

## 1.0 INTRODUCTION

The former Canadian Barrel Company property on Erb Street at Father David Bauer Drive, known locally as the Canbar property, has been acquired by Auburn Developments Inc. (Auburn). A new urban neighbourhood, known as The BarrelYards, is being proposed by Auburn on the 12.7 acre former Canbar property.

As the Canbar operation was being decommissioned in the late 1990's, amendments were made to the City of Waterloo Official Plan and Zoning By-law to provide for medium and high density housing as well as office and hotel use along Erb Street. The proposed development plan for The BarrelYards carries on the intention of the 1998 planning approvals providing for a new mixed use neighbourhood of townhouses, apartments, hotel and office space. The new development program requires some refinement of the current Official Plan policies and Zoning By-law regulations in order to address the conditions that have changed since 1998 and the proposed comprehensive development solution.

This report describes The BarrelYards development concept, urban design rationale and guidelines, supporting studies and the key elements to be incorporated into the proposed Official Plan and Zoning By-law Amendments.



Canbar operation prior to demolition



View of site at Erb/Father David Bauer Drive



View of site today from south



View from Avondale Avenue