissioner:</b> Cameron Rapp		
<b>Finance:</b> N/A		

CAO

# **SCHEDULE 'A'**

**General Amendments to Zoning By-law 2018-050  
August 2020**

## Description

To add or modify various definitions in Zoning By-law 2018-050.

## Amendment

No. 1

## Comments

To clarify existing terms in the Zoning By-law.

## Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

Definitions to be added to or modified in Section 2 of Zoning By-law 2018-050:

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### PROPOSED

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1. To add the following definitions to Zoning By-law 2018-050:

**MEZZANINE** means an intermediate floor within a STOREY which is predominantly open to the floor below.

**PRIVATE ROAD** means a non-municipal privately-owned road other than a COMMON ELEMENT ROAD.

2. **ADVANCED TECH** means an establishment specializing in the research, development, and or creation of advanced technology products (software and or hardware), services, systems, processes, and or prototyping related to one or more of the following ~~technology~~ sectors:
  - Aerospace
  - Artificial Intelligence
  - Biotechnology
  - Computer Engineering
  - Computer Science, including software
  - Data Centre
  - Electronic Device Technology
  - Energy Technology
  - Financial Technology
  - Information Technology
  - Medical Technology (including precision medical devices / products such as health wearables, virtual reality systems / devices, artificial health devices, 3-D printing of health products, bio-printing of health products, medical / health sensors, medical / health robotics, smart medical / health devices, implants, prosthesis, optical lens, precision medicine, and telehealth devices / services)
  - Nanotechnology
  - Photonics

- Quantum Computing / Technology
- Robotics
- Semiconductors
- Telecommunications

ADVANCED TECH includes software companies, open data companies, digital content companies, wireless technology companies, advanced technology hardware companies, cyber security companies, cloud computing companies, and 3D printing companies.

3. That the definition of **DRIVEWAY** be amended to read:

**DRIVEWAY** means that portion of a LOT used for the passage of motor vehicles from a STREET, LANE, PRIVATE ROAD or COMMON ELEMENT ROAD to a PARKING SPACE or loading area.

4. That the definition for **MAJOR OFFICE** appear before the definition of **MAKERSPACE**.

## Description

To amend various general regulations in Zoning By-law 2018-050.

## Amendment

No. 2

## Comments

To clarify existing general regulations in the Zoning By-law to make the by-law more understandable, consistent, and enforceable, and to fix administrative errors.

## Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

General Provisions to be modified in Section 3 of Zoning By-law 2018-050:

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### PROPOSED

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1. To add the following note between the existing sections 3.C.1 and 3.C.2 to direct the reader to the regulations for Cluster Developments:

*NOTE: See section 3.C.10 for CLUSTER DEVELOPMENT provisions.*

2. To amend section 3.C.10.1 to require a minimum building setback from a private road. Through a plan of condominium, a private road is converted to common element road, therefore the same setback is proposed:

3.C.10.1 Notwithstanding anything to the contrary, for CLUSTER DEVELOPMENT, BUILDINGS shall comply with the regulations in Table 3C and the regulations of the zoning applied to the LOT, whichever is more restrictive:

Table 3C: CLUSTER DEVELOPMENT Regulations

STREET LINE setback (minimum)	6.00 metres
COMMON ELEMENT ROAD <u>or PRIVATE ROAD</u> setback (minimum)	6.00 metres
INTERIOR LOT LINE setback (minimum)	7.50 metres
BUILDING Separation – residential (minimum)	2.40 metres
BUILDING Separation – non-residential (minimum)	6.00 metres

3. To amend section 3.D.2 (re: Decks) to provide clarity related to deck regulations, as follows:

In a zone which permits a DWELLING UNIT or on a LOT used solely for residential purposes, the following regulations shall apply to DECKS:

3.D.2.1 DECKS shall be attached to the principal BUILDING. ~~which are not attached to the principal BUILDING are prohibited.~~

3.D.2.2 DECKS shall not be attached to the ~~rear facade~~ FRONT BUILDING FAÇADE of the principal BUILDING.

3.D.2.3 The FLANKAGE YARD setback applied to the principal BUILDING shall apply to the DECK.

3.D.2.4 The SIDE YARD setback applied to the principal BUILDING shall apply to the DECK.

3.D.2.5 DECKS shall be permitted to extend into the REAR YARD setback by a maximum three metres (3.0m), excluding stairs.

3.D.2.6 Notwithstanding anything to the contrary, DECKS are prohibited within four metres (4m) of the REAR LOT LINE.

3.D.2.7 The area directly beneath the DECK may be enclosed, but shall not contain HABITABLE FLOOR SPACE.

3.D.2.8 a.) Notwithstanding anything to the contrary, the top of the raised platform (the walking surface) of a DECK shall not exceed the height of the floor of the upper STOREY of the DWELLING.

b.) Notwithstanding section 3.D.2.8.a.), for the portion of a DECK extending into the REAR YARD setback pursuant to 3.D.2.5, the top of the raised platform (the walking surface) of a DECK shall be a maximum three metres (3.0m) above GRADE, measured at any point around the perimeter of that portion of the DECK extending into the REAR YARD setback pursuant to 3.D.2.5. Excludes any roof permitted in accordance with this BY-LAW.

3.D.2.9 A roof shall be permitted above a DECK provided that the roof complies with the same setbacks applicable to the principal BUILDING on the LOT.

3.D.2.10 Notwithstanding anything to the contrary, the area of a DECK that is roofed pursuant to 3.D.2.9 shall be included in LOT COVERAGE calculations.

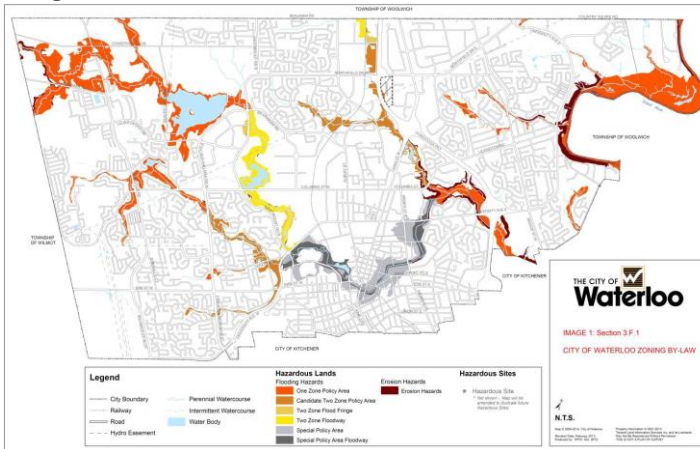
3.D.2.11 Notwithstanding anything to the contrary, DECKS shall be excluded from IMPERVIOUS AREA calculations provided that:

- a.) the DECK is constructed with at least three millimetre (3mm) spaces between each DECK board;
- b.) the DECK boards do not exceed zero-point-three metres (0.30m) in width;
- c.) the DECK is not roofed;
- d.) no impervious materials are stored or installed beneath the DECK; and,
- e.) the ground surface beneath the DECK is pervious.



4. To add the following note below Image 1 in section 3.F.1 (re: Floodplain Zoning):

**Image 1 – Section 3.F.1**



*NOTE: For more detailed information regarding Image 1 above, please see OFFICIAL PLAN Schedule 'A5' (Natural Hazards) or contact the Grand River Conservation Authority.*

5. To establish section 3.M.2B, to create general regulations for mezzanines which are becoming more common in Waterloo:

### **3.M.2B MEZZANINE**

3.M.2B.1 For non-residential USES, the floor area of a MEZZANINE shall be deemed to be BUILDING FLOOR AREA.

3.M.2B.2 If the floor area of a MEZZANINE exceeds forty percent (40%) of the open floor area of the room in which it is located, the MEZZANINE shall be considered a STOREY.

3.M.2B.3 The MEZZANINE shall be open and unobstructed to the room in which such MEZZANINE is located except for safety guards required by the BUILDING CODE and any enclosed space permitted by section 3.M.2B.4.

3.M.2B.4 The floor area of the MEZZANINE is permitted to contain enclosed spaces that collectively shall not exceed ten percent (10%) of the floor area of the room in which the MEZZANINE is located, provided the enclosed spaces do not obstruct the visual connection between the open floor area of the MEZZANINE and the room below.

3.M.2B.5 A MEZZANINE in contravention of section 3.M.2B.4 shall be considered an additional STOREY.

3.M.2B.6 A MEZZANINE shall not be located adjacent to the STREET LINE BUILDING FAÇADE.

6. To correct a text omission in section 3.N.2.5, and to add section 3.N.2.5.1 to allow certain roof alterations to non-conforming buildings, such as adding dormers:

3.N.2.5 Nothing in this BY-LAW shall apply to prevent the repair, strengthening, altering, or restoration to a safe condition of a BUILDING or STRUCTURE or any part thereof that is legal non-conforming with respect to this BY-LAW, so long as such repair, strengthening, alteration, or restoration does not increase the height, size, or volume of the BUILDING or STRUCTURE.

3.N.2.5.1 Notwithstanding anything to the contrary, nothing in this BY-LAW shall apply to prevent the alteration of a roof on a BUILDING or STRUCTURE or any part thereof that is legal non-conforming with respect to this BY-LAW, including the construction of dormers, so long as such alteration does not extend beyond the EXISTING footprint of the roof.

7. To amend section 3.N.2.6 to also recognizing existing driveway widths in historic areas of the City, to avoid the need to obtain minor variances for alterations and additions to historic homes:

**Non-Conforming Location of Buildings and Structures / Driveways**

3.N.2.6 Where:

- the use of an EXISTING BUILDING or STRUCTURE or the intended use of an EXISTING BUILDING or STRUCTURE conforms to this BY-LAW;
- the size of the LOT for such use or intended use conforms to this BY-LAW; and,
- the ~~parking~~ PARKING SPACE requirements of this BY-LAW for such use or intended use are satisfied or capable of being satisfied,

and the location of the EXISTING BUILDING or STRUCTURE on the LOT is such that it does not conform to the provisions of the zoning applied to the LOT;

- a.) the location of the EXISTING BUILDING or STRUCTURE on the LOT shall be deemed to conform to the BY-LAW; and
- b.) the EXISTING width of the DRIVEWAY, if less than the minimum provisions of this BY-LAW, shall be deemed to conform to the BY-LAW.

8. Zoning regulations for reserves were clarified through Part 1 of the General Amendments to Zoning By-law 2018-050, approved by Council on June 24, 2019. Additional clarification is required in relation to reserves that abut the rear lot line:

**3.R.5 RESERVES**

3.R.5.1 Where a RESERVE separates a LOT from a STREET:

- a.) the LOT shall be deemed to abut the STREET for the purposes of this BY-LAW;
- b.) the RESERVE shall not be considered part of the LOT for the purposes of determining compliance with the provisions of this BY-LAW;
- c.) the RESERVE LOT LINE shall be deemed to be a STREET LINE.

3.R.5.2 Notwithstanding section 3.R.5.1.c.), where:

- a.) the LOT would be deemed to be a THROUGH LOT if the RESERVE is lifted; and
- b.) a DRIVEWAY does not traverse the RESERVE LOT LINE.

the RESERVE LOT LINE shall be deemed to be a REAR LOT LINE for the purposes of determining compliance with the provisions of the BY-LAW.

3.R.5.3 Notwithstanding anything to the contrary, access to the STREET from the LOT, or vice versa, shall be prohibited where a RESERVE is located.

9. To add sections 3.S.2.1.3.c.) and 3.S.2.2.3.c.) to clarify regulations related to accessory structures where municipal sanitary and/or water services do not exist -- where municipal services are unavailable, the owner may still construct a shed, detached garage, and the like, as such uses do not require servicing and are ancillary to the principal use of the lands.

### **3.S.2 SERVICES**

#### **3.S.2.1 Sanitary Services**

3.S.2.1.1 No PERSON shall erect, alter, enlarge, or use any BUILDING or STRUCTURE in whole or in part unless:

- a.) a municipal sanitary service is available to service the BUILDING or STRUCTURE;
- b.) municipal sanitary servicing capacity is available to service the BUILDING or STRUCTURE.

3.S.2.1.2 Every BUILDING and STRUCTURE containing or intended to contain a water service shall be connected to a municipal sanitary service with sufficient capacity and design to accommodate the BUILDING or STRUCTURE.

3.S.2.1.3 Where no municipal sanitary service exists within the STREET abutting the LOT:

- a.) Sections 3.S.2.1.1 and 3.S.2.1.2 shall not apply to the alteration, enlargement, or use of an EXISTING BUILDING or EXISTING STRUCTURE that is serviced by an EXISTING sanitary septic system.
- b.) The EXISTING sanitary septic system in section 3.S.2.1.3.a.) may be maintained and replaced to service the BUILDING or STRUCTURE.
- c.) Section 3.S.2.1.1 shall not apply to the erection, alteration, enlargement, or use of an ACCESSORY BUILDING or ACCESSORY STRUCTURE provided the ACCESSORY BUILDING or ACCESSORY STRUCTURE is not be used for human habitation.

3.S.2.1.4 Where a BUILDING or STRUCTURE that is serviced by an EXISTING sanitary septic system connects to a municipal sanitary service, the EXISTING sanitary septic system shall be decommissioned in accordance with applicable law.

#### **3.S.2.2 Water Services**

3.S.2.2.1 No person shall erect, alter, enlarge, or use any BUILDING or STRUCTURE in whole or in part unless:

- a.) a municipal water service is available to service the BUILDING or STRUCTURE;
- b.) the supply and pressure of the municipal water is sufficient to service the BUILDING or STRUCTURE.

3.S.2.2.2 Every BUILDING and STRUCTURE containing or intended to contain a water service shall be connected to a municipal water service with sufficient supply and pressure to accommodate the BUILDING or STRUCTURE.

3.S.2.2.3 Where no municipal water distribution system exists within the STREET abutting the LOT:

a.) Sections 3.S.2.2.1 and 3.S.2.2.2 shall not apply to the alteration, enlargement, or use of an EXISTING BUILDING or EXISTING STRUCTURE that is serviced by an EXISTING private water well.

b.) The EXISTING private water well in section 3.S.2.2.3.a.) may be maintained and replaced to service the BUILDING or STRUCTURE.

c.) Section 3.S.2.2.1 shall not apply to the erection, alteration, enlargement, or use of an ACCESSORY BUILDING or ACCESSORY STRUCTURE provided the ACCESSORY BUILDING or ACCESSORY STRUCTURE is not be used for human habitation.

3.S.2.2.4 Where a BUILDING or STRUCTURE that is serviced by an EXISTING private water well connects to a municipal water service, the EXISTING private water well shall be decommissioned in accordance with Regulation 903 of the Ontario Water Resources Act R.S.O. 1990 c.0.40 and all other applicable law.

3.S.2.2.5 Notwithstanding anything to the contrary, on a residential LOT, a private water well used for any purpose other than human consumption, such as irrigation, shall be prohibited.

3.S.2.2.6 Notwithstanding anything to the contrary, on an EXISTING golf course, an EXISTING private water well used for irrigation shall be permitted and may be replaced.

10. To add section 3.T.5.3 to exclude balconies from the horizontal tower dimension calculation, allowing for more architectural flexibility in exterior building design and the provision of amenity space. Balconies will continue to be included in the tower separation calculation and the tower stepback calculation above the podium, to achieve the City's planning objectives for tall buildings.

3.T.5.3 Notwithstanding anything to the contrary, balconies shall be excluded from the measurement of a Horizontal TOWER Dimension.

## Description

Amend the definition of BUILDING HEIGHT to regulate the height of rooftop mechanical equipment, accesses, and elevator penthouses.

## Amendment

No. 3

## Comments

Rooftop mechanical and service equipment has traditionally been excluded from the building height calculation. Recently, the size and height of rooftop mechanical equipment / enclosures and rooftop accesses (stairwells and elevator penthouses) has increased. To ensure the height of such equipment and accesses is not excessive, to minimize impacts in relation to the building’s appearance and/or the city’s skyline, staff recommend establishing maximum height regulations for such equipment and accesses, as specified below. Additional design requirements are anticipated to be included in the update to the City’s Urban Design Manual.

## Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

Excerpt from the definition of BUILDING HEIGHT:

EXISTING	PROPOSED
<p>The following shall be disregarded when calculating BUILDING HEIGHT:</p> <ul style="list-style-type: none"> <li>• chimney</li> <li>• church spire, church steeple, church belfry, and the like</li> <li>• mechanical and service equipment penthouse</li> <li>• rooftop architectural feature (see section 3.A.5)</li> <li>• mechanical and service equipment noise barriers</li> <li>• elevator penthouse</li> <li>• stairway structure</li> <li>• non-habitable and unenclosed rooftop amenity structures</li> <li>• safety guards</li> <li>• ornamental domes, skylights, and cupolas</li> <li>• telecommunication equipment</li> </ul>	<p>The following shall be disregarded when calculating BUILDING HEIGHT:</p> <ul style="list-style-type: none"> <li>• chimney</li> <li>• church spire, church steeple, church belfry, and the like</li> <li>• <u>rooftop mechanical, ventilation, electrical, utility</u> and service equipment <u>not exceeding four metres in height</u></li> <li>• <u>enclosed stairwell roof access not exceeding four metres in height</u></li> <li>• <u>elevator penthouse not exceeding six metres in height</u></li> <li>• rooftop architectural feature (see section 3.A.5)</li> <li>• mechanical and service equipment noise barriers</li> <li>• elevator penthouse</li> <li>• stairway structure</li> <li>• non-habitable and unenclosed rooftop amenity structures</li> <li>• safety guards</li> <li>• ornamental domes, skylights, and cupolas</li> </ul>

- telecommunication equipment

### Description

Amend the Interpretations Section of Zoning By-law 2018-050 (re: conflicts).

### Amendment

No. 4

### Comments

To clarify the intent of the Zoning By-law that, in the event of a conflict between provisions, the most restrictive provision prevails.

### Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

Amended section 4.3 as follows:

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#### EXISTING

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#### 4.3 CONFLICT

In the event of any conflict between this BY-LAW and any other by-law passed by the CITY, the more restrictive provision prevails unless applicable law requires otherwise.

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#### PROPOSED

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#### 4.3 CONFLICT

In the event of any conflict between this BY-LAW and any other by-law passed by the CITY, the more restrictive provision prevails unless applicable law requires otherwise.

In the event of any conflict between provisions in this BY-LAW, the more restrictive provision prevails unless applicable law requires otherwise.

## Description

Amend various parking and driveway regulations in Section 6 of Zoning By-law 2018-050.

## Amendment

No. 5

## Comments

To amend existing parking and driveway regulations in the Zoning By-law to make the by-law more progressive, more flexible, and to fix administrative errors.

## Amendment

**Legend:** underline = addition / modification to regulation

~~strikethrough~~ = deletion to regulation

Parking and driveway regulations to be modified in Section 6 of Zoning By-law 2018-050:

### PROPOSED

- To amend section 6.1.5 to exempt low rise residential buildings from certain parking regulations in Table 6B:

#### 6.1.5 PARKING SPACE DIMENSIONS

6.1.5.1 Each PARKING SPACE shall comply with the PARKING SPACE angles and the PARKING SPACE dimensions identified in Table 6B, except as specified in section 6.1.5.2:

<b>TABLE 6B: PARKING SPACE DIMENSIONS</b>		
<b>PARKING SPACE angle to the Driveway, Drive Aisle, or STREET</b>	<b>PARKING SPACE Dimension (minimum)</b>	
Parallel Parking	Width	2.8 metres
	Length	6.5 metres
45° and TANDEM PARKING	Width	2.8 metres
	Length	6.0 metres
90°	Width	2.8 metres
	Length	5.5 metres
90° when one side abuts a wall or column	Width	3.0 metres
	Length	5.5 metres
90° when both sides abut a wall or column	Width	3.2 metres
	Length	5.5 metres

6.1.5.2 Notwithstanding anything to the contrary, the minimum PARKING SPACE width dimensions of 3.0 metres and 3.2 metres in Table 6B where one or both sides of the PARKING SPACE abut a wall or column shall not apply to a PRIVATE GARAGE or carport of a:

- SINGLE DETACHED BUILDING
- SEMI-DETACHED BUILDING
- FREEHOLD SEMI-DETACHED BUILDING
- TOWNHOUSE BUILDING



- FREEHOLD TOWNHOUSE BUILDING
- DUPLEX BUILDING
- TRIPLEX BUILDING

2. As part of Council's consideration of the General Amendments (Part 1) to Zoning By-law 2018-050 in June 2019, it directed staff to examine a more progressive electric vehicle parking requirement in section 6.3.1.1 of the by-law, more specifically to require all structured parking spaces to be designed to accommodate the future installation of electric vehicle equipment. It is recommended that section 6.3.1.1 be amended as follows:

6.3.1 Electric Vehicle Parking

6.3.1.1 ~~A minimum eighty percent (80%) of All~~ STRUCTURED PARKING SPACES for:

- APARTMENT BUILDING
- MULTI-UNIT RESIDENTIAL BUILDING
- MIXED USE BUILDING
- Non-Residential BUILDINGS

constructed ~~on or after the effective date of this BY-LAW~~ January 1, 2021 shall be Designed Electric Vehicle Parking Spaces. "Designed Electric Vehicle Parking Space" means a PARKING SPACE designed and constructed to be electric vehicle ready, allowing for the future installation of electric vehicle supply equipment that conforms to Section 86 of the Electrical Safety Code.

This amendment to section 6.3.1.1 will be passed by separate by-law, stating that it shall not take effect until January 1, 2021.

3. Recommend that section 6.8.4 be repealed, deleting the maximum driveway width requirement for non-residential uses. The City has other mechanisms to control the width of non-residential driveways, including site plan control, and greater flexibility is required (e.g., wider driveways in industrial areas to accommodate context specific transport truck movements). Section 6.8.4 to be amended to read:

6.8.4 ~~Notwithstanding anything to the contrary, on a LOT exclusively used for non-residential purposes, the maximum DRIVEWAY width shall be eight point five metres (8.5 metres). (repealed by By-law \_\_\_\_\_)~~

## Description

Amend the general provisions to permit commuter parking facilities in Station Areas.

## Amendment

No. 6

## Comments

Recommend that commuter parking facilities owned by the Province, Region, or City be permitted in Station Areas to facilitate connections to and use of ION, and reduce automobile use. To align with the City’s planning objectives for Station Areas, Commuter Parking Facilities should be restricted to structured parking in these zones.

## Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

Amend provision 3.C.8.1 as follows:

EXISTING	PROPOSED
<p>3.C.8.1 Notwithstanding anything to the contrary, commuter parking facilities owned or leased by the Province of Ontario, the REGION, or the CITY shall be permitted in the following zones:</p> <ul style="list-style-type: none"> <li>• RMU (all suffixes)</li> <li>• RN (all suffixes)</li> <li>• U1, U2</li> <li>• C1, C2, C3, C4, C5, C6, C7</li> <li>• E1, E2, E3, UC</li> <li>• EI, I</li> </ul>	<p>3.C.8.1 Notwithstanding anything to the contrary, commuter parking facilities owned or leased by the Province of Ontario, the REGION, or the CITY shall be permitted in the following zones:</p> <ul style="list-style-type: none"> <li>• RMU (all suffixes)</li> <li>• RN (all suffixes)</li> <li>• U1, U2</li> <li>• C1, C2, C3, C4, C5, C6, C7</li> <li>• <u>C1A, C2A, C2B, C4A (restricted to STRUCTURED PARKING)</u></li> <li>• E1, E2, E3, UC</li> <li>• <u>E2A, E2B (restricted to STRUCTURED PARKING)</u></li> <li>• EI, I</li> </ul>

## Description

Amend various Residential regulations in Section 7 of Zoning By-law 2018-050.

## Amendment

No. 7

## Comments

To clarify existing Residential regulations in the Zoning By-law to make the by-law more understandable, consistent, and enforceable, and to fix administrative errors.

## Amendment

**Legend:** underline = addition / modification to regulation

~~strikethrough~~ = deletion to regulation

Residential regulations to be modified in Section 7 of Zoning By-law 2018-050:

### PROPOSED

- To amend Table 7K in the Residential Six (R6) zone to delete the density provisions applied to Freehold Townhouse Buildings. The density provisions were inadvertently applied to Freehold Townhouse Buildings, whereas the provision only applies to Townhouse Buildings. Table 7K to be amended as follows:

<b>Table 7K: Regulations – RESIDENTIAL SIX ZONE (R6) – CONTINUED</b>			
		<b>TOWNHOUSE</b>	<b>FREEHOLD TOWNHOUSE</b>
LOT AREA (minimum)	INTERIOR LOT: Internal Unit	(none)	225 square metres
	INTERIOR LOT: End Unit	(none)	262 square metres
	CORNER LOT:	(none)	322 square metres
LOT FRONTAGE (minimum)	INTERIOR LOT: Internal Unit	(none)	7.5 metres
	INTERIOR LOT: End Unit	(none)	8.75 metres
	CORNER LOT	(none)	10.75 metres
Average LOT DEPTH (minimum) (see 7.6.7)		(none)	30 metres
FRONT YARD setback (minimum)		6 metres	
FLANKAGE YARD setback (minimum)		3 metres	6 metres
SIDE YARD setback (minimum)		1.2 metres	
REAR YARD setback (minimum)		7.5 metres	
Setback between Main BUILDINGS (minimum)		2.4 metres	(none)
BUILDING HEIGHT (maximum)		10 metres	
Density (maximum)		150 BEDROOMS per hectare	<u>(none)</u>
LANDSCAPED OPEN SPACE (minimum)		30%	
IMPERVIOUS COVERAGE (maximum)		N/A	
PARKING SPACES (minimum)		1.4 per DWELLING UNIT	1 per DWELLING UNIT

PRIVATE GARAGE Width (minimum)	3.55 metres	4.28 metres
PRIVATE GARAGE Depth (minimum)	6.25 metres	
PRIVATE GARAGE Area (minimum)	22 square metres	26.75 square metres
Driveway Width (minimum)	(none)	5.07 metres
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted	1

2. To amend section 7.6.9 in the Residential Six (R6) zone to delete the wording regulating the maximum driveway width. This previous Neighbourhood Residential (NR) zone in By-law 1418 did not contain such wording, and other provisions in the zone regulate the size of driveways. Section 7.6.9 to be amended to read:

7.6.9 Notwithstanding anything to the contrary, the width of a PRIVATE GARAGE attached to the main BUILDING and the associated DRIVEWAY shall not exceed fifty eight percent (58%) of the FRONT YARD BUILDING FAÇADE LENGTH.

3. To amend Table 7L in the Residential Seven (R7) zone to delete the density provisions applied to Freehold Townhouse Buildings. The density provisions were inadvertently applied to Freehold Townhouse Buildings, whereas the provision only applies to Townhouse Buildings. Table 7L to be amended as follows:

		<b>TOWNHOUSE</b>	<b>FREEHOLD TOWNHOUSE</b>
LOT AREA (minimum)	INTERIOR LOT	(none)	185 square metres
	CORNER LOT	(none)	400 square metres
LOT FRONTAGE (minimum)	INTERIOR LOT	(none)	5.5 metres
	CORNER LOT	(none)	11.5 metres
Average LOT DEPTH (minimum) (see 7.7.3)		30 metres	
STREET LINE setback (minimum)		6 metres	
INTERIOR LOT LINE setback (minimum)		7.5 metres	(none)
SIDE YARD setback (minimum)		1.2 metres	1.8 metres
REAR YARD setback (minimum)		(none)	7.5 metres
Setback between Main BUILDINGS (minimum)		2.4 metres	(none)
BUILDING HEIGHT (maximum)		10 metres	
Density (maximum)		150 BEDROOMS per hectare	(none)
LOT COVERAGE, all BUILDINGS (maximum)		50%	40%
PARKING SPACES (minimum)		1.4 per DWELLING UNIT	1 per DWELLING UNIT
Number of main BUILDINGS per LOT (maximum)		More than one (1) permitted	1

4. To add section 7.8.1.4 to the Residential Eight (R8) zone to establish provisions for existing single detached dwellings on lands zoned R8:

7.8.1.4 Notwithstanding anything to the contrary, the provisions in the Residential Four (R4) zone shall apply to all SINGLE DETACHED BUILDINGS which lawfully and actually existed on the date of the passing of this BY-LAW.

5. To amend Table 7M in the Residential Eight (R8) zone to delete the density provisions applied to Freehold Townhouse Buildings. The density provisions were inadvertently applied to Freehold Townhouse Buildings, whereas the provision only applies to Townhouse Buildings. Table 7M to be amended as follows:

		<b>TOWNHOUSE</b>	<b>STACKED TOWNHOUSE</b>	<b>FREEHOLD TOWNHOUSE</b>	<b>TRIPLEX</b>
LOT AREA (minimum)		(none)	(none)	165 sq.m.	540 sq.m.
LOT FRONTAGE (minimum)	INTERIOR LOT	(none)	(none)	5.5 metres	15 metres
	CORNER LOT	(none)	(none)	11.5 metres	18 metres
STREET LINE setback (minimum)		6 metres			
INTERIOR LOT LINE setback (minimum)		7.5 metres	(none)	(none)	(none)
SIDE YARD setback (minimum)		(none)	1.8 metres	1.8 metres	1.8 metres
REAR YARD setback (minimum)		7.5 metres			
BUILDING HEIGHT (maximum)		10 metres			
Density (maximum)		150 BEDROOMS per hectare	150 BEDROOMS per hectare	(none)	(none)

6. To amend Table 7O in the Residential Mixed-Use (RMU) zone to clarify the wording of the “Street Line Setback (maximum)” regulation:

	<b>RMU-20</b>	<b>RMU-30</b>	<b>RMU-40</b>	<b>RMU-60</b>	<b>RMU-81</b>
LOT FRONTAGE (minimum)	20 metres				
STREET LINE setback (minimum)	5 metres				

STREET LINE setback (maximum)	<u>At least</u> 75% of the <u>STREET</u> <u>LINE</u> BUILDING FAÇADE <u>shall be</u> within 7.5 metres of the STREET LINE	<u>At least</u> 75% of the <u>STREET</u> <u>LINE</u> BUILDING FAÇADE <u>shall be</u> within 7.5 metres of the STREET LINE	<u>At least</u> 75% of the <u>STREET</u> <u>LINE</u> BUILDING FAÇADE <u>shall be</u> within 7.0 metres of the STREET LINE	<u>At least</u> 75% of the <u>STREET</u> <u>LINE</u> BUILDING FAÇADE <u>shall be</u> within 6.0 metres of the STREET LINE	<u>At least</u> 75% of the <u>STREET</u> <u>LINE</u> BUILDING FAÇADE <u>shall be</u> within 6.0 metres of the STREET
SIDE YARD setback (minimum)	3 metres				
REAR YARD setback (minimum)	7.5 metres	7.5 metres	7.5 metres	5.0 metres	5.0 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater, except for TOWNHOUSE BUILDINGS and FREEHOLD TOWNHOUSE BUILDINGS where no LOW RISE RESIDENTIAL LOT LINE setback shall apply				
BUILDING HEIGHT (minimum)	7.5 metres	7.5 metres	10.5 metres	13.5 metres	13.5 metres
BUILDING HEIGHT (maximum)	20 metres and 6 storeys	30 metres and 9 storeys	40 metres and 12 storeys	60 metres and 18 storeys	81 metres and 25 storeys
Density (minimum)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
LANDSCAPED OPEN SPACE (minimum)	30%				
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted				

7. To amend Table 7P in the Residential Mixed-Use (RMU) zone to clarify references:

<b>Table 7P: Regulations - RESIDENTIAL MIXED-USE ZONE (RMU)</b>					
	<b>RMU-20</b>	<b>RMU-30</b>	<b>RMU-40</b>	<b>RMU-60</b>	<b>RMU-81</b>
Height of FIRST STOREY (minimum)	4.5 metres	4.5 metres	4.5 metres	4.5 metres	4.5 metres
PODIUM Height (minimum)	(none)	10.5 metres	10.5 metres	10.5 metres	10.5 metres
PODIUM Height (maximum)	(none)	14.3 metres and 4 storeys	14.8 metres and 4 storeys	21 metres and 6 storeys	21 metres and 6 storeys
TOWER Separation measured from exterior face of the BUILDING, including balconies (minimum) (see 7.10.4)	(none)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see <del>3.T.5.1</del> and 3.T.5.2)			
Horizontal TOWER Dimension (maximum)	(none)	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	(none)	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	(none)	3 metres (see 3.T.5.1)	3 metres (see 3.T.5.1)	3 metres (see 3.T.5.1)	3 metres (see 3.T.5.1)
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT				

8. To amend Tables 7Q, 7R, 7S, and 7T in the applicable Residential Northdale (RN) zones to clarify the provision pertaining to the "Street Line Setback (maximum)" and correct reference errors:

<b>Table 7Q: Regulations – RESIDENTIAL NORTHDALE SIX ZONE (RN-6)</b>			
		<b>Primary Uses specified in 7.11.1.1 and Complementary Uses specified in 7.11.1.3</b>	<b>Primary Uses specified in 7.11.1.2</b>
LOT AREA (minimum)		1,000 square metres	(none)
LOT FRONTAGE (minimum)		20 metres	5.5 metres
STREET LINE setback (minimum)	Active Frontage	1 metre	1 metre
	Convertible Frontage	1 metre	1 metre
	Neighbourhood Frontage	3 metres	3 metres
STREET LINE setback (maximum)	Active Frontage	3 metres	3 metres
	Convertible Frontage	<u>At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE</u>	<u>At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE</u>
	Neighbourhood Frontage	6 metres	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres	3 metres
	Convertible Frontage	3 metres	3 metres
	Neighbourhood Frontage	3 metres	3 metres
REAR YARD setback (minimum)		7.5 metres	7.5 metres
[...]		[...]	[...]



LOT AREA (minimum)		1,000 square metres
LOT FRONTAGE (minimum)		20 metres
STREET LINE setback (minimum)	Active Frontage	1 metre
	Convertible Frontage	1 metre
	Neighbourhood Frontage	3 metres
STREET LINE setback (maximum)	Active Frontage	3 metres
	Convertible Frontage	<u>At least</u> 75% of the STREET LINE BUILDING FAÇADE <u>shall be</u> within 5 metres of the STREET LINE
	Neighbourhood Frontage	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres
	Convertible Frontage	3 metres
	Neighbourhood Frontage	3 metres
REAR YARD setback (minimum)		7.5 metres
[...]		[...]

LOT AREA (minimum)		1,000 square metres
LOT FRONTAGE (minimum)		20 metres
STREET LINE setback (minimum)	Active Frontage	1 metre
	Convertible Frontage	1 metre
	Neighbourhood Frontage	3 metres
STREET LINE setback (maximum)	Active Frontage	3 metres
	Convertible Frontage	<u>At least</u> 75% of the STREET LINE BUILDING FAÇADE <u>shall be</u> within 5 metres of the STREET LINE
	Neighbourhood Frontage	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres
	Convertible Frontage	3 metres
	Neighbourhood Frontage	3 metres
[...]		[...]

<b>Table 7S: Regulations – RESIDENTIAL NORTHDALÉ TWELVE ZONE (RN-12)</b>	
Residential PARKING SPACES (minimum)	0.20 per BEDROOM
VISITOR PARKING SPACES (minimum)	0.05 per BEDROOM
PARKING SPACES for Non-Residential Uses (minimum) (see 7.13.13)	3.0 per 100 square metres of BUILDING FLOOR AREA
[...]	[...]

<b>Table 7T: Regulations – RESIDENTIAL NORTHDALÉ TWENTY FIVE ZONE (RN-25)</b>		
LOT AREA (minimum)		1,000 square metres
LOT FRONTAGE (minimum)		20 metres
STREET LINE setback (minimum)	Active Frontage	1 metre
	Convertible Frontage	1 metre
	Neighbourhood Frontage	3 metres
STREET LINE setback (maximum)	Active Frontage	3 metres
	Convertible Frontage	<u>At least</u> 75% of the STREET LINE BUILDING FAÇADE <u>shall be</u> within 5 metres of the STREET LINE
	Neighbourhood Frontage	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres
	Convertible Frontage	3 metres
	Neighbourhood Frontage	3 metres
[...]		[...]
Residential PARKING SPACES (minimum)		0.20 per BEDROOM
VISITOR PARKING SPACES (minimum)		0.05 per BEDROOM
PARKING SPACES for Non-Residential Uses (minimum) (see 7.14.13)		3.0 per 100 square metres of BUILDING FLOOR AREA
[...]		[...]

## 9. To amend:

- section 7.11.7 in the Residential Northdale Six (RN-6) zone
- section 7.12.6 in the Residential Northdale Eight (RN-8) zone
- section 7.13.7 in the Residential Northdale Twelve (RN-12) zone
- section 7.14.7 in the Residential Northdale Twenty-Five (RN-25) zone

to align with the Northdale Urban Design & Built Form Guidelines (June 2012) that seeks to orient the main entrance of a building towards the street for visibility, safety, and activation of the streetscape.

Amend sections to read, respectively:

7.11.7 Notwithstanding anything to the contrary, every BUILDING shall have a main entrance at GRADE on the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE. For the purposes of calculating the number of FIRST STOREY entrances to a BUILDING, any fraction shall be rounded to the next highest whole number.

7.12.6 Notwithstanding anything to the contrary, every BUILDING shall have a main entrance at GRADE on the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE. For the purposes of calculating the number of FIRST STOREY entrances to a BUILDING, any fraction shall be rounded to the next highest whole number.

7.13.7 Notwithstanding anything to the contrary, every BUILDING shall have a main entrance at GRADE on the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE. For the purposes of calculating the number of FIRST STOREY entrances to a BUILDING, any fraction shall be rounded to the next highest whole number.

7.14.7 Notwithstanding anything to the contrary, every BUILDING shall have a main entrance at GRADE on the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE. For the purposes of calculating the number of FIRST STOREY entrances to a BUILDING, any fraction shall be rounded to the next highest whole number.

## Description

Amend various Commercial regulations in Section 8 of Zoning By-law 2018-050.

## Amendment

No. 8

## Comments

To clarify existing Commercial regulations in the Zoning By-law to make the by-law more understandable, consistent, and enforceable, and to fix administrative errors.

## Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

Commercial regulations to be modified in Section 8 of Zoning By-law 2018-050:

### PROPOSED

- To amend Table 8J in the Convenience Commercial (C3) zone to align with Policy 10.2.2.7.7 of the Official Plan, which states that the gross leasable area of ground floor uses shall not exceed 2,000 square metres, whereas the C3 zone restricts the maximum building floor area of the entire building to 2,000 square metres. To resolve the discrepancy between the Official Plan and the Zoning By-law, recommended that Table 8J be amended as follows:

<b>Table 8J: Regulations - CONVENIENCE COMMERCIAL (C3)</b>	
STREET LINE setback (minimum)	5.0 metres
SIDE YARD setback (minimum)	3.0 metres
REAR YARD setback (minimum)	7.5 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
<del>BUILDING</del> <u>GROUND FLOOR AREA</u> (maximum)	2,000 square metres
Complementary Uses (maximum)	Complementary uses specified in section 8.4.1.3 shall not collectively exceed 50% of the BUILDING FLOOR AREA on the LOT
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

## 2. To amend:

- section 8S.1.15 in the Station Area Mixed-Use Community Commercial (C1A) zone
- section 8S.2.16 in the Station Area Mixed-Use Neighbourhood Commercial A (C2A) zone
- section 8S.3.16 in the Station Area Mixed-Use Neighbourhood Commercial B (C2B) zone
- section 8S.4.16 in the Station Area Mixed-Use Office (C4A) zone

to replace "Non-Residential PARKING SPACE" with "Non-Residential STRUCTURED PARKING", to differentiate the maximum parking rate for 'surface parking' versus 'structured parking' as intended in Station Areas. The maximum parking rate of 'structured parking' is higher than 'surface parking' to encourage a more compact built form and less surface parking. The proposed section 8S.1.15 is provided below as an example:

8S.1.15 The following maximum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Community Commercial (C1A) zone:

Maximum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
Residential	Use	1.50	1.50	1.50	1.50	1.50	1.50	1.50	PDU*
Residential	Visitor	0.15	0.15	0.15	0.15	0.15	0.15	0.15	PDU*
		<b>1.65</b>	<b>1.65</b>	<b>1.65</b>	<b>1.65</b>	<b>1.65</b>	<b>1.65</b>	<b>1.65</b>	<b>PDU*</b>
Non-Residential	All	3.00	3.00	3.00	3.00	3.00	3.00	3.00	/100m2*
<u>Non-Residential</u> <u>STRUCTURED</u> <u>PARKING</u> <u>SPACES</u>	All	4.00	4.00	4.00	4.00	4.00	4.00	4.00	/100m2*

\* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

## Description

Amend the transition regulations in Zoning By-law 2018-050.

## Amendment

No. 9

## Comments

Zoning By-law 2018-050 was passed in September 2018, and appealed to the Local Planning Appeal Tribunal (LPAT). LPAT issued an order dated November 28, 2019 (PL180874), bringing Zoning By-law 2018-050 into force and effect with the exception of two geographic appeals. The LPAT order is retroactive, meaning the effective date of Zoning By-law 2018-050 is September 10, 2018 (i.e., the date passed by Waterloo City Council). Shortly after LPAT’s order, the global pandemic caused by coronavirus significantly impacted global economies and resulted in prolonged closures and operating restrictions enacted by the Province and the Regional Medical Officer of Health to protect the health and well-being of Ontarians and Canadians. In response to the additional 14 months required to bring the by-law into force and effect coupled with impacts and delays caused by the pandemic, it is recommended that the timelines in the transition regulations be extended. The extensions will provide the necessary time to facilitate quality site planning and urban design, and better construction.

## Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

To modify the transition regulations in section 1.17.4 of By-law 2018-050 as follows:

### EXISTING

1.17.4 Nothing in this BY-LAW shall prevent the erection, alteration, enlargement, reconstruction, or use of a BUILDING or STRUCTURE provided that:

- a.) a complete site plan application is submitted to the CITY prior to the effective date of this BY-LAW which is in compliance with the zoning provisions in effect on the day before the effective date of this BY-LAW; and,
- b.) a building permit is obtained in accordance with the following:

Where the complete site plan application identifies one (1) main BUILDING or STRUCTURE on the LOT	a.) A building permit is obtained within two (2) years of the effective date of this BY-LAW for the main BUILDING / STRUCTURE which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).
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<p>Where the complete site plan application identifies two (2) main BUILDINGS or STRUCTURES on the LOT</p>	<p>a.) A building permit is obtained within two (2) years of the effective date of this BY-LAW for the first main BUILDING / STRUCTURE which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).</p> <p>b.) A building permit is obtained within three-point-five (3.5) years of the effective date of this BY-LAW for all remaining BUILDINGS / STRUCTURES which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).</p>
<p>Where the complete site plan application identifies three (3) or more main BUILDINGS or STRUCTURES on the LOT</p>	<p>a.) A building permit is obtained within two (2) years of the effective date of this BY-LAW for the first main BUILDING / STRUCTURE which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).</p> <p>b.) A building permit is obtained within three-point-five (3.5) years of the effective date of this BY-LAW for the second main BUILDING / STRUCTURE which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).</p> <p>c.) A building permit is obtained within five (5) years of the effective date of this BY-LAW for all remaining BUILDINGS / STRUCTURES which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).</p>
<p>Where the complete site plan application is appealed to the Ontario Municipal Board or Local Planning Appeal Tribunal</p>	<p>a.) A building permit is obtained within two (2) years of the date of the decision of the Ontario Municipal Board or Local Planning Appeal Tribunal for the BUILDINGS / STRUCTURES which shall be in compliance with the Ontario Municipal Board or Local Planning Appeal Tribunal approved site plan.</p>

“Approved Site Plan” means the approved plans and drawings pursuant to Subsection 41(4) and Subsection 41(5) of the PLANNING ACT and execution of an agreement pursuant to Subsection 41(7)(c) of the PLANNING ACT.

PROPOSED

1.17.4 Nothing in this BY-LAW shall prevent the erection, alteration, enlargement, reconstruction, or use of a BUILDING or STRUCTURE provided that:

- a.) a complete site plan application is submitted to the CITY prior to the effective date of this BY-LAW which is in compliance with the zoning provisions in effect on the day before the effective date of this BY-LAW; and,
- b.) a building permit is obtained in accordance with the following:

Where the complete site plan application identifies one (1) main BUILDING or STRUCTURE on the LOT	a.) A building permit is obtained within <u>four (4)</u> years of the effective date of this BY-LAW for the main BUILDING / STRUCTURE which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).
Where the complete site plan application identifies two (2) main BUILDINGS or STRUCTURES on the LOT	<ul style="list-style-type: none"> <li>a.) A building permit is obtained within <u>four (4)</u> years of the effective date of this BY-LAW for the first main BUILDING / STRUCTURE which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).</li> <li>b.) A building permit is obtained within <u>five-point-five (5.5)</u> years of the effective date of this BY-LAW for all remaining BUILDINGS / STRUCTURES which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).</li> </ul>
Where the complete site plan application identifies three (3) or more main BUILDINGS or STRUCTURES on the LOT	<ul style="list-style-type: none"> <li>a.) A building permit is obtained within <u>four (4)</u> years of the effective date of this BY-LAW for the first main BUILDING / STRUCTURE which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).</li> <li>b.) A building permit is obtained within <u>five-point-five (5.5)</u> years of the effective date of this BY-LAW for the second main BUILDING / STRUCTURE which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).</li> <li>c.) A building permit is obtained within <u>seven (7)</u> years of the effective date of this BY-LAW for</li> </ul>



	all remaining BUILDINGS / STRUCTURES which shall be in compliance with the approved site plan submitted pursuant to section 1.17.4.a.).
Where the complete site plan application is appealed to the Ontario Municipal Board or Local Planning Appeal Tribunal	a.) A building permit is obtained within <u>three (3)</u> years of the date of the decision of the Ontario Municipal Board or Local Planning Appeal Tribunal for the BUILDINGS / STRUCTURES which shall be in compliance with the Ontario Municipal Board or Local Planning Appeal Tribunal approved site plan.

"Approved Site Plan" means the approved plans and drawings pursuant to Subsection 41(4) and Subsection 41(5) of the PLANNING ACT and execution of an agreement pursuant to Subsection 41(7)(c) of the PLANNING ACT.

## Description

Amend the zoning applied to 285 Benjamin Road (Lutherwood Children's Mental Health Centre).

## Amendment

No. 10

## Comments

The lands known municipally as 285 Benjamin Road are zoned "Institutional 10 (I-10)" and "Conservation (OS3)" in Zoning By-law 2018-050.

Through the comprehensive zoning by-law review, residential uses were removed from the Institutional zone. The existing use at 285 Benjamin Road (Lutherwood) includes residential. A site specific amendment is proposed to recognize the existing residential use on the lands.

Through the comprehensive zoning by-law review, the zone boundary between the I-10 and OS3 zones was set based on a GIS layer referencing aerial photographs. A more detailed review has been subsequently completed, that determined that the current zone boundary does not accurately reflect existing conditions, the approved site plan (SP-10-11), or the "building area" defined in By-law 76-053. A modified zone boundary is proposed to resolve the inaccuracies.

Lutherwood is requested an amendment to the maximum building height of 10 metres. In order to allow design flexibility, and recognizing the minimum 15 metre OS3 buffers to residential lands to the west and east, Lutherwood is proposing a maximum building height of 12 metres and 3 storeys. Through Official Plan Amendment 22, Council modified the Official Plan to allow for a maximum building height of 14 metres for spiritual uses, private schools and public schools in the Low Density Residential designation. Lutherwood includes a private school. Staff have no objection to the proposed maximum building height of 12 metres and 3 storeys in this context.

Lutherwood is requested a site specific parking regulation based on:

- actual demands
- its operations, which focuses on children (who do not drive)
- desire to retain green space on the lands rather than constructing unneeded parking as its facilities expand over time

The current parking requirement in the Zoning By-law is 3.0 spaces per 100 square metres of building floor area. In the past, the City has not required Lutherwood to construct all required parking through site plan control. Lutherwood showed how it could construct the required parking (on paper), but actually constructed substantially less parking based on its needs and desire to preserve as much green space as possible on the lands. Lutherwood completed a parking demand analysis in 2020 in support of its request for a site specific parking regulation, updating a previous parking demand analysis completed in 2010. The updated parking demand analysis in 2020 recommends a parking requirement of 1.5 spaces per 100 square metres of

building floor area. Based on available information, staff support the proposed parking requirement for reasons including:

- the proposed parking rate is higher than current demand (i.e., 1.32 spaces / 100 sq.m.)
- the proposed parking rate is a minimum requirement – additional parking can be constructed if needed
- Lutherwood has not caused parking issues on adjacent streets or in the surrounding area
- the proposed parking rate facilitates compact built form and tree saving on the lands

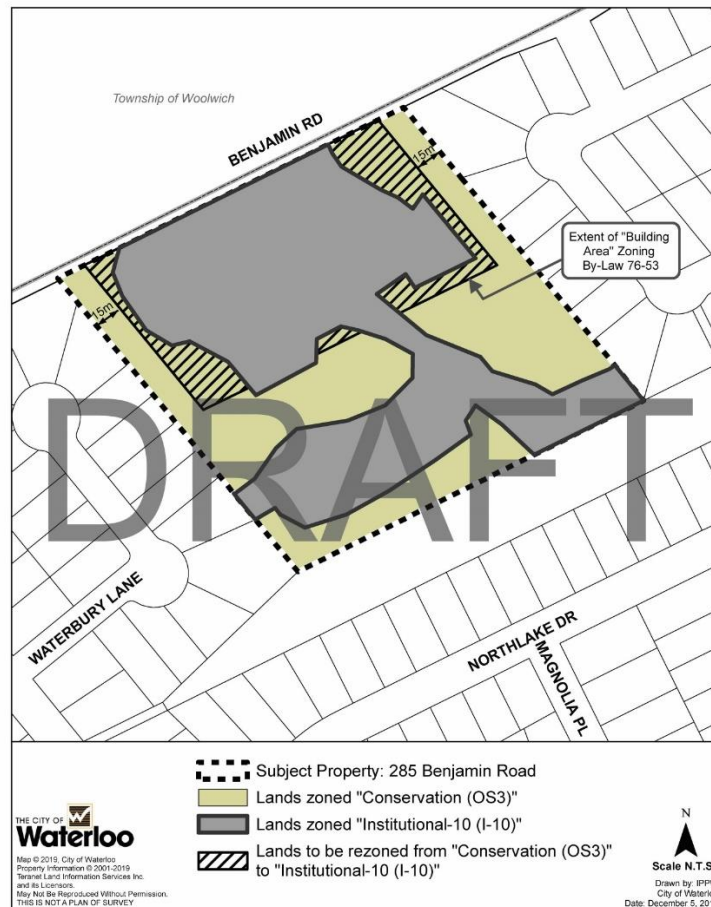
## Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

To establish site specific zoning provisions for 285 Benjamin Road:

### PROPOSED

1. For the lands known municipally as 285 Benjamin Road, that Schedule 'A' to By-law 2018-050 be amended as follows:



2. That Schedule 'C1' to By-law 2018-050 be amended by adding Exception C\_\_\_\_\* to the lands known municipally as 285 Benjamin Road.

\* Exception number to be assigned through the implementing by-law.

3. That Schedule 'C' to By-law 2018-050 be amended by adding Exception C\_\_\_\_\*, as follows:

Exception	Address	Zoning	File Reference
C____*	285 Benjamin Road	1-10 and OS3	Z-19-06

Location: 285 Benjamin Road  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, for the lands known municipally as 285 Benjamin Road, an INSTITUTION shall mean:

**INSTITUTION** means a not-for-profit organization or foundation devoted to a public, educational, health, social welfare, or charitable cause or program. Includes a public hospital, library, community centre, and GOVERNMENT USE. Includes a residence and DWELLING UNITS. Excludes a SPIRITUAL USE, MEDICAL CLINIC, PUBLIC SCHOOL, PRIVATE SCHOOL, EDUCATIONAL INSTITUTION, UNIVERSITY, and COLLEGE.

- b) Notwithstanding anything to the contrary, for the lands known municipally as 285 Benjamin Road, the maximum BUILDING HEIGHT shall be twelve metres (12m) and three (3) storeys.
- c) Notwithstanding anything to the contrary, the parking regulation for the lands known municipally as 285 Benjamin Road shall be a minimum 1.5 parking spaces per 100 square metres of BUILDING FLOOR AREA.

### Description

Rezone a portion of 40 Blue Springs Drive from ZC to OS1

### Amendment

No. 11

### Comments

A portion of the lands known municipally as 40 Blue Springs Drive is zoned Zone Change Application (ZC). Council recently amended the zoning for 40 Blue Springs Drive (re: Z-18-04), rezoning the majority of the lands to Residential Mixed-Use 60 (RMU-60) with site specific provisions. A remnant parcel adjacent to the existing pond was left "ZC". Staff recommend that the remnant parcel be rezoned from Zone Change Application (ZC) to Parks & Recreation (OS1) for consistency with the Official Plan and to match the zoning applied to the pond feature. The Official Plan designates the lands "Open Space" on Schedule 'A' and "Green Space" on Schedule 'B1'.

### Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

To rezone part of 40 Blue Springs Drive from Zone Change Application (ZC) to Parks & Recreation (OS1)

#### EXISTING



PROPOSED

1. For a portion of the lands known municipally as 40 Blue Springs Drive, that Schedule 'A' to By-law 2018-050 be amended to rezone the lands from Zone Change Application (ZC) to Parks & Recreation (OS1) as follows:

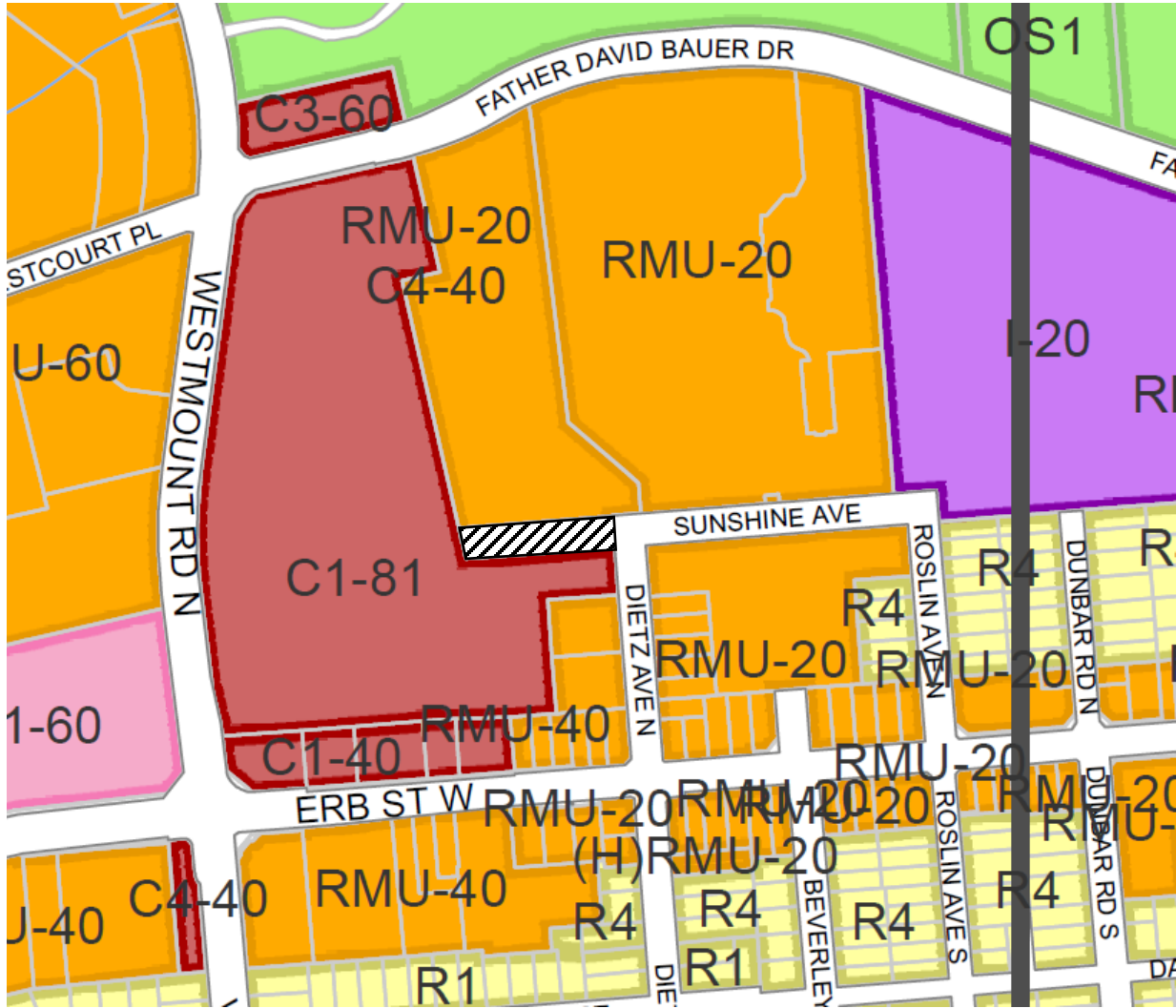




PROPOSED

1. For the portion of the lands known municipally as 139 Father David Bauer Drive identified in hatch on Image 1, that Schedule 'A' to By-law 2018-050 be amended to rezone the lands from [no zoning] to Residential Mixed-Use (RMU-20) / Mixed-Use Office (C4-40):

Image 1: Part of 139 Father David Bauer Drive





## Description

Correct reference error in Exception C82  
(BarrelYards)

## Amendment

No. 13

## Comments

Incorrect zoning reference. The westerly lot line regulation should refer to the existing RMU-81 zone as opposed to C4-40.

## Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

Correct reference error in Exception C82

### PROPOSED

Exception	Address	Zoning	File Reference
C82	108-110 Erb Street West, Barrel Yards Boulevard, Father David Bauer Drive, 22-42 Avondale N	C4-40, RMU-81, R8	By-law 2008-104 SPA 17, SPA 18 Barrel Yards

Location: 108-110 Erb Street West, Barrel Yards Boulevard, Father David Bauer Drive, 22-42 Avondale Avenue North as shown on Appendix 'C1' to this BY-LAW.

Site Specific Regulations:

[...]

- b) Notwithstanding anything to the contrary, the following regulations shall apply:
  - i. There shall be no FRONT YARD, FLANKAGE YARD, SIDE YARD or REAR YARD setbacks on the Lands with the exception of the following:

Lands Zoned Residential Eight "R8"	4.0m to all above grade BUILDINGS and STRUCTURES	Southerly LOT LINE
Lands Zoned Residential Eight "R8"	2.5m to all above grade BUILDINGS and STRUCTURES	Northerly LOT LINE
Lands Zoned Residential Eight "R8"	3.0m to all above grade BUILDINGS and STRUCTURES	Westerly LOT LINE
Lands Zoned Residential Eight "R8"	1.0m to the UNDERGROUND PARKING STRUCTURE	Southerly LOT LINE

Lands Zoned Residential Eight "R8"	1.0m to the UNDERGROUND PARKING STRUCTURE	Westerly LOT LINE
Lands Zoned Residential Eight "R8"	0.4m to UNDERGROUND PARKING STRUCTURE	Northerly LOT LINE
Lands Zoned <del>Commercial</del> <u>Four 40 "C4-40" Residential</u> <u>Mixed-Use 81 "RMU-81"</u>	7.5m to all BUILDINGS and STRUCTURES	Westerly LOT LINE of the portion fronting Erb Street West to the boundary of the Residential Eight "R8" lands fronting Avondale Avenue North

## Description

Clarification of the first storey height regulation in Exception C226 (635 Erb Street West & 12 West Hill Drive)

## Amendment

No. 14

## Comments

Through the approval of Z-17-21, the City established site specific zoning provisions for 635 Erb Street West & 12 West Hill Drive, including a minimum first storey height of 3.6 metres. An amendment is proposed to clarify intent, that the first storey height regulation is intended to apply to apartment buildings and the like, not townhouses or stacked townhouses.

## Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

Clarify the first storey height provision in Exception C226

### PROPOSED

Exception	Address	Zoning	File Reference
C226	635 Erb Street West & 12 Westhill Drive	RMU-40	Z-17-21

Location: 635 Erb Street West & 12 Westhill Drive  
 as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

[...]

b) Notwithstanding anything to the contrary, the following site specific regulations shall apply:

- i. A minimum setback of 5.0 metres from the westerly LOT LINE between Westhill Drive and Erb Street West;
- ii. A minimum LOW RISE RESIDENTIAL LOT LINE setback of 5.0 metres;
- iii. The maximum BUILDING HEIGHT shall be 40 metres and 13 storeys for the lands identified as "Area 'A'" on Image 1;
- iv. The maximum building height shall be 16 metres and 4 storeys for the lands identified as "Area 'B'" on Image 1;
- v. A minimum FIRST STOREY height of 3.6 metres for an APARTMENT BUILDING, MIXED USE BUILDING, LONG TERM CARE FACILITY, ASSISTED LIVING FACILITY;

[...]

## Description

Add uses to Exception C86  
(651-663 Erb Street West)

## Amendment

No. 15

## Comments

Based on a review of existing tenancies in mid-2020, the owner of the subject lands determined that a number of businesses in the existing commercial centre are non-compliant. Many of the businesses have existed for some time, and pre-date the acquisition of the property by the owner. More specifically, the owner is requesting that Exception C86 be amended to legalize:

- Dutchies Food Market in Area 1
- Pita Pit in Area 3
- Your Neighbourhood Credit Union in Area 3

Further, there is an existing 3,600 square foot vacancy in Area 3, which the owner is seeking permission to lease to a boutique style fitness business. The owner is further requesting permission for a Retail Store in Area 3, to permit a cannabis retail operation.

The site specific zoning applied to the property was established prior to the adoption of the 2012 Official Plan, which designates the lands "Mixed-Use Neighbourhood Commercial" on Schedule 'A1'. The implementing Mixed-Use Neighbourhood Commercial (C2) zone permits food stores, restaurants, financial services, commercial wellness, and retail stores – the uses identified above and requested by the current owner. Prior to the adoption of the Official Plan, through an Ontario Municipal Board settlement in 2009 that was premised on a specific development proposal, By-law 2009-007 was passed to create the restrictive zoning framework currently applied to the property. By-law 2009-007 was carried forward through the comprehensive Zoning By-law Review as Exception C86.

With the exception of permitting a Retail Store in Area 3, planning staff have no objection to the proposed zoning amendments, for reasons including:

- the parent zoning applied to the lands (C2-40) would permit the uses
- the amendments are minor in nature
- the uses are appropriate for a planned neighbourhood commercial centre
- the Pita Pit (take-out restaurant) is permitted in Area 3 per Minor Variance A-66/11
- the amendments will assist in retaining / attracting tenant within the commercial centre

In staff's opinion, permitting a Retail Store in Area 3 is not minor given the broad nature of the use, and is beyond the scope of these general amendments.

## Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

Add uses to Exception C86

### PROPOSED

Exception	Address	Zoning	File Reference
C86	651 -663 Erb Street West South-west corner of Erb & Ira Needles	C2-40	By-law 2009-007 SPA 8

Location: 651 Erb Street West - south-west corner of Erb & Ira Needles, Part Lot 41, GCT, Parts 9 to 14 & 16, 58R-14437 as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

#### Area 1

- a) Notwithstanding anything to the contrary, only the following USES shall be permitted within "Area 1" as identified in Image 1 hereto:
  - Apparel and Accessories
  - Book Store
  - DOMESTIC APPLIANCE STORE
  - Drapery, Blinds and Home Décor
  - FOOD STORE
  - Office Supplies and Equipment
  - Party Supply Store
  - Pet Store and Supplies
  - Sporting Goods
  - Toy/Hobby Store
  
- b) Notwithstanding anything to the contrary, the following regulations shall apply to "Area 1" as identified in Image 1 hereto:
  - i. Cumulative total BUILDING FLOOR AREA shall be limited to 4,598.6 square metres
  - ii. Minimum of 3 BUILDINGS and or units shall be provided
  - iii. Minimum BUILDING FLOOR AREA of any one BUILDING or unit shall be 185.5 square metres
  - iv. Maximum BUILDING FLOOR AREA of any one BUILDING or unit shall be 2,832.5 square metres

#### Area 2

- c) Notwithstanding anything to the contrary, the following regulations shall apply to a RESTAURANT (including a TAKE-OUT RESTAURANT) within "Area 2" as identified in Image 1 hereto:
  - i. BUILDING FLOOR AREA (maximum): 929 square metres

- ii. DRIVE-THROUGHS are prohibited

Area 3

- d) Notwithstanding anything to the contrary, only the following uses shall be permitted within "Area 3" as identified in Image 1 hereto:
- BAKE SHOP
  - Beer, Liquor and Wine Store
  - Blu-ray/DVD/CD/Music sales or rental
  - CAFÉ
  - COMMERCIAL WELLNESS
  - Computer, Video Game and Software Store
  - Copy Centre
  - Craft Store
  - DRUG STORE
  - DRY CLEANING
  - FINANCIAL SERVICE
  - Florist
  - FOOD STORE, SPECIALTY
  - Household Furnishing Store, including furniture, china and glassware, floor coverings, antiques, vacuums
  - Luggage and Leather Good
  - MEDICAL CLINIC
  - Optical Goods Store
  - Paint and Wallpaper Store
  - PERSONAL BREWING ESTABLISHMENT
  - PERSONAL SERVICE SHOP
  - Photography Studio with or without Film Processing
  - RESTAURANT
  - RESTAURANT (TAKE-OUT)
  - Stationery Store
  - Telephone/Wireless Store
  - Toy/Hobby Store
  - Travel Agency
- e) Notwithstanding anything to the contrary, the following regulations shall apply to "Area 3" as identified in Image 1 hereto:
- i. Each USE shall be restricted to a maximum BUILDING FLOOR AREA of 465 square metres with exception of a Beer, Liquor and Wine Store which shall be permitted to exceed 465 square metres. Cumulative total BUILDING FLOOR AREA shall be limited to 4,598.6 square metres
  - ii. Minimum of 5 BUILDING and or units shall be provided

Areas 1, 2 and 3

- f) Notwithstanding anything to the contrary, the following additional USES shall be permitted within "Area 1", "Area 2", and "Area 3" as identified in Image 1 hereto, with no BUILDING FLOOR AREA restriction:

- Art Gallery
- Art Studio
- AUDITORIUM
- OFFICE
- PRIVATE CLUB

Areas 1, 2, 3, & 4

- g) Notwithstanding anything to the contrary, the following regulations shall apply to "Area 1", "Area 2", "Area 3", and "Area 4" as identified in Image 1 hereto:
- i. STREET LINE build-out (minimum):
    - a. A minimum of 40% of the BUILDING FAÇADE LENGTH adjacent to Erb Street West shall be setback between 4 and 6 metres of the Erb Street West STREET LINE.
    - b. A minimum of 25% of the BUILDING FAÇADE LENGTH adjacent to Ira Needles Boulevard shall be setback between 4 and 6 metres of the Ira Needles Boulevard STREET LINE.
  - ii. LANDSCAPE BUFFER (minimum): 4 metre wide abutting the Erb Street West and Ira Needles Boulevard STREET LINES.

Image 1: 651 -663 Erb Street West



## Description

Amend Exception C79 to permit a new mid-rise apartment building with tailored zoning (605 & 609 Davenport Road)

## Amendment

No. 16

## Comments

Prior to the enactment of Zoning By-law 2018-050, the City of Waterloo received a site plan application for a new apartment building on a portion of 605 & 609 Davenport Road. The new apartment building will front both Northfield Drive and Kraus Drive. The site plan application is a legacy application, and is before the Local Planning Appeal Tribunal for approval. In mid-2020, a revised development concept was presented to the City of Waterloo for a 9 storey apartment building. In order to enable the development of the proposed 9 storey apartment building and secure site plan approval from the Tribunal, amendments to Zoning By-law 2018-050 are proposed.

## Amendment

**Legend:** underline = addition / modification to regulation  
~~strikethrough~~ = deletion to regulation

Amend Exception C79 to permit a new mid-rise apartment building with tailored zoning



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 PROPOSED
 

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Exception	Address	Zoning	File Reference
C79	605 & 609 Davenport Road	RMU-81	By-law 2006-085 SPA 39

Location: 605 & 609 Davenport  
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

Blocks 1, 2, 3 and 4

- a) Notwithstanding anything to the contrary, the minimum residential parking rate shall be:
  - i.) 0.60 spaces per DWELLING UNIT for residential uses; and
  - ii.) 0.10 spaces per DWELLING UNIT for visitors.
- b) Notwithstanding anything to the contrary, the minimum non-residential parking rate shall be 1.50 spaces per 100 square metres of BUILDING FLOOR AREA.
- c) Notwithstanding anything to the contrary, setbacks shall only apply to the boundary of the lands comprising Blocks 1 to 4 as shown on Image 1 hereto.
- d) Notwithstanding anything to the contrary, Blocks 1 to 4 as shown on Image 1 hereto shall be deemed to be one (1) LOT for the purposes of determining compliance with the minimum LANDSCAPED OPEN SPACE requirement in Table 7O, Section 7.10.2.
- e) Notwithstanding anything to the contrary, Section 6.8.1 (Driveway Location) shall not apply to Blocks 1 to 4 as shown on Image 1 hereto.
- f) Notwithstanding anything to the contrary, Section 6.3.1 (Electric Vehicle Parking) shall not apply to Blocks 1 to 4 as shown on Image 1 hereto.

Block 1

- g) Notwithstanding anything to the contrary, the maximum width of a DRIVEWAY to Block 1 as shown on Image 1 hereto shall be 9.5 metres.

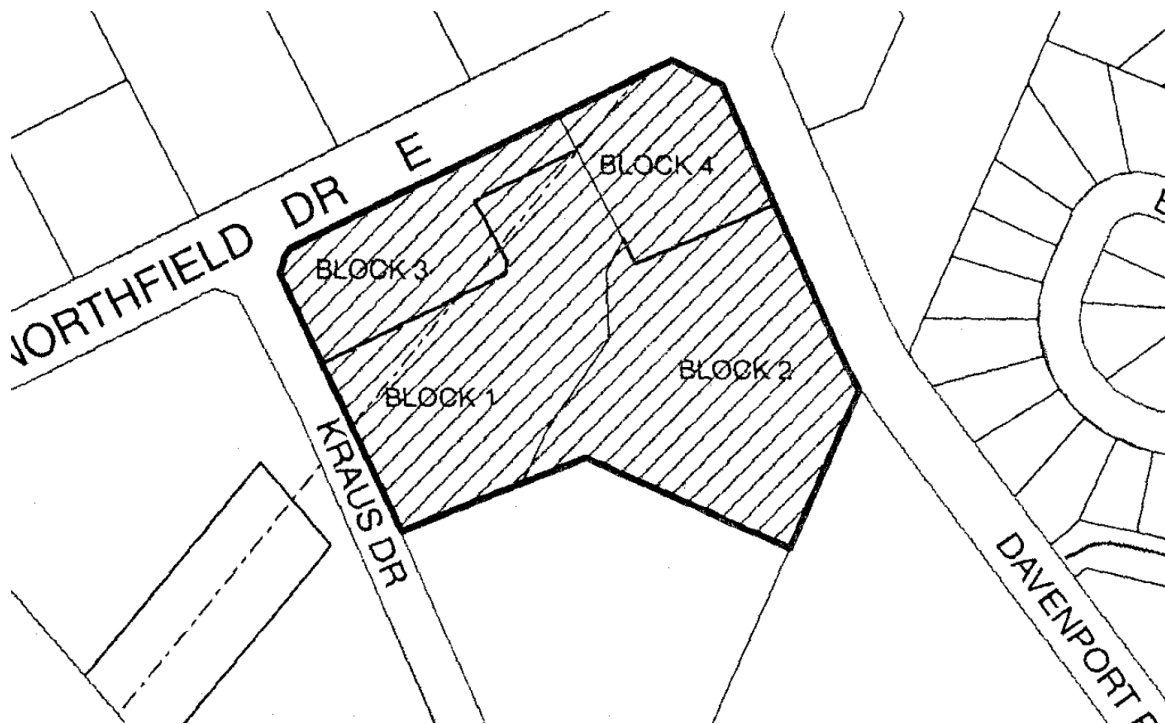
Blocks 1 and 2

- h) Notwithstanding anything to the contrary, a minimum 5.0 metre setback shall be provided from the southerly lot line extending from Kraus Drive to Davenport Road.
- i) Notwithstanding anything to the contrary, the maximum STREET LINE setback in Table 7O, Section 7.10.2 shall not apply to the EXISTING BUILDINGS or any additions thereto on Blocks 1 and 2 as shown on Image 1 hereto.

Blocks 3 and 4

- j) Notwithstanding anything to the contrary, the following regulations shall not apply to a BUILDING with a height of 9 STOREYS or less on Blocks 3 and 4 as shown on Image 1 hereto:
- A. the TOWER Separation regulations in Table 7P, Section 7.10.3
  - B. the horizontal TOWER dimension regulations in Table 7P, Section 7.10.3
  - C. the TOWER footprint regulations in Table 7P, Section 7.10.3
  - D. the AMENITY AREA regulations in Table 7P, Section 7.10.3
- k) Notwithstanding anything to the contrary, balconies shall be permitted within the 'TOWER STEPBACK above the PODIUM' in Table 7P, Section 7.10.3 on Blocks 3 and 4 as shown on Image 1 hereto.
- l) Notwithstanding anything to the contrary, the following Ancillary Uses shall be added to section 7.10.1.5 for the lands illustrated as Block 3 and Block 4 as shown on Image 1 hereto:
- ARTIST STUDIO (CLASS A)
  - COMMERCIAL SCHOOL
  - FINANCIAL SERVICES
  - INSTITUTION
  - PRINTING ESTABLISHMENT
  - RETAIL STORE

Image 1: 605 & 609 Davenport Road



## APPENDIX 'A'

### Informal Public Meeting Minutes

Council Meeting

Minutes Page 250

October 28, 2019

Moved by Councillor Henry, seconded by Councillor Bodaly:

1. That Council approve report COM2019-031.
2. That Council approve the release of capital funding for the necessary HVAC improvements at Parkview Crematorium; non-routine project #180006 (Ref #267) in the amount of \$103,000 funded from the Cemetery Reserve Fund, as approved in the 2019 Capital Budget.
3. That Council approve Option 2 and direct staff to initiate the necessary approvals process for the replacement of the crematorium retorts and minor facility upgrades.

**Carried Unanimously**

#### 11. FORMAL/INFORMAL PUBLIC MEETINGS

##### Informal Public Meetings

- a) **Title:**                **Zoning By-law Amendment Z-19-06 – General Amendments to Zoning By-law No. 2018-050, Part 2 (City-wide)**  
**Prepared By:** Dominik Simpson

The Chair advised that the Informal Public Meeting was the first opportunity to inform Council and the public of the amendments and emphasized that Council would make no decision at this meeting.

Dominik Simpson, Planner, advised Council that The City of Waterloo's Planning Division is initiating the second phase of general amendments to the City's Zoning By-law 2018-050. The first phase of general amendments (Part 1) was approved by City Council on June 24, 2019.

The objective of this next phase of general amendments (Part 2) is to further correct, update, and/or add provisions that were not reflected in Part 1 or Zoning By-law 2018-050, approved by Council on September 10, 2018. Some of the items being considered include decks, servicing, legislative updates, and other minor amendments.

Councillor Bodaly left the meeting: (Time: 7:27 p.m.)  
 Councillor Bodaly returned the meeting: (Time: 7:29 p.m.)

As no one else was present to speak to the application, the Chair concluded the Informal Public Meeting and indicated that staff will review the issues and report back to Council at a later date.