

DECISION

With respect to City of Waterloo Official Plan Amendment 58 Subsection 17(34), Sections 21 and 26 of the *Planning Act*

I hereby approve, as modified, City of Waterloo Official Plan Amendment 58, as adopted by By-law 2024-097, subject to the following modifications, with additions in **bold underline** and deletions in ~~strikethrough~~:

1. Section 3.2 Population and Employment Growth is modified as follows:

The City will plan for and accommodate forecasted population and employment growth. The population and employment forecasts outlined in this Plan have been determined for the City of Waterloo by the Region of Waterloo. The forecasts are intended to guide planning for the provision of housing and employment opportunities as well as the *infrastructure*, services, facilities and amenities needed to support, where appropriate, transitions to *complete communities*. **Future updates to forecasted population and employment growth will be informed by Ontario Population Projections published by the Ministry of Finance.**

The City of Waterloo shall plan to accommodate a population of 185,000 people (excluding post-secondary students who reside temporarily in the City) and employment of 114,900 jobs by the year 2051, as outlined in the Regional Official Plan. The City will **coordinate with the Province** ~~cooperate with the Region~~ to generate population and employment estimates in the future based on changing trends and the City's unique growth characteristics.

2. Section 3.5.1 Designated Nodes is modified as follows:

- (2) Major Nodes are planned as medium high to high rise *mixed-use* areas that accommodate a range of uses, which may include residential, commercial, employment, social, cultural, recreational and institutional uses. Commercial uses that provide for the day- to-day and weekly shopping needs of several surrounding neighbourhoods will be encouraged and, where appropriate, Major Nodes shall be planned to accommodate small to medium-sized food stores, with the objective that all residents will have access to a food store within an approximate 15-minute walking distance of their residence. Employment areas that are located within Major Nodes will be planned to support Major Nodes as a destination, and **conversion to non-employment uses shall be consistent with provincial policy.** ~~in order to provide such support, are~~

~~not contemplated to be converted to non-employment uses.~~

3. Section 3.5.3 Major Transit Station Areas is modified as follows:

- (2) All Major Transit Station Areas identified on Schedule 'B' – City Structure will be planned to:
 - (a) Achieve a minimum gross density target as outlined in Table 3-1 of this Plan **and in accordance with provincial policy**, which will be achieved by:
 - (ii) Requiring development applications, excluding applications for site plan approval, for lands located within Area A and Area B on Schedules 'J1' to 'J5' which propose densities lower than the minimum density established in the Zoning By-law to provide an appropriate and accepted rationale through a Planning Justification Report demonstrating how future phases of development will achieve the minimum density target. **In accordance with the Planning Act and applicable provincial policy, Ministerial approval is required for official plans and amendments that propose lower density targets.**

4. Section 3.5.4 Intensification within Nodes Corridors and Major Transit Station Areas is modified as follows:

- (7) The City, in consultation with the Municipal Heritage Committee, encourages adaptive reuse of historically significant built **heritage** resources, and requires the conservation of cultural heritage resources in all areas of the City, including designated Nodes Corridors and Major Transit Station Areas.

5. Section 3.6.1 Retaining Uptown's Sense of Community, Identity and Commercial Vitality is modified as follows:

Cultural Heritage Resources

- (5) Development within the Uptown Waterloo Primary Node will be considered in conjunction with the Heritage policies of this Plan, as found in the Arts, Culture, Heritage, Recreation and Leisure Chapter. In consultation with the Municipal Heritage Committee, the City will identify and/or designate buildings **properties** and districts with **cultural** heritage significance **value or interest** and support owners to restore and maintain *built heritage resources* **and cultural heritage landscapes**;

6. Section 10.1.1 General Policies is modified as follows:

- (8) Council recognizes the importance of achieving sufficient minimum levels

of density in *Designated Growth Areas* to economically provide municipal services and contribute toward the achievement of *Designated Growth Area* density targets set out in Table 3-1 of this Plan **and in accordance with the Provincial Planning Statement.**

7. Section 10.1.2 Supporting a Range of Housing is modified as follows:

Affordable Housing

- (13) The City may provide a range of planning tools and regulatory incentives **pursuant to the Planning Act and Municipal Act** that encourage affordable housing. These may include:

8. Section 10.3.2 General Policies is modified as follows:

Overview of Employment Land Use Structure

- (2) Lands designated Flexible Industrial on Schedule 'A2' Employment Land Uses, shall be considered as employment areas consistent with the Provincial Planning Statement and the **Planning Act**.
- (3) Other lands designated as Employment on Schedule 'A2' Employment Land Uses, designated Business Employment, may not be employment areas as per the Provincial Planning Statement and the **Planning Act**, but should contribute to a wider range of employment opportunities that are compatible with Flexible Industrial employment areas and other adjacent land uses.

Protecting the Employment Land Supply

- (9) Institutional, **commercial**, residential, and retail and office uses ~~not associated with the primary land uses~~ are not permitted within designated employment areas, with the exception of the **associated retail, office and ancillary facilities. Flexible Employment as described in section 10.3.2.11 of this Plan would continue to be permitted.** ~~ancillary uses specifically defined in the Flexible Employment (and other) designation(s) of this Plan.~~ Freestanding commercial development shall not be permitted within employment areas, except as provided for Area Specific Policies included in Chapter 11. Such uses shall locate within an appropriate Commercial and Mixed-Use designation.
- (13) New residential development shall be discouraged from locating within close proximity to land designated Flexible Industrial due to possible adverse affects on the sensitive residential land use by the industrial operations contemplated within the Flexible Industrial designation.
- (a) Where new employment uses or the expansion of employment

uses are constructed near residential areas, the City will require that applicable Provincial regulations, **policies**, guidelines and best practices are met or adhered to. Such proposals shall be referred to the Ministry to determine if a Certificate of Approval under the Environmental Protection Act is necessary.

OPA No. 14, approved January 11, 2018

9. Section 10.3.3.1 Flexible Industrial Designation is modified as follows:

Development Policies

- (7) Where possible, *ancillary uses* **associated with the primary permitted land use is** permitted within the Flexible Industrial designation shall be located along the periphery of the Flexible Industrial Employment area at intersections and along arterial *roads*.
- (9) (b) The proposed uses would not negatively impact the overall viability of the employment area by:
 - ii. Maintaining access to major goods movement facilities and corridors, **including segments of the Strategic Goods Movement Network identified in Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe.**

10. Section 10.3.3.2 Business Employment Designation is modified as follows:

Vision and Planned Function

The Business Employment land use designation is a category of employment uses that will be planned as employment-first areas ~~that may allow mixed-use~~. Lands within this designation are generally located on the periphery of employment designated areas, serve as a buffer between Flexible Industrial employment areas and sensitive uses, while accommodating light industrial uses, and ~~where appropriate~~ offices and limited commercial uses **related to the primary permitted land use**, along planned or existing transportation routes, and in higher density destinations such as designated Nodes or Corridors. Lands designated Business Employment will provide a broad range of light industrial uses, technical and/or scientific businesses, advanced technology companies, ~~and where appropriate offices and a range of service uses~~.

Land Use

- (3) Lands designated Business Employment will provide a broad range of light industrial uses, technical and/or scientific businesses, and advanced technology companies. Lands designated Business Employment may

allow offices, and ~~a restricted range of service uses commercial and ancillary uses with the primary permitted land use service uses.~~ Lands designated Business Employment may be zoned to permit primary uses, including:

- (b) Advanced Technology, Business Incubator, Research and Development facilities including Product Development and Low Impact Testing Labs, Data Centre provided the data centre does not conflict with the planning and growth objectives of this Plan or the City;
- (c) Makerspace;
- (h) Light assembly / light manufacturing / light processing operations, including but not limited to the production of high-value, high technology products, which do not result in emissions of odours, fumes, noise, cinder (including smoke, soot, ash), dust, vibrations, heat, glare (lighting), or electrical interference;
- (i) Printing and publishing; and,
- (j) Parking facilities.

OPA No. 11, approved December 11, 2014

OPA No. 34, approved October 28, 2022

11. Section 11.1.93 Area Specific Policy 93 (167 and 171 King Street South) be modified by adding the following to the end of the subsections:

- 1) The policies of this Area Specific Policy apply to lands known municipally as 167 and 171 King Street South, shown as ASP 93.
- 2) In addition to all other applicable policies in this Plan, and notwithstanding the maximum height permitted within the 'High Rise Residential' designation, the implementing Zoning By-law may permit the following maximum and average heights:
 - (a) the maximum height of any tower (inclusive of podium) on the lands may be up to 38 storeys; and,
 - (b) the average height of all towers (inclusive of podium) on the lands shall be no greater than 35 storeys, having regard to relevant policies including 3.4(6) and 3.4(8).
- 3) Notwithstanding anything to the contrary in this Plan, residential uses shall be permitted on the ground floor on the Caroline Street South frontage.
- 4) Matters relating to appropriate built form, density, transition, setbacks, entrances to first storey dwelling units and buffering from adjacent lands shall be regulated by the implementing Zoning By-Law.



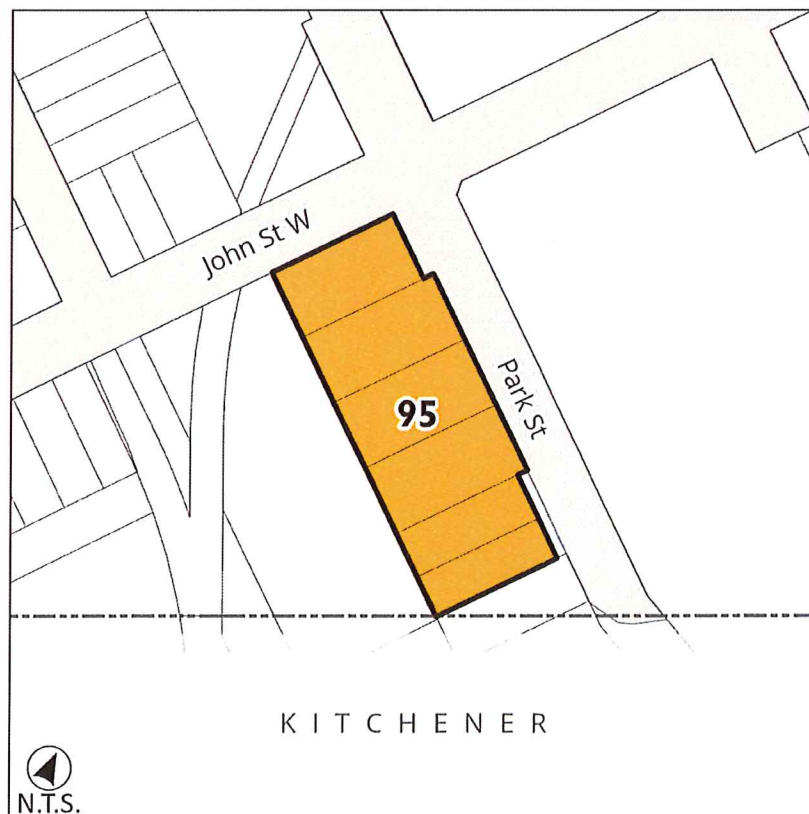
12. Section 11.1.94 Area Specific Policy 94 (209, 215, and 217 King Street South; 176, 180, and 182 Caroline Street South; and 15 John Street West) be modified by adding the following to the end of the subsections:

- 1) The policies of this Area Specific Policy apply to lands known municipally as 209, 215, and 217 King Street South; 176, 180, and 182 Caroline Street South; and 15 John Street West, shown as ASP 94.
- 2) Subject to policy 11.1.94 (6), in addition to all other applicable policies in this Plan, and notwithstanding the maximum height permitted within the 'High Rise Residential' designation, the implementing Zoning By-law may permit the following maximum and average heights:
 - (a) the maximum height of any tower (inclusive of podium) on the lands up to 38 storeys; and,
 - (b) the average height of all towers (inclusive of podium) on the lands shall be no greater than 35 storeys, having regard to relevant policies including 3.4(6) and 3.4(8).
- 3) Notwithstanding anything to the contrary in this Plan, residential uses shall be permitted on the ground floor.
- 4) Notwithstanding anything to the contrary in this Plan, Assisted Living and Long Term Care uses are deemed to be primary permitted uses.
- 5) Matters relating to appropriate built form, transition, setbacks, entrances to first storey dwelling units and buffering from adjacent lands shall be regulated by the implementing Zoning By-law. Matters relating to density shall be addressed in accordance with a Section 37 Agreement as contemplated by the order of the Ontario Land Tribunal issued on June 17, 2022 (OLT-22-002838).



13. Section 11.1.95 Area Specific Policy 95 (35 John Street West; and 173, 177, 181, 185, and 189 Park Street) be modified by adding the following to the end of the subsections:

- 1) The policies of this Area Specific Policy apply to lands known municipally 35 John Street West; and 173, 177, 181, 185, and 189 Park Street, shown as ASP 95.
- 2) In addition to all other applicable policies in this Plan, and notwithstanding the maximum height permitted within the 'Medium Rise, 6 storeys' designation on Schedule 'B1', the maximum height of any building within ASP 95 may be up to 12 storeys.
- 3) The building above the podium (including balconies) shall be set back from the podium, and the building shall incorporate a multi-terrace built form along its vertical plane parallel to Park Street. Building setbacks, built form, density, transition, terracing and buffering from adjacent land uses shall be regulated by the implementing Zoning By-law.



14. Section 11.1.96 Area Specific Policy 96 (52 Regina Street North, and 34 Bridgeport Road East) be modified by adding the following to the end of the subsections:

- 1) The policies of this Area Specific Policy apply to lands known municipally 52 Regina Street North, and 34 Bridgeport Road East, shown as ASP 96.
- 2) In addition to all other applicable policies in this Plan, and notwithstanding the 'Medium Rise, 6 storeys' and 'Medium High Rise, 12 storeys' designation on Schedule 'B1', the maximum height of any building on the lands within ASP 96 may be up to 30 storeys.



Dated at Toronto this 16th day of December, 2025

Sean Fraser
Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing