

CITY OF WATERLOO
ZONE CHANGE APPLICATION Z-18-17 & OFFICIAL PLAN AMENDMENT NO. 24
& DRAFT PLAN OF SUBDIVISION 30T-18401
INFORMATION FORM

The City of Waterloo is initiating our review of the following applications and requests your agency to provide any comments you feel are significant. Please provide your comments on this form or by separate correspondence.

BACKGROUND INFORMATION

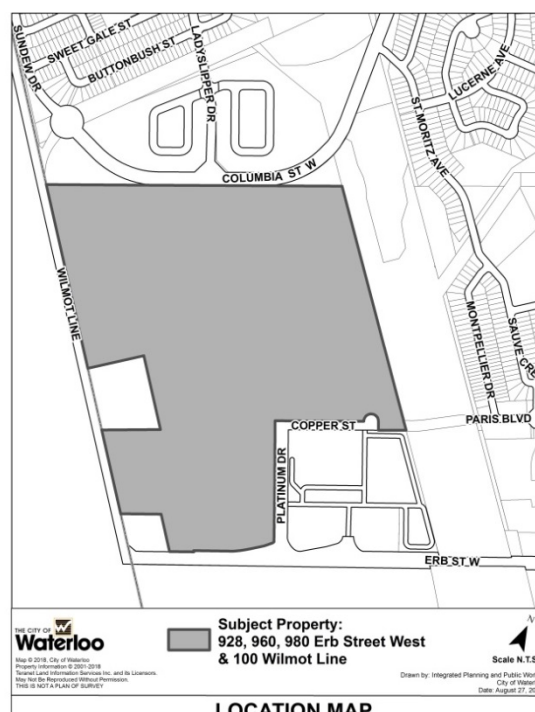
- APPLICATION:** Zone Change Application Z-18-17, Official Plan Amendment No. 24 & Draft Plan of Subdivision 30T-18401
- PROPERTY LOCATION:** 928, 960, 980 Erb Street West and 100 The Wilmot Line (see Location Map below)
- PROPERTY SIZE:** 43.6 ha (107.8 acres)
- LAND OWNER:** City of Waterloo (Economic Development)
- APPLICANT:** Stantec Consulting Ltd.
- REQUEST:** The applicant is requesting an amendment to the City's Zoning By-law to rezone the lands from Zone Change Application (ZC) to Business Employment One (E1-27), Business Employment One (E1-27) with site specific provisions, Convenience Commercial (C3) with site specific provisions, and Parks and Recreation (OS1).
Note: this application was submitted and deemed complete in accordance with the Planning Act, prior to the passing of By-law 2018-050 on September 10, 2018 (the new Zoning By-law for the City of Waterloo). The subject lands are zoned Zone Change Application (ZC) on Schedule 'A' to By-law 2018-050, which carries forward the zoning provisions applied to the lands in By-law 1418.
- The applicant is also requesting an amendment to the City's Official Plan to re-designate a portion of the lands from Business Employment to Convenience Commercial, and to apply site specific policies (through modification to SPA 43).
- The applicant has also submitted an application to the Region of Waterloo for a Draft Plan of Subdivision. The purpose of the requested applications is to permit the development of a subdivision for employment and commercial land uses, a park, and new streets including the extension of Platinum Drive.

STUDIES/PLANS SUBMITTED IN SUPPORT OF THIS APPLICATION:

- Planning Justification Report & Draft Plan
- Market Analysis
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Environmental Impact Study
- Commemorative Assessment
- Transportation Impact Study
- Geotechnical Investigation
- Hydrogeological Assessment
- Functional Servicing Study
- Preliminary Stormwater Management Report
- Tree Management Plan

To access any of the above studies or plans please refer to: waterloo.ca/en/business/zonechangeapplications.asp

LOCATION MAP:



LAND USE PLANNING INFORMATION

EXISTING LAND USE: Currently vacant, previously agriculture and golf course (Waterloo Golf Academy)

PROPOSED LAND USE: The purpose of the requested applications is to permit the creation of a Draft Plan of subdivision for employment and commercial land uses, to include:

BLOCK	PROPOSED LAND USE
Block 1 to Block 11	Employment (35.67 ha)
Block 12 and Block 13	Employment / Commercial (1.763 ha)
Block 14	Park (0.89 ha)
Block 15 to Block 18	Walkway / Servicing
Block 19 to Block 24	0.3 metre Reserve
Street B, Street C, Platinum Drive	Roads

OFFICIAL PLAN STATUS: Schedule 'A' (Land Use Plan) – Employment and Open Space
Schedule 'A2' (Employment Land Uses) – Business Employment
Schedule 'A3' (Open Space Land Uses) – Natural System
Schedule 'A4' (Natural System) – Supporting Natural Features
Schedule 'A6' (Specific Provision Area) – SPA 43 (Columbia Street West)
Schedule 'B1' (Height and Density) – Medium Density Employment, 27 metres
Schedule 'B3' (Designated Greenfield Area) – Designated Greenfield Area
Schedule 'B4' (Source Water Protection Areas) – WPSA-7 and WPSA-8
Schedule 'E' (Road Classification) – Regional Arterial (Erb); City Arterial (Columbia); Minor Collector (Wilmot Line - Township)
Schedule 'F' (Active Transportation) – City-Wide Cycling and Multi-Use Routes
Schedule 'G' (Road Allowances) – 30 metre (Columbia)

ZONING BY-LAW: Current: Zone Change Application (ZC) in Zoning By-law 2018-050
Proposed: Business Employment One (E1-27), Convenience Commercial (C3), and Parks and Recreation (OS1)

AGENCY COMMENTS

AGENCY: _____

REPRESENTATIVE: _____

NO COMMENTS:

COMMENTS: _____

(If additional space is required please provide comments under separate cover)

Please return this form to:

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Integrated Planning and Public Works, City of Waterloo
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Comments are to be submitted to the Integrated Planning and Public Works Department (Planning Approvals) by **October 12, 2018**. If you are unable to comment in the time specified or have any questions, please contact Natalie Hardacre directly.