

4.0 CHANGING DEVELOPMENT CONDITIONS

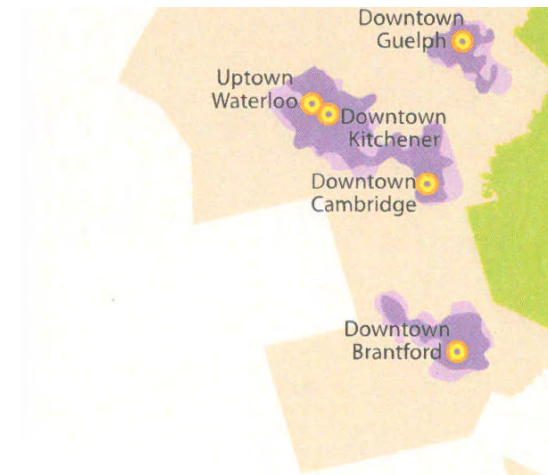
The original development approvals for the Canbar site were given in 1998, some seven years ago. In addition to the change of ownership and the desire to develop the property as a single entity, there have been a number of economic, planning policy and development conditions which have changed and lend support for a more intensive development of the former Canbar site.

The Height and Density Policy Study which concluded in 2003 arose from the realization that the City of Waterloo had a limited supply of land within its urban boundaries and that it was prudent to consider intensification across the City in appropriate nodes and corridors. The Uptown is identified as the Primary Node within the City, the location of the highest densities (250 units per hectare) and the greatest height (25 storeys). In addition to a new policy framework, a new MR zoning regime takes a contemporary approach to apartment development and should also be applied to the development of The BarrelYards site.

At the Provincial and Regional level, new policy direction over the past 3 years promotes compact urban form, intensification and improved use of existing urban resources and infrastructure. The Provincial Places to Grow (P2G) initiative, a comprehensive regional planning exercise for the Greater Golden Horseshoe, is in its second and final draft. The Places to Grow plan is expected to be passed by the Provincial government in the spring of this year.

The Places to Grow plan projects that Waterloo Region will grow from its current population of just under 500,000 people to 729,000 people by 2031 with an accompanying increase in employment levels. Uptown Waterloo is designated in the Draft Plan as an Urban Growth Centre and intensification targets have been established at 200 persons and jobs per hectare in these nodes.

The Regional Growth Management Strategy (RGMS) was adopted by Regional Council in June 2003. The RGMS also promotes intensification and smart growth. The Recommended Regional Growth Management Strategy includes a "Primary Re-urbanization Areas" corridor through the central area of Kitchener and Waterloo, continuing north along the rail corridor to the University of Waterloo and beyond. The BarrelYards is within this designated re-urbanization area where infilling and redevelopment is being promoted.



Places to Grow. Schedule 4. Urban Growth Centres

A key component of the RGMS program is the development of a rapid transit (RT) system through the central area of the tri-cities. The initial RT stage will likely travel from Kitchener to Waterloo along King Street and then travel to the University of Waterloo and beyond along the former Grand Trunk Railway which is immediately adjacent to The BarrelYards site.

A technical feasibility study has been completed for the Region and determined that an RT system from Fairway Park Mall to Conestoga Mall was feasible. An Environmental Assessment (EA) study is currently underway with completion expected at the end of 2007. In all likelihood a station on the RT line will be located in Uptown in no more than 5 to 10 minute walking distance from The BarrelYards site. The success of a future RT system will be dependant on the ability to intensively develop around the stations, providing strong urban neighbourhoods which will generate ridership for the system.

The Region of Waterloo has recently refined its population forecast based on the P2G work of the Province. Staff Report P-06-016, February 7, 2006 outlined the Region's population forecast and allocations. The report forecast that Waterloo's current population of 100,910 persons will increase to 150,000 by 2031, a 49% increase in 25 years. As the City's urban boundaries are unlikely to change significantly given political and natural boundaries, the City will have to accommodate much of this increased population through re-urbanization and brownfield redevelopment.



Recommended Regional Growth Management Strategy
May 2003

The vacant or under utilized properties of Uptown such as The BarrelYards site, provide the opportunity to house many people and create new employment. Uptown is maturing and diversifying, and contains a unique mix of housing, services, stores, employment, entertainment, restaurants and recreational activities. Uptown has the Perimeter Institute, the Centre for International Governance Innovation, the Waterloo Recreation Complex, Clay and Glass Gallery and Waterloo Park. The BarrelYards site is also in close proximity to major employers such as Sun Life, The Region of Waterloo and the two universities.

In summary, current and emerging planning policies are promoting intensification in Waterloo Region and in Waterloo. The BarrelYards site is located within a designated Primary Node (City of Waterloo O.P.), Primary Re-urbanization Area and Central Transit Corridor (RGMS) and an Urban Growth Centre (Places to Growth).

The location of The BarrelYards and the planning policy context support intensive development of the site as a vibrant, mixed use neighbourhood.



Silver Lake Park



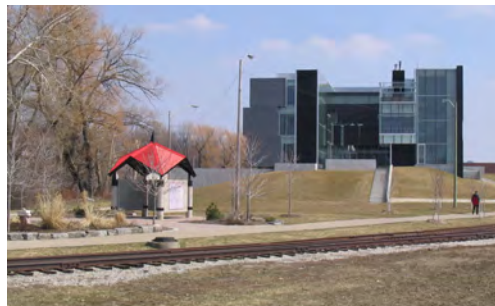
The Perimeter Institute in Uptown



Seagram Lofts on Father David Bauer Drive



Clay and Glass Museum



Trans Canada trail immediately north



Recreation Centre next door