Planning & Strategic Initiatives Committee
Agenda

Monday, April 20, 2026, 6:00 p.m. - 9:00 p.m.
Council Chambers - Hybrid
City of Kitchener
200 King Street W, Kitchener, ON N2G 4G7

People interested in participating in this meeting can register online using the delegation registration form at www.kitchener.ca/delegation or via email at delegation@kitchener.ca. Please refer to the delegation section on the agenda below for in-person registration and electronic participation deadlines. Written comments received will be circulated prior to the meeting and will form part of the public record.

The meeting live-stream and archived videos are available at www.kitchener.ca/watchnow.

A Revised Agenda, if required, will be published on Friday prior to the meeting at approximately 12:00 p.m. to include any additional delegations or written submissions received, related matters on the on the agenda. New items appear with a * beside them.

Accessible formats and communication supports are available upon request. If you require assistance to take part in a city meeting or event, please call 519-741-2345 or TTY 1-866-969-9994.

Chair: Councillor P. Singh
Vice-Chair: Councillor D. Chapman

Pages

1. **Commencement**

2. **Disclosure of Pecuniary Interest and the General Nature Thereof**
   Members of Council and members of the City's local boards/committees are required to file a written statement when they have a conflict of interest. If a conflict is declared, please visit www.kitchener.ca/conflict to submit your written form.

3. Consent Items

The following matters are considered not to require debate and should be approved by one motion in accordance with the recommendation contained in each staff report. A majority vote is required to discuss any report listed as under this section.

3.1	Noise Exemption – Downtown Special Events, CSD-2026-138		3

4. Delegations

Pursuant to Council's Procedural By-law, delegations are permitted to address the Committee for a maximum of five (5) minutes. All Delegations where possible are encouraged to register prior to the start of the meeting. For Delegates who are attending in-person, registration is permitted up to the start of the meeting. Delegates who are interested in attending virtually must register by 4:00 p.m. on April 20, 2026, in order to participate electronically.

4.1 Item 5.1 - D. Kresky

4.2 Item 5.1 - K. Kresky

4.3 Item 5.1 - D. Koehler

5. Discussion Items

5.1	Kitchener 2051 New Official Plan Updated Draft, DSD-2026-151 *(Staff will provide a 10-minute presentation on this matter.)*	120 m	5
5.2	Vision Zero Annual Project Update, DSD-2026-108, DSD-2026-108 *(Staff will provide a 5-minute presentation on this matter.)*	30 m	514

6. Information Items

6.1	Pivot Net Zero 2025 Progress Update, DSD-2025-157	529

7. Adjournment

Mariah Blake
Committee Coordinator

REPORT TO:	**Community and Infrastructure Services Committee**
DATE OF MEETING:	**April 20, 2026**
SUBMITTED BY:	**Steve Vrentzos, Director of Enforcement, 519-783-8548**
PREPARED BY:	**Steve Vrentzos, Director of Enforcement, 519-783-8548**
WARD(S) INVOLVED:	**Ward(s) 9,10**
DATE OF REPORT:	**March 27, 2026**
REPORT NO.:	**CSD-2026-138**
SUBJECT:	**Noise Exemption – Downtown Special Events**

RECOMMENDATION:

That an exemption to Chapter 450 (Noise) Of the City of Kitchener Municipal Code be granted for all Downtown Special events

REPORT HIGHLIGHTS:

- Special Events staff have begun organizing the events calendar for the 2026 season which will be held in various locations throughout the downtown core and Victoria Park.
- Many of the scheduled events will include amplified music and/or elevated noise levels, however all events are scheduled to end by 11pm.
- Events will take place throughout the remainder of the 2026 calendar year.

BACKGROUND:

The Special Events division coordinates a range of events each year throughout the downtown area, including locations such as Carl Zehr Square and Victoria Park. These events are intended to enhance urban vitality and draw residents and visitors to the downtown core. While the nature of these events varies, many include amplified music or other noise generating activities.

REPORT:

Special Events and Downtown BIA staff look forward to the return of a diverse range of concerts, events and festivals for the 2026 event season, including both established favourites and new experiences.

In previous years, Special Events staff created a list of events for the coming year, which was then presented to Council, identifying the events requiring a noise exemption. Under the revised approach, any event taking place in the downtown core or Victoria Park that are led or supported by City or Downtown BIA staff were captured under a Downtown Special Events noise exemption for 2025. Rather than relying on a fixed list of events attached to the report, scheduled events were posted on the City's website, allowing information to be updated as details unfolded and became available.

This approach works well and provides staff with flexibility to add or adjust events throughout the season as needed. Staff will be taking the same approach as we did in 2025, requesting a noise exemption for all City or BIA supported events and maintaining an updated list of events on the City's website as they are approved.

Special Events and Downtown BIA staff will provide By-law Enforcement staff with a contact person for each event to ensure there is a point of contact should any issues arise that require attention.

Over the years, By-law Enforcement and Special Events staff have worked with nearby residents and neighbourhood groups to discuss concerns and implement controls to manage and mitigate potential issues. As a result, the number of complaints has been nominal.

Staff recognize the increase in residential condominiums within the downtown area and will continue to communicate event information to property owners, property managers and residents. This will include advance notification of event dates, times, and the type of event taking place within the downtown and Victoria Park.

STRATEGIC PLAN ALIGNMENT:
This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:
N/A

COMMUNITY ENGAGEMENT:
Staff in Special Events and Communications have developed a detailed communications plan to build awareness of these events throughout the Downtown and across the City. In addition, a vast number of volunteers and external stakeholders are involved in the wide array of events.

APPROVED BY: Michael May, DCAO

REPORT TO:	**Planning and Strategic Initiatives Committee**
DATE OF MEETING:	**April 20, 2026**
SUBMITTED BY:	**Rosa Bustamante, Director Planning and Housing Policy / City Planner 519-783-8929**
PREPARED BY:	**John Zunic, Senior Planner 519-783-8952**
WARD(S) INVOLVED:	**ALL**
DATE OF REPORT:	**April 7, 2026**
REPORT NO.:	**DSD-2026-151**
SUBJECT:	**Kitchener 2051 New Official Plan Second Draft**

RECOMMENDATION:

That staff consider the submissions provided on the second draft Official Plan attached to report DSD-2026-151, including submissions made at the April 20, 2026, committee of council meeting, in the preparation of the final new Official Plan.

REPORT HIGHLIGHTS:

- The purpose of this report is to provide an overview of the comments that were provided on the first draft of the Official Plan (released on November 13, 2025) and how they have been considered and addressed through the preparation of the second draft.
- There are no financial implications arising from this report.
- Kitchener 2051 includes a robust 4-phase community engagement process that builds on the Strategic Plan. The development of the second draft Official Plan is the culmination of 2 years of conversations with First Nations, community, collaborators, the community working group, and technical assessments.
- This report supports **Building a Connected City Together: Focuses on neighbourhoods; housing and ensuring secure, affordable homes; getting around easily, sustainably and safely to the places and spaces that matter.**

EXECUTIVE SUMMARY:

As Kitchener grows to become a city of up to 450,000 residents by 2051, a new Official Plan is needed. A new Official Plan will guide where existing and future people live and work, and shape the way that the City evolves and changes over time.

Kitchener 2051 included a 4-phase community engagement process that builds on the Strategic Plan and was guided by five principles that guided conversations with community and collaborators.

The first draft of the Official Plan was released on November 13, 2025. This draft was informed by community values, big ideas, and a preferred approach to growth. Thousands of community members and collaborators provided input on these areas throughout the early phases of this project.

Community and collaborator feedback on the first draft included:

- requests to carry forward land use planning permissions in Employment Areas;
- concerns with the proposed city structure and land use designations in the Westmount neighbourhood;
- requests for greater clarity on the Commercial First land use policies; and,
- requests to expand Strategic Growth Areas where they were not identified in the first draft.

This report includes a second draft Official Plan that responds to comments on the first draft.

BACKGROUND:

As Kitchener grows to become a city of up to 450,000 residents by 2051, a new Official Plan is needed. A new Official Plan will guide where existing and future people live and work and will shape the way that the City evolves and changes over time.

Kitchener 2051 was based on a 4-phase community engagement process that builds on the Strategic Plan.

Phase 1 took place between June and August 2024 and defined a set of community values. These values formed a bridge between the community's aspirations for the city and the draft big ideas and focus areas that have formed the basis of the draft new Official Plan. Initial engagement milestones like the Gaukel Block launch party and establishing the Community Working Group occurred during this phase. There were over 21 opportunities to engage during Phases 1 and 2 of the Kitchener 2051 process, reaching over 2,000 members of the community through in-person events and online surveys. A summary of what we heard during this phase is captured in the Phase 1 & 2 What We Heard Report.

Phase 2 took place from September to December 2024. This phase was used to introduce the process and the four key themes to the community: a Connected City; a Green City; a Thriving City; and a Caring City. The 21 engagement events that took place during this phase validated these thematic areas, including a strong emphasis on Caring City as an overarching theme. Engagement events during phases 1 and 2 included the first of three Speakers Series events featuring a panel discussion on ability and mobility, along with topic-specific technical study workshops with collaborators. A summary of what we heard during this phase is captured in the Phase 1 & 2 What We Heard Report.

Phase 3 took place from December 2024 to June 2025. This phase introduced and gathered feedback on the big ideas and focus areas that framed early policy directions of the first draft Official Plan. Engagement undertaken in Phase 3 helped to inform early policy directions and potential approaches to growth. Key themes that emerged during this phase included:

- **Mobility and accessibility** - Many participants expressed interest in using alternative modes of transportation, particularly walking and biking, but raised concerns about convenience, safety, and associated travel time. Accessibility also emerged as a key theme, with several comments highlighting the need for improved

infrastructure and services that better support older adults and those with mobility challenges.

- **Mixed-use neighbourhoods and small businesses** - Participants shared support for neighbourhoods that bring homes, shops, and services closer together, making daily life more convenient and walkable. There was also strong appreciation for small and local businesses, with several responses noting a preference for these over larger chain or big box stores.
- **Housing affordability** - The cost of housing came up frequently, with participants calling for a wider range of housing types to meet diverse individual and household needs. Many emphasized the importance of ensuring that housing remains accessible for people at different life stages and income levels.
- **Greenspace** - The value of greenspace was a consistent theme, with participants stressing the importance of having accessible parks and natural areas nearby, where they can relax, recharge, and connect with others.
- **Resistance to change** - While many participants were open to new ideas, some expressed hesitation or concern about change, particularly related to new growth and intensification. These responses reflected a mix of personal uncertainty and observations of broader community sentiment
- **Equity across communities** - A desire for fairness and balance was evident in many responses. Participants noted the importance of distributing amenities, services, and investments more equitably across Kitchener so that all neighbourhoods, regardless of location, can thrive.

This input directly shaped the development of a preferred approach to growth (DSD-2025-318). The preferred approach to growth focuses on growth in four new urban centres and along key transit corridors, while supporting change across all neighbourhoods. This phase provided over 30 opportunities for First Nations and collaborator engagement, reaching over 700 people through in-person events and online surveys. Additionally, there were over 250 views of the Phase 3 launch video on the project webpage. A summary of what we heard during this phase is captured in the Phase 3 What We Heard Report.

Phase 4 saw the release of the first draft Official Plan on November 13, 2025. This phase focused on introducing and gathering feedback on the draft Official Plan, and linked core policy directions to community values, big ideas, and focus areas. This phase involved further engagement with the community and City staff across divisions to support integrating and aligning this work with other city projects and plans. This phase provided 20 opportunities for community engagement, reaching over 400 people through in-person and online engagement events.

Phase 4 confirmed many key themes identified in the 3 prior phases and echoed that the community cares deeply about the city. Comments received on the first draft of the Official Plan indicated a desire to maintain existing land use permissions in Employment Areas, concern around the interpretation of policies specific to commercial lands, requests to expand Strategic Growth Areas, and opposition to the land use planning approach in the Westmount neighbourhood.

The four phases of Kitchener 2051 were based on five principles that guided conversations with community and collaborators.

1. **Inclusivity**: provide opportunities to meaningfully provide input on the plan, particularly to those who have historically been underrepresented in planning processes.

2. **Equitable**: reduce barriers for those who may have challenges to participate by building capacity for people to understand the planning process and the scope of influence at the municipal level.

3. **Respectful**: strengthen relationships through active listening, understanding how lived experiences differ across the city, and sharing engagement materials openly and transparently.

4. **Meaningful**: prioritize hearing from communities and groups that have typically been underrepresented in Official Plan processes, like equity-denied communities, renters, and people who have experienced homelessness, poverty and housing precarity, among others. It is acknowledged that voices that have historically influenced planning processes will continue to be considered. This will be done while ensuring that the voices of those that have traditionally been underrepresented have an equal opportunity for influence. Moving away from traditional engagement processes may be an uncomfortable, yet necessary part of an equitable engagement approach.

5. **Responsive**: engage with community that values quality and depth of conversations and be open to feedback on methods to meet their needs and interests.

REPORT:

After 2 years engaging extensively with First Nations, the community, and collaborators, working with numerous consultant teams on technical inputs, and developing policy content, the first draft of the new Official Plan, Kitchener 2051 was released on November 13, 2025. Kitchener 2051 is the long-term vision for the way Kitchener will grow and evolve to the year 2051. Guided by shared values and aspirations for the future, the new Official Plan will help the City tackle the challenges of today while building the resilience needed to adapt and thrive into the future. This will be done through clear directions and policies that will guide how and where we grow – helping to shape a future Kitchener that is connected, caring, and resilient. The second draft of the Official Plan is included in **Attachment A**. It reflects thousands of conversations across the city and aligns with the values that the community shared were important.

Comment themes from the first draft

Over 130 comments were received since the release of the first draft Official Plan on November 13, 2025. A summary of comments received, and accompanying staff responses, are included in **Attachment B**.

Comments received are broadly categorized into the following themes:

- Employment Area lands and accompanying land use permissions;
- Westmount neighbourhood city structure and land use permissions;
- Commercial First land use permissions; and
- Strategic Growth Areas permissions.

Employment Area lands

Several site-specific submissions have been submitted on lands identified as Industrial Growth Areas on Map 2 of the first draft Official Plan that seeks to carry forward existing permitted uses. The first draft Official Plan identifies Industrial Growth Areas as "Employment Areas" based on the 2024 Provincial Planning Statement (PPS) definition. These are areas that have been identified within an Official Plan as being clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. They do not allow for institutional and commercial uses, including retail and office not associated with the primary employment use listed above.

Staff have had an opportunity to connect with the consultants for landowners who made the submissions where clarity was provided that the concerns were related to the potential loss of currently permitted uses should the lands continue to be considered an "Employment Area" as per the 2024 PPS. Staff re-engaged city-retained consultants to do additional analysis to understand existing uses in the "Employment Areas" and how these uses align with direction from the Province. The consultant identified existing established uses primarily using North American Industry Classification System (NAICS) codes for all properties and cross-referenced them with permitted uses identified by the Province in the 2024 PPS.

Westmount neighbourhood

Comment submissions were received expressing opposition to the proposed land use planning approach for the Westmount neighbourhood, including how the "Strategic Growth Area" city structure component was applied to parts of the neighbourhood, the accompanying land use designations, and the associated permitted uses. The submissions requested neighbourhood-specific cultural heritage landscape policies, a 3-storey maximum building height, and a prohibition on non-residential uses (neighbourhood-compatible commercial uses).

In response to feedback received, heritage consultants were retained to confirm and validate aspects of the Westmount cultural heritage landscape (CHL), including the boundary and cultural heritage attributes. A neighbourhood "walkshop" was held on March 26 and included a consultant-led guided walking tour to gather input on the proposed CHL boundary, better understand the cultural heritage attributes of value, and desired conservation outcomes. Additionally, a survey was available on the Kitchener 2051 engage page providing an opportunity for the community to provide input on the proposed boundary and cultural heritage attributes of the Westmount CHL.

Commercial First land use designation

A number of submissions were received specific to properties designated Commercial First in the first draft of the Official Plan, which includes existing commercial properties. Many of the comments sought clarification on how to interpret the policies and how the policies would be implemented. Some comments indicated that changing market conditions may make it difficult to replace existing commercial floor space on properties with this land use designation in the future.

In response, staff met with numerous consultants representing landowners of applicable properties and provided clarification on the intent of this land use designation and how it may be implemented in the future. Staff further clarified that the intent of the land use

designation is to maintain the commercial function of the properties and that a requirement for mixed use buildings is not being proposed.

Strategic Growth Area permissions

Comments were received with property-specific requests to expand the "Strategic Growth Area" city structure component to areas not identified in the first draft Official Plan. The areas requested for expanded or new Strategic Growth Areas generally reflect properties that were identified as one of the "intensification areas" in the City's 2014 Official Plan.

In response, staff met with consultants representing landowners looking to expand Strategic Growth Areas to their properties. Staff walked through the criteria used to identify and delineate Strategic Growth Areas and pointed to draft policies that would guide requests to expand this city structure element.

Strategic Growth Areas across the City are all within 800m from an ION Station, within 400m of the **Ottawa Street Regional Intensification Corridor**, or within 400m of the **Grand River Transit Frequent Transit Network**. Additionally, areas needed to meet two of the following four criteria to be considered as Strategic Growth Areas:

- 400m from the "City Spine" network component from the **Cycling and Trails Master Plan;**
- 400m from Retail Spaces (specifically Community Shopping Centres, Neighbourhood Plazas, and Strip Plazas greater than 25,000 square feet as identified on Map 5 of **Report 1: Commercial, Office and Future of Work and Mixed-Use Study**);
- 400m from a Food Store (specifically Food Stores greater than 5,000 square feet as identified on Map 8 of **Report 1: Commercial, Office and Future of Work and Mixed Use Study**); or
- 800m from an Urban Centre as shown on draft Official Plan map 2 – **City Structure**.

Second Draft Official Plan

The second draft of the Official Plan includes changes in response to comments submitted and based on further dialogue with community and collaborators through ongoing engagement that occurred throughout February and March.

The second draft of the Official Plan includes new and modified content that directly responds to all categories of what we heard since the first draft was released last fall. Changes include:

- New cultural heritage landscape policies specific to the Westmount neighbourhood;
- Additional policies that provide guidance on how the implementing bylaws (e.g. zoning) will be applied to the Mixed Use and Neighbourhoods land use designations;
- A City-wide re-evaluation of the Strategic Growth Areas delineation to ensure a consistency with identified criteria outlined above;
- Added context and interpretation clarity specific to the Commercial First land use designation;
- Revised mapping that consolidates source water protection information, city structure and land use changes following additional technical review, and minor administrative changes; and,

- Enhanced brevity throughout the document including the removal of duplicate content across chapters, reduced jargon and technical language where appropriate, and a greater emphasis of explaining planning concepts in plain language.

As a result of the re-evaluation of “Employment Areas” identified in the first draft of the Official Plan, all properties within Industrial Growth Areas were confirmed to meet the PPS definition of an “Employment Area”, with the exception of the Bingemans property (425 Bingemans Center Drive). This property is recommended to be removed from an “Employment Area” due to existing conditions that did not lend themselves to aligning with the Provincial direction for these areas.

The re-examination of the Strategic Growth Area city structure component resulted in the removal of lands that did not explicitly meet the assessed criteria referenced earlier in this report. A new assessment criterion to determining Strategic Growth Areas was added in response to Provincial direction around “Employment Areas”. The new criterion prohibits the application of Strategic Growth Areas within 300 metres of an Industrial Growth Area (“Employment Areas” per the 2024 PPS) and aligns with Provincial direction to direct sensitive uses away from “Employment Areas”.

Next Steps
Select technical studies and reports are in the process of being finalized. These technical studies as well as submissions made on the second draft Official Plan, including those made at the April 20th Committee of Council meeting; comments received by the Provincial Ministry of Municipal Affairs and Housing as part of their legislated 90-day review; and ongoing conversations with First Nations will be reflected in the final new Official Plan. Additional revisions to enhance brevity are expected to make the final new Official Plan as accessible and easy to understand as possible.

The Region of Waterloo identified a water supply capacity constraint in late 2025. The City continues to receive and evaluate development proposals while the Region of Waterloo works through interim solutions. The City is carefully reviewing all development applications on a case-by-case basis, proceeding with those that do not result in increased water demand. The City acknowledges that some aspects of a development proposal may not be able to proceed until water capacity is confirmed by the Region of Waterloo. Kitchener 2051 and the resultant new Official Plan is planning for growth longer-term - to 2051. It is important that work continues on Kitchener 2051 as it is essential to manage growth, infrastructure investments, and community needs over the next 25 years. Further revisions to the second draft Official Plan may be required in response to the water supply capacity constraint.

STRATEGIC PLAN ALIGNMENT:
This report supports **Building a Connected City Together: Focuses on neighbourhoods; housing and ensuring secure, affordable homes; getting around easily, sustainably and safely to the places and spaces that matter.**

FINANCIAL IMPLICATIONS:
Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:
CONSULT and COLLABORATE – Kitchener 2051 included a robust 4-phase community engagement process that builds on the Strategic Plan. This report has been posted to the City's website with the agenda in advance of the Council / Committee meeting. Regular project updates are posted to Engage Kitchener, as well as the City's social media accounts and emailed to the project email list. Phase 4 introduced the first draft Official Plan to the community, collaborators, and First Nations. As such, engagement touchpoints were designed to gather feedback on the draft Official Plan.

Highlight of Phase 4 Community Engagement Touchpoints
As part of engagement on the first draft Official Plan:

- Over 350 members of the community were reached through in-person and online engagement events;
- Over 18 opportunities to engage in-person and online, including surveys, workshops, 7 pop-up events throughout the city, development industry webinars, a local Indigenous Organization land-based gathering, a forum with 13 City divisions, an Open House and Speakers Series event, a housing-focused pop-up, and a Westmount neighbourhood walkshop;
- 6 meetings with the Kitchener 2051 Community Working Group to discuss and shape policy directions of the first draft Official Plan;
- Over 130 comments via emails, letters or other forms of correspondence related to the draft Official Plan;
- 9 interactive workshops with Council-appointed Advisory Committees; and
- A summary of what we heard during this phase is included in **Attachment C.**

Phase 4 – List of Engagement Touchpoints

#	Date	Group/Event	Location
1	Summer 2025	"What matters most to you?" survey (feedback on Big Ideas and Focus Areas)	Online
2	September 3, 2025	Social Service Providers (feedback on early draft)	Online
3	September 5, 2025	Energy and Climate Experts (feedback on early draft)	Online
4	Fall 2025 (multiple dates)	• Active Transportation & Trails Advisory Committee; • Equity & Anti-Racism Advisory Committee; • Heritage Kitchener Advisory Committee; • Economic Development Advisory Committee; • Arts & Culture Advisory Committee; • Mayor's Advisory Council for Kitchener Seniors; • Grand River Accessibility Advisory Committee;	Online and in-person

#	Date	Group/Event	Location
		• Kitchener Youth Advisory Committee; • Climate Change and Environment Committee	
5	June 5, July 3, September 4, October 2, November 6 and December 4, 2025	Kitchener 2051 Community Working Group meeting (shared key project information and got feedback on core elements of the draft Official Plan)	Kitchener City Hall
6	November to December 2025	"Did we get it right?" survey (reflect on draft Official Plan components)	Online
7	November 20 and 21, 2025	Development Industry Webinar Lunch & Learn (share draft Official Plan and hear feedback)	Online
8	November 19, 2025	Pop-Up Event Series (spread awareness of draft Official Plan and gather feedback)	City Hall
9	November 24, 2025	Pop-Up Event Series	Stanley Park Community Centre
10	November 25, 2025	Pop-Up Event Series	Huron Community Centre
11	November 26, 2025	Pop-Up Event Series	Country Hills Community Centre
12	November 28, 2025	Land-Based Gathering (drumming and talking circle discussing the draft Official Plan with local Indigenous Organizations)	Crow Shield Lodge, Kitchener
13	December 3, 2025	Development Review Forum (Internal - session to discuss the draft Official Plan with 13 City divisions)	Conrad Centre
14	December 3, 2025	Speaker Series Event #3 (share and gather feedback about the draft Official Plan, and a moderated discussion	Conrad Centre
15	December 8, 2025	Housing-focused discussion panel with members of the Lived Expertise Working Group	Kitchener Public Library Main Branch
16	February 24, 2026	Pop-Up Event Series (Second round)	Doon-Pioneer Park Community Centre
17	February 25, 2026	Pop-Up Event Series (Second round)	Victoria Hills Community Centre
18	February 26, 2026	Pop-Up Event Series (Second round)	Bridgeport Community Centre
19	March 26, 2026	Westmount neighbourhood Cultural Heritage Landscape walkshop and online survey	Westmount neighbourhood

#	Date	Group/Event	Location
20	November 2025 – April 1, 2026	137 comments received via email, letters and other forms of correspondence related to the draft Official Plan	Multiple communication modes

A full range of perspectives were considered to ensure that Kitchener's new Official Plan reflects the needs of all and includes communities often underrepresented in these processes, like equity-seeking communities, renters, and people who have experienced homelessness, poverty, and housing precarity.

Attachment B provides staff responses to feedback received and notes any changes reflected in the updated draft Official Plan in response to those comments. While additional engagement has been undertaken, it is important to reiterate the project's objectives and guiding values, that are grounded in equitable engagement practices. Engagement opportunities throughout Phases 1 through 4 were designed such that no single group can disproportionately shape outcomes, particularly where some have historically influenced planning processes in an inequitable way.

PREVIOUS REPORTS/AUTHORITIES:

- DSD-2024-077 – Building a Connected City Together: New Official Plan Launch
- DSD-2025-061 – Council Strategic Session – Kitchener 2051
- DSD-2025-084 – Kitchener 2051 – Evaluating Approaches to Growth
- DSD-2025-091 – Kitchener 2051 – Engagement on Approaches to Growth
- DSD-2025-318 – Kitchener 2051 – Preferred Approach to Growth

REVIEWED BY: Natalie Goss, Manager, Policy & Research

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:
Attachment A – Kitchener 2051 Official Plan second draft
Attachment B – Kitchener 2051 Official Plan first draft comments/staff responses
Attachment C – What We Heard Report Phase 4

Kitchener 2051

Table of Contents

A Pivotal Moment i
What is an Official Plan? ii
Kitchener 2051: Purpose iii
Our Shared Vision iv
Our Shared Values v
Our Shared Future vi
How to Read This Plan viii
1. Indigenous Engagement and Reconciliation 1
Responsibilities of the City of Kitchener 1
A Place to Focus – Honouring the Grand River 2
2. City Structure 4
Places to Protect 5
Places to Grow 5
Places to Focus 8
Growth Management 10
3. Housing: Making a Home for Everyone 11
Amount of Housing 11
Housing Forms & Tenures 12
Housing Affordability 14
Security and Stability of Housing 16
Supporting The People Who Build 17
4. Economy: Directing & Diversifying Economic Growth & Innovation 18
Local Food Systems 19
Waste to Resources 20
5. Energy Transition: Powering a Prosperous Kitchener 22
Energy Planning 23
6. Natural Environment: Conserving Nature in the City 29
Natural Heritage System 29
Watershed Planning 38
The Urban Forest 40
7. Sense of Place: Supporting Community Connection 44
Cultural Heritage 44
General Cultural Heritage Landscape Policies 48
Archaeology 60
Placemaking 60
Community Spaces 65
8. Mobility: Enabling Safe, Accessible, and Integrated Travel 69
Walking, Rolling, and Cycling 71
Transit 72
Goods Movement 72
Parking and Curbside Management 73
City-owned streets 73
Regional Roads 74
9. Infrastructure and Servicing: Supporting Growth through Re-investment 75
Water, Sanitary and Stormwater Services 77
Utilities 79

10. Community Health and Safety: Protecting People & Resources 80
Protecting our Water 80
Drinking Water Source Protection 83
Water Efficiency and Conservation 89
Natural Hazards – Flooding and Erosion 90
Land Use Compatibility 96
Mineral Aggregates 98
11. Land Use Designations 105
Natural Heritage Conservation 106
Prime Agriculture 107
Open Space 109
Mixed Use 110
Commercial First 116
Auto-Oriented Commercial 119
Neighbourhoods 120
Innovation Employment 121
Institutional 122
Industrial 124
Major Infrastructure and Utilities 125
Specific Policy Areas 126
12. Implementation: Administering the Plan 139
Plan Conformity 139
Designations, Boundaries, and Mapping 140
Conflicting Policies 140
Terminology 141
Official Plan Updates and Monitoring 141
Amendments 141
Criteria for city Structure Changes 142
Public Consultation and Public Notification 144
Municipal Finance 145
Growth Management 145
Area-Specific Planning 146
Right of Way Widenings 147
Community Improvement Plans 147
Complete Application Requirements 148
Environmental Impact Studies 149
Zoning Bylaw 151
Community Planning Permit System 151
Holding Provisions 151
Committee of Adjustment 152
Non-Conforming and Non-Complying Uses 154
Site Plan Control 155
Plans of Subdivision, Condominium, and Part-lot Control 155
Property Standards 156
Demolition Control 156
Inclusionary Zoning 157
Schedule A: Glossary 160
Schedule B: Other Information and Materials 177
Schedule C: Location of Historic Landfill Sites 180
Schedule D: City Roads to be Widened 181
Schedule E: Intersections That May Exceed the Designated Road Allowance 185

Schedule F: Regional Roads to be Widened.....188
Schedule G: Source Water Protection Land Use Categories 191
Schedule H: Vulnerable Area Risk Assessment Table 193
Maps 194

A Pivotal Moment

Celebrating our Past and Building our Future, Together

Kitchener has long been a place of gathering, exchange, innovation, and care for people and the land. As a home for thousands of years to Indigenous peoples, for stewardship, trade, and travel along the Grand River, to the arrival of German Mennonite settlers in the early 1800's, to its emergence as an industrial centre at the heart of Waterloo Region after World War I, Kitchener's history is rooted in and strengthened by the energy of new people and ideas. Kitchener has grown into a vibrant city, home to innovators and entrepreneurs, students and families, newcomers and elders, makers and artists from around the world.

As Kitchener grows to a city of around 450,000 residents by 2051, we face a rapidly changing world. Global social, political, and technological shifts are transforming how we live, work, get around, and connect with each other.

This moment has many challenges. The cost of living continues to rise, with housing costs outpacing incomes. Our infrastructure, including roads, pipes, parks, and public spaces is aging and needs reinvestment. The climate emergency is reshaping how we build, move, and manage our resources. Reconciliation with Indigenous peoples calls for truth, relationship-building, and continued engagement grounded in reciprocity and respect.

This moment is also full of opportunity. Kitchener's greatest strength lies in the people who call it home: a skilled and diverse population driving innovation and creativity in every corner of the city. With this spirit of collaboration from across people of all backgrounds and skillsets, we can continue building strong neighbourhoods, vibrant public spaces, and growing urban centres in balance with the preservation and celebration of the natural environment.

Kitchener 2051 is the long-term roadmap for how we will grow and evolve through this pivotal time. It is the collective guide for managing change, including how we will plan for new people, homes, and jobs, design streets that are safe for everyone, protect our environment, and build communities where everyone feels welcome and supported.

The future of Kitchener depends not only on what we build, but how we care for one another. When people feel connected, supported, and that they belong, the city becomes stronger and more resilient. Community wellbeing and mutual care is as vital to Kitchener's success as new homes, jobs, and roads. The choices we make now will determine the kind of city we leave for future generations. With clear direction and collective action, this Plan charts a path toward a city that is resilient, ready to adapt, and determined to ensure that well-being, prosperity, and joy are within reach for all who call Kitchener home.

What is an Official Plan?

An Official Plan sets out the long-term vision, shared values, and policies that help guide decision making on where people live, work, move, and connect with each other.

Provincial law (through the Planning Act) outlines what an Official Plan does.

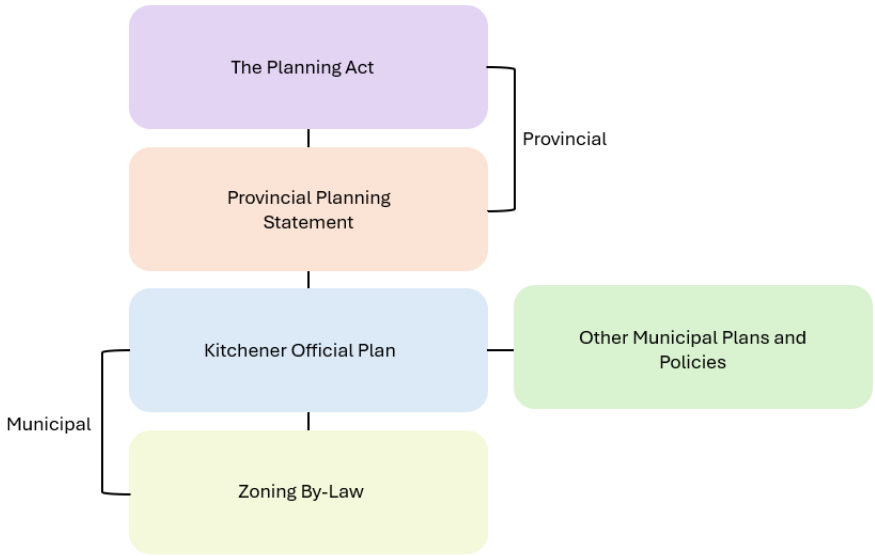
An Official Plan:

- Guides growth and change, especially how land and buildings are used;
- Informs decisions about land use, development, transportation, parks, and community facilities;
- Translates the city's 25 year vision from the Strategic Plan into on-the-ground directions for how land is used; and,
- Provides direction for other tools such as the **City's** Zoning Bylaw and other implementing bylaws.

The Plan conforms with Provincial rules, and policies, including the Planning Act and the Provincial Planning Statement.

The Plan also works alongside other municipal plans and policies in areas related to transportation, building, engineering, neighbourhood services and facilities, economic development and finance. Other planning tools, such as the Zoning Bylaw, must conform to the Official Plan.

Figure 1. Regulatory Framework



Kitchener 2051: Purpose

Kitchener 2051 is about the people who call Kitchener home - today and in the future. It's about shaping a city that reflects our community's values and aspirations for the city we want to become.

A city is a complex system with many overlapping social, environmental, and physical layers that need continuous renewal to meet the needs of its people. Strong cities embrace these complexities, respond quickly to emerging needs, and build for the future strategically, with purpose and determination. This Plan presents a shared vision for such a city, crafted from the things that matter most to our community and guiding change toward a thriving, inclusive, and sustainable Kitchener that works for everyone. It strengthens the things people love about Kitchener while positioning us to be adaptable, resilient and prepared for an uncertain future.

Guided by Our Shared Vision, Our Shared Values, and the Big Ideas of Our Shared Future, the Plan provides direction for how and where Kitchener will grow, including:

- How to provide housing that is diverse, affordable, and attainable.
- How to support a strong and diverse local economy.
- How people and goods will move throughout the city.
- How to design complete and connected neighbourhoods.
- How to protect and enhance natural areas.
- How to enable responsible growth through the efficient use of infrastructure and servicing.
- How strengthen resilience to natural, economic and social changes.

Our Shared Vision

This Plan builds on the city's Vision introduced in the 2023-2026 Kitchener Strategic Plan:

> Building a city for everyone where, together, we take care of the world around us - and each other.

The core element of our Shared Vision is care – for both people and the planet. Throughout the Plan process, the theme of 'A Caring City' emerged as the central thread that connected everything together - the foundation that holds up the building blocks of a great city.

Being a Caring City means welcoming people of all ages, backgrounds, and lived experiences and reflecting on and reconciling with the past while planning for a future rooted in community wellbeing, inclusion, and belonging.

This theme is woven throughout the Plan guides how we grow together toward a more caring, connected, and resilient future.

Our Shared Values

Looking out for one another – and creating the places and systems we need to thrive.

Shaped by the ideas, experiences, and aspirations shared by the community during the Plan process, the following values respond directly to the challenges our community is facing. Together, they reflect the shared desire for a future Kitchener that is safe, equitable, connected, and resilient, with a strong commitment to its people and the planet.

Understanding and integrating these shared values throughout the Plan is essential in responding effectively to the challenges we face today, while thoughtfully guiding Kitchener's growth to 2051.

Mutual Care & Belonging - A city that nurtures compassion and connection, ensuring everyone feels valued, supported, and part of the community.

Affordability - A city where everyone can afford to live, work, and build the future they want.

Access & Inclusion – A city where everyone, regardless of age, ability, income, or background, has access to the spaces, services and opportunities they need to succeed.

Thoughtful & Resilient Growth - A city that plans for change in a coordinated, forward-looking, and people-centred way, simultaneously addressing growth, climate, and community well-being.

Safe & Sustainable Mobility Options -. A city where everyone can move safely and easily—by foot, bike, transit, or car, across Kitchener and beyond.

Our Shared Future

Our Shared Future captures the three Big Ideas at the heart of this Plan— Our Neighbourhoods, Our Economy, and Our Environment.

The Big Ideas are our collective aspirations for the future; they are snapshots of the Kitchener we want to be in 2051.

Our Neighbourhoods

Kitchener is a city where everyone can find their place, and every neighbourhood feels like home. Whether you rent or own, live alone, with others, or need care and support, there will always be a home for you in Kitchener's neighbourhoods. Kitchener's neighbourhoods are vibrant, connected, and inclusive places where people of all ages, incomes, and abilities can live, work, learn, play, and move around safely and conveniently. They are places to connect and gather, share ideas, and build lasting connections; places where individuals and families of all kinds can grow and prosper; and, places where the shops, services, parks, and jobs are close by.

We're focusing on:

- Making sure homes and neighbourhoods meet everyone's needs;
- Building affordable homes using all the tools the **City** has, including collaboration with other orders of government, builders, agencies, and organizations;
- Adding new homes of all kinds, particularly homes for those who need them most, to every neighbourhood in the city;
- Supporting the evolution of neighbourhoods as they become more diverse, inclusive, and people-centred; and,
- Making sure every neighbourhood has places to work, play, learn and connect with neighbours and family, and provides access to the shops and services that meet everyday needs.

Our Economy

Kitchener is a city where innovation and opportunity are close to home. Kitchener's economy will be as diverse and dynamic as the people it supports. It will be built on many types of businesses, from local shops and services to industry, innovation hubs, and creative enterprises located in neighbourhoods across the city. People and goods will move safely and efficiently through a well-connected mobility network, making it easy to get where they need to go. Investments in energy systems and infrastructure will help local businesses innovate and flourish, to build a resilient and competitive economy.

We're focusing on:

- Growing Kitchener's economy by adding more shops and services in all neighbourhoods, making it easier to get groceries, a cup of coffee, or a haircut;
- Supporting existing businesses by creating the conditions for their continued success in Kitchener;

- Creating more options to get people and goods where they need to go safely and conveniently, including walking, rolling, biking, transit, and driving;
- Creating the conditions to attract and retain the employers and industries of tomorrow, while building on Kitchener's current economic strengths;
- Protecting Kitchener's industrial lands for the businesses and uses that need them; and,
- Ensuring offices and other commercial areas are well-connected and located close to frequent transit.

Our Environment

Kitchener is a city that values and cares for the environment. We steward our air, land and water to protect nature but also to help keep people safe, healthy, and comfortable today, and for generations to come. Our city will produce almost no greenhouse gases and will be prepared for the warmer, wetter, and more extreme weather of the future. Kitchener supports a local food system that treats food as a human right and focuses on improving access to locally produced food. We protect our water to sustain our high quality of life, natural environment, and economic prosperity.

Guided by Indigenous knowledge and land-based cultural practices, we care for the land and water in the spirit of reconciliation. This work helps build a stronger, and more resilient community, grounded in respect, understanding, and shared responsibility.

We're focusing on:

- Protecting the countryside and agricultural lands which are critical to local food and water security;
- Planning for new housing and jobs that support active and public transportation, while making efficient use of existing land and infrastructure;
- Driving greenhouse gas emissions to net zero and building climate resiliency in decision making;
- Actively planning for increased local food production and food access, as well as the protection of forest and freshwater foods;
- Protecting, growing, and enhancing nature in the city, including the tree canopy and natural areas;
- Protecting people and property from natural hazards and the impacts of climate change; and,
- Connecting people with each other, the land, the air, and the water, and helping people stay safe and comfortable in neighbourhoods across the city.

How to Read This Plan

Turning aspirations into action, the Plan translates our shared Vision, Community Values, and Big Ideas for the future into clear, actionable policies and directions that will shape how and where Kitchener will grow and change to 2051.

Our Shared Vision and Values form the foundation of the Plan, grounding it in the priorities and aspirations of the community. Together, they ensure the Plan responds to Kitchener's current challenges while charting a clear and ambitious path forward.

Our Shared Future, the Big Ideas at the heart of this Plan, are what connects the City Structure to the more detailed Building Blocks that guide specific policy areas such as housing, economy, energy transition, mobility, sense of place, natural environment, community health and safety, and infrastructure and servicing. The policies set out in the City Structure and Building Blocks are then reflected in Land Use Designations and Implementation Sections. These are the tools that turn policy into practice.

Through this framework, the Plan will:

- Direct growth and change in Kitchener, focusing on how land and buildings are used;
- Guide decisions on development, mobility, community infrastructure, and services; and,
- Provide direction for implementation bylaws.

Tracking What's Important

We want to make sure we are making real progress towards the shared goals set out in the three Big Ideas. Clear and measurable indicators will help the City track how the Plan is being put into action. It will also help City staff understand how effective the Plan's policies are. By tracking these metrics, the City can see where the Plan is working and where new approaches are needed.

To ensure we are tracking our progress accurately and comprehensively, City staff will undertake an additional process following the approval of this Plan to determine how this tracking will work, what the inputs and outputs will be, and how we will report back and update our policies as needed.

Policy Language & Interpretation

The Plan informs land use decisions and priorities, including, but not limited to land use and mobility strategies and plans, development applications, and the budget process. It is intended to be read in its entirety, with all policies considered together to determine applicability and conformity. There is no implied priority in the order in which the policies appear, unless otherwise stated.

Tables, call-out boxes, maps, figures, appendices, and a glossary are used throughout the Plan, and should be read in the context of the related policies. These elements are intended to provide additional information or clarification.

Bolded words within the Plan are defined and included in the Glossary.

Will means the policy applies to all situations, without exception, usually in relation to a statement of action, legislative direction, or situations where a desired result is required.

Should means the policy applies to all situations, unless it can be clearly demonstrated to the satisfaction of the **City** that the policy is not reasonable, practical, or feasible in a given situation.

May means the policy direction is optional and not required. May statements give permission to do something rather than requiring or limiting action.

City means The Corporation of the City of Kitchener.

Kitchener or **the city** means the place or physical area of the municipality.

Council means the City Council for the City of Kitchener.

Plan means the Official Plan for the City of Kitchener.

The paragraphs introducing each Section and some subsections are preambles that are intended to set context for the Plan and assist in interpretation. Numbered objectives and policies are the fully operative portions on the plan. Content included within text boxes provide examples, stories or figures that may become dated and do not form part of the plan.

The theme of A Caring City was identified by residents as being fundamental to Kitchener's future. This is about welcoming residents of all ages, backgrounds, and lived experiences, and reflecting and reconciling on our past while planning for a future rooted in community wellbeing, inclusion, and belonging. The new Plan considers and embeds this theme across all policy areas to achieve this future.

1. Indigenous Engagement and Reconciliation

Responsibilities of the City of Kitchener

Integrating policies into municipal governance systems and facilitating meaningful relationships with Indigenous communities is one way the **City** can advance reconciliation. We acknowledge the history, culture, and land stewardship of Indigenous communities throughout Turtle Island. We also recognize that acknowledgement is only the beginning of cultivating stronger relationships and friendships with Indigenous communities.

This Plan is created under legislative land use planning frameworks and is informed and enriched by the knowledge and practices of Indigenous peoples who have been present on this land for generations. This Plan seeks opportunities for collaboration and connection with the land and waters within the city, focusing on protection and conservation of the natural environment while providing opportunities for thoughtful and resilient growth throughout the city. This Plan seeks to recognize our shared history presenting a framework for relationship-building with treaty holders and urban Indigenous communities. Ongoing engagement with Indigenous communities will ensure that this Plan achieves these objectives.

We all hold a responsibility to the Truth and Reconciliation Commission's Calls to Action, and the **City** is dedicated to continuing to work with Indigenous communities as partners and friends now and into the future.

The **City** will implement this Plan in a manner that is consistent with the recognition and affirmation of existing Aboriginal and Treaty rights in accordance with the Provincial Planning Statement.

ACKNOWLEDGING AND SUPPORTING INDIGENOUS CULTURE

The history of First Nations and local Indigenous communities is an important part of the city's unique heritage and culture and includes tangible and intangible or associative aspects. The **City** acknowledges Indigenous languages, cultural traditions, and expressions, hunting and gathering places and practices, dances, festivals, and ceremonies that have been passed down generations and recognizes their importance.

Settler cultural heritage predominantly focuses on the built environment supported by a legislative framework that mostly protects the tangible aspects of its heritage. The Ontario Heritage Act includes criteria related to historical and associative value, which are meant to recognize the intangible aspects of the heritage – aspects which do not have a physical presence such as history related to events, peoples, activities, and organizations – and cannot be seen.

The **City** acknowledges that documenting and conserving Indigenous heritage is challenging under the current cultural heritage legislative framework the **City** works under. In keeping with specific aspects of the Truth and Reconciliation's Call to Actions, and the United Nations Declaration on the

Rights of Indigenous Peoples, the **City** is dedicated to providing a foundation under which Indigenous heritage can be recognized, and where possible, conserved.

This Plan recognizes the strength of the city's cultural diversity and the importance of conserving it, and seeks to build communities in a way that promotes collaboration, connection, and meaningful conversations with Indigenous people.

EARLY INDIGENOUS ENGAGEMENT AND CONSULTATION

1.1. The **City** is committed to early and meaningful engagement with Indigenous communities to facilitate knowledge-sharing and support consideration of Indigenous interests in land use planning processes. This includes:

a. Maintaining a process for notification and engagement that reflects and respects Indigenous communities' role in land use planning;
b. Engaging early with Indigenous communities on land use planning matters including **development** , land use planning studies, environmental assessments, and policy reviews;
c. Engaging and collaborating with Indigenous communities on the shared responsibility to sustain the lands, waters, and resources for the benefit of generations to come. This includes the natural heritage system and water resources; and,
d. Engaging with Indigenous communities and considering identified interests when protecting and managing cultural heritage and archaeological resources.

A Place to Focus – Honouring the Grand River

The Grand River anchors Kitchener's **Natural Heritage System** on the city's east side receiving all of the streams flowing into it across the landscape from the west. It provides an interconnected habitat for plants and animals in Kitchener and throughout its **watershed**, from its source in Dundalk in the highlands of Grey County flowing south 275 kms into Lake Erie.

The Grand River **watershed** has been home to the Chonnonton, Anishinaabeg, and Haudenosaunee peoples since well before the arrival of settlers in this area. The Grand River passes through the Traditional Territory and Ancestral Lands of the Mississaugas of the Credit First Nation and Six Nations of the Grand River.

The Mohawk name for the Grand River, O:se Kenhionhata:tie means "Willow River," for the many willows in the watershed. The Ojibwe name for Grand River is Owaashtanong-ziibi, "the one that washes the timber down and carries away the grass and the weeds."

Today, the Grand River is to be honoured for its outstanding cultural, scenic, and recreational landscapes. In recognition of the **cultural heritage values**, archaeological potential, recreational, scenic and ecological values, it has been recognized as a "Canadian Heritage River."

1.2. The **City** is working in partnership with Indigenous communities, the relevant Conservation Authority, and the community to conserve and protect the unique heritage, recreational and environmental aspects of the Grand River by:

a. Recognizing the cultural and historical significance of the Grand River;

b. Protecting groundwater and surface water as the Grand River **watershed** is essential to supplying clean drinking water to humans, plants, and animals in addition to providing water needed to sustain farming and industries;
c. Implementing a robust **Natural Heritage System** that requires the permanent protection of forests, wetlands, watercourses, and wildlife which are to be enhanced and protected;
d. Acquiring and providing parks, open space, and connected trail corridors along the Grand River and its major tributaries;
e. Ensuring public access points for enjoyment of the Grand River and its major tributaries;
f. Enhancing recreational opportunities enjoyed by residents and visitors through nature viewing, fishing, swimming, and watersports; and,
g. Supporting and encouraging opportunities for sustainable and diversified tourism that leverage historical, cultural, and natural assets along the Grand River and its tributaries.

2. City Structure

The city is forecast to grow to 446,000 residents and 180,800 jobs by 2051 - an average increase of about 4,900 people and 2,100 more jobs each year.

Kitchener's City Structure outlines two elements that each play a role in shaping the future of our city and this Plan: Places to Protect and Places to Grow.

Places to Protect are for conservation, recreation, water management, and agriculture, and include the Green Areas and the Protected Countryside.

Places to Grow are areas that will accommodate growth and change and will offer a range and mix of housing, shops and services. The greatest opportunities for growth are within Strategic Growth Areas, followed by modest but meaningful growth in Neighbourhood Growth Areas. Industrial Growth Areas are protected for continued investment and job growth in manufacturing, related research and development, warehousing, goods movement, and limited supporting uses.

There are also parts of the city where we want to work together with partners and the community to create something special, referred to as Places to Focus. These Places to Focus have the potential to become even more vibrant, welcoming, and connected. They include the Grand River, Downtown Kitchener, and urban centres.

A series of land use designations will help implement the vision for each of the City Structure elements.

Figure 2. City Structure and Predominant Land Uses

City Structure Category	**Element**	**Main Land Use Designations**
Places to Protect	Green Areas	Natural Heritage Conservation Open Space
	Protected Countryside	Prime Agriculture
Places to Grow	Strategic Growth Area	Mixed Use A, B, and C* Institutional
	Neighbourhood Growth Area	Innovation Employment Neighbourhood Institutional Commercial First Open Space Auto-oriented Commercial
	Industrial Growth Areas	General Industrial Heavy Industrial

*Mixed Use C land use designation only permitted in Protected Major Transit Station Areas

2.1. Green Areas, Protected Countryside, Strategic Growth Areas, Neighbourhood Growth Areas, Industrial Growth Areas, Places to Focus, and Protect Major Transit Station Areas are identified on Map 2.

Places to Protect

GREEN AREAS

Nature is crucial for the well-being of both humans and the environment in Kitchener. This Plan recognizes its value to the place we call home and the protection it provides against an unpredictable climate future. Parks, open spaces, and the natural heritage system are essential as places to connect and foster wellbeing and a sense of belonging. Together these Green Areas need to be protected as we grow.

The **planned function** of Green Areas within the city structure is to protect and conserve ecological and recreational features and functions.

2.2. Development will be directed away from Green Areas in accordance with the policies of this Plan.

PROTECTED COUNTRYSIDE

The Protected Countryside contains valuable natural resources, features, and **designated vulnerable areas**, including agricultural lands, woodlands, mineral aggregate deposits and groundwater recharge areas. These assets contribute to the community health and safety, quality of life, and food security. The Protected Countryside contains some of the richest sources of groundwater in the Grand River watershed.

The **planned function** of the Protected Countryside is to maintain the integrity and long-term health of the environmental features, protect drinking water sources, and productive agricultural lands that exist today.

2.3. Urban development will not be permitted in the Protected Countryside.
2.4. Agricultural uses will be supported for the long term.
2.5. Municipal drinking water supplies and **designated vulnerable areas** will be protected.

Places to Grow

STRATEGIC GROWTH AREAS

Imagine a community where the best of urban living is only a short trip away. A community where you can access the best services and amenities, from retail to restaurants, theatres and music venues, and premier parks, community centres, and libraries. Strategic Growth Areas will see the highest concentration of new homes and a range of community supportive uses. They will also be the focus for employment opportunities, with jobs located close to frequent transit.

The **planned function** of Strategic Growth Areas is to accommodate the greatest opportunities for growth and change in the city, offering a range and mix of higher densities and uses. Strategic Growth Areas will be compact and walkable, well-served by frequent transit, **infrastructure** and **community facilities** and offer high-quality services and amenities.

2.6. Protected Major Transit Station Areas shown on Map 4 will be the primary focus for intensification.

2.7. The Protected Major Transit Station Areas are planned to achieve the following minimum densities:
   a. Grand River Hospital Station: 160 residents and jobs combined per hectare;
   b. Central Station: 160 residents and jobs combined per hectare;
   c. Victoria Park and Kitchener City Hall Station: 160 residents and jobs combined per hectare;
   d. Queen and Frederick Station: 160 residents and jobs combined per hectare;
   e. Kitchener Market Station: 160 residents and jobs combined per hectare;
   f. Borden Station: 160 residents and jobs combined per hectare;
   g. Mill Station: 160 residents and jobs combined per hectare;
   h. Block Line Station: 80 residents and jobs combined per hectare;
   i. Fairway Station: 160 residents and jobs combined per hectare; and,
   j. Sportsworld Station: 160 residents and jobs combined per hectare.

2.8. Strategic Growth Areas that are not Protected Major Transit Station Areas will be the secondary focus for intensification.

2.9. Strategic Growth Areas will:
   a. accommodate the largest share of population and employment growth in the city;
   b. accommodate and support major transit infrastructure and active transportation; and,
   c. provide a range of high-quality services and amenities.

2.10. The **City** may use all available tools and resources to direct and shape growth and intensification within Strategic Growth Areas, such as a Community Planning Permit System, Community Improvement Plans, Financial Incentives, and streamlined development review.

2.11. Any **development** that proposes to modify the boundaries of Strategic Growth Areas must address the Strategic Growth Area Expansion policies in the Implementation Section of this Plan.

NEIGHBOURHOOD GROWTH AREAS

Imagine a community where you can grab your groceries, meet friends for coffee, get a haircut, or walk to work all without leaving your neighbourhood. A neighbourhood that can adapt to our daily needs and where it's easier to take care of ourselves, and each other. Also imagine being able to move into different forms of housing throughout the various stages of your life - all without leaving your neighbourhood. Any person or family will be able to find a home that they can afford and that meets their needs– in any neighbourhood. This is a goal for Neighbourhood Growth Areas as we aim to weave a mix of housing types and commercial uses, into the heart of our communities, making life easier and more connected for everyone. People of all ages, backgrounds, and lived experiences will feel welcome in all of Kitchener’s neighbourhoods.

The **planned function** of Neighbourhood Growth Areas is to accommodate modest and meaningful growth and change in all neighbourhoods in the city and offer a range and mix of uses, housing types, and amenities.

2.12. Neighbourhood Growth Areas will:

a. accommodate population and employment growth through **intensification** and within **designated growth areas**;
b. support transit and active transportation;
c. enable a range and mix of housing options**;** and,
d. enable a range of commercial, retail, service, and amenity uses.

INDUSTRIAL GROWTH AREAS

Industrial jobs had a foundational impact on Kitchener's development and economy and continue to shape our economic future. Industrial growth areas ensure that lands are available for the growth of manufacturing, related research and development, warehousing, goods movement, and limited supporting uses to keep our economy resilient and responsive to global changes. These are areas that are reserved for the businesses that need to be located away from homes because of noise, odour or other nuisances.

The **planned function** of Industrial Growth Areas is to provide areas for continued investment and job growth in manufacturing, related research and development, warehousing, goods movement, and limited supporting uses.

2.13. Industrial Growth Areas are Employment Areas as defined by the Provincial Planning Statement and 'Areas of Employment' as defined by the Planning Act. This includes instances where this Plan authorizes the continuation of a use that is excluded from the provincial definition of Area of Employment, as outlined in the land use policies of this Plan.

2.14. The Industrial Growth Areas are necessary and sufficient to meet the forecasted industrial jobs needs to the year 2051 and beyond.

2.15. Industrial Growth Areas will be protected for their planned industrial function.

2.16. Industrial Growth Areas will be protected from non-employment uses that would negatively impact their overall viability planned function.

2.17. Industrial Growth Areas will accommodate and support major transit infrastructure and **active transportation**.

2.18. The **City** will plan for the availability of adequately sized lots for industrial uses, including large-scale industrial **development** in coordination with adjacent municipalities.

2.19. The **City** may regulate the size of industrial parcels to prevent subdivision that could compromise the inventory of larger parcels.

2.20. **Development** which seek to create parcels smaller than the minimum lot size will evaluate:

a. the availability of a variety of sizes of developable industrial parcels; and,
b. whether the **development** would facilitate **intensification** of already developed industrial parcels.

2.21. Any **development** to remove lands from Industrial Growth Areas or permit a use that is not permitted in the General Industrial or Heavy Industrial land use designation, will address the Industrial Conversion policies in the Implementation Section of this Plan.

Places to Focus

Places to Focus are areas where the **City** intends to lead the collective creation of something special. Places to Focus include the Grand River, Downtown, and four urban centres.

2.22. The **City** may use all available tools and resources to shape and influence Places to Focus, including:
   a. Community Planning Permit System;
   b. Community Improvement Plan;
   c. Financial incentives;
   d. Capital investments such as parks, community centres, libraries, and other **community facilities**;
   e. Area-specific planning;
   f. Urban design concept planning;
   g. Cultural heritage conservation;
   h. Streamlined **development** review; and,
   i. Coordination of municipal services and/or investment with other orders of government and agencies.

DOWNTOWN

Downtown Kitchener is the heart of the city that excites, supports, and unites. The Downtown Kitchener vision and principles are centered on radiating vibrancy, cultivating connection, and belonging, and will inform new and ongoing City initiatives.

2.23. Downtown will be planned as the primary arts, culture, recreational, and events destination in the city.

2.24. The **City** will support and provide opportunities for placemaking, art, music, and ethnic and cultural events and experiences in the Downtown.

2.25. King Street within the Downtown will be planned as the focus for high quality commercial and service uses.

2.26. **Major office** employment uses will be directed to Downtown.

2.27. Major civic institutional uses will be directed to Downtown.

2.28. Major transportation **infrastructure** connecting the city with the rest of the province will be located Downtown.

2.29. The **City** will undertake an evaluation of the **views and vistas** identified below to determine the **cultural heritage value** of each **vista** and the heritage attributes worthy of conservation:
   a. Gaukel Street from King Street to Victoria Park;
   b. Ontario Street from Duke Street to Joseph Street;
   c. Queen Street south from Duke Street to St. George Street;
   d. Queen Street from Ellen Street to King Street; and,
   e. Frederick Street from Duke Street to Weber Street.

URBAN CENTRES

Kitchener's four Urban Centres will complement Downtown by ensuring every community has a local "heart" that brings shops, services, community spaces, and gathering places closer to home.

2.30. The Urban Centres are generally located at or near:

- Strasburg Road and Block Line Road;
- Highland Road West and Fischer-Hallman Road;
- Ottawa Street North and River Road East; and,
- Strasburg Road and Blair Creek Drive.

2.31. The **City** will work in partnership with interest holders and the community to invest in creating and enhancing the Urban Centres' sense of place.

2.32. Urban Centres will be planned to accommodate more homes, shops, services, and frequent transit with great places in between.

2.33. **Community facilities** are encouraged to co-locate with other permitted land uses within Urban Centres.

2.34. The **City** will explore opportunities to elevate Urban Centres as secondary areas for arts, culture, recreational, and events destinations in the city.

2.35. The City will explore opportunities to maximize the quantity and quality of public spaces and greenspaces within Urban Centres including through parkland dedication, land acquisition, and the optimal coordination of public and publicly accessible private spaces.

THE GRAND RIVER

The Grand River is more than a scenic landmark – it's the thread that weaves Kitchener's landscape, ecology, and history together. The Grand River – recognized as a "Canadian Heritage River" - anchors Kitchener's **Natural Heritage System** on the city's east side receiving all of the streams flowing into it across the landscape from the west. It provides an interconnected habitat for plants and animals not just in Kitchener but throughout its **watershed**, from its source in Dundalk in the highlands of Grey County flowing south 275 kms into Lake Erie. However, the Grand River is just as significant for its Indigenous history and its cultural heritage.

Well before the arrival of settlers, Indigenous communities have made their homes along the Grand River. Then and now, the Grand River has been key to the lives of indigenous peoples and settlers alike. The river has been, and continues to be, a place for transportation, fishing, hunting and trapping, and spiritual connections as well as historic and current power, industry, agriculture, and drinking water supply.

2.36. The **City** will continue to work in partnership with Indigenous communities, the relevant Conservation Authority, and the broader community to honour, protect, and celebrate the Grand River as a place of deep cultural, historical, and ecological significance.

2.37. The **City** will continue to recognize the Grand River's ecological and **cultural heritage values**, its archaeological potential, and its recreational and scenic attributes.

Growth Management

The concepts of Designated Greenfield Area and Designated Growth Area will be rationalized in a future draft

Directing growth to the already built-up area of the city, shown on Map 1, makes efficient use of land, existing physical **infrastructure**, transit, and **community facilities**, while preserving agricultural land. Accordingly, this Plan directs a significant portion of growth to the Built-Up Area. Although most of our growth will be accommodated within the Built-Up Area, the Designated Growth Area is also an important location for planned growth. **Development** outside of the built-up area will contribute to a healthy, complete, and balanced community. Generally, new **development** outside of the built-up area will be planned and designed to be walkable, bikeable, and services by existing and planned transit corridors.

Policies

2.38. The **City** is forecast to grow to 446,000 residents and 180,800 jobs by 2051.

2.39. The forecasted population and employment growth is to be accommodated within the Urban Area identified on Map 1.

2.40. The **City** will plan for a minimum residential intensification target of 60% on lands identified on Map 1 as Built-Up Area. A least 60% of new homes built every year are within the Built-Up Area.

2.41. **Development** within the Designated Greenfield Area, shown on Map 1, will be planned to achieve a minimum density target of 67 residents and jobs per hectare by 2051. Those lands that were not subject to draft approved Plans of Subdivision by the end of 2019 will be cumulatively planned to a minimum density of 84 residents and jobs per hectare to achieve the 67 residents and jobs per hectare across the entire Designated Greenfield Area by 2051.

2.42. The **City** will monitor the achievement of the targets outlined in policy 2.45 and consider if policy adjustments are needed to help achieve them as further described in the Implementation policies of this Plan.

2.43. Any **development** proposal to expand the Urban Area shown on Map 1 will address the urban boundary expansion policies in the Implementation Section of this Plan.

3. Housing: Making a Home for Everyone

Stable, secure, and affordable housing is a human right and should be available to everyone. This means all residents have a right to a home that provides stability, dignity, and a strong connection to community. Building a caring city includes plentiful and affordable homes that are well-connected homes and meet the needs of all households.

The housing policies in this Plan accommodate a wide range of housing types and households needs over the coming decades. Meeting these needs has been challenging due to an ongoing affordability and supply crisis, climate change, economic shifts, and a growing number of people in need of safe and secure housing.

In response, the **City** must support and increase both the amount and variety of market, affordable, and supportive housing in all neighbourhoods. Housing options at all income levels supports our workforce and local economy.

Neighbourhoods will continue evolving with more diverse, inclusive, and people-centred housing.

What's the purpose of this Section?

This Section sets out policies advancing our objectives for housing in Kitchener. In addition to regulating **development**, it also sets out actions the **City** will take to advance our shared housing objectives.

Objectives:

- Ensure all existing and new residents have suitable housing that they can afford.
- Enable a full range of housing types, dwelling sizes, and tenures across the city and within every neighbourhood.
- Minimize the displacement of residents.
- Support others to build more of the homes we need.
- Locate homes close to services and amenities such as schools, childcare, healthcare, libraries, parks, and transit.

Amount of Housing

Kitchener's population growth needs to be matched by housing growth. Higher rents and sale prices are making it harder for more people in Kitchener to find homes. At the time of preparing this Plan, Kitchener is facing a housing deficit of approximately 3,000 homes. To enable the amount of new homes needed to house residents, existing and in the future, an average of just under 2,100 new homes need to be created each year.

Policies:

3.1. The **City** will maintain, at all times, the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential **development**.

3.2. The **City**, in collaboration with the **Region**, will maintain, at all times where new **development** is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans of subdivision.

3.3. The **City** will plan to accommodate an average of 2,100 homes per year to 2051.

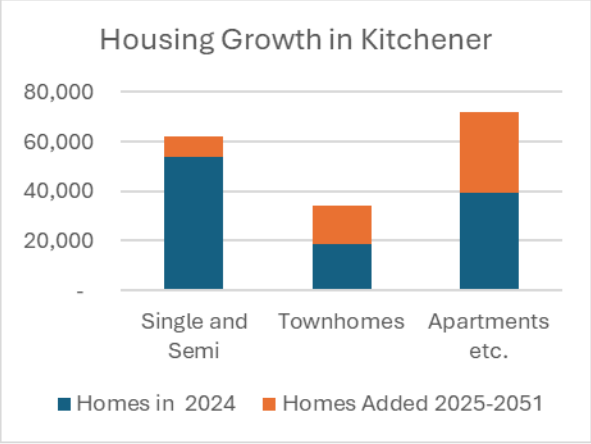
3.4. Emergency shelter beds, transitional housing, and other short-term accommodation facilities are critical social services and form part of the housing continuum, however they do not form part of the housing supply targets of this Plan.

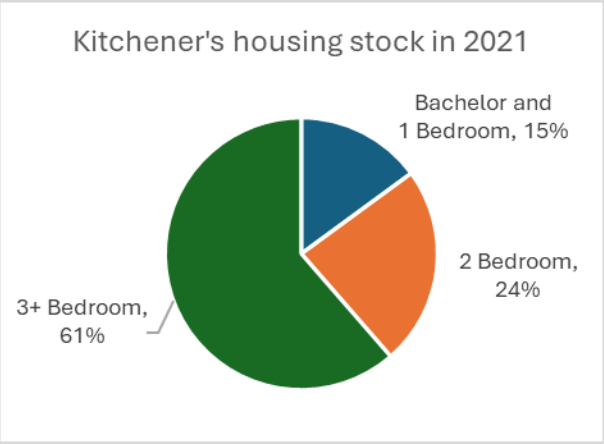
Housing Forms & Tenures

Being able to find the right home can be limited by the available options. Three-bedroom affordable apartments may be hard to find for a growing family, and a single-detached home may not be affordable. Finding a safe and hospitable home for family members with a permanent disability, renting a room for a short time during a life transition, or finding a spot large enough for extended family are all scenarios that could present major obstacles when the right forms of housing simply don't exist.

The share of people who will rent homes is expected to increase slightly by 2051 as preferences and affordability needs evolve. This Plan provides a comprehensive and flexible approach to support private and non-market housing developers to build the housing needed.

Figure 3. Statistics on Housing Forms and Tenures





3.5. The **City** will permit a full range and mix of housing types and sizes in all neighbourhoods across the city.

3.6. The **City** will monitor the amount and type of housing being built to track and inform updates to this Plan.

3.7. The **City** will plan for a housing mix of approximately:

a. 60% apartments, stacked townhomes and additional dwelling units;
b. 26% townhomes; and,
c. 14% single detached and semi-detached homes.

3.8. Among the apartments, stacked townhomes, and additional dwelling units, the **City** will plan for approximately:
   a. Three quarters as studio apartments and 1 bedroom homes;
   b. One fifth as 2 bedrooms homes; and,
   c. One tenth as 3 or more bedroom homes.

3.9. The proportional targets for unit types and sizes will apply city-wide and are not intended to be implemented through individual **development** .

3.10. Notwithstanding policy 3.9, **development** for residential uses on sites of two hectares or more of developable lands, should provide a minimum of 30 percent of new homes in forms other than single detached and semi-detached dwellings.

3.11. Additional dwelling units are permitted on lots which contain a single detached dwelling, a semi-detached dwelling, or a street-townhouse dwelling as the principal use, unless otherwise limited by the policies of this Plan.

3.12. All kinds of housing options, tenures and living arrangements, including, but not limited to those listed in Figure 7**,** are permitted wherever residential uses are permitted.

Figure 4. Housing Tenures and Living Arrangements

Ownership, Rental, and Non-Profit Tenures:

- Market ownership and rental
- Non-profit housing
- Co-operative housing
- Land trust housing
- Shared equity models
- Rent-geared-to-income housing
- Market and below-market rentals

Collective and Shared Living Arrangements:

- Co-housing communities
- Shared houses / intentional communities
- Group homes and supportive housing
- Multi-generational homes
- Rooming houses / lodging houses / single room occupancy
- Congregate living arrangements (e.g., shared kitchens with private rooms)
- Boarding houses
- Worker or staff residences (e.g., for seasonal or care workers)
- Student residences (public, private, or university/college-affiliated)
- Intergenerational housing programs (e.g., students living with seniors)

Temporary and Transitional Housing:

- Transitional housing for people exiting homelessness or institutions
- Emergency shelters
- Short-term rental accommodations
- Hotels and motels used for temporary housing

Alternative and Culture-Specific Models:

- Indigenous-led housing models
- Communal or extended family housing traditions
- Faith-based or religious community housing
- Culturally-responsive housing for 2SLGBTQ+ communities, seniors, or people with disabilities

Other Specialized Forms:

- Hospice and end-of-life housing
- Housing with integrated health or mental health supports
- Barrier-free / fully accessible housing
- Age-friendly retirement co-housing
- Safe homes for women and children fleeing violence
- Housing for people exiting corrections or forensic psychiatry programs

Small-Scale Forms:

- Micro-condominiums (small unit ownership)
- Laneway suites, coach houses, and garden suites
- Secondary suites / accessory dwelling units (ADUs)
- Modular and prefabricated homes
- Duplexes, triplexes, and fourplexes
- Cottage courts / pocket neighbourhoods
- Land lease housing (including mobile / manufactured homes)

Housing Affordability

Whether starting a family, looking for a place to age comfortably, or trying to leave homelessness, too many people face obstacles to finding housing that is suitable, stable and affordable for them. With a deficit in 2024 of at least 2,200 units of **affordable housing**, the **City** faces the challenge of ensuring that **affordable housing** options are available to meet the community's needs.

The **City** recognizes that affordability must reflect the full spectrum of household incomes. For the purposes of this Plan, affordable housing includes:

- Units that meet the definition of **affordability** set out in the Provincial Planning Statement; and
- Units that are affordable to those with low and very low incomes, including households relying on the Ontario Disability Support Program, Ontario Works, and fixed retirement incomes.

3.13. The **City** will establish tiered sub-targets for different affordability levels and will integrate these tiers into all relevant housing policies, programs, financial incentives, and reporting frameworks.

3.14. The **City** may actively support non-profit housing **development** through financial assistance, land, and capacity building.

No matter what local policy decisions the **City** makes, the cost of housing is unlikely to return to the more affordable levels of previous decades. However, with strategic intervention in the local housing market, the **City** intends to preserve and increase affordability across the housing spectrum.

Figure 5. 2024 Provincially Calculated Affordability Thresholds

Rental	**Cost/Month**
Bachelor	1,210
1 Bedroom	1,382
2 Bedroom	1,674
3+ Bedroom	1,890
Ownership (any size)	$377,000

3.15. The **City** will plan to add 17,460 new **affordable** homes by 2051.

3.16. The **City** will target the annual delivery of:

a. 9% of new homes as **affordable** ownership; and,

b. 22% of new homes as **affordable** rental

3.17. The **City** will work with the **Region** and community partners to establish shared housing goals and targets to align investments.

3.18. The **City**, in partnership with others, will:

a. Leverage **City**-owned land and internal expertise to support community housing providers; and,

b. Coordinate the use of municipal tools to accelerate the delivery of affordable and supportive housing that is energy efficient and resilient including:

i. Targeted Financial incentives to non-profits such as such as grants, loans, and fee waivers;

ii. **Community Improvement Plans** to provide targeted financial incentives to for-profit **developments**;

iii. Partnering with the **Region** on property tax exemptions for **affordable housing**;

iv. **Community Planning Permit Systems** to streamline **development** review and deliver **affordable housing** as a community benefit; and,

v. Continuing to prioritize the review of **development** that contain **affordable housing**.

3.19. New large scale market housing **development** within Protected Major Transit Station Areas shown on Map 4 will include a proportion of **affordable** homes in accordance with the Inclusionary Zoning policies of this Plan.

Security and Stability of Housing

Secure, stable housing is the foundation to well-being and central to building inclusive, resilient communities. As we continue to grow, the **City** is committed to ensuring that development supports housing stability and long-term **affordability** for all residents.

The **City** will foster inclusive and resilient communities by supporting residents—particularly low-income, vulnerable, and equity denied-groups—to remain in their homes as neighbourhoods evolve. The **City** will use municipal tools available to prevent or mitigate displacement, proactively assess displacement risks, and introduce targeted protections.

DEVELOPMENT AND DISPLACEMENT

3.20. **Development** should minimize, avoid, and/or mitigate the displacement of existing residents.

3.21. The **City** will help avoid, minimize, and mitigate the displacement of existing residents by:

a. Implementing the rental replacement bylaw and prioritizing its administration;
b. Considering the potential loss of **naturally occurring affordable housing** when applying land use permissions; and,
c. Exploring other bylaws and intergovernmental partnerships.

CONDO CONVERSIONS

3.22. The **City** will, where municipal bylaws permit, ensure that tenant protections, including relocation support and right of return, are provided alongside applications to convert rental homes to condominiums.

3.23. **Development** for a Plan of Condominium which would result in the conversion of rental housing to condominium ownership for buildings with six or more units, will only be permitted where:

a. The rental vacancy rate for comparable units for the **City**, has been at or above three percent for the preceding two years;
b. The applicant notifies all tenants about the intention to convert the building(s) to condominium ownership and offers first right of refusal as appropriate, in accordance with the Residential Tenancies Act, 2006; and,
c. the proponent submits a detailed inspection report on the physical condition of the property.

TENANT SUPPORT SERVICES

3.24. The **City** may collaborate with tenant support service providers to strengthen housing stability and prevent eviction with a focus on at-risk tenants in a way that considers their diverse needs.

DEMOLITION CONTROL

3.25. The **City** will continue to enforce a Demolition Control Bylaw to prevent the premature demolition of residential buildings , and protect existing rental housing within designated areas of the city.

3.26. The Demolition Control Bylaw may be used as a tool to protect **cultural heritage resources**, preserve buildings, structures, or features within the city as deemed appropriate by Council.

Supporting The People Who Build

Building the housing Kitchener needs in coming decades is going to be the collective effort of developers, non-profits, tradespeople, and the community. The **City's** role is to support builders in the non-profit and market sectors by continuing efforts to provide more flexibility in how and where housing is built. The **City** can also help by continuing to make the process of getting housing approved easier and supporting new building technologies and practices.

INNOVATIVE DELIVERY AND CAPACITY BUILDING FOR HOUSING

3.27. The **City** will promote and facilitate innovate housing delivery, including modular and prefabricated construction. This may include the streamlining of approvals, supportive implementing bylaws, pilot projects, and financial incentives.

3.28. The **City** will help develop capacity for more people and organizations to build housing. This may include a builder education program, collaboration with industry, and concierge services.

STREAMLINING DEVELOPMENT APPROVALS

3.29. The **City** will continue to streamline **development** review, including:

a. Developing or supporting pre-approved building designs and site plans;
b. Supporting factory built and modular housing through the review process;
c. Using digital design and workflow tools;
d. Establishing flexible housing-forward regulations to minimize process delays; and,
e. Tracking and reporting of **development** approval timelines.

AFFORDABLE HOUSING STRATEGY

3.30. The **City** may update and implement an affordable housing strategy to:

a. Support non-profits, small scale builders and developers, faith communities and others to help them deliver more homes;
b. Support the protection and long-term retention of **naturally occurring affordable housing**;
c. Leverage **City**-owned lands and land banking by exploring the use of surplus or underutilized municipal land for non-profit and **affordable housing**; and,
d. Employ other Planning Act and Municipal Act tools such public development corporations and community benefits charges in support of **affordable housing development**.

4. Economy: Directing & Diversifying Economic Growth & Innovation

A thriving economy is the foundation of a resilient and inclusive city. This means taking an active role in supporting an economy that is fair, flexible, and adaptable. It also means supporting businesses of all sizes, creating good jobs, and strengthening neighbourhoods across the city.

By 2051, Kitchener expects to add 54,000 jobs or an average of 2,100 jobs each year. Economic growth is also about people - making sure everyone, regardless of background, age, or ability has access to jobs and services. It also means that everyone has the chance to build a stable and fulfilling life in Kitchener.

This Plan was drafted during a time of economic uncertainty. Rising costs, rapid technological change, shifting global markets, and the urgent need for more sustainable solutions have all influenced how we are planning for the future. A strong local economy will create opportunities for new entrepreneurs, help existing industries adapt to change, and support growth in new sectors.

An economy that works for everyone must attract investment today while preparing for the jobs and industries of tomorrow.

What's the purpose of this Section?

This chapter provides policy direction to ensure there is enough space and opportunity for business of various types, sizes, and scales to grow and thrive.

Objectives

- Empower economic opportunity in all neighbourhoods with retail, services, and jobs close to home.
- Protect Industrial Growth Areas as a finite resource and ensure their long-term viability.
- Position the city for economic growth in a way that leverages our strengths, supports diversification, and is adaptable to a rapidly changing economic outlook.
- Plan for businesses of all kinds and sizes across the city that support equitable access to goods, jobs, and economic participation.
- Provide the necessary **infrastructure**, facilities, and services to support economic growth and enhance the mobility of people and goods.
- Plan for the long-term success and evolution of offices in areas well served by transit.
- Embrace the circular economy that wastes fewer resources.
- Support a thriving local food system.

General Economy Policies

4.1. The **City** will continue to diversify its economy by supporting Strategic Growth Areas, Neighbourhood Growth Areas, and Industrial Growth Areas to be developed with an appropriate range of economic uses.

4.2. The **City** will update and implement the Economic Development Strategy to plan for a thriving economy and anticipate changing trends. It will be used to diversify and

strengthen the economy to attract, retain, and develop talent to support critical economic sectors, and direct **City** investments.

4.3. The **City** will continue to collaborate with and support economic development entities to support the economic objectives of this Plan.

4.4. This Plan supports a full range of businesses by:

a. Allowing a diverse range of home-based businesses;
b. Allowing **compatible** businesses within the Neighbourhoods land use designation, including retail and service uses;
c. Allowing a broad range of commercial uses within the Commercial First and Mixed Use land use designations, including retail, office, and service uses;
d. Protecting General Industrial and Heavy Industrial land use designations for manufacturing and warehousing that may need large sites, generate truck traffic, or need to be located away from homes;
e. Strategically leveraging lands designated Innovation Employment as places to establish and grow businesses that are not suited to the Neighbourhoods, Heavy Industrial, or General Industrial land use designations; and,
f. Designating lands for auto-oriented commercial uses that are challenging to integrate into compact and walkable communities but are important contributors to Kitchener's economy.

4.5. The **City** will develop and implement an Arts and Culture Plan to support experiences for residents and visitors, as well as the resources for creators to deliver them.

Local Food Systems

Everyone has the right to access adequate, local, safe, and healthy food. Food holds a vital role in bringing people together, linking them to their cultures, and strengthening their relationship to land and water. Food can act as a powerful tool for fostering resilience, improving human and economic health, and minimizing impacts of the climate crisis.

A local food system is a complex supply chain of activities related to the production of food (growing/raising), processing (making), distribution (transporting and selling), consumption (eating), and composting (waste diversion).

What's the purpose of this section?

This Plan seeks to enhance the long-term viability of the city's local food network by protecting the countryside and fertile lands inside the urban boundary, encouraging food production in non-agricultural areas, and supporting economic connections within the food system including food processing, distribution, and consumption.

Policies

4.6. The **City** will support growing food and medicine gardens in neighbourhoods for personal or commercial consumption, including greenhouses terraces, porches, and rooftops.

4.7. The **City** will support the use of public areas such as squares, streets, parking lots, vacant lots, and parks to host temporary or pop-up markets that support the sale of local produce.

4.8. The **City** may support access to municipal land for local agricultural production, traditional medicines, and foraging, including land for community gardeners and small-scale producers.

4.9. Shared food processing facilities such as food incubators, food hubs, ghost kitchens, food accelerators, and food co-packing facilities are permitted according to the land use policies in this Plan.

4.10. Agricultural crop production, harvesting, processing, storage, and distribution is permitted according to the land use policies in this Plan.

4.11. Existing food retail will be protected and new food retail, including temporary food stands, will be permitted according to the land use policies in this Plan.

4.12. **Food stores** may be protected and/or incentivized:

a. Through a Community Improvement Plan;
b. By securing them as community benefits through a Community Planning Permit System;
c. By requiring them to be retained through the redevelopment process or by providing an interim space as part of comprehensive commercial plaza redevelopment; and,
d. By providing **City** project management or concierge support for **development**.

4.13. Any **City** investments in **food stores** per the preceding policy will consider the adequacy of **food stores** within walking distance of residents and local community needs.

4.14. The **City** will develop and implement a local food strategy to inventory food **infrastructure**, assess local food barriers and gaps in the supply chain, and identify actions to address them.

4.15. The **City** will continue to work with Indigenous communities to collaborate and strengthen local food policy goals.

4.16. The **City** will work with non-profits, the private sector and other interest holders to build, support, and enhance networks of producers and processors, and of distribution systems, through programs such as community supported agriculture, food processing and storage facilities, and food hubs to increase the resilience of the local food system.

Waste to Resources

The way we manage our waste and resources needs to change. We need to divert material from landfills and reduce the need for raw materials and energy. This concept is referred to as a circular economy, where we repair, re-use, recover, and recycle things. This is different than the current approach where most things are made, used, and then disposed of. Changes to the natural systems, energy systems, and trade patterns all lead us toward a more circular economy.

What's the purpose of this section?

The **City** has a limited but vital role in advancing the circular economy concept centred on strategy development and managing construction waste.

Policies:

4.17. The **City** may develop a circular economy strategy for **development** and waste management.

4.18. Buildings demolished for **development** should divert usable materials from landfills through reuse or recycling.

4.19. The **City** may establish standards to ensure at least 75% of a building's demolition material is diverted from landfill.

4.20. Waste collection for **development** will be designed in accordance with the Placemaking policies of this Plan.

5. Energy Transition: Powering a Prosperous Kitchener

The way that we source and use energy is changing. Today, Kitchener mainly uses gasoline, diesel, and natural gas to fuel our vehicles and heat our buildings. These energy sources are responsible for most of our greenhouse gas emissions. To avoid the worst impacts of climate change, we need to achieve net-zero emissions globally by 2050. To achieve net-zero community emissions, energy planning must be integral to how we grow and change.

Heating and cooling our homes and businesses is becoming more expensive. These costs are felt disproportionately by those living on lower incomes. It is important that the changes to how we get and use energy leads to greater affordability, equity, and resiliency.

We know that in the future, as the climate continues to change, we will use more electricity. We also know that building compact, mixed-use communities is the best way the **City** can influence the energy transition. However, we don't know the rate at which specific technologies will be adopted. This means that we can't just plan for "the future." We need to plan for multiple different paths toward a prosperous net-zero future.

The policies in this section are informed by a modelling analysis that evaluated a zero emissions future for Kitchener.

What's the purpose of this Section?

This Section plans for clean energy options from various sources, including solar, **geothermal**, and waste heat, and connects them to where they are needed. Supporting energy sources that do not burn fossil fuels plays a significant role in the community's transition to clean energy.

Many aspects of the energy transition are out of the **City's** control and are the result of market forces and actions by other orders of government. This Plan helps ready us for changes that must be led by others.

Objectives:

- Advance Kitchener's transition to a net-zero emissions, clean-energy community by 2050.
- Generate and store more clean energy in our community.
- Keep our utility costs low and our energy dollars in Kitchener.
- Increase our community's resilience to a changing climate, especially for residents that are most vulnerable.
- Share in the economic benefits, developments, and job creation of the energy transition, especially for low-income residents.
- Reach a net-zero operational standard for new buildings and minimize carbon emissions from construction.
- Support the transition of existing buildings to become low carbon and climate resilient.
- Leverage opportunities to use waste heat from sources like industry, wastewater, or data centres as a resource to heat buildings.

- Reduce air pollution caused by burning fossil fuels.

General Energy Transition Policies

5.1. The **City** will collaborate with all orders of government, local **utilities,** and other community partners to support education, and innovative practices that advance the clean energy transition and climate resiliency, including energy efficiency measures, fuel switching, and renewable energy generation and storage.

5.2. The **City** may incentivize **development** that:

a. exceeds municipal or Provincial energy standards regarding embodied and operational greenhouse gas emissions;
b. integrates clean energy generation and storage; or
c. strengthens resilience to climate change.

5.3. The **City** may incentivize low-carbon and climate-ready **development** by:

a. supporting streamlined approvals;
b. developing a Community Planning Permit System; and/or
c. introducing financial tools such as a **Community Improvement Plan**, revolving loan funds, green banks, or a local improvement charge program.

5.4. The **City** may establish a framework for lifecycle analysis for **development** and **infrastructure** projects to support climate and energy-informed decision-making.

5.5. The **City** will explore a building performance reporting system to provide transparency to building energy demand for building heating and cooling energy for greater accountability, learning, and awareness.

5.6. The **City** will continue to support community emissions reporting through TransformWR to measure and evaluate progress to seek ways to continue to refine our approach to reduce, improve, and switch energy supply.

5.7. To enhance the adaptive capacity of **infrastructure**, the **City** will apply the recommendations of a **Climate Risk Vulnerability Assessment** to inform decision-making.

Energy Planning

The Energy Planning policies of this Section take an efficiency-first approach: reduce, switch, generate and store. The Province estimates that electricity demand will increase by 75% by 2050. Taking an efficiency-first approach, both new and existing buildings must seek opportunities to reduce energy demand through thoughtful design and retrofits. Next, we need to switch away from fossil fuel sources that heat our buildings and make systemic improvements to save energy, reduce emissions, and save money. Finally, we need to generate clean electricity and store it within our community to support resiliency in our local electricity grid.

REDUCE THE AMOUNT OF ENERGY THAT WE USE

Energy efficiency is a method of reducing demand on the existing energy supply to reduce the requirement need for new generation. Energy efficiency measures can take many forms, from

adding more insulation to a building, to installing a more efficient equipment for heating and cooling, to designing the orientation of buildings and placement of landscaping to keep buildings cool in the summer and warm in the winter.

5.8. The **City** will establish standards that include passive techniques and landscape design to reduce energy consumption through site layout and building orientation, and increase energy generation potential for new **development**.

5.9. Applications for Site Plan approval and Draft Plan of Subdivision should demonstrate how the proposal mitigates energy demand with passive techniques.

5.10. The **City** may establish a building performance management system for benchmarking and supporting energy efficiency and emissions reductions in existing buildings.

5.11. New large-scale data centres as a principal use may be permitted by amendment to implementing bylaws, and must demonstrate that the proposed facility does not compromise greenhouse gas emission and electrification objectives of the **City,** including: housing; transportation; industrial processes; access to electricity **infrastructure**; and water conservation policies of this Plan.

5.12. Large data centres will incorporate energy and water efficiency measures such as behind-the-meter clean energy generation, battery **energy storage systems**, demand flexibility, and connection to waste heat to **thermal networks.**

SWITCH AWAY FROM FOSSIL FUELS AND TOWARDS LOW CARBON FUEL SOURCES

By 2050 all of Kitchener's homes and workplaces should no longer use fossil fuels for heating and cooling. Most of the buildings that will exist in 2050 have already been built and currently use fossil fuels for space and water heating. The most effective way of getting us to this target is for new **development** to use clean heat from the start and for all existing buildings to be retrofitted and decarbonized. The **City** has a role to play in supporting others in the orderly and equitable transition of existing buildings from fossil fuels.

Many industries require very high temperatures for manufacturing processes and these need to transition away from fossil fuels towards clean energy sources such as electricity, hydrogen, and biofuels. These manufacturing processes generate waste heat that is vented into the atmosphere. This waste heat is a tremendous resource that can be harnessed and used to heat buildings. The Plan provides a framework for how energy planning, such as the harnessing of waste heat, can be integrated into land use planning.

Kitchener has access to clean heat sources such as **geothermal**, solar thermal, air source heat pumps, industrial waste heat, renewable natural gas, biomass, and wastewater heat recovery. Figure 9 and 10 show where some of these resources can be harnessed effectively. The **City**, utility energy providers, developers, and businesses all have a role in the planning and deployment of **infrastructure** to generate and harness clean energy and supply it to the buildings that need it.

We cannot take a one-size-fits-all approach to meeting our clean heating goals – different strategies can be used to match concentrations of energy demand. **Thermal networks** like district energy can

be an option to supply clean energy to the places that need it, like Strategic Growth Areas or Industrial Growth Areas, shown on Map 2. In lower density areas, heat pumps can make more sense.

Figure 6. Wastewater Heat Recovery in Waterloo Region



Figure 7. Estimated Industrial Waste Heat in Kitchener



5.13. The **City** will plan for new neighbourhoods, new **development,** and new **infrastructure** to not use fossil fuels. Where this is currently not feasible, new **infrastructure** and **development** should be planned with a clear path to full decarbonization by 2050.

5.14. The **City** will work collaboratively with builders and operators of industrial facilities to transition to low carbon fuels and repurpose waste heat to **thermal networks.**

5.15. The **City** will support **utility** and **thermal network** businesses, developers, and other organizations in planning for the clean energy transition in the siting, installation, upgrading, and maintenance of energy **infrastructure**.

5.16. Area-specific planning initiatives and **City** initiated business cases may investigate context-specific clean energy sources and energy demands and how to connect them. Candidate locations include:

a. Wastewater heat recovery opportunities at the treatment plant and connection to Sportsworld Protected Major Transit Station Area;
b. Industrial waste heat from the Ardelt, Trillium, and Huron Business parks and their connection to the Strasburg/Block Line Urban Centre and Fairway Protected Major Transit Station Area;
c. An industrial waste heat corridor along Victoria Street North-Wellington Street-Shirley Drive and connecting to the Protected Major Transit Station Areas west of Kitchener Market; and,
d. **Geothermal** resources in locations such as the Dundee and Rosenberg communities, according to the Drinking Water Source Protection policies of this plan.

5.17. The **City** will support the implementation of heating **infrastructure** and **thermal networks** consistent with achieving net-zero emissions, through enabling policy and regulations, incentives, partnerships, and/or direct provision.

5.18. The **City** will facilitate and may incentivize the connection of new and existing buildings to **thermal networks** where one is existing or planned.

5.19. The **City** will establish **thermal network** guidelines and technical standards to facilitate easy connection.

5.20. **Development** of 5,000m^2 or greater of gross floor area will explore **geothermal** heating as part of an Energy Strategy, where permitted by the Drinking Water Source Protection policies of this plan. Other medium scale **developments** should explore these opportunities through an Energy Strategy.

5.21. **Developments** of 10,000m^2 or greater of gross floor area within the Central and Victoria Park/Kitchener City Hall Protected Major Transit Station Area will demonstrate that the project is designed to facilitate future connection to a **thermal network**. The application of this policy may be extended to other areas based on additional study. Applications below this threshold should facilitate future connection to **thermal networks.**

5.22. **Developments** of 50,000m^2 or greater of gross floor area located outside of the areas listed in policy 5.16, will be required to prepare an Energy Strategy exploring clean thermal resources in the area and the high level technical and financial feasibility of using these to heat and cool buildings. Other large scale **developments** should explore these opportunities through an Energy Strategy.

5.23. **Development** of 100,000 m^2 or greater of gross floor area, will assess the viability of site or campus-scale **thermal networks** as part of an Energy Strategy. Large scale multi-building projects below these thresholds should assess these opportunities. This policy is intended to apply across the ultimate vision for large sites, not just one specific

development. Other large-scale **developments** should explore these opportunities through an Energy Strategy.

FOSSIL FUEL INFRASTRUCTURE

The way we produce and use energy has changed many times in Kitchener's history. From early coal gas lighting and heating to the introduction of hydroelectric power to the introduction of natural gas, the city has always adapted to these changes. We know that energy sources and uses will continue to change in the community. This is especially true with the clean energy transition that is underway and the need to transition away from fossil fuels to prevent the worst impacts of climate change.

Uniquely in Ontario, the **City** provides natural gas distribution services for most of city as a local government service, through Kitchener Utilities. This provides an opportunity to integrate land use planning, gas distribution **infrastructure** planning, and climate change planning.

Proactively planning for a net-zero emissions future can help our community avoid negative outcomes. It can help us make sure we're not locking in fossil fuel **infrastructure** and equipment, like furnaces, that would have to be replaced early at extra cost. It can help limit the community's exposure to fossil fuel supply chains and help us to keep and control more of our resources at home – including keeping more of our residents' and businesses' money in our community.

5.24. Building on its expertise as the primary natural gas distributor in Kitchener, the **City** will explore, study, and pilot various approaches for transitioning neighbourhoods away from natural gas for building heating and hot water. This will include assessing different energy needs and approaches for different neighbourhoods, including energy **infrastructure** considerations.

5.25. In planning for the future of its natural gas distribution network, the **City** will:

a. take a geographic approach to natural gas system planning to consider the particular needs and opportunities for decarbonization in different areas of the city which may include initial pilot projects in new and existing neighbourhoods;

b. work collaboratively with partners, including Enova, to integrate planning for natural gas distribution **infrastructure** and other forms of energy provision to address holistic energy needs; and,

c. develop or refine policies to guide its decisions regarding natural gas **infrastructure** expansion, replacement, and connection in alignment with the objectives of this Plan.

GENERATE AND STORE CLEAN ELECTRICITY LOCALLY

Generating and storing clean energy in Kitchener helps increase grid reliability and meet growing clean energy demand. Solar energy can be used to offset high daytime electricity demand during a heat wave or get stored in batteries for use on cold winter nights. Local energy can also help in the event of a power outage when designed to function independent of the grid in emergency situations. The **City** encourages clean energy generation and storage at all scales to support the clean energy transition and energy security.

5.26. The **City** encourages **renewable energy systems** and battery **energy storage systems** that support a clean energy transition and at appropriate scales, which are **compatible** with surrounding existing and planned land uses.

LOCAL RENEWABLE ENERGY GENERATION

5.27. Implementing bylaws and standards will regulate **renewable energy systems,** as a principal use of a property that:

a. limit nuisance impacts;
b. protects natural heritage conservation lands, **cultural heritage resources** and agricultural lands; and,
c. guides access to the electricity transmission and distribution network and arterial roadways.

5.28. Solar **renewable energy systems** are encouraged**,** particularly on expansive rooftops, over parking lots with solar carports, and on remnant or undevelopable lands within Places to Grow identified on Map 2, and in accordance with the cultural heritage policies of this Plan.

5.29. Any municipal support for **renewable energy systems** and **battery energy storage systems** will be guided by the policies of this Plan.

5.30. Private **renewable energy systems** as a principal use are directed to lands designated as General Industrial and Heavy Industrial but may be permitted in other designations by amendment to the implementing bylaws. Public **renewable energy systems** may be permitted as a principal use in other designations in accordance with public use provisions of this Plan.

ENERGY STORAGE

5.31. Private battery **energy storage systems** as a principal use are directed to lands designated as General Industrial and Heavy Industrial but may be permitted by amendment to implementing bylaws. Public **renewable energy systems** may be permitted as a principal use on other designations in accordance with public use provisions of this Plan.

5.32. Potential impacts of battery **energy storage systems** will be regulated according to the policies of this Plan.

5.33. Battery **energy storage systems** are permitted as accessory to a principal use in all land use designations and further regulated in implementing bylaws.

5.34. In partnership with Enova and property owners, the **City** may support virtual power plants comprised of solar power generation and/or battery **energy storage systems** that can generate and deploy electricity to offset peak electricity demand.

6. Natural Environment: Conserving Nature in the City

Nature exists across the city. like relatively healthy, large, intact ecosystems such as the **valleyland** of Strasburg Creek or in small, fragmented patches, like a tree-lined street in a downtown neighbourhood. These natural elements, both large and small, interact to support all kinds of plants and animals: native trees; valuable insect pollinators; sensitive Brook Trout; birds like the Dark-eyed Junco - Kitchener's official bird; and, of course, humans. A city where nature thrives is a city where people also thrive.

The Grand River anchors Kitchener's **Natural Heritage System** on the city's east side receiving all of the streams flowing into it across the landscape from the west. It provides an interconnected habitat for plants and animals in Kitchener and throughout its **watershed.** Our actions throughout Kitchener impact the Grand River and its biophysical attributes like water **quality and quantity** and aquatic and **valleyland** ecosystems. Our Natural Heritage System policies are designed to protect the ecological value of the Grand River, recognizing how interconnected Kitchener is to communities throughout the Grand River **watershed**.

Kitchener will conserve and care for the **natural heritage system** and **urban forest**. We recognize our shared responsibility with Indigenous communities and "All Our Relatives" to serve as stewards of the land and honour the original caretakers who came before us. Our community is enriched by the enduring knowledge and deep-rooted traditions of the diverse First Nations, Métis, and Inuit in Kitchener today, and we commit to early and meaningful engagement with Indigenous communities in environmental conservation, **restoration,** and protection initiatives, as well as climate change planning, decision-making, and actions.

What is the purpose of this section?

This Section lays out policies that protect and expand nature in Kitchener, recognizing nature's intrinsic value, as well as nature's roles in the supply of drinking water and protection against an unpredictable climate future. Our policies are organized around the **Natural Heritage System,** a connected network of natural features and the lands and waters that link them, **Watershed** Planning to conserve that system, and the **urban forest**, trees, and **woodlands** as well as the soil, air, and water that support them.

Natural Heritage System

Kitchener's **Natural Heritage System** is comprised of **natural heritage features** that maintain local and regional biological, hydrological, hydrogeological, ecological, and geological diversity and functions, support viable populations of native species, and sustain local ecosystems. These resources provide a wide range of public health, recreational, environmental, resilience, and economic benefits to Kitchener. This **green infrastructure** is just as valued and valuable as other municipal assets such as roads and sewers, critical to a high quality of life and deserving of careful planning, protection, management, and adequate resourcing.

What is the purpose of this subsection?

The **Natural Heritage System** policies aim to ensure that development may occur without compromising the long term ecological health of the system. Each feature in the system contains policies that provide appropriate protection based on the feature's significance and sensitivity. Features categorized as Core Natural Heritage Features are afforded the greatest level of protection and are designated Natural Heritage Conservation, which generally prohibits **development**. The features identified as **Significant Wildlife Habitat**, **Significant Landforms, Ecological Restoration Areas, and Regional Recharge Areas** also place limitations on **development**; requiring further studies to determine whether **development** within the feature is appropriate and how it should occur. Features identified as Supporting Natural Heritage Features, such as **Natural Linkages and Corridors**, help contribute to the overall ecological integrity and connectivity of the **Natural Heritage System**. It is intended that these features and their functions will be conserved and enhanced.

Objectives:

- Ensure that all features of the **Natural Heritage System** are identified and protected within a comprehensive, **City**-initiated planning process and that criteria identifying the **Natural Heritage System** features are applied in a transparent and consistent manner.
- Provide for the protection, conservation, **restoration**, and enhancement of the **ecological functions**, hydrological and hydrogeological functions, and biodiversity of the **Natural Heritage System**.
- Commit to the conservation of a healthy and resilient **Natural Heritage System** contributing to Kitchener residents' quality of life and **sense of place**.
- Manage water, and **water resource systems**, using the **watershed** as the ecologically meaningful scale for integrated and long-term planning.
- Contribute to climate resilience.
- Ensure no decrease in the quality and quantity of the **Natural Heritage System**.
- Support the ongoing monitoring and management of Kitchener's **Natural Heritage System**.
- Promote informed stewardship and community involvement in natural heritage maintenance and enhancement.

Policies:

6.1. The **Natural Heritage System** includes all the **natural heritage features** which have been identified for protection, conservation, **restoration,** and/or enhancement by the Kitchener Natural Heritage System Technical Background Report, comprehensive planning and/or environmental/**subwatershed studies** and/or **Environmental Impact Studies**.

6.2. The features of the **Natural Heritage System** include but are not limited to the following:

Core Natural Heritage Features

a. Provincially Significant Wetlands;
b. Locally Significant Wetlands;
c. **Significant Valleys**, specifically the Grand River **Valley**;
d. Environmentally Significant Valley Features;
e. Locally Significant Valleylands;

f. Environmentally Sensitive Policy Areas;
g. Regionally Significant Woodlands;
h. Locally Significant Woodlands;
i. Habitat of Endangered Species and/or Threatened Species;
j. Fish Habitat;

Overlays

k. Significant Wildlife Habitat;
l. Significant Landforms (Earth Science Areas of Natural and Scientific Interest);
m. Ecological Restoration Areas;
n. Regional Recharge Areas;

Supporting Natural Heritage Features (Not Mapped)

o. Environmentally Significant Discharge Areas;
p. Environmentally Significant Recharge Areas; and,
q. Natural Linkages and Corridors.

6.3. Land uses and activities that do not maintain, **restore**, or improve the diversity, connectivity, and **ecological functions** of the city's **natural heritage features** will be prohibited.

6.4. Illegal acts resulting, or having resulted, in a reduction in the form or function of a **natural heritage feature**, including but not limited to such acts as tree removal, **wetland** filling or draining, or the diverting of watercourses, will not be recognized as existing conditions for **development**. **Restoration** of the damaged area may be required prior to, or as a condition of, approval of any **development**.

6.5. The removal, destruction or injuring of **woodlands** and/or trees will be regulated through the **City's** Tree Conservation Bylaw and the **Region's** Woodland Conservation Bylaw.

6.6. Notwithstanding Policies above, the identification of lands as Core Natural Heritage Features, **Significant Landforms**, **Ecological Restoration Areas, Regional Recharge Areas** or Supporting Natural Heritage Features will not limit the ability of **agricultural uses** and associated normal farm practices to continue as defined in applicable Provincial legislation and regulations in conformity with this Plan and the **City's** Zoning Bylaw, as well as statutes, policies, and regulations of other government agencies, including agricultural drainage through municipal or agreement drains.

6.7. Trails will be discouraged within **woodlands** and natural areas. Where trails may be permitted, trails will be designed and constructed in a manner sympathetic to the ecology to allow for educational and/or interpretive opportunities. Informal trails and trail widenings will be discouraged.

6.8. Features identified on Map 6 as **Significant Wildlife Habitat**, **Significant Landforms, Ecological Restoration Areas,** and **Regional Recharge Areas** will be treated as an overlay to land use designations on Map 3.

6.9. An overlay will be applied in the implementing bylaw to lands identified as **Significant Wildlife Habitat**, **Significant Landforms, Ecological Restoration Areas** and **Regional Recharge Areas** on Map 6 to implement the Natural Environment policies of this Plan

IDENTIFICATION OF NATURAL HERITAGE FEATURES

6.10. The **Natural Heritage System** is shown on Map 6 and designated Natural Heritage Conservation on Map 3. The boundary of the Natural Heritage System is approximate, and the exact delineation will be determined more precisely through submission requirements for **development** and in consultation with the appropriate public agencies. Proponents may be required to undertake the necessary studies to facilitate this process.

6.11. The mapping and criteria for identifying individual **natural heritage features** are included in the Kitchener Natural Heritage System Technical Background Report.

6.12. In accordance with common practices to protect the associated habitat and species from disturbance, **Habitat of Endangered Species and/or Threatened Species** are not shown on the maps of this Plan.

6.13. The **City** will collaborate with Provincial and Federal governments to ensure that **Habitat of Endangered Species and/or Threatened Species** on lands affected by, or **lands adjacent** to, any proposed **development** or **site alteration** is properly identified.

6.14. This Plan may not reflect the most up-to-date information on the precise location and boundaries of **natural heritage features**. Interpretation of the boundaries of **natural heritage features**, as required to support the review of **development**, will be achieved through the completion of **Environmental Impact Studies** or other appropriate studies including but not limited to comprehensive studies such as those associated with secondary plans or comprehensive city-wide zoning bylaw amendments, in accordance with the Environmental Impact Study policies in this Section, and will not require an amendment to this Plan.

6.15. Boundary interpretations not generally in conformity with the **Natural Heritage System** as shown on Map 6 will require an amendment to this Plan. Instances where an amendment to this Plan will be required, unless otherwise provided for in this Plan, include a change in the classification of a **natural heritage feature** or a significant change in the spatial extent or boundaries of a feature.

6.16. On lands where features of the **Natural Heritage System** have not been adequately identified through a **watershed study** or other appropriate study including but not limited to comprehensive studies such as those associated with secondary plans or comprehensive city-wide zoning bylaw amendments, **development** and/or **site alteration** will be prohibited until such time as an **Environmental Impact Study** has been prepared in accordance with the Environmental Impact Study policies of this Plan to identify and evaluate any such features located on the subject lands and, wherever appropriate, **adjacent lands**.

6.17. Where lands have been identified by the Province, or through a **watershed study** or other appropriate study accepted by the **City** as fulfilling the criteria to be designated as a

feature of the **Natural Heritage System**, an amendment to this Plan will be considered to designate such lands as part of the **Natural Heritage System**. Prior to the approval of the amendment, any **development** or **site alteration** proposed on or within **adjacent lands** of a **Natural Heritage System** feature will be considered premature or will proceed on the basis that the lands identified as meeting the criteria are protected as though they are a Core Natural Heritage Feature in accordance with the policies in this Plan.

6.18. Where lands contain two or more features of the **Natural Heritage System**, the more restrictive policies in this Plan pertaining to those features will apply in the event of any conflict.

6.19. The extent of **adjacent lands** to a **natural heritage feature** that trigger an **Environmental Impact Study** will be determined by the **City** in consultation with other public agencies having jurisdiction.

FEATURES OF THE NATURAL HERITAGE SYSTEM

Core Natural Heritage Features

6.20. Core Natural Heritage Features include the following:

a. Provincially Significant Wetlands;
b. Locally Significant Wetlands;
c. Grand River Significant Valley;
d. Environmentally Significant Valley Features;
e. Locally Significant Valleylands;
f. Environmentally Sensitive Policy Areas;
g. Regionally Significant Woodlands;
h. Locally Significant Woodlands;
i. Habitat of Endangered Species and/or Threatened Species; and,
j. Fish Habitat.

6.21. Areas identified as Core Natural Heritage Features on Map 6 are designated as Natural Heritage Conservation on Map 3. **Development** or **site alteration** will not be permitted on these lands. Uses permitted on these lands are stipulated in the Land Use Designations policies of this Plan.

6.22. Notwithstanding the policy above:

a. **development** and **site alteration** may be permitted in **habitat of endangered species and/or threatened species** in accordance with Provincial and Federal requirements; and,
b. the extension of municipal **infrastructure** projects where the alignments or locations of those facilities have been established in this Plan, approved Secondary Plans, Plans of Subdivisions, and/or approved **Environmental Assessments** and receipt of any other applicable approvals, may be permitted within Core Natural Heritage Features subject to the application of specific mitigative measures set out in an approved **Environmental Impact Study.**

6.23. **Development** or **site alteration** will only be permitted on **lands adjacent** to the Core Natural Heritage Features where an **Environmental Impact Study** or other appropriate study has determined that approval of the proposed **development** or **site alteration** would not result in **adverse environmental impacts** on the **natural heritage feature** or the **ecological functions** of the feature.

6.24. The valley of the Grand River is designated as a **Significant Valley** in this Plan and shown within the Core Natural Heritage Features on Map 6. The **City** will collaborate with First Nations and local Indigenous communities and cooperate with all orders of government to maintain the character of the Grand River by conserving its natural heritage and by identifying, conserving, interpreting, and enhancing **cultural heritage resources** of recreational and scenic value as outlined in the Place Keeping policies of this plan.

Significant Wildlife Habitat

6.25. The **City** will, in conjunction with other interested groups and agencies, seek opportunities to acquire, manage, and maintain **Significant Wildlife Habitat** areas in the city.

6.26. In **Significant Wildlife Habitat** areas and on **lands adjacent** to **Significant Wildlife Habitat**, **development** or **site alteration** will not be permitted unless it is demonstrated through an **Environmental Impact Study** or other appropriate study that there will be no **adverse environmental impacts** on the **natural heritage feature** or its **ecological functions**.

Significant Landforms

6.27. In **Significant Landform** areas and on **lands adjacent** to **Significant Landforms**, **development** or **site alteration** will not be permitted unless it is demonstrated through an **Environmental Impact Study** or other appropriate study that the **ecological functions**, topography, stratigraphic exposures, and other geologically defining features for which the area was identified are conserved.

Ecological Restoration Areas

6.28. **Ecological Restoration Areas** are identified in both aquatic and terrestrial ecosystem components of the **Natural Heritage System**.

6.29. **Ecological Restoration Areas** are identified by the **City** in order to enhance the diversity and connectivity of the **Natural Heritage System** and to provide habitat supportive of the overall sustainability of the System.

6.30. The **City** will continue to identify **Ecological Restoration Areas** through such means as technical studies undertaken or accepted by the **City**, through **development**, through the conservation, **restoration,** and land securement programs of public agencies, and through private land stewardship.

6.31. The **City** will rely upon recommendations from a wide variety of studies and undertakings which have or will identify **Ecological Restoration Areas** in the city to **restore** their **ecological functions**.

6.32. **Ecological Restoration Areas** may overlay another **natural heritage feature** within the **Natural Heritage System**. Where **Ecological Restoration Areas** overlay a Core Natural Heritage Feature in accordance with the policies of this Section, the more restrictive applicable policies will apply.

6.33. **Ecological Restoration Areas** will be reclassified as Core Natural Heritage Features in accordance with the policies of this Section and redesignated Natural Heritage Conservation following their **restoration** in accordance with the policy below.

6.34. In **Ecological Restoration Areas** and on lands adjacent to an **Ecological Restoration Area**, development or site alteration will not be permitted unless an **Environmental Impact Study** or other appropriate study evaluates the area's ecological functions in its optimal ecological state in accordance with the policy below, and demonstrates that there will be no adverse environmental impacts on the restored feature or the ecological functions of the feature in its optimal ecological state.

6.35. The **optimal ecological state** of an ecosystem may be determined through **watershed studies**, **Environmental Assessments**, or other similar master plans or studies. Where no such guidance exists, the **optimal ecological state** of an ecosystem will be determined by the appropriate agencies having jurisdiction in consultation with the proponent.

Regional Recharge Areas (Environmental Protection)

Regional Recharge Areas, which include portions of the Waterloo Moraine, identify a large environmental feature where considerable deposits of sand and gravel allow for the infiltration of large quantities of rainfall and snowmelt deep into the ground. This important **hydrologic function** sustains some of the richest sources of groundwater in the Grand River **watershed**. **Regional Recharge Areas** serve two important functions.

Firstly, groundwater discharge from the shallow aquifers located within **Regional Recharge Areas** sustains a wide range of aquatic habitats and ecosystems within the Kitchener **Natural Heritage System**. This groundwater discharge also provides a high percentage of the baseflow to the Grand River, its tributaries including cold-water streams and groundwater discharge-dependent **significant wetlands**. This recharge-discharge relationship is therefore critical to maintaining the health of the Grand River to the benefit of both local and downstream ecological and human communities.

Secondly, **Regional Recharge Areas** also replenish underground aquifers that serve as a source for a significant share of the municipal drinking water supply. Specific policies related to this source water supply function are outlined in the Drinking Water Source Protection policies of this Plan.

6.36. Areas identified as Regional Recharge Areas on Map 8-1 will be treated as an overlay to land use designations on Map 3.

6.37. Expansions to the Urban Area will not be permitted onto lands identified as **Regional Recharge Areas**.

6.38. **Development** within a **Regional Recharge Area** shown on Map 8-1 on lands within the Urban Area identified on Map 1 will comply with the following:

a. Category 'A' uses, as defined in the Drinking Source Water Protection policies of this Plan, or industrial land uses restricted under the Drinking Water Source Protection policies of this Plan, will not be permitted;
b. the **development** maintains, enhances, or **restores** the hydrogeologic and **hydrologic functions** of the **Regional Recharge Area** as established through **watershed studies**, community plans, or through further study in accordance with the Drinking Water Source Protection policies of this Plan;
c. the **development** incorporates best management practices, where appropriate, developed in accordance with the provisions of the **Regional** Implementation Guideline for Source Water Protection Studies; and,
d. the **development** is in conformity with all other applicable policies of this Plan.

6.39. In **Regional Recharge Areas**, **development** or **site alteration** will not be permitted unless it is demonstrated through an **Environmental Impact Study** or other appropriate study that there will be no **adverse environmental impacts** on the **Natural Heritage System**, its component **Natural Heritage Features,** and/or its **ecological functions**.

6.40. An overlay will be applied in the implementing bylaw to lands identified as **Regional Recharge Areas** to implement the Region Recharge Policies in this Plan.

SUPPORTING NATURAL HERITAGE FEATURES

6.41. Supporting Natural Heritage Features (unmapped) include Environmentally Significant Discharge Areas, Environmentally Significant Recharge Areas, and Natural Linkages and Corridors.

6.42. The **City** along with any other collaborators, as appropriate, will identify Supporting Natural Heritage Features through **watershed/subwatershed** studies, Natural Heritage Inventories, **Environmental Impact Studies**, or other appropriate studies.

6.43. Where feasible, **development** or **site alteration** will avoid Supporting Natural Heritage Features. Where it is not feasible to avoid these areas, **development** or **site alteration** within Supporting Natural Heritage Features will be designed to maintain, enhance, and, where feasible, **restore** the **ecological functions** of Supporting Natural Heritage Features.

6.44. Notwithstanding the policy above, where **Environmentally Significant Discharge Areas** or **Environmentally Significant Recharge Areas** sustain Core Natural Heritage Features, as determined through a **watershed** study or other appropriate study accepted by the **City** and other public agencies having jurisdiction, **development** or **site alteration** will only be permitted within the **Environmentally Significant Discharge Areas** or **Environmentally Significant Recharge Areas** where it is demonstrated through an **Environmental Impact Study** or other appropriate study that there will be no **adverse environmental impacts** on the Core Natural Heritage Features or their **ecological functions**.

6.45. The incorporation of **Natural Linkages and Corridors** will be required in the design of new **development** with the intent of maintaining, enhancing, or, wherever feasible, **restoring** linkages among **natural heritage features**.

6.46. The introduction of recreational trails or other uses that could harm **Natural Linkages and Corridors** is discouraged unless it can be demonstrated that the proposed use will not harm the natural habitat.

LAND DIVISION

6.47. Land division through a severance, Plan of Subdivision, or Plan of Condominium that has the effect of fragmenting lands within the **Natural Heritage System** will not be permitted in Core Natural Heritage Features and will be discouraged in all other **natural heritage features**, except where such division will facilitate public acquisition of the elements of the **Natural Heritage System**.

6.48. Land division that results in the creation of a new lot will be discouraged on **lands adjacent** unless the **natural heritage features** and **ecological functions** of the **adjacent lands** have been evaluated and it has been demonstrated through an **Environmental Impact Study** or other appropriate study that there will be no **adverse environmental impacts** on the **natural heritage features**, or on their **ecological functions**.

REGULATION AUTHORITY

6.49. Any decision considered by the **City** for any **development** with respect to land on or within **adjacent lands** of a **natural heritage feature** will be made in consultation with the appropriate authorities, in accordance with the policies of this Plan, using the best available information at that time.

6.50. Lands within river or stream **valleys**, **floodplains**, **wetlands**, watercourses, lakes, or **hazardous lands**, or lands within 30 metres of a **wetland** are regulated by the relevant Conservation Authority. **Development** or **site alteration** within these regulated areas will require a permit from the relevant Conservation Authority.

OWNERSHIP

6.51. Where components of a **Natural Heritage System** are privately owned, nothing in this Plan will require that these lands be available for public use, and the identification of land will not oblige the **City** or other public agencies to purchase the land.

6.52. The **City** will consider acquiring land to protect and improve the **Natural Heritage System** after the possibility of conveyance at no cost to the **City** has been precluded.

STEWARDSHIP OF NATURAL HERITAGE SYSTEM

6.53. Public agencies, community organizations, and private landowners will be encouraged to protect and enhance the city's **Natural Heritage System**.

6.54. The **City** will:

a. actively engage First Nations and local Indigenous communities in municipal-led or co-developed environmental conservation, biodiversity, and ecological **restoration** and protection initiatives as well as climate change planning, decision-making, and actions;
b. collaborate and grow partnerships among Indigenous and local communities and conservation organizations to manage invasive species;
c. respect, preserve, and invest in the knowledge, innovations, and practices of Indigenous Peoples to support biodiversity conservation;
d. incorporate Indigenous placemaking and land-based learning that integrates traditional knowledge, environmental management, and hands-on learning in natural settings; and,
e. restore traditional and Indigenous languages to the land through naming practices and conventions.

CITY-OWNED PORTIONS OF THE KITCHENER NATURAL HERITAGE SYSTEM

6.55. The **City** will protect, maintain, enhance, and **restore natural heritage features** and functions and ecological diversity of the **Natural Heritage System** to the greatest extent feasible and support linkages between and among such systems and features within the city and to connect with contiguous **natural heritage systems** beyond Kitchener's municipal borders.

6.56. The **City** will implement greening and naturalization initiatives, **restoration,** and management of **City**-owned natural areas and the **urban forest**, and the delivery of stewardship and education programs.

6.57. The **City** will develop and implement a Natural Areas Stewardship Framework which would incorporate:
a. An Invasive Species Management Strategy to guide how the **City** will prevent, detect, manage, and monitor invasive species;
b. **Woodland** Management Plans;
c. Hazard (e.g. trees, trail surface, etc.) mitigation;
d. Ecological enhancement; and,
e. A tool to identify, prioritize, and undertake ecological enhancement in and around natural areas.

Watershed Planning

Watershed planning is an integrated and comprehensive, ecosystem-based approach to land use planning based on **watersheds** (in Kitchener, the Grand River **watershed**) or **subwatersheds** (for all streams that flow into the Grand River). **Watersheds** are defined by their topography and, as a result, often overlap a number of jurisdictions. **Watershed** planning requires the coordinated management and **restoration** of **watersheds** by the **City**, the Conservation Authority, **Region,** and various other public agencies.

What is the purpose of this subsection?

Watershed planning identifies known and expected impacts of human activities to guide planning decisions prior to **development** and seeks to address these impacts through proper management of the resource. It provides a framework for protecting, maintaining, and enhancing **natural heritage features,** their **ecological functions**, and related **water resource systems** to prevent adverse individual or cumulative impacts and ensure long term ecosystem health.

Objectives:

- Ensure the proper management of the **subwatershed** and the conservation of the **Natural Heritage System**, its component features and **ecological functions**.
- Restore, protect, and enhance the ecological, historic, cultural, recreational, and visual amenities of urban and rural areas within the **subwatershed** particularly along stream corridors.
- Minimize the threat to life, social disruption, and destruction of property and natural resources as a result of surface ponding, stormwater flows, and flooding through the re-establishment and protection of natural **floodplain hydrologic functions** and hydraulic functions.
- Reduce sedimentation and pollution through the coordination of stormwater management facilities within a **subwatershed**.
- **Restore**, protect, and/or enhance the **quality and quantity** of surface water and **groundwater features** and functions through sound (storm) water management.

Policies:

6.58. The **City** will work co-operatively with the Province, the **Region**, the relevant Conservation Authority, and Indigenous communities to prepare and implement **Subwatershed** Plans. The primary focus will be to develop detailed targets and objectives for resource management, environmental protection, and how these relate to **development**. **Subwatershed** Plans will also determine the type, level, and intensity of **development** which may occur in the **subwatershed**.

6.59. The priorities and process for undertaking and updating a Watershed/Subwatershed Plan will be collaboratively determined by the Federal government, Province, **Region**, **City**, relevant Conservation Authority, and Indigenous communities as appropriate.

6.60. The **Subwatershed** Plan process will precede or run concurrently with the Official or secondary plan process for land use designation. This will ensure consistency between the land use objectives, the provision of major municipal **infrastructure** and transportation systems, the management of the water resources, and the retention of key **natural heritage features** and maintenance of **ecological functions** of the **subwatershed**. Through the integration of these processes, future **development** will be assessed in terms of its cumulative impact on the **subwatershed**.

6.61. The **City** will require the finalization of a **Subwatershed** Plan prior to an amendment to this Plan or the adoption of a secondary plan which would have the effect of permitting significant areas of **development** within the **subwatershed**.

6.62. This Plan will be amended to implement recommendations from a **Subwatershed** Plan, where appropriate. Recommendations from the **Subwatershed** Plan will also be implemented through **development**.

6.63. The **City** will also encourage other parties to undertake whatever actions are within their jurisdiction to implement the **Subwatershed** Plan.

6.64. The **City** will involve **Region** in **watershed/subwatershed studies** where they will focus on preparing recommendations relating to **Regional** interests, including:

a. sustainable management of the **quality and quantity** of groundwater resources;
b. surface water quality with reference to **Regional** water taking requirements and the capability of receiving watercourses to cumulatively assimilate effluent from wastewater treatment plants to ensure the ecological integrity of the river system; and,
c. implications of proposed **development** on the provision and upgrading of **Regional infrastructure**.

6.65. Portions of a **subwatershed** plan that deal with **Regional** interests will be endorsed by the **Region** prior to the adoption of the **subwatershed** plan, an amendment to this Plan, or secondary plans that implement the recommendations of the studies.

6.66. A Stormwater Management Plan may be required in support of **development**, in accordance with, and to implement, the recommendations of a **Subwatershed** Plan.

6.67. The **City**, the Province, the **Region**, the relevant Conservation Authority, and where applicable, other affected municipalities, in consultation with affected landowners and the general public, will jointly determine the terms of reference for **watershed/subwatershed studies**.

The Urban Forest

The **urban forest** consists of all trees in Kitchener, planted or naturally occurring, on both public and private lands. It is a valuable natural asset and an integral part of the city's **green infrastructure**. Trees provide us with significant benefits like improved air and water quality, erosion control and increased stormwater infiltration, shade and heat mitigation, carbon sequestration, wildlife habitat and better human health. Without a healthy **urban forest**, our community wellbeing would be impaired, and our city would be less resilient to a changing climate.

Objectives:

- Protect, manage, and enhance the **urban forest** through long-term planning, management, monitoring, and best management practices in ways which are economically, ecologically, and socially desirable for current and future generations.
- Conserve and enhance Kitchener's urban tree canopy at the city and neighbourhood level.
- Manage, maintain, and enhance trees along **City** streets, parks, and other **City** lands as a vital component of the city's **public realm**, **green infrastructure,** and an essential part of a healthy community.
- Maintain trees and vegetation, where appropriate, in an effort to preserve the natural aesthetic and cultural heritage of the city.

- Support the protection, enhancement, and expansion of the **urban forest** on both public and private lands as a key strategy for climate adaptation. This includes preserving and increasing tree canopy coverage, promoting diverse and climate-resilient species, and maintaining and increasing carbon stores in the **urban forest**.
- Align **urban forest** management practices and selection of tree species consistent with future climate conditions and in consideration of species important to Indigenous communities to ensure the long-term sustainability and resilience of the **urban forest**.
- Engage, educate, and assist with the conservation and stewardship of the **urban forest**.

Policies:

6.68. The **City** will preserve, protect, manage, replace, and, where appropriate, acquire **significant** tree stands, hedgerows, **woodlands,** and forested areas within the city boundaries.

6.69. The **City** will implement and regularly update the 10-year Sustainable Urban Forest Strategy including a tree inventory.

6.70. The **City** has adopted the following targets:

a. Tree canopy coverage will be 30% in each of the wards by 2050; and,

b. The overall tree canopy coverage will be 33% by 2070.

6.71. The **City** will encourage tree planting and landscaping on public boulevards and private lands to conserve and complement the existing natural landscape or **cultural heritage values**. The **City** will direct the use of native plant species and/or trees having historic or cultural significance, as appropriate, for the location. Where natural or **cultural heritage values** or attributes are not affected, any landscaping on boulevards must otherwise follow the parameters of the Boulevard Beautification and Maintenance Bylaw.

6.72. The **City** will direct the use of native and climate-resilient species to support local biodiversity and reduce invasive species risk. Tree species that are resilient and capable of adapting to future climate conditions will be prioritized, ensuring the long-term health and sustainability of the **urban forest**.

6.73. The **City** will incorporate existing and/or new trees into the streetscape or road rights-of-way and will require **development** to do the same.

TREES AND NATURAL AREAS ON PUBLIC PROPERTY

6.74. The **City** will protect and conserve existing public trees and **woodlands** in accordance with the Public Tree Bylaw.

6.75. The **City** will require compensation for any public tree removed or damaged within the public right-of-way due to a **development** or **infrastructure** project, in accordance with the **City's** Public Tree Bylaw and Tree Removal and Compensation Program.

6.76. The **City** will protect and enhance the **urban forest** by ensuring the responsible management of trees within and near the public right-of-way. Public agencies and **utilities** will prioritize tree preservation and integrate protection measures into the planning and execution of **infrastructure** projects and maintenance activities, with a focus on retaining mature, healthy, and native trees.

6.77. The **City** will, where appropriate, reforest and naturalize parks, open space, and stormwater management areas to increase canopy cover. Species native to the region and that are capable of adaptation to our future climate conditions will be used in roadside plantings, stormwater management facilities, and park naturalization projects, unless site conditions dictate otherwise.

6.78. In working to achieve 30% tree canopy cover in each ward by 2050 and 33% tree canopy cover overall by 2070, priority for new tree planting on **City** lands will be given to neighbourhoods that are part of the Community Canopy program. These are neighbourhoods with low existing canopy cover, high vulnerability to climate impacts (e.g. urban heat island hotspots identified through hyperlocal heat mapping), and low Tree Equity Scores.

TREES ON PRIVATE PROPERTY

6.79. Tree removal on private property will be subject to the **City** Tree Conservation and the **Region's** Woodland Conservation Bylaw where applicable.

6.80. The **City** supports the retention and enhancement of tree cover on private lands and, therefore, will encourage and, whenever possible, provide guidance and advice for the reforestation, wise management, and improvement of privately owned trees and **woodlands** within the city. Specifically:

a. The **City** will continue to support incentive programs, technical support, and partnerships to promote tree protection, planting, and stewardship by private landowners;

b. To achieve our tree canopy goals, priority for incentivized new tree planting on private lands will be given to neighbourhoods that are part of the Community Canopy program. These are neighbourhoods with low existing canopy cover, high vulnerability to climate impacts, and low Tree Equity Scores as identified by the **City**; and,

c. Where removal of trees is permitted on private land, compensation through replanting will be encouraged to reduce the net loss of canopy cover.

DEVELOPMENT OR SITE ALTERATION

6.81. The **City** will require the preparation and submission of a tree management plan in accordance with the **City's** Tree Management Policy, where applicable, as a condition of **development**. Any tree management plan must prioritize the conservation of trees worth retaining, identify the trees proposed to be removed, justify the need for removal, identify the methods of removal and specify an ecologically sound tree replacement scheme, and any mitigative measures to be taken to prevent detrimental impacts on remaining trees.

6.82. As required by the **City**'s Tree Management Policy, the **City** will consider the importance of **woodlands**, not classified as **significant**, during **development** review by considering the following:

a. the potential impact of the proposed **development** or **site alteration** on the **ecological functions** of the **woodland**;

b. the impact of the proposed **development** or **site alteration** on the extent and distribution of **woodland** cover in the **subwatershed**, the city, and the local neighbourhood; and,
c. opportunities to **restore** or re-establish productive forest habitats consisting of native species following the completion of the proposed **development**.

6.83. As required by the **City's** Tree Management Policy in reviewing **development**, the **City** will minimize the impact of **development** or **site alteration** on **woodlands** not classified as **significant** through the implementation of appropriate mitigation measures and compensation.

6.84. When considering **development** or **site alteration** proposals, the **City** may require the protection and enhancement of hedgerows, especially where:
a. they link other elements of the **Natural Heritage System**;
b. wildlife regularly use them as habitat or movement corridors;
c. they are comprised of mature, healthy trees;
d. they contain trees that are rare, unique, culturally important, or over 100 years in age; or,
e. they contribute to the aesthetics of the landscape.

7. Sense of Place: Supporting Community Connection

Cultural Heritage

Kitchener's **cultural heritage resources** provide cultural, reconciliation, environmental, and economic benefits to the city. They reflect our collective past and are an important part of our community as we grow and change. They help us better understand different cultural perspectives and historical events, strengthen our shared identity, and create a distinct **sense of place**.

Cultural heritage resources can advance the **City's** ongoing efforts towards Truth and Reconciliation by increasing awareness of, and celebrating, Indigenous histories, cultures, and communities.

For these reasons, the conservation of **cultural heritage resources** is an essential part of our planning and decision-making. This Plan integrates heritage conservation across its policies to protect, maintain, and enhance heritage resources.

What's the purpose of this section?

The purpose of this Section is to appropriately manage **cultural heritage resources** alongside growth and change. **Cultural heritage resources** are unique resources, and their conservation is an important shared responsibility.

Objectives:

- Conserve the city's cultural heritage and archaeological resources.
- Advance Truth and Reconciliation by increasing awareness of and celebrating Indigenous histories, cultures, and communities.
- Contribute to the local economy by supporting reinvestment in cultural heritage resources, accommodating businesses, housing, tourism and specialized industries.

General Cultural Heritage Policies

7.1. The **City** will conserve **cultural heritage resources**, which include but are not limited to:

a. Properties designated under Part IV (individual properties) and Part V (**Heritage Conservation Districts**) of the Ontario Heritage Act;
b. Archaeological Resources;
c. Cemeteries and burial grounds of cultural heritage **significance**;
d. Non-designated properties of **cultural heritage value** or interest on the Municipal Heritage Register;
e. Cultural Heritage Landscapes;
f. Heritage Corridors;
g. Properties identified on inventories from different orders of government;

h. Properties on the City's Inventory of Historic Buildings, until such time as they are re-evaluated; and,
i. **Intangible** cultural heritage.

7.2. Where there is a conflict between the policies of this Plan and a **Heritage Conservation District Plan**, the **Heritage Conservation District Plan** will prevail.

7.3. The **City** acknowledges that not all **cultural heritage resources** have been identified. Conservation may be required should a property be identified as potentially having **cultural heritage value** or interest.

7.4. To conserve**,** protect, and maintain **cultural heritage resources**, the **City** will use a range of measures and tools. These include but are not limited to:
a. Bylaws to designate **cultural heritage resources** of cultural heritage value or interest;
b. Heritage permits and conditions of approval for heritage permits;
c. Heritage covenant and heritage easement agreements;
d. Zoning bylaws, Site Plan Control, Demolition Control, holding provisions, conditions of approval for applications submitted under the Planning Act, and provisions within subdivision agreements;
e. Property Standards Bylaws, tree bylaws, and sign bylaws; and,
f. Community Improvement Plans and financial incentives.

7.5. The **City** will engage with Treaty Rights holders and First Nations communities and consider their interests when identifying, protecting, and managing **cultural heritage resources** and archaeological resources.

7.6. The **City** will, in collaboration with First Nations and local Indigenous communities, create opportunities to increase awareness, understanding and commemoration of the enduring presence, history, accomplishments, knowledge, and distinct worldviews of Indigenous communities.

7.7. The **City** will use **cultural heritage resources** in placemaking and place keeping to further advance cultural, economic, environmental, social, and architectural benefits to enrich our communities, including Indigenous communities.

7.8. The **City** will make decisions with respect to **cultural heritage resources** that are consistent with all applicable legislation as well as with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada and other recognized best practices.

7.9. The **City** will utilize all opportunities and tools available to enhance public knowledge, appreciation, and stewardship of **cultural heritage resources**, including **intangible** cultural heritage, through **development** and **infrastructure** projects**.** This may include but is not limited to the development and/or requirement of:
a. Interactive heritage sites and trails;
b. Interpretive plaques and/or signage;
c. Public archives;
d. Award programs; and,

e. Educational and outreach programs.

7.10. The **City** will prepare a Cultural Heritage Management Plan. It will provide a comprehensive strategy for the identification, conservation, and management of **cultural heritage resources**.

7.11. The **City** will prepare Conservation Plans for **City**-owned **cultural heritage resources**. The Conservation Plans will include Emergency Management Protocols and lists of pre-qualified consultants for emergency situations affecting **City**-owned **cultural heritage resources.**

7.12. Designated heritage properties will be protected against deterioration and/or demolition by neglect through heritage property standards, bylaws, and other tools available to the **City**.

7.13. The **City** may offer financial incentives to assist with the conservation, restoration, and rehabilitation of **cultural heritage resources**. Development with Heritage Resources

7.14. All **development** permitted by the land use designations and other policies of this Plan will conserve **cultural heritage resources.**

7.15. The conservation of **cultural heritage resources** will be a requirement and/or condition in the processing and approval of **development** for any property with or **adjacent** to a **cultural heritage resource.** Such applications will:

a. Follow best heritage practices and national and Provincial heritage conservation standards, guidelines, and principles;
b. Be integral to the design of the **development** or **site alteration** in a manner that conserves, maintains, or enhances the **heritage integrity** of the **cultural heritage resource** and avoids the creation of **adverse heritage impacts** to the **cultural heritage resource**; and,
c. Integrate any protected heritage property in a way that recognizes and conserves its associated heritage attributes and tangible and/or **intangible** value in a **contextually compatible**, respectful, and prominent manner.

7.16. Financial securities may be required as part of **development** or heritage permit application, to ensure the conservation of a **cultural heritage resource** both during and after the **development** process. The securities may include the cost of short, medium, and long-term conservation measures and will be based off a cost estimate.

7.17. Applications to **develop** a property with a cultural heritage resource, potential cultural heritage resource, adjacent to an identified cultural heritage resource, or as otherwise identified by the **City** will require heritage studies or heritage related studies.

7.18. The requirement to prepare **heritage studies** or **heritage related studies** may also apply to previously unknown or unidentified **cultural heritage resources** that are discovered during the pre-consultation, application, or construction stage.

7.19. The **City** may require that the conclusions and recommendations of approved **heritage studies** and **heritage related studies** be incorporated into the plans, design, or conditions for approval of applications for a related **development**.

7.20. **Development** and public and private works projects should integrate appropriate forms of commemoration or other programming to expand cultural, educational, and recreational opportunities and increase public awareness, understanding, and appreciation of the Kitchener's history. The commemoration approach will be supported by a Commemoration Plan.

DESIGN WITH HERITAGE RESOURCES

7.21. **Development** will conserve, **respect**, and wherever possible, enhance **cultural heritage resources** through its design. This may include, but is not limited to:

a. Incorporating **built form** transition to existing **cultural heritage resources** on-site and **adjacent** buildings;
b. Incorporating **built form** placement, scale, and massing **compatible** with existing on-site or **adjacent cultural heritage resources** and with the existing neighbourhood **context**;
c. Including appropriate building massing setbacks and stepbacks to ensure continued visibility and prominence of the **cultural heritage resource**;
d. Proposing appropriate materials and architectural details that are **compatible** with heritage character and **context** while remaining visually subordinate and contemporary; and,
e. Ensuring continued conservation of cultural heritage value and **heritage integrity**.

7.22. **Cultural heritage resources** that are underutilized or vacant should be adaptively re-used. Any development integrating existing **cultural heritage resources** will incorporate and enhance their cultural heritage value by:

a. Maintaining the prominence of the existing **cultural heritage resource**;
b. Minimizing interventions to **cultural heritage resources** as part of **development**;
c. Including design interventions that extend the life of existing **cultural heritage resources**; and,
d. Implementing **alterations**, including but not limited to drainage and lighting, that ensure the long-term maintenance of **cultural heritage resources**.

7.23. Alterations to existing **cultural heritage resources** will be undertaken in such a manner that if reversed, the **heritage integrity** and **cultural heritage value** will be conserved.

7.24. Commemoration features should be designed to reflect the significance of the **cultural heritage resource,** be visible from the **public realm**, be legible, reuse salvaged material, and should not block the sightlines to or **alter** heritage attributes which are being conserved.

7.25. **Development** will conserve the whole or the majority of **cultural heritage resources.** **Development** that proposes the retention of a singular façade is discouraged.

DEMOLITION

7.26. There should be a presumption against demolition or removal of **cultural heritage resources** and their heritage attributes for **development**, unless required due to a catastrophic event or severe structural instability.

7.27. Where demolition of a **cultural heritage resource** is approved as part of a **development**, the **City** may require all or any part of the demolished **cultural heritage resource** be given to the **City** for adaptive re-use, archival, display, or commemorative purposes, at no costs to the **City**.

7.28. Where demolition or partial demolition of a **cultural heritage resource** is proposed as part of a **development**, a Salvage, Documentation, and Reuse Plan may be required. The salvage of material will comply with Waste to Resources policies.

7.29. Where building materials have been identified as a heritage attribute for salvage and reuse, deconstruction will be used as the method of disassembling the **cultural heritage resource** to conserve the salvaged materials

7.30. Where demolition of a listed, non-designated **cultural heritage resource** is proposed, a written notice of intention to demolish will be provided to the **City** a minimum of 60 days in advance. Supporting information may be required for a complete notice of intention, including but not limited to:

a. Heritage studies and heritage related studies;
b. Archival documentation and photographs;
c. Cost estimates; and,
d. Architectural measured drawings and plans.

7.31. Where demolition or partial demolition of a **cultural heritage resource** is approved as part of a **development**, the **City** may require thorough archival documentation including:

a. Architectural measured drawings;
b. Photographs including 360-photography models; and,
c. Maps and other available material related to the **cultural heritage resource** in its surrounding **context**.

7.32. Where demolition or partial demolition of a **cultural heritage resource** is approved as part of a **development**, a building permit for a replacement building will be obtained prior to the demolition or **deconstruction** work.

7.33. Where demolition of a **cultural heritage resource** is approved as part of a **development**, a Commemoration Plan may be required.

General Cultural Heritage Landscape Policies

7.34. Cultural heritage landscapes are identified on Map 9.

7.35. The **City** may require the submission of a **Heritage Impact Assessment** and/or a **Heritage Conservation Plan** for **development** for properties within or **adjacent** to a Cultural Heritage Landscape, where it has been determined that this may result in a

significant negative impact on a **cultural heritage resource** or heritage attribute of the Cultural Heritage Landscape.

7.36. The **City** will prepare and update an Implementation Guideline for Cultural Heritage Landscapes to outline the framework for identifying, conserving, and protecting **cultural heritage landscapes**.

7.37. The **City** will engage with First Nations and local Indigenous communities, neighbouring municipalities, other orders of government, the relevant Conservation Authority, and the landowners and their representatives in protecting and managing cultural heritage landscapes that cross municipal and/or jurisdictional boundaries.

7.38. The **City** will continue to engage with Indigenous communities on the conservation of cultural heritage landscapes, including the Huron Natural Area, the Grand River corridor, those associated with the Grand River, those associated with archaeological sites, and others that are of value or interest to Indigenous communities that have not been identified.

7.39. A Cultural Heritage Landscape Study will be prepared for additional areas of the city, including but not limited to: the Bridgeport area on both sides of the Grand River; the Breithaupt Park area; the Freeport area; cultural heritage landscapes associated with the Grand River Corridor; agricultural areas of the city; and, other cultural heritage landscapes of value or interest that have not been identified.

7.40. The **City** recognizes the Grand River as a Canadian Heritage River and will collaborate with Indigenous Communities and co-operate with all orders of government and the relevant Conservation Authority in efforts to conserve, manage, and enhance, where practical, the river's natural, cultural, recreational, scenic and ecological features.

7.41. The **City** will engage early with First Nations and local Indigenous communities and ensure their interests are considered when identifying, protecting, and managing cultural heritage landscapes.

7.42. The **City** will develop and implement proactive strategies for conserving cultural heritage landscapes.

7.43. The **City** will use a variety of proactive strategies to ensure cultural heritage landscapes are conserved, which may include, but is not limited to designation under the Ontario Heritage Act and development and implementation of heritage conservation policies and guidelines.

7.44. **Development** in or **adjacent** to a Cultural Heritage Landscape will support, maintain, and enhance the overall heritage attributes further defined in the City's 2014 City of Kitchener Cultural Heritage Landscapes Study.

7.45. The **City** will ensure that all **infrastructure** projects affecting a cultural heritage landscape will be consistent with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada. I**nfrastructure** projects may be required to submit **heritage studies**.

HERITAGE CORRIDORS

7.46. **Heritage corridors** are identified on Map 9 .

7.47. This Plan recognizes that **heritage corridors** that remain open to vehicular traffic will continue to function as shown on Map 11. This includes: Dodge Drive, Doon Village Road, Hidden Valley Road, Huron Road, Jubilee Drive, Mill Park Drive, Old Mill Road, Pioneer Tower Road, Lookout Lane, Plains Road, Tilt Drive, Trussler Road, and Union Street & Union Boulevard.

7.48. **Alterations** to the heritage attributes including, but not limited to, ditches and banks, the surface treatment, vegetation, landform, and **vistas**, are discouraged. Alterations to heritage corridors should be subject to **heritage studies.**

7.49. Notwithstanding Policy 7.46, widening of the existing hard surface, changes to the surface treatment, and other alterations may be permitted to Huron Road between Trussler Road and Fischer Hallman Road, and to Pioneer Tower Road between Marquette Drive and the western terminus of Pioneer Tower Road.

7.50. **Heritage corridors** should be maintained and conserved.

7.51. The **City** will avoid or mitigate **adverse heritage impacts**, including considering innovative maintenance practices, to heritage attributes that may result from maintenance required to ensure safety and ongoing operation of any municipal services located within a **heritage corridor**. Where **adverse heritage impacts** cannot be avoided, **context** sensitive design treatments should be used to divert and mitigate traffic to achieve safety and operational requirements. This could include, but is not limited to, providing sidewalks on one side of the street.

7.52. Streets identified as having potential **cultural heritage value** or interest to be considered a **heritage corridor** include: Huron Road between Homer Watson Boulevard and Mill Park Drive; Pinnacle Drive between the northerly leg of New Dundee Road and Pine Hill Place; Old Chicopee Trail between Fairway Road and Daimler Drive; and, Patricia Avenue between Queen's Boulevard and Highland Road.

7.53. D**evelopment** should be prohibited from having direct vehicular access to Dodge Drive if it can be provided off of New Dundee Road.

7.54. The **City** should maintain the alignment and topography of Huron Road in recognition of the historical significance of the street.

7.55. Reidel Drive north of the Blair Creek Drive extension will be closed to vehicular traffic and incorporated as part of the multi-use trail network. The use of Reidel Drive as an emergency access to 500 Stauffer Drive may be permitted.

7.56. Stauffer Drive between Tilt's Trail and Reidel Drive will be closed to vehicular traffic and incorporated as part of the multi-use trail network. The use of Stauffer Drive as an emergency access to 500 Stauffer Drive may be permitted.

POLICIES APPLICABLE TO SPECIFIC CULTURAL HERITAGE LANDSCAPES

Agricultural Heritage Landscapes

7.57. Agricultural cultural heritage landscapes should conserve the following heritage attributes:

a. Built heritage resources will be conserved;
b. Topography and landform;
c. Siting and orientation of farm buildings in relation to historic settlement roads and water sources such as, but not limited to, the Grand River;
d. Organization and functional relationships between buildings and the broader agricultural landscape including, but not limited to, natural features, circulation patterns, and **views** to and from the property;
e. Large lot size; and,
f. Agricultural fields and associated farming operations.

7.58. The cultural heritage value and interest, and the heritage attributes of agricultural cultural heritage landscapes should be conserved by:

a. Regulating rural land uses and other **compatible** uses;
b. Prohibiting lot creation unless all severed and retained lots are of similar size, frontage, and depth to existing **adjacent** lots, and of sufficient size to support ongoing **agricultural uses** or **compatible** uses; and,
c. Ensuring any approved **development** strengthens and maintains the rural character of the agricultural cultural heritage landscape.

Cemetery Cultural Heritage Landscapes

7.59. Cemetery cultural heritage landscapes should conserve the following heritage attributes:

a. Built heritage resources;
b. Topography;
c. Layout of access roads and pathways;
d. Siting and orientation of buildings;
e. Siting and layout of grave sites;
f. Headstones, monuments and their inscriptions;
g. Archaeological sites;
h. Landscaping including, but not limited to, trees and vegetation; and,
i. Design features such as gates and fences.

7.60. **Alterations** to support operations under the Funeral, Burial, and Cremation Services Act, 2002, are permitted.

Neighbourhood Cultural Heritage Landscapes

7.61. **Development** in a neighbourhood cultural heritage landscape should:

a. Maintain the streetscape and human scale by regulating **built form**;
b. Permit **built form** that is **compatible** with the **cultural heritage value** and heritage attributes of the cultural heritage landscape;

c. adaptively re-use buildings;
d. Permit severances that create lots of similar frontage to **adjacent** and surrounding lots;
e. Ensure the setbacks of new buildings are similar to the original building, and **adjacent** and surrounding lots; and,
f. Locate parking in a driveway beside or behind buildings.

7.62. The cultural heritage value or interest and heritage attributes in a neighbourhood cultural heritage landscape should be conserved by:
a. Requiring additions to be designed in a manner that distinguishes between old and new while still being **compatible** with the **cultural heritage landscape**;
b. Ensuring additions are not located within a front or exterior side yard and are subordinate to the built heritage resource in terms of massing and height to maintain the visual prominence of the heritage attributes from the street;
c. Requiring new dormers on existing buildings to be located at the rear or an inconspicuous side of the existing building;
d. Requiring exterior stairs or fire escapes to be enclosed and located in the rear yard or an interior side yard; and,
e. Requiring **development** within or **adjacent** to the **cultural heritage landscape** to **respect** and be **compatible** with the character of the residential neighbourhood cultural heritage landscape through attention to **built form**, material, style, and other architectural elements such as doors, windows, and rooflines.

7.63. Public realm and infrastructure projects in a neighbourhood cultural heritage landscape should:
a. Protect and preserve mature trees unless they present a public safety hazard or are in a serious state of decline due to age or disease;
b. Replace mature street trees that are removed with new street trees of an appropriate size and species;
c. Conserve existing grassed boulevards and medians;
d. Conserve existing road rights-of-way and paved surfaces unless a widening of the right-of-way and/or paved surface is required for public safety; and,
e. Ensure a consistent approach to street furnishings such as, but not limited to, lights, benches, and signage and wayfinding that uses a style and material that complements the heritage attributes.

Lower Doon Cultural Heritage Landscape

7.64. The policies in this subsection apply to lands identified as Lower Doon Cultural Heritage Landscape on Map 9.

7.65. The **cultural heritage resources** and heritage attributes identified in the Lower Doon Cultural Heritage Landscape Study and shown on Map 1 and Map 2 of the Lower Doon Cultural Heritage Landscape Report will be conserved.

7.66. The **City** will ensure that new **developments** are designed and planned to ensure that **views and vistas** of Kitchener's **significant cultural heritage resources** are created, maintained, and /or enhanced where appropriate, as referenced in the Lower Doon Cultural Heritage Landscape Report (ASI Heritage, September 2023).

7.67. Any new **development** on lands identified as exhibiting archaeological potential (as shown on Map 3 of the Lower Doon Cultural Heritage Landscape Report) that will result in subsurface impacts must be preceded by Stage 2 Archaeological Assessment.

7.68. New **development** and **alterations** on properties within and **adjacent** to the c**ultural heritage landscape** will be **compatible** with and complementary to the c**ultural heritage landscape's cultural heritage value** and heritage attributes.

Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape

The policies in this subsection apply to lands identified as Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape on Map 9.

7.69. Locations which facilitate **views** into and out of the neighbourhoods accentuate the unique topography of Cedar Hill interfacing with existing low density residential uses on local streets. They include the intersections of:

a. Charles Street East and Cedar Street looking southwest;
b. Courtland Avenue East and Cedar Street looking northeast;
c. Courtland Avenue East and Madison Avenue North looking northeast;
d. Courtland Avenue East and Peter Street looking northeast;
e. Charles Street East and Eby Street looking southwest;
f. Benton Street at St. George Street looking southeast; and,
g. Benton Street at Church Street looking southeast.

7.70. Corner properties framing the above referenced intersections are identified as being Property of Specific Cultural Heritage Landscape Interest. In these locations, consideration will be giving to transition of **built form** to protect and enhance **views** of the hill and the local streetscape features characteristic of this neighbourhood. New **development** should appropriately frame the intersection, especially where a building of **cultural heritage interest** is located at the corner.

7.71. The **view** atop Cedar Hill from Cedar Street looking to the southwest is a unique **view** from the Cedar Hill Schneider Creek Neighbourhood of the city and of the countryside beyond. Properties contained within Cedar Hill viewshed are identified as being Property of Specific Cultural Heritage Landscape Interest. The **City** will regulate building height, setbacks, and **built form** along Cedar Street and along Courtland Avenue East to protect and enhance this **view**. The **City** will encourage and support enhancements to the **public realm** atop Cedar Hill to contribute and enhance the pedestrian experience and enjoyment of the **view**.

7.72. The principal facades of buildings and park frontages will be encouraged to locate and orient themselves at the termination of a street or **view** corridor or at a street intersection,

in order to support and enhance the significance of the **Priority Location** or the **view** or **vista**.

Caryndale Neighbourhood Cultural Heritage Landscape

The following policies apply to lands identified as the Caryndale Neighbourhood Cultural Heritage Landscape on Map 9.

7.73. The following heritage attributes should be conserved:

a. Rolling topography;
b. Informal street arrangement;
c. Rural road cross section;
d. Large lot size and lot frontage;
e. Generous front and side yard setbacks;
f. Variety of architectural styles reflective of the era within which they were built, including but not limited to, the A-frame architectural style that is unique to this area
g. 1 to 2 storey height of buildings;
h. Mix of cladding materials including wood and vinyl siding, brick, stone, and artificial stone;
i. Public street trees; and,
j. Private trees and plantings, especially those that date to the origins of the community.

7.74. The **City** will ensure that **development** is designed and planned to maintain and enhance the following **views**:

a. Beginning at 191 Chapel Hill Drive, of Chapel Hill Drive looking north;
b. Beginning at 40 Chapel Hill Drive, of Chapel Hill Drive looking south; and,
c. The terminating **view** at the intersection of Caryndale Drive and Evenstone Avenue looking east to 39 Evenstone Avenue.

7.75. The **City** will ensure **compatibility** through the implementing bylaws by regulating lot size, maximum building height and configuration, setbacks, and lot coverage.

7.76. On lands where the implementing bylaws do not permit the maximum building height identified in the applicable land use designation, an amendment to the implementing bylaws will be required for **development** more than 3 storeys in height without requiring an amendment to this Plan.

7.77. **Development applications** which seek to amend this Plan an/or an implementing bylaw will consider policy 12.21 and the following:

a. **Compatibility** will setbacks and stepbacks of adjacent properties;
b. Suitability of the lot for the proposed use and/or built form;
c. Sufficient lot area to allow a development that complies with the built form and site design policies and objectives of this Plan and implementing bylaws, and;
d. Technical considerations and other contextual or site-specific factors, including, but not limited to, identified cultural heritage attributes.

7.78. Increases to the maximum building height may be considered for properties with unusual grade conditions provided it is demonstrated that the increase is contextually compatible with the heritage attributes of the **cultural heritage landscape**.

7.79. The **City** will discourage lot creation, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private mature trees and vegetation.

7.80. The **City** will discourage changes to the existing topography of lots, including the use of retaining walls which significantly alter the grade and are visible from the **public realm**.

Rockway Neighbourhood Cultural Heritage Landscape

The following policies apply to lands identified as the Rockway Neighbourhood Cultural Heritage Landscape on Map 9.

7.81. The following heritage attributes should be conserved:

a. Wide and short lots on one side of the street and narrow and long lots on the other side;
b. Rural road cross section;
c. Large lot size and lot frontage;
d. Consistent front yard setbacks;
e. 1.5 to 2 storey height of buildings;
f. Arts and Crafts and Colonial Revival architectural styles;
g. Brick cladding;
h. Side gable rooflines, often with gabled dormers;
i. Public street trees; and,
j. Private trees.

7.82. The **City** will ensure that **developments** are designed and planned to maintain and enhance the following **views**:

a. Beginning at 681 and 682 Rockway Drive, looking west of the clubhouse at Rockway Golf Course; and,
b. The winding **view** looking east from the intersection of Floral Crescent and Rockway Drive showing the Rockway Gardens, the Rockway Neighbourhood cultural heritage landscape and the Rockway Golf Course.

7.83. The **City** will ensure **compatibility** through the implementing bylaws by regulating lot size, maximum building height and configuration, setbacks, and location of driveways and garages.

7.84. On lands where the implementing bylaws do not permit the maximum building height identified in the applicable land use designation, an amendment to the implementing bylaws will be required for **development** more than 3 storeys in height without requiring an amendment to this Plan.

7.85. **Development applications** which seek to amend this Plan and/or an implementing bylaw will consider policy 12.21 and the following:

a. **Compatibility** with setbacks and stepbacks of adjacent properties;
b. Suitability of the lot for the proposed use and/or built form;
c. Sufficient lot area to allow a development that complies with the built form and site design policies and objectives of this Plan and implementing bylaws, and;
d. Technical considerations and other contextual or site-specific factors, including, but not limited to, identified cultural heritage attributes.

7.86. Lot creation is discouraged, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not **adversely impact** existing public and private mature trees and vegetation; and,

Queen's Boulevard Neighbourhood Cultural Heritage Landscape

The following policies apply to lands identified as the Queen's Boulevard Neighbourhood Cultural Heritage Landscape on Map 9.

7.87. The following cultural heritage attributes should be conserved:
a. Irregular block pattern defined by the network of curved streets;
b. Queen's Boulevard road cross-section between Highland Road and Rex Drive with grassed road verges, mature trees, and central median with period streetlights, grass, and planting beds;
c. Existing curvilinear alignment of Queen's Boulevard that creates the central oval block, and the cross streets terminating at Queen's Boulevard;
d. Generally consistent lot size and lot frontage;
e. The curved front yard setback of buildings on Queen's Boulevard that replicate the curvature of the oval around 911 Queen's Boulevard, and the consistent front yard setbacks on the remainder of Queen's Boulevard;
f. 1.5 to 2 storey height of buildings, excluding 911 Queen's Boulevard;
g. Arts and Crafts and Edwardian Classical architectural styles;
h. Mix of cladding materials including brick, wood, and stone;
i. Front gable, side gable, and hip rooflines often with dormers and/or front or gables; and,
j. Public street trees.

7.88. The City will ensure that **developments** are designed and planned to maintain and enhance the following **views**:
a. Beginning at the intersection of Highland Road and Queen's Boulevard, looking south along Queen's Boulevard to the terminating **view** at 911 Queen's Boulevard; and,
b. Beginning at 911 Queen's Boulevard, looking south along Queen's Boulevard to Highland Road.

7.89. The **City** will ensure **compatibility** through the implementing bylaws by regulating lot size, maximum building height and configuration, setbacks, and location of driveways and garages.

7.90. On lands where the implementing bylaws do not permit the maximum building height identified in the applicable land use designation, an amendment to the implementing bylaws will be required for **development** more than 3 storeys in height without requiring an amendment to this Plan.

7.91. **Development** applications which seek to amend this Plan and/or an implementing bylaw will consider policy 12.21 and the following:

a. **Compatibility** with setbacks and stepbacks of adjacent properties;
b. Suitability of the lot for the proposed use and/or built form;
c. Sufficient lot area to allow a development that complies with the built form and site design policies and objectives of this Plan and implementing bylaws, and;
d. Technical considerations and other contextual or site-specific factors, including, but not limited to, identified cultural heritage attributes.

7.92. Increases to the maximum building height may be considered for properties with unusual grade conditions provided it is demonstrated that the increase is contextually compatible with the heritage attributes of the **cultural heritage landscape**.

7.93. Lot creation is discouraged, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private mature trees and vegetation; and,

7.94. The **City** encourages the use of, particularly for facades facing the **public realm**, complementary materials to be used within the **cultural heritage landscape** for any **development**. These include, but are not limited to, brick, stone, and wood.

Pandora Neighbourhood Cultural Heritage Landscape

The following policies apply to lands identified as the Pandora Neighbourhood Cultural Heritage Landscape on Map 9:

7.95. The following heritage attributes should be conserved:

a. Gridded block pattern;
b. Pandora Crescent road cross section with curbs, grassed road verges, mature trees, and central median with period streetlights and mature trees;
c. Generally consistent lot size and lot frontage;
d. The curved front yard setback of buildings on Pandora Crescent that replicate the curvature of the road, and the consistent front yard setbacks in the remainder of the neighbourhood;
e. 1.5 to 2 storey height of buildings;
f. Georgian Revival, Edwardian Classical, Arts and Crafts, and Tudor Revival architectural styles;
g. Mix of cladding materials including brick, stone and wood;
h. Front gable rooflines intersecting with gable or hip rooflines, and side gable rooflines;

i. Public street trees; and,
j. Private front yard trees.

7.96. The **City** should ensure that **developments** are designed and planned to maintain and enhance the following **views**:
a. Looking south along Pandora Crescent from the intersection of East Avenue and Pandora Crescent; and,
b. Looking north along Pandora Crescent from the intersection of Pandora Avenue North and Lydia Street.

7.97. The **City** will ensure **compatibility** through the implementing bylaws by regulating lot size, maximum building height and configuration, setbacks, and location of driveways and garages.

7.98. On lands where the implementing bylaws do not permit the maximum building height identified in the applicable land use designation, an amendment to the implementing bylaws will be required for **development** more than 3 storeys in height without requiring an amendment to this Plan.

7.99. **Development** applications which seek to amend this Plan and/or an implementing bylaw will consider policy 12.21 and the following:
a. **Compatibility** with setbacks and stepbacks of adjacent properties;
b. Suitability of the lot for the proposed use and/or built form;
c. Sufficient lot area to allow a development that complies with the built form and site design policies and objectives of this Plan and implementing bylaws, and;
d. Technical considerations and other contextual or site-specific factors, including, but not limited to, identified cultural heritage attributes.

7.100. Increases to the maximum building height may be considered for properties with unusual grade conditions provided it is demonstrated that the increase is contextually compatible with the heritage attributes of the cultural heritage landscape.

7.101. Lot creation is discouraged, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private mature trees and vegetation; and,

7.102. The **City** encourages the use of, particularity for facades facing the **public realm**, complimentary materials to be used within the **cultural heritage landscape** for any **development**. These include, but are not limited to, brick, stone, and wood.

Westmount East Neighbourhood Cultural Heritage Landscape

The following policies apply to lands identified as the Westmount East Neighbourhood Cultural Heritage Landscape on Map 9.

7.103. The following heritage attributes should be conserved:
a. Houses dating back to the 1920s, 1930s, 1940s, mainly built in brick with a similar character but not identical, displaying elements of the Arts and Crafts, Tudor Revival, and Colonial Revival architectural styles;

b. Diversity in house size, detailing, and construction period;
c. Consistent typical building height of 1.5 to 2 storeys;
d. Front porches;
e. Street, block, and lot patterns;
f. Wide curving boulevards with landscaped medians on Rusholme Road, Union Boulevard, and Claremont Avenue;
g. Large lot sizes with generous and consistent front yard setbacks;
h. Minimal side yards;
i. Driveways along the sides of homes;
j. Backyards that back onto each other in the block formed by Claremont Avenue, Westmount Road, Glasgow Street, and Dunbar Road that creates a large green space;
k. Public street trees, and;
l. Private trees.

7.104. The **City** will ensure that **developments** are designed and planned to maintain and enhance the following **views**:
a. Along Rusholme Road, Union Boulevard, and Claremont Avenue or the wide curving boulevards and landscaped medians, and;
b. The intersection of Rusholme Road, Dunbar Road, and Union Boulevard.

7.105. The **City** will ensure compatibility through the implementing bylaws by regulating lot size, maximum building height and configuration, setbacks, lot coverage, front porches, and location of driveways and garages.

7.106. On lands where the implementing bylaws do not permit the maximum building height identified in the applicable land use designation, an amendment to the implementing bylaws will be required for **development** more than 3 storeys in height without requiring an amendment to this Plan.

7.107. **Development applications** which seek to amend this Plan and/or an implementing bylaw will consider policy 12.21 and the following:
a. **Compatibility** with setbacks and stepbacks of adjacent properties;
b. Suitability of the lot for the proposed use and/or built form;
c. Sufficient lot area to allow a development that complies with the built form and site design policies and objectives of this Plan and implementing bylaws, and;
d. Technical considerations and other contextual or site-specific factors, including, but not limited to, identified cultural heritage attributes.

7.108. Increases to the maximum building height may be considered for properties with unusual grade conditions provided it is demonstrated that the increase is contextually compatible with the heritage attributes of the cultural heritage landscape.

7.109. Lot creation is discouraged, unless the resulting lots or of a similar frontage, size, and depth to existing adjacent lots and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private trees.

7.110. The **City** encourages the use of, particularly for facades facing the **public realm**, complementary materials to be used within the **cultural heritage landscape** for any **development**. These include, but are not limited to brick and stone.

Westmount West Neighbourhood Cultural Heritage Landscape

The following policies apply to land identified as the Westmount West Neighbourhood Cultural Heritage Landscape on Map 9.

7.111. The **City** will undertake a study for the Westmount West Neighbourhood **cultural heritage landscape** to determine its heritage attributes and will develop policies for their conservation.

Archaeology

7.112. Where a **development** may cause an impact to archaeological resources or areas of archaeological potential, an archaeological assessment will be required.

7.113. **Development** will only be permitted on lands containing archaeological resources if the archaeological resources have been conserved in accordance with the recommendations of the approved archaeological assessment and in consultation with Indigenous communities.

7.114. Archaeological resources will be conserved in situ wherever possible. Where conservation in situ occurs, only **development** which maintain the **heritage integrity** of the site will be permitted. The extent of the archaeological site should be designated in accordance with the recommendation of the archaeological assessment.

7.115. Removal of archaeological resources from a site will be conducted in accordance with the recommendations of the approved archaeological assessment, prior to site grading or any other construction activities.

7.116. The **City** will maintain current archaeological resource site data and locations to assist with heritage conservation planning and **development** review.

7.117. The **City** will keep confidential the existence and location of archaeological resources to protect against vandalism, disturbance, and the inappropriate removal of resources.

7.118. The **City** will prepare an Archaeological Management Plan, in consultation with Indigenous communities and licensed archaeologists. The Management Plan will provide detailed information on the variables used to determine areas of archaeological potential, define the archaeological review process, and include implementation guidelines and a contingency plan for emergency situations when archaeological resources are accidentally discovered or are under imminent threat.

Placemaking

Successful placemaking comes from a deliberate and collaborative approach to creating public and private spaces that are safe, inclusive, meaningful, and full of life. Placemaking means shaping these spaces to reflect how people move, gather, and identify. It supports walkable, welcoming

neighbourhoods that are animated by public art and activity. At its heart, placemaking fosters a strong **sense of place** by reflecting the needs, identities, and values of those who use them.

What's the purpose of this section?

The policies in this sub-section apply the principles of placemaking across all scales of **development**. They guide **built form**, community and neighbourhood development, and site design. They support a high-quality **public realm**, complete streets, and inclusive, accessible environments for all ages and abilities.

Objectives:

- Design and build thoughtful places that contribute to Kitchener's unique identity as it grows.
- Achieve a high-quality built form and a strong **sense of place** that is culturally vibrant and functional while supporting physical and emotional wellbeing.
- Design individual site elements and **built form** to connect and support the overall urban fabric.
- Encourage and support the provision of public art in private and public **development**.
- Create inclusive spaces that accommodate people of all ages and abilities.

Policies:

7.119. The **City** will prepare and maintain an Urban Design Manual including guidelines for specific areas, individual land use designations, and building typologies.

7.120. Where a **development** may benefit from one or more incentive programs offered by the **City,** such as reduced Development Charges, rates, or programs contained in Community Improvement Plans, the **City** may require adherence to any and all Urban Design polices contained in this Plan, and all applicable urban design guidelines contained in the **City's** Urban Design Manual. This may also include adherence to City-developed urban design concept plans specific to areas identified for incentives.

7.121. Incorporate barrier-free and universal accessibility in the review and implementation of all **development** and **City** projects.

7.122. **Development** should be oriented to directly address streets or parks.

7.123. **Development** should provide for natural surveillance of the public realm.

PUBLIC REALM

The **public realm** refers specifically to the public right-of-way as well as any adjacent public or private property which functions as an extension of the streetscape.

7.124. **Development** and public works will consider public realm placemaking principles including access, safety, scale, orientation, transparency, architectural detail, public art and landscaping, among others.

7.125. The **City** will provide design criteria for the public realm through implementing bylaws, Kitchener's Complete Streets Guidelines, and the Urban Design Manual, where appropriate to:

a. Ensure safe and convenient physical and visual access to surrounding public and private buildings, parks, community facilities and natural features;
b. Create a human scale **built form** that ensures pedestrian safety and comfort in all seasons, is compatible with its existing and planned surroundings and provides a strong visual identity;
c. Create a safe, active and inviting ground floor through the optimal orientation of building entrances, transparency, placement of active uses such as retail and community spaces, and **built form** and site design detailing, including signage;
d. Provide street trees, lighting, seating, public art and landscaping that enhances pedestrian safety, comfort and belonging; and,
e. Incorporate infrastructure elements such as stormwater capture, garbage collection, snow plowing and removal, driveway access and parking and other elements in ways that ensure the comfort and safety of the public.

LANDMARKS, VIEWS, AND VISTAS

Landmarks, **views**, and **vistas** are important visual and spatial elements that help create a city's identity, contribute to the legibility of the urban environment, and help establish a sense of place. They include natural and built features, key sightlines, panoramic vistas and visual corridors that are recognized for their natural heritage, cultural heritage, architectural or civic value.

7.126. The **City** may implement criteria to establish, reinforce or conserve landmarks, views, and vistas through the implementing bylaws, Urban Design Manual, and cultural heritage policies and guidelines to:
a. Identify existing and establish new focal points within the urban environment including civic buildings and public spaces, prominent and/or architecturally significant buildings, and public art;
b. Strategically place new landmarks and conserve existing landmarks such that they define or frame street intersections and/or act as terminating views along view corridors; and,
c. Strategically design new built form, landscaping and streetscaping elements to direct and frame important views and vistas.

AMENITY AREAS

Amenity areas are designated social and recreational communal spaces, both indoor and outdoor, provided through residential development and regulated through the implementing bylaws. Design criteria for amenity areas is also provided through the Urban Design Manual.

7.127. Amenity areas will:
a. Be provided comprehensively at the **development** and neighbourhood scales and equitably distributed across all neighbourhoods;
b. Include, where possible, outdoor, at-grade amenity areas as defined in the Urban Design Manual;
c. Ensure the safety and comfort of people of all ages and abilities, including seating, lighting, and refuge from adverse weather conditions including wind, rain and snow;

d. Be functional and useable for all people; and,
e. Use landscape buffers between an amenity area and an adjacent public right-of-way to protect for the safety and comfort of amenity area users.

PRIVATELY-OWNED PUBLIC SPACES

Privately Owned Public Spaces are privately owned and maintained indoor and outdoor spaces that are open and accessible to the public and function as public amenity areas.

7.128. The **City** may implement design criteria for Privately Owned Public Spaces through implementing bylaws and the Urban Design Manual. Where a Privately Owned Public Space is proposed as part of required parkland dedication, the space will:
a. Accommodate people of all ages and abilities;
b. Ensure the safety of users and the broader public by providing natural surveillance, avoiding hidden or isolated areas and dead-ends;
c. Ensure the comfort of users and the broader public through the design of seating, landscaping and weather protection, while planning for the impacts of climate change;
d. Integrate seamlessly with the development, adjacent properties, and the public realm;
e. Be durable and easy to maintain; and,
f. Include a clear plan for the ongoing maintenance and repairs by the property owner.

PUBLIC ART

Public art, both publicly and privately owned and occupying both public and private property, is integral to a people-centred public realm and creating a sense of place. Public art can be landmarks and focal points.

7.129. The **City** may implement criteria for public art through implementing bylaws, the Urban Design Manual, and the public art process and may be required within **development**, particularly within Strategic Growth Areas. Public art will:
a. Celebrate the diversity and creativity of our communities;
b. Be placed at visible and publicly accessible locations to enhance the quality of the public realm, parks, and other public spaces;
c. Be placed and sized to help with wayfinding and provide people with places to meet, connect and linger;
d. Be incorporated within **City** projects and on **City**-owned properties; and,
e. Be the responsibility of the property owner to maintain.

BUILT FORM & SITE DEVELOPMENT

7.130. **Development** will be consistent with the applicable sections of the Urban Design Manual.

7.131. As regulated through implementing bylaws and guided by the Urban Design Manual and site plan review process, **development** should:
a. Respond to its surrounding context, including building scale, massing, setbacks, form, orientation, and architectural detailing;

b. Transition to surrounding on-site and adjacent built form and site context, which may include step-backs, landscaping, changes in building massing, and building placement and orientation;
c. Avoid blank walls generally, but particularly on street frontages and/or frontages visible from the public realm;
d. Locate parking to the rear or interior side yard of the lot and minimize its visual impact, including garages, and parking structures;
e. Minimize vehicular access points and ensure that vehicular circulation does not conflict with pedestrian safety, comfort and movement through the strategic location of vehicle entrances, drive aisles, and parking and loading areas;
f. Screen parking and loading areas from the public realm;
g. Mitigate cumulative microclimatic impacts including shadows, wind, and severe weather conditions; and
h. Accommodate waste, recycling, and compost collection, snow removal, and other site functions in compliance with the Urban Design Manual, Development Manual, and the other policies and objectives of this plan.

7.132. The **City** will encourage lot consolidation to ensure that the land use permissions of this Plan can be realized while meeting the **built form** and site design policies, relevant implementing bylaw regulations, and Urban Design Manual guidelines.

7.133. Ground floor height may be regulated in the implementing bylaws to ensure that a range of uses are viable throughout the lifespan of the development.

7.134. Façade and elevation design will be consistent with the policies of this Plan, the implementing bylaws, the urban design manual, and any applicable cultural heritage policies and guidelines.

7.135. **Development** should provide pedestrian refuge including weather protection.

7.136. **Development** on a corner lot should address both street frontages, and where development abuts a park, trail, open space, or community facility, the abutting frontage should also be designed to address that feature.

7.137. New tall building **development** will consider tall building design principles including physical separation, overlook, relative height, floor plate area, building length, tower placement, orientation, and building proportion, among others. The **City** will provide design criteria for tall buildings through implementing bylaws and the Urban Design Manual, where appropriate, to:

a. Mitigate environmental impacts caused by tall buildings such as shadows, accelerated winds, access to light and sky, and more;
b. Create high-quality design relationships between the **built forms** of multiple **adjacent** or nearby towers that account for occupant privacy and quality of life, contribute toward a visually interesting skyline, and ensure that the cumulative impacts of multiple tall buildings are managed;
c. Ensure **compatibility** with surrounding low and mid-rise contexts; and,

d. Ensure that the **development** potential of future, **adjacent,** or nearby tall buildings is not frustrated and can continue to achieve high-quality design principles.

PRIORITY STREET DESIGN

7.138. The **City** may identify street segments within the Mixed Use and Commercial First land use designations as **priority streets**.

7.139. The following will be considered when identifying **priority streets**:

a. proximity to **ION light rail transit** and frequent transit corridors;
b. proximity to major trip generators; and,
c. walking, rolling, and cycling connectivity between **ION light rail transit** station stops, and frequent transit, key destinations, active uses, **cultural facilities**, and **community facilities**.

7.140. **Development** along priority streets should:

a. contain a mix of non-residential ground floor uses;
b. create a visually stimulating pedestrian experience; and,
c. incorporate pedestrian refuge through **built form** elements and building design.

7.141. The **City** may implement **priority streets** through bylaw provisions including, but not limited to:

a. minimum ground floor façade heights;
b. minimum and maximum setback;
c. minimum façade openings;
d. minimum amount of active uses at the street level;
e. location of commercial uses on a site; and/or,
f. restrictions on the location of vehicular parking.

7.142. **Development** on **priority street** should include enhanced architectural treatment, high-quality materials, and distinctive architectural elements.

Community Spaces

Community spaces are parks, open spaces, and **community facilities** that are invaluable to maintaining a high quality of life. They are places where people of all ages and abilities come together to play, gather, and connect.

What's the purpose of this Section?

This Section guides the protection, growth, and development of community spaces. It ensures that there are community spaces accessible to people in all neighbourhoods to meet the needs of our growing community.

Objectives:

- Plan for a full range and mix of community spaces.
- Plan for inclusive spaces that cultivate mutual care and belonging.
- Enable equitable access to high-quality community spaces.

- Protect locations for community spaces while being adaptable to changing community needs.
- Co-locate and integrate multiple institutional uses with other **compatible** uses, wherever possible.
- Maintain and increase land used for community spaces to keep pace with a growing community.

General Parks, Open Space, and Community Facilities Policies

7.143. The Leisure Facilities Master Plan, the Places and Spaces Parks Master Plan, and other relevant Master Plans and similar documents, adopted by Council and as amended from time to time, will guide the planning, provision, and maintenance of existing and new **community recreation facilities** and **parkland**.

7.144. The **City** will develop and maintain a park and open space strategy, Kitchener's Places and Spaces Parks Master Plan.

7.145. Investment in new parks will prioritize equity considerations as outlined in the Places and Spaces documents that form Kitchener's Places and Spaces Parks Master Plan.

7.146. The **City** will plan for 10m^2 of local **parkland** per person as outlined in Places and Spaces and reflected on Map 12.

7.147. Map 12 may be amended without the need for an amendment to this Plan.

7.148. Parks and **community facilities** within new neighbourhoods and Strategic Growth Areas should be phased and developed ahead of, or alongside residential growth in accordance with the Growth Management policies of this Plan.

7.149. The **City** may partner with the development industry to deliver **community facilities** within a mixed use **development**, and may include locating **community facilities** within the base of a mid or high-rise building.

7.150. The **City** will collaborate with school boards to encourage and facilitate innovative approaches to designing schools and associated childcare facilities, such as schools integrated into mixed use buildings.

7.151. **Major institutional** uses will generally be designated Institutional and be located near existing or planned transit corridors.

7.152. Local Institutional uses will be integrated into Neighbourhoods and Strategic Growth Areas, and may also be permitted in other land use designations.

7.153. The **City** may apply an institutional land use designation to existing institutional sites to ensure their continuation as community spaces.

7.154. The **City** will permit elementary and secondary schools on any lands where residential uses are a primary permitted use.

7.155. New **community facilities** should be located in areas that provide equitable access to the community by all modes of transportation.

7.156. Community facilities should be:

a. strategically located to support the effective and efficient delivery of services; and,

b. planned and co-located with other **community facilities**, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and **active transportation**.

7.157. The **City** will consider opportunities to optimize existing **community recreation facilities** and for adaptive re-use, wherever feasible, before developing new facilities.

7.158. The **City** will prioritize collaboration with public and private entities to:

a. deliver new **community recreation facilities** that are co-located with other **community facilities**, and along with parks and open spaces, where appropriate; and,

b. facilitate innovative approaches in design and provision of **community facilities**.

7.159. **Community recreation facilities** may be used as centres for cooling, heating, clean air, information and emergency preparedness during extreme weather events.

PARKLAND DEDICATION

7.160. The **City** may adopt a bylaw to permit alternative **parkland dedication** in accordance with the Planning Act.

7.161. **Parkland dedication** provided through **development** should be provided as land, rather than cash-in-lieu, consistent with the Parkland Dedication Policy and Parkland Dedication Bylaw, adopted by Council.

7.162. The **City** retains the right not to accept the conveyance of land as **parkland** that is considered unsuitable, including but not limited to:

a. **hazardous** or flood prone lands;

b. **wetlands** and woodlots retained for conservation purposes;

c. steep or unstable slopes;

d. contaminated or suspected contaminated lands;

e. any land having unsuitable or unstable soil conditions;

f. hydroelectric rights-of-way or easements;

g. any land containing an easement, encumbrance, or right-of-use that limits or restricts the use of the land as **parkland**, including but not limited to **utilities infrastructure**;

h. any land to be conveyed for stormwater management facilities, for **floodplain** or conservation purposes, for roadways, walkways, or any other non-**parkland** purpose;

i. any land that does not meet **City** criteria and standards for park land as set out in this Section and/or other Council approved documents;

j. valleylands;

k. watercourse corridors;

l. environmental constraint lands, setbacks, or conservation buffers;

m. transportation corridors, including **heritage corridors** and trails;

n. land required to conserve the heritage attributes of cultural heritage resources; and,

o. privately built, owned, and/or operated recreational areas.

7.163. Under no circumstance will the **City** be obligated to accept **parklands** being offered in a proposed Plan of Subdivision.

7.164. Through the inclusion of, or conversion to, any of the items listed in policy 7.140 above, the area of those items will be excluded as a contribution towards **parkland dedication** and local parkland provision.

7.165. Lands identified as **parkland** on Map 12 will:

a. prioritize conservation of **parkland** and the active recreational function of the lands, and;

b. be designed in accordance with the Places and Spaces Parks Master Plan or other Council adopted policies.

7.166. Dedicated **parkland** will be developed to meet community needs in accordance with **City** standards and guidelines.

8. Mobility: Enabling Safe, Accessible, and Integrated Travel

The way we plan and design our transportation **infrastructure** and **mobility network** shapes how safe and easy it is for people and goods to get where they need to go. Everyone in Kitchener should have access to practical choices for getting around to meet all their needs regardless of where they live or work. As active transportation and transit become safer and more convenient and reliable than driving, more people will walk, roll, and take transit.

Roles and responsibilities for the mobility network are shared amongst several orders of government and agencies. The Province is responsible inter-regional transit such as Metrolinx and provincial highways like Highway 7/8 and 401. The **Region** is responsible for Grand River Transit, **regional** roads, and traffic signals across the entire mobility network. The **City** is responsible for **City** streets and most off road trails. Railway companies like CN and CPKC play in important role in operating the railways that are critical for goods movement.

City streets will be designed as complete streets that are safe and comfortable for all, regardless of age or ability. Complete streets also contribute to our shared values and priorities around the environment, health, and community wellbeing.

Traffic collisions seriously injure and kill people in Kitchener every year. The design of our streets, sidewalks, and trails has a real and direct effect on the safety of all users. This Plan sets out a roadmap for a **mobility network** that keeps people of all ages and abilities safe, in every season.

Transportation is the largest source of greenhouse gas emissions. To avoid more severe impacts of climate change, emissions from transportation must be eliminated by 2051.

What's the purpose of this Section?

This Section sets the policy framework for a safer, more active, equitable, and low carbon mobility network. It provides guidance on how we will adapt to changes in the way people and goods move around the city, and allows us to respond to economic, and technological, and social changes in the ways people and goods move. The policies support a **mobility network** that is well connected to and serves development in a way that prioritizes **active transportation** and transit over private vehicles.

Objectives:

- Maintain and develop an adaptable, equitable, and accessible **mobility network** that is integrated, context-sensitive, and moves people and goods safely, efficiently, and conveniently.
- Make walking, rolling, cycling, and taking transit safe, comfortable, and connected year-round such that most trips are taken by active transportation and transit.
- Eliminate death and serious injury due to traffic collisions.
- Ensure the safe and efficient movement of goods.

- Reduce the demand and amount of land used for vehicle parking in support of **active transportation**, transit, shared mobility, and other objectives in this Plan.
- Balance a variety of curbside demands and competing priorities.

General Mobility Policies

8.1. The existing and planned **mobility network**, including **active transportation** routes, **City** streets, **City** trails, **Regional** roads, and Provincial highways, is shown on Map 11.

8.2. Map 11 identifies the locations of Proposed Road/Street Corridors. These corridors identify desired **Regional** road or **City** street connections within the Integrated Transportation System. The general alignment for the proposed road/street corridors are broadly shown on Map 11 and are not considered final until the preferred actual alignment is confirmed through the completion of an **Environmental Assessment**. An amendment to this Plan will be required to reflect the more detailed alignment of the road/street within a proposed road/street corridor on Map 11. However, **development** and the construction of a road/street alignment, in accordance with an approved **Environmental Assessment**, may proceed in advance of the necessary amendment to this Plan.

8.3. The **City** will protect for the planned **mobility network**.

8.4. The **City** may require the extension or creation of a street or trail corridor to enhance a connected and fine-grained **mobility network** and street connectivity through **development**.

8.5. The **City** may repurpose streets or rights-of-way to create places for people on a permanent or temporary basis.

8.6. **Infrastructure** projects, **development**, and **City** street projects will be consistent with the Complete Streets Guidelines.

8.7. **Infrastructure** projects, **development**, and **City** cycling and trails projects will be consistent with the Cycling and Trails Master Plan.

8.8. The **City's** Vision Zero Strategy and Complete Streets Guidelines will be used in **development** and **City** street projects to implement traffic calming and other safety measures.

8.9. The **City** will design, build, and maintain roads to eliminate serious injury and death.

8.10. The **City** will support the **Region's Transportation Demand Management** Plan, policies, and initiatives.

8.11. The **City** may require a Transportation Impact Study for **development** to assess potential impacts to the integrated **mobility network** and identify improvements and mitigation measures.

8.12. The **City** may require mobility measures as part of **development**, including, but not limited to: car sharing; bike and micromobility sharing facilities; van and carpool spaces; electric vehicle charging stations; shared parking; bicycle parking and micro-mobility storage; transit amenities; and **active transportation infrastructure** and facilities.

8.13. **Development** will provide the following to support the **mobility network**:

a. the granting of easements and the dedication of land to the **City** or **Region**, including those for sidewalks, bicycle facilities, **Regional** roads, roundabouts, rideshare facilities, **utilities**, and planned transit corridors, stations, and amenities;
b. the provision of associated transit and **active transportation** amenities such as transit shelters, pads, energy efficient lighting, and bicycle racks. The provision of such amenities will be the financial responsibility of the proponent, unless funding is available through other sources satisfactory to the **Region**; and,
c. site plan designs that meet the needs of pedestrians, cyclists, and transit users.

8.14. The **City** will work with the **Region** and the Province to deliver the **City's** portion of the integrated **mobility network**.

8.15. Safe pedestrian and cycling crossings will be located at frequent intervals and designed such that streets are not a barrier.

8.16. Where **development** may compromise the planned **mobility network**, the **City** may, in consultation with the **Region** and/or the Province, deem the proposed **development** to be premature, until relevant studies are completed that confirms the planned **mobility network** will not be compromised.

Walking, Rolling, and Cycling

8.17. The **City** will ensure that safe and convenient walking, rolling, and cycling **infrastructure** for people of all ages and abilities is incorporated when **City infrastructure** and **community facilities** are being constructed or reconstructed.

8.18. The **City** will provide consistent signage and wayfinding to make walking, rolling, and cycling routes easy to identify, navigate, and use.

8.19. The design of walking, rolling, and cycling **infrastructure** will be informed by principles of natural surveillance and safety for everyone.

8.20. The **City** will secure dedications for walking, rolling, and cycling routes and **infrastructure** through **development**, including but not limited to those identified on Map 11.

8.21. **Development** will provide walking, rolling, and cycling connections to transit stops and stations.

8.22. Sidewalks will be provided on both sides of streets, in accordance with Council's sidewalk policies.

8.23. The **City** will use the Pedestrian Charter to promote and recognize the benefits of walking as a form of travel, exercise, and recreation.

8.24. The **City**, in accordance with the Cycling and Trails Master Plan and **Regional** Transportation Master Plan, will develop and maintain an all ages, abilities, and seasons cycling network.

8.25. The **City** may require minimum bicycle parking and other **active transportation** infrastructure, including secure bicycle parking, shower facilities, and charging facilities, through **development**, guidelines, and/or implementing bylaws.

8.26. The **City** may permit changes to the location and/or alignment of existing and planned **active transportation** routes based on location-specific needs, without the need for an amendment to this Plan.

8.27. The **City** will support and enhance a city-wide bike share and micro-mobility system as part of the integrated **mobility network** and new and innovative mobility modes.

8.28. Walking, rolling, and cycling **infrastructure** should be designed to provide shade coverage and connect to key **community facilities**.

Transit

8.29. The **City** will ensure that the layout of new arterial and collector streets promote efficient and direct transit corridors within and between neighbourhoods.

8.30. Transit stops and stations will be designed to provide safe, efficient, and effective access for all users, with consideration for equity-denied groups.

8.31. The **City** will support transit priority lanes, access, and traffic control devices that give priority to transit vehicles.

8.32. The **City** will work with other orders of government to remove at-grade railway crossings.

8.33. The **City** may close streets at at-grade railway crossings to improve safety of the **mobility network.**

Goods Movement

8.34. The **City** will work with other orders of government to plan for a strategic goods movement network, including movements by road, rail, and air which promote efficiency and direct access, supports economic growth and development, and maximizes safety.

8.35. The **City** will, in conjunction with the **Region**, direct goods movement to **Regional** roads and **City** arterial streets.

8.36. The **City** will encourage goods movement strategies that reduce the environmental and mobility impacts of commercial vehicles, including zero emissions and last-mile delivery zones, and supporting emerging and innovative micro-mobility cargo solutions through supportive policies and infrastructure.

8.37. The **City** will encourage the movement of goods by rail where available and accessible.

8.38. The **City** will protect corridors and rights-of-way for potential future rail transportation and related **infrastructure**.

Parking and Curbside Management

Private vehicle parking is expensive, disruptive, and takes up a lot of space. Rather than requiring a minimum amount of parking, the policies in this Section ensure that any parking provided as part of **development** functions properly and does not negatively impact the **planned function** of the surrounding community. This includes managing curbsides to accommodate pick-up and drop-off of goods and people and **active transportation** infrastructure.

In 2026, the cost to building parking spaces ranges from approximately $15,000 per space for surface parking, to $50,000 per space for above-ground structured parking, to $100,000 per space for underground parking. Source: Canadian Parking Association

Policies:

8.39. The **City** may establish maximum parking requirements.

8.40. All parking areas or facilities, where provided, should be designed, constructed, and maintained to be consistent with relevant **City** standards and guidelines, and should prioritize matters such as accessible parking, short-duration stays/visitor parking, pick-up and drop-offs, and car-share parking.

8.41. The **City** will develop and update a Long-Term Parking Strategy for the downtown.

8.42. The **City** will actively manage curbside space and competing priorities including **active transportation**, access to transit and transit amenities, pickup and drop off space, electric vehicle charging, deliveries, and vehicle parking including carshare parking.

8.43. The **City** may develop an electric vehicle charging strategy to provide for efficient, accessible, and equitable charging infrastructure.

8.44. The **City** may regulate standards for all types of parking and **active transportation** through implementing bylaws and guidelines, including regulations for accessible parking, visitor parking, parking and drive aisle dimensions, parking and charging for electric vehicles (including micromobility), carpool/vanpool/car share parking spaces, bicycles and other micro-mobility options, and visitor and short-term parking.

City-owned streets

8.45. The **City** may secure Designated Right-of-Way Allowance for each **City** street and trail listed in Schedule D, as described in the Implementation policies of this Plan.

8.46. All **City** streets will be designed as high quality streetscapes with street trees, furniture, shade, pedestrian oriented lighting, and safe active transportation facilities as outlined in the complete streets guidelines.

8.47. Main streets will be designed with a high quality streetscape including street trees, street furniture such as benches, and pedestrian oriented lighting.

8.48. **Development** will limit and design driveway access to prioritize user safety and vulnerable road users, and protect the function of **City** Arterial Streets.

8.49. The **City** will build and maintain an **active transportation** spine network made up of on-road and off-road **mobility network** components, in accordance with the Cycling and Trails Master Plan.

8.50. Dedicated cycling facilities, separated from vehicular traffic, will be provided for **City** Arterial Streets, in accordance with the Cycling and Trails Master Plan.

8.51. **City** local streets will be designed to accommodate safe pedestrian enjoyment of the travelled road.

8.52. The alignment of Planned Streets may change as more detailed planning and design for the streets occurs, without the need to amend the Maps in this Plan. The alignments of Planned Streets are not final until they are confirmed through the completion and acceptance of an **Environmental Assessment** or through the approval of a draft Plan of Subdivision.

Regional Roads

8.53. The **City** may secure the Designated Right-of-Way Allowance for each **Regional** road listed in Schedule F, as described in the Implementation policies of this Plan.

8.54. In addition to requiring widenings to secure the Designated Right-of-Way Allowance shown in Schedule F, the **City** may require **Regional** road widenings as a condition of approval for **development,** including Site Plan, Consent, or Plan of Subdivision, for the following purposes, where shown on an approved plan:

a. to provide for dedicated pedestrian and/or cycling **infrastructure**, including sidewalks, multi-use trails, micro-mobility stations, and/or or cycling lanes;
b. to provide for transit **infrastructure**, planned or existing, including dedicated transit right-of-way, station/stop **infrastructure** and/or other transit system **infrastructure** requirements;
c. to provide suitable access to major traffic generators or attractors; and,
d. to accommodate cut and fill slopes.

8.55. The **City** will consult with the **Region** for **development** on **Regional** roads to balance the **planned function** of **Regional** roads with the **intensification**, walkability, health and safety, noise, and other objectives of this Plan.

8.56. **Development** will obtain any required permits from the **Region**.

8.57. The **City** will collaborate with the **Region** to regulate the number of access points and **development adjacent** to **Regional** roads.

8.58. Access to **Regional** roads will be subject to the requirements of the **Regional** Road Access Bylaw and associated Implementation Guidelines.

8.59. Active transportation facilities are to be provided on both sides of **Regional** roads.

9. Infrastructure and Servicing: Supporting Growth through Re-investment

Unseen infrastructure supports our daily life in Kitchener – providing clean water, managing wastewater, and delivering electricity. Infrastructure capacity and management is essential to our public health and safety, economy, and growth. Kitchener's infrastructure includes water and sewer pipes, roads, and utilities, and **green infrastructure**, including rivers, creeks, and natural areas.

Reliable infrastructure ensures efficient water, waste, energy, and communication services. While the **City** does not own or control all **infrastructure**, it plays a key role in coordinating planning and investment with the **Region**, utility providers, and other partners.

Building and maintaining **infrastructure** is expensive, and if spread too thin through low-density growth, creates long-term financial burdens for the entire city.. Planning for more people and jobs in areas well-served by existing **infrastructure**, or where upgrades can be made efficiently, is the most cost-effective and resilient way to grow.

Climate change is putting more pressure on these systems, with financial, environmental, and safety consequences. To help manage costs and reduce risk, we need to better utilize existing **infrastructure** and carefully plan new **development** and **infrastructure** together.

What's the purpose of this Section?

To ensure that sufficient, affordable, and resilient **infrastructure** is built and maintained to serve new and existing development.

Objectives:

- Provide **infrastructure** in a coordinated, efficient, and cost-effective manner.
- Optimize the use of existing municipal **infrastructure** before consideration is given to extending and/or developing new municipal **infrastructure**.
- Ensure coordination and efficient planning and management of private, **City**, **Regional**, Provincial, and Federal **infrastructure**.

General Servicing and Utilities Policies

9.1. Large scale **infrastructure** uses and **utilities** will be designated **Major Infrastructure and Utilities** according to the land use policies of this Plan.

9.2. Municipal **infrastructure** and **utilities** that are required to service the public may be permitted in any land use designation.

9.3. Notwithstanding the policy above, where construction of a road on a new right-of-way, widening, or upgrading of an existing roadway; construction or upgrading of a trunk sewer, trunk watermain, gas pipeline, or electrical transmission line; construction of a wastewater treatment facility or waste management facility; or groundwater taking project is proposed within or on **lands adjacent** to designated Natural Heritage Conservation, the

submission of an **Environmental Impact Study**, or other appropriate study, will be required, in accordance with the policies of this Plan.

9.4. Where a study completed in accordance with the preceding policy demonstrates that the construction of the **infrastructure** work will:

a. result in localized and/or reversible impacts to a Core Natural Heritage Feature or its **ecological functions**, and that other alternatives are less feasible from a technical, environmental, and/or financial perspective, the **City** will, without the need for an amendment to this Plan:

i. require that appropriate mitigation measures be implemented; and,
ii. approve the undertaking; or,
iii. support the undertaking in comments, submissions, or recommendations; or,

b. result in widespread **adverse environmental impacts** to the Core Natural Heritage Feature or its **ecological functions** or result in long-term damage to its significant features and functions, and that other technically and financially feasible alternatives exist that would have fewer **adverse environmental impacts**, the **City** will:

i. not approve the undertaking; or,
ii. not support the undertaking in comments, submissions, or recommendations; or,

c. result in widespread **adverse environmental impacts** to the Core Natural Heritage Feature or its **ecological functions** or result in long-term damage to its significant features and functions, but that there is a clearly demonstrated need for the project and that all other alternatives to the recommended project are substantially less feasible from a technical, environmental, and/or financial perspective, the **City** will, without the need for an amendment to this Plan:

i. require that appropriate mitigation measures be implemented to reduce the impact of the undertaking to greatest extent feasible; and,
ii. approve the undertaking; or,
iii. support the undertaking in comments, submissions, or recommendations.

9.5. **Infrastructure** work should avoid **Natural Heritage Features**. Where it is not feasible to avoid these areas, the construction of the **infrastructure** project should be designed to maintain, enhance and, **restore ecological functions**.

9.6. The location and design of active transportation infrastructure will have regard for the Natural Heritage System and its features. Development may be permitted on lands adjacent to the Natural Heritage System features where an Environmental Impact Study demonstrates that the location and design of the active transportation infrastructure will not result in adverse environmental impacts on the natural heritage feature or ecological functions of the feature.

9.7. The **City** will not support changes in the land use designation and zoning of lands which will result in the underutilization of previously planned and/or constructed municipal **infrastructure** or result in impacts that cannot be mitigated.

9.8. The **City** will direct and accommodate growth or **development** in a manner that promotes the efficient use and optimization of existing and planned municipal **infrastructure**.

9.9. The **City** will coordinate the location, scale, and timing of **development** with the appropriate provision of **infrastructure** and municipal financial responsibilities, as outlined through the growth management policies in the Implementation Section of this Plan.

9.10. Longer term forecasts beyond the 2051 planning horizon, may be used for **infrastructure** planning studies undertaken by or for the **City** and other infrastructure providers.

9.11. The **City** will ensure that **development** can be accommodated with existing or planned municipal **infrastructure**.

9.12. Where **development** cannot be accommodated with existing or planned municipal **infrastructure**, the cost of required **infrastructure** upgrades will be the responsibility of the proponent.

9.13. Where adequate **infrastructure** does not exist, the **City** may use Holding provisions or other tools in the implementing bylaws, or conditions of subdivision approval to regulate the timing of development.

9.14. The **City** will encourage existing **development** on private **infrastructure** to connect to municipal **infrastructure** wherever feasible and possible.

9.15. Municipal **infrastructure** should be installed within public lands wherever possible.

9.16. Connecting to municipal **infrastructure** through an **adjacent** lot is discouraged.

9.17. The **City** will incorporate the impacts of future climate change into **infrastructure** design and operations.

9.18. The **City** will cooperate with the **Region** and relevant orders of government and/or agencies having jurisdiction on relevant **City** projects in planning for **infrastructure** and services.

9.19. The **City**, other municipalities, and/or proponents may enter into cross-border servicing agreements to facilitate **development** outside of the city while protecting the ability to accommodate **development**.

9.20. The **City** will prioritize **infrastructure** upgrades to areas most vulnerable to extreme weather impacts, informed by socioeconomic and environmental considerations.

9.21. The submission of an **Environmental Impact Study** will be required where construction of **infrastructure** is proposed within or on **lands adjacent** to designated Natural Heritage Conservation in accordance with the Natural Environment policies of this Plan.

Water, Sanitary and Stormwater Services

9.22. Unless otherwise provided for in this Plan, all **development**, including lot creation, should be on municipal water services and full municipal sanitary services, where available.

9.23. **Private Water Wells** will not be permitted on any lands where municipal **infrastructure** is available, with the exception of the following:

a. **Private Water Wells** which legally existed prior to October 1, 2003;

b. a property used for non-residential purposes which, prior to October 1, 2003, relies upon a legally existing **Private Water Well** for purposes other than human consumption such as irrigation, cooling, **geothermal**, or manufacturing purposes; or,
c. In accordance with the private servicing policies of this Plan.

9.24. **Private Water Wells** will be strongly discouraged from providing water to any other lot.

9.25. Private Communal Water and Wastewater systems are strongly discouraged. Where provided, they will be designed to municipal or provincial standards.

9.26. Connections to regional transmission mains for the purpose of providing water service to an individual property is prohibited.

9.27. **Development**, including lot creation, will be limited to one water service connection per lot.

9.28. Where municipal water and/or sanitary services are unavailable, **development** may be permitted on **private water wells** and/or **private sewage system**, where:
a. it is demonstrated that the extension of servicing from a municipal water and/or wastewater system is not feasible for any appropriate **development** of the land in accordance with the **planned function** of the area;
b. the site is not located within Wellhead Sensitivity Area 1, a **High Microbial Risk Management Zone**, or a Surface Water Intake Protection Zone 1 described in the Drinking Water Source Protection policies of this Plan;
c. it is demonstrated through a study or studies that the site conditions are suitable for the long-term provision of such services and will have no adverse effects; and,
d. **private water wells** will be limited to drilled wells with appropriate surface and subsurface casing.

9.29. Where a temporary pumping station is proposed to service a **development**, all costs associated with the planning, construction, operation, and decommissioning will be the responsibility of the developer.

9.30. The **City** will not allow private sanitary forcemains in the municipal right-of-way.

9.31. Preliminary sanitary design review should align with the recommendations of any applicable secondary plans, sanitary studies, Integrated Sanitary Master Plan, and cross-border servicing agreements.

9.32. Preliminary stormwater management design should align with the recommendations of any applicable **subwatershed studies**, Integrated Stormwater Management Master Plan, Drinking Water Source Protection policies of this Plan, City of Kitchener Stormwater Management Policy, and cross-border servicing agreements, as demonstrated through a Stormwater Management Plan.

9.33. Stormwater management planning will assess the impacts of extreme weather events, across various climate change scenarios, and incorporate **green infrastructure** into **development** and **infrastructure** projects.

9.34. **Development** will grant the **City** permanent easement(s) over all lands containing open-channel creeks and buried stormwater **infrastructure**, including buried pipes, culverts, manholes, catch basins, and other appurtenances. Open-channel creeks include the full

top-of-bank width and any **floodplain** limits, and associated development setbacks as defined by the relevant Conservation Authority.

9.35. **Development** should daylight and **restore** all existing buried creeks and watercourses on the property.

9.36. The **City** will prioritize the **restoration** of natural waterways by uncovering and rehabilitating buried watercourses to enhance ecological function, reduce flood risk, and improve community access to natural features.

9.37. The **City** will remove engineered assets (such as channel linings, concrete structures, and other hard infrastructure) from watercourses, where feasible, to **restore** natural channel function and improve ecological health. Where removal is not feasible due to engineering constraints, physical alterations to engineered assets will be undertaken to reduce flood risk and enhance **ecological function**.

Utilities

9.38. **Development** will ensure that **utility** providers are able to service **development** in a timely manner and determine locations for large **utility** equipment and **utility** cluster sites.

9.39. The **City** will coordinate with the **Region** and other agencies to protect and, wherever feasible, acquire abandoned rail corridors for their possible inclusion in future **infrastructure** and **mobility network**.

9.40. Where feasible, **utilities** should be located underground or within buildings. Where that is not feasible, **utility** equipment should be appropriately located and screened, and should not be located along a primary street façade.

9.41. The construction of linear **utility infrastructure** for electric power, gas, and other services will be installed and located to minimize their impact on **adjacent** land uses and the environment.

9.42. The **City** will promote the shared placement of **utilities** within easements and rights-of-way to minimize land requirements, where feasible.

9.43. **Development adjacent** to **utility infrastructure** will ensure that appropriate safety and environmental protection measures are provided to the satisfaction of the **utility** in consultation with relevant authorities.

9.44. Shared land uses on electricity transmission and distribution rights-of-way will be allowed provided that the use is associated and **compatible** with surrounding uses and has been approved by the owner. Shared uses may include, but are not limited to, open spaces, parking lots, outside industrial storage, or other uses accessory to **adjacent** land uses.

9.45. The **City** will not permit any residential buildings and/or structure encroachments on abutting hydro easements.

9.46. The **City** will support clean transportation **infrastructure** including electric vehicle charging stations, hydrogen refueling stations, and other low-carbon fuels.

10. Community Health and Safety: Protecting People & Resources

Protecting our Water

Life is dependent on reliable access to clean water. The **water resource system** is a vital network that includes **surface water features**, such as rivers, streams, and **wetlands**, as well as **groundwater features**.

These elements are specifically identified in this Plan as **natural heritage features** and components of the Kitchener **Natural Heritage System**. The **Natural Heritage System** generally prohibits **development**. The **Natural Heritage** and **water resource systems** are interwoven and provide support for Kitchener's ecological health and native biodiversity, including crucial habitat for a variety of species. They also perform essential **hydrologic functions** that sustain the Grand River **watershed** and our drinking water supply. They require careful planning, management, and adequate resourcing.

The **hydrologic functions** of the **water resource system** are delicate and deeply integrated. Contamination or depletion of these water sources can have lasting negative impacts on public health, local ecosystems, and the long-term viability of the region's water supply. Maintaining the linkages and **hydrologic functions** of the **water resource system** is essential for the city's long-term prosperity and environmental sustainability.

What's the purpose of this Section?

The policies in this section will promote and protect the health of the water resource system. It sets out how and where **Development** will be directed and managed.

Benefits of a Healthy Water Resource System

A healthy and functional **water resource system** provides numerous benefits to the community and the environment, including:

- Safe drinking water for residents.
- Habitat for fish and wildlife, and a resilient, healthy ecosystem.
- Climate change resilience, as well as mitigation of flood and erosion concerns.
- The ability to collect, store, and filter rainwater, which recharges aquifers and feeds downstream tributaries, lakes, and **wetlands**.
- Recreational amenities in nature and support for agriculture, industry, and other resource uses.

Objectives:

- Ensure that all features and areas of the **water resource system** are identified and protected within a comprehensive planning process.
- Support the ongoing monitoring and management of Kitchener's **water resource system.**

- Provide for the protection, conservation, **restoration**, or enhancement of the **hydrologic** and **ecological functions**, linkages, and ecological diversity of the **water resource system**, including the **quality and quantity** of water.
- Ensure no decrease in the quality of the **water resource system**.
- Maintain and, wherever feasible, enhance the natural **hydrologic function** of **Regional Recharge Areas** to support the long-term availability and quality of ground water aquifers.
- Support the ongoing monitoring and management of Kitchener's **water resource system.**
- Promote informed stewardship and community involvement in water resource conservation and enhancement.

THE WATER RESOURCE SYSTEM

This Plan positions the **City**, in collaboration with the **Region**, the relevant Conservation Authority, First Nations, and other interest holders to protect, improve, and **restore** the **quality and quantity** of our **water resource system**.

10.1. The **water resource system** is identified on Maps 8-1, 8-2, and 8-3.

10.2. The **watershed** will be used as the ecologically meaningful scale for integrated and long-term planning and undertaking **watershed** planning to inform planning for sewage and water services and stormwater management, including **low impact development**, as set out in Watershed Planning policies of this Plan.

10.3. Development will avoid negative impacts on the water resource system, or where avoidance is not possible, minimize and mitigate potential negative impacts on the water resource system and its hydrologic functions.

10.4. The **City** will maintain and **restore** linkages and consider cross-jurisdictional and cross-**watershed** impacts.

10.5. The **City** may restrict **development** and **site alteration** to protect all municipal drinking water supplies and **designated vulnerable areas** as set in the Drinking Water Source Protection Section of this Plan.

10.6. The **City** will protect, improve, or **restore** other **vulnerable** surface and ground water, and their **hydrologic functions** not currently designated under the Clean Water Act, 2006, but which may be identified through site-specific technical studies or **subwatershed studies**.

10.7. The **City** may require mitigative measures such as setbacks or buffers, or alternative **development** approaches as set out in the salt management policies of this Plan.

10.8. The **City** will plan for the efficient and sustainable use of water resources, through practices which follow priorities of water use pursuant to O. Reg. 387/04, for water conservation and sustaining water quality as set out in the Water Efficiency and Conservation policies of the Plan.

REGIONAL RECHARGE AREA (SOURCE WATER PROTECTION)

A crucial component of the **water resource system** is the **Regional Recharge Area**, which extends beyond the city's municipal boundaries and includes portions of the Waterloo Moraine. Regional Recharge Areas are geological formations with significant deposits of sand and gravel which allow substantial amounts of rain and snowmelt to soak deep into the ground.. This water sustains a wide

range of aquatic habitats critical for the health of the entire **watershed** beyond Kitchener's boundaries. Also, the **Regional Recharge Area** replenishes deep aquifers that are a primary source of drinking water for Kitchener and surrounding municipalities. This process recharges municipal wells operated by the **Region** which are among the richest sources of ground water in the Grand River **watershed**.

The **City** will restrict **development** and **site alteration** in **Regional Recharge Areas** to ensure these areas and their **hydrologic functions** are protected, improved, or **restored**, in accordance with the following policies.

10.9. Expansions of the Urban Area will not be permitted onto lands identified as **Regional Recharge Areas** on Map 8-1.

10.10. Areas identified as **Regional Recharge Areas** on Map 8-1 will be treated as an overlay to the land use designations shown on Map 3.

10.11. For lands identified as **Regional Recharge Areas** that are already within the Urban Area as of the date of approval of this Plan, all **development** will comply with the following:

a. New Category 'A' uses listed in Schedule G will not be permitted;

b. New industrial uses may be permitted, provided that they do not direct the infiltration of stormwater run-off using dry wells or enhanced recharge, including human-engineering artificial recharge measures;

c. **Development** requiring a permanent **water taking** of greater than 50,000 litres/day will not be permitted, except for municipal water supply wells, **agricultural uses**, or **mineral aggregate operations,** where permitted under this Plan; and,

d. **Major development** may only be permitted if it is demonstrated that the **hydrologic functions**, including the **quality and quantity** of water, will be protected, improved, or **restored** by:

   i. the incorporation of best management practices and techniques during planning, design, and construction to maintain pre-**development** recharge rates to the fullest extent possible in accordance with **Regional** guidelines;

   ii. meeting other criteria and direction set out in the applicable **watershed** or **subwatershed** plan through further technical study in accordance with study requirements for **development** in the Drinking Water Source Protection policies of this Plan; and,

   iii. meeting any applicable Provincial or **Regional** standards, guidelines, and procedures.

10.12. The policy above does not apply to **major development** that is a new or expanding building or structure for **agricultural uses**, **agriculture-related uses,** or **on-farm diversified uses** where the total impervious surface does not exceed 10 per cent of the lot.

10.13. The **City** will consult with the **Region** during the review of all proposals for **major development** in the **Regional Recharge Area** to ensure that it does not compromise the integrity of ground water resources.

Drinking Water Source Protection

As a community that primarily relies on ground water for its municipal drinking water supply, the protection of source water is essential to the long-term health and prosperity of the city and neighbouring municipalities

This Section implements the Grand River Source Protection Plan, which was established under the Clean Water Act, 2006, in response to the Walkerton tragedy. The Grand River Source Protection Plan provides science-based policies to identify and manage risks to municipal drinking water sources across the Grand River **watershed**. It mandates specific actions to protect the **quality and quantity** of these sources and setting policies to manage or prohibit high-risk activities within **vulnerable** areas.

The Ontario Water Resources Act, 1990 establishes a hierarchy of water uses prioritizing the protection of water for ecosystem health and human consumption. This Plan ensures that land use decisions protect municipal water supplies, support long-term **watershed** health, and maintain the ecological integrity of the **water resource system** for present and future generations.

The Provincial Planning Statement, 2024 directs municipalities to ensure that land use planning decisions protect, improve, and/or **restore** the **quality and quantity** of water, including drinking water sources. Specifically, it directs municipalities to protect all municipal drinking water supplies located within **designated vulnerable areas**.

What's the purpose of this Section?

The policies in this Section work in tandem with Provincial directives and the broader **water resource system** policies of this Plan, ensuring that land use planning decisions protect existing and future sources of municipal drinking water. These policies build on and support the city's valuable water resources by providing area-specific policies that identify threats and manage activities that could contaminate or deplete drinking water supplies, particularly in **Regional Recharge Areas**.

Objectives:

- Protect **designated vulnerable areas** by restricting land uses, **development**, and activities that are incompatible with the long-term protection of the **quality and quantity** of source water.
- Promote water conservation and water use efficiency, including through the appropriate use of **green infrastructure** and **low impact development**.
- Foster a collaborative and coordinated approach to the stewardship of source water protection areas by working with Indigenous communities, the Province, the **Region**, neighbouring municipalities, the relevant Conservation Authority, and other partners, consistent with the principles of integrated **watershed** management.

DESIGNATED VULNERABLE AREAS

Designated vulnerable areas directly supply ground or surface water into the municipal drinking water system operated by the **Region**. These areas include:

- Wellhead Protection Areas;

- Intake Protection Zones;
- Highly Vulnerable Aquifers;
- Significant Ground Water Recharge Areas; and,
- **Regional Recharge Areas.**

Designated vulnerable areas identify where and how municipal drinking water sources are most at risk from contamination or overuse.

Wellhead Protection Areas and Intake Protection Zones are identified to protect the immediate areas around municipal wells and surface water intakes, respectively. The boundaries of these areas are based on how quickly water and pollutants can travel to the well or intake. These areas are crucial for guiding land use planning decisions and restricting or prohibiting high-risk activities to prevent any **negative impacts** to drinking water sources.

Highly Vulnerable Aquifers and Significant Ground Water Recharge Areas protect the broader landscape where ground water supplies are replenished and are most susceptible to contamination. This also includes **Regional Recharge Areas**, which serve a similar function in protecting the long-term sustainability of the water supply described the Regional Recharge Area policies of this Plan.

GENERAL POLICIES ON THREATS AND VULNERABLE AREAS

10.14. **Designated vulnerable areas** are shown on Maps 8-1, 8-2, and 8-3 and include:

a. Wellhead Protection Areas;
b. Intake Protection Zones;
c. Regional Recharge Areas;
d. Highly **Vulnerable** Aquifers; and
e. Significant Ground Water Recharge Areas.

10.15. Any activity or land use within a **designated vulnerable area** as shown on Maps 8-1, 8-2, and 8-3 that is considered a significant drinking water threat will conform to all applicable policies in both this Plan and the Grand River Source Protection Plan.

10.16. Where a site falls in more than one **designated vulnerable area**, the most restrictive policies will apply.

10.17. The **City** may consider the use of alternative protection measures within **designated vulnerable areas**, including but not limited to, the establishment of a land trust for acquiring, holding, and managing Source Water Protection Areas, and/or entering into conservation easements, agreements, and development of stakeholder partnership programs to encourage changes in land use or land management practices.

DEVELOPMENT APPLICATION AND STUDY REQUIREMENTS

10.18. All required studies submitted in support of **development** or **site alteration** must be completed in accordance with **Regional** guidelines and to the satisfaction of the **City** and the **Region**. The type and number of studies will depend on the location of proposed **development** or **site alteration** relative to the **vulnerability** of the **designated vulnerable area** and its proximity to a municipal drinking water supply well or surface water intake. All

submitted studies must demonstrate that the proposed **development** or **site alteration** will have no **negative impacts** on the **quality and quantity** of drinking water resources.

10.19. A Notice of Source Protection Plan Compliance (Section 59 Notice) pursuant to the Clean Water Act, 2006 issued by the Risk Management Official, is required as part of **complete application** or prior to building permit or **site alteration** permit for all sites identified within the Designated Part IV Areas on Map 8-1.

RESTRICTIONS ON WATER TAKING AND GEOTHERMAL WELLS

10.20. Within the Urban Area identified on Map 1, the establishment of new private wells, the expansion of existing private wells, and **development** or **site alterations** that require a permanent water taking of greater than 50,000 litres/day will not be permitted, except for **agricultural uses**, or **mineral aggregate operations**, where permitted under this Plan.

RISK ASSESSMENT AND SITE CONTAMINATION

10.21. All Environmental Site Assessments and/or Records of Site Condition required by Provincial Legislation or this Plan prior to, or as a condition of approval of, **development** are subject to potable ground water standards in recognition of the city's reliance on ground water for its municipal drinking water supply.

10.22. Where a Risk Assessment process follows a Record of Site Condition, the following policies will apply:

a. where a Risk Assessment assumes that the ground water beneath the property does not or will not serve as a raw water supply for a municipal drinking water system, written notification must be provided to the Clerk's Office of the **Region** in accordance with O. Reg. 153/04: Records of Site Condition;

b. it is presumed that the ground water beneath the property undergoing the Risk Assessment contributes to the raw water supply for a municipal drinking water system when the property is located within a Wellhead Protection Area identified on Maps 8-1, 8-2, and 8-3; and,

c. current and future potential transport pathways to municipal supply well(s) in the Wellhead Protection Areas must be assessed and addressed to prevent, eliminate, or reduce any **adverse impacts** to the raw water supply;

RISK-BASED LAND USE CATEGORIES

10.23. Land uses that may pose a risk to the **quality and/or quantity** of municipal drinking water supplies are divided into the following categories according to their associated level of risk:

a. **Category A** (Very High Risk Uses);

b. **Category B** (High Risk Uses); and,

c. **Category C** (Moderate Risk Uses).

10.24. Land uses typically associated with each of the land use categories identified in the policy above include, but are not limited to, the uses listed in Schedule G.

VULNERABLE AREA RISK ASSESSMENT TABLE

10.25. Schedule H includes a Vulnerable Area Water Risk Assessment Table that outlines permitted and non-permitted activities and land uses within specific **designated vulnerable areas**. This table must be read in conjunction with the applicable policies referenced in this Section to evaluate **development's** conformity with the applicable source protection policies of this Plan.

WELLHEAD PROTECTION AREAS A TO E AND HIGH RISK MICROBIAL MANAGEMENT ZONES

Wellhead Protection Areas A to D identify where land use activities may affect the quality of the ground water that supplies municipal supply wells.

The boundaries of a Wellhead Protection Area are determined by the time of travel it would take for water and potential contaminants to move to a municipal supply well. These areas are assigned a vulnerability score ranging from 2 to 10, with higher scores indicating greater susceptibility to contamination.

10.26. Wellhead Protection Areas (WHPAs) A to E and High Risk Microbial Zones are shown on Maps 8-1 and 8-2 and are described below:

a. WHPA – A delineates the area within a 100-metre radius of a municipal well. This zone is assigned the highest vulnerability score of 10, indicating a significant risk to ground water quality from surface activities;

b. WHPA - B delineates the area where ground water is estimated to take up to 2 years to reach a municipal well. Vulnerability scores can be 6 (Low), 8 (Medium) or 10 (High), depending on local hydrogeologic conditions and overburden protection.

High Microbial Risk Management Zones apply to the highest vulnerability areas, which are WHPA - A and WHPA – B with a vulnerability score of 10, immediately surrounding a Groundwater Under the Direct Influence of Surface Water Well (GUDI Well). Due to their direct connection to surface water, these wells have a higher risk of contamination from pathogens, such as viruses and bacteria, which can reach the drinking water source quickly. These high-risk areas are specifically addressed and regulated under the Safe Drinking Water Act, 2002, to ensure adequate protection and treatment. Development within High Microbial Risk Managements zones is reviewed to ensure compliance with the Grand River Source Protection Plan the a process guided by other legislation;

c. WHPA - C delineates the area where ground water is estimated to take up to 5 years to reach a municipal well. Vulnerability scores can be 2 or 4 (Low), 6 (Medium) or 8 (High), indicating a moderate to moderately high potential for contamination;

d. WHPA - D delineates the area where ground water is estimated to take up to 25 years to reach a municipal well. Vulnerability scores can be 2 (Low), 4 (Medium) or 6 (High), indicating lower **vulnerability** but still requiring appropriate land use considerations; and,

e. **WHPA – E** identifies areas on the ground surface where surface water can flow to a municipal well within a two-hour travel time, creating a direct hydraulic connection pathway for contaminants to rapidly reach the drinking water source. The purpose of this designation is to manage and mitigate the risk of contamination from surface-level activities in these highly **vulnerable** areas.

10.27. **Development** located within WHPAs A to D and High Microbial Risk Management Zones will comply with the provisions set out in the Vulnerable Area Risk Assessment Table in Schedule H.

WELLHEAD PROTECTION AREAS – ISSUE CONTRIBUTING AREA

Wellhead Protection Areas – Issue Contributing Areas delineate lands surrounding a municipal well where specific past or present activities or conditions have contributed to an elevated level of a specific contaminant in the municipal well water. These areas are a crucial part of source water protection, allowing for the identification of a contamination source so that mitigation efforts can be focused there. Road salt and nitrates from fertilizer are present in municipal well water. While these are currently at safe levels, these issues need to be carefully managed.

10.28. Wellhead Protection Areas – Issue Contributing Area (WHPA - ICA) are shown on Map 8-2.

10.29. **Development** located within WHPA - ICA will be required to demonstrate compliance with the Grand River Source Protection Plan to ensure the proposal does not contribute to the identified contamination issue.

10.30. The Risk Management Official may prohibit **development** and **site alterations** or require a Risk Management Plan to manage any significant drinking water threats identified.

WELLHEAD PROTECTION AREAS – WATER QUANTITY

This Plan emphasizes the critical importance of protecting water resources, focusing on both water **quality and quantity**. Wellhead Protection Areas – Water Quantity (WHPA - Q) are specific areas where water withdrawals and consumptive uses must be balanced with natural ground water recharge to prevent the depletion of aquifers supplying municipal wells. Within WHPA - Q areas, the primary focus is to maintain the hydrological integrity of aquifers. This will be achieved by protecting their recharge functions and managing land uses that could contribute to the overuse or reduced replenishment of the ground water system. This approach is essential for preventing activities, such as consumptive **water takings** or reductions in recharge from urban **development**, that could lessen the amount of water available for the city's municipal drinking water supply.

10.31. Wellhead Protection Areas – Water Quantity (WHPA -Q) are shown on Map 8-3.

10.32. The **City** will maintain, and, where feasible, enhance natural recharge areas to maintain the long-term sustainability of ground water resources without causing **negative impacts** to ground water quality.

10.33. The City will minimize impervious surfaces and promote **green infrastructure** and appropriate **low impact development** to maintain or improve ground water infiltration and baseflow to aquifers, while ensuring no **negative impacts** to water quality.

10.34. The City will ensure that land use planning and **development** consider cumulative **water takings** and consumptive demands, in order to prevent overuse of ground water resources.

10.35. Municipal servicing strategies and **infrastructure** planning within WHPA - Q areas will support water conservation and efficiency and sustainable ground water use.

INTAKE PROTECTION ZONES 1, 2 AND 3

10.36. Intake Protection Zones 1, 2 and 3 are shown on Map 8-1. These zones identify lands and **surface water feature** that directly contribute water to a municipal well intake. The purpose of these zones is to protect the quality of the surface water entering the intake, primarily from hazardous spills. Intake Protection Zone 1 delineates an area of land within a 200-metre radius upstream of the municipal intake. Intake Protection Zone 2 delineates the area of land over which a hazardous spill could reach a municipal surface water intake within a two-hour travel time. Intake Protection Zone 3 represents the upstream contributing area to the surface water intake.

10.37. **Development** located within an Intake Protection Zone 1 or Intake Protection Zone 2 must comply with the provisions set out in the Vulnerable Area Risk Assessment Table in Schedule H.

HIGHLY VULNERABLE AQUIFERS

10.38. Highly Vulnerable Areas are shown on Map 8-1. These areas delineate underground aquifers where water is being withdrawn for human use. These aquifers are particularly susceptible to contamination because they are located near the ground's surface or the overlying material is highly permeable, allowing contaminants to easily reach the ground water.

SIGNIFICANT GROUND WATER RECHARGE AREAS

10.39. Significant Ground water Recharge Areas are shown for information and strategic planning purposes on Map 8-3. Delineated under the Grand River Source Protection Plan, these areas identify lands where the rate of ground water replenishment from the infiltration of water exceeds a specific threshold. While the Grand River Source Protection Plan does not currently include any specific land use policies for these areas, the **City** will consider the importance of these areas for maintaining the long-term water supply of an aquifer when undertaking secondary or community planning exercises.

SALT MANAGEMENT

The **City**, **Region,** and Province use salt to keep transportation corridors open and safe during icy and snowy conditions. De-icing salts can pose a significant threat to the quality of municipal drinking water, particularly in **designated vulnerable areas**. Salt is a persistent contaminant that is difficult to remove with conventional water treatment processes.

This Plan provides policies for salt use management and strategic urban/engineering design which aim to reduce the overall need for de-icing salt on sidewalks, parking lots, and roads.

10.40. The **City** will require a Chloride Impact Assessment for community, secondary, and **subwatershed** planning processes. The assessment will ensure a comprehensive and proactive approach to salt management at a **subwatershed** or community-wide scale by identifying potential impacts of de-icing salts on drinking water sources and mitigation measures.

10.41. The **City** may require a Chloride Impact Assessment and/or Salt Management Plan for **development**, including modifications to existing draft approved Plans of Subdivisions or vacant land Condominiums. The assessment will identify, address, and recommend ways to minimize any potential impacts of de-icing salts from the proposed **development** on municipal drinking water supply wells.

10.42. The **City** will encourage the design of drainage systems and lot grading in new plans of subdivision to include consideration for cold weather stormwater flows and winter maintenance, and may require the strategic design of new road networks to reduce the need for road salt application.

Water Efficiency and Conservation

Water is one of our most precious resources; it is essential to human life and the health of our environment and our community. With continuing urban growth and only a finite supply of clean water, it is important for the **City** to work with residents and partners to build public awareness and provide knowledge about how to conserve and make efficient use of water to ensure a steady supply of water.

Like other area municipalities within Waterloo Region, the City of Kitchener relies primarily on limited ground water for drinking water, making conservation and protection of the water supply critical. Over the past several decades, the **Region** has designed and implemented numerous water conservation programs to reduce per capita water consumption to a reliable level that supports **infrastructure** planning. The **City** will continue to support these **Regional** water efficiency and conservation efforts through its municipal planning and operational activities.

Objectives:

- Support the efficient use and reuse of water resources, including practices to protect, improve, or **restore** the **quality and quantity** of water.
- Increase conservation, efficiency, and recycling of potable and non-potable water.
- Encourage and maximize the reuse and recycling of water.

Policies:

10.43. The **City** will encourage the reduction of water consumption levels through the promotion of the efficient use of water and the implementation of water-saving technologies and may specify appropriate water conservation measures within existing buildings and new **development**.

10.44. The **City** will encourage the use of alternative water supply and demand management systems such as rainwater harvesting and grey water reuse in all **development**.

10.45. The **City** will encourage the utilization of low-water-use landscaping alternatives, such as native plants and drought tolerant species, to minimize water consumption.

10.46. The **City** will support water efficiency measures that reduce the demand for energy to pump and treat water resources.

10.47. The **City** will discourage new land uses and expansions of existing high water users that utilize large amounts of water, and may prohibit land uses that consume large volumes of water and could compromise the population and job growth forecast and other objectives of this Plan.

10.48. A Water Conservation Plan will be required for a **development** proposing a large use of municipally treated and supplied water. The plan will consider alternatives to the use of water and evaluate mitigation measures to reduce the use of water, where technically feasible.

10.49. The **City** will support the implementation of best practices for water conservation, including but not limited to, the use of sub-metering in new multi-unit developments, the auditing of water efficiency in older buildings, and the use of development standards.

10.50. The **City** will work with the **Region** and the relevant Conservation Authority to share information and resource to promote water conservation measures and public educational initiatives.

Natural Hazards – Flooding and Erosion

Flooding and erosion are significant risks to public health and safety and community wellbeing. They can disrupt economic activity, displace residents, and result in increased public expenditure for emergency operations, evacuation, and restoration.

Flood prone lands are guided by a One and Two Zone policy framework. Within the One Zone Policy area, **development** is restricted within the entire **floodplain**. Within the Two Zone policy area, the **floodplain** is divided into two sections, 1) the **floodway** where the floods are deepest and fastest flowing, and 2) the **flood fringe** with shallower and slower moving flood waters. Restrictions on **development** within the **flood fringe** portion of the Two Zone policy area are less restrictive to reflect this lower risk.

What is the purpose of this section?

The policies in this Section direct **development** away from natural or human-made hazards to protect public health and safety and prevent damage. The policies restrict land uses and **site alterations** so as not to create new or aggravate existing hazards.

Objectives:

- Prevent injury or the loss of life and minimize property damage and social disruption
- Prohibit **development** which singularly or cumulatively may restrict riverine channel capacities to pass flood flows, reduce storage capacity in **floodplains** and **wetlands**

resulting in increased flood levels, and create potential danger to upstream and downstream landowners within flood and erosion susceptible river or stream valleys which may increase hazard risks, create new hazards, or aggravate existing hazards which could in future years require expensive hazard protection measures. Prevent interference with the **hydrologic functions** of **wetlands** and alterations to watercourses which may impact flooding.

- Avoid the degradation and loss of hydraulic and **hydrologic functions** in **hazardous lands**, and promote **restoration** and enhancement, wherever possible.
- Reduce potential nuisances associated with **development** or site alteration by limiting the potential for floating objects and debris during flood events.
- Provide for limited and controlled **development** on **hazardous lands** where it is determined that such **development** is appropriate and safe.
- Maintain and enhance riparian buffer zones along waterways to absorb storm surges and reduce erosion.

Policies:

10.51. The **City** will consider the potential impacts of climate change that may increase the risk associated with **hazardous lands** when evaluating **development** and **infrastructure** projects.

10.52. **Hazardous lands** and regulated lands in accordance with Ontario Regulation 41/24 are generally shown on Map 7. The precise delineation of these areas will be determined in consultation with the relevant Conservation Authority. An amendment to this Plan will not be required for minor revisions to the boundaries, where such revisions are supported through appropriate technical studies and/or assessments, site plans, and/or other plans as required and approved by the relevant Conservation Authority.

10.53. **Development** to straighten, change, divert, or interfere in any way with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a **wetland** will not be permitted within a regulated area except in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.

10.54. **Development** or site alteration will not be permitted within Riverine **Flooding** or **Erosion Hazards** or **wetlands** where the use is:

a. A land use associated with hospitals, **residential care facility**, assisted living facilities, pre-school, school nurseries, and/or day care or schools where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young;
b. An essential emergency service such as fire, police, and ambulance stations or electrical substations;
c. Associated with the outdoor storage of any materials, either temporary or permanent; or,

d. Associated with the disposal, manufacture, treatment, or storage of hazardous substances.

10.55. Municipal **infrastructure** may be permitted within **flooding** and **erosion hazard** areas.

10.56. On lands zoned to recognize an **existing** use, a change in use may be permitted through a Zoning Bylaw Amendment provided:

a. that the subsequent use is **compatible** with surrounding land uses;
b. no new **dwelling units** are created;
c. the new use presents less of a risk to life and property in the event of flooding;
d. the new use is not specifically prohibited by the policies in this Section;
e. approval is received from the relevant Conservation Authority; and,
f. a review of all existing outdoor storage areas be undertaken as part of any expansion or alterations.

10.57. An existing building within a Mixed Use, Commercial First, or Auto-Oriented Commercial land use designation that is also within a natural **hazardous lands** designation may change to any other permitted use within the same land use designation without a Zoning Bylaw Amendment, save and except:

a. residential uses;
b. land use associated with hospitals, **residential care facility**, pre-school, school nurseries, day care, or schools where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young;
c. gas stations (including gas bars); and,
d. sale, rental, service, storage, or repair of motor vehicles, major recreational equipment, and parts and accessories for motor vehicles or major recreational equipment.

10.58. For the purpose of determining boundaries within the implementing bylaw, the following applies:

a. Zone lines that are intended to indicate the **floodway** of the Two Zone Policy Area will follow the actual floodline contours and limits of encroachment as provided by the relevant Conservation Authority; and
b. On lands and portions thereof within the **flood fringe** of the Two Zone Policy Area:
    i. the entire lot will be considered to be within the Regulatory Flood and regulated by the relevant Conservation Authority; and,
    ii. a special regulation provision will be applied in the zoning category where the lot or portion thereof and any part of the potential building envelope is located within the **flood fringe** of the Two Zone Policy Area.

RIVERINE FLOODING HAZARDS

10.59. A One Zone Policy Area and Two Zone Policy Area is applicable to the city, as per mapping approved by the relevant Conservation Authority, shown on Map 7.

10.60. Lands within the entire One Zone policy area, and **floodway** portion of the Two Zone policy area will be designated Natural Heritage Conservation on Map 6 and Map 3.

10.61. Lands within the **flood fringe** portion of the two-zone policy area will receive an urban land use designation on Map 3 consistent with the Places to Grow, in the City Structure policies of this Plan.

10.62. Lands within the **Flooding Hazard** Limit and designated Natural Heritage Conservation that were vacant or otherwise undeveloped lands at the time of adoption of this Plan will be zoned as Natural Heritage Conservation.

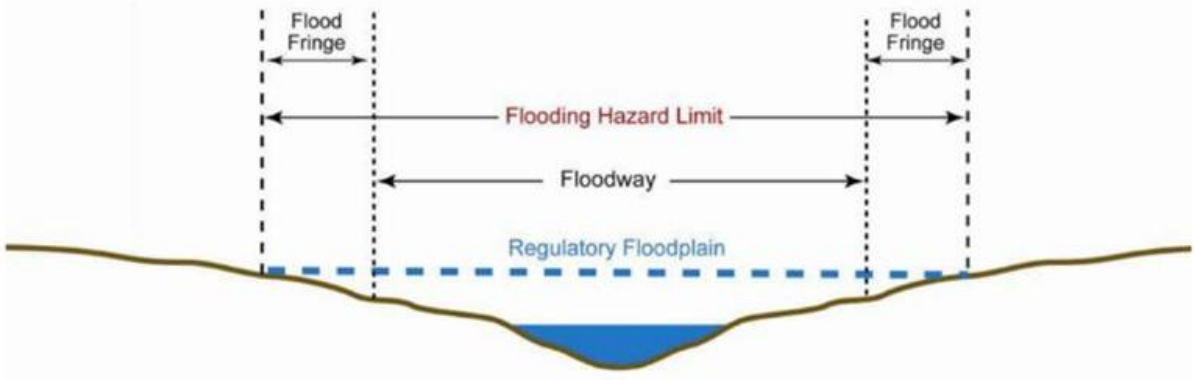
10.63. Lands within the **Flooding Hazard** Limit and designated Natural Heritage Conservation where **development** exists at the time of adoption of this plan will be zoned to recognize the existing use.

10.64. To implement a Two-Zone Policy Area, appropriate land use designations and bylaws must be put into place.

10.65. Implementing bylaws applied in accordance with the policy above will recognize legally existing development and allow for minor expansions and alterations subject to the issuance of a Permit (Pursuant to Ontario Regulation 41/24) and the implementation of **floodproofing standards**, **protection works** standards, and access standards as demonstrated by a qualified engineer to the satisfaction of the relevant Conservation Authority.

10.66. In a Two Zone Policy Area, the **Floodplain** is divided into two distinct sections, the **Floodway** and the **Flood Fringe** as illustrated in Figure 11,

Figure 81. Two Zone Policy Area



10.67. A special provision will be applied to the zoning category of all lands identified by this Plan as being within the **flood fringe** of the Two Zone Policy Area to serve as notice that properties so zoned will be constrained beyond the regulations of the implementing bylaw. In this circumstance, new **development**, expansions, or alterations will be subject to **floodproofing standards**, **protection works** standards, and access standards, as deemed necessary by the relevant Conservation Authority and the issuance of a Prohibited Activities, Exemptions and Permits Regulation (pursuant to Ontario Regulation 41/24) will be required.

10.68. **Development** in the **floodway** will not be permitted except in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.

10.69. **Development** may be permitted in the **flood fringe** subject to appropriate **floodproofing standards** to the regulatory flood elevation and in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.

10.70. All habitable floor space and electrical, mechanical, and heating services will be located above the elevation of the Regulatory flood elevation.

10.71. Safe access for emergency vehicular and pedestrian movement will not be prevented during times of flooding for new buildings and new **dwelling units** in accordance with relevant Conservation Authority Policies for the Administration of Ontario Regulation 41/24

10.72. The creation of any uninhabitable floor space below the Regulatory Flood elevation where there is the possibility of conversion to habitable floor space will not be permitted.

10.73. Notwithstanding the preceding policy, the creation of uninhabitable floor space below the Regulatory Flood elevation may be permitted if it is associated with an apartment building, commercial, industrial, or other non-residential **development**. Such areas in an apartment building may include foyers, recreation rooms, communal storage areas, or other uninhabitable floor space that is normally associated with this type of **development**. All such floor space in any **development** will be floodproofed to the Regulatory Flood elevation with the maintenance of safe access ensured.

10.74. Notwithstanding the preceding policy, **development** or site alteration will not be permitted within the Riverine **Flooding Hazard** (Regulatory **Floodplain**/One Zone and Two Zone **Floodway**), where the use is:

a. A new campground or the expansion of an existing campground;
b. A new parking lot associated with residential uses in the **floodway** of a Two Zone Policy Area or a One Zone Policy Area;
c. Underground parking associated with any use in the **floodway** of a Two-Zone Policy Area;
d. A driveway or access way to lands outside of Riverine **Flooding Hazard** where safe access is not achievable and no alternative access way providing safe access is available; or,
e. Flood **protection works** to allow for future/proposed **development**.

10.75. **Development** excluding non-habitable accessory buildings or structures associated with an existing use, will not be permitted within 15 metres of the top of bank of a watercourse except for works permitted as per the relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.

10.76. **Private sewage systems** will not be permitted within the **floodway** portion of the **floodplain**.

10.77. Where **private sewage systems** are proposed within the **flood fringe**, an assessment of the site will be undertaken to ensure that the system will not be adversely affected by incidental flooding.

RIVERINE EROSION HAZARDS

The Riverine Erosion **Hazard** within a river or stream valley is the area of the bank and **lands adjacent** to watercourses where erosion is actively occurring and where **development** could create or experience slope stability issues.

10.78. **Development** will not be permitted within the Riverine **Erosion Hazard** and the associated allowance except in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.

10.79. Notwithstanding the preceding policy, **development** within the Riverine Erosion Hazard Allowance may be permitted in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24. In support of **development**, a site-specific geotechnical or engineering assessment may be required to establish more precise limits for the Riverine **Flooding Hazard**, Riverine **Erosion Hazard**, valley slope and any associated **development** setbacks.

10.80. Notwithstanding the two preceding policies, **development** will not be permitted within the Riverine **Erosion Hazard** where the use is:

a. a bank stabilization project intended to protect new **development**, with the exception of public **infrastructure**;
b. placement or dumping of fill not associated with works approved by the relevant Conservation Authority;
c. a Stormwater Management Facility; or,
d. excavation works at the toe of a valley slope, except for works which may be permitted under relevant Conservation Authority Policies for the Administration of Ontario Regulation 41/24.

RIVERINE VALLEYLANDS

10.81. **Development** within riverine valleys with stable, gentle sloping walls not subject to the Riverine **Erosion Hazard** may be permitted in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.

10.82. Prior to **development**, the **City** may require detailed hydrogeological and/or geotechnical studies to assess potential risks to persons, buildings, structures, or public **infrastructure** occasioned by groundwater discharge or high water tables. Such studies should demonstrate that engineering solutions designed to protect structures from the effects of groundwater discharge and high water tables will be effective and will not require significant on-going maintenance to remain effective and will not divert or impede

natural groundwater flows so as to create hazards or annoyances to **adjacent** lands and buildings.

Land Use Compatibility

Good land use **compatibility** avoids conflict between industry and **sensitive land uses**, like homes and daycares, due to noise, vibration, odour, dust, and contaminants. The first step in avoiding these conflicts is through land use designations with appropriate separation between non-**compatible** uses. The second step is suitable mitigation measures, particularly in built up areas of the city where separation cannot be achieved.

Sensitive land uses in proximity to major facilities, including the **Airport, major goods movement facilities and corridors**, and the wastewater treatment plant can create conflicts that negatively impact the economy and quality of life. Addressing conflicts while enabling more homes and other **sensitive land uses** requires careful planning and consideration of trade-offs.

What is the purpose of this Section?

The policies of this section avoid compatibility conflicts by guiding land use designations and outlining requirements for **development**.

Objectives:

- Ensure appropriate separation between **sensitive land uses** and non-**compatible** industries and major facilities.
- Require **development** to implement mitigation measures to avoid land use compatibility issues.
- Identify contaminated sites and mitigate their potential impacts to public health and safety.
- Encourage the rehabilitation of contaminated sites for redevelopment and intensification where suitable.

Policies:

10.83. The establishment or expansion of **sensitive land uses** generally within 300 metres of Industrial Growth Areas, shown on Map 2, may be permitted only when supported by a land use compatibility study. Any potential impacts will be minimized and mitigated.

10.84. The establishment or expansion of **sensitive land uses** in proximity to major facilities and **major goods movement facilities and corridors** may be permitted subject to a site-specific study that demonstrates that land use compatibility impacts have been minimized and mitigated.

10.85. **Development adjacent** to railways will ensure that appropriate safety measures, including, but not limited to setbacks, berms, and security fencing are approved, in consultation with the appropriate railways.

10.86. The use of properties for propane installations or facilities will be regulated through the implementing bylaws and further by the **City's** Risk and Safety Management Plan requirements. This policy is not intended to regulate retail propane cylinder exchanges.

10.87. Existing industrial uses located in older neighbourhoods in proximity to existing residential uses, may be recognized as permitted uses and may be permitted to expand.

10.88. New residential uses in proximity to existing industrial uses may be established where the long term viability of the industrial use and the suitability of the residential use can be demonstrated.

10.89. Proponents of **development** for new **sensitive land uses** should proactively engage with nearby industrial stakeholders to address potential land use **compatibility** conflicts and implement measures that enable coexistence.

10.90. The **City** encourages lighting practices that eliminate or reduce light pollution and glare and restore unobscured views of the night sky, while maintaining sufficient light levels for a safe built environment.

10.91. The **City** may regulate excess or misdirected light through **development** and/or an outdoor lighting bylaw.

10.92. Any study described in this subsection may be required as part of a **complete application,** as described in the Implementation policies of the Plan.

REGION OF WATERLOO INTERNATIONAL AIRPORT

10.93. The **City** supports the long-term operation of the **Airport** and recognizes the positive economic role and service it provides to the community.

10.94. The **City**, in planning for land uses in the vicinity of the **Airport**, will:

a. Prohibit any land use or structure which could affect the operation of the **Airport**, cause a potential aviation safety hazard, or be non-**compatible** for reasons of public health, safety, or environmental concerns;

b. Ensure that **sensitive land uses** are designed, buffered, and/or separated from each other to prevent **adverse effects** from odour, noise, and other contaminants;

c. Require the provision of warning clauses, where appropriate, for **development**, advising owners in the vicinity of the **Airport** of potential lighting and height restrictions and of the potential for noise-related impacts;

d. Ensure conformity with Transport Canada's Region of Waterloo International Airport Zoning Regulations; and,

e. Use holding provisions in the implementing bylaw to require a land use assessment or aeronautical assessment to determine maximum building and structure heights, including temporary structures, to the satisfaction of the relevant approval authority, until such time as the **Region** completes their Airport growth plan update in progress at the time of preparation of this plan and any necessary updates to the Federal Airport Zoning Regulations have been completed.

CONTAMINATED SITES AND HISTORICAL LANDFILLS

10.95. **Development** on, or **adjacent** to, a known or potentially contaminated site will be assessed, remediated and/or risk assessed, as necessary, to ensure no **adverse effects** according to the Environmental Protection Act, the Drinking Water Source Protection

Policies of this Plan, and **City** or **Regional** Contaminated Sites guidelines where applicable. **Development** will be accompanied by supporting studies.

10.96. Any roadways and **parkland** to be dedicated to the **City** or **Region** through **development** that are on, or **adjacent** to, a known or potentially contaminated site must be suitable for the proposed use according to applicable **City** or **Regional** Contaminated Sites guidelines.

10.97. Prior to **development** or a change in land use within 150 metres of McLennan Park and 30 metres of the perimeter of all other historical landfills identified in Schedule C, the proponent will:

a. identify any existing or potential **adverse environmental impacts** or risks to health and safety;
b. provide studies showing that the proposed **development** can take place; and,
c. propose and undertake any necessary remediation.

Mineral Aggregates

Mineral aggregates are valuable non-renewable resources that provide significant material used in the construction of buildings and infrastructure. Protecting access to mineral aggregates positively impacts the local economy and contributes to affordability.

What is the purpose of this section?

This section reflects the Provincial and **Regional** policies that implement the Aggregate Resources Act. The policies in this section protect **mineral aggregate resource** areas for long term use while ensuring that extraction minimizes environmental and social impacts and conflicts with non-**compatible** land uses.

Objectives:

- Identify and protect Mineral Aggregate Resource Areas for current and future needs.
- Prevent changes in land use that could conflict with existing or future **mineral aggregate operations**.
- Ensure potential impacts of new **mineral aggregate operations** are prevented or minimized.
- Ensure the progressive rehabilitation of pits and quarries to an appropriate after use.
- Ensure the availability of **mineral aggregate resources** as close to markets as possible.

IDENTIFICATION AND PROTECTION OF MINERAL AGGREGATE RESOURCE AREA

10.98. Mineral Aggregate Resource Areas are designated in this Plan and are shown on Map 10. Boundaries of the Mineral Aggregate Resource Area are approximate and may be refined without an amendment to this Plan. The identification of this resource in this Plan does not presume that all lands located within this area are suitable for the establishment of new or expanding **mineral aggregate operations**.

10.99. This Plan recognizes extraction in Mineral Aggregate Resource Areas as an interim use of land and as such, these lands are designated for their ultimate intended land use on Map 3 in this Plan.

10.100. Extraction of **mineral aggregate resources** may be permitted outside the Mineral Aggregate Resource Area where there is a sufficient quantity and quality of resources to warrant extraction, subject to policies in this Plan. An amendment to this Plan will be required for proposed extraction operations outside of the Mineral Aggregate Resource Area.

10.101. **Development** that would preclude or hinder the establishment, continuation, and/or expansion of **mineral aggregate operations** or access to the resources will be prohibited within or on lands **adjacent** to any Mineral Aggregate Resource Area, except where:

a. extraction of the resource would not be feasible; or,
b. the proposed land use or development serves a greater long term public interest; and,
c. issues of public health, public safety, and environmental impact are appropriately addressed.

10.102. **Development** will be required to minimize the amount of land in order to retain as much of the **mineral aggregate resource** potential as possible. Any on-site **mineral aggregate resources** should be extracted prior to **development** occurring or used in the **development** of the area.

MINERAL AGGREGATE OPERATIONS

10.103. Existing licensed mineral aggregate operations will be recognized as a legal use of land and will be permitted to continue without the need for an amendment to this Plan or an implementing bylaw. Existing licensed operations will be zoned appropriately by the implementing bylaws to permit aggregate extraction.

10.104. New **mineral aggregate operations**, or expansions that occur outside the current zoning limits, will require an amendment to the implementing bylaw.

10.105. Where mineral aggregate extraction is permitted by way of site-specific amendment to the implementing bylaw, the **City** will also permit accessory uses that are directly associated with the **mineral aggregate operation**, such as crushing, screening, washing, stockpiling, blending with recycled asphalt or concrete materials, storage, weigh scales, and parking and office facilities.

10.106. **Ancillary uses** such as asphalt plants, concrete plants and aggregate depots that blend and stockpile aggregate materials with salt, except where such uses are identified as a prohibited use in accordance with the applicable policies in this Plan, will require an amendment to the implementing bylaw.

10.107. Proposed applications for new or expanding **mineral aggregate operations** will be in accordance with the applicable policies of this Plan, will account for the potential cumulative impacts from all past, present, and future **mineral aggregate operations** in the vicinity of the proposed new operation, and will demonstrate adequate buffering,

screening, or other mitigation measures to prevent or minimize any potential **adverse effects** on the natural heritage system or surrounding **sensitive land uses**.

10.108. Proposed amendments to the implementing bylaw to permit mineral aggregate extraction will be evaluated based on:

a. whether the proposed mineral aggregate extraction will have **adverse effects** on the natural heritage system;
b. anticipated impacts on roads under **City** and/or **Region** jurisdiction;
c. anticipated impacts on the surrounding community;
d. anticipated impact of the noise, odour, dust, and vibration generated by the proposed use on **adjacent** land uses;
e. anticipated impacts to **cultural heritage resources** in the area;
f. potential impacts on natural hazards;
g. how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed; and,
h. other applicable policies contained within this Plan.

10.109. Where a situation warrants, the **City** will request the applicant to voluntarily set and meet timelines for the operation, final extraction and rehabilitation of the proposed **mineral aggregate operation** in a timely manner. This may be considered desirable in order to minimize the impact on the surrounding environment depending on such factors as location of site relative to a **sensitive land use**, scale and type of deposit, desirability of stockpiling, and anticipated time of **development** on or near the site.

10.110. Where an application to expand an existing licensed **mineral aggregate operation** is circulated to the **City** which does not require a Planning Act application, the **City** will review and provide comments in the context of all relevant policies in this Plan that would be applicable to **development** for a new **mineral aggregate operation**.

10.111. Any amendments to the implementing bylaw approved for new or expanding **mineral aggregate operations** will apply only to the boundary of the licensed area and will limit the depth of extraction to that which is specified on the proposed site plan.

10.112. New or expanding **mineral aggregate operations** proposed within a Source Water Protection Area as shown on Maps 8-1, 8-2, and 8-3 will be permitted, except where such uses are prohibited in accordance with policies of this Section or the Drinking Water Source Protection policies of this Plan.

10.113. New or expanding **mineral aggregate operations** proposed within or on **land adjacent** to Core Natural Heritage Features will not be permitted, except in accordance with the following:

a. Within **habitat of endangered and/or threatened species**, where authorized in accordance with Provincial and Federal requirements;
b. Within **Significant Woodlands**, **Significant Valleys**, and/or **Significant** Landforms (**Areas of Natural and Scientific Interest)**, new **mineral aggregate operations** may be permitted where the features consists of habitats that can be effectively replaced or restored within a reasonable period of time, such as:

i. Areas of crop or pasture;
ii. Plantation;
iii. Early successional habitat;
iv. Areas of high disturbance;
v. Areas of low ecological diversity with high percentage of non-native species;
vi. Small areas of non-provincially significant marsh or thicket **wetland**;
vii. Old field meadow;
viii. Hedgerows;
ix. Minor areas on the perimeter of the features; or,
x. Drainage swales; and,

c. The proponent must demonstrate to the satisfaction of the **City** that:
d. The portion of the Core Natural Heritage Feature affected by the **mineral aggregate operation** will be replaced or **restored** within a reasonable period of time with habitat of greater extent and/or ecological value as part of the rehabilitation plans to promote, where possible, a net ecological gain, or in the case of **habitat of threatened and/or endangered species**, complies with Provincial and Federal requirements have been achieved;
e. There will be no **adverse environmental impacts** of the **natural heritage features** or **ecological functions** and connectivity of the residual areas of the Core Natural Heritage Feature;
f. The **quality and quantity** and direction of local surface water and groundwater will be maintained or enhanced; and,
g. The extraction of **mineral aggregate resources** will be completed, and the area will be **rehabilitated**, as early as possible in the life of the operation.

10.114. New **mineral aggregate operations** proposed **adjacent** to Core Natural Heritage Features may be permitted provided that there will be no **adverse environmental impacts** to their features or **ecological functions** and connectivity/linkages.

10.115. The **City** will include site-specific regulations with the implementing bylaws to restrict extraction below the water table where **subwatershed**-scale hydrogeological studies have not demonstrated the acceptability of such extraction from a surface water and groundwater perspective.

10.116. New **mineral aggregate operations**, or **wayside pits and quarries**, may be permitted within Environmentally Sensitive Landscapes where it can be demonstrated that:

a. Where extraction is proposed **adjacent** to a Core Natural Heritage Feature, there will be no significant **adverse environmental impacts** to their features or **ecological functions** and connectivity;
b. there will be no significant adverse environmental impacts to their features or ecological functions and connectivity, although extraction may be considered in habitats which can be effectively replaced or restored in a short to medium time

scale such as areas of crop or pasture land, young plantation, early successional woodland, small areas of non-Provincially significant marsh or thicket wetland, old field meadow, hedgerows and drainage swales;

c. where extraction is proposed within or **adjacent** to the following features, which are not included within a Core Natural Heritage Feature:

   i. rivers, stream valleys, **floodplains**, or associated **hazardous lands** or **hazardous sites**;
   ii. fish habitat*;*
   iii. meromictic and kettle lakes;
   iv. significant wildlife habitat; or,
   v. savannas, tallgrass prairies, rare **woodland** types, cliffs, alvars, sand barrens, marl seeps, bogs and fens; and,

d. the **quantity and quality** of local surface water and groundwater regimes can be maintained or enhanced.

10.117. Where a new **mineral aggregate operation** is proposed on lands identified as an Environmentally Sensitive Landscape, the **City** will recommend to the Province that the Natural Environment Report required under the Aggregate Resources Act also address the following objectives:

a. natural habitat that would be lost from the site will be replaced with equivalent habitat on the property or on **adjacent lands**, and no less than 35 per cent of the licensed area remaining above the water table after extraction will be **rehabilitated** to sustainable natural **woodland** habitat representative of the landscape in which it is located;
b. the **quantity and quality** of surface water and groundwater regimes and aquatic ecosystems remaining after, or created by, extraction will be **rehabilitated** to sustainable natural aquatic ecosystems representative of the landscape in which they are located;
c. the health, diversity, size, **ecological function,** and connectivity of major natural features remaining within the proposed licensed area will be maintained and, where possible, enhanced before, during, and after the extraction of aggregate resources;
d. the **rehabilitated** area will be maximized and the disturbed area minimized on an ongoing basis during the life cycle of the pit operation; and,
e. **rehabilitation** of any area once occupied by natural features or identified as potential enhancement/**restoration** and/or corridor/linkage areas is completed as early as possible in the life of the extraction operation.

10.118. **Development** that would establish an **ancillary use** to a **mineral aggregate operation** will only be permitted where applicable studies demonstrate that the proposed use will mitigate any potential adverse effects.

10.119. The **City** will collaborate with the Province to ensure that all appropriate requirements resulting from the review of an application for a **mineral aggregate operation** are imposed and enforced as:

a. conditions on the license or notes on the site plan required under the Aggregate Resources Act, including but not limited to spill protection measures to prevent discharges to surface water and groundwater resources from on-site fuel storage, vehicle or equipment repair and equipment operation, spills from salt storage, use, and transfer, and other best management practices; and,
b. regulations in implementing bylaws, development agreements, and conservation easements as may be applicable.

EXTRACTION BELOW THE WATER TABLE

10.120. In addition to all other applicable policies in this Plan, including the requirement for an amendment to this Plan, mineral aggregate extraction below the water table will only be permitted where:

a. on lands identified as Prime Agricultural lands, it is demonstrated that there is a substantial quantity of **mineral aggregate resources** below the water table warranting extraction;
b. the completion of a hydrogeological cumulative impacts assessment demonstrates that the removal of the resource and the subsequent **rehabilitation** of the lands will not negatively impact the **quantity and quality** of surface or groundwater resources and relevant **natural heritage features**;
c. if necessary and feasible to protect groundwater quality, post-extractive drainage is directed away from the resulting pond, the slopes of the pond are stabilized with appropriate native species, and a pond planting plan is prepared and implemented;
d. on lands identified as Prime Agricultural lands, other alternatives have been considered by the proponent and found unsuitable, and agricultural **rehabilitation** in remaining areas will be maximized. The consideration of other alternatives will include investigation as to the availability of alternative resources on lands identified as Canada Land Inventory Class 4 to 7 soils, resources on lands committed to future urban uses, and resources on Prime Agricultural lands where **rehabilitation** to agriculture is feasible; and,
e. it is demonstrated that the site will be **rehabilitated** in accordance with this Plan.

10.121. Where the results of an individual or **subwatershed** scale hydrogeological study indicate that mineral aggregate extraction below the water table may have a negative impact on the **quantity or quality** of groundwater in an area, the **City** will restrict extraction below the water table by means of a site-specific regulation in the implementing bylaw in accordance with this Plan. The purpose of this restriction is to maintain the depth of residual over burden necessary to protect the **quality and quantity** of groundwater.

10.122. Where the extraction of a proven significant quantity of **mineral aggregate resources** located below the water table is not permitted in accordance this Plan, this resource will continue to be protected from land uses that are non-**compatible** with its future extraction.

WAYSIDE PITS AND QUARRIES, PORTABLE ASPHALT AND CONCRETE PLANTS

10.123. **Wayside pits and quarries**, portable asphalt plants and portable concrete plants used for public road authority contracts will be permitted on a temporary basis in all land use designations in accordance with the Provincial Planning Statement, without the need for an amendment to this Plan or an amendment to the implementing bylaw, except where:

a. the use would be located within or **adjacent** to an existing Built-Up Area that would be non-**compatible** with aggregate extraction and associated activities;
b. the use would be located within lands designated Natural Heritage Conservation as shown on Map 3; and,
c. the use is identified as a prohibited use elsewhere in this Plan and/or by **Regional** and Provincial guidelines.

10.124. Portable asphalt plants and portable concrete plants will be discouraged on lands containing active agricultural operations. If asphalt or concrete for a public road project cannot be obtained from an existing asphalt or concrete plant, attempts should be made to locate the portable plant in **wayside pits and quarries**, vacant industrial sites, or on inactive or less productive agricultural lands.

10.125. Portable asphalt plants and portable concrete plants will obtain appropriate approvals pursuant to the Environmental Protection Act and will include provisions to prevent spills of petroleum chemicals to surface and groundwater resources.

REHABILITATION OF MINERAL AGGREGATE OPERATIONS

10.126. All proposals for new or expanding **mineral aggregate operations**, including **wayside pits and quarries**, will include a rehabilitation plan in accordance with this Plan. Where new or expanding **mineral aggregate operations** are located in close proximity to other **mineral aggregate operations**, a comprehensive rehabilitation plan which includes all applicable **mineral aggregate operations** should be provided.

CONSERVATION OF MINERAL AGGREGATE RESOURCES

10.127. The **City** will ensure the conservation of **mineral aggregate resource** in accordance the Provincial Planning Statement.

11. Land Use Designations

Land use designation is a primary planning tool for achieving the goals and objectives of this Plan. It determines how land is used and organized, guides how and where homes and jobs will be added, and ensures suitable separation between non-**compatible** uses. Land use designations are also used to establish maximum permitted densities, which Kitchener ultimately determines through **built form** and site design regulations as part of the implementing bylaws. Evaluating maximum density permissions is critical for us to plan responsibly for things like water and sanitary infrastructure capacity and equitable access to **community facilities** and green areas.

Applied equitably and thoughtfully, land use designations will help Kitchener grow as a Caring City.

What is the purpose of this Section?

This section sets out Kitchener's desired land use pattern, establishes the land use designations as shown on Map 3, and outlines the permitted uses and policies guiding development.

General Land Use Policies

11.1. Land use designations are shown on Map 3.

11.2. Unless otherwise stated in this Plan, permitted uses within all land use designations may include:

a. Public service facilities and systems owned and operated by, on behalf of, or in partnership with the Provincial or Federal governments, the **Region**, relevant Conservation Authority, or the **City**;

b. Temporary markets that support the sale of local produce, community gardens, and other **compatible** forms of agricultural crop production; and,

c. Parks and active or passive recreational uses.

11.3. Wherever residential uses are permitted, offices and program spaces that provide on-site health, social, and support services will be permitted as accessory uses to support residents' well-being and community integration.

11.4. To ensure **compatibility**, the implementing bylaws may limit the full range and scale of permitted uses.

11.5. Maximum density permissions will be established through **built form** and site design regulations.

11.6. Implementing bylaws may regulate matters related to **built form** including, but not limited to, building length, building height, floor plate area, and physical separation between buildings.

11.7. Implementing bylaws may regulate matters related to site design including, but not limited to, setbacks, landscaping, amenity space, and all types of vehicle and bicycle parking and associated function.

11.8. Request for relief from **built form** and/or site design regulations is a request for relief from maximum permitted density and may require an amendment to this Plan.

11.9. **Development** will consider **compatibility** with and transition to **adjacent** and nearby existing and planned contexts.

11.10. Where new parking spaces are proposed to be developed in combination with **development,** the **City** may:

a. require proponents to utilize **Transportation Demand Management** measures; and,

b. encourage required off-street parking to be located away from and/or screened from view from the **public realm**. Wherever residential uses are permitted, accessory offices and program spaces that provide on-site health, social, and support services will be permitted as an accessory use to support residents' well-being and community integration.

Natural Heritage Conservation

What is the purpose of the Natural Heritage Conservation land use designation?

The Natural Heritage Conservation land use designation is intended to protect and/or conserve our **natural heritage features** and their **ecological functions**. These areas may allow legally **existing** uses unless there is a significant threat to health and safety.

Where does this land use apply?

The Natural Heritage Conservation land use designation applies to sites in Green Areas shown on Map 2.

Objectives:

- To implement the Natural Heritage System policies of this Plan.

Policies:

11.11. The Natural Heritage Conservation land use designation will include:

a. **Provincially Significant Wetlands***;*

b. **Locally Significant Wetlands***;*

c. Grand River **Significant Valley**;

d. **Environmentally Significant Valley Features**;

e. **Locally** Significant **Valleylands***;*

f. Environmentally Sensitive Policy Areas;

g. **Significant Woodlands***;*

h. **Locally Significant Woodlands***;*

i. Habitat of Endangered and/or Threatened Species;

j. Fish Habitat; and,

k. natural **hazardous lands** including, but not limited to lands considered to be in the **floodway** and subject to **flooding hazard**.

11.12. The Natural Heritage Conservation land use designation may only permit those uses which fulfill at least one of the following objectives:

a. conservation activities;

b. forest, fish, and wildlife management;
c. small scale, passive recreational uses and accessory uses such as trails, boardwalks, footbridges, and picnic facilities which will have no significant negative impact on **natural heritage features** or **ecological functions** of the **Natural Heritage System**;
d. conservation and flood or erosion control projects where it has been demonstrated that they are necessary in the public interest and other alternatives are not available;
e. **infrastructure** projects in accordance with Servicing and Utilities policies of this Plan; and,
f. new **mineral aggregate operations** in accordance with Aggregate policies of this Plan.

11.13. The above uses may be further limited through the specific policies for each **natural heritage feature**, the implementing bylaws, or other applicable legislation.

11.14. **Development**, alteration to a watercourse, or interference with a **wetland**, as defined under the Conservation Authorities Act, will not be permitted without a permit from the relevant Conservation Authority.

11.15. New **development** and/or **site alteration** may only be permitted in accordance with the uses permitted in this land use designation and in accordance with the Community Health and Safety Policies in this Plan.

EXISTING USES

11.16. Legally **existing** uses as of the date of approval of this Plan may be permitted and zoned accordingly unless there is a significant threat to health and safety.

11.17. A minor expansion of a legally **existing** building, structure, use or conversion to a less intense use may be permitted within lands designated as Natural Heritage Conservation without an amendment to this Plan provided that it can be demonstrated, to the satisfaction of the **City** and the relevant Conservation Authority, where applicable, through an **Environmental Impact Study** or other appropriate study that the objectives of the land use designation can be met and that the proposed minor expansion or conversion will not have a negative impact on the natural hazard, **natural heritage features,** or **ecological functions** for which the area is identified.

Prime Agriculture

What is the purpose of the Prime Agriculture land use designation?

The Prime Agriculture land use designation accommodates a wide range of **agriculture** and **agricultural-related uses,** encouraging their preservation, efficiency, and flexibility. This Plan protects **agricultural uses** as large continuous areas free from non-**compatible** uses.

Where does this land use apply?

The Prime Agriculture land use designation applies to sites outside of the Urban Area and within the Protected Countryside shown on Map 2.

Objectives:

- Protect Prime Agricultural Land for **agriculture** and **agriculture-related uses**.
- Encourage and support the local farm economy and food system.
- Protect and enhance the topography, groundwater recharge areas, **natural heritage features**, and **cultural heritage resources** of the city's agricultural areas.

Policies:

11.18. All types, sizes, and intensities of **agricultural uses**, **agriculture-related uses**, **on-farm diversified uses**, and normal farm practices will be promoted and protected in accordance with Provincial standards.

11.19. New land uses, including the creation of separate lots, expansions of existing uses and existing lots, and the **development** of new or expanding livestock facilities will comply with the **Minimum Distance Separation Formulae**.

11.20. The placing of fill, removal of topsoil, or extraction of peat will generally be discouraged within the Prime Agriculture land use designation. Such activities will be regulated through **site alteration** bylaws and the rehabilitation of the lands from which peat or topsoil has been removed, will be required.

11.21. Permitted uses within the Prime Agriculture land use designation may include:

a. agricultural uses;
b. **existing** residential uses; and,
c. Mineral aggregate operations as an interim use in accordance with the Mineral Aggregate policies of this Plan.

11.22. **Agriculture-related uses** may be permitted subject to the following:

a. the use minimizes the amount of land removed from agricultural production and there are not other reasonable alternative sites available in the city, including sites with poorer agricultural soils or where fragmented or smaller lots and/or a mix of farm lots may already exist;
b. the use mitigates any potential land use conflicts with **adjacent** farms and other land uses; and,
c. the use can be serviced in accordance with the Infrastructure and Servicing policies of this Plan.

11.23. **On-farm diversified uses** may be permitted subject to the following:

a. the uses will be clearly accessory to principal **agricultural use** of the property;
b. the uses will be small in scale and **compatible** with and not hinder surrounding agricultural operations;
c. except for roadside produce stands, the uses will be integrated with the main farm building(s) and constructed in a manner that will allow for ease of conversion to an **agricultural use** should the **on-farm diversified uses** cease to exist;

d. Minor retailing of products will be permitted directly from the farm provided that sales are limited to those goods produced or manufactured primarily on the farm; and,
e. lot creation to facilitate **on-farm diversified uses** will not be permitted.

11.24. Where a residential dwelling is permitted on a lot in a Prime Agricultural area, up to two additional residential units may be permitted, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:
a. comply with the minimum distance separation formulae;
b. are compatible with, and would not hinder, surrounding agricultural operations;
c. have appropriate sewage and water services;
d. address any public health and safety concerns;
e. are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster;
f. minimize land taken out of agricultural production; and,
g. Shall not be severed except in accordance with the Provincial Planning Statement.

11.25. Additional or temporary farm-related residential units may be permitted on a farm in the Prime Agriculture designation without severance to accommodate farm employees, including members of the farm household directly involved in the farm operation, provided that:
a. the size, nature, and productive capability of the farm operation warrant additional farm employment for extended periods of time such that additional on-site accommodation is considered necessary;
b. any new permanent dwellings will be limited to bunkhouses or the conversion and/or expansion of **existing** farm-related residential units;
c. any new temporary dwellings will be located near existing farm buildings and will be removed when they are no longer required to accommodate farm employees; and,
d. the site can be serviced in accordance with the Infrastructure and Servicing policies of this Plan.

11.26. Any forested areas and **woodlands** within the Prime Agriculture designation will be subject to the Natural Environment policies in this Plan.

11.27. Severances for the purposes of lot creation or lot adjustment in the Prime Agriculture designation are discouraged and may only be permitted in accordance with the Provincial Planning Statement and the policies of this Plan.

Open Space

What is the purpose of the Open Space land use designation?

The Open Space designation protects parks, greenways, trails, and other open spaces for the long term use and enjoyment of Kitchener's growing and changing population.

Where does this land use apply?

The Open Space land use designation applies in all City Structure elements on Map 2 except for the Protected Countryside and Industrial Growth Areas.

Objectives:

- Provide for a comprehensive and connected open space system.
- Enhance equitable access to high quality open spaces to foster connection between people and the outdoors.

Policies:

11.28. Permitted uses within the Open Space land use designation may include:

a. active and/or passive outdoor recreational uses;
b. cemeteries;
c. conservation uses;
d. cultural heritage resource uses;
e. parks;
f. trails; and,

i. shared uses on hydro rights-of-way including open space links and parking lots for Open Spaces, outside industrial storage, or other uses accessory to **adjacent** land uses in accordance with the Servicing and Utilities policies of this Plan.

11.29. Utility corridors, closed road rights-of-way, former railway lines, wildlife passages, stormwater management areas, or any other area may be designated Open Space to enable a continuous parks and open space system.

11.30. Parks, trails, and cemeteries which are conveyed to or acquired by the **City** may be designated Open Space by revising Map 3 without the need for an amendment to this Plan.

Mixed Use

What is the purpose of the Mixed Use land use designations?

The Mixed Use land use designations will accommodate most of Kitchener's growth. These areas will provide opportunities for all housing types and a range of commercial, employment, and institutional uses, and will prioritize housing and employment growth, **active transportation** and transit, and high-quality urban design.

Where does this land use apply?

The Mixed Use land use designations apply to lands in Strategic Growth Areas shown on Map 2. The Mixed Use C land use designation only applies within Protected Major Transit Station Areas shown on Map 4.

Objectives:

- Create safe, caring, walkable, and welcoming neighbourhoods for all.
- Increase housing supply and choice.

- Enable a range of commercial, employment, and institutional uses.
- Secure **food stores** as the highest priority commercial component of complete communities.
- Incentivise creative, high-quality architecture and urban design.
- Conserve our **cultural heritage resources**.
- Promote the efficient use of existing **infrastructure** by directing more residents and jobs.
- Promote active transportation and transit as the primary modes of transportation.

Policies:

11.31. The Mixed Use A and Mixed Use B land use designations will only apply to lands identified on Map 2 as Strategic Growth Areas. The Mixed Use C land use designation will only be applied to Strategic Growth Areas which are Protected Major Transit Station Areas on Map 2.

11.32. The **City** will direct new **major office** and **major institutional development** to Protected Major Transit Station Areas.

11.33. The **City** will discourage the **development** or retention of some uses within or in close proximity to Strategic Growth Areas which would conflict with their **planned function**.

11.34. The **City** will encourage the **development** and retention of institutional uses and **cultural facilities** within the Mixed Use land use designations.

11.35. The **City** will discourage a reduction in the lot area for lands designated Mixed Use if the reduction in lot area has the potential to compromise **intensification**.

11.36. Lot consolidation will be encouraged and may be required to meet the **built form** and site design regulations of the implementing bylaws.

11.37. The **City** will limit the height of buildings along King Street West between Water Street and Queen Street to conserve a historical mid-rise main street condition intended to serve a **public realm** where frequent large scale events and celebrations are held.

11.38. **Development** on lands designated Mixed Use within Protected Major Transit Station Areas should consolidate the number of vehicle access points and align driveways opposing on either side of the street. New private driveways on Fairway Road and King Street East will be discouraged and only permitted if no alternative means of access is available.

11.39. **Development** on lands designated Mixed Use within Protected Major Transit Station Areas will be designed with internal streets and mid-block connections to an overall standard of 150 metres or less between publicly accessible connections.

11.40. Non-residential uses and parking structures should be located **adjacent** to railways to address land use **compatibility** between sensitive and non-**sensitive land uses**.

11.41. Where **development** is proposed to proceed in phases or to address coordination between landowners, a phasing plan will be required as part of a **complete application** which demonstrates how the **development** prioritizes:

a. Provision of non-residential uses in the first phase of **development** or retention of commercial uses on the site until such time as new non-residential uses are built;

b. **Development** on surface parking lots and portions of the lot abutting **priority streets** as part of the first phase of **development**; and,
c. Connections to the **active transportation** and transit networks throughout all phases of **development**.

11.42. On lands designated Mixed Use outside of Protected Major Transit Station Areas as shown on Map 4, the **City** will:
a. Require that the amount of commercial gross floor area on a site be maintained or increased through **development**; and,
b. Identify and establish **priority streets** in accordance with the Placemaking policies of this Plan.

11.43. On lands designated Mixed Use outside of Protected Major Transit Station Areas, the **City** may:
a. Regulate the location of commercial uses on a site through implementing bylaws;
b. Require a minimum amount of commercial space;
c. Require commercial uses on the ground floor; and,
d. Establish minimum targets for the amount and type of commercial floor area at a neighbourhood scale.

11.44. The **City** may prepare a commercial study to inform how much and what kind of commercial space is needed at various locations within the city to inform regulations within the implementing bylaws. This study will consider:
a. the abundance and variety of existing and planned non-residential uses that are within walking distance;
b. whether the commercial use services primarily a neighbourhood, city-wide, or regional commercial function;
c. lot size and fabric; and,
d. the presence or need for **food stores** as the highest priority commercial use.

11.45. Deviation from regulations implemented through the policy above may be permitted by way of amendment to the implementing bylaw(s) subject to a Commercial Function Study that demonstrates a sufficient amount, type, and quality of commercial space serving the surrounding neighbourhood.

11.46. **Development** will maintain the same amount of any existing **food store** space and where a **food store** is proposed to be demolished as part of **development** involving multiple buildings, appropriate phasing will be required such that the new **food store** space is constructed and operational before the existing **food store** space is demolished.

11.47. A **Transportation Demand Management** Strategy may be required for **development** to incorporate:
a. A range of **infrastructure** improvements, strategies, and programs to increase **active transportation** and transit use and reduce single occupancy vehicle use;

b. Quantitative multi-modal transportation assessments and site-related traffic mitigation measures to demonstrate sufficient and safe transportation **infrastructure** to service the proposed **development**;
c. A range of parking management strategies that minimize the need for vehicle parking supply in conjunction with new **developments** and that prioritize facilities and programs for car-share, carpool, bike-share, on-street bicycle parking, shared parking, and low-emissions vehicles; and,
d. Phasing of Transportation Demand Management measures to support all phases of development.

11.48. New predominately auto-exclusive uses such as car washes, **drive-through facilities**, gas stations, the sale and/or repair of motor vehicles, and commercial parking facilities will only be permitted within Protected Major Transit Station Areas on the basis of a site-specific amendment to this Plan. In considering applications for site-specific amendments to this Plan, such applications will need to demonstrate the following:
a. The use maintains consistency with the objectives of this Plan, and in particular the objectives and **planned function** of the Mixed Use land use designation;
b. That priority is given to the comfort, safety, and efficient movement of pedestrians and cyclists;
c. the use conforms to the Placemaking policies of this Plan and Urban Design Manual; and,
d. in the case of drive-through facilities:
    i. must be located within a **mixed-use** building or **multi-unit building**;
    ii. does not conflict with the planned urban design and architectural characteristics of the predominant uses on the site; and,
    iii. ensures that if co-located in a **mixed-use development**, which includes residential uses and/or office uses, the proposed **drive-through facility** does not compromise the use and enjoyment of outdoor **amenity areas**, impact other uses on the site as a result of noise and odour effects, and does not affect the functional support systems for the other uses on the site, including loading, refuse pick-up, and on-site visitor and resident/tenant vehicular and pedestrian circulation, access, and egress.

11.49. **Development** for new **drive-through facilities** on lands designated Mixed Use outside of Protected Major Transit Station Areas may require supporting studies and reports as set out in the Implementation policies of the Plan to enable the **City** to fully evaluate the appropriateness of the proposed **drive-through facility**. Detailed requirements and regulations will be determined through Urban Design Manual guidelines, urban design briefs, implementing bylaws, and/or Site Plan approval. Applications will only be considered for approval in circumstances where the following are satisfied:
a. the **drive-through facility** must be located within a mixed-use building or multi-unit building;

b. the **drive-through facility** does not conflict with the **planned function** of the area by accommodating the operational and functional requirements of the **drive-through facility**;
c. does not conflict with the planned urban design and architectural characteristics of the predominant uses on the site in a **mixed-use development**;
d. in a **mixed-use development**, which includes residential uses and/or office uses, the proposed **drive-through facility** does not compromise the use and enjoyment of outdoor **amenity areas**, impact other uses on the site as a result of noise and odour effects, and does not affect other site functions, including loading, garbage pick-up, on-site visitor and resident/tenant vehicular and pedestrian circulation, access, and egress;
e. access and egress to **drive-through facilities** should not be located in close proximity to intersections and transit stops;
f. the **drive-through facility** must safely accommodate pedestrian access into and through the site and minimize pedestrian and vehicular conflict;
g. drive-through aisles and stacking lanes should not be located between the building's primary façade and a roadway that is an existing or planned transit corridor, important pedestrian linkage, and/or destination; and,
h. the **drive-through facility** must provide space for vehicle stacking so as to not impede on or off-site traffic flow.

MIXED USE A

The Mixed Use A land use designation is generally intended to accommodate **intensification** within existing predominantly low-rise residential neighbourhoods, lands farther away from ION light rail transit or frequent transit stops, and/or lands where existing lots are generally too small to support high rise buildings. It is anticipated that the majority of **development** will occur through **intensification** including missing middle housing and **compatible** non-residential uses.

11.50. The Mixed Use A land use designation will accommodate a range of low and medium density residential housing.
11.51. Permitted non-residential uses within the Mixed Use A land use designation may include the following:
a. Commercial uses such as, but not limited to, retail, commercial entertainment, restaurants, financial establishments, and light repair operations;
b. Personal services;
c. Offices;
d. Health-related uses such as health offices and health clinics;
e. Institutional uses such as daycare facilities, religious institutions, **community facilities**, and schools;
f. Live/work uses;
g. Home occupation;
h. Social service establishment; and,
i. Studio and artisan-related uses.

11.52. No building will exceed 8 storeys in height. The implementing bylaws may permit maximum building heights of less than 8 storeys.

11.53. On these lands where the implementing bylaw does not allow for 8 storey **development**, a Zoning Bylaw Amendment will be required for a building more than 4 storeys in height.

11.54. The implementing bylaws may limit the maximum building height to fewer than 8 storeys based on:

a. Whether development industry standard building types and layouts can meet the built form and site design regulations for 8 storey buildings within a typical lot area and frontage, with considerations for lot consolidation;
b. Identified cultural heritage attributes;
c. Distance from transit and cycling and trail connections;
d. Distance from food stores and other commercial, retail, and services required for daily life;
e. Distance from parks, schools, and other community facilities;
f. Infrastructure capacity; and,
g. Road capacity.

11.55. A minimum **Floor Space Ratio** of 0.6 will apply to all **development**. The implementing bylaws may exempt single detached dwellings, additional dwelling units, semi-detached dwellings, street townhouse dwellings, and low-rise multiple dwellings from the minimum **Floor Space Ratio**.

MIXED USE B

The Mixed Use B land use designation is intended to accommodate **intensification** with transitional building heights between those permitted in the Mixed Use A and Mixed Use C land use designations. Some areas within the Mixed Use B land use designation contain smaller lots which may require consolidation to ensure orderly **development** that meets the **built form** and site design regulations of the implementing bylaws.

11.56. The Mixed Use B land use designation will accommodate a range of medium and high-rise residential housing types.

11.57. Permitted non-residential uses within the Mixed Use B land use designation may include the following:

a. Commercial uses such as, but not limited to, retail, commercial entertainment, restaurants, financial establishments, hotels, and light repair operations;
b. Personal services;
c. Office;
d. Exhibition and/or conference facilities;
e. Health-related uses such as health offices and health clinics;
f. Institutional uses such as hospitals, daycare facilities, religious institutions, **community facilities**, and schools;
g. Social service establishment;
h. Live/work uses;

i. home occupations; and,
j. Studio and artisan-related uses.

11.58. In addition to the uses above, **major offices** may be permitted within the Mixed Use B land use designation when located in Protected Major Transit Station Areas.
11.59. No building will exceed 28 storeys in height. The implementing bylaw may permit maximum building heights of less than 28 storeys.
11.60. Where the implementing bylaw does not permit the maximum building height outlined immediately above, the **City** may consider site specific increases to the permitted building height in accordance with the Implementation policies of this Plan. On these lands, an amendment to the implementing bylaw will be required for a building more than 10 storeys in height.
11.61. A minimum **Floor Space Ratio** of 1.0 will apply to all **development**. The implementing bylaw may contain regulations for phased **development** to ultimately meet the minimum **Floor Space Ratio** requirements.

MIXED USE C

The Mixed Use C land use designation is intended to accommodate high density **intensification** within Protected Major Transit Station Areas. It is anticipated that some areas within the Mixed Use C land use designation will require the assembly of lands for **development**. Further, some lands designated Mixed Use C are **adjacent** to lands planned for lower density land uses with low or mid-rise maximum building heights.

11.62. Permitted uses may include those permitted in the Mixed Use B land use designation.
11.63. The Mixed Use C land use does not prescribe a maximum building height. However, the implementing bylaw may regulate maximum building heights.
11.64. Where the implementing bylaw has a maximum building height, the **City** may consider site specific increases to the permitted building height in accordance with the criteria identified in the Implementation policies of the **Plan**.
11.65. A minimum **Floor Space Ratio** of 2.0 will apply to all **development**. The implementing bylaw may contain regulations for phased **development** to ultimately meet the minimum **Floor Space Ratio** requirements.

Commercial First

What is the purpose of the Commercial First land use designation?

The Commercial First land use designation accommodates a wide range and mix of shops, services, and other commercial uses that serve neighbourhoods, the city, and region. This land use has many of our existing food stores that are important parts of our neighbourhoods. As the name suggests, commercial uses are the priority in this designation, but complimentary residential and institutional may be permitted.

Where does this land use apply?

The Commercial First land use applies to sites in Neighbourhood Growth Areas shown on Map 2 that are currently or are planned to be commercial sites.

Objectives:

- Provide for a wide range of commercial and service uses that support complete communities.
- Enable a range of complementary residential uses in Commercial First areas.
- Maintain existing and secure new commercial space.
- Promote access and visibility for people travelling by all modes.
- Secure **food stores** as the highest priority commercial component of complete communities.

Policies:

11.66. The Commercial First land use designation will accommodate a wide range and mix of commercial uses that serve the neighborhood, city, and region, as well as complementary residential and institutional uses.

11.67. Permitted non-residential uses within the Commercial First land use designation may include:

a. Commercial uses such as, but not limited to, retail, commercial entertainment, restaurants, financial establishments, hotels, and light repair operations;
b. Personal services;
c. Office, not including **major office**;
d. Exhibition and/or conference facilities;
e. Health-related uses such as health offices and health clinics;
f. Social service establishment;
g. Small scale Institutional uses including facilities;
h. Community facilities;
i. Live/work uses;
j. Home occupations;
k. Drive-through facilities;
l. Funeral homes; and,
m. Studio and artisan-related uses.

11.68. No **development** will exceed 12 storeys in height. The implementing bylaws may permit maximum building heights of fewer than 12 storeys.

11.69. Where the implementing bylaw does not permit the maximum building height outlined in the preceding policy, the **City** may consider site specific increases to the permitted building height using the criteria outlined in the Implementation policies of this Plan.

11.70. A minimum **Floor Space Ratio** of 1.0 will apply to all **development**. The implementing bylaws may contain regulations for phased **development** to ultimately meet the minimum **Floor Space Ratio** requirements.

11.71. Where **development** is proposed to proceed in phases or to address coordination between landowners, a phasing plan will be required as part of a **complete application** which demonstrates how the **development** prioritizes:
   a. Provision of non-residential uses in the first phase of **development** or retention of commercial uses on the site until such time as new non-residential uses are built;
   b. **Development** on surface parking lots and portions of the lot abutting **priority streets** as part of the first phase of **development**; and,
   c. Connections to the **active transportation** and transit networks throughout all phases of **development**.

11.72. On lands designated Commercial First, the **City** may, through implementing bylaws:
   a. Require a minimum amount of commercial space;
   b. Require commercial uses on the ground floor;
   c. Establish minimum targets for the amount and type of commercial floor area at a neighbourhood scale; and,
   d. Regulate the location of commercial uses on a site.

11.73. Retail uses that require extensive display sites or storage and some auto oriented uses are generally non-**compatible** with residential uses and compact, walkable, and urban places and will be discouraged from locating in the Commercial First land use designation.

11.74. Residential uses may be permitted only in conjunction with commercial uses, provided they do not compromise the commercial function of the lands.

11.75. Proposals to add uses not listed in the policy above may be considered by way of an amendment to the implementing bylaw where it is demonstrated that the proposed use would not:
   a. negatively affect the **planned function** and/or density of the Commercial First Designation or City Structure;
   b. compromise the functionality of the site; and,
   c. negatively impact transportation, noise, safety, or other policies of this Plan.

11.76. Proposals to increase the maximum building height will generally be expected to deliver additional non-residential space, above and beyond the requirements established in policy 11.71 and implementing bylaws.

11.77. New purpose-built institutional uses such as schools and places of worship may be permitted, provided they are secondary to the primary commercial function of the site.

11.78. New commercial buildings and sites should address street frontages with facades that include functional customer entrances and transparent glazing. Parking should not be included between the building and the street.

11.79. The zoning of individual sites designated Commercial First may not allow the full range and scale of uses at every location. Permitted uses and scale of uses will be dependent on **compatibility** with surrounding areas, technical considerations, and other contextual or site-specific factors.

11.80. The **City** may prepare a commercial study to inform how much and what kinds of commercial space are needed at various locations within the city to inform regulations within the implementing bylaws.

Auto-Oriented Commercial

What is the purpose of the Auto-Oriented Commercial land use designation?

The Auto-Oriented Commercial land use designation accommodates uses that are a poor fit for walkable, pedestrian oriented, and **mixed-use** places. This could be because of very large displays and storage, truck traffic, or noise and vibration impacts. These uses are important to the economic success of Kitchener. Finding new lands to meet these needs is very challenging in a mostly built-out city. Commercial uses that work with compact, walkable places such as retail and restaurants are directed to the Mixed Use, Commercial First, and Neighbourhood land use designations.

Where does this land use apply?

The Auto-Oriented Commercial land use designation applies to sites in Neighbourhood Growth Areas on Map 2 in locations that are separated from homes and are not intended to transition to walkable compact places by 2051.

Objectives:

- Support and maintain space-extensive and auto-oriented economic activity in the city.
- Provide for a range of commercial uses with potentially significant land use **compatibility** issues.
- Protect for the long-term viability, growth, and evolution of commercial uses that are best suited to this land use designation.

Policies:

11.81. Permitted uses within the Auto-Oriented Commercial land use designation may include:

a. motor vehicle sales,
b. retail and service of space extensive and bulky goods;
c. repair operations;
d. car washes;
e. gas stations;
f. garden centres and landscape supply;
g. contractors' yards;
h. pet related businesses with an outdoor component;
i. commercial entertainment;
j. towing compounds; and,
k. consumer oriented self-storage.

11.82. Residential uses are not permitted.

11.83. The **City** may establish context-sensitive and land use-appropriate design guidelines for lands designated Auto-Oriented Commercial.

11.84. **Development** to establish uses not identified in the permitted uses above must demonstrate:
   a. that the proposed use(s) would not negatively impact the intended function of the Auto-Oriented Commercial area; and,
   b. that there are sufficient lands available to meet the city's need for auto-oriented uses to 2051.

Neighbourhoods

What is the purpose of the Neighbourhoods land use designation?

The Neighbourhoods land use designation accommodates a range and mix of housing options and **compatible** non-residential uses across the city. All kinds of homes will be available in each neighbourhood to meet people's needs. **Development** in Neighbourhoods will be appropriate to the surrounding context and reflect the objectives for the future. The design of buildings, lots, and public spaces will be people focused and centered on creating great experiences.

Where does this land use apply?

The Neighbourhoods land use designation applies to sites in Neighbourhood Growth Areas as shown on Map 2 that are either existing or planned predominantly residential neighbourhoods.

Objectives

- Allow housing choices of all types in all neighbourhoods.
- Plan for more people in neighbourhoods to support mobility choice and more shops and services closer to homes.
- Permit small-scale, **compatible** commercial and service uses in all neighbourhoods.
- Promote a high quality, contextually appropriate **built form** that supports good design principles.

Policies:

11.85. The Neighbourhoods land use designation will permit a range and mix of housing options and **compatible** non-residential uses.

11.86. Non-residential uses may be permitted anywhere within the Neighbourhoods land use designation, and may include:
   a. Commercial uses such as, but not limited to, retail, restaurants, and light repair operations;
   b. Personal services;
   c. Offices, not including **major office**;
   d. Health-related uses such as health offices and health clinics;
   e. Institutional uses which may include daycare facilities, **community facilities**, **cultural facilities**, and schools;
   f. Social service establishments;
   g. Live/work uses;
   h. Home occupations; and,

i. Studio and artisan-related uses.

11.87. **Compatible** non-residential uses, whether accessory to a residential use or a standalone use, will be permitted anywhere residential uses are permitted, including within the primary structure and accessory structures.

11.88. To ensure **compatibility** with the intended residential and non-residential function of the Neighbourhoods land use designation, the implementing bylaws will regulate permitted non-residential uses and their scale, as well as site function considerations such as parking.

11.89. No building will exceed 6 storeys in height. The implementing bylaws may permit maximum building heights of less than 6 storeys.

11.90. On these lands where the implementing bylaw does not allow for a maximum building height of 6 storeys, an amendment to the implementing bylaw will be required for a building more than 4 storeys in height.

11.91. The implementing bylaws may limit the maximum building height to fewer than 6 storeys based on:

a. Whether development industry standard building types and layouts can meet the built form and site design regulations for 6 storey buildings within a typical lot area and frontage, with considerations for lot consolidation;
b. Identified cultural heritage attributes;
c. Distance from transit and cycling and trail connections;
d. Distance from food stores and other commercial, retail, and services required for daily life;
e. Distance from parks, schools, and other community facilities;
f. Distance from Strategic Growth Areas as defined on Map 2;
g. Infrastructure capacity; and,
h. Road capacity.

Innovation Employment

What is the purpose of the Innovation Employment land use designation?

Older industrial buildings and areas play an important role for businesses of all shapes and sizes. This land use designation dedicates lands for business and **community facilities** throughout the city, particularly for uses that have modest **compatibility** impacts on residential uses. It is challenging to establish new jobs-focused areas in a largely built-out community and as such, it is important that these lands continue to be used for a variety of job-generating uses and have opportunities to evolve and adapt to a changing economy.

Where does this land use apply?

The Innovation Employment land use designation applies to sites within Neighbourhood Growth Areas and in Strategic Growth Areas shown on Map 2. They are often older industrial areas in the city that are not within Industrial Growth Areas.

Objectives:

- Support and maintain economic activity in the city.
- Provide for a range of employment and other non-residential uses including those with modest land use **compatibility** issues.
- Plan for complete communities by ensuring employment uses within Strategic Growth Areas and Neighbourhood Growth Areas.

Policies:

11.92. Permitted uses within the Innovation Employment designation may include the following non-**noxious** uses:

a. Light manufacturing;
b. Small-scale warehousing;
c. Repair operations;
d. Printing and publishing operations;
e. Food Incubators, food processing, co-packing, and ghost kitchens;
f. Offices, not including **major office**;
g. **cultural facilities**, including associated studio, performing arts, event spaces, and artisan-related uses;
h. Daycare centres;
i. Places of worship;
j. Specialized athletic facilities requiring high ceilings; and,
k. Commercial Schools.

11.93. The **City** will monitor **development** within the Innovation Employment designation to ensure the land use designation meets the primary planned function of accommodating jobs-generating uses, and may further regulate or restrict the establishment of uses f. through .k in the policy above.

11.94. **Development** to permit residential uses must demonstrate:

a. that the surrounding area includes a full range of non-residential land uses that contribute to a complete community that is well-served by the uses listed above, or, if not, that the site could not feasibly be used for any of the uses permitted listed above;
b. **adjacency** to an existing residential area;
c. that the proposed residential uses would not negatively impact the **planned function** of the Innovation Employment area;
d. continued opportunities for jobs on site above and beyond any work from home jobs; and,
e. the Land Use Compatibility policies of this Plan.

Institutional

What is the purpose of the Institutional land use designation?

The Institutional land use designation accommodates a wide range of community serving uses provided by the government, non-profits, faith groups, and the private sector. Institutional lands can

also provide for residential care homes and affordable housing, with Institutional uses being the priority.

Where does this land use apply?

The Institutional land use designation applies to sites within Strategic Growth Areas and Neighbourhood Growth Areas shown on Map 2 on existing or planned institutional sites.

Objectives:

- Protect existing institutional lands for institutional uses.
- Plan for sufficient lands to accommodate **community facilities**, **cultural facilities**, and other institutional uses.
- Create strong neighbourhoods and foster human connection by integrating institutional uses that are accessible where people live.

Policies:

11.95. Permitted uses within the Institutional land use designation may include:

a. **community recreation facilities**, including community centres, arenas, sports fields, and pools;
b. **cultural facilities**, including associated studio and artisan-related uses;
c. day care facilities;
d. schools, excluding commercial and trade schools;
e. hospitals, health clinics, medical laboratories, and other associated uses;
f. religious institutions, including places of worship, and accessory cemeteries;
g. long term care facilities; and,
h. social service establishments.

11.96. **Ancillary uses**, such as convenience retail, office, health office/clinic, restaurant, financial establishment, and personal services, will be permitted to locate internal to an institutional use provided they are designed and located so as not to attract or serve a broader public than the primary institutional use.

11.97. Residential uses on lands designated Institutional will be limited to **residential care facilities** and **affordable housing**, and permitted only on the same property as another permitted institutional use which is the principal use on the lands.

11.98. **Development** to establish uses not identified in the permitted uses above must demonstrate:

a. That there is no viable institutional use for the site; and,
b. That there are sufficient lands available to meet the **City**'s need for institutional uses to 2051.

11.99. The **City** may consider the acquisition of an institutional site, or a portion of it, for institutional, **parkland**, or open space uses.

Industrial

What is the purpose of the Industrial land use designations?

The Industrial land use designations accommodate the growing needs of manufacturers and logistics businesses, and some limited supporting businesses. These lands are reserved for uses that need to be located away from homes and other **sensitive land uses** because of noise, odor, or other nuisances. There are two industrial land use designations: General Industrial and Heavy Industrial.

Where does this land use apply?

The Industrial land use designations apply to sites in Industrial Growth Areas shown on Map 2 that are currently, or are planned to be, used for manufacturing, logistics, and limited supporting business in in the future. They will be separated from land use designations that permit homes and other **sensitive land uses**.

Objectives:

- Support and maintain economic activity in the city.
- Provide for a range of manufacturing, warehousing, and logistics uses.
- Locate industrial land uses to minimize land use **compatibility** issues.
- Protect for the long-term viability, growth, and evolution of the industrial sector.

Policies:

11.100. While the uses contemplated in the Heavy Industrial and General Industrial land use designations are generally not conducive to compact places, the **City** and **Region** will plan for workers to get to their jobs safely and comfortably using transit, **active transportation**, and driving. Building and Site design should reflect this planned **built form**.

11.101. **Development** will be transit-supportive and incorporate **Transportation Demand Management** measures as outlined in the Mobility policies of this Plan.

11.102. The Heavy Industrial and General Industrial land use designations will not permit residential, institutional, and standalone commercial uses, including retail and office uses.

11.103. **Development** to establish uses not permitted in the Heavy Industrial or General Industrial land use designations will be considered removals from Industrial Growth Areas and subject to the Industrial Conversion policies of this Plan.

11.104. Existing uses on parcels of land designated Heavy Industrial and General Industrial on Map 3 are authorized to continue provided that the use was lawfully established on the parcel of land on or before October 20, 2024.

11.105. **Development** will be in accordance with the Land Use Compatibility policies of this Plan.

HEAVY INDUSTRIAL

11.106. Permitted uses within the Heavy Industrial land use designation may include:

a. manufacturing uses including those characterized by large volumes of materials and products, and **noxious** uses that may result in vibration, noise, emissions, or odour;
b. warehousing excluding consumer-oriented self-storage;
c. renewable energy systems and battery energy storage systems;
d. uses that are accessory to a principal use, including research and development in association with manufacturing, factory sales, and offices;
e. transportation terminals and depots; and,
f. Uses that support the permitted uses of this land use designation, such as heavy repair operations, major equipment supply and service, propane facilities, salvage or scrap yards, and indoor and outdoor recycling operations.

GENERAL INDUSTRIAL

11.107. Permitted uses within the General Industrial land use designation may include:

a. manufacturing uses, excluding **noxious** uses;
b. warehousing uses, excluding consumer-oriented self-storage and warehousing of hazardous, toxic, or contaminated materials;
c. renewable energy systems and battery energy storage systems;
d. uses that are accessory to a principal use, including research and development in association with manufacturing, factory sales, and offices;
e. transportation terminals and depots; and,
f. Uses that support the permitted uses of this land use designation, such as heavy repair operations, major equipment supply and service, propane facilities, salvage or scrap yards, commercial driver and training facilities, commercial vehicle wash facilities, building material and decorating supply establishment, and indoor recycling operations.

Major Infrastructure and Utilities

What is the purpose of the Major Infrastructure and Utilities land use designation?

The Major Infrastructure and Utilities land use designation accommodates large scale **infrastructure** uses and **utilities** which are operated by the **City**, **Region**, Province, **utility**, or other public agency. It is intended to identify large public **infrastructure** uses which may not be **compatible** with surrounding land uses and which may affect surrounding areas due to their size, operation, appearance, noise, traffic, and hours of operation.

Where does this land use apply?

The Major Infrastructure and Utilities land use applies to sites that have existing or future major **infrastructure** and **utility** uses. They can be located in Neighbourhood Growth Areas, Strategic Growth areas, or Industrial Growth Areas shown on Map 2.

Objectives:

- Ensure that **infrastructure** uses, including **utilities**, are located in a manner that maximizes their performance while limiting any land use **compatibility** issues.

- Ensure sufficient land to accommodate larger scale **infrastructure** uses and **utilities**.

Policies:

11.108. Permitted uses within the Major Infrastructure and Utilities land use designation may include:

a. electrical transformer stations and associated facilities;
b. facilities for waste reuse, recycling, reclamation, recovery, composting, or anaerobic digestion;
c. municipal works yards;
d. major transit and transportation facilities;
e. transfer stations; and,
f. water and wastewater treatment facilities.

Specific Policy Areas

What is the purpose of Specific Policy Areas?

Certain sites or areas within the city are subject to additional and/or superseding specific policies where special conditions apply.

Where does this apply?

Specific Policy Areas may be applied anywhere in the city to individual properties and larger areas. Specific Policy Areas are shown on Map 5.

11.109. Hidden Valley One

a. Notwithstanding the Neighbourhood land use designation on the subject lands:

i. a minimum Floor Space Ratio of 2.0 and maximum Floor Space Ratio of 4.0 will apply; and,
ii. Policies applicable to Special Policy Area 3 are applicable to Special Policy Area 1.

11.110. Hidden Valley Two

a. Notwithstanding the Neighbourhood land use designation on the subject lands:

i. a minimum **Floor Space Ratio** of 0.6 and maximum **Floor Space Ratio** of 2.0 will apply; and,
ii. no building will exceed 8 storeys or 25 metres in height, whichever is the lesser, at the highest grade elevation. Relief from the building height may be considered for properties with unusual grade conditions and for buildings and/or structures with increased floor to ceiling heights and architectural features provided the increased building height is **compatible** with the **built form** and physical character of the neighbourhood.

b. Policies applicable to Special Policy Area 3 are applicable to Special Policy Area 2.

11.111. Hidden Valley Three

a. Notwithstanding the Neighbourhoods land use designation on lands within Hidden Valley, it is recognized that portions of the community have limited access to municipal sanitary services. Accordingly, the following will apply:

   i. where individual septic systems are the only feasible servicing option, only single detached dwellings will be permitted to a maximum net residential density of 2.5 units per hectare; and,
   ii. all lots fronting onto Hidden Valley Road will have a minimum lot width of approximately 30 metres and comprise approximately 0.4 hectares of land above the Regulatory Floodline. The **City** will review and approve whether lots can utilize individual septic systems or whether they must connect to a municipal wastewater system.

b. Notwithstanding the immediately preceding policy, on lands municipally addressed as 1054 and 1070 Hidden Valley Road, described as Part of Lots 3 and 4, RCP 1519, and subject to Draft Plan of Subdivision 30T-11204, all lots fronting onto Hidden Valley Road and having a connection to a municipally-provided wastewater collection system, will have a minimum lot width of approximately 24 metres and a minimum lot area of approximately 929 square metres.
c. Notwithstanding the immediately preceding policy, on lands municipally addressed as 980 and 1018 Hidden Valley Road and subject to Draft Plan of Condominium 30CDM-23024, having a connection to a municipally provided wastewater collection system, these lands will have a minimum lot width of approximately 24 metres and a minimum lot area of approximately 929 square metres.

Natural Heritage Conservation

d. Notwithstanding the Natural Environment policies of this Plan, **Significant Wildlife Habitat** in Hidden Valley as identified on Map 6 comprises both candidate and confirmed **significant wildlife habitat** and forms part of the **Natural Heritage System**.
e. Notwithstanding the Natural Environment policies of this Plan, to protect federally, provincially, regionally, and locally significant species, a special zoning regulation provision will be applied, where appropriate, to lands identified as:

   i. **Significant Habitat of Endangered and/or Threatened Species** where **development** or **site alteration** will not be permitted in such habitat, except in accordance with Provincial and Federal requirements; and,
   ii. **Significant Wildlife Habitat**, confirmed and candidate, where an **Environmental Impact Study** will be completed and approved demonstrating that there will be no negative impact on such identified habitat.

f. Notwithstanding the Implementation policies of this Plan, the following minimum buffer criteria will apply to the Natural Heritage System, as shown on Map 6:

   i. 30 metres for **wetlands** and watercourses;

ii. 10 metres for all other **natural heritage features** if physical barriers are installed; and,
iii. 20 metres for all other **natural heritage features** if no physical barriers are installed.

Natural Heritage & Environmental Management

g. Notwithstanding the Nature in the City and Implementation policies of this Plan, where an **Environmental lmpact Study** or Stormwater Management Plan is prepared for lands in and **adjacent** to the **natural heritage system**, direct, indirect, and cumulative impacts including but not limited to chloride, water balance, enhancements, buffer widths, corridor/linkage design, and mitigation measures to achieve a net benefit are to be considered.
h. Notwithstanding the Nature in the City and Implementation policies of this Plan, where an **Environmental Impact Study** or Stormwater Management Plan is prepared for lands in and **adjacent** to the **natural heritage system** a monitoring program is to be prepared that will include three phases: "pre-construction" that will document current conditions, and be used as baseline information, "during-construction" that will ensure matters such as stormwater management, vegetation protection measures, and sedimentation and siltation control measures and mitigation measures are maintained and function as approved and "post-construction" that will ensure systems/facilities continue to satisfy the design criteria and to identify any specific additional monitoring and maintenance requirements that may be necessary.
i. Notwithstanding the Implementation policies of this Plan, the specific location, width, and optimal habitat characteristics of linkages will be determined through the completion of an **Environmental Impact Study** in accordance with the Comprehensive Environmental Impact Study prepared by LGL Environmental Research Associates (November 2024) at the time of development or site alteration. The identification of linkage corridors will not require an amendment to this Plan.

Source Water Protection

j. Notwithstanding the Nature in the City policies of this Plan, as part of a **complete application** or prior to issuance of a building permit or site alteration permit, a salt management plan, prepared in accordance with the **Regional** Salt Management Planning Implementation Guideline, will be submitted with the objective of minimizing the environmental impact of winter maintenance activities involving the use of de-icing salt on surface and groundwater resources. In addition, the **City** through consultation with the **Region** and the relevant Conservation Authority may consider allowing the use of winter stormwater bypass, so long as it is demonstrated in technical studies submitted with **development** that groundwater infiltration targets can continue to be achieved and a satisfactory fluvial geomorphologic study

determines that there will be no significant impact to the fluvial regime or **natural heritage system**.

k. Notwithstanding the Nature in the City policies of this Plan, development is encouraged to minimize the amount of lot area dedicated to roadways and surface parking lots which require the application of de-icing salts.

l. Notwithstanding the Nature in the City policies of this Plan, to minimize chloride loading in runoff to protect water quality and ecosystem health, the use of salt will be reduced through the implementation of operational measures described in the Hidden Valley Source Water Protection Assessment Study (2024).

m. Notwithstanding the Nature in the City policies of this Plan, since snow can be contaminated with salt, oil, grease, and heavy metals from vehicles, litter, and airborne pollutants, it must be handled and stored in ways that protect both the **natural heritage system** and Wellhead Protection Sensitivity Areas. In order to reduce chloride loading, snow storage will not be permitted on site and must be transported to an appropriate location where it is either melted or stockpiled and allowed to melt.

n. Notwithstanding the Nature in the City policies of this Plan, a Notice of Source Protection Plan Compliance (Section 59 Notice) pursuant to the Clean Water Act, issued by the Risk Management Official, will be required as part of **complete application** requirements or prior to issuance of a building permit or **site alteration** permit.

Stormwater Management

o. Notwithstanding the Nature in the City policies of this Plan, a Stormwater Management Report, with a focus on maintaining **quality and quantity** characteristics for both the surface water and groundwater receiving systems in Hidden Valley in accordance with the Stormwater Management Strategy prepared by Matrix Solutions (December 2024) will be required at the time of **development** or **site alteration** to support future **development**.

p. Notwithstanding the Nature in the City policies of this Plan, the design of drainage systems and lot grading will include consideration for cold weather stormwater flows and winter maintenance. **Development** will promote and may require the strategic design of new road networks. to reduce the need for road salt application.

Transportation

q. Any development located with the Ministry of Transportation's permit control area will be subject to Ministry of Transportation review and approval prior to the issuance of a building permit or site alteration permit.

11.112. Hidden Valley Four

a. Notwithstanding the Neighbourhoods land use designation, the maximum building height will be 8 storeys.

11.113. Steckle Heritage Homestead

a. Notwithstanding the Institutional land use designation of the lands legally known as Part of Lot 12 and Lot 13, Registrar's Compiled Plan 1471, an agricultural heritage exhibition will be a permitted use to recognize the historical, cultural, and architectural value of the Steckle Heritage Homestead. In keeping with the heritage designation and purpose of preservation of the Steckle Heritage Homestead, those uses which support the agricultural heritage exhibition will also be permitted. They include:

i. agriculture;
ii. horticulture;
iii. market gardening;
iv. craftsman shop and studio;
v. exhibition and display facilities;
vi. two single detached dwellings; and,
vii. an accessory parking lot.

11.114. Upper Doon

a. Notwithstanding the Neighbourhoods land use designation on lands within the Upper Doon Community, the intent is to maintain the long term conservation of the existing rural and historic character of the Upper Doon planning area. Accordingly, the following will apply:

i. Permitted uses will be restricted to single detached dwellings and accessory uses, home businesses, small **residential care facilities**, public parks and recreation facilities, and municipal services and **utilities**;
ii. Row house dwellings, multiple dwellings, religious institutions, and schools which existed as of January 1, 1988, will be recognized as a permitted use;
iii. All new lots will be planned to a maximum net residential density of 5 units per hectare; and,
iv. New lots may be created by Consent where such lots have existing frontage on a public road or by a Plan of Subdivision in accordance with the policies and regulations of the Upper Doon Community Plan and the Upper Doon **Heritage Conservation District Plan**.

Institutional

b. Notwithstanding the Institutional land use designation on lands within the Upper Doon Community, permitted uses will be restricted to religious institutions and small **residential care facilities**.

11.115. 1077 Queens Boulevard

a. Notwithstanding the Neighbourhoods land use designation on lands municipally known as 1077 Queens Boulevard, a commercial parking lot will also be a permitted use.

11.116. 301 Victoria Street South

a. Notwithstanding the Major Infrastructure and Utilities land use designation which applies to the lands located on the block generally bounded by Patricia Avenue, Victoria Street South, the Grand River Railway, West Avenue, and the Henry Sturm Greenway, the executive and administrative offices of Enova Power Corporation located at 301 Victoria Street South, and the associated warehousing and outdoor storage uses will be permitted.

11.117. Ira Needles Boulevard/The Boardwalk

a. Notwithstanding the Commercial First land use designation on lands described as Part of Lot 39, German Company Tract, Ira Needles Boulevard, and The Boardwalk, the **City** and the City of Waterloo will work together to review and approve site **development** based on the Council adopted "Ira Needles Commercial Centre Urban Design Guidelines" dated May 2009, as adopted by Council on June 29, 2009. The "Ira Needles Commercial Centre Urban Design Guidelines" will form the primary basis for any Site Plan **development** and approval, including transit corridors and the provision of transit facilities.

11.118. St. Leger Street (1 Adam Street)

a. Notwithstanding the Neighbourhoods land use designation on lands located at the northwesterly corner of St. Leger Street and Louisa Street, minimum and maximum building heights may be varied across the properties to which this specific policy applies.

    i. Multiple dwellings will be permitted to be developed having a maximum building height of 36 metres; save and except for:

b. the portion of the overall site generally within 116 metres of the properties fronting on Blucher Street, where multiple dwellings will be permitted to be developed having a maximum building height of 12.6 metres; and,

c. the portion of the overall site generally within 84 metres of Louisa Street, where multiple dwellings will be permitted to be developed having a maximum building height of 12.6 metres.

11.119. Huron Road

a. Notwithstanding the Commercial First and Neighbourhoods land use designations and policies on the lands legally described as Part of Lot 1, Registered Plan 1382, Huron Road:

    i. **dwelling units** will not be permitted on lands designated Commercial First, notwithstanding these lands may be used for parking and access to uses permitted on the Neighbourhoods designated portion of the site; and,

    ii. for the lands designated Commercial First, the full range of retail and commercial uses will be permitted, with the exception of retail commercial centres and **major office**.

11.120. Bingemans Centre Drive

a. Notwithstanding the Innovation Employment land use designation on the lands legally known as legally known as Part of Lot 122 and Part of Lot 123, German Company Tract, more specifically described as Part 1 on 58R-2761, Part of Part 1 on 58R-4230, Parts 14-20 inclusive on 58R-13438 and Part 1 on Plan 58R-4606; the following uses will also be permitted:

i. agriculture;
ii. campground;
iii. commercial recreation entertainment uses;
iv. conference, convention, or exhibition facilities;
v. office; and,
vi. retail sales permitted accessory to any of the above listed uses, provided they are located on the same lot and are to be clearly subordinate to and support the main use to which they are accessory to.

11.121. Block Line Road and Courtland Avenue East

a. Notwithstanding the Mixed Use land use designation and policies, on lands legally described as Plan 1206 Pt Blk F Plan 1221 Pt Blk F RP 58R-12301 PART 1, the subject lands will be designated as a Class 4 Noise Area pursuant to the Ministry of the Environment, Conservation and Parks Publication NPC-300 Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning. For the purpose of Stationary Noise Assessment (Steady and Impulsive), the following uses will include receptor-based mitigation measures, where required: Day Care Facility; Duplex Dwelling; Dwelling Unit; Educational Establishment; Health Clinic; Health Office; Hospice; Hotel; Lodging House having 9 residents or more; Medical Laboratory; Multiple Dwelling; Religious Institution; **Residential Care Facility**; Single Detached Dwelling; Street Townhouse Dwelling; Tourist Home.
b. Notwithstanding the Class 4 Area classification, any daycare use will satisfy the Environmental Noise Guideline NPC-300 Class 1 area acoustical environment noise level objectives.
c. A holding provision will be applied to the subject lands in the site-specific zoning with regards to the use of geothermal energy systems.
d. Prior to passing of a bylaw to remove the holding (H) symbol, the owner of the lands will submit any required technical study(ies) to evaluate the use of **geothermal** energy systems in accordance with the Drinking Water Source Protection policies of this Plan.
e. A holding provision will be applied to the subject lands in the site-specific zoning with regards to **sensitive land uses**, as defined in this Plan.
f. Prior to passing of a bylaw to remove the holding (H) symbol, the owner of the lands will submit any required technical study(ies), plans, reports, and/or drawings, to address land use **compatibility** and railway safety with the **adjacent** railway and rail yard use, prior to final Site Plan approval.

11.122. 1215 and 1225 Courtland Avenue East

a. Notwithstanding the Natural Heritage Conservation land use designation and policies applied to a portion of the lands municipally known as 1215 and 1225 Courtland Avenue East, the automotive sales use existing as of the date of approval of this Plan will be permitted along with redevelopment opportunities associated with the existing automotive sales use subject to the **development** approval process, the completion and acceptance of any necessary **Environmental Impact Stud**y, and any required permits.

11.123. 491, 525 and 563 Highland Road West

a. Notwithstanding the Mixed Use B land use designation:

i. of the lands legally described as Part of Lots 20 and 21, Registered Plan 1004, more particularly described as Parts 1 to 6 on Reference Plan 58R-5638, municipally known as 491, 525 and 563 Highland Road West, drive-throughs existing as of the date of approval of this Plan will be permitted in any form of building; and,

ii. of the lands legally described as Registered Plan 1004, Part Lot 21, more particularly described as Parts 5 and 6 on Reference Plan 58R-5638, municipally known as 563 Highland Road West, despite the polices applying to Mixed Use and Commercial First Lands use designations, the requirement for a **drive-through facility** to be located within a **mixed-use** building or **multi-unit building** will not apply.

11.124. 528-550 Lancaster Street West

a. Notwithstanding the Commercial First land use designation and associated policies of the lands located at 528-550 Lancaster Street West, the maximum number of storeys will be 34.

11.125. 1593 & 1603 Highland Road West

a. Notwithstanding the Auto Oriented Commercial land use designation and policies, on the lands municipally known as 1593 and 1603 Highland Road West, a maximum of 403 dwelling units located above the ground floor within a building that contains a permitted commercial use will be permitted to a maximum building height of 55 metres.

11.126. 859-867 Frederick Street and 39 Avon Road

a. Notwithstanding the Neighbourhoods land use designation and policies, on the lands municipally known as 39 Avon Road and 859 and 867 Frederick Street, a maximum building height of 10 storeys and 33.75 metres will be permitted.

b. That prior to final Site Plan approval, the owner pay to the **City** $25,000 for improvement to Rosemount Park.

c. That prior to final Site Plan approval, the owner pay to the **City** $25,000 to be allocated for affordable housing.

11.127. Southeasterly and southwesterly corners of Huron Road and Strasburg Road

a. Notwithstanding the Commercial First and Neighbourhoods land use designations and policies on the lands located at the southeasterly and southwesterly corners of Huron Road and Strasburg Road, **dwelling units** will not be permitted on the lands designated Commercial First at the southwesterly corner of Huron Road and Strasburg Road, notwithstanding these lands may be used for parking and access to uses permitted on the Neighbourhoods designated portion of the site.

11.128. Doon South

a. Notwithstanding the Neighbourhoods land use designation on lands located on the east side of Pinnacle Drive within the Doon South Community, it is recognized that portions of these lands have limited access to municipal sanitary services and contain estate residential lots. Accordingly, the following will apply:

i. all lots will have a minimum lot width of approximately 30 metres and comprise approximately 0.4 hectares of land above the Regulatory Floodline. The **City** will review and approve whether lots can utilize individual septic systems or whether they must connect to a municipal wastewater system; and,

ii. where **private sewage systems** are the only feasible servicing option, only single detached dwellings will be permitted to a maximum net residential density of 2.5 units per hectare

Auto Oriented Commercial Area

b. Notwithstanding the Auto Oriented Commercial land use designation on lands south of New Dundee Road, recreational uses and facilities which are private may be permitted, including commercial riding stables or academies and equine boarding services, provided that they are **compatible** with residential development both north and south of New Dundee Road as determined by an approved Community Plan for all lands south of New Dundee Road.

c. Recreational uses including snowmobiling, trail biking, go-carts, amusement arcades, miniature golf, water slides, wave machines, amusement parks, and other such uses will not be permitted.

d. **Development** of these lands will be permitted only after an **Environmental Impact Study** has demonstrated that the intended development of these lands will not have a serious impact on the natural ecosystem of the area. All **development** will be subject to Subdivision approval or a Site Plan. Circulation and consultation with property owners within 500 metres will occur on any recreational **development** proposal prior to approval by Council.

Institutional

e. Notwithstanding the Institutional land use designation and policies on the lands legally described as Block 1 and 2, Stage 8, in Draft Plan of Subdivision 30T-08203,

permitted uses within the Neighbourhoods land use designation will also be permitted.

11.129. 16 Centennial Road

a. Notwithstanding the General Industrial land use designation and policies, on the lands legally described as Part of Lot 123, German Company Tract, more specifically described as Part 1 on Reference Plan 58R-5888, municipally known as 16 Centennial Road, outdoor recycling of non-hazardous materials including wood, concrete, mixed aggregate, cardboard, and metals will also be permitted.

11.130. 15 Pearson Street

a. Notwithstanding the Innovation Employment land use designation and policies on the lands legally described as Part of Lot 31, Registered Plan 1489, more particularly described as Block 6, Draft Approved Plan of Subdivision 30T-13202, municipally known as 1011 Homer Watson Boulevard, only the following uses will be permitted:

   i. office with a maximum size of 10,000 square metres of gross floor area for any one building;
   ii. retail with a maximize size of 1,000 square metres of gross floor area for any one retail store on the ground floor of a building that is 3 or more storeys in height; and,
   iii. day care facility.

11.131. 4396 King Street East & 25 Sportsworld Drive

a. Notwithstanding the Mixed Use C land use designation and the policies of the lands located at 4396 King Street East and 25 Sportsworld Drive, the maximum number of storeys will be 30.

11.132. 79 Joseph Street

a. Notwithstanding the Open Space land use designation and policies on the lands municipally known as 79 Joseph Street, office uses will also be permitted.

11.133. 607-641 King Street West

a. Notwithstanding the Mixed Use C land use designation and policies, prior to **development** and/or redevelopment of the lands municipally addressed as 607-641 King Street West, a Master Plan will be required to be completed and approved by the **City**. The Master Plan will be required to be updated and approved by the **City** through the **City's** Site Plan Approval Process prior to and in conjunction with each stage of **development** and/or redevelopment. Substantial deviation from the approved Master Plan will require Council approval.

11.134. 22 Weber Street West

a. Notwithstanding the Mixed Use A land use designation and policies of this Plan, the maximum building height will be 19 storeys and 59 metres.

11.135. Block Line, Fairway, Sportsworld Protected Major Transit Station Areas

a. Notwithstanding the Mixed Use policies of this Plan, automotive repair, auto service stations (which may include car washes, gas stations, and/or gas bars), propane retail outlets, and **drive-through facilities** may be permitted as accessory to the principal use.

11.136. 2219 Ottawa Street South and 808 Trussler Road

a. Notwithstanding the land use designation and policies on lands municipally known as 2219 Ottawa Street South and 808 Trussler Road subject to Draft Plan of Subdivision Application 30T-22201, the following will also apply:

i. Notwithstanding the Institutional land use designation and policies on land subject to Draft Plan of Subdivision 30T-22201, at the southeast corner of Trussler Road and Ottawa Street South, the following additional land uses will be permitted within the existing heritage building: Office, Temporary Sales Centre, Single Detached Dwelling, Additional Dwelling Unit (Attached), and Home Occupation.

11.137. 507 Frederick Street and 40 and 44 Becker Street

a. Notwithstanding the Commercial First land use designation and policies on the lands municipally known as 507 Frederick Street and 40 and 44 Becker Street, and a triangular-shaped parcel of land west of Becker Street and north of Fife Avenue, one crematorium/cremator unit will be permitted as an accessory use to a funeral home.

11.138. 298 Lawrence Avenue

a. Notwithstanding the Innovation Employment land use designation on lands municipally known as 298 Lawrence Avenue, large **Residential Care Facility** will be a permitted use.

11.139. RBJ Schlegel Park

a. Despite the City Structure policies of this Plan and the Protected Countryside designation applying to lands as shown on Map 2, the subject lands may be used for the **development** of a municipal park (active of passive), athletic/community centre, and associated facilities. The **City** will determine the extent of the municipal park use through the preparation of a master plan for the lands.

11.140. 220 Ira Needles Boulevard and 1460, 1442, 1388, 1378, 1358 Highland Road West

a. Despite the Neighbourhoods lands use designation applying to the lands shown on Map 3, the maximum permitted height is in accordance with the Site Plan approved for the subject property on date of passing of this Plan, or if there is no Site Plan approved, the maximum **Floor Space Ratio** is 4.0.

11.141. 909, 929, and 945 Huron Road

a. Notwithstanding the Mixed Use A land use designation and policies of this Plan, new single detached dwellings will not be permitted and **development** and **site alterations** will be prohibited through a Holding Provision until:

i. all three properties are consolidated and an appropriate combined access location on Huron Road is determined; and,
ii. an Environmental Impact Study is completed that identifies the type and condition of existing vegetation and confirms the extent and appropriate recommendations for tree conservation.

11.142. 321-325 Courtland Avenue (reference to block plan 30T-19201)

Notwithstanding the Mixed Use B land use designation, the following will apply:

a. On Blocks 1 and 15, the maximum gross floor area of retail space will be 4,000 square metres. Residential uses are not permitted;
b. On Block 2, the maximum building height will be 32 metres and 8 storeys;
c. On Block 3, the maximum building height will be 60 metres and 16 storeys. The minimum gross floor area for non-residential uses will be 800 square metres;
d. On Blocks 4, 5, 6, 7, 8, and 9, the maximum building height will be 8 storeys within 100 metres of Courtland Avenue.
e. On Blocks 8 and 9, the maximum building height will be 13 metres for multiple dwellings and street townhouse dwellings.

11.143. 1295 Bleams Road

Notwithstanding the Neighbourhoods land use designation and policies of this Plan, the maximum building height will be 13 storeys.

11.144. 1198 Bleams Road

Notwithstanding the Neighbourhoods land use designation and policies of this Plan, the maximum building height will be 22 storeys.

11.145. 1200 Bleams Road

Notwithstanding the Neighbourhoods land use designation and policies of this Plan, the maximum building height will be 34 storeys.

11.146. 1255 Bleams Road

Notwithstanding the Neighbourhoods land use designation and policies of this Plan, the maximum building height will be 40 metres or as otherwise determined through an approved Heritage Impact Assessment.

11.147. Rosenberg One

At the time of the approval of these policies, studies to determine the acceptability of development in the regulated **habitat of endangered and threatened species** listed under Ontario Regulation 230/08 of the Ontario Endangered Species Act (2007) have yet to be completed to the satisfaction of the Province and the City for the lands identified as Special Policy Area. Prior to the approval of any **development** or **site alteration** applicable to the lands identified as Special Policy Area, a bio-

physical / **environmental impact study** for such areas or phases of **development** within the Special Policy Area, must be undertaken to determine the functional extent of the habitat, including functional habitat to be created as part of previous permissions, for Endangered and Threatened Species and the impact of proposed **adjacent development**, to the satisfaction of the Province and City.

12. Implementation: Administering the Plan

What's the purpose of this Section?
The policies throughout this Section lay the foundation for a number of tools and **development** that may be used to guide the city's growth and change. The policies guide development, describe minimum requirements for public consultation and application submissions, and provide clarity for tools like Community Planning Permit Systems, Demolition Control, and Holding Provisions that streamline **development** approvals and ensure complete, compatible, and resilient neighbourhoods throughout the city.

Plan Conformity

INTERPRETATION

12.1. This Plan is a statement of policy. It sets out the **City's** land use policy direction; however, some flexibility in interpretation may be permitted provided that the intent is maintained.

12.2. **Bolded** terms within the preamble, objectives, and policies in this Plan are defined in Schedule A - Glossary. Defined terms are intended to capture both the singular and plural, adjectives and nouns, and past, current, and future tense of forms of these terms. For non-bolded terms, the plain meaning of the word applies. Terms may be bolded only in specific policies. For these terms, the defined meaning applies where they are bolded, and the plain meaning applies where they are not.

12.3. Where differences of opinion arise as to the meaning of any part of this Plan, an interpretation may be made by the **City** after hearing all interested parties. Where such interpretation is not accepted by an interested party, the party may apply to the Courts or other Body having jurisdiction over such matters.

12.4. The Plan is to be read in its entirety, and the relevant policies are to be applied to each situation. When more than one policy is relevant, all of the relevant policies should be considered to understand how they work together. The language of each policy will assist in understanding how the policies are to be implemented. While specific policies sometimes refer to other policies, these cross-references do not take away from the need to read the Plan as a whole.

12.5. Changes or variations from the policies and land use designations of this Plan other than those specifically permitted by the policies of this subsection will require an amendment to this Plan.

12.6. Where any Act or portion thereof is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent legislation and related regulations that may amend or replace the specific statute.

12.7. Where any guideline, manual, report, or portion thereof is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent guideline, manual, or report that may amend or replace the referenced document.

12.8. All actions, directions, submission requirements, mitigation measures, and/or demonstrations required by this Plan for **development**, heritage permit applications, **infrastructure**, **site alteration,** and/or other planning matters will be:

a. completed by a qualified person(s) retained by and at the expense of the proponent. The **City** and any other approval authority under applicable legislation will determine whether an individual is a qualified person;
b. completed to the satisfaction of the **City**, in collaboration with, where necessary, any other approval authority under applicable legislation, adjacent municipalities, and any other agency or organization identified by the **City** as having a relevant interest;
c. completed in accordance with relevant guidelines, policies, legislation, plans, and Terms of Reference(s) as identified and/or scoped by the **City** and any other approval authority under applicable legislation; and,
d. subject to a peer review, at the **City's** discretion. Such peer review will be completed by an appropriate agency or professional consultant retained by the **City** and at the proponent's expense.

12.9. Where a policy references a section or subsection within this Plan, it is intended for ease of reference and the entire Plan will still apply.

Designations, Boundaries, and Mapping

12.10. Permitted uses identified in the policies of this Plan are intended to illustrate the range of activities in each respective land use designation and do not denote a complete list of permitted uses. A list of specific uses will be defined in the **City's** implementing bylaw(s).

12.11. The boundaries between the various land uses are approximate and should not be considered as exact except where they coincide with major roads, rivers, and other clearly defined physical features.

12.12. Some elements on a map may be conceptual and identified by a symbol; accordingly, their extent and location may be interpreted flexibly in accordance with the other policies and general intent of the Plan.

12.13. The identification and proposed location of roads, parks, and other services, will not be interpreted as being a commitment by the **City** to provide such services at the indicated location by a certain point in time, rather it provides information on the general location of such services, and is subject to further detailed analysis, design, and capital budget approvals.

Conflicting Policies

12.14. In the case of a conflict between a general policy and an area-specific policy, the area specific policy will prevail.

12.15. In the case of a discrepancy between the policies and the related Map, the policies will prevail.

12.16. Where a parcel of land is subject to one or more designations, overlays, and/or features shown on a Map in this Plan, **development** will be reviewed in accordance with all the policies of the applicable designations and the Plan. Where conflict exists between such policies, the more restrictive policies will prevail to the extent of the conflict except where application of the more restrictive policy would result in an outcome not consistent with the goals and objectives of this Plan.

Terminology

12.17. The terms "consistent with" or "according to" when used in this Plan mean to be in agreement with or not in conflict with a policy or requirement of this Plan.

12.18. The implementation of this Plan will take place over the long term and the use of the words "will" and "must" are not to be interpreted as Council's requirement to undertake the action immediately or as a commitment on the part of Council to take action within a specified timeframe.

12.19. Interpretation of the intent of this Plan, or any part thereof, will be made by the **City**. Where terms such as "appropriate", "acceptable", "adequate", "wherever possible", "where feasible", "sufficient", or "relevant" are used, the determination of compliance will be made by the **City**.

Official Plan Updates and Monitoring

MONITORING

12.20. Monitoring and measuring performance will be conducted through both available qualitative and quantitative measures. Where appropriate, targets have been included in this Plan. Monitoring and measuring should occur through:

a. the implementation of plans such as the City of Kitchener Strategic Plan;
b. the Growth Management program;
c. required Provincial reporting; and,
d. the preparation of performance indicators and report cards supporting **infrastructure** plans and implementation strategies for this Plan and/or referred to in this Plan.

Amendments

12.21. Site-specific **development** which seek to amend this Plan and/or an implementing bylaw will consider the following factors:

a. **Compatibility** with the **planned function** of the subject lands and **adjacent** lands;
b. Suitability of the lot for the proposed use and/or **built form**;
c. Sufficient lot area to allow a **development** that complies with the **built form** and site design policies and objectives of this Plan and implementing bylaws;
d. Compliance with the **City's** Urban Design Manual and **built form** policies of this Plan;
e. Technical considerations and other contextual or site-specific factors;

f. Land use compatibility with the existing and future uses of surrounding lands;
g. Adequacy of **infrastructure** and **community facilities** to support the proposed use; and,
h. Precedents which may be established by the approval of the amendment.
i. Where an amendment is being sought to this Plan that changes a property's land use designation, site-specific provisions are discouraged.

12.22. Technical revisions to this Plan will not require an amendment to this Plan provided they do not change the intent of the Plan. Technical revisions include:
a. changing the numbering, cross-referencing, and arrangement of the text, tables, Schedules, and Maps;
b. altering punctuation or language for consistency;
c. correcting grammatical, dimensional and boundary, mathematical, or typographical errors;
d. adding, deleting, or changing images or call-out boxes that do not form an operative part of the Plan; and,
e. adding technical information to Maps or Schedules.

Criteria for city Structure Changes

URBAN BOUNDARY EXPANSION

This Plan provides sufficient land to accommodate projected growth through **intensification** and greenfield growth to meet forecasted land need to 2051 while protecting the countryside. The **City** will evaluate if additional land is needed when the Plan is reviewed every 5-10 years. The **City** is best positioned to evaluate the need for and potential location of any urban boundary expansions comprehensively. By comparison, proponent-initiated proposals to expand the urban boundary are, by their nature, less able to consider alternative locations for expansion that may better serve the public interest. The Provincial Planning Statement enables proponent-initiated applications to expand the urban boundary.

12.23. **Development** to expand the urban boundary must demonstrate, to the satisfaction of the approval authority, all of the following:
a. that there is insufficient land within the Urban Area to meet the city's 2051 population and employment forecast as demonstrated through a study prepared per Provincial projection methodology guidelines;
b. where the proposed expansion is to facilitate additional land for Neighbourhood Growth Areas or Strategic Growth Areas, that there is insufficient designated and available land, as defined by the Provincial Planning Statement 2024, to accommodate 15 years of forecasted population growth;
c. the proposed expansion will not make lands available that would exceed land needs to 2051;
d. the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

e. that the land needs assumptions and analysis that informed this Plan are obsolete and that the errors necessitate materially more land for urban **development**;
f. the proposed expansion and the phasing of **development** will not adversely affect the achievement of the minimum **intensification** target, minimum density targets, or other objectives of this Plan;
g. that there is sufficient capacity in existing or planned **infrastructure** and **community facilities**;
h. that municipal, **infrastructure**, and **community facilities'** lifecycle cost would be offset by new revenue as demonstrated though a Municipal Financial Impact Assessment. The terms of reference of such an Assessment will be jointly determined by the **City**, **Region,** and the proponent at the time of the **development**;
i. that drinking water sources would be protected according to the Drinking Water Source Protection policies of this Plan;
j. that no **negative impact** to the water resources systems and ecosystems as demonstrated through a **subwatershed** plan and **Environmental Impact Study** as outlined in the Natural Environment policies of this Plan;
k. the new or expanded settlement area provides for the phased progression of urban **development**;
l. an evaluation of alternative locations which avoid lands designated Prime Agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands designated Prime Agriculture;
m. compliance with minimum distance separation formulae;
n. that impacts on the agricultural system are avoided, or where avoidance is not possible, would be minimized and mitigated, to the extent feasible, as determined through an agricultural impact assessment or equivalent analysis, based on Provincial guidance; and,
o. how the expansion advances the Neighbourhoods, Economy, and Environment Big Ideas and objectives of this Plan.

12.24. The **City** may require a peer review of any study required per the preceding policy, at the proponent's expense.

12.25. Land within the Urban Area as of the date of adoption of this Plan by the **City,** will be prioritized for the provision of **infrastructure,** and **community facilities**, over any lands added to the Urban Area, through **development**, and according to the Growth Management policies of this Plan.

EXPANSION OF STRATEGIC GROWTH AREAS

12.26. Any **development** proposing to expand Strategic Growth Areas will demonstrate:
a. immediate **adjacency** to an existing Strategic Growth Area;
b. consolidation of properties that enables the proposed **development**;
c. compliance with Strategic Growth Area city structure policies, Mixed Use land use policies, and implementing bylaws, as required;

d. that the lands are within 800 metres from an ION light rail transit station or within 400 metres to the Frequent Transit Network as identified on Map 2;
e. that the lands are within 400 metres to a minimum of three of the following:
    i. the "City Spine Network" as identified in the Cycling and Trails Master Plan;
    ii. Existing or proposed **food store**;
    iii. Urban Centre; or,
    iv. Existing or proposed community recreation facility.
f. compliance with all other policies of this Plan, and other applicable regulations and guidelines; and,
g. how the expansion advances the Big Ideas and objectives of this Plan.

12.27. **Development** proposing to expand Strategic Growth Areas within 300 metres of Industrial Growth Areas will not be permitted.

REMOVAL OF INDUSTRIAL GROWTH AREAS

12.28. **Development** proposing to remove lands from Industrial Growth Areas, may only be permitted where:
a. there is an identified need for the removal;
b. the lands are not required for Industrial Growth Area uses in the long term;
c. the proposed uses will not negatively impact the overall viability of the Industrial Growth Area by:
    i. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned Industrial Growth Area uses in accordance with **planned function** of the Industrial Growth Areas and the Land Use Compatibility Policies of this Plan;
    ii. maintaining access to major goods movement facilities and corridors;
d. existing or planned **infrastructure** and **community facilities** are available to accommodate the proposed uses; and,
e. sufficient lands are available for Industrial Growth Area uses to accommodate projected employment growth to 2051.

12.29. A **development** seeking to permit a use that is not permitted in the General Industrial or Heavy Industrial land use designation policies of this Plan will be considered a proposal to remove lands from Industrial Growth Areas for the purpose of the policy above.

Public Consultation and Public Notification

12.30. This **City** will strive for a public consultation process that is collaborative with individuals, groups, and agencies to help identify and advance the public interest though planning decisions.

12.31. The **City** will follow the public notification procedures and regulations regarding planning matters that are contained in the Planning Act. Notwithstanding, Council has passed a policy that exceeds these requirements as deemed appropriate, and may provide alternative measures for informing and obtaining the views of the public, in accordance with the Planning Act. Any public consultation, notification, and/or engagement above and beyond the Planning Act will be in accordance with this Council policy, or successor, or best practices.

12.32. Notification of a public meeting for the adoption of an Official Plan, Official Plan Amendments, Zoning Bylaw Amendments, Plan of Subdivision, and Vacant Land Condominiums, as required by the Planning Act, will be given to the public, and prescribed persons and public bodies at least 10 days prior to the date of the meeting and the notice will be given in accordance with the applicable requirements of the Planning Act. Notice and information regarding who is entitled to appeal will be given to the public by posting on the **City's** website, and electronic notice will be given to prescribed persons and public bodies, a minimum of 10 days prior to a decision being made.

12.33. Public meetings under the Planning Act will not be required for minor amendments to the Zoning Bylaw.

Municipal Finance

12.34. This Plan will be managed to ensure that the required capital expenditure to provide the services for **development** and improvement are paid in an appropriate manner. The **City** will strive to maintain financial sustainability by managing its financial resources and by undertaking **development** in a fiscally responsible manner.

12.35. Municipal capital expenditures implementing any aspect of this Plan will be guided by a 10-Year Capital Budget & Forecast, which will be reviewed annually. This will be integrated with growth management considerations, while balancing the overall fiscal capacity of the **City**.

12.36. The **City** may exempt some or all of the Development Charge, or exempt certain **development** from the Development Charge as a means to promote specific **development** or revitalization.

12.37. The private provision of **infrastructure** in advance of the Capital Budget forecast is discouraged. Exceptions may only be considered through the Credit Refund Policy process with consideration to all affected matters, including the development proponents' capacity to deliver **infrastructure**.

Growth Management

12.38. Growth will continue to be managed to plan for and integrate **development**, use of existing **infrastructure**, new growth-related **infrastructure**, **community facilities**, transportation, current and future financial considerations, and complete communities.

12.39. In managing growth, the **City** will:

a. promote the realization of the goals, objectives, and policies of this Plan;
b. provide a process which integrates the **City's** financial planning of growth-related capital costs with land use planning and timing of **development** for growth areas;
c. ensure an effective and efficient growth pattern in the city;
d. ensure complete communities and coordination of initiatives;
e. ensure the coordinated and orderly provision of municipal services and **infrastructure** and **community facilities** in conjunction with growth;
f. help prioritize areas for **development** and projects within the city; and,
g. confirm the relative rate, timing and location of **development** in the city to ensure that an adequate supply of housing and employment are maintained.

12.40. The **City** will collaborate with neighbouring municipalities, the **Region,** relevant Conversation Authority, agencies, publicly-assisted post-secondary institutions, boards, and other orders of government to ensure a coordinated, integrated and comprehensive approach to planning matters including:
a. planning for **infrastructure** and **community facilities** including mobility; water, wastewater, schools, childcare facilities, waste management, energy, and emergency management;
b. managing and promoting growth and development that is integrated with **infrastructure** and **community facilities;**
c. economic development;
d. managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
e. Natural and human-made hazards;
f. allocating population, housing, and employment projections for the Waterloo Region;
g. addressing housing needs including those that address homelessness; and,
h. planning for Settlement Areas and Strategic Growth Areas**,** and any relevant density targets.

12.41. The **City's** growth management approaches will be informed by the monitoring approaches described in the Tracking What's Important policies of the Plan.

Area-Specific Planning

12.42. The **City** may prepare or require area-specific planning for any area in the city where it is considered necessary to provide more detailed direction pertaining to growth and development in accordance with the Big Ideas, objectives, and policies of this Plan. Once approved, these plans will be incorporated into this Plan by amendment.

12.43. Area-specific planning may contain a more detailed classification of land use than that of this Plan and will be prepared in accordance with the objectives of this Plan and the Urban Design Manual and will also incorporate any appropriate matters with regard to neighbourhood design and any other applicable community planning matters.

12.44. The **City** may prepare design concepts, district plans, or other materials to help guide future **development** within specific areas, which may include Urban Centres, other Strategic Growth Areas, and Commercial First lands.

12.45. In the event of a conflict between the policies in this Plan and those contained in area-specific plans, the area-specific plan policies will prevail to the extent of the conflict within the geographic area being assessed.

Right of Way Widenings

12.46. The **City** has established a Designated Right-of-Way Allowance for each **City** street and **Regional** road and trail corridor listed in Schedules D and F.

12.47. Intersections that require widenings greater than the Designated Right-of-Way Allowance are listed in Schedule E.

12.48. For the purposes of the Planning Act, each Right-of-Way listed in Schedule D and F and/or each intersection listed in Schedule E is a "highway to be widened" and the designated Right-of-Way allowance plus any additional widening specified indicates the "extent of the proposed widening."

12.49. The **City** will obtain road and intersection widenings to meet the designated Right-of-Way Allowances listed in Schedules D, E, and F through **development** by land dedication or purchase in accordance with the Planning Act.

12.50. The **City** may take additional Right-of-Way widenings at intersections or from major traffic generators for traffic, transit, **active transportation infrastructure**, landscaping, street furniture, and/or other intersection improvements.

12.51. The closing of a road section listed in Schedules D, F, or any other street in the city will not require an amendment to this Plan Amendment. Streets may be closed by bylaw in accordance with the Municipal Act and subject to an approved class **Environmental Assessment**.

12.52. The **City** may allow, without amendment to this Plan, a reduction in the road widening requirements for a specific **development** where circumstances warrant such a reduction in accordance with the provisions of the relevant guidelines.

Community Improvement Plans

12.53. Community Improvement Project Areas may be established by Council and designated by bylaw, as long as the area satisfies one or more of the following criteria:

a. there may be conflicting or non-**compatible** land uses in the area;
b. there are existing residential, industrial, and commercial buildings and properties that are in need of upgrading, rehabilitation, improvement of energy efficiency, or replacement;
c. the area contains an inappropriate range of housing types and densities, including insufficient **affordable housing**, or under-utilized sites;

d. there are deficient local parks, recreational centres, neighbourhood gathering places, neighbourhood retail, and/or **community facilities**;
e. there is deficient **infrastructure**;
f. there is inadequate protection against potential risks to public health and safety for existing and future **development**;
g. there is a need for environmental sustainability objectives;
h. there is a need to enhance and/or conserve **cultural heritage resources**;
i. there are a number of screening, buffering, or landscaping deficiencies in the area;
j. the area is in need of environmental, social, or community economic development;
    i. there is a need for affordable commercial and retail spaces;
k. there is a need to retain jobs and small businesses during redevelopment of commercial properties;
l. there is a need to retrofit existing commercial spaces and buildings to prevent the loss of commercial floor area; or,
m. there is a need to protect or incentivise **food stores**.

12.54. Community Improvement Plans and community development projects may be undertaken in conjunction with other orders of government funding assistance programs and will be subject to the eligibility and implementation regulations of such programs and the priorities and availability of municipal funding.

12.55. For furthering the community improvement goals and objectives and under such terms as Council considers appropriate, the **City** may provide grants or loans to the **Region** for carrying out a **Regional** Community Improvement Plan that has come into effect or the **City** may be in receipt of grants or loans from the **Region** for carrying out a **City** Community Improvement Plan.

Complete Application Requirements

12.56. The **City** will not accept an application for **development** or heritage permit application unless it is considered to be a **complete application** in accordance with the Planning Act and/or Ontario Heritage Act. To be deemed complete an application will:

a. include a filled out and accurate application form, or its digital representation;
b. include all applicable statutory requirements, including the submission of the prescribed information and the requirements as listed on the application forms and the required studies and plans and/or drawings;
c. be prepared in accordance with the Interpretation policies of this Plan;
d. be submitted with the prescribed fee; and,
e. include any other information and materials that are necessary to support the application that have been identified by either the **City**, in consultation with external agencies or otherwise, or in the **Record of Pre-Submission Consultation** or waiver;

12.57. A proponent should participate in a Pre-Submission Consultation Meeting prior to the submission of a **development** application to streamline **development** review. The Pre-Submission Consultation Meeting will identify any other information and materials, as listed in Schedule B: Other Information and Materials, as a submission requirement which may be necessary and required to review the **development**.

12.58. Where a Pre-Submission Consultation Meeting is not held prior to the submission of a **development** application, the **City** may issue a Pre-Submission Consultation waiver outlining required other information and materials, as listed in Schedule B: Other Information and Materials, as a submission requirement which may be necessary and required to review the **development**.

12.59. The **City** may require proponents who amend **development** applications or where the **Record of Pre-Submission Consultation** or waiver is dated more than two years from the date of the original Pre-Submission Consultation Meeting or waiver date to participate in an additional Pre-Submission Consultation Meeting or obtain a new waiver.

Environmental Impact Studies

An Environmental Impact Study will address how proposed development or site alteration will protect, maintain, or restore the natural heritage features and ecological functions of the Natural Heritage System and their adjacent lands.

12.60. An **Environmental Impact Study** may be required, in accordance with the policies of this Plan, to:

a. identify and evaluate the potential effects of a proposed **development** or **site alteration** on elements of the **Natural Heritage System**;
b. recommend means of preventing, minimizing, or mitigating impacts as well as opportunities for enhancing or **restoring** the quality and connectivity of the elements comprising the **Natural Heritage System**;
c. identify and evaluate the presence and significance of elements of the **Natural Heritage System**, where insufficient information exists; and/or,
d. interpret the boundaries of the elements, where appropriate.

12.61. The completion of an **Environmental Impact Study** or alternative environmental study does not guarantee that the proposed **development** or **site alteration** will be approved. Proposed **development** or **site alteration** will not be approved where it is in conflict with the other policies of this Plan.

12.62. The **City**, in consultation with the **Region**, Province, Federal government, and relevant Conservation Authority, may prepare Environmental Impact Study Guidelines or a Terms of Reference to assist proponents in identifying the scope of any required **Environmental Impact Study**.

12.63. Where an **Environmental Impact Study** is required by the **City** and any other approval authority to evaluate the potential effects of a proposed **development** or **site alteration** on more than one element of the **Natural Heritage System**, the **City** will, wherever

feasible, coordinate the requirements such that one **Environmental Impact Study** may be prepared to the satisfaction of the City and any other approval authority which requires the **Environmental Impact Study**.

12.64. The **City**, in consultation with the Federal government, Province, **Region**, and relevant Conservation Authority, may require the completion of a Comprehensive **Environmental Impact Study** where:

a. the proposed **development** may affect a variety of elements of the **Natural Heritage System** and consultation with the appropriate agencies indicates that a broader consideration of environmental impacts may be necessary;
b. multiple contiguous properties containing elements of the **Natural Heritage System** are proposed for **development**;
c. a comprehensive Community Planning process is being undertaken;
d. environmental studies are required to support the expansion of the Urban Area boundary; and/or,
e. previously completed **Subwatershed** Master Plans or Master Drainage Plans have not adequately addressed the identification of elements of the **Natural Heritage System**.

12.65. New **Subwatershed** Plans completed in accordance with this Plan will satisfy the requirements of a Comprehensive **Environmental Impact Study** and will scope issues with respect to the impacts of a proposed **development** or **site alteration** on elements of the **Natural Heritage System**.

12.66. The submission of an **Environmental Impact Study** will not be required where an **Environmental Assessment** is required, or alternative environmental reviews are being undertaken as part of a comprehensive planning process required under Provincial or Federal legislation, provided the **Environmental Assessment** or alternative environmental review fulfills the requirements of an **Environmental Impact Study**.

12.67. An **Environmental Impact Study** submitted in accordance with the Natural Environment policies of this Plan will establish specific mitigative measures and specify an appropriate buffer width, if needed pursuant to other **City**, relevant Conservation Authority, and **Regional** policies, to fully protect the **Natural Heritage System** feature. The location, width, composition, and use of buffers will be in accordance with the approved **Environmental Impact Study**, with buffers being measured from the outside boundary of the **natural heritage feature**.

12.68. Where **infrastructure** is permitted on **adjacent** lands, as demonstrated by an **Environmental Impact Study**, and has competing demands for space, additional buffers and setbacks may not be required (see Section 9 Infrastructure and Servicing policies).

12.69. All buffers as determined by an **Environmental Impact Study** will be dedicated to the City or other public authority without cost and not be eligible as part of the required **parkland dedication**.

Zoning Bylaw

12.70. Zoning Bylaws may be more restrictive than the policies of this Plan. It is not intended that the full range of uses or scale of development permitted by this Plan will be permitted by the Zoning Bylaw in all locations.

12.71. The policies in the Implementation Section of this Plan for reviewing an application for Minor Variance will also apply to an application to amend the Zoning Bylaw.

12.72. Council may, by bylaw, delegate to the Director of Planning the authority to approve minor amendments to the Zoning Bylaw including but not limited to:

a. a bylaw to remove a holding symbol; and,
b. updates to assist with clarity and interpretation where the effect of the regulation is not substantively changed.

Community Planning Permit System

12.73. The **City** may investigate the creation and implementation of a Community Planning Permit System for use in all or part of the city. A Community Planning Permit system may be used to:

a. Streamline **development** approvals;
b. Secure community benefits such as **affordable housing,** low-carbon and climate-ready development**,** or **community facilities**; and/or,
c. Provide new framework of strategic public and private investment in Strategic Growth Areas.

12.74. If it has been determined that a Community Planning Permit System is appropriate, an amendment to this Plan will be required to establish policies guiding the Community Planning Permit System.

Holding Provisions

12.75. The **City** may use a holding provision for all land use designation categories in this Plan and they may be applied city-wide or to portions of the city or on a site specific basis.

12.76. Holding provisions will be applied in those situations where it is necessary or desirable to zone lands for **development** in advance of the fulfillment of specific requirements and conditions, and where the details of the **development** have not yet been fully resolved. A holding provision may be used in order to implement this Plan for purposes such as, but not limited to:

a. to ensure that certain conditions, studies, or requirements related to a proposed Zoning Bylaw Amendment are met;
b. to achieve orderly phasing or staging of **development**, in accordance with **City**, **Regional**, and Provincial policies;

c. to ensure that adequate transportation and servicing **infrastructure,** community services, and **community facilities** are, or will be, available in accordance with municipal standards;
d. to adopt measures to mitigate negative impacts or safety concerns resulting from the proximity of lands to transportation and **utility** corridors, non-**compatible** land uses, or any other source of nuisance or hazard to public health and welfare;
e. to satisfy the policies of this Plan related to cultural heritage conservation, Placemaking, Site Plan Control, potentially contaminated sites, protection of the natural environment and the **Natural Heritage System**, community improvement, and any other planning matters determined to be relevant to the development of the lands;
f. to ensure that prior to the installation of a **geothermal** system, that appropriate hydrogeological studies are completed and arrangements are made to protect water resources in accordance with the Drinking Water Source Protection policies of this Plan;
g. to ensure the payment of monies for services and/or local improvements; and/or,
h. to ensure the execution of legal agreements, approval of Plans of Subdivision, and approval of necessary studies by the appropriate authority in order to satisfy any of the criteria set out above.

12.77. The **City** may permit some uses and/or limited **development** while a holding provision is in place, provided they do not adversely affect the future **development** potential of the lands.

12.78. The implementing bylaw will specify what conditions or requirements must be met before a holding provision can be removed.

12.79. The **City** will enact a bylaw to remove the holding symbol when all the conditions set out in the holding provision have been satisfied, permitting **development** in accordance with the zoning category assigned.

Committee of Adjustment

CONSENTS

12.80. **Development** for Consent to create new lots will only be granted where the following criteria are satisfied in addition to Planning Act and Provincial Planning Statement requirements:

a. the lot(s) complies with the policies of this Plan and that the lots are in conformity with the Zoning Bylaw, or a Minor Variance has been granted to correct any deficiencies;
b. the lot(s), its size, and configuration can function independently for its intended use, including the provision of, but not limited to, **amenity area**, walkways, any required parking, and having regard for Tree Management and Protection, **Natural Heritage Features**, and Cultural Heritage considerations;

c. the lot(s) will have frontage on a public street, as defined by the Zoning Bylaw;
d. municipal water and sanitary services are available at the lot line, or can reasonably be provided, except in accordance with the Servicing and Utilities policies of this Plan;
e. a Plan of Subdivision or Condominium has been deemed not to be necessary for proper and orderly **development**; and,
f. the lot(s) will not negatively impact the **planned function** or limit **development** potential of the area.

MINOR VARIANCE

12.81. Where more than one Minor Variance is proposed in an application, the overall impact of every individual and collective variance will be considered

12.82. Minor Variance(s) will be reviewed to ensure that a deficiency in one bylaw requirement does not create further bylaw deficiencies.

12.83. It is the general intent and purpose of this Plan to not compromise landscaping requirements to accommodate private vehicular parking, access, movement, and/or functionality.

12.84. Minor Variance(s) seeking relief from **built form** and/or site design regulations will provide justification that demonstrates why the relief is necessary due to site specific conditions and how the intent of the regulations and any related Urban Design Manual guidelines is still being met.

12.85. Minor Variance(s) to permit reduced setbacks, lot area, and/or lot width as well as variance(s) to facilitate conversions of buildings will be reviewed to ensure the lands can function appropriately and does not create unacceptable **adverse impacts** for **adjacent** properties.

12.86. It is the general intent and purpose of this Plan to ensure that increases to maximum permitted lot coverage and/or impermeable surfaces do not have negative impacts to stormwater management.

12.87. **Development** for Minor Variance(s) should prioritize the retention of **natural heritage features** and **ecological functions** including, but not limited to, public and private trees as outlined in the Natural Environment policies in this Plan.

EXTENSION OR ENLARGEMENT OF A LEGAL NON-CONFORMING USE

12.88. In special circumstances, it may be appropriate to consider the extension or enlargement of non-conforming uses. Any such extension or enlargement will be processed as either a site-specific amendment to the implementing amendment, or as an application to the Committee of Adjustment pursuant to the provisions of the Planning Act.

12.89. The Committee of Adjustment may consider an enlargement or an extension of a legal non-conforming use where the enlargement or extension:
a. is in the public interest;
b. represents good planning;

c. does not create unacceptable **adverse impacts** upon surrounding properties and neighbourhood;
d. includes a use that similar in purpose to the existing use; and,
e. does not perpetuate the legal non-conforming use.

CHANGE IN USE

12.90. Pursuant to the provisions of the Planning Act, the Committee of Adjustment may permit a use of the property that is similar to the purpose for which it was used, or a use that is more **compatible** with the uses permitted by the implementing bylaw. The proposed use will:

a. be an improvement over the existing use in terms of appearance and function in relation to the surrounding area, and more closely approach the intent of the policies of this Plan and provisions of the implementing bylaw;
b. be viewed as an interim use and should be considered in relation to the economic life of the use and structure; and,
c. not create or cause an increase of nuisance factors such as noise, vibration, fumes, smoke, dust, odours, lighting, or traffic so as to result in the non-**compatibility** of the use with its surrounding area.

Non-Conforming and Non-Complying Uses

NON-CONFORMING USES

12.91. The **City** may recognize uses which exist at the time of the approval of this Plan and which do not have a negative impact on the environment and do not pose a significant threat to health and safety. This will be done by means of appropriate site-specific zoning. Such zoning will not be considered to be in contravention of the policies of this Plan and will:

a. only be accomplished by the adoption of a site-specific Zoning Bylaw or other implementing bylaws which will incorporate specific and appropriate regulations relative to the existing specific use and site; and,
b. be limited to the limits of the land owned at the time of the approval of this Plan.

12.92. It is the intention and expectation that legal non-conforming uses, buildings, and/or structures will eventually cease and be replaced by uses, buildings, and/or structures that conform with the intent of this Plan and comply with the implementing bylaw.

NON-COMPLYING USES

12.93. The **City** may consider the use of implementing bylaw provisions or regulations to allow similar uses and/or uses within the same zone category, to occupy existing legal non-complying lands, buildings, and/or structures unless there is a significant threat to health and safety, without the need for an amendment to the implementing bylaw or Minor Variance application.

12.94. Applications for the expansion, alteration, or an addition to a non-complying building and/or structure will be considered by way of an amendment to the implementing bylaw

or Committee of Adjustment application, depending on the nature of the proposal, in accordance with the policies of this Plan.

Site Plan Control

12.95. The **City** will establish a Site Plan Control Area which will encompass all of the lands within the boundaries of the city and will be applicable to all development in accordance with Section 41 of the Planning Act

Plans of Subdivision, Condominium, and Part-lot Control

12.96. Council may pass bylaws to exempt properties from part lot control, subject to the provisions of the Planning Act.

12.97. The division of land will occur by registered Plan of Subdivision where:

a. a new road or an extension to an existing road is required; or,
b. it is deemed in the public interest for the proper and orderly **development** of land.

12.98. Plans of Subdivision or Plans of Condominium will be appropriately phased to ensure orderly and staged **development**.

12.99. The **City**, when considering applications for Plans of Subdivision and Vacant Land Condominium or applications for modifications, will have regard to the provisions of the Planning Act and related Provincial policies and plans, along with **City** and relevant Conservation Authority policies and procedures. In addition, Council will approve only those Plans of Subdivision that:

a. conform to the policies of this Plan;
b. are supported by Kitchener's growth management program;
c. can be supplied with adequate services and **community facilities**;
d. will not adversely impact upon the transportation system and will support transit, cycling, and walkability;
e. will not adversely impact the natural environment;
f. will not adversely impact municipal finances including operational budgeting;
g. will be integrated with surrounding lands, subdivisions, and streets; and,
h. are designed in accordance with the Urban Design policies of this Plan and the Urban Design Manual.

12.100. In addition to the minimum submission requirements outlined in the Planning Act, the **City** may request any other information or material, as listed in Schedule B: Other Information and Materials, for an application for a Plan of Subdivision that may be necessary to ensure conformity with this Plan.

12.101. In approving a draft Plan of Subdivision or draft Plan of Condominium, the **City** may require that the approval lapses at the expiration of a specified time period, being not less than three years. The **City** may extend the approval time period, prior to its expiration.

12.102. If a Plan of Subdivision or part thereof has been registered for eight years or more and does not conform to the policies of this Plan, the **City** may use its authority under the Planning Act to deem it not to be a registered Plan of Subdivision.

12.103. If the approval of a draft Plan of Subdivision lapses, opportunities for achieving the growth management objectives of this Plan may be considered as part of any **development** to reestablish the draft Plan of Subdivision.

Property Standards

12.104. The **City** may enact a Property Standards Bylaw in accordance with the Building Code Act, regarding minimum standards for the following:

a. the physical condition of buildings and structures;
b. the physical condition of lands;
c. the adequacy of sanitation; and,
d. the health of buildings and structures for occupancy.

12.105. In accordance with the Building Code Act, the **City** may, at the expense of the owners or occupants of private lands, elect to demolish or repair buildings, structures, or lands that are not compliant with the Property Standards Bylaw without compensation to the owners or occupants.

12.106. Any required demolition of residential buildings will be done in accordance with the Planning Act and with any other applicable policies in this Plan.

12.107. The **City** may establish specific requirements in the Property Standards Bylaw to address the maintenance and property standards of **cultural heritage resources**.

Demolition Control

12.108. The **City** may prepare, enact, and enforce a Demolition Control Bylaw in accordance with the provisions of the Planning Act, to prevent the premature demolition of residential buildings within designated areas of the **City**.

12.109. The Demolition Control Bylaw may be used as a tool to:

a. protect cultural heritage resources;
b. preserve other buildings, structures, or features within the city as deemed appropriate by Council; and,
c. protect existing rental housing stock in accordance with the Municipal Act.

12.110. The **City** will consider the following when reviewing demolition control applications:

a. the condition of the dwelling and/or residential building in terms of damage due to fire, water, wind, or other damaging cause of event, life, and health safety and structural stability;
b. whether the property is a cultural heritage resource or has cultural heritage value or interest;
c. the impact of the demolition on abutting properties and the streetscape;

d. the timeframe of redevelopment, where applicable, and, whether construction of a new structure is permitted pursuant to applicable legislation;
e. where a rental replacement permit is required under the Municipal Act; and,
f. any other site-specific issues.

12.111. Applications to demolish designated **cultural heritage resources** will be considered in accordance with the provisions of the Ontario Heritage Act and the other applicable policies of this Plan.

Inclusionary Zoning

12.112. The City will require affordable rental dwelling units through Inclusionary Zoning regulations in the implementing bylaws in accordance with the policies of this Section to achieve the following goals and objectives:
a. To ensure new **affordable housing** is provided alongside market rate housing within Protected Major Transit Station Areas as shown on Map 4; and,
b. To support the development of mixed-income communities and equitable access to rapid transit by increasing the supply of **affordable housing** for low and moderate income households.

12.113. Inclusionary Zoning will be guided by Inclusionary Zoning Implementation Guidelines.

12.114. **Development** within a Protected Major Transit Station Area identified on Map 4, that is subject to inclusionary zoning requirements will provide a minimum percentage of gross leasable residential floor area as **affordable** rental **dwelling units** in accordance with the following Table.

Table 1. Inclusionary Zoning Set-Aside Requirements

Market Area	**Protected Major Transit Station Area**	**Percentage of Gross Leasable Residential Floor Area to be provided as affordable dwelling units by date of building permit issuance**			
		2026	**2027-2028**	**2029-2030+**	**2031+**
Prime	• Central • Victoria Park and Kitchener City Hall • Queen and Frederick	2%	2-3%	2-4%	5%
Established	• Grand River Hospital • Kitchener Market • Borden • Mill	1%	1-2%	1-3%	5%

Emerging	• Block Line • Fairway • Sportsworld	0%	0-1%	0-2%	5%

12.115. Notwithstanding the requirements in the preceding table, any lands within a Protected Major Transit Station Area shown on Map 4 that were designated for employment or industrial purposes in accordance with a Secondary Plan or Official Plan in effect on March 17, 2024, must provide **affordable dwelling units** in accordance with the Prime Market Area in the preceding table.

12.116. Despite the two preceding policies, Inclusionary Zoning will not apply to:

a. **development** containing fewer than 50 new **dwelling units**;

b. the portions of a **development** containing residential care homes, retirement homes, group homes, nursing homes, or post-secondary student residences owned and operated by a post-secondary educational institution; and,

c. **development** proposed by a **non-profit housing provider** or is proposed by a partnership in which:

i. a **non-profit housing provider** has an interest that is greater than 51 per cent; and,

ii. a minimum of 51 per cent of the **dwelling units** are intended as **affordable housing**, excluding any offsite **dwelling units** that would be located in the **development**; and,

d. **developments** that are otherwise exempt under the Planning Act;

12.117. The **City** will work collaboratively with the **Region**, neighbouring municipalities, and private and non-profit developers and housing providers to leverage expertise to achieve **affordable housing** objectives.

12.118. The **City**, in consultation with the **Region** and the Cities of Waterloo and Cambridge will establish maximum rents for the required **affordable dwelling units** on an annual basis as described in the definition of **affordable housing/affordability** in the glossary.

12.119. **Affordable dwelling units** required by these Inclusionary Zoning polices will be:

a. occupied by low or moderate income renter households as described in the definition of **affordable housing/affordability** in Schedule A, with a maximum income at the time of their initial tenancy of 3.5 times the **dwelling unit's** rent;

b. rented in accordance with policies of this Plan for a period of 25 years from the date of first residential occupancy of the **affordable dwelling unit**;

c. similar to the market-rate portion of the **development** giving rise to the requirement for **affordable dwelling units** in terms of **dwelling unit** mix and size, as appropriate, to achieve a balanced mix of **dwelling unit** types and sizes and support the creation of **affordable** units suitable for a range of household sizes; and,

d. first occupied prior to or concurrent with and proportional to the first occupancy of the market **dwelling units** in the **development** giving rise to the **affordable dwelling units**.

12.120. **Affordable dwelling units** will be provided within the building giving rise to the Inclusionary Zoning requirements, or offsite in a building located within a Protected Major Transit Station Area as shown on Map 4, and on lands subject to the Inclusionary Zoning provisions of the Zoning Bylaw.

12.121. The **City**, with support from the **Region**, will ensure ongoing **affordable** rents of the **dwelling units**, and their occupancy by eligible households, by establishing and maintaining a list of eligible tenants, outlining reporting requirements, and securing these requirements through agreements as outlined in Inclusionary Zoning policies of this Plan.

12.122. A proponent of a **development** subject to an Inclusionary Zoning Bylaw will enter into one or more agreements with the **City**, and if applicable, an offsite **affordable dwelling units** owner, to be registered on title, securing:

a. the requirements outlined in in the Inclusionary Zoning policies of this Plan;
b. requirements for the timely delivery of the **affordable dwelling units** including any phasing if applicable;
c. the approach to determining maximum rent and permitted rent increases;
d. adjustments to the maximum permitted rent in the event the **purpose built rental housing**, is converted to condominium tenure;
e. requirements ensuring the occupants of **affordable dwelling units** have similar building and amenity access to occupants of market units;
f. requirements ensuring **affordable dwelling units** are provided to eligible tenants;
g. requirements for ongoing administration, reporting, and monitoring of the **affordable dwelling units** over the **affordability** period;
h. conditions for offsite **affordable dwelling unit** delivery if applicable;
i. provisions that apply in the event of default of the agreement; and,
j. other standards or arrangements as appropriate.

Schedule A: Glossary

Active Transportation - means human-powered travel, including but not limited to walking, cycling, inline skating, and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent - lands, buildings, and/or structures that are contiguous or that are directly opposite to other lands, buildings, and/or structures, separated only by a laneway, **City** and/or **Regional** road, or other right-of-way.

Adjacent Lands/Lands Adjacent - those lands contiguous to natural **hazard lands**, a specific **natural heritage feature**, or area where it is likely that **development** or **site alteration** would have a negative impact on the hazard and/or **natural heritage feature**. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.

Adverse Effects - as defined in the Environmental Protection Act, means one or more of:

- impairment of the quality of the natural environment for any use that can be made of it;
- injury or damage to property or plant or animal life;
- harm or material discomfort to any person;
- an adverse effect on the health of any person;
- impairment of the safety of any person;
- rendering any property or plant or animal life unfit for human use;
- loss of enjoyment of normal use of property; and,
- interference with normal conduct of business.

Adverse Environmental Impacts - changes likely to arise directly or indirectly from **development** or **site alteration** within or **lands adjacent** to a **Natural Heritage System** feature that result in widespread, long-term, or irreversible degradation of the **significant** features or impairment of the natural functions of the designated area.

Adverse Heritage Impacts - a negative change to the integrity, value, or significance of a **cultural heritage resource** that can occur because of a proposed **development** and/or **alteration**. Impacts include, but are not limited to, destruction, **alteration**, shadows, isolation, direct or indirect obstruction, a change in land use, and land disturbance. Adverse Heritage Impacts can also be caused by non-**compatible** design, size, massing, or orientation of a proposed **development**. Adverse Heritage impacts to properties designated under Part V of the Ontario Heritage Act can occur if a proposed **development** negatively affects the heritage attributes of the district either on an individual property, existing streetscape, or to the district as a whole.

Adverse Impacts - may include but will not be limited to: shadows over private **amenity areas** or on building façades for an unacceptable duration, issues of privacy, overlook conditions, negative microclimatic impacts, light pollution (such as light trespass or glare), odour, vibration, noise pollution, urban heat island effects, visual clutter, or obstruction of **views** and/or **vistas**.

Affordable Housing/Affordability/Affordable -

a) In the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or,
2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

b) In the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of the gross annual household income for low and moderate income households; or,
2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

Notwithstanding the preceding, for the purposes of policies relating to Inclusionary Zoning, affordable housing means:

For **dwelling units** within buildings that are not within **purpose built rental housing**, in accordance with subsection b); and

a. For **dwelling units** within **purpose built rental housing**, the greater of the value calculated in accordance with subsection b); or 30% of median renter income for the municipality, as published from time to time by Canada Mortgage and Housing Corporation.

For the purposes of this definition:

Low and moderate income households means, in the case of ownership housing, households with income in the lowest 60 percent of the income distribution for the municipality; or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

For the purposes of Inclusionary Zoning policies, the Region of Waterloo is the municipality used to calculate affordable rents.

Agricultural Uses - the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-Related Uses - those farm-related commercial and farm-related industrial uses that are directly related to the farm operations in the area, support agriculture, benefit from being in close proximity to the farm operation, and provide direct products and/or services to farm operations as a primary activity.

Airport – means the Region of Waterloo International Airport.

Alteration – to change in any manner and includes to restore, renovate, repair, or disturb. This can also include partial demolition of **heritage** and non-heritage attributes on existing property

Amenity Area – refers to indoor and/or outdoor spaces intended for active or passive recreation – such as children's play areas, seating zones, sports courts, party room, or fitness rooms – designed for shared use. These areas must be thoughtfully planned and integrated into the overall site design.

Ancillary Uses – a land use that is supportive of and secondary to the primary use assigned to a given designated property. Ancillary uses may be located on a **mixed-use** site or within a **mixed-use** building that includes primary uses. With respect to an industrial employment area, ancillary uses may include small-scale complementary uses that primarily serve the business functions of the Industrial Growth Areas.

Areas of Natural and Scientific Interest – areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

Built Form – a function of building placement, mass, height, and floor area. Built form is typically regulated in Zoning Bylaws in terms of building mass, lot coverage, building setbacks and stepbacks, height, and floor area regulations as well as Heritage and Urban Design policies and guidelines.

City – refers to the Corporation of the City of Kitchener.

Climate Risk Vulnerability Assessment – a study framework which evaluates the risks associated with climate change at different scopes, depending on the approach. It can investigate a single asset or piece of infrastructure, look at a neighbourhood, or the whole city. The intent of the assessment is to identify vulnerable populations, assets or infrastructure, understand patterns of climate-related vulnerability, and outline existing adaptive capacity while providing policy and programmatic recommendations that will inform community strategies and climate adaptation plans, master plans, infrastructure and asset planning.

Community Facilities – means lands, buildings, and structures, for the provision of programs and services provided or subsidized by a government, such as social assistance, recreation, police and fire protection, health, childcare and educational programs, long-term care services, and cultural services. Community Facilities include **Community Recreation Facilities.**

Community Facilities may be categorized as Local or Major. Local Community Facilities serve a local population and are integrated in neighbourhood. Examples include elementary schools, health clinics, and day cares.

Major community facilities serves a city-wide or regional population and can generate large volumes of traffic, may require large areas of land to accommodate buildings, structures, outdoor activities, and parking, and may have extended hours of operation including weekday evenings and weekends and in some cases, they may operate 24 hours a day, all year round. Examples include hospitals, secondary and post-secondary educational facilities, and major **cultural facilities**.

Community Facilities means Public Service Facilities as defined in the Provincial Planning Statement.

Community Recreation Facilities – means lands, buildings, and structures that are provided or subsidized by a government and primarily related to recreation and leisure and are accessible to the general public, such as community centres, libraries, arenas, sports fields, and pools. Community recreation facilities may include **ancillary uses** provided by external service providers where they are incidental and subordinate to the primary use.

Compatible – land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area without causing unacceptable **adverse effects**, **adverse environmental impacts**, or **adverse heritage impacts**. Compatibility or compatible should not be narrowly interpreted to mean "the same as" or even as "being similar to." but rather it should have regard for and be consistent with the existing **built form**.

Complete Application – includes required plans and/or drawings, forms, fees, prescribed information, and material as required under the Planning Act or Ontario Heritage Act, and associated regulations, and any other information prescribed by Provincial Authority, a covering letter, and all supporting information identified through a Pre-Submission Consultation Meeting or waiver, as set out in this Plan, deemed necessary to assess the implications of an application for approval under the Planning Act.

Context – recognition and understanding of a setting in terms of the **built form** and landscaping of an area in its entirety. Context can vary depending on the unique sets of cultural, social, and economic practices that have shaped communities over a period of time, and are reflected in the built environment.

Cultural Facilities – lands, buildings, structures used for the creation, production, and dissemination of arts and culture. Cultural facilities may include publicly or privately owned and/or operated lands, buildings, and cultural sites such as but not limited to museums, performing arts venues, exhibition facilities, and managed historical sites.

Cultural Heritage Resources – includes buildings, structures, and properties designated under the Ontario Heritage Act or listed on the Municipal Heritage Register, properties on the Heritage Kitchener Inventory of Historic Buildings, **built heritage resources**, and cultural heritage landscapes . A cultural heritage resource can also be newly identified as part of a proposal for **development** or **site alteration**.

Cultural Heritage Value – the significance that a building, property, site, or landscape holds for a community's identity, history, and understanding of its past. It is determined by the prescribed criteria outlined under the Ontario Heritage Act .

Designated vulnerable areas – means areas defined as **vulnerable**, in accordance with Provincial standards, by virtue of their importance as a drinking water source.

Development – the creation of a new lot, a change or intensification in use, and the construction of buildings, structures, and additions requiring approval under the Planning Act. Development also

includes redevelopment, and for the purposes of this Plan is meant to indicate where a planning application under the Planning Act is required, but does not include:

- activities that create or maintain **infrastructure** authorized under an **Environmental Assessment** process; and,
- works subject to the Drainage Act.

Drive-through Facility – a place, with or without an intercom order station, where a product or service is available at a service window for delivery to a vehicle as a component of the main use, and will include an automated bank machine but not an automated car wash.

Dwelling Unit – a room or a suite of habitable rooms that:

- is located in a building;
- is occupied or is designed to be occupied by a household as a single, independent, and separate housekeeping establishment;
- contains both an area for preparing food and a bathroom for the exclusive common use of the occupants thereof; and,
- has a private entrance leading directly from outside of the building or from a common hallway or stairway inside the building.

Ecological Function – the natural processes, products, or services, that living and non-living environments provide or perform within or between species, ecosystems, and landscapes including biological, physical, chemical, and socio-economic interactions.

Ecological Restoration Areas – lands and waters that have the potential to be enhanced, improved, or **restored** to a more natural state, contributing to the overall diversity and connectivity of the **Natural Heritage System**.

Energy storage system – means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

Environmental Assessment – a process for the authorization of an undertaking under legislation such as the Environmental Assessment Act and the Ontario Energy Board Act.

Environmental Impact Study – a study conducted prior to **development** or **site alteration** in order to investigate potential environmental impacts of the proposed undertaking. An Environmental Impact Study will determine whether **development** or **site alteration** may proceed, and if so, will identify actions which could be taken in order of preference to prevent, minimize, or mitigate the environmental impacts of the **development** or **site alteration**.

Environmentally Significant Discharge Areas – lands where groundwater discharges to the surface of the soil or to surface water bodies to sustain **wetlands**, fisheries, or other specialized natural habitats.

Environmentally Significant Recharge Areas – lands where water infiltrates into the ground to replenish an aquifer that sustains, in full or in part, environmental features.

Environmentally Significant Valley Features – natural features within a **Significant Valley** that consist of:

- at least one of the following:
  - river channel; or,
  - **Environmentally Significant Discharge Areas** or **Environmentally Significant Recharge Areas**; or,
- both of the following ecological features:
  - habitat of regionally **significant** species of flora or fauna; and
  - natural area, such as a **woodland** of one to four hectares in extent, **floodplain** meadow or **wetland**, which consists primarily of native species; or,
- any one of b) above plus any one of the following Earth Science features:
  - river terrace;
  - esker;
  - cliff or steep slopes;
  - oxbow;
  - confluence with **significant** watercourse draining a **watershed** greater; or
  - than five square kilometres; or,
- regionally **significant** Earth Science **Area of Natural and Scientific Interest**; or,
- fossil bed.

Erosion Hazard – the loss of land due to human or natural processes that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Existing – when used in reference to a use, lot, building, or structure, means any use, lot, building, or structure legally established or created prior to the day of approval of this Plan.

Fish - means fish, which as defined in the Fisheries Act, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish Habitat – as identified in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood Fringe – for watercourses and small inland lake systems, means the outer portion of the **floodplain** between the **floodway** and the **flooding hazard** limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the **floodway**.

Flooding Hazard – the inundation of areas adjacent to a shoreline or a river or stream system not ordinarily covered by water. Within the Grand River watershed, the flooding hazard limit is based on the Hurricane Hazel storm event standard or the 100-year return period flood, whichever is greater.

Floodplain – for watercourses and small inland lake systems, means the area usually low lands adjoining a watercourse, which has been or may be subject to **flooding hazards**.

Floodproofing Standard – means structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures, or properties to reduce or eliminate **flooding hazard** or protect them from flood damage.

Floodway – for watercourses and small inland lake systems, means the portion of the **floodplain** where **development** and **site alteration** would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire contiguous **floodplain**.

Where the two zone concept is applied, the floodway is the contiguous inner portion of the **floodplain**, representing an area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the **floodplain** is called the **flood fringe**. In all cases, the floodway will include areas of inundation that contain high points of land not subject to flooding.

Floor Space Ratio – the figure obtained when the building floor area on a lot is divided by the lot area.

Food Store – a retail establishment specialising in food products. Food stores may vary in the range of food product offerings, and may include ancillary non-food goods.

Geothermal – energy systems that extract and reject heat to and from the soil and groundwater, including through the use of heat pumps. Geothermal systems are also known as geo-exchange or ground source heat pumps. In the context of this Plan, geothermal does not mean harnessing energy emanating from the earth's core.

Green Infrastructure – natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as **natural heritage features** and systems, **parklands**, stormwater management systems, low-impact development, street trees, **urban forests**, natural channels, permeable surfaces, and green roofs.

Groundwater Feature – water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers, and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of Endangered Species and/or Threatened Species –

- with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or,
- with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration, or feeding, as approved by the Ontario Ministry of Natural Resources; and,
- places in the areas described in two points above, whichever is applicable, that are used by members of the species as dens, nests, hibernacula, or other residences.

Hazard/Hazardous Lands – property or lands that could be unsafe for **development** due to naturally occurring processes which may include but is not limited to those lands which have steep slopes, rocky or unstable soils, poor drainage, and flood susceptibility. Along watercourses and small inland lake systems, this means the land including that covered by water, to the furthest landward limit of the **flooding hazard** or **erosion hazard** limit.

Heritage Conservation District – a geographical area primarily made up of a group of buildings, streets, and open spaces which collectively contribute to the **cultural heritage value** or interest of the area.

Heritage Conservation District Plan – a document that provides policies and guidelines to assist in the protection and enhancement of the **cultural heritage value** of the district. **Heritage Conservation Plan** – a document that details how a **cultural heritage resource** can be conserved. The conservation plan may be supplemental to a **heritage impact assessment**.

Heritage Corridors – streets or **multi-use pathways** which because of their unique structural, topographical, and visual characteristics, as well as abutting vegetation, built environment and cultural landscape, historical significance, or location within a Cultural Heritage Landscape are recognized as a **cultural heritage resource** and are intended to be conserved.

Heritage Impact Assessment – a document comprising text and graphic material including plans, drawings, and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of **cultural heritage resources** together with a description of the process and procedures in deriving potential **adverse heritage impacts** and mitigation measures as required by policies in this Plan and any other applicable or pertinent guidelines.

Heritage Integrity – a measure of the wholeness and intactness of a **cultural heritage resource** and its heritage attributes.

Heritage Studies and/or Heritage Related Studies – plans, studies, and/or other documents that are requested as part of a complete application to ensure the conservation of a **cultural heritage resource**.

High Microbial Risk Management Zones – areas where the underlying groundwater is the most **vulnerable** to disease causing organisms. These zones surround municipal drinking-water supply wells supplied by Groundwater Under the Direct Influence of Surface Water (GUDI). GUDI wells draw groundwater that is directly connected to, and dependent upon, surface water in locations where contaminants in the surface water may not be filtered adequately by the overlying soil or subsurface before entering the well.

Hydrologic Function – the functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil, underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Infrastructure – natural and engineered assets on public and private property that form the foundation for **development**. Infrastructure may include: municipal drinking-water supply systems, municipal wastewater systems, septage treatment systems, stormwater management systems,

creeks and **wetlands**, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communication/telecommunications, transit and transportation corridors and facilities, Provincial highways, railways, and oil and gas pipelines and associated facilities.

Intangible – means traditions, knowledge, and skills that communities see as part of their culture. These are passed down through generations and change over time as people adapt to their surroundings and history. They help give communities a sense of identity and continuity and encourage respect for cultural diversity and creativity. Examples include: oral traditions and language; stories; performing arts, social practices, rituals, and celebrations; knowledge about nature and the universe; and traditional crafts.

Intensification – the **development** of a property, site, or area at a higher **density** than currently exists through:

- redevelopment, including the reuse of brownfield and greyfield sites;
- the **development** of vacant and/or underutilized lots within previously approved developed areas;
- infill **development**; or,
- the expansion or conversion of existing buildings.

Low impact development – means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

Major goods movement facilities and corridors – means transportation facilities, corridors, and networks associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in Provincial transportation plans. Approaches that are freight-supportive may be recommended in Provincial guidance or based on municipal approaches that achieve the same objectives.

Major development – means **development** consisting of:

- the creation of four or more lots;
- the construction of a building or buildings with a ground floor area of 500 m^2 or more; or,
- the establishment of a **major recreational use**.

Major Institutional – large scale institutional uses, including **community facilities** and **cultural facilities**, which have a regional or city-wide sphere of influence and are therefore not appropriate for certain areas due to traffic and other impacts. This use does not include elementary schools.

Major Office – a freestanding office building having a minimum **gross floor area** of 4,000 square metres or a minimum of 200 jobs.

Major recreational use – means a recreational use that requires large-scale modification of terrain, vegetation or both and usually also requires large-scale buildings or structures, including but not limited to the following: golf courses; serviced playing fields; serviced campgrounds; and ski hills.

Mineral Aggregate Operation – lands under license or permit, other than for **wayside pits and quarries**, issued in accordance with the Aggregate Resources Act:

- for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal Zoning Bylaws and including **adjacent** land under agreement with or owned by the operator, to permit continuation of the operation; or,
- associated facilities used in extraction, transport, beneficiation, processing, or recycling of **mineral aggregate resources** and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Aggregate Resources – gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing, and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings, or other material prescribed under the Mining Act.

Minimum Distance Separation Formulae – the separation distance as determined through the Minimum Distance Separation Formulae I and II or any other reduced distance satisfactory to the **City** and the Province through an amendment to the Zoning Bylaw or Minor Variance application.

Mobility Network – a comprehensive network of streets, roads, bike lanes, trails, multi-use paths, sidewalks, and transit corridors used by people and vehicles to safely move around the city.

Multi-Unit Building(s) – a building containing two or more uses/business establishments which are managed and operated as a unit. Residential uses within the same building are not considered part of a multi-unit building. In such circumstances the group of uses would be defined as a **mixed-use** building.

Natural Heritage Features – features of the natural environment that make up the **Natural Heritage System**, include but are not limited to the following:

- **Provincially Significant Wetlands**;
- **Locally Significant Wetlands**;
- **Significant Valleys**;
- **Environmentally Significant Valley Features**;
- **Locally Significant Valleylands**;
- Environmentally Sensitive Policy Areas;
- **Significant Woodlands**;
- **Locally Significant Woodlands**;
- **Habitat of Endangered and/or Threatened Species**;
- **Significant Wildlife Habitat**;

- **Fish Habitat**;
- **Regional Recharge Areas**;
- **Environmentally Significant Discharge Areas**;
- **Environmentally Significant Recharge Areas**;
- **Significant Landforms** (Earth Science **Areas of Natural and Scientific Interest**);
- **Ecological Restoration Areas**; and,
- **Natural Linkages and Corridors**.

Natural heritage features and areas – means features and areas, including **significant wetlands**, **significant** coastal **wetlands**, other coastal **wetlands** in Ecoregions 5E, 6E and 7E, fish habitat, **significant woodlands** and **significant valleylands** in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), **habitat of endangered species and/or threatened species**, **significant wildlife habitat**, and **significant areas of natural and scientific interest**, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural Heritage System – a system made up of and linked by **natural heritage features** and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, and viable populations of indigenous species and ecosystems. These systems can include **natural heritage features**, Federal and Provincial parks and conservation reserves, lands that have been **restored** or have the potential to be **restored** to a natural state, areas that support **hydrologic functions**, and working landscapes that enable **ecological functions** to continue.

Natural Linkages and Corridors – areas that connect **natural heritage features** along which plants and animals can propagate, genetic interchange can occur, populations can move in response to environmental changes and life-cycle requirements, and species can be replenished from other environmental features. Natural linkages and corridors can also include those areas currently performing, or with the potential to perform, through **restoration**, linkage functions. Although natural linkages and corridors help to maintain and improve environmental features, they can also serve as important **natural heritage features** in their own right.

Naturally Occurring Affordable Housing – refers to private market rental housing that is affordable to low- and moderate-income households without direct public subsidy. In this Plan, Naturally Occurring Affordable Housing includes housing that, due to naturally occurring market factors such as building age, state of repair, or absence of contemporary amenities, is rented at rates below those of newly constructed rental housing in the same geographic area.

Negative Impacts – with regards to water means degradation to the **quality and quantity** of water, **sensitive surface water features** and **sensitive groundwater features**, and their related **hydrologic functions**, due to single, multiple or successive **development** or **site alteration** activities.

Non-profit housing provider – means:

- a corporation to which the Not-for-Profit Corporations Act, 2010 applies that is in good standing under that Act and whose primary objective is to provide housing;

- a corporation without share capital to which the Canada Business Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
- a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act; or,
- an organization that is a registered charity within the meaning of the Income Tax Act (Canada) or a non-profit organization exempt from tax under paragraph 149 (1) (l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.

Noxious – means uses that produce vibration, noise, emission, or odors that include but are not limited to:

- manufacturing of asbestos, phosphates, or sulfur products;
- primary production of chemicals, synthetic rubber, plastic, asphalt, or cement;
- processing or refining of petroleum or coal;
- processing, milling, or packaging animal feed;
- salvage or scrap yards;
- slaughtering, eviscerating, rendering, cleaning of meat, poultry, fish, or by-products thereof;
- smelting, refining, rolling, forging, or extruding of ore or metal;
- tanning or chemical processing of pelts or leather;
- transportation depot for hazardous, toxic, or contaminated materials;
- vulcanizing of rubber or rubber products; and,
- recycling of hazardous, toxic, or contaminated materials.

On-farm Diversified Uses – uses that are secondary to the principal **agricultural use** of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

Optimal Ecological State – an optimal ecological state for aquatic and/or terrestrial ecosystems is reflective of ecosystems that are characteristic of the particular area's natural heritage. **Restoration** to such an optimal state will attempt to return an ecosystem to its historic trajectory (e.g. a known prior state, or one that could develop within the bounds of the historic trajectory). However, such **restoration** recognizes that ecosystems may not necessarily recover their former states since contemporary constraints and conditions may cause them to develop along altered trajectories.

Parkland – land that is held or designated for public recreation, leisure, environmental protection, and **ecological function** and may contribute to parkland provision targets.

Parkland Dedication – the requirement of all **development** to provide land for park or other recreational purposes.

Planned Function – the essential planning intent for an area and the role the area is intended to play in providing a planned service to the public. That planned service may be a direct service such as the provision of government or commercial services, entertainment, housing, employment, or

the provision of retail goods. It may also be the provision of an indirect service that is a key element for a community or neighbourhood such as an opportunity for socialization, recreation, and as an informal meeting place.

Priority Location – a special location in prominent **view** from the **public realm** that contributes to community or neighbourhood identity, character, and image. These may include: gateways, corner properties, park spaces, terminating **views** and **vistas**, window streets, **cultural heritage resources**, and conservation lots.

Priority Street – streets with buildings that contain a mix of non-residential ground floor uses that help achieve complete communities by creating engaging and activated pedestrian places. These places contribute to an enhanced streetscape and pedestrian realm by creating a visually stimulating pedestrian experience. Regulations contained within the **City's** Zoning Bylaw that may guide the implementation of priority streets that includes, but is not limited to: minimum ground floor façade heights; minimum façade openings; minimum amount of active uses at the street level; and/or restrictions on the location of vehicular parking.

Private Sewage System – sewage systems that are owned, operated, and managed by the owner of the property upon which the system is located.

Private Water Well – individual, autonomous water supply systems that are owned, operated, and managed by the owner of the property upon which the system is located.

Protection Works – the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by **flooding hazards**, **erosion hazards**, and other water-related hazards and to allow access for their maintenance and repair.

Public Realm – includes roadways, pedestrian linkages, parks and open spaces, semi-public spaces, and accessible parts of public buildings. A significant component of the public realm is the streetscape, which includes all elements of the street as well as the building façades facing the street.

Purpose Built Rental Housing – a multiple dwelling where individual **dwelling units** are not units in a Plan of Condominium, and which is intended for use as rented residential premises.

Quality and quantity of water – means a measure of the quality and quantity of water by indicators associated with **hydrologic function** such as minimum base flow, depth to water table, aquifer pressure ,oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Record of Pre-Submission Consultation – the written documentation of a Pre-Submission Consultation Meeting as issued by the Director of Planning, or their delegate, which outlines the information and material identified for inclusion of the **complete application**.

Region – refers to the Corporation of the Regional Municipality of Waterloo.

Regional Recharge Area – a large environmental feature/**natural heritage feature**, that includes portions of the Waterloo Moraine, where considerable deposits of sand and gravel allow for the infiltration of large quantities of rainfall and snowmelt deep into the ground. This important

hydrologic function sustains some of the richest sources of groundwater in the Grand River **watershed**. Regional Recharge Areas serve two important functions. From an environmental perspective, groundwater discharge from the shallow aquifers located within Regional Recharge Areas sustains a wide range of aquatic habitats and ecosystems. This groundwater discharge also provides a high percentage of the baseflow to the Grand River, its tributary rivers and cold-water streams and therefore is critical to maintaining the health of the Grand River to the benefit of the **Region** and downstream communities. The second function of Regional Recharge Areas is to replenish deep underground aquifers that serve as a source for a significant share of the municipal drinking-water supply. Regional Recharge Areas will be protected from land use practices and hazardous chemicals and/or substances that could **negatively impact** the **quality and quantity** of water within and available to the aquifers that contribute to the municipal drinking-water supply system.

Renewable Energy System – a system that generates electricity, heat, and/or cooling from a renewable energy source, such as an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, **geothermal** energy, and tidal forces.

Residential Care Facility – a residence that is occupied by three (3) or more persons, exclusive of staff, who by reasons of their emotional, mental, physical, or legal status, are cared for on a temporary or permanent basis in a supervised group setting. This definition may include group homes, half-way houses, and nursing homes. Residential care facilities occupied by 3-8 persons, exclusive of staff, will be termed small residential care facilities, while those facilities occupied by more than 8 persons, exclusive of staff, will be termed large residential care facilities.

Respect – to align with the established character and **context** of a **cultural heritage resource** in a manner that recognizes the value of the tangible and **intangible** history of a **cultural heritage resource**, and that avoids **adverse heritage impacts** to buildings, streetscapes, and neighborhoods. Respecting **cultural heritage resources** includes, but is not limited to, understanding the relationship between buildings and their landscapes and integrating **development** in a manner that enhances, not diminishes, established neighbourhood character.

Restore/Restoration – convert lands whose ecological properties and functions have been substantively altered by human activity or natural disaster back to natural habitat characteristic and function of the locality consisting of locally appropriate native species of flora and fauna using active planting, natural succession, prescribed burning, removal of non-native vegetation, other means accepted by the Society for Ecological Restoration, or any combination thereof.

Sense of Place – characteristics that make a place special or unique, often fostering a sense of authentic human attachment and belonging.

Sensitive – in regard to **surface water features** and **groundwater features**, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive Land Uses – buildings, **amenity areas**, or outdoor spaces where: routine or normal activities occurring at reasonably expected times would experience one or more **adverse effects** from contaminant discharges generated by a nearby major facility; or, that may be adversely

impacted by noise from transportation sources. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residential **developments**, day care centres, and educational and health facilities.

Significant – means:

- in regard to **Provincially Significant Wetlands**, means a **wetland** identified as provincially significant by Province using evaluation procedures established by the Province, as amended from time to time;
- in regard to **Locally Significant wetlands**, means an: evaluated **wetland** that does not the meet Provincial criteria for significance; an unevaluated **wetland** that is naturally-occurring and greater than 0.5 hectares in size; or, a naturally-occurring **wetland** (any size up to 0.5 hectares) that meets one or more of the following criteria:
    - part of a Provincially Significant Wetland;
    - located within a floodplain or riparian community;
    - part of a Provincially or municipally designated natural heritage feature, a significant woodland, or natural hazard land;
- a bog, fen;
    - fish habitat;
    - significant wildlife habitat;
- confirmed habitat for a nationally, provincially or regionally significant species;
    - part of an ecologically functional corridor or linkage between larger wetlands or natural areas;
    - part of a groundwater recharge area; or,
    - a groundwater discharge area associated with any of the above.
- in regard to Significant **Valleys**, the valleys of the Grand River in Kitchener (and the Conestogo River, Nith River and Speed River, which are together with the Grand River nationally recognized as a Canadian Heritage River). Significant **valleys** comprise the entire river channel and extend to the point where the slope of the valley begins to grade into the surrounding upland;
- in regard to significant **woodlands**, means a **woodland** that meets all of the following criteria:
- greater than 4 hectares in size, excluding any adjoining hedgerows;
- consisting primarily of native species of trees; and,
- meets the criteria of a **woodland** and/or forest in accordance with the Ecological Land Classification for Southern Ontario Bylaw.
- in regard to locally significant **woodlands**, means a **woodland** less than 4 hectares in size which is ecologically important in terms of:
- features such as species composition, age of trees, and stand history;
- functionally important due to its contribution to the broader landscape because of its location, size, or due to the amount of forest cover in the planning area; or,
- economically important due to site quality, species composition, or past management history.
- in regard to significant **landform**, means an area identified as being ecologically or geologically important due to its distinctive physical attributes and the functions it performs.

- in regard to other features and areas in the **Natural Heritage System**, ecologically important in terms of features, functions, representation, or amount, and contributing to the quality and diversity of an identifiable geographic area or **natural heritage system**; and,
- in regard to cultural heritage and archaeology, resources that have been determined to have **cultural heritage value** or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Site Alteration – activities, such as grading, excavation, and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Subwatershed – a smaller geographic section of a larger **watershed** unit with a drainage area between 5 to 39 square kilometres and whose boundaries include all the land area draining to a point where two second order streams combine to form a third order stream. In Kitchener, the catchment area of one of the tributaries to the Grand River such as Strasburg Creek is considered a subwatershed.

Surface water features – means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, **wetlands**, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation, or topographic characteristics.

Thermal Networks – are heating and/or cooling systems where multiple buildings share thermal energy, typically circulated through hot and cool water pipes. Thermal networks can leverage non-emitting energy source such as geothermal or waste heat. Thermal Networks include District Energy Systems

Transportation Demand Management – a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. Examples include: carpooling, car sharing, vanpooling, and shuttle buses; parking management; site design and on-site facilities that support transit and walking; bicycle facilities and programs; road tolls or transit discounts; flexible working hours; telecommuting; high occupancy vehicle lanes; park-and-ride; incentives for ride-sharing; transit, walking, and cycling; and initiatives to discourage single occupant trips.

Urban Forest – the trees, forests, greenspace, and related abiotic, biotic and cultural components, all elements of **green infrastructure**, in the city. It includes all trees and forest cover in our city as well as related components in surrounding rural areas.

Utilities – an essential public service such as electricity, **thermal networks**, gas, water, wastewater and stormwater, television or communications/telecommunications that is provided by the **City**, a regulated company, or government agency.

Valleyland – a natural area that occurs in a **valley** or other **landform** depression that has water flowing through or standing for some period of the year.

Valleys - a low-lying area of land, usually with a river or stream running through it, or standing for some period of the year, that has been primarily shaped by erosion from water or glacial ice over millions of years.

Views and/or Vistas – significant visual compositions of the built and natural environment that enliven the overall physical character of an area. Views are generally panoramic in nature while vistas are typically a strong individual feature framed by its surroundings.

Vulnerable/Vulnerability – surface water and groundwater that can be easily changed or impacted.

Water taking – has the same meaning as in the Ontario Water Resources Act, 1990.

Water resource system – means a system consisting of **groundwater features** and areas, **surface water features** (including shoreline areas), **natural heritage features and areas**, and **hydrologic functions**, which are necessary for the ecological and hydrological integrity of the **watershed**.

Watershed – an area that is drained by a river and its tributaries.

Watershed/Subwatershed Studies – comprehensive scientific studies that describe how surface water and groundwater and terrestrial and aquatic ecosystems function within a defined drainage area. These investigations result in recommendations as to where and how **development** or site alteration can safely occur so as to minimize flood risks, stream erosion, degradation of water quality, and negative impacts on natural systems. Recommendations may also identify opportunities for ecological enhancement and restoration.

Wayside Pits and Quarries – a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands – lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs, and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildlife Habitat – areas where plants, animals, and other organisms live and find adequate amounts of food, water, shelter, and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle, and areas which are important to migratory or non-migratory species.

Woodlands – treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of **wildlife habitat**, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots, or forested areas.

Schedule B: Other Information and Materials

This section outlines other information and materials that may be requested to support a **development** application, heritage permit application, **infrastructure**, and/or other planning matters. The **City** will scope any requested information and materials to the necessary information to ensure compliance with this Plan, external agency requirements, any application legislation, and/or guidelines, and good planning principles. The other information and materials identified in Schedule B have been categorized under headings for ease of reference and are not limited to providing justification for the implied area of that heading.

Cultural Heritage

- Archaeological Assessment
- Building Conditions Report
- Commemoration Plan
- Corridor Enhancement Plan
- Cultural Heritage Protection Plan
- Heritage Impact Assessment
- Heritage Conservation Plan
- Heritage Design Guidelines or Brief
- Heritage permit Application
- Hoarding Plan
- Lighting Plan
- Risk Management Plan
- Relocation Plan
- Salvage, Documentation, and Reuse Plan
- Structural Assessment
- Temporary Protection Plan

Natural Heritage

- Arborist Report including International Society of Arboriculture Valuation of Trees
- Environmental Impact Study
- Environmental Implementation Report as required by an approved (sub)watershed plan
- Studies/plans required by Kitchener's Tree Management Policy
- Subwatershed/Watershed Study

Drinking Water Source Protection

- Chloride Impact Study/Assessment
- Hydrogeological Assessment
- Salt Management Plan
- Sourcewater Protection Study

- Source protection Potential Contamination Study
- Spill Prevention and Contingency Plan
- Spill Protection Measures and other Best Management Practices for Mineral Aggregate Operations

Natural Hazards

- Approval from the relevant Conservation Authority
- Cut and Fill Analysis
- Flood Delineation Study
- Hydraulics Study
- Slope Stability/Erosion Hazard Study

Community Health and Safety

- Local Air Quality and/or Odour Impact Study
- Landfill Impact Study
- Written Provincial approval (pursuant to the Environmental Protection Act for development within former waste management facilities)

Servicing and Infrastructure

- Construction Methods and Spills Protection Measures
- Development Phasing Plan
- Energy Strategy
- Environmental Site Assessment and/or Record of Site Condition
- Environmental Assessment
- Functional Servicing Study
- Municipal Financial Impact Assessment
- Municipal or Private Water Supply Analysis Study
- Preliminary Grading Plan
- Preliminary Stormwater Management Report and Plan
- Private Servicing Study
- Sanitary Sewer Capacity Analysis Study
- Soils or Geotechnical Study
- Topographical Survey
- Update to an existing Stormwater Management Plan
- Water Conservation Plan

Planning and Land Use Compatibility

- 3-Dimensional Modeling
- Aggregate/Mineral Rehabilitation Plan
- Aggregate/Mineral Resource Analysis
- Agricultural Impact Assessment
- Aeronautical Obstruction Assessment

- Building Elevation, Floor Plans, and/or Cross-Section Drawings (for Zoning Compliance)
- Commercial Function Study
- Crime Prevention Through Environmental Design Report
- Detailed Property Assessment of Affordable Rental Housing
- Existing Conditions Plan
- Inclusionary Zoning Implementation Brief
- Land Use Compatibility Study
- NAV Canada Land Use Evaluation
- Minimum Distance Separation Assessment
- Noise Study
- Planning Justification Report
- Rental Conversion Assessment
- Shadow Study
- Site Plan
- Sustainability Report/Statement/Checklist
- Urban Design Brief, Urban Design Report, or Urban Design Scorecard
- Vibration Monitoring Plan
- Vibration Study
- Wind Study

Transportation

- Connectivity Plan
- Driveway Location and On-Street Parking Plan
- Fire Route and Emergency Turnaround Plan (with unit numbering)
- Parking Analysis
- Parking Justification Report
- Pedestrian Route and Sidewalk Analysis
- Provincial Requirements and Permits under the Public Transportation Act and Highway Improvements Act
- Right-of-way Cross-Sections
- Roundabout Feasibility Analysis
- Streetscape Plan
- Traffic Calming Options Report
- Transit Assessment
- Transportation Demand Management Report
- Transportation Impact Study
- Truck Turning Movement Plan

Schedule C: Location of Historic Landfill Sites

Site #	Location	Remarks	Province Files
1	Guelph & Walker	site residential	Yes
2	Herbert & Pine	park, 100 m. to homes	Yes
3	Campbell Ave. old incinerator	site, inert wastes	
4	Westmount & Brandon	on site homes and apartments	Yes
5	Westwood & Fernwood	on site homes	Yes
6	Brybeck Cres.	on site townhouses & commercial	Yes
7	Guelph & Clifton	park, 100 m. to residential	Yes
8	Hazelglen & Mooregate	on site houses	Yes
9	Brunswick & Ahrens	on site housing	Yes
10	Chopin & Rossford	on site housing	Yes
11	Lorne Cres.	15 m. to housing, now greenway	Yes
12	Mausser Park	park and adjacent homes, school site	Yes
13	Victoria St.	20 m. to creek, 100 m. to bowling alley	Yes
14	Kent Ave.	25 m. to creek, 20 m. to residences, near industrial, under parking lot	Yes
15	Hurst Ave.	100 m. to creek, 10 m. to workshop, on-site parking and commercial	Yes
16	Palmer Ave.	40 m. to residence, 150 m. to creek	Yes
17	Queens Blvd.	10 m. to houses, on site of playground, swimming pool, parking lot	Yes
18	Queensmount P.S.	park and school on site, gas vented	Yes
19	Kinzie Ave.	on site gasoline station, 20 m. to residences	Yes
20	Coral Cres.	on site residences	Yes
21	Glen Road	10 m. to residences	Yes
22	Jansen Ave.	20 m. to residences, gas tested	Yes
23	Karn St.	10 m. to residences, partly, under Karn & Westmount	Yes
24	Weichel St.	10 m. to residences	Yes
25	McLennon Park Gate	vacant	Yes
NOTE: This schedule may not list every site which has been used for waste disposal. This schedule lists all known former waste disposal sites for which the Province has files.			

Schedule D: City Roads to be Widened

The boundaries of the Designated Right-of-Way Allowance will generally be equidistant from and parallel to the centre line of the original Right-of-Way allowance. Specific locations where the Designated Right-of-Way Allowance will be reduced or not taken equidistant from the centre line of the original road allowance may be listed or described through area-specific planning work.

This Table is a placeholder to be revised per Transportation Master Plan recommendations prior to council adoption of new OP

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
Ann Street	Frederick Street to west limit	18m
Amand Drive	North of Huron Road	26m
Balzer Road	C.N.R. to south limit	20m
Belmont Avenue	37 m. south of Glasgow Street to a point 88 m. south thereof	26m
Betzner Avenue	King Street to south limit	18m
Biehn Drive	Old Huron Place to Carlyle Drive	20m
Bingeman Street	Lancaster Street to Samuel Street	18m
Bond Street	Union Street to Elizabeth Street	18m
Bramm Street	Victoria Street South to C.N.R.	20m
Brick Street	Ottawa Street North to Rosedale Avenue	18m
Cameo Drive	Highway No. 8 to Hoffstetter Avenue	18m
Cameron Street	King Street to Weber Street	18m
Carwood Avenue	Approximately 46 m. east of Courtland Avenue to Cayley Court	20m
Cedar Street	Charles Street to Lancaster Street	20m
Charles Street	Ottawa Street to King Street	26m
Church Street	Queen Street to Benton Street	20m
Church Street	Benton Street to Cedar Street	18m
College Street	King Street to Weber Street	20m
Connor Street	Manitou Drive to north limit	20m
Courtland Avenue	Queen Street to David Street	26m
Cress Lane	Manitou Drive to east limit	20m
David Street	Courtland Avenue to Joseph Street	18m
Doon Valley Drive	Pinnacle Drive to Durham Street	20m
Eby Street	Charles Street to King Street	20m
Ebydale Drive	Lackner Road to Otterbein Drive	20m
Ellen Street	Queen Street to Lancaster Street	18m
Fairview Avenue	King Street to Weber Street	18m
First Avenue	Kingsway Drive to Eckert Street	20m
Forwell Road	Victoria Street to east limit	20m
Frederick Street	Bruce Street to Victoria Street	26m

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
Gage Avenue	Belmont Avenue to Waverly Road	18m
Gateway Park Drive	Sportsworld Drive to King Street	26m
General Drive	56 m. south of Lancaster Street to 132 m. south of Lancaster Street	20m
Glasgow Street	Highland Road to Ira Needles Boulevard	20m
Glasgow Street	Silvercrest Drive to a point 118.9 m. east of Westmount Road	26m
Glasgow Street	Belmont Avenue to Walter Street	20m
Goudies Lane	Frederick Street to Ontario Street North	7.62m
Graber Place	Dreger Avenue to south limit	18m
Greensview Drive	Limerick Drive to south limit	18m
Guelph Street	Moore Avenue to Riverbend Drive	20m
Gzowski Lane	Ahrens Street West to rear of 186 Victoria Street North	7.62m
Hall's Lane East	Water Street North to College Street	7.62m
Hall's Lane West	Victoria Street South to Eby Street South	7.62m
Heiman Street	Highland Road to south limit	18m
Heit Lane	Weber Street to south limit	7.62m
Henry Street	Victoria Street South to Devon Street	18m
Heritage Drive	Indian Road to Ebydale Drive	20m
Hidden Valley Road	Goodrich Drive to Wabanaki Drive	18m
Hill Street	Lancaster Street to St. Vincent Street	18m
Hofstetter Avenue	King Street East to Highway No.8	20m
Horning Drive	Bloomingdale Road to south limit	18m
Howe Drive	Ottawa Street to north limit	20m
Huron Road	Trussler Road to Homer Watson Boulevard	30m
Huron Road	Homer Watson Boulevard to Mill Park Drive	20m
Irvin Street	Scott Street to Frederick Street	20m
Jackson Avenue	King Street to Weber Street	18m
Joseph Street	Queen Street to Gaukel Street	20m
Joseph Street	Victoria Street to C.N.R.	20m
King Street	Cedar Street to Ottawa Street	26m
Kingsbury Drive	Highway No. 8 to King Street East	20m
Kingsway Drive	Wilson Avenue to a point 150 m. north of Cedarwoods Crescent	26m
Kingsway Drive	A point 150 m. north of Cedarwoods Crescent to Eckert Street	20m
Krug Street	Lancaster Street to north thereof	20m
Lancaster Street	Krug Street to Victoria Street	20m
Lang Crescent	Springdale Crescent to Lancaster Street	18m
Limerick Drive	King Street East to Greensview Drive	18m
Macville Avenue	Woolwich Street to east limit	18m
Madison Avenue	Charles Street to King Street	20m
Madison Avenue	King Street to Weber Street	18m

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
Mansion Street	Lancaster Street to Ellen Street	18m
Margaret Avenue	Queen Street to Victoria Street	20m
Market Street	Horning Drive to north limit	18m
Mill Street	Queen Street to Courtland Avenue	20m
Montgomery Road	King Street to Weber Street	26m
Morrison Road	King Street East to Manor Drive	20m
Morrison Road	Sims Estate Drive to Quinte Crescent	20m
North Hill Place	Fairway Road to east limit	18m
Old Chicopee Drive	Roehampton Court to Daimler Drive	20m
Old Chicopee Trail	Daimler Drive to Fairway Road	18m
Old Huron Place	Biehn Drive to end	18m
Old Huron Road	Battler Road to south limit	20m
Old Huron Road	Battler Road to Biehn Drive	20m
Old Mill Road	Sydenham Street to Doon Valley Drive	20m
Ontario Street	Joseph Street to Weber Street	20m
Pandora Avenue	Charles Street to Weber Street	20m
Pandora Avenue	King Street to Weber Street	18m
Park Street	Victoria Street to City limit	20m
Pinnacle Drive	New Dundee Road to Thomas Slee Drive	20m
Pioneer Tower Road	Pioneer Ridge Drive to Marquette Drive	20m
Pioneer Tower Road	Pioneer Tower Crescent to west limit	20m
Prince Street	Bloomingdale Road to Tyson Drive	18m
Queen Street North	King Street to Ellen Street	20m
Queen Street North	Ellen Street to Lancaster Street	18m
Queen Street South	Courtland Avenue to King Street	20m
Reichert Drive	New Dundee Road to City limit	18m
Riverbend Drive	Shirley Avenue to Bridgeport Road	20m
Scott Street	King Street to Irvin Street	20m
Sereda Road	Guelph Street to Maple Avenue	20m
Sheldon Avenue	King Street to Rosedale Avenue	20m
Shirk Place	Lancaster Street to Woolwich Street	20m
Shirley Avenue	Riverbend Drive to Bingemans Centre Drive	30m
Spetz Avenue	Scott Street to Frederick Street	20m
St. George Street	Queen Street to Benton Street	20m
Stirling Avenue South	Avalon Place to Mill Street	20m
Stirling Avenue North	King Street to Weber Street	20m
Strange Street	Park Street to Victoria Street	20m
Strasburg Road	Ottawa Street to Chandler Drive	26m
Tagge Street	Nelson Avenue to north limit	20m

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
Theresa Street	Victoria Street South to Park Street	18m
Tyson Drive	Bridge Street to north limit	18m
Union Boulevard	Park Street to City limit	26m
Waverly Road	Gage Avenue to Strange Street	18m
Wentworth Avenue	Spadina Road to west limit	18m
Wilson Avenue	Wabanaki Drive to Kingsway Drive	26m
Woolwich Street	Shirk Place to City limit	20m
Young Street	King Street to Weber Street	20m
Zeller Drive	Janet Court to east limit	20m

Schedule E: Intersections That May Exceed the Designated Road Allowance

This Schedule is a placeholder to be revised per Transportation Master Plan recommendations prior to council adoption of new OP

Ahrens Street and Victoria

Belmont Avenue and Queen's Boulevard
Belmont Avenue West and Gage Avenue
Betzner Avenue and King Street
Bleams Road and Isaiah Drive
Bleams Road and Donnenwerth Drive
Bleams Road and Commonwealth Street
Bleams Road and Trillium Drive
Bleams Road and Strasburg Road
Bleams Road and Fallowfield Drive
Breithaupt Street and King Street

Cameron Street and Charles Street
Cameron Street and King Street
Cameron Street and Weber Street
Charles Street East and Stirling Avenue South
Courtland Avenue East and Carwood Avenue
Courtland Avenue East and Walton Avenue
Courtland Avenue East and Hayward Avenue
Courtland Avenue East and Block Line Road
Courtland Avenue East and Shelley Drive
Courtland Avenue East and Siebert Avenue

Duke Street East and Scott Street
Duke Street East and Eby Street North
Duke Street East and Cedar Street North

Fairview Avenue and King Street
Fairway Road North and Morgan Avenue
Fairway Road North and Sims Estates Drive
Fairway Road South and Wilson Avenue
Fischer Hallman Road and Queen's Boulevard
Fischer Hallman Road and Activa Avenue
Fischer Hallman Road and Cotton Grass Street
Fischer Hallman Road and Westmount Road West
Franklin Street South and Weber Street
Frederick Street and Edna Street
Frederick Street and Bruce Street
Frederick Street and River Road East

Glasgow Street and Fischer Hallman Road
Glasgow Street and Westmount Road West
Glasgow Street and Belmont Avenue West
Glasgow Street and Park Street
Green Street and King Street
Green Street and Park Street
Guelph Street and Sereda Road

Hanson Avenue and Homer Watson Boulevard
Hazelglen Drive and Victoria Street
Highland Road and Queen Street South
Highland Road East and Stirling Avenue South
Highland Road East and Hoffman Street
Highland Road West and Glasgow Street
Highland Road West and Westheights Drive
Highland Road West and Eastforest Trail
Highland Road West and Belmont Avenue West
Highland Road West and West Avenue
Hoffman Street and Highland Road
Homer Watson Boulevard and Stirling Avenue South
Homer Watson Boulevard and Hayward Avenue
Homer Watson Boulevard and Manitou Drive
Homer Watson Boulevard and Pioneer Drive
Huron Road and Trussler Road

Huron Road and Proposed Major Collector
Huron Road and Parkvale Drive
Huron Road and Battler Road

Jackson Avenue and King Street
Jackson Avenue and Weber Street
Joseph Street and Heins Avenue
Joseph Street and Queen Street South
Joseph Street and Water Street

King Street East and Madison Avenue
King Street East and Stirling Avenue
King Street East and Borden Avenue
King Street East and Morgan Avenue
King Street East and River Road East
King Street East and Morrison Road
King Street East and Deer Ridge Drive
King Street East and Pioneer Tower Road
King Street West and Agnes Street
Kingsway Drive and Franklin Street South
Krug Street and Weber Street

Lackner Boulevard and Keewatin Avenue
Lackner Boulevard and Zeller Drive
Lackner Boulevard and Fairway Road North
Lancaster Street and Queen Street North
Lancaster Street and Krug Street
Lancaster Street West and Union Street
Lancaster Street West and Guelph Street
Lancaster Street West and Wellington Street North

Margaret Avenue and Guelph Street
Mill Street and Queen Street South
Mill Street and Stirling Avenue South
Mill Street and Ottawa Street South
Mill Street and Courtland Avenue East

New Dundee Road and Robert Ferrie Drive
New Dundee Road and Pinnacle Drive

Ottawa Street North and Old Chicopee Drive
Ottawa Street North and Heritage Drive
Ottawa Street North and Keewatin Avenue
Ottawa Street South and David Bergey Drive
Ottawa Street South and Wilderness Drive
Ottawa Street South and Williamsburg Road
Ottawa Street South and Howe Drive
Ottawa Street South and Strasburg Road

Pandora Avenue and King Street
Pandora Avenue and Weber Street
Park Street and Union Boulevard
Park Street and Dominion Street
Park Street and Agnes Street
Park Street and Strange Street
Park Street and Green Street
Pioneer Drive and Doon Village Road
Plains Road and Huron Road

Queen Street North and Weber Street
Queen Street North and Margaret Avenue

River Road East and Krug Street
River Road East and Holborn Drive
River Road East and Old Chicopee Drive
River Road East and Fairway Road North
River Road East and Morgan Avenue
River Road East and Grand River Boulevard
Riverbend Drive and Guelph Street

Stirling Avenue South and Greenbrook Drive
Strasburg Road and Trillium Drive
Strasburg Road and Battler Road
Strasburg Road and Templewood Drive
Strasburg Road and Robert Ferrie Drive
Strasburg Road and Proposed Major Collector
Strasburg Road and New Dundee Road

Thomas Slee Drive and New Dundee Road
Victoria Street North and Duke Street West
Victoria Street North and Margaret Avenue
Victoria Street North and St Leger Street
Victoria Street North and Edna Street
Victoria Street North and Bruce Street
Victoria Street North and Frederick Street
Victoria Street North and Natchez Road
Victoria Street South and Westforest Trail
Victoria Street South and Eastforest Trail
Victoria Street South and Oprington Drive
Victoria Street South and Chopin Drive
Victoria Street South and Belmont Avenue West
Victoria Street South and West Avenue
Victoria Street South and Park Street
Victoria Street South and Joseph Street

Water Street and Joseph Street
Weber Street East and Cedar Street North
Weber Street East and Madison Avenue North
Weber Street East and Franklin Street North
Weber Street East and Fergus Avenue
Weber Street East and Kinzie Avenue
Weber Street West and Guelph Street
Wellington Street and King Street West
Wellington Street North and Moore Avenue
Wellington Street North and Weber Street West
Wellington Street North and Margaret Avenue
Wellington Street North and Riverbend Drive
Westheights Drive and Driftwood Drive
Westheights Drive and Driftwood Drive
Westheights Drive and McGarry Drive
Westheights Drive and Queen's Boulevard
Westmount Road and Queen's Boulevard
Westmount Road East and Greenbrook Drive
Westmount Road West and Westwood Drive
Westmount Road West and Gage Avenue
Wilson Avenue and Kingsway Drive
Wilson Avenue and Goodrich Drive
Wilson Avenue and Wabanaki Drive

Schedule F: Regional Roads to be Widened

RD. NO.	ROAD NAME	FROM	TO	DESIGNATED RD. ALLOWANCE metres (up to the maximum)
4	Ottawa Street	City of Kitchener/Township of Woolwich Boundary	Otterbien Road	75.000
4	Ottawa Street	Otterbien Road	Heritage Drive	35.000
4	Ottawa Street	Heritage Drive	Conestoga Parkway	30.480
4	Ottawa Street	Conestoga Parkway	Fischer-Hallman Road (58)	30.480
4	Ottawa Street	Fischer-Hallman Road (58)	Bleams Road (4)	30.480
6	Frederick Street (Kitchener)	Bruce Street (61)	East Avenue	26.213
6	Frederick Street	East Avenue	Lancaster Street	26.000
6	Frederick Street	Lancaster Street	Weber Street (8)	26.000
6	Frederick Street	Weber Street (8)	Duke Street (63)	26.000
6	Frederick Street	Duke Street (63)	Benton Street (6) (King Street East)	30.000
6	Benton Street	Frederick Street (6)	Courtland Avenue (53)	26.213
6	Queen Street	Courtland Avenue (53)	Schneider Avenue	26.000
6	Queen Street	Schneider Avenue	Highland Road (6)	26.213
6	Highland Road	Queen Street (6)	Westmount Road (50)	26.213
6	Highland Road	Westmount Road (50)	~326 m east of Notre Dame Drive (Northeastern Petersburg Rural Settlement Area Limit)	30.480
8	Fountain Street S	King Street (8)	Shantz Hill Road (8)	26.213
8	King Street E (Kitchener)	Highway 401 Ramps	Sportsworld Drive (38)	36.576
8	King Street E	Sportsworld Drive (38)	Highway 8	45.000
8	King Street E (Kitchener)	Highway 8	Fairway Road (53)	26.000
8	King Street E	Fairway Road (53)	Weber Street (8)	26.213
8	Weber Street	King Street E (8)	Victoria Street (55)	26.213

RD. NO.	ROAD NAME	FROM	TO	DESIGNATED RD. ALLOWANCE metres (up to the maximum)
8	Weber Street	Victoria Street (55)	Louisa Street	30.480
8	Weber Street	Louisa Street	City boundary	30.000
12	New Dundee Road/Bridge Street (Kitchener/Wilmot)	Homer Watson Boulevard (28)	~428m east of Main Street (Easterly New Dundee Rural Settlement Area Limit)	30.480
15	King Street E (Kitchener)	Montgomery Road	Charles Street	45.720
15	King Street E	Charles Street	Sheldon Avenue South	30.480
15	King Street E	Sheldon Avenue South	Ottawa Street (4)	30.000
15	King Street W	Francis Street North (68)	Victoria Street (55)	26.000
15	King Street W	Victoria Street (55)	City Boundary	30.000
20	Bloomingdale Road N (Kitchener)	Bridge Street (52)	Daniel Avenue (Easterly City of Kitchener Urban Area Boundary)	26.213
28	Homer Watson Boulevard (Kitchener)	Highway 401	Ottawa Street (4)	45.720
29	Lancaster Street	Victoria Street (55)	Shirk Place	26.213
29	Lancaster Street	Shirk Place	Bridge Street (52)	26.000
38	Sportsworld Drive (Kitchener)	King Street E (8)	Highway 8	35.000
38	Sportsworld Drive	Highway 8	City Boundary	35.000
40	Waterloo Street	Victoria Street (55)	Breithaupt Street	20.000
50	Westmount Road (Kitchener)	Fischer-Hallman Road (58)	City Boundary	26.213
52	Bridge Street	City of Kitchener/Township of Woolwich Boundary	City of Kitchener/City of Waterloo Boundary	30.000
53	Fairway Road	City of Kitchener/City of Cambridge Boundary	150m west of the Grand River	75.000
53	Fairway Road (Kitchener)	150m west of the Grand River	260m east of Lackner Boulevard (54)	35.000
53	Fairway Road	260m east of Lackner Boulevard (54)	River Road (56)	35.000
53	Fairway Road	River Road (56)	Highway 8 southbound on/off ramp	30.480
53	Fairway Road/Courtland Avenue	Highway 8 southbound on/off ramp	Highway 7&8	36.576
53	Courtland Avenue	Highway 7&8	Mill Street	30.480
53	Courtland Avenue	Mill Street	Queen Street (6)	26.213
54	Lackner Boulevard (Kitchener)	Fairway Road (53)	Victoria Street (55)	36.576

RD. NO.	ROAD NAME	FROM	TO	DESIGNATED RD. ALLOWANCE metres (up to the maximum)
55	Victoria Street (Kitchener)	Kitchener/Woolwich boundary	Frederick Street	40.000
55	Victoria Street	Frederick Street	Bruce Street (61)	30.480
55	Victoria Street	Bruce Street (61)	Edna Street (62)	30.000
55	Victoria Street	Edna Street (62)	Westmount Road (50)	26.213
55	Victoria Street	Westmount Road (50)	Fischer-Hallman Road (58)	26.213
55	Victoria Street	Fischer-Hallman Road (58)	Ira Needles Boulevard (70)	30.480
56	River Road/Bleams Road (Kitchener)	Fairway Road (53)	Trussler Road (70)	30.480
58	Fischer-Hallman Road (Kitchener)	New Dundee Road (12)	Plains Road	36.576
58	Fischer-Hallman Road (Kitchener)	Plains Road	Bleams Road (56)	36.576
58	Fischer-Hallman Road (Kitchener)	Bleams Road (56)	Westmount Road (50)	30.480
58	Fischer-Hallman Road (Kitchener)	Westmount Road (50)	Ottawa Street (4)	35.000
58	Fischer-Hallman Road	Ottawa Street (4)	McGarry Drive	36.576
58	Fischer-Hallman Road	McGarry Drive	Highland Road (6)	35.000
58	Fischer-Hallman Road	Highland Road (6)	City Boundary	45.720
61	Bruce Street (Kitchener)	Frederick Street (6)	Victoria Street (55)	20.117
62	Edna Street (Kitchener)	Frederick Street (6)	Victoria Street (55)	20.117
63	Duke Street	Frederick Street (6)	Francis Street (68)	20.000
64	Charles Street	Ottawa Street (4)	Cedar Street	30.000
64	Charles Street	Cedar Street	Benton Street (6)	30.000
64	Charles Street	Benton Street (6)	Francis Street	26.213
64	Charles Street	Francis Street	Victoria Street (55)	26.213
66	Borden Avenue	Charles Street (64)	Huron Park Spur	20.000
67	Hayward Avenue	Huron Park Spur	Courtland Avenue (53)	26.000
68	Francis Street North	Duke Street (63)	King Street (15)	26.000
69	Manitou Drive (Kitchener)	Homer Watson Boulevard (28)	Fairway Road (53)	30.480
70	Trussler Road (North Dumfries)	City Boundary	New Dundee Road (12)	30.480
70	Trussler Road (Kitchener)	New Dundee Road (12)	Highway 7 & 8	30.480
70	Ira Needles Boulevard	Highway 7 & 8	0.64 km north of Highway 7 & 8	36.576
70	Ira Needles Boulevard	0.64 km north of Highway 7 & 8	City Boundary	35.000

Schedule G: Source Water Protection Land Use Categories

Category 'A'
▪ Waste treatment and disposal facilities, including lagoons, landfills, communal/municipal sewage treatment facilities, and including large sewage vaults at sewage pumping stations, but not including facilities regulated under the Nutrient Management Act.
▪ Salvage yards, including automobile wrecking yards or premises.
▪ Bulk storage of hazardous chemicals and hazardous substances (as listed in O.Reg. 347 under the Environmental Protection Act), including bulk storage of oil, gasoline or petroleum products, and including transportation terminals for these substances/chemicals (including truck/trailer/container parking, washing, or cleaning depots).
Category 'B'
▪ Bulk storage of road salt and snow disposal sites.
▪ Primary metal manufacturing, including iron and steel mills and ferro-alloy manufacturing; steel product manufacturing from purchased steel; alumina and aluminum production and processing; non-ferrous metal production and processing; and foundries.
▪ Manufacturing of fabricated metal products, including manufacturing of unfinished metal products and metal finishing operations
▪ Manufacturing and assembly of transportation equipment, including motor vehicles and parts, aerospace products and parts, rail cars, ships, and boats.
▪ Manufacturing of machinery, including agricultural, commercial, industrial, and other machinery.
▪ Chemical manufacturing including chemicals; resins; fertilizers, pesticides and other agricultural chemicals; pharmaceutical and medicines; paint, coating, and adhesives; inks and other chemicals but excluding soap and cleaning compound manufacturing. Including manufacturing, packaging, repackaging, and bottling. Excludes uses involving bulk storage of hazardous materials which are included under Category 'A'
▪ Manufacturing of petroleum and coal products, including manufacturing of asphalt materials. Excludes uses involving bulk storage of hazardous materials which are included under Category 'A'.
▪ Manufacturing of electronic components such as semiconductors, printed circuit boards, and cathode ray tubes.
▪ Manufacturing of electrical equipment, appliances, and components.
▪ Commercial or industrial dry cleaning of textiles and textile products, excluding depots not performing on-site dry cleaning.
▪ Manufacturing of leather and allied products including footwear.
▪ Wood and wood product preservation and treatment.

▪ Gasoline stations and other retail establishments with gasoline sales.
▪ Wholesale/distributing of cleaning products, pesticides, herbicides, fungicides and chemicals.
Category 'C'
▪ Manufacturing of rubber products.
▪ Manufacturing of soap, cleaning compounds and toilet preparations.
▪ Textile and fabric finishing and fabric coating.
▪ Manufacturing of plastic products.
▪ Manufacturing of wood products including wood furniture, and excluding wood preservation.
▪ Manufacturing of glass and glass products.
▪ Manufacturing of paper and paper products including newsprint and boxes.
▪ Printing and related support activities, excluding business support services such as photocopy services.
▪ Repair and Maintenance of automobiles and automotive machinery, electronic equipment, industrial and commercial machinery, and personal and household goods repair.
▪ Golf courses.
▪ Airports, train, and transit terminals, except terminals with no fuel storage or transfer of shipped goods or materials.
▪ Medical, health, and other laboratories (other than clinics generally associated with commercial plazas).
▪ Miscellaneous manufacturing not included elsewhere, including jewellery, silverware, medical equipment, and signs.
▪ Recycling, recovery, or remanufacturing of materials including the collection, processing, manufacturing, or reuse of post-consumer or post-industrial materials, not including recycling or disposal of hazardous materials, and not including salvage yards or facilities with outdoor operations which are Category 'A' uses.

Schedule H: Vulnerable Area Risk Assessment Table

Schedule H includes a Vulnerable Area Water Risk Assessment Table that outlines permitted and non-permitted activities and land uses within specific **designated vulnerable areas** identified in this Plan. This table must be read in conjunction with the applicable policies referenced below in this Section to evaluate a **development** application's conformity with the applicable Drinking Water Source Protection policies of this Plan.

To use this table, the reader must locate the proposed land use or threat in the left-hand column and find the corresponding **designated vulnerable area** across the top row. The intersecting cell indicates whether the proposal is permitted, or not permitted, or whether it could be permitted subject to the completion of a technical study(ies).

The columns at the top of the table correspond to different Intake Protection Zones, Wellhead Protection Areas (WHPAs), and their assigned vulnerability scores (V2, V4, V6, V8, or V10), which indicate the **vulnerability** of the water source. The rows along the side list various land use categories and other potential threats.

The table uses the following terms and abbreviations:

Term/Abbreviation	Definition
P (Permitted)	Proposal is permitted without additional source water protection restrictions.
SR (Study Required)	Proposal may be permitted subject to additional technical studies in accordance with the policies of this Plan.
NP (Not Permitted)	Proposal is not permitted in the specified designated vulnerable area.
V2, V4, V6, V8 or V10 (Vulnerability Scores)	Numerical rating from 2 to 10 indicating how susceptible a drinking water source is to contamination, with higher scores signifying less natural protection and greater risk.
Built-Up Area	Lands within the City of Kitchener developed for urban uses as of June 16, 2006, as distinguished from undeveloped designated greenfield areas.

	Designated Vulnerable Area										
Land Use/Activity	**WHPA A V10**	**WHPA B V10**	**WHPA B V8**	**WHPA B V6**	**WHPA C V8**	**WHPA C V6**	**WHPA C V2 or V4**	**WHPA D V 2,4,6**	**Microbial Risk Management Zones**	**IPZ 1**	**IPZ 2**
Category 'A'	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Category 'B'											
– **Located inside Built-Up Area**	NP	SR	SR	SR	SR	SR	SR	P	NP	NP	SR
– **Located outside Built-Up Area**	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	SR
Category 'C'											
– **Located inside Built-Up Area**	NP	SR	SR	SR	SR	SR	SR	P	NP	NP	SR
– **Located outside Built-Up Area**	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	SR
Industrial uses proposing direct infiltration of stormwater run-off using dry wells, enhanced recharge, including human engineered artificial recharge measures.	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P
Mineral Aggregate Operations	NP	NP	NP	NP	SR	SR	SR	SR	NP	NP	SR
Wayside Pits and Quarries	NP	NP	NP	NP	SR	SR	SR	SR	NP	NP	SR
Underground Parking	NP	SR	SR	SR	P	P	P	P	SR	NP	P
Below-grade construction excavations (greater than 3 metres)	NP	SR	SR	SR	SR	SR	SR	P	SR	NP	P
Buildings or structures requiring permanent passive or active dewatering of ground water to keep the below-grade space dry	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Geothermal Energy System - Horizontal Closed Loop [1]	NP	P	P	P	P	P	P	P	NP	NP	P
Geothermal Energy System - Vertical Closed Loop [1]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Geothermal Energy System - Vertical Open Loop [1]	NP	NP	NP	NP	SR	SR	SR	SR	NP	NP	P
Development applications or site alterations requiring a permanent water taking of greater than 50,000 litres/day, except for municipal water supply wells, agricultural uses, or mineral aggregate operations where permitted under this Plan.	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Development applications or site alterations requiring a temporary water taking of greater than 50,000 and less than 400,000 litres/day	NP	SR	P	P	P	P	P	P	SR	P	P
Development applications or site alterations requiring a temporary water taking of greater than 400,000 litres/day	NP	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Plans of Subdivision	NP	SR	SR	SR	SR	SR	SR	SR	SR	SR	P
Vacant Land Condominiums	NP	SR	SR	SR	SR	SR	SR	SR	SR	SR	P
New Individual Wastewater Treatment Systems	NP	NP	SR	SR	SR	P	P	P	NP	NP	SR
Pipelines/Sewers	NP	SR	SR	SR	SR	P	P	P	NP	NP	SR
Stormwater management facilities and other ponds	NP	SR	SR	SR	SR	SR	SR	SR	NP	NP	SR

Footnotes

[1] No **Geothermal** Energy Systems are permitted on or **adjacent** to any site with known contamination, in accordance with the Drinking Water Source Protection policies of this Plan.

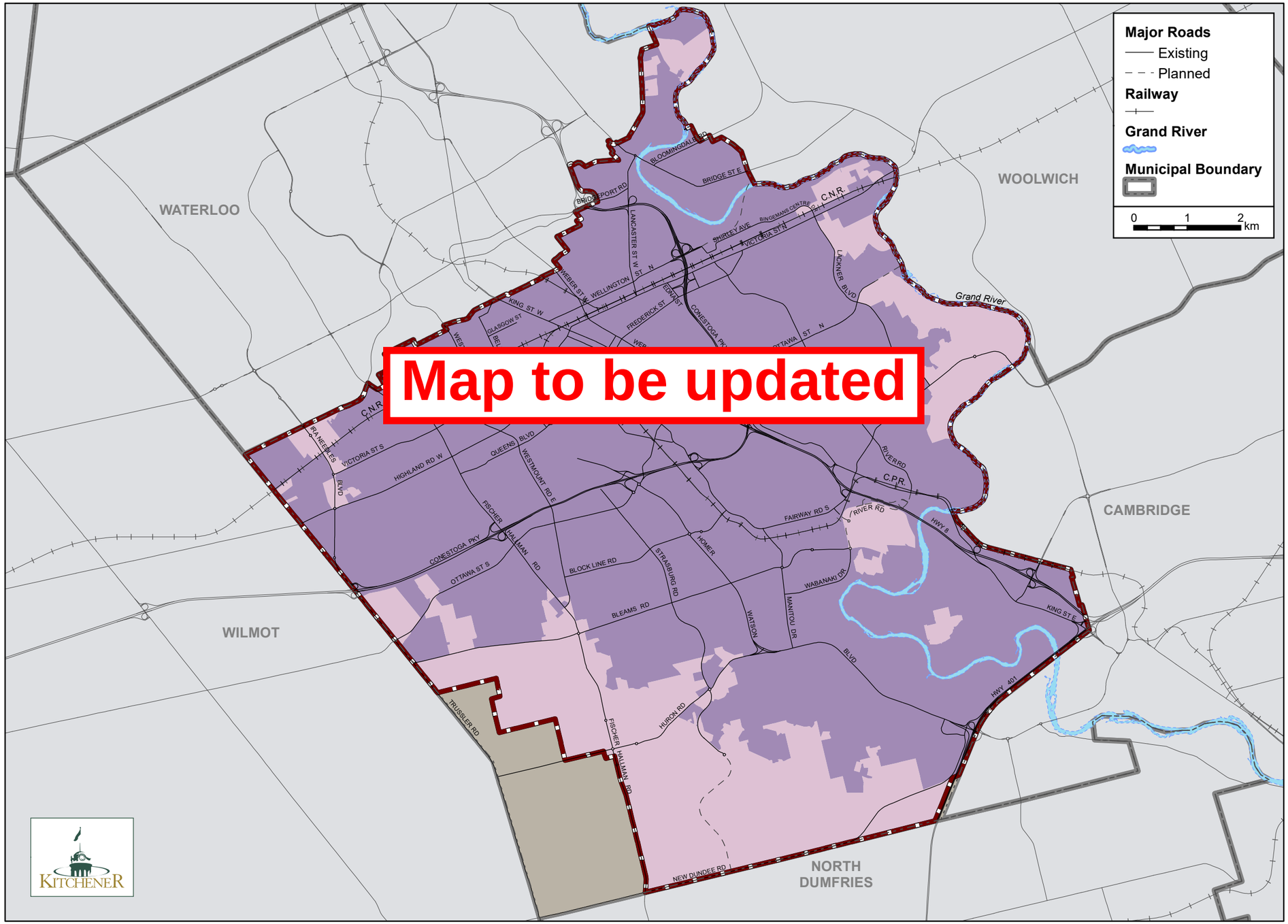
City of Kitchener

Draft Official Plan

Kitchener 2051

Map 1

Urban Area and Countryside



Map to be updated

Legend

Urban Area and

- Built Up
- Designated Greenfield
- Protected Countryside
- Urban Area

Note:
1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

Adopted by City Council -
Approved by City Council -
Effective Date -
Last Revised - November 7, 2025
Revised by Amendments -

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City of Kitchener

Draft Official Plan

Kitchener 2051

Map 2

City Structure



Legend

Places to Protect
- Green Area
- Protected Countryside

Places to Grow
- Strategic Growth Area
- Neighbourhood Growth Area
- Industrial Growth Area

Places to Focus

Subject to Future Study

Protected Major Transit Station Area

Transit
- Frequent Transit Network
- Light Rail Transit Corridor
- Adapted Bus Rapid Transit Corridor
- Rapid Transit Station

Notes:
1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

2. In interpreting the boundaries of the Nodes and Corridors it should be noted that the boundaries are approximate and conceptual and should not be considered as exact.

3. The Rapid Transit Initiative is ongoing and there may be minor changes to the mapping.

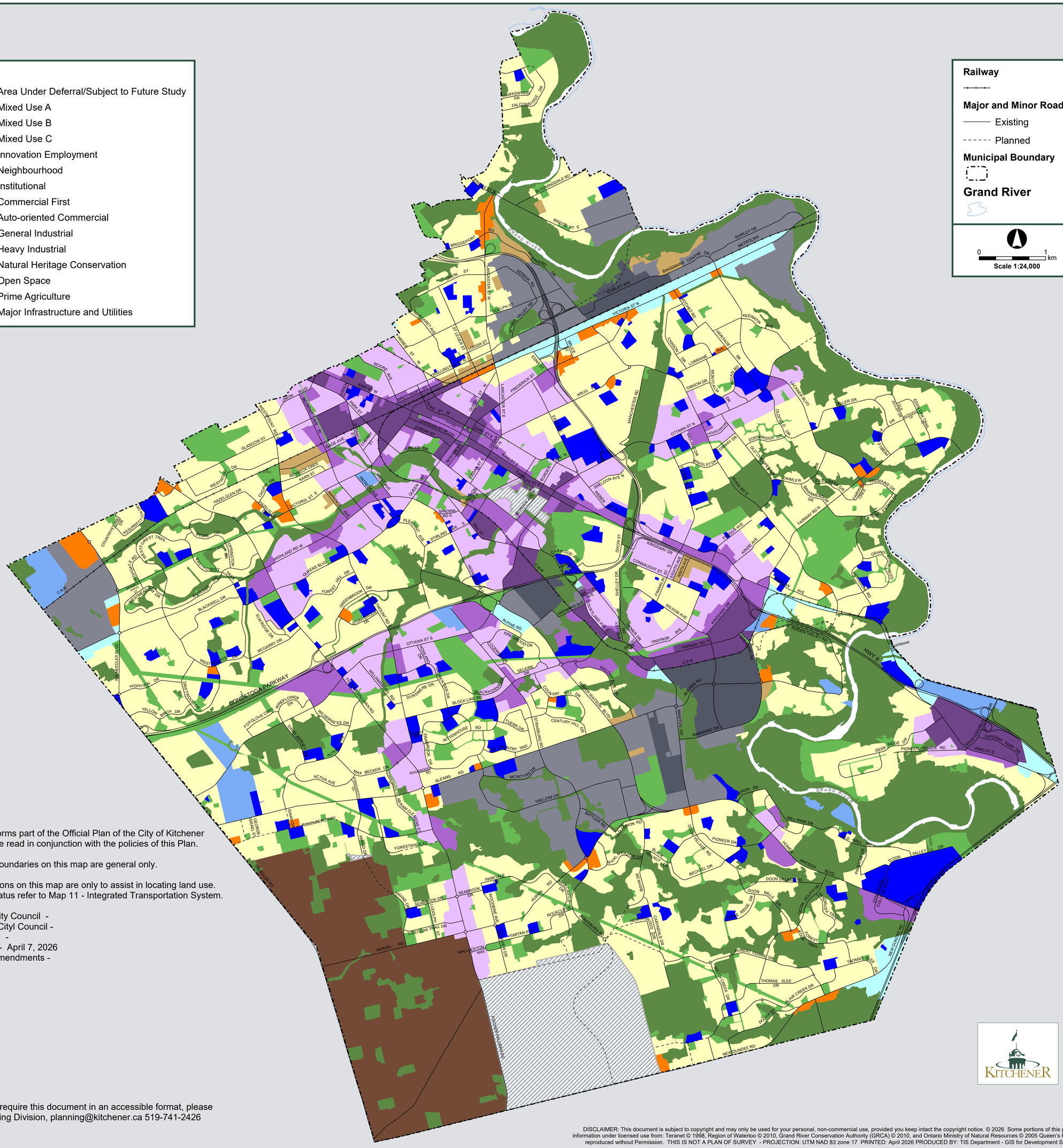
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Map 3 Land Use

City of Kitchener
Draft Official Plan
Kitchener 2051



Notes:
1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

2. Land use boundaries on this map are general only.

3. Road locations on this map are only to assist in locating land use. For road status refer to Map 11 - Integrated Transportation System.

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Approved by Cityl Council -
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Revised by Amendments -

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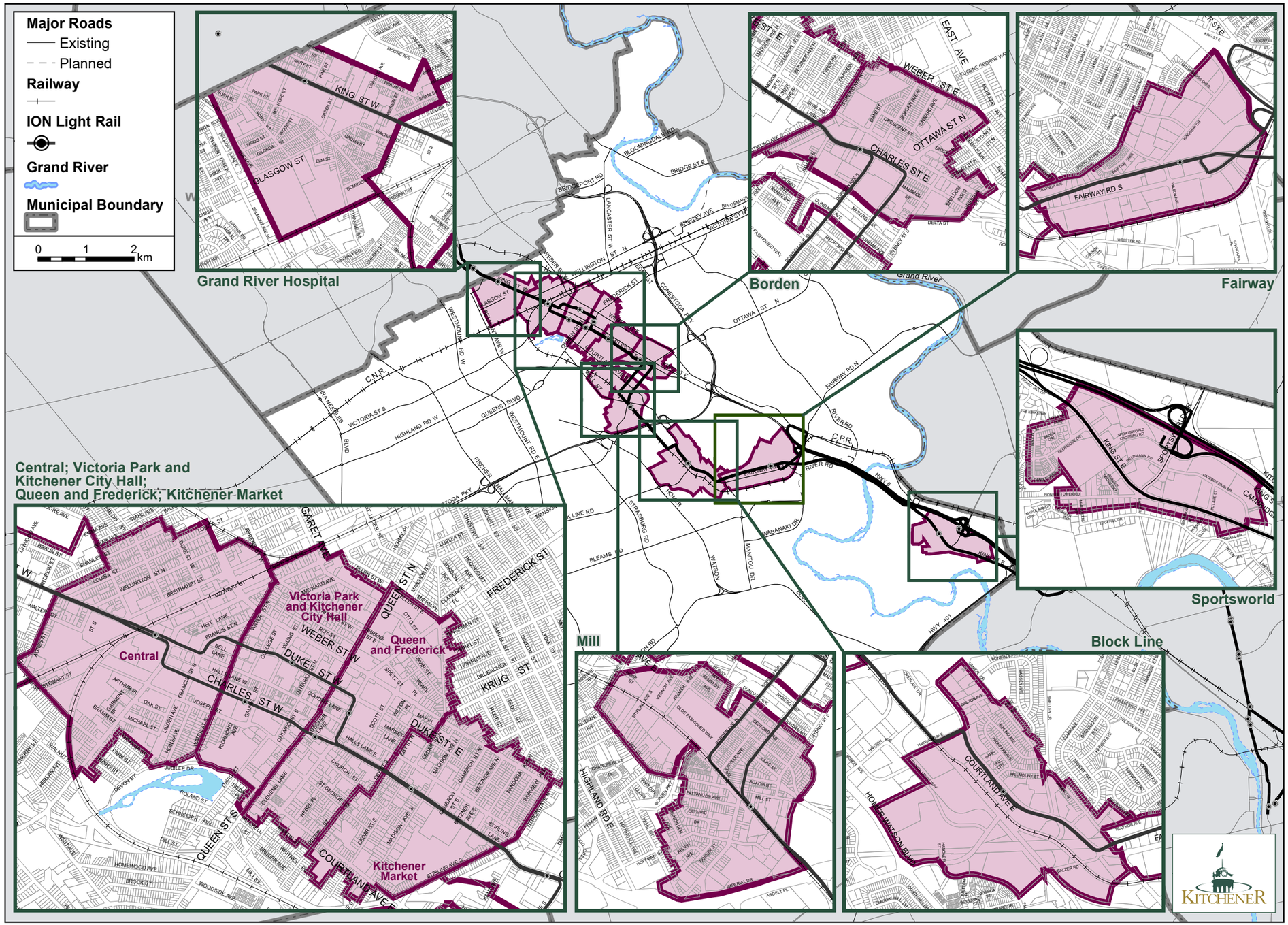
City of Kitchener

Draft Official Plan

Kitchener 2051

Map 4

Protected Major Transit Station Areas



Legend

Protected Major Transit Station Area

Notes:
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City of Kitchener

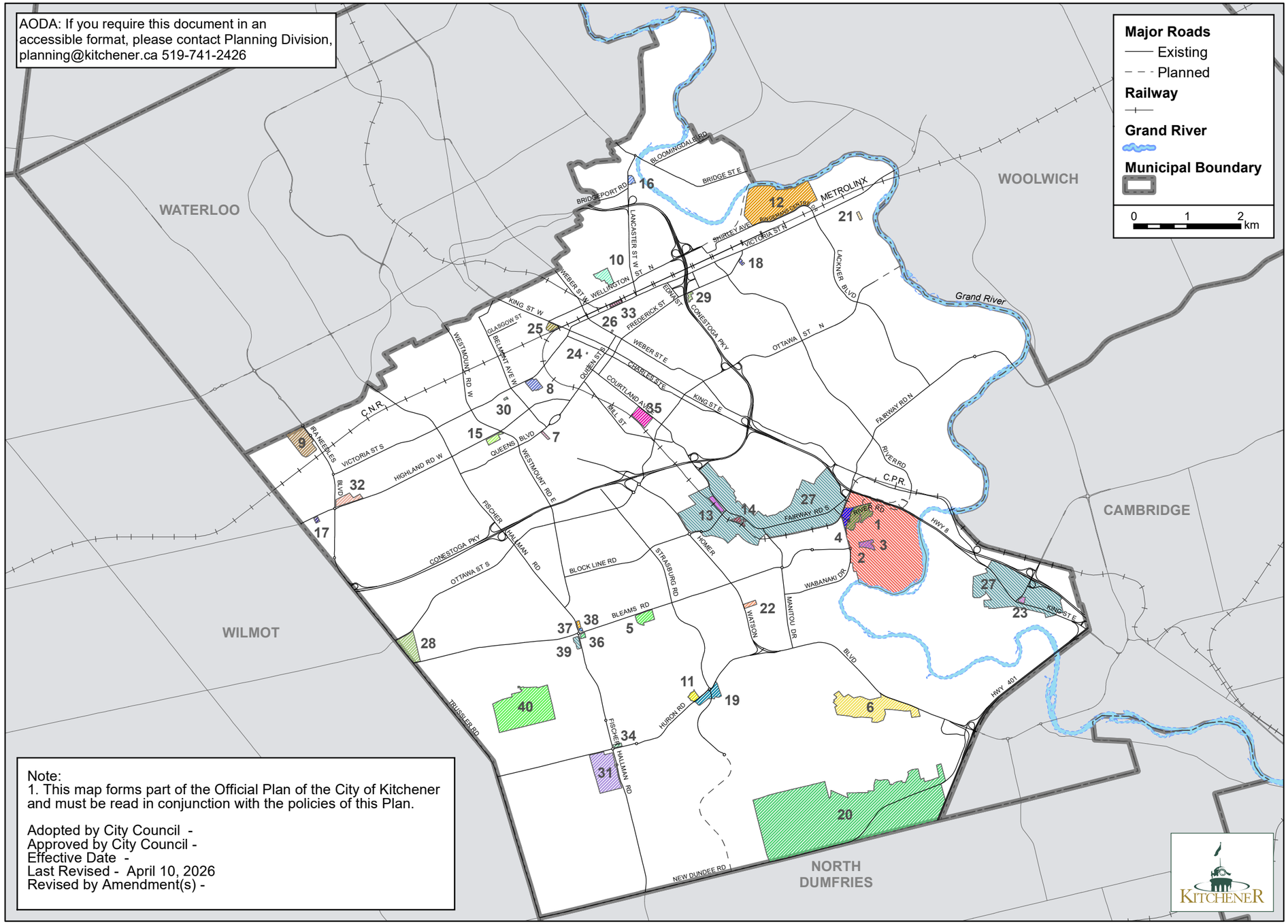
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Kitchener 2051

Map 5

Specific Policy Areas

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Adopted by City Council -
Approved by City Council -
Effective Date -
Last Revised - April 10, 2026
Revised by Amendment(s) -

1. Hidden Valley One
2. Hidden Valley Two
3. Hidden Valley Three
4. Hidden Valley Four
5. Steckle Heritage Homestead
6. Upper Doon
7. 1077 Queens Blvd
8. 301 Victoria St S
9. Ira Needles Blvd/The Boardwalk
10. St Leger St (1 Adam
11. Huron Rd
12. Bingemans Centre Dr
13. Block Line Rd & Courtland Ave
14. 1215 and 1225 Courtland Ave
15. 491, 525 and 563 Highland Rd W
16. 528-550 Lancaster St W
17. 1593 & 1603 Highland Rd W
18. 859 & 867 Frederick St & 39 Avon
19. SE and SW Corners Huron Rd/Strasburg Rd
20. Doon South
21. 16 Centennial Rd
22. 15 Pearson St
23. 4396 King St E & 25 Sportsworld Dr
24. 79 Joseph St
25. 607-641 King St W
26. 22 Weber St W
27. Block Line,Fairway,Sportsworld PMTSA
28. 2219 Ottawa St S & 808 Trussler Rd
29. 507 Frederick St & 40 & 44 Becker St
30. 298 Lawrence
31. RBJ Schlegel Park
32. 220 Ira Needles Blvd/1358,1378,1388,1442, 1460 Highland Rd W
33. 236-264 Victoria St N
34. 909, 929 and 945 Huron Rd
35. 321-325 Courtland Ave
36. 1295 Bleams Rd
37. 1198 Fischer Hallman Rd
38. 1200 Fischer Hallman Rd
39. 1255 Fischer Hallman Rd
40. Rosenberg

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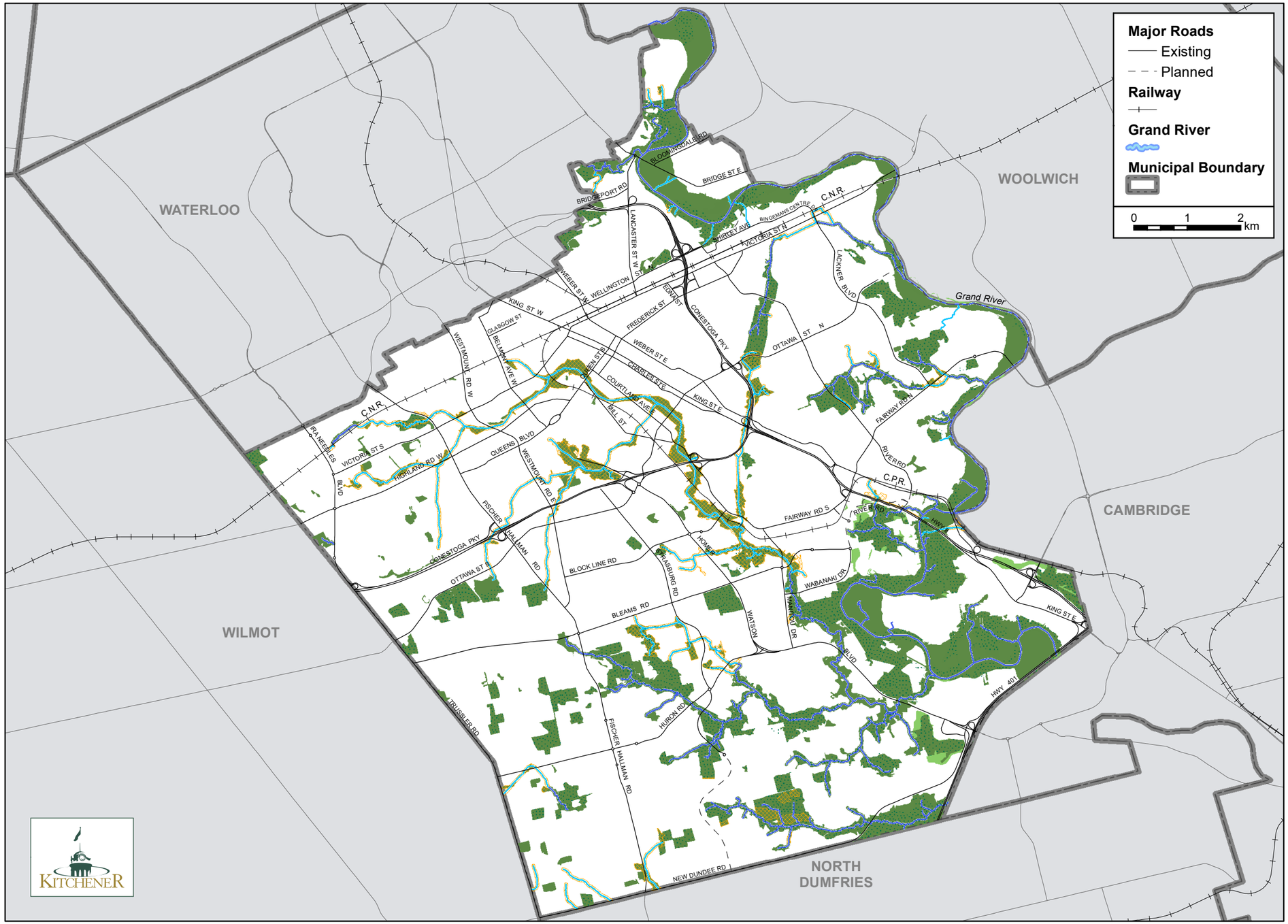
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Kitchener 2051

Map 6

Natural Heritage System



Legend

Natural Heritage System

- Kitchener Core Natural Heritage Features
- Significant Wildlife Habitat and Significant Landforms
- Ecological Restoration Areas
- Region Core Environmental Features
- Stream - Ecological Restoration
- Stream

Notes:

1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

2. The detailed mapping and criteria for identifying individual natural heritage features are included in the City of Kitchener Natural Heritage System Technical Background Report.

3. Kitchener Natural Heritage System includes Provincially and Locally Significant Wetlands, Regionally and Locally Significant Woodlands, Regionally Significant Valley and Valleyland Features, Locally Significant Valleylands, Significant Habitat of Endangered and Threatened Species (Refer to Note 4), Significant Wildlife Habitat, Significant Landforms, Fish Habitat, other Regional Core Environmental Features, and Ecological Restoration Areas.

4. Significant Habitat of Endangered and Threatened Species is not shown on Map 6 of this Plan but forms part of the Kitchener Natural Heritage System. This is in accordance with common practices to protect the species and associated habitat from disturbance.

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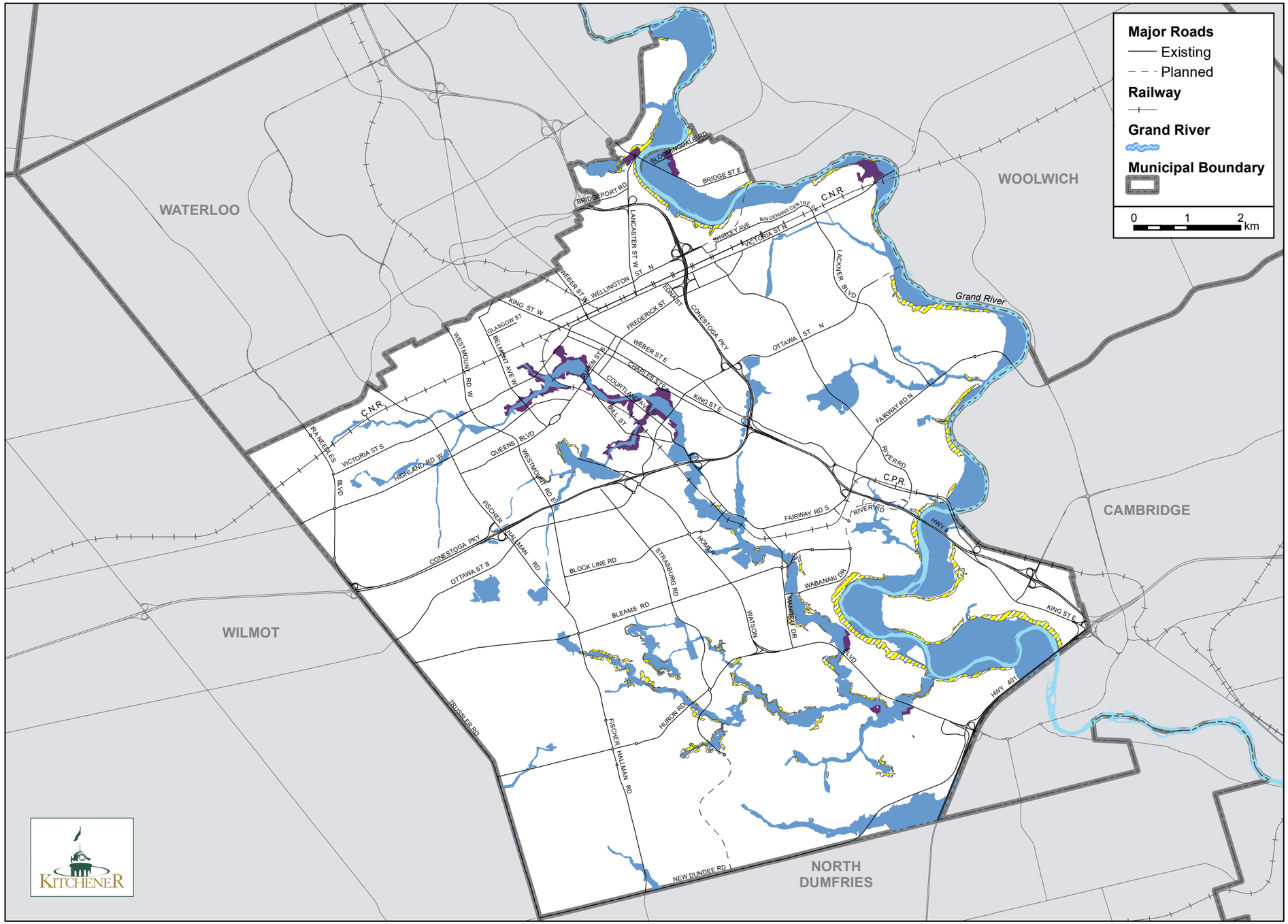
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Map 7

Natural Hazards



Legend

Flood Plain Policy Area

- One Zone Flood Plain Policy Area
- Two Zone Flood Plain Policy Area

Slope Erosion Hazard

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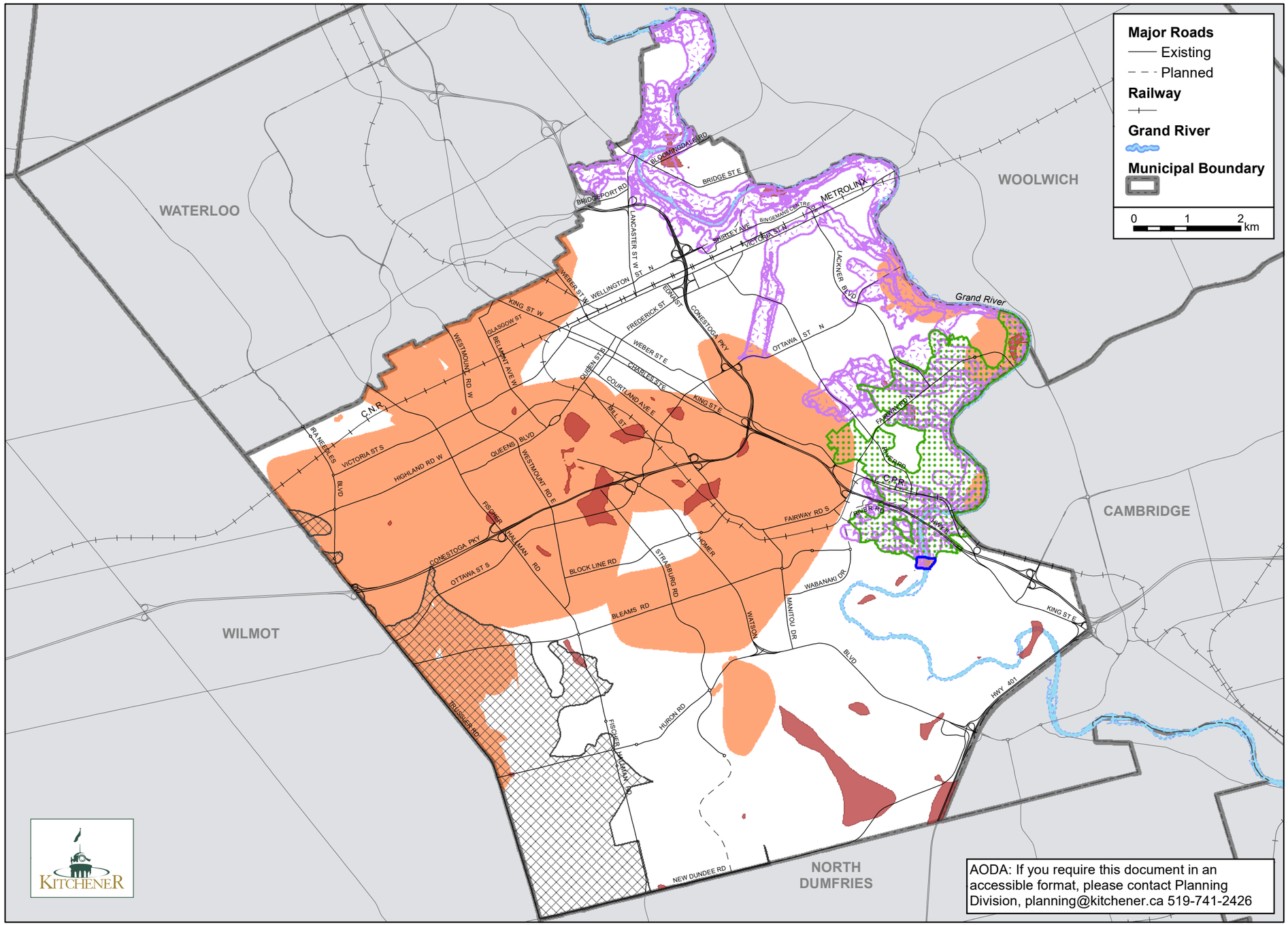
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Kitchener 2051

Map 8-1

Source Water Protection



Legend

Intake Protection Zone

- IPZ-1
- IPZ-2
- IPZ-3

Regional Recharge Areas

Highly Vulnerable Aquifer

Designated Part IV Area

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Revised by Amendments -

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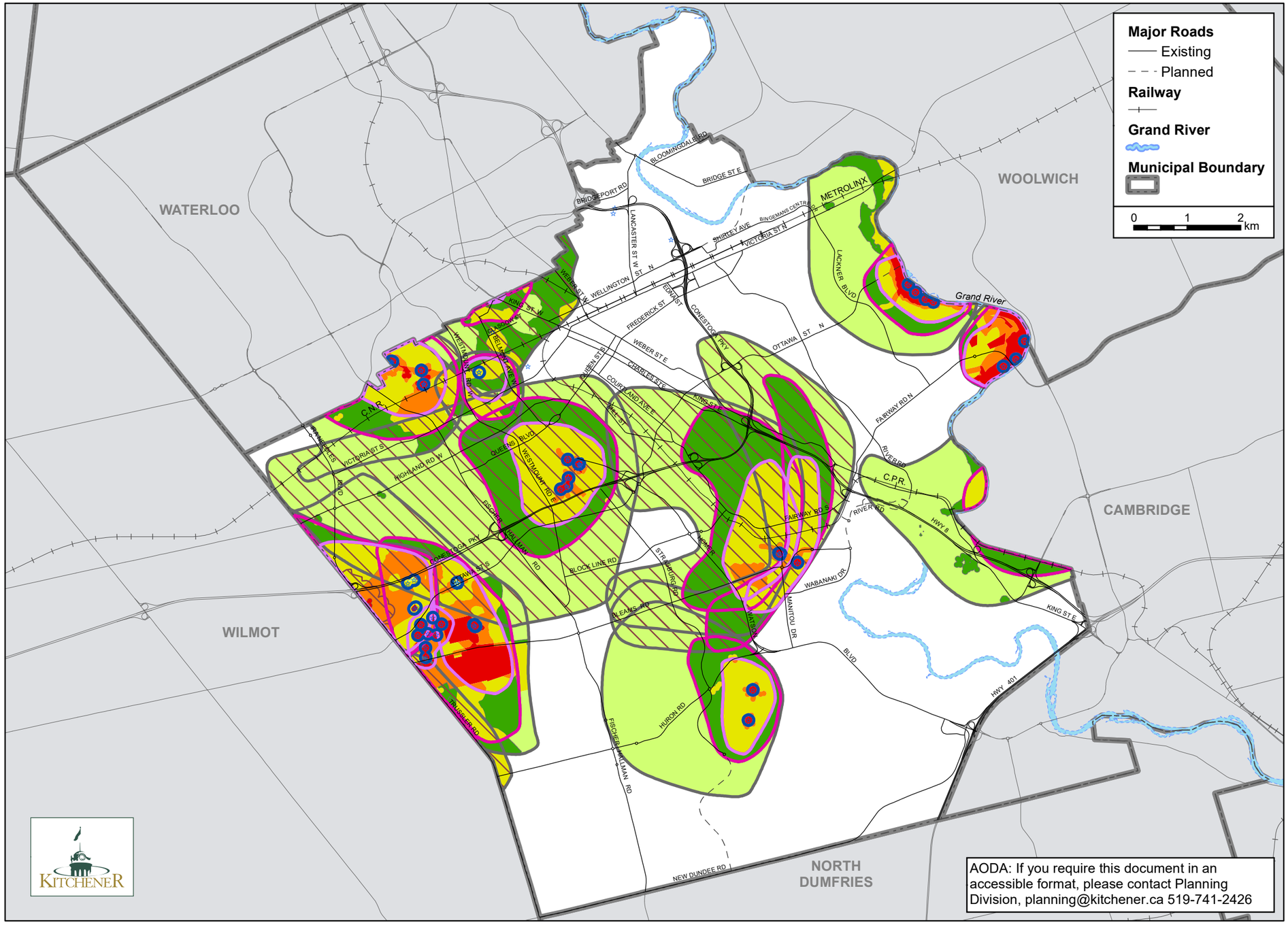
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Kitchener 2051

Map 8-2

Source Water Protection



Legend

GUDI Well

Wellhead Protection Area

- WHPA-A
- WHPA-B
- WHPA-C
- WHPA-D

Issue Contributing Area

Vulnerability Score

- 10
- 8
- 6
- 4
- 2

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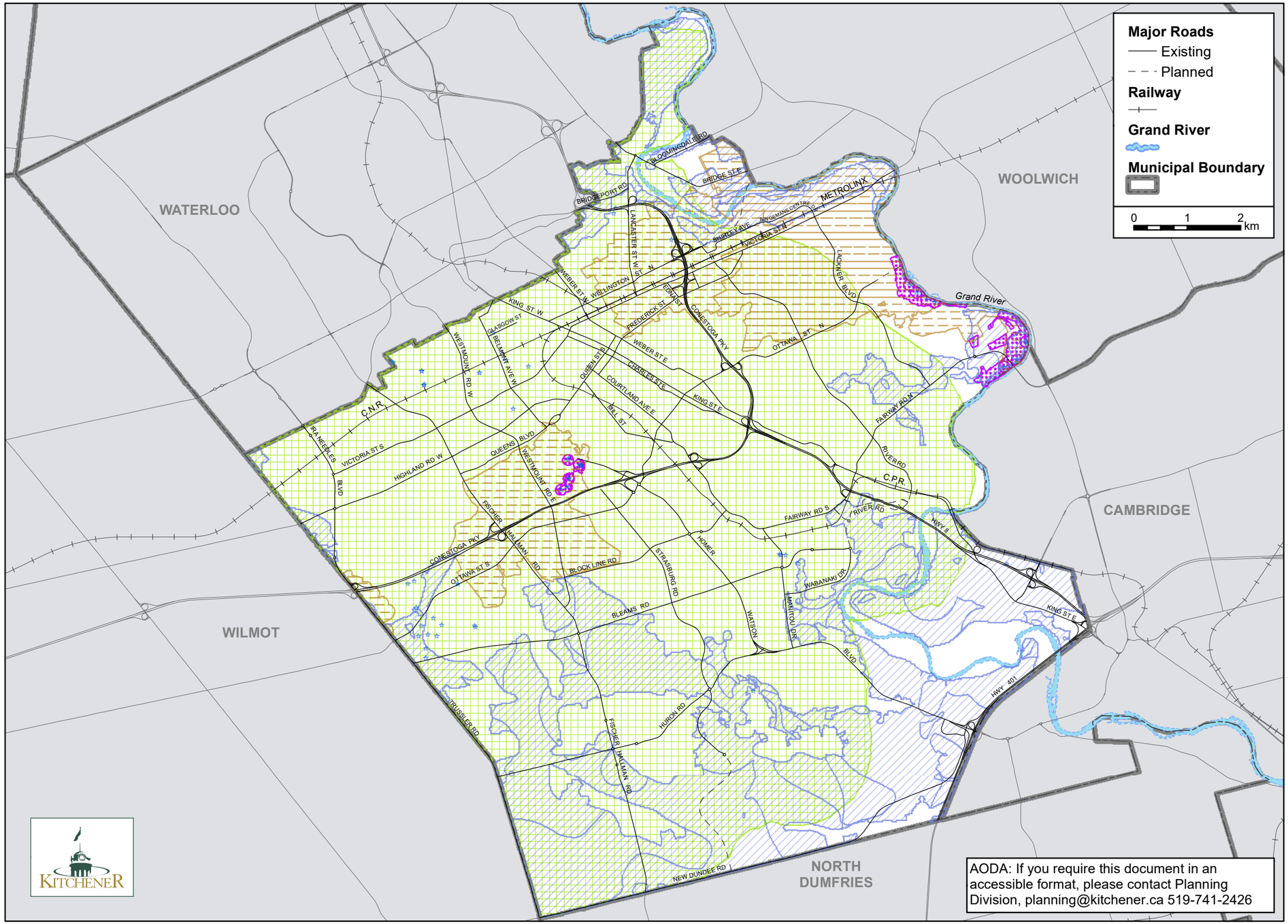
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Map 8-3

Source Water Protection



Legend

GUDI Well

High Microbial Risk Management Zone

Significant Ground Water Recharge Area

GUDI Well Protection Area

Wellhead Protection Area Q

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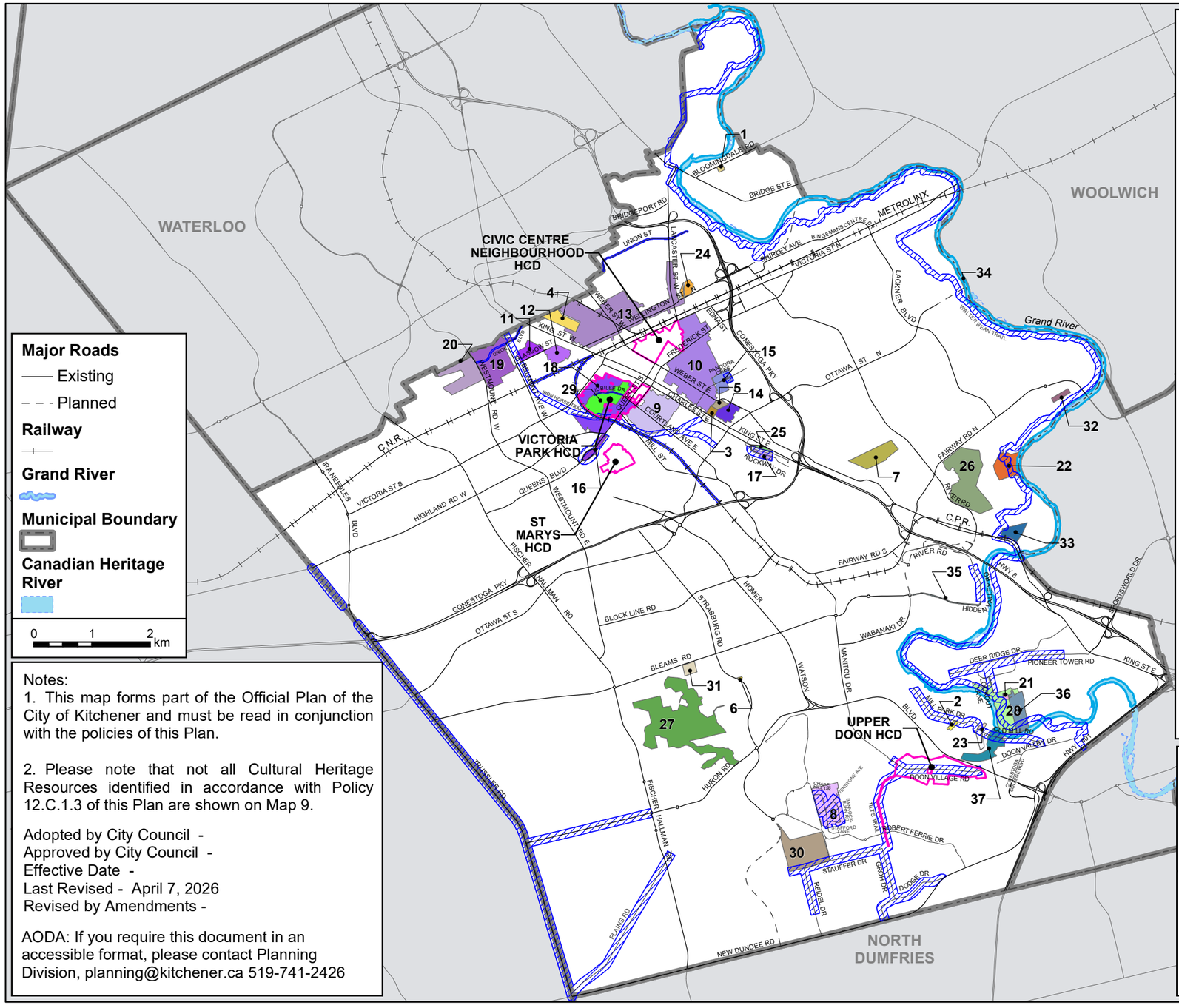
City of Kitchener

Draft Official Plan

Kitchener 2051

Map 9

Cultural Heritage Resources



Major Roads
- Existing
- Planned

Railway

Grand River

Municipal Boundary

Canadian Heritage River

0 1 2 km

Notes:
1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

2. Please note that not all Cultural Heritage Resources identified in accordance with Policy 12.C.1.3 of this Plan are shown on Map 9.

Adopted by City Council -
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Revised by Amendments -

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Heritage Corridor
- -Bannockburn Rd
- -Canadian National Railway Line
- -Chapel Hill Dr (Caryndale Dr to 192 Chapel Hill Dr)
- -Dodge Dr
- -Doon Village Rd
- -Evenstone Ave
- -Groh Trail
- -Hidden Valley Rd (565 Hidden Valley Rd to 760 Hidden Valley Rd)
- -Huron Rd (Trussler Rd to Fischer Hallman Rd)
- -Iron Horse Trail
- -Jubilee Dr
- -Lookout Lane
- -Mill Park Dr
- -Old Mill Rd
- -Pandora Cres
- -Pioneer Tower Rd (Marquette Dr to western terminus of Pioneer Tower Rd), including trail
- -Plains Rd (Fischer Hallman Rd to Trussler Rd)
- -Queens Blvd (Highland Rd to South Dr)
- -Reidel Dr (Blair Creek Dr to Stauffer Dr)
- -Rockway Dr (Floral Cres to Doon Rd)
- -Stafford Lane
- -Stauffer Dr
- -Stauffer Trail
- -Tilt's Trail
- -Trussler Rd
- -Union Blvd (Westmound RD W to City Boundary)
- -Union St
- -Walter Bean Trail

Heritage Conservation Districts
- -Civic Centre Neighbourhood
- -St. Mary's Neighbourhood
- -Upper Doon Neighbourhood
- -Victoria Park Area

Legend

Cultural Heritage Landscapes

Cemeteries
1. Bridgeport Free Church & Memorial Cemeteries
2. Doon Presbyterian / Biehn-Kinzie Cemetery
3. First Mennonite Cemetery
4. Mount Hope Cemetery
5. St Peter's Lutheran Cemetery
6. Strasburg Lutheran Pioneer Cemetery
7. Woodland Cemetery

Neighbourhoods
8. Caryndale Neighbourhood
9. Cedar Hill and Schneider Creek Neighbourhood
10. Central Frederick Neighbourhood
11. Gildner Green Neighbourhood
12. Gruhn Neighbourhood
13. Mt Hope/Breithaupt Neighbourhood
14. Onward Avenue Neighbourhood
15. Pandora Neighbourhood
16. Queen's Boulevard
17. Rockway Neighbourhood
18. Victoria Park Neighbourhood
19. Westmount East Neighbourhood
20. Westmount West Neighbourhood

Estates
21. 300 Joseph Schoerg Crescent (Betzner Farmstead)
22. 501-545 Morrison Road & 10 Sims Estate Place (Sims Estate)
23. Homer Watson House
24. Woodside Homestead

Parks and Open Spaces
25. 4 Floral Crescent (Rockway Gardens)
26. Chicopee
27. Huron Natural Area
28. Pioneer Tower West
29. Victoria Park

Farms
30. 500 Stauffer Drive
31. Steckle Homestead
32. Woolner Farmstead

Other
33. Freeport Hospital
34. Grand River Corridor
35. Hidden Valley Rd
36. Joseph Schoerg Crescent 58R-10533 Pts 2 & 3
37. Lower Doon (Willowlake Park lands and 10,20 and 37 Pinnacle Dr and 6 Amherst Dr)

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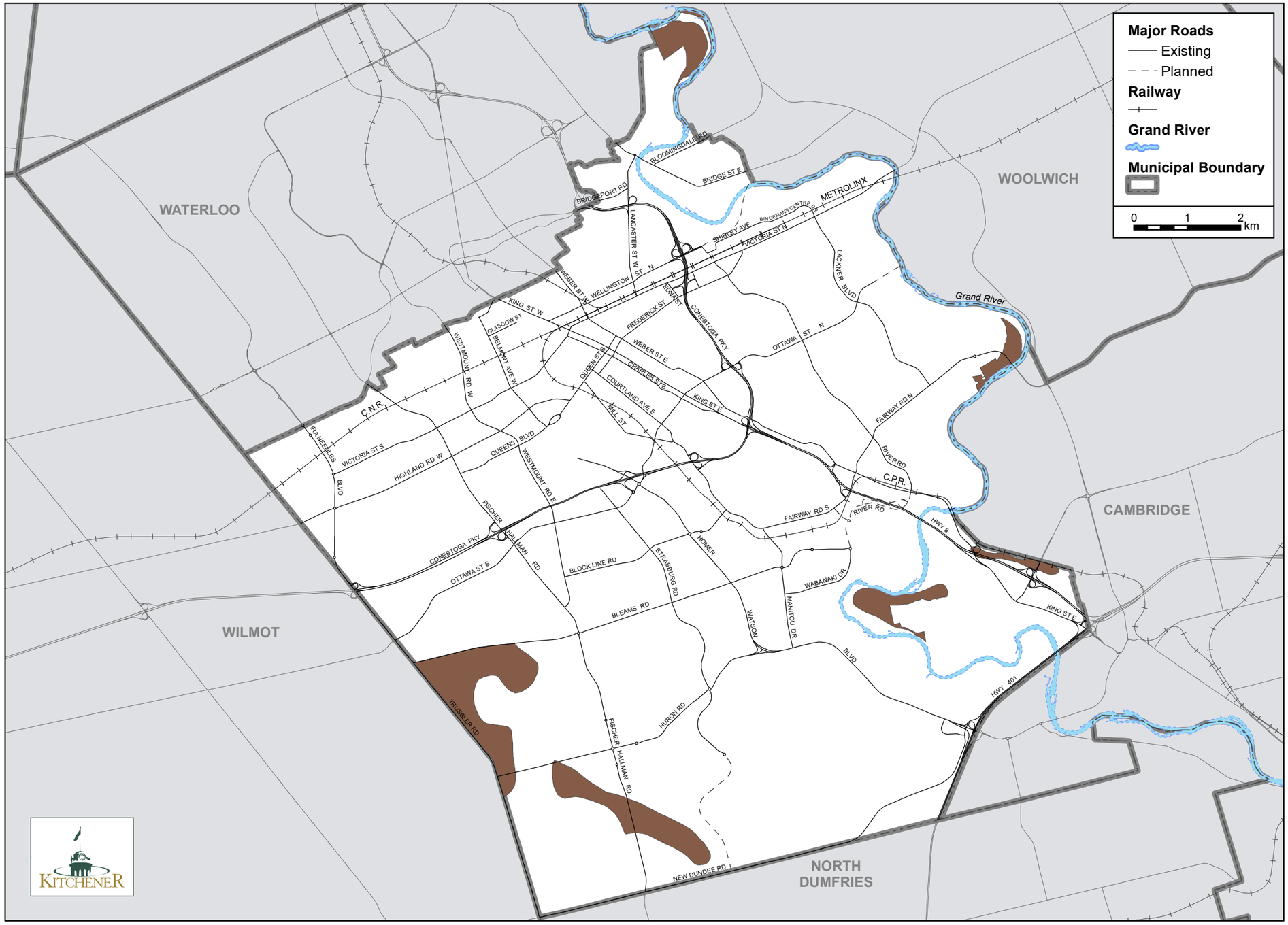
City of Kitchener

Draft Official Plan

Kitchener 2051

Map 10

Mineral Aggregate Resource Areas



Legend

Mineral Aggregate Resource Areas

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Map 11 Integrated Transportation System

City of Kitchener
Draft Official Plan
Kitchener 2051

Legend

Street Network

	Existing	Planned	Proposed Corridor
Provincial Highway			
Regional Road			
City Arterial Street			
Major Community Collector Street			
Minor Neighbourhood Collector Street			
Local Street			
Heritage Corridor			

- Bannockburn Rd
- Chapel Hill Dr (Caryndale Dr to 192 Chapel Hill Dr)
- Dodge Dr
- Doon Village Rd
- Evenstone Ave
- Groh Trail
- Hidden Valley Rd (565 Hidden Valley Rd to 760 Hidden Valley Rd)
- Huron Rd (Trussler Rd to Fischer Hallman Rd)
- Iron Horse Trail
- Jubilee Dr
- Lookout Lane
- Mill Park Dr
- Old Mill Rd
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- Reidel Dr (Blair Creek Dr to Stauffer Dr)
- Rockway Dr (Floral Cres to Doon Rd)
- Stafford Lane
- Stauffer Dr
- Stauffer Trail
- Tilt's Trail
- Trussler Rd
- Union St
- Walter Bean Trail

Multi-Use Pathway and On Road Connection Network

Primary Multi-Use Pathway/Connection (Type 1)

Secondary Multi-Use Pathway/Connection (Type 2)

Transit Corridor

Light Rail Transit Corridor Public Transit Right-of-Way

Adapted Bus Rapid Transit Corridor

Railway

Grand River

Municipality

0 1 km
Scale 1:24,000

Map to be updated

Notes:
1. Local Streets on Map 11 are shown for reference and will be continuously updated as the road network changes. As planned roads are built their status will be changed to existing.
2. Refer to the Cycling Master Plan and the Multi-Use Pathways and Trails Master Plan for more detailed information on these components.
3. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.
4. The Rapid Transit Initiative is ongoing and there may be minor changes to the mapping.

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Approved by City Council -
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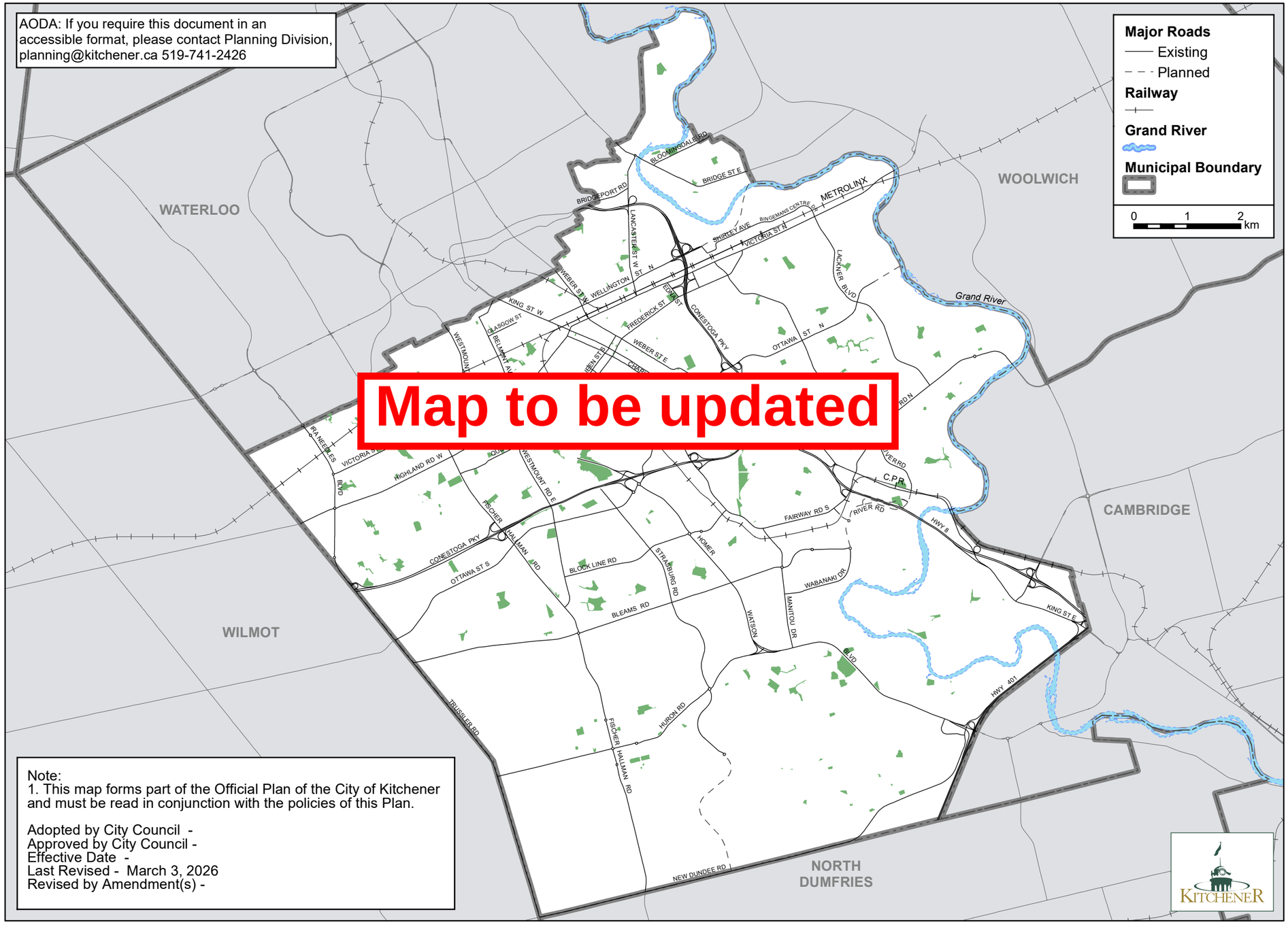
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Map 12

Parks

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Map to be updated

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Neighbourhood and Community Tier Parks

Active

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Name	Comment/Question	Staff Response	Status
Hal Jaeger	Is there a mechanism that can be employed to ensure the OLT uses the City's interpretation in the event of a conflict in policy 12.18. "Interpretation of the intent of this Plan, or any part thereof, will be made by the City. Where terms such as "appropriate", "acceptable", "adequate", "wherever possible", "where feasible", "sufficient", or "relevant" are used, the determination of compliance will be made by the City." Would it help, in the event of a conflict headed for resolution at the Tribunal or elsewhere, if the interpretation is to be that of the Director of Long-Range Planning?	OLT hearings are "hearings de novo" meaning that they make decisions based on the evidence presented to them. There is no abiltiy to have an Official Plan policy that requires a similar interpretation.	No Change Required
Hal Jaeger	Can policy 12.31.b. be edited? It reads "Any proposal to expand the urban boundary will demonstrate: b. the proposed expansion will make not make lands available lands that would exceed land needs to 2051"	This policy has been revised.	Change Made
Hal Jaeger	Can anything be done to ensure that decisions of Council are constrained to the range of matters on which there was consultation? For example, I believe Council's decision to increase the height limit on SGA-3 from 25 to 28 storeys, on the fly, without advice from Staff and without the possibility of 28 storeys being under consideration, to not constitute providing required consultation. Can any such motions be deferred to a future exercise? Can policy 12.126 be modified? It reads "Inclusionary Zoning policies will be informed by ongoing monitoring and periodic assessment reports in accordance with Provincial requirements, or more frequently as necessary, to create and increase the supply of affordable housing without negatively impacting new market housing supply." I am concerned that someone could always argue that IZ produces some amount of drag on new housing supply. Can you please qualify the policy along the lines of the following modification in green: "Inclusionary Zoning policies will be informed by ongoing monitoring and periodic assessment reports in accordance with Provincial requirements, or more frequently as necessary, to create and increase the supply of affordable housing without significantly compromising negatively impacting needed new market housing supply."?	Planning staff provides professional planning recommendations to Council. Decisions are Council's to make. The Inclusionary Zoning policies regarding monitoring and assessments are a requirement of the Planning Act.	No Change Made

Name	Comment/Question	Staff Response	Status
Gwen Wheeler	I have been reading the Urban Forest section of the draft official plan. There is some very good language in there. Can you tell me if the section on Development or Site Alteration is providing new measures for tree canopy protection and growth or if what appears in the draft official plan reflect current practices? I'm particularly interested in 6.85 which requires a developer to submit a tree management plan that includes a tree replacement scheme. To date I have seen very little in the way of tree canopy protection or tree replacement as part of downtown and midtown developments. Any plans to improve the tree canopy is welcomed.	The City's Tree Management Policy is used in the development application process to inform requirements for the assessment of vegetation on development sites. The City is currently reviewing and updating tools related to trees on private property.	No Change Required
Tanner Bergsma	I've reviewed the first draft and received some feedback from several community members. Would it be possible to include a page acknowledging and thanking the City staff and the volunteers on the Working Group, along with their names? For a document of this importance, that addition would be valuable.	Thank you for the suggestions. It will continue to be considered as part of the final Official Plan that gets brought before Council.	Continue to be Considered
Maria Kyveris, PK Homes	I would like to re-iterate my comments in our previous meetings around urban boundary expansions. I appreciate the slide where you discuss this but as I previously mentioned, affordability is strongly tied to the economic cycle of 'supply and demand'. With limited land supply and projected high demand in the future – affordability will continue to erode unless we open up the supply. As the City is close to its municipal boundaries – I would suggest conversations with adjacent townships start now to plan for the future growth of our community in an affordable manner. Without action now, the situation will be desperate in the very near future. We have talked about the problem in a circular manner for 20+ plus years, it is time to do something about it, and I would suggest doing the same thing over and over again and expecting a different result may not be the best path forward. I beg you to please consider change that will benefit all in a positive way moving forward. I appreciate the City's forward thinking, which is why I believe you can have an impact.	The draft Official Plan set out policies and criteria to guide proponent-initiated urban boundary expansions. Based on the Population and Employment Forecast Update and Housing Needs Assessment completed as part of this project, there is sufficient land within the urban area to meet the City's projected population and employment needs to 2051.	No Change Required

Name	Comment/Question	Staff Response	Status
Andrea Sinclair, MHBC - Cooper Construction	Thank you for taking the time to meet with us to further discuss the Kitchener OP. We appreciate that staff are continuing to review the Bingemans Centre corridor designation in the 2051 Official Plan, and we remain hopeful that the second draft can bring better alignment between the City's objectives, and the objectives of our clients. I believe there remains a shared interest in continuing to attract investment and employment to this area of the City, but we believe this can be done without applying the overly restrictive policy framework of the PPS. Our clients continue to be extremely concerned about the loss of permitted uses and the devaluing of these properties as a result. While we appreciate that these properties will gain some new uses, a number of those uses (including heavy repair and salvage/scrap yards) would seem inappropriate for the Bingemans corridor. Other uses, such as battery storage systems, provide extremely limited employment when compared to many of the uses that are being removed, and are rarely located in urban areas. For the Cooper properties, there remains significant vacant industrial/warehouse space that could be tenanted with a range of employment uses as well as complementary uses (all of which are currently permitted). Cooper is struggling with leasing 355 Shirley with the current zoning and having further restrictions could leave this building vacant for quite some time. Final site plan approval for the vacant Cooper property has been put on hold given the change in the current economic market, but in its current form, features two buildings, one of which is of a size that is not conducive for large logistics or manufacturing but rather smaller tenants with different business uses that current zoning permits. Eliminating these uses would make this building unleasable.Cooper has been exploring a wide range of options for these properties and has met with several end users that could provide significant employment, but are employment uses that would not be permitted under the more restrictive policy regime the City is proposing.	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	No Change Made

Name	Comment/Question	Staff Response	Status
Andrea Sinclair, MHBC - Bingemans	With respect to Bingemans, there has been a long-term vision of adding hotel space to support the existing conference centre and tourism related uses. The removal of this opportunity is a significant concern to Bingemans and undermines the site-specific policy framework that is currently in place. Also of concern to Bingemans is the introduction of uses that may be not be compatible with the existing sensitive uses that existing on the property (campground). The 2024 PPS directs planning authorities to promote economic development and competitiveness by "providing opportunities for a diversified employment economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses". By maintaining the existing wide range of employment uses along the Bingemans Centre corridor, as requested, we are aligned with this Provincial Policy directive. The 2024 PPS also directs that industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse impacts are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available outside of employment areas (Policy 2.8.1.2). The inference of this policy is that Provincially defined employment areas should not include and are not compatible with sensitive land uses. In our opinion the Bingemans corridor has evolved as a mixed-use employment area, with frequent transit service available via the Lackner/Victoria transit route within walking distance of much of the Bingemans Centre corridor. It remains our opinion that the City does not need to designate this area of Kitchener as an employment area as defined by the PPS to ensure provincial consistency. Continuing to provide for the wide range of employment uses is consistent with the PPS; protects the existing sensitive use; and provides an opportunity	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	No Change Made

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	for a diversified economic base taking into account the needs of existing and future businesses.		

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Julia Kossowski	Thank you for the additional information, Natalie!You mention how 7.57c would be used to "guide that proposal". What does that mean exactly? Are the requirements defined under 7.57c subject to judgment calls or can they even be excluded or ignored in some cases?Thank you for noting that all central neighbourhood CHL's have some overlap with the SGAs. Your GIS team could very quickly confirm the percentage of overlap between central neighbourhood CHLs and the overall total of Mixed Use A/B/C. (it's a 5-min exercise for them). Would you please request this of them? Otherwise, I'm relying on my eyeball best guess and it looks to me like < 5%. I suppose my hope is that central neighbourhood CHL's can be excluded from Mixed Use A/B/C as it better preserves the CHLs while not greatly impacting the overall land area of the Mixed Use A/B/C. That said, I still feel strongly that the Strategic Growth Areas from the 2014 Official Plan are a better overall plan for Kitchener. The expansion of Mixed Use A/B/C in the Kitchener 2051 plan is unnecessary and will negatively impact the goal of intensifying the core areas around the major transit hubs.Lastly - thank you for helping to coordinate the Walkshop for the Westmount CHL this week - as well as the survey. Would you have any idea on the anticipated timing of the next draft of the OP?	Policies have been added to the second draft to clarify criteria that an applicant must consider should they seek a change in the Official Plan or Zoning Bylaw.	Change Made

Name	Comment/Question	Staff Response	Status
Astrid Woerner	I am writing to respectfully express my support for a thoughtful and balanced approach to future planning in the Westmount area. As the City of Kitchener continues to grow and evolve under the vision of Kitchener 2051, I would encourage the designation of all of Westmount as a single land use category: “Neighbourhood Growth Area.” Establishing a unified designation would help ensure consistency in planning decisions, provide clarity for residents and developers alike, and support a more cohesive vision for the neighbourhood’s future. At the same time, I believe it is equally important to preserve the character, livability, and established fabric of Westmount. To that end, I respectfully request that the City consider introducing special Cultural Heritage Landscape (CHL) policy provisions for the area. In particular, measures such as three-storey height limits and appropriate setback requirements, similar to those already proposed for other protected neighbourhoods within Kitchener 2051, would help guide growth in a manner that is both sensitive and sustainable. This approach would allow Westmount to accommodate growth while maintaining the qualities that make it a valued and distinctive community. It strikes a necessary balance between intensification and preservation—ensuring that development enhances, rather than disrupts, the neighbourhood. Thank you for your time and for your continued commitment to thoughtful city-building. I appreciate your consideration of these suggestions and your efforts to engage the community in shaping Kitchener’s future.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Melissa Larion (GRCA)	We recommend including a reference to protecting people and property from natural hazards/impacts of climate change in this section.	Agreed; content has been added.	Change Made
Melissa Larion (GRCA)	The Grand’s Canadian Heritage River designation is not based on ecological values. We recommend replacing this sentence – “In recognition of the cultural heritage values, archaeological potential, recreational, scenic and ecological values, it has been recognized as a “Canadian Heritage River”. Recommended wording: In recognition of its cultural heritage and	Policy revised to enhance clarity.	Change Made

Name	Comment/Question	Staff Response	Status
	recreational values, it has been recognized federally as a Canadian Heritage River.		
Melissa Larion (GRCA)	Similarly, The Grand River (Page 10, Policy 2.35) references the ecological values of the river as it relates to the Canadian Heritage Rivers System (CHRS) designation. Recommended wording: As a “Canadian Heritage River” since 1994, the City will continue to recognize the river’s heritage values, its archaeological potential, and its recreational, cultural heritage and scenic attributes.	Policy revised to enhance clarity.	Change Made
Andrea Witzel	I have lived in the Westmount neighbourhood for 58 of my 63 years, and my husband has lived here for 71, raising 4 children and now 3 grandchildren within a 4 block radius. It has recently come to my attention that the Westmount neighbourhood has been identified as a neighbourhood growth area or strategic growth area / mixed use A, and as such 6 to 8 storey buildings could be allowed on our streets. I also understand that despite the fact that Westmount was designated by the city as a cultural heritage landscape, no provisions have been made to preserve the nature of our neighbourhood. Several other historic areas have been protected with restrictions of 3 storey heights and setbacks aligning with existing buildings, which seems appropriate for a neighbourhood of our history and character. I am hoping that you will advocate for similar restrictions for the Westmount area and that you understand how fundamentally this kind of development would impact the nature of this very special community.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Andreas Kitzmann	Part 1 I am writing to express serious concerns regarding the proposed changes to the Westmount neighbourhood outlined in the draft Official Plan, Kitchener 2051. In particular, I strongly oppose the expansion of the Strategic Growth Area and the proposed designation of significant portions of Westmount as “Mixed Use A.” Under the City’s current Official Plan, growth and intensification have been carefully directed toward designated Strategic Growth Areas and Major Transit Station Areas around LRT stations, with adjacent Mixed-Use Areas identified through long-term study and public consultation. Importantly, until now, these designations did not include any part of the Westmount neighbourhood. This approach reflected a thoughtful balance between accommodating growth and preserving the historical character and livability of established residential areas. The draft Official Plan represents a substantial departure from this precedent. The proposed expansion of the Strategic Growth Area west of Belmont Avenue to Dunbar Street, extending north to Union Street and south to Brandon Avenue, would fundamentally alter the character of Westmount. Designating this area as Mixed Use A—permitting commercial buildings, offices, and residential towers of up to eight storeys—is incompatible with the neighbourhood’s historical development, urban form, and quality of life. Westmount is a well-established, predominantly residential neighbourhood with a distinct heritage character, human-scale streetscapes, and a strong sense of community. Introducing commercial uses and mid-rise towers into this context risks eroding the very qualities that make Westmount a desirable place to live. Increased traffic, noise, shadowing, loss of privacy, and pressure on existing infrastructure would negatively affect both current residents and future families seeking stable residential environments. Moreover, the City has already identified and planned for mixed-use intensification in locations that are far better suited to this form of development—namely areas directly adjacent to LRT	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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	stations and existing commercial corridors. These locations were the focus of nearly a decade of study, culminating in policy frameworks adopted by Council as recently as March 2024. Expanding mixed-use permissions into Westmount undermines that work and raises questions about consistency, transparency, and long-term planning integrity.		

Name	Comment/Question	Staff Response	Status
Andreas Kitzmann	Part 2 Growth is necessary, and intensification can be beneficial when it is context-sensitive and strategically located. However, a blanket mixed-use designation applied to a historic residential neighbourhood is neither appropriate nor necessary to meet Kitchener's growth objectives. There are many other areas within the city that can accommodate density and mixed-use development without sacrificing established neighbourhood character or residents' quality of life. I urge the City to reconsider the proposed Mixed Use A designation for Westmount and to maintain the neighbourhood's residential focus within the Official Plan. At minimum, this proposal warrants further study, clearer justification, and meaningful engagement with the affected community. Thank you for the opportunity to provide input on the draft Official Plan. I appreciate your consideration of these concerns and trust they will be taken seriously.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Angela King	I am a homeowner in the City of Kitchener and resident of the Westmount Neighborhood. I have the following concerns with the Kitchener 2051 Plans:-->Designation of the east part of Westmount as a Strategic Growth Area/Mixed Use A-->The entire Westmount neighbourhood should be designated as a Neighbourhood Growth Area because we are all one cultural heritage landscape-->There should be provisions specific to Westmount added to the plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other areas already have extra protections such as 3 storey height restrictions and setback limits, and Westmount should too.I am also wondering what, if any, International NGO influence there was in building the 2051 plans for Kitchener?	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Annabelle Ternet-Archibald and William Archibald	I am writing to you on behalf of my husband and me as residents of Westmount since 2000 to express our concerns and objections to this proposed designation. The reasons are as follows: In view of the fact that in 2014 Westmount was designated a CHL (Cultural Heritage Landscape) it would be wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape. Therefore provisions should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections such as 3-story height restrictions and setback limits. In conclusion we are a special community with our unique older homes, mature trees and heritage street lights. Once you take away what makes us special you lose a part of community history and will never recover.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Anne Jackson	I am writing to express my defence of the Westmount neighbourhood as a Cultural Heritage Landscape deserving of protection against proposed zoning changes that would undermine the nature of this unique historic region. Having lived in this neighbourhood for nearly 25 years, I have enjoyed the quiet beauty and safety of this unique residential area and am dedicated to preserving its cultural significance as a residential, low-rise area. The Kitchener 2051 plan states that "The city will conserve cultural heritage resources including…Cultural Heritage Landscapes (CHL)". In 2014, the City of Kitchener established the historic Westmount Neighbourhood as an official Cultural Heritage Landscape (CHL) based on its cultural heritage value and historical integrity. The current proposed zoning changes in the Kitchener 2051 plan that would subdivide the neighbourhood into two areas, allowing growth and	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific	Change Made

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	development of up to 8 storey buildings, is completely inconsistent with the recognition of this neighbourhood as a CHL, and would fundamentally alter the cherished area that is Westmount. The whole Westmount neighbourhood deserves protections against such development, now and ongoing. Thank you for your careful attention and understanding of this exceptional residential area and its heritage value.	direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Barb Trotter	Part 1Hello. I'm writing to voice my strenuous objection to the proposed zoning changes to the Westmount East area. I am quite frankly appalled to discover how the Kitchener Planning Department is once again choosing to ignore the value of features that make a city attractive to visitors and prospective residents. In most other cities, I would even say worldwide, planners seem to understand the benefits of preserving older enclaves, with their charming, eclectic architecture, areas that tourists and prospective newcomers flock to. Westmount is one such area, meriting designation as an area of historical and cultural value. A book has been written to detail its story and a monument has been erected in its centre to mark its important background. But beyond even those salient features is also a vibrant community mix of widely varied house sizes and incomes that offers a strong sense of belonging and inclusion in this peaceful, leafy neighbourhood. The quality of life that marks this area is exactly what is highlighted in progressive community planning. Ask any real estate agent to identify the most desirable residential areas in the city, and Westmount will most certainly be at or near the top of the list. Like most citizens, I used to believe a planning department would safeguard city livability, which includes preservation of established valuable areas such	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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	as Belmont Village and Westmount. However, in Kitchener, we continually discover that we are sadly mistaken in such beliefs. Development might be inevitable, but it should not be rampant and never at the expense of our health and heritage. Other cities have amply demonstrated the possibility of finding a balance. Westmount is not even directly adjacent to the ION route, and the parts of Westmount targeted by the proposed changes are actually the more densely populated sections – not a logical choice if the goal is residential intensification. Once again, the analogy seems to be that the people charged with guarding the henhouse are instead helping the foxes.		
Barb Trotter	Part 2 I also strongly object to the ongoing practice of failing to provide direct well-in-advance notification to the people most affected by proposed changes. And I don't mean just notices in newspapers or on the website – I mean communication by mail explicitly stating that proposals could result in permanent negative changes in an area. For average citizens, even attempting to keep up with what is happening in our municipal government can feel like a full-time job, which is why we have a planning department that should be acting as a watchdog. So I find it highly disturbing that we are once again learning about the proposed changes when it feels late in the game, particularly when you've chosen a deadline that falls during a very busy time of year for most people. I sincerely trust that this deadline will be extended to allow further input, such as mine. And despite my past experience with this kind of process, I also continue to live in hope that my elected representatives and the departments	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific	Change Made

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	that answer to them will find a way to protect the distinctive character of areas such as Westmount that add lustre to the quality of life and liveability of this city. Thank you for reading. If you require further comments or can provide more information about other ways to voice objections, please let me know.	direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Barry Boots	I have been a resident of the Westmount neighbourhood since 1976. In those fifty years I have seen all kinds of piecemeal changes but throughout them the unique character of the neighbourhood has persisted. It is recognized citywide for its distinctive housing and streetscapes. This is why in 2014 the City of Kitchener wisely designated it as a Cultural Heritage Landscape (CHL). In view of this, I wish to register my strong opposition to the significant changes proposed in the current draft of Kitchener 2051. Given its designation as a CHL, it is inappropriate to attempt to divide the neighbourhood into two parts, a Strategic Growth Area and a Neighbourhood Growth Area. Since no rationale is given for this action, it appears entirely arbitrary. Whatever designation is adopted finally should be applied to the entire CHL. Regardless, both proposed designations have the potential to disrupt irreparably the residential integrity of the neighbourhood. The majority of the buildings in the neighbourhood are two storeys or less. Permitting six or eight storey buildings, including commercial ones, is inappropriate, especially when current street widths, street layouts and lot sizes are considered. The volume of additional traffic and vehicle parking such structures would generate could not be accommodated. Instead, it would seem more appropriate to	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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	restrict buildings in the neighbourhood to three storeys together with setback limits such as those that are already in place in other CHLs in the city. I can see no reason why Westmount should be treated differently from other CHLs.		
Melissa Larion (GRCA)	We recommend adding the word “hydraulic” into this sentence – “Minimize the threat to life, social disruption, and destruction of property and natural resources as a result of surface ponding, stormwater flows, and flooding through the re-establishment and protection of natural floodplain hydrologic and hydraulic functions.”	Agreed; objective has been updated to reflect the suggested edit.	Change Made
Beverly Harris	please add my name to the list of consituents who are concerned about the proposed amendment to the official plan; specifically, as it affects the westmount neighbourhood, where i live.more particularly, i want to understand why the city proposes to increase density significantly in the westmount “cultural heritage landscape” when it has seen fit to restrict increased density in other CHLs (for example, queens boulevard).	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the	Change Made

Name	Comment/Question	Staff Response	Status
		SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Ev Danis	This Kitchener plan 2051 for Westmount is really outrageous, and if followed, will destroy a part of the city filled with cultural heritage. Westmount is a beautiful neighborhood with homes that are unique, charming and beautiful. Introducing this plan and allowing 6 and 8 storey buildings and commercial space will tarnish the area. Rather, it should be given the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHL's already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too. It also doesn't make any sense splitting Westmount into 2 areas! Westmount is ONE neighbourhood...and always has been. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape. Anyone you talk to speaks of the Westmount area as a special part of the city. We should be working to preserve this beautiful part of the city, not destroy it.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Melissa Larion (GRCA)	Reference to the GRCA should be removed since conservation authorities are not responsible for managing or regulating cultural heritage as it relates to plan review or permitting.	No change; the policy commits the City to engaging with different interest holders.	No Change Made

Name	Comment/Question	Staff Response	Status
Melissa Larion (GRCA)	As noted above, please remove reference to ecological features as they relate to the CHRS designation for the Grand River. It was designated based on recreational and cultural heritage attributes only.	No change; the policy commits the City to collaborating with different interest holders.	No Change Made
Melissa Larion (GRCA)	We recommend replacing “buffer zones” with “development setbacks”.	Agreed; policy language has been updated.	Change Made
Melissa Larion (GRCA)	We recommend removing e) as it appears to be covered under c) in policy 10.48 in the natural hazards section	Agreed; existing policy e). has been removed as it is a duplicate.	Change Made
Melissa Larion (GRCA)	In rare circumstances, large scale municipal projects involve flood protection/bank stabilization work. We recommend that this policy provide acknowledgement of this, perhaps referring back to the public infrastructure policies.	New policy added to the general Natural Hazards section.	Change Made
Melissa Larion (GRCA)	Due to changes to the Conservation Authorities Act (See Sections 21.1.1 and 21.1.2 of the Conservation Authorities Act and Ontario Regulation 596/22), GRCA cannot review for cumulative hydrogeological impacts. GRCA’s review of aggregate applications are advisory in nature and now relate to impacts on natural hazards and wetlands as they relate to flooding and erosion only. We recommend that reference to GRCA be removed from this policy.	Agreed; policy language has been updated.	Change Made
Melissa Larion (GRCA)	We recommend that policy 12.65 (or associated ones) include a reference to the requirement for water balances.	Agreed; policy language has been updated.	Change Made
Melissa Larion (GRCA)	We suggest including defining roles and responsibilities and timing in policy 12.65.	Agreed; policy language has been updated.	Change Made
Melissa Larion (GRCA)	To make this definition more specific to the City of Kitchener and similar to the wording used in Ontario Regulation 41/24, we recommend that this definition be simplified to the following: Flooding Hazard – the inundation of areas adjacent to a shoreline or a river or stream system not ordinarily covered by water. Within the Grand River watershed, the flooding hazard limit is based on the Hurricane Hazel storm event standard or the 100-year return period flood, whichever is greater. Maps	Agreed; definition has been revised.	Change Made

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Melissa Larion (GRCA)	Map S-1 includes wetlands, which appear to use MNR data layers. We recommend that consideration be paid to using GRCA's data layers to map wetland extents since they are updated regularly (and refer to MNR data to determine historical wetland evaluation status). GRCA's most recent data layers should be used for watercourses too and on Map 7 (Natural Hazards).	Agreed; Relevant maps updated.	Change Made
Lloyd Fridenburg	Incentivising Downsize for Older AdultsKitchener has an aging population in many sub-divisions. Many single-family homes are now occupied by 1 or 2 people. It is very difficult to downsize and still live in Kitchener. The city should take a serious look at better utilization of single-family housing by making it easier to relocate in Kitchener. This might include things like eliminating city-controlled costs associated with moving. And/or providing other incentives aimed at encouraging older adults to downsize so that space can be better utilized. It is much cheaper for older adults, even single adults, to remain in a 3 or 4 bedroom house than it is to move into smaller, easier managed accommodations.I strongly believe that there is an opportunity to add a specific section to Housing that would encourage the city to pursue downsizing initiatives.Chapter 3 pg. 29 – perhaps define the work "home". It has different meanings to different people. Pg. 29 – 3.1 is 15 years of land stockpile random or based on a calculation. Pg. 29 – 3.2 same as above for 3 yr supply.	The housing section encouarges housing of all forms. The city structure is based on growth in all neighbourhoods in all kinds of housing.	No Change Required

Name	Comment/Question	Staff Response	Status
Brett Barrett	Part 1 I am writing to express my deep concern regarding the proposed land use designations for the Westmount neighbourhood as part of the Kitchener 2051 plan. Specifically, I am opposed to the introduction of 6 and 8 storey buildings and expanded commercial uses within a neighbourhood that has long been recognized for its unique historical character and cultural heritage value. As you know, in 2014 the City of Kitchener formally identified the historic Westmount Neighbourhood as a Cultural Heritage Landscape (CHL). This designation was based on its cultural heritage significance, architectural integrity, and cohesive historic form. The City's own 2014 CHL report highlighted Westmount's defining features, including: • Its gently curving street pattern and landscaped boulevards, created as part of a Depression era make work project; • The distinctive centre medians on Union Boulevard, Rusholme Road, and Claremont Avenue; • Historic streetlights and mature plantings that contribute to its garden suburb character; • A collection of well maintained homes dating from the 1920s through the 1940s, with a long period of stylistic evolution; and • The integration of the Westmount Golf Course as a defining element of the community. Westmount is more than a neighbourhood – it is a living representation of Kitchener's architectural, cultural, and social history. It is precisely the type of area the Kitchener 2051 plan states it intends to protect, given the plan's commitment to "conserve cultural heritage resources including…Cultural Heritage Landscapes." For this reason, it is inconsistent and inappropriate to divide the Westmount CHL into two separate land use designations and permit 6 storey buildings in one portion and 8 storey buildings in another. This approach directly contradicts both the	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	neighbourhood's established CHL status and the stated goals of the City's own long range planning framework.		

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Brett Barrett	Part 2I would also note that several other Cultural Heritage Landscapes in Kitchener, including the Pandora, Caryndale, Rockway, and Queen's Boulevard neighbourhoods, have already received specific protective provisions in the Kitchener 2051 plan. These provisions include limiting new development to 3 storeys and requiring new building setbacks to align with existing historical setbacks. Westmount deserves the same level of protection and consistency.I therefore respectfully request the following changes to the Kitchener 2051 plan:1. The land use designation for the entire Westmount area should be "Neighbourhood Growth Area."Westmount is one neighbourhood, with a unified historical identity and a full Cultural Heritage Landscape designation. The same designation and development regulations should apply throughout. The "Mixed Use A" Strategic Growth Area should not be expanded into Westmount and should instead end at Belmont Avenue, as set out in the 2014 Official Plan.2. Specific protective provisions should be added for Westmount, consistent with other CHL neighbourhoods.These should include limiting new development to a maximum of 3 storeys and requiring new building setbacks to match the historic setbacks that define the streetscape. Such provisions would ensure that future development respects and reinforces the neighbourhood's established cultural heritage character.I strongly support city building that accommodates growth, but this must be done thoughtfully, in a way that honours and preserves the irreplaceable cultural landscapes that make Kitchener unique. Westmount's established CHL status, its architectural and historical significance, and its cohesive neighbourhood identity make it fully deserving of the same protections granted to other heritage neighbourhoods in our city.Thank you for your attention to this important matter. I respectfully urge Council and planning staff to revise the draft Kitchener 2051 land use plan to ensure the full protection of the historic Westmount neighbourhood.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Bridget Lewis	I attended the pop-up yesterday and signed the sheet indicating my attendance but it was so busy that I had to be brief when I spoke to staff and Councillor Johnston. I want it on record that I too am opposed to the designation of the east part of Westmount as a Strategic Growth Area/ Mixed Use A. I live at XXXX, in a house built in 1940. I cannot fathom an 8 storey building beside me or across the street let alone anywhere in the neighbourhood. All of Westmount should be designated as a Neighbourhood Growth Area (although 6 storey buildings is not a whole lot better than 8 storey buildings) because we are one Cultural Heritage Landscape. What I heard yesterday was the need for increased housing, what was not mentioned is that Westmount, out of all of the other CHLs, was targeted for SGA/Mixed Use A because of the proximity to LRT and bus lines. Westmount is one of the most significant areas of cultural heritage and it deserves the extra protections, such as 3 storey height restrictions and setback limits that other CHLs in the City of Kitchener have. This change in the draft 2051 Official Plan has certainly antagonized the neighbourhood. Why?	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Cheryl Besant	I am a resident in the Westmount neighbourhood and I am deeply concerned with the Kitchener 2051 plan for it. It is wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape. There should be provisions specific to Westmount added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage . Other CHLs already have extra protections such as 3-storey height restrictions and setback limits, and Westmount should too.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria	Change Made

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		were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Colin Johnson	I am writing to voice my strong opposition to the proposed zoning changes for Westmount in the draft Kitchener 2051 Official Plan.Westmount is not just a residential area; it is a designated Cultural Heritage Landscape (CHL). The City affirmed its value in 2014, recognizing its historical integrity and unique character. The current proposal to split the neighbourhood and allow 6 to 8-storey buildings (Strategic Growth Area / Mixed Use A) undermines this designation and threatens to destroy the very qualities that make Westmount worth protecting.While I support responsible city growth, it should not come at the expense of our established heritage neighbourhoods. Placing high-density developments in a CHL is a contradictory approach that ignores the area's existing context and history.I align with my neighbours in requesting the following changes to the draft plan:1. Eliminate the "Strategic Growth Area" designation for the eastern portion of Westmount.2. Apply the "Neighbourhood Growth Area" designation to the entire Westmount neighbourhood.3. Enforce a 3-storey height limit and maintain historic setbacks to ensure new developments respect the streetscape, consistent with protections in other CHL areas.Please demonstrate that the City values its heritage commitments. Be assured that your stance on this issue will be a primary factor in determining my vote in future municipal elections.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Colleen Boehmer	Hello, I am a resident of Westmount neighborhood at XXX since 1993. I am deeply opposed to the proposed plans in the Kitchener 2051 plan for my neighbourhood. It is simply wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape! Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections such as 3 story height restrictions and setback limits, and Westmount should too. There are so few established and unique untouched neighbourhoods in our community and it would be a crime to change the heritage and beauty of Westmount. Many of the homes are well kept older homes with tree lined streets and lovely street lights ideal for raising a family. I am proud to live in Westmount and chose this neighbourhood to raise our children and enjoy the beauty of an established and historically important neighbourhood. Please preserve that and protect Westmount neighbourhood.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Damian Fozard	I am writing to formally and unequivocally object to the proposed designation of the eastern portion of Westmount as a Strategic Growth Area / Mixed Use “A” Neighbourhood Growth Area under the Kitchener 2051 plan. This proposal is fundamentally misguided. Westmount is not a collection of interchangeable sub-areas that can be selectively intensified without consequence. It is a single, coherent cultural heritage landscape. Fragmenting it for planning convenience ignores the very characteristics that make Westmount historically, architecturally, and socially significant. Designating the eastern portion of Westmount for mixed-use intensification is incompatible with its established heritage value. It undermines the integrity of the neighbourhood as a whole and sets a precedent that erodes the principle of cultural heritage landscape protection in Kitchener. All of Westmount should instead be recognized and designated consistently as a Cultural Heritage Landscape. Moreover, the Kitchener 2051 Plan must include provisions specific to Westmount that provide meaningful, enforceable protections. Other Cultural Heritage Landscapes in the city already benefit from such measures, including explicit height limits, setback requirements, and development constraints designed to preserve neighbourhood character. Westmount—one of Kitchener’s most significant heritage areas—deserves no less. Absent these protections, the City risks sacrificing long-term cultural value for short-term planning flexibility. Growth can and should occur in Kitchener, but not by hollowing out irreplaceable heritage landscapes that define the city’s identity. I urge the committee to reject the proposed mixed-use designation for any part of Westmount and to amend the Kitchener 2051 Plan to provide comprehensive, neighbourhood-wide heritage recognition and protection.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Dan and Judy Garrett	Part 1We read the entire First Draft official Plan Kitchener 2051 several times. As we think you are aware by now, this first draft has caused a tidal wave of concern amongst many of the approximately 500 homes in the WCHL area. We have never seen this type of upset among neighbours in our 41 years here. Below, we have listed a number of positive ideas for the planning staff (and politicians) to review as you move beyond the draft stage of planning.1) The WCHL as a complete “15 minute neighbourhood”:As the WCHL now exists we think it is virtually a complete “15 minute neighbourhood”. It uses active, non-vehicular transportation more than many other neighbourhoods whether it be for work , pleasure or business. Belmont Village and the WCHL are literally attached together in a physical and functional manner. There is a close business relationship with Belmont Village as local neighbourhood residents frequently go back and forth, often by foot or bicycle to frequent any of the SEVENTY (70) businesses that exist on Belmont Avenue between Union Blvd. and Glasgow Street. These businesses provide a myriad of services ranging from doctor and dental offices, restaurants, financial planning, small delicatessens, bakeries, hair stylists, pharmacies, child therapy, etc. etc. As well, on the east side Belmont Avenue from Glasgow Street to the railway bridge near Gage Avenue there are ten other varied small businesses plus 48 medical offices in a building at 564 Belmont Avenue as well as some undeveloped land.2) Areas for Possible Local Population Intensification to help absorb some of the projected city growth:a) Belmont Avenue: From Union Boulevard to Glasgow Street, sooner or later, multiple new mid-rise condos/apartments will rise on both sides of this Belmont Avenue block with retail outlets on their ground floors. This is similar to what is already planned for the new 660 Belmont Condo development. From Glasgow Street to the railway bridge on Belmont’s east side (excluding the large medical building at 564 Belmont) the small scattered one storey businesses (and a church) are in an area ripe for development of further condos and apartments.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Dan and Judy Garrett	Part 2 b)The Air Boss Property - 101 Glasgow Street: This property (14 acres) is for sale and is only 400 meters from the Glasgow/Belmont intersection which touches the southern end of the WCHL. The real estate promotional material for this proposal estimates at least 2000 units of various types at this site. c) The Large paved Parking Lot (used by WRHN - Midtown Hospital) on Glasgow St. is less that 400 meters from the Belmont/Glasgow Intersection. When the new hospital is built (10 years away) this space could possibly be developed for housing of different types. d) Very large Uniroyal parking lot between Park Street and Strange Street is for sale - residential development - about 450 meters from Belmont /Glasgow intersection. 3) Summary and Other Points: a) Belmont Village is a large commercial business area as it stands right now and it will probably expand down Belmont Avenue towards Gage St.. There is absolutely no need for other businesses to be scattered within the residential area of the WCHL as proposed by the draft official plan 2051. b) Significant intensification involving thousands of possible housing options is possible along Belmont Avenue from Union Boulevard to the railway bridge before Gage Avenue, the Air Boss property on Glasgow and the hospital parking lot on Glasgow as well as the very large Uniroyal parking lot on Strange Street. Aggressive population intensification by expansion of the Strategic Growth Area/Mixed Land use A into the Eastern portion of WCHL as outlined in the draft 2051 plan is not needed nor warranted. c) WCHL is already a model “15 minute neighbourhood” in the City of Kitchener. d) Any further development in the WCHL should be less than three stories (11 meters) with appropriate setbacks as the CHL’s of Pandora Queen’s Blvd., Carnydale, and Rockway have been allowed. e) It then follows that there is no need or purpose to divide the	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	WCHL into two separate land use areas as proposed in the draft 2051 plan. f) 6 and 8 storey buildings are incompatible with the WCHL - Canada's first Suburb.		
Daniella De Tina	My name is Daniella De Tina. I live at XXX, Kitchener ON N2M 1R9. I am writing in regards to a major concern I have with the 6-story and 8-story development plan for the Westmount neighbourhood. Put simply, the building heights in all of Westmount should be restricted to 3-storeys in a similar way that other Cultural Heritage landscapes are protected in the draft Kitchener 2051 plan. I moved to Kitchener-Waterloo from Toronto in 2020 and have come to love and cherish the Westmount neighbourhood. We should make sure the next generation is able to enjoy the beautiful community and cultural heritage I have come to love in the past 6 years. I believe Westmount should be designated as a Neighbourhood Growth area and not divided into two different land designations. Provisions specific to Westmount should be added to the Kitchener 2051 plan to protect the cultural heritage landscape I am privileged to call home.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the	Change Made

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		SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Jennifer Gaudet, MHBC, on behalf of 2870251 Ontario Inc - 650 Riverbend Drive	Seeking commercial first designation for the entire northern end of riverbend drive rather than Innovation employment proposed in order to facilitate a mixed use building (office and res).	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	Check Back
Bridget Lewis	I attended the pop-up yesterday and signed the sheet indicating my attendance but it was so busy that I had to be brief when I spoke to staff and Councillor Johnston. I want it on record that I too am opposed to the designation of the east part of Westmount as a Strategic Growth Area/ Mixed Use A. I live at XXX, in a house built in 1940. I cannot fathom an 8 storey building beside me or across the street let alone anywhere in the neighbourhood. All of Westmount should be designated as a Neighbourhood Growth Area (although 6 storey buildings is not a whole lot better than 8 storey buildings) because we are one Cultural Heritage Landscape. What I heard yesterday was the need for increased housing, what was not	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.	Change Made

Name	Comment/Question	Staff Response	Status
	mentioned is that Westmount, out of all of the other CHLs, was targeted for SGA/Mixed Use A because of the proximity to LRT and bus lines. Westmount is one of the most significant areas of cultural heritage and it deserves the extra protections, such as 3 storey height restrictions and setback limits that other CHLs in the City of Kitchener have. This change in the draft 2051 Official Plan has certainly antagonized the neighbourhood. Why?	The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Jennifer Gaudet, MHBC, on behalf of 2870251 Ontario Inc - 650 Riverbend Drive	Include the subject lands within the Commercial First designation and give consideration to including all properties located at the north end of Riverbend Drive within the Commercial First designation as illustrated in Figure 2 herein.	No change has been made. The draft Official Plan outlines criteria for conversions of lands designated Innovation Employment.	No Change Made
Jennifer Gaudet, MHBC, on behalf of 2870251 Ontario Inc - 650 Riverbend Drive	Clarify the policy framework applicable to Heritage Corridors, and whether the Walter Bean Trail is considered a cultural heritage landscape in the First Draft. Further clarification is requested as to whether any redevelopment of the subject lands would need to be supported by a Heritage Impact Assessment or similar heritage study under the policy framework of the First Draft.	Staff continue to consider this and will include updated content in the final Official Plan.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
David Annable	My name is Dave Annable and I have been a resident of the Old Westmount neighborhood for my entire 48 year life. I am disturbed to hear Kitchener's 2051 plan teams' notion that the area I live in is considering changing bylaw to allow for low rise residential. This in no way is keeping with what these properties were originally intended for nor would I support this. • It is wrong to designate the east part of Westmount as a Strategic Growth Area / Mixed Use A.• All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape.• Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections itdeserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections,such as 3-storey height restrictions and setback limits, and Westmount should too.I truly hope this recommendation be omitted or amended.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
David Grant	We strongly object to designation of an eastern portion of the Westmount neighbourhood as a Strategic Growth Area. My wife and I were born and raised in KW. My wife grew up on Beverley St. We moved about ten years ago from Waterloo to XXX in Westmount. We are now in our 70's and retired. The Westmount neighbourhood is a gem - a unique, varied and historic neighbourhood that should be retained and protected. Its designation as a Cultural Heritage Landscape should continue. Moreover, new development in the Westmount neighbourhood should be restricted to three stories and restricted to the existing setbacks.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
David Kresky	Part 1 I am supportive of a review of the 2014 official plan. As a lifelong resident of the City of Kitchener, I have seen planning success and planning failures through the decades. But through all of these, the essential residential character of Kitchener has been maintained, to the city's great success and appeal. This proposal is a big fail. Overall, the Kitchener 2051 draft official plan proposal destroys the neighbourhood fabric of the entire city of Kitchener. Throughout the City, what were previously low rise exclusively residential areas, are now proposed to be "neighbourhood growth areas", permitting commercial establishments, and 6-storey residential buildings. The exception is the exclusively-selected protected areas designed Neighbourhood CHL (Cultural Heritage Landscape). Apparently, the objectives of this plan are not of value or significance in these exclusively-designated areas. Of note, these neighbourhood CHLs are not referenced in the summary plan being handed-out at Open House meetings which presumably are there to inform those attending of the implications, nor did any planners at said meeting that I attended suggest that otherneighbourhoods are being protected. The summary document of the proposed plan is misleading in the description of Neighbourhood Growth Areas as "gentle intensification". The replacement of existing family dwellings with multi-storey residential and commercial buildings, is not gentle intensification. It is the destruction of the neighbourhoods of the existing voters and ratepayers. The Planning department is fixated on future growth. Those people are not here now, those people are not voting and those people do not pay taxes here. We, the people of Kitchener, demand that the Council reflect the wants and desires of the people who live here now! Our vision. Our community. Our shared vision.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	Not the vision of the planners. Not the vision of people who don't live here now. In fact, the City of Kitchener website specifically states "About Love My Hood: Residents take the lead. The city supports them along the way." We love our hood and we expect our city government to support our hood.		

Name	Comment/Question	Staff Response	Status
David Kresky	Part 2Page 12 of the full proposal states “All residents have a basic human right to a home. Wherever and however you make it, a home should provide the basic stability, dignity, and connection to community that a household needs to thrive.” There is no stability in this plan, only chaos. What homeowner in their right mind would feel secure in investing in their property when at any moment, their neighbourhood could change dramatically with repair shops, pizza joints, cannabis dispensaries, traffic and parking issues, and destruction of the neighbourhood tree cover and esthetics. I participated at the Open House at the Victoria Hills Community City and the scores of attendees made it clear that we as the current residents, voters and taxpayers are absolutely opposed to this proposal. This proposal needs to be revisited and modified significantly, to reflect the wants and desires and vision of the current residents and taxpayers of this city. The 2014 plan is a solid plan, developed in anticipation of the ION and future growth.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Derek Koehler	I am writing as a resident of the Westmount Neighbourhood because I am strongly concerned about the draft Kitchener 2051 Official Plan as it applies to our community. The proposed redesignation of much of Westmount as a Neighbourhood Growth Area, permitting buildings up to 6 storeys, and the expansion of Mixed Use A permissions along Belmont Avenue, allowing buildings up to 8 storeys, represent a significant departure from the existing Low-Rise Residential framework. In my view, these blanket permissions are not sufficiently justified by local context. Westmount is a recognized Cultural Heritage Landscape, defined by its historic street pattern, mature tree canopy, and cohesive low-rise built form. Permitting mid-rise and mixed-use development of this scale across the neighbourhood raises concerns regarding compatibility, appropriate transitions, and conformity with the City’s own heritage and urban design objectives. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	Westmount should not be divided and have two different land use designations. This designation would limit permitted heights and densities to levels that are compatible with its heritage context and established built form. While I support the City's broader goals related to growth and housing choice, sound planning policy requires that intensification be context-sensitive and aligned with established neighbourhood character. Applying city-wide growth designations to a heritage neighbourhood without clear, place-specific limits risks setting an undesirable precedent and undermining long-term planning consistency. I respectfully urge the City to add provisions to the Kitchener 2051 plan specific to Westmount to give it the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too.		

Name	Comment/Question	Staff Response	Status
Diane McInnis	I am writing to express my concerns about the City's 2051 Plan which could divide the Westmount neighbourhood into two different new land use designations, as well as the potential rezoning in the neighbourhood,allowing for 6-8 story buildings which could impact the stability and economic vibrancy of Westmount. Westmount is an old and established neighbourhood. It was originally and specifically designed with its boulevards, lampposts, tree canopy after the historic Westmount area in Montréal. All great cities have quiet, beautiful, and stable neighbourhoods. People generally do not flip homes in Westmount, they seek to purchase homes in which to raise their families, and build community. This is something worth preserving. This is not about nimbyism. If there were issues in the area about neglected properties, vacant homes,, and a need for revitalization and/or intensification, I could understand its potential for rezoning. However, it would be a loss to the city at large, and definitely to this community, to rezone this old and established neighbourhood to permit six and eight story apartments which would invariably result in more transitional housing, less stability, and a loss to the integral architectural beauty. City planning needs to be thoughtful, intelligent, and planned with integrity. It cannot be slapdash. We as a community must preserve what is working, and thoughtfully consider how we can improve areas of thee city that would benefit from revitalization and intensification. I strongly oppose any steps by the city to rezone and alter the historic beauty and integrity of Westmount. Thank you for taking the time to consider my concerns.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Ed Allensen	My household wishes to strongly voice our disagreement to the inclusion of Westmount as a Strategic Growth Area/Mixed use “A”.We strongly believe all of Westmount should be designated as a Neighbourhood Growth Area, in fact like the Victoria Park area an Historical Designation would be appropriate due to its significant areas of cultural heritage.We are requesting your support on council to keep Westmount in the CHL designation with appropriate three-story restrictions and setback limits.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Elsie Millerd	I live in the Westmount neighbourhood of Kitchener, an area of the city which was beautifully developed in the first half of the 20th century by families who helped create the economy of our area. The houses are artistically designed and have been lovingly maintained. The streets are tree-lined providing shade in the heat of the summer. Gardens are well kept. People come from other parts of the city to walk which was especially noted during the COVID lock down. The quiet neighbourhood streets provide safe bicycle routes across the area. All these features help to meet building blocks 4 and 5 of the Kitchener 2051 official plan and provide for environmental protection as well as citizen physical, mental and spiritual health. With a dearth of parkland or green space in this area, Westmount neighbourhood plays a special role in the overall health of our city. In 2014 the City of Kitchener designated the Westmount neighbourhood as a cultural heritage landscape (CHL). Other CHL neighbourhoods in Kitchener have protective safe guards including the restriction of buildings to three storeys. Yet, the Kitchener 2051 plan would designate the Westmount neighbourhood as either "Mixed Use A," allowing 8-storey buildings or "Neighbourhood Growth Area," permitting 6-storey buildings. I believe that this kind of intensification would destroy environmental protection and the sense of place which supports community connection. There is plenty of room along the Belmont strip, which is already a "Mixed Use A" area, to grow and provide the amenities to service the surrounding neighbourhoods which are within walking distance including Westmount. For the above reasons, I recommend and ask you to please designate all of Westmount neighbourhood a Cultural Heritage Landscape and provide it with the same protective safeguards as other Cultural Heritage Landscapes in our city. This includes 3-storey height restrictions and setback limitations.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	Thank you for carefully considering this request to preserve a beautiful and healthy part of our city for the citizens of Kitchener to enjoy for years to come.		
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South	we suggest that policy 5.9 should be revised to state "applications… should demonstrate how the proposal…" to account for the transition period prior to the development of energy-efficient development standards;	Policy revised for clarification.	Change Made

Name	Comment/Question	Staff Response	Status
123 Pioneer Drive 1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	policy 7.88 does not account for site context and operational aspects, particularly for commercial developments. We suggest replacing “will” with “should” before “activated by orienting…” to provide adequate flexibility;	Policy revised to provide flexability to account for the gradual evolution of existing, internal facing, car-oriented sites	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	policies 7.91-7.95 should be revised to specify amenity area is required as part of development with a residential component, not for all development. For example, Draft Policy 7.91 should read “The City will require the provision of amenity area as part of development with a residential component through the implementing by-laws";	Policy revised to provide clarity.	Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West750 Ottawa St South123 Pioneer Drive1375 Weber St East	the use of “will” should be replaced with “should” in policy 7.102 in order to provide flexibility to account for site context and operational aspects;	Policy revised to provide clarity.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	reference to the Urban Design Manual should be removed from policy 7.108, as this document “contains guidelines to ensure new development is consistent with the City’s vision and policies for urban design…” and as such, is not intended to be followed exactly;	The placemaking policies have been updated in the second draft.	Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	Policy 8.15 should be reviesd - “where appropriate” should be included following “Development will…” to provide flexibility for site-specific development context;	Connections can be contextually appropriate but pedestrian connection and safety in site design is a must. No changes are recommended to the policy.	No Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	Policy 8.35 - “will” should be changed to “should” before “prioritize matters such as…” to provide appropriate flexibility of parking considerations for commercial uses, particularly in auto-oriented areas;	Policy revised to provide clarity.	Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	We suggest that policy 10.89 be removed;	This was a typo and has been corected.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	In policy 11.2 we suggest “will” be replaced with “should” to allow for flexibility in the application of the policy requirements;	This policy has been removed as there are other policies in the draft Official Plan that capture this sentiment.	Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	policy 11.6 would require consideration of criteria that are above and beyond the four tests for a Minor Variance as outlined under the Planning Act. We recommend replacing “will” with “should” before “…consider the following factors” to provide appropriate flexibility in how applications may be considered and evaluated;	The minor variance policies provide guidance on the Planning Act "four tests". The policies have been updated in the second draft.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	it is not always appropriate or feasible under all circumstances to redevelop with the non-residential gross floor area maintained for new development. In most cases, exact replacement of commercial space in new development is not achievable when considering the scale of the existing non-residential uses as large format shopping destinations. The form of development and the delivery of non-residential space within a mixed-use redevelopment context, in our experience, differs from the existing large format store, often in smaller storefronts and in buildings with smaller footprints. In our submission, we suggest the City consider incorporating “where appropriate” after “…maintained or increased through development” to provide flexibility for a range of redevelopment scenarios;	Staff recognize that it is not always feasible to develop with non-residential GFA maintained for a new development. The policy provides for the ability, through an application and supporting commercial function study, to seek chagnes to this policy/requirement.	No Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	In policy 11.15 “will” should be replaced with “should” before “… only be considered for approval…” to account for site-specific and operational considerations where a drive-through facility may be appropriate but may not meet all of the required criteria in the policy. Note that consideration for any new drive-through facilities is also addressed through urban design guidelines/urban design briefs, implementing Zoning By-laws, and/or Site Plan approval;	These policies are exisitng policies from the 2014 Official Plan. Staff continue to recommend that they be maintained. Development applciations, such as minor variances or zoning amendments can be utilized for changes due to operation and site-specific considerations with appropriate studies.	No Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West750 Ottawa St	We request clarification as to the intent of policy 11.46, as it is vague and does not clearly define the type of uses that would be discouraged, or how they will be discouraged;	This policy was first introduced through the land use and zoning changes in the protected major transit station areas. Staff will continue to consider whether additional clarification can be added.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
South123 Pioneer Drive1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	additions to existing low rise buildings and other interim development, as well as new low rise infill commercial buildings, should not be discouraged. We suggest incorporating language to provide flexibility for existing low rise commercial buildings where redevelopment with medium and high rise buildings are not currently contemplated;	The policy has been updated.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	Floor Space Ratio requirements are more appropriately regulated through the implementing Zoning By-law. In our submission, we suggest removing this policy or revising the language to provide for flexibility in the Official Plan;	In the mixed use land use designations, as they apply to the city's proposed strategic growth areas, it is important that minimum densities are established. it is noted that there are transition provisions in the policy enabling a gradual increase in density.	No Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	Commercial uses must consider vehicular access for operational purposes and functional site access on a site-specific basis. We suggest policy 12.95 be removed, as it undermines the purpose of a Minor Variance application. Similarly, Draft Policies 12.96-12.98 also require considerations for Minor Variance applications that go above and beyond the requirements of the four tests under the Planning Act. Further evaluation of the implications of these additional criteria should be considered.	The minor variance policies provide guidance on the Planning Act "four tests". The policies have been updated in the second draft.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	We request clarity regarding the intent of policies 11.10 through 11.12. The policies are vague and do not clearly articulate the goals and objectives of the City, nor do the policies provide clarity on the City's evaluation of commercial uses within various nodes. In our submission, we suggest that these policies be reevaluated to provide clarification for implementation, and incorporate clear requirements for commercial uses. We also suggest incorporating flexibility in the policy language to account for the range of needs for commercial uses;	These policies have been updated in the second draft. Additonal changes continue to be considered.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Hal Jaeger	Part 1 I have a few more comments and questions to add on the draft OP. In the following comments, text in blue is proposed to be added or cut. With regard to: 1. the definition of Adverse Impacts – “may include but will not be limited to: shadows over private amenity areas or on building façades for an unacceptable duration, issues of privacy, overlook conditions, negative microclimatic impacts, light pollution (such as light trespass or glare), odour, vibration, noise pollution urban heat island effects, visual clutter, or obstruction of views and/or vistas”, • Please include that an impact is deemed to exist if it imposes more than that which is permitted in building to the maximum building envelope under zoning. • Please define “unacceptable duration” so that it is within the City’s capacity to ensure compliance. If it is not defined, residents will not know their rights, OPA and ZBA applicants will not know how much they may push the envelope and, should a matter be appealed, the Tribunal may make a decision that differs from what the City would decide. 2. the definition of Compatible – “land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area without causing unacceptable adverse effects, adverse environmental impacts, or adverse heritage impacts. Compatibility or compatible should not be narrowly interpreted to mean “the same as” or even as “being similar to”. When used in a cultural heritage context, while it should not be narrowly interpreted to mean “the same as”, it should have regard for and be consistent with the existing built form in terms	1. The City must consider applciations for Official Plan and Zoning Bylaw amendments, this includes changes to maximum buiding envelopes where zoning regulations exist. Policies are included in the second draft Official Plan with criteria that must be considered for changes to land use and zoning. OLT decisions are considered "hearings de novo" meaning a decision is made based only on the evidence provided at the hearing. An Official Plan cannot contain policies regarding OLT processes or decisions. 2. Policies are included in the second draft Official Plan with criteria that must be considered for changes to land use and zoning.	No Change Made

Name	Comment/Question	Staff Response	Status
	of massing, setbacks, stepbacks, and design." • Please define that a use and build that meets the limits of the designation and zoning is deemed compatible, and that all other proposals are to be evaluated relative to the impact of the use and maximum building envelope permitted under zoning and other overlay requirements (e.g., Heritage District Plan requirements).		

Name	Comment/Question	Staff Response	Status
Hal Jaeger	Part 23. Policy 11.132. 22 “Weber Street Westa. Notwithstanding the Mixed Use A land use designation and policies of this Plan, the maximum building height will be 19 storeys and 59 metres”• Please do not add this policy. The OLT appeal re: 22 Weber St W is still under dispute, with the decision under review (Tribunal’s disposition letter attached). If the Tribunal refuses the OPA/ZBA, please designate and zone this property in the same way as its flanking neighbours along Weber St W, within the Heritage District.4. Policy 12.1. “This Plan is a statement of policy. It sets out the City’s land use policy direction; however, some flexibility in interpretation may be permitted by Planning Staff, provided that the intent is maintained.” sugget adding that flexibilty in intepretation is a the descretion of City staff5. 12.3. Where differences of opinion arise as to the meaning of any part of this Plan, an interpretation may be made by the City after hearing all interested parties. Suggest striking out " Where such interpretation is not accepted by an interested party, the party may apply to the Courts or other Body having jurisdiction over such matters."6. 12.31. Any proposal to expand the urban boundary will demonstrate: k. “an evaluation of alternative locations which avoid lands designated Prime Agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands designated Prime Agricultural” • Do we want to enable development on Prime Agricultural Land within the timeframe of the next OP?7. 12.32. “Any development application proposing to expand Strategic Growth Areas will demonstrate.” • Do we want to permit Strategic Growth Area expansion without also applying PMTSA status, so that we can procure some IZ units?8. Would you like to clarify that the option to not meet guidelines be reserved for Planning Staff?	3. There has been a decision by the OLT in this matter and the decision will be complied with through this Official Plan.4. Official Plan policies are meant to be interpreted. Through development processes staff engage in conversations with applicants and community members about the application and policy and zoning interpretations. The existing policy language is recommended to be maintained. 5. This policy reflects the process that is used when their are disputes regarding Official Plan interpretations.6. The draft Official Plan maintains the built boundary approved through the Region of Waterloo's Official Plan Amendment Number 6. The Provincial Planning Statement enables applicant initiated requests to expand the urban area and also includes criteria that must be considered including the criteria regarding prime agricultural lands. This policy will be maintained.7. The boundaries of a protected major transit station area can only be approved by the Province. Policies regarding the expansion of strategic growth areas does not include the expansion of protected major transit station areas.8. See response to comment 4.	No Change Made

Name	Comment/Question	Staff Response	Status
Gerry Young, Ruth Cruikshank	As a longtime resident of Westmount I am writing to object to the Kitchener 2051 plan proposal. Our area has a proud history of design, having one of North America's most lauded designer as its creator. Not a hodge-podge, bits and pieces kind of unplanned creation, but a well thought out design of beautiful streets and boulevards with a commercial area attached to it. This should be preserved. Splitting Westmount into two areas and permitting 6 and 8 storey buildings will destroy the character of the neighbourhood. There needs to be a three storey limit for the combined area. The city needs to protect the Westmount area. It is a cultural treasure. Should you actually request feedback from the neighbourhood, you would find us united in our opposition to this proposal. We are counting on you to do the right thing!	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Greg Shepherd	Part 1We are the leadership group of the Westmount 2051 Team, a group of residents of the Westmount neighbourhood who are concerned about proposed changes to the Westmount neighbourhood as contemplated by Kitchener 2051.Kitchener 2051 proposes that Westmount will be divided into 2 areas with different land use designations. Part of Westmount is proposed to be “Strategic Growth Area – Mixed Use A” that will permit, among other things, buildings of 8 storeys. The other part of Westmount is proposed to be “Neighbourhood Growth Area” that will permit, among other things, buildings of 6 storeys.These proposals are not appropriate for Westmount as we will explain.We recognize that Kitchener 2051 contemplates that the implementing bylaws may permit maximum building heights of fewer than the number of stories contemplated in “Neighborhood Growth Areas” and “Strategic Growth Areas – Mixed Use A”. However, it would be preferable to have explicit recognition in Kitchener 2051 that the Westmount neighbourhood will benefit from limitations on the number of stories so there is less risk that the implementing bylaw will permit buildings of up to 6 or 8 storeys, respectively.Westmount is one neighbourhood and the same land-use designation and development rules should apply throughout. That land use designation for the entire Westmount area should be “Neighborhood Growth Area”.In addition, Kitchener 2051 should include specific protective provisions for Westmount. The plan already includes special provisions for several historic neighbourhoods (e.g. the Pandora, Caryndale, Rockway and Queen’s Boulevard neighbourhoods) which restrict development to 3-storeys and require new building setbacks to align with existing building setbacks. Similar restrictions should apply to Westmount.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Greg Shepherd	Part 2 In 2014, the Westmount neighbourhood was designated by the City as a Cultural Heritage Landscape (CHL) and Kitchener 2051 specifically states: “The city will conserve cultural heritage resources including…Cultural Heritage Landscapes”. Westmount is a neighbourhood with a truly unique and cherished character. Its gently curving streets, historic streetlights, and beautifully maintained homes from the 1920’s to 1940’s make Westmount a living piece of our City’s history. We ask that the City designate all of Westmount as “Neighbourhood Growth Area” and add Westmount-specific CHL provisions to Kitchener 2051 (just as the City has done for the Pandora, Caryndale, Rockway and Queen’s Boulevard neighbourhoods) such as restricting building heights to 3 stories or 11 metres and requiring setbacks to align with existing setbacks. We have prepared Westmount-specific CHL provisions to be inserted into Kitchener 2051 that is attached. It is a new section, fully written in the identical layout to the other CHL sections such as 7.75 (Pandora Neighbourhood CHL) — just tailored to the Westmount East & West Neighbourhood using information from the Cultural Heritage Landscape Study 2014. We have been in communication with the residents of the Westmount neighbourhood and we have received a significant support for this submission. We anticipate that you may receive several communications from residents about this issue. Thank you for your consideration. We would be pleased to discuss with you at your convenience. Thank you,	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	WESTMOUNT 2051 TEAM LEADERSHIP GROUP Provded suggested CHL policy language		
Jennifer Passy (WCDSB)	I was going through the land use schedule and noted something that may be a long standing inconsistency, which I question if we can resolved now through the OP review?The Board and City exchanged land to support the development of the Stanley Park Community Centre. However, from the zoning and the OP schedules it appears as though the Institutional / Open Space zoning and subsequently designations were never rationalized to reflect the lands exchanged. This now means that half of our St. Daniel CES property is zoned and designated open space. I would welcome hearing from you about an opportunity to tidy this up.See email for associated maps	The second draft includes the necessary mapping updates.	Change Made

Name	Comment/Question	Staff Response	Status
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	we suggest the policy should be revised to state “applications… should demonstrate how the proposal…” to account for the transition period prior to the development of energy-efficient development standards;	Policy revised for clarification.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	this policy does not account for site context and operational aspects, particularly for commercial developments. We suggest replacing “will” with “should” before “activated by orienting…” to provide adequate flexibility;	Policy revised to provide flexability to account for the gradual evolution of existing, internal facing, car-oriented sites	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway	these policies should be revised to specify amenity area is required as part of development with a residential component, not for all development. For example, Draft Policy 7.91 should read “The City will require the provision of amenity area as part of development with a residential component through the implementing by-laws";	Policy revised to provide clarity.	Change Made

Name	Comment/Question	Staff Response	Status
Road South 2905 King St East 1080 Victoria St North			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	the use of “will” should be replaced with “should” in order to provide flexibility to account for site context and operational aspects;	Policy revised to provide clarity.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	“where appropriate” should be included following “Development will…” to provide flexibility for site-specific development context;	Connections can be contextually appropriate but pedestrian connection and safety in site design is a must. No changes are recommended to the policy.	No Change Made

Name	Comment/Question	Staff Response	Status
Heather Miskelly	I am writing to express my concern and disagreement with elements of the proposed Kitchener 2051 plan as they relate to the Westmount neighbourhood. My husband and I chose to move from Toronto in 2020 specifically to Westmount to grow our family because of its welcoming, residential character. Allowing commercial buildings within the neighbourhood risks eroding the very qualities that make it one of Kitchener-Waterloo's oldest, most beautiful, and most sought-after areas. Westmount's historic homes, tree-lined streets, and strong sense of community are irreplaceable. As our region grows, it is essential that we protect the historic and neighbourly feel that draws families here in the first place. I believe it is wrong to designate the east part of Westmount as a Strategic Growth Area / Mixed Use A. Westmount is a single, connected cultural heritage landscape and should be treated consistently. I strongly feel that all of Westmount should be designated as a Neighbourhood Growth Area. In addition, provisions specific to Westmount should be added to the Kitchener 2051 plan to ensure the neighbourhood receives the protections it deserves as one of Kitchener's most significant cultural heritage areas. Other CHLs already benefit from additional measures, including three-storey height restrictions and setback limits, and Westmount should receive the same consideration. Instead of allowing the rezoning of Westmount it would be beneficial to encourage further development of Uptown Waterloo and Belmont Avenue. There is a lack of a true city centre feel with large retail stores and local coffee shops. The uptown Waterloo mall is half vacant and could be a hub for stores that would attract residents. My husband is from Ireland and all the cities there have true city centres with a mix of large retail shops (Zara, H&M, etc), local shops, coffee shops and restaurants. It would be beneficial for Waterloo to focus on building a true city centre to set our city apart from other Ontario cities. This would allow for further commercial development in a	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	growing city without rezoning historic neighbourhoods. Thank you for taking the time to review community feedback.		
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South2905 King St East1080 Victoria St North	"will" should be changed to "should" before "prioritize matters such as..." to provide appropriate flexibility of parking considerations for commercial uses, particularly in auto-oriented areas;	Policy revised to provide clarity.	Change Made

Name	Comment/Question	Staff Response	Status
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	We suggest that this policy be removed;	This was a typo and has been corected.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	we suggest “will” be replaced with “should” to allow for flexibility in the application of the policy requirements;	This policy has been removed as there are other policies in the draft Official Plan that capture this sentiment.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway	this policy would require consideration of criteria that are above and beyond the four tests for a Minor Variance as outlined under the Planning Act. We recommend replacing “will” with “should” before “…consider the following factors” to provide appropriate flexibility in how applications may be considered and evaluated;	The minor variance policies provide guidance on the Planning Act "four tests". The policies have been updated in the second draft.	Change Made

Name	Comment/Question	Staff Response	Status
Road South 2905 King St East 1080 Victoria St North			
Ingrid Bloos	It has come to my attention that the City of Kitchener has tentative plans to alter the zoning of our Westmount neighbourhood. This letter is to challenge the logic of this (ill-thought out) intention as well as to challenge its veracity. This neighbourhood is one of the City's historic treasures and should unalterably, remain so. I challenge you to walk through and/or reside in this neighbourhood and come to a different conclusion. Seriously, what are you thinking?! This is a neighbourhood steeped in history and cultural heritage. It is wrong not to both protect and preserve this historic neighbourhood. It is particularly wrong to divide, alter or designate the east part of the Westmount Neighbourhood to designate it as 'part' of a strategic growth area. We are ONE continuous cultural heritage landscape. This neighbourhood deserves and requires protection to remain so. It takes a mature and visionary perspective to do so. I implore you to aspire to that, to be that. The City has recognized, designated and protected other neighbourhoods from such growth plans and as such, determined ways in which to satisfy both aspects of historic preservation as well as the need for growth. Protecting historic neighbourhoods by restricting building to 3-storey heights as well as set-back limits already exist as examples by which some semblance of balance occurs. Why is east Westmount deemed as exempt from this more wise and thoughtful perspective? Its history is evident. Its cultural presence which has served to shape the city is irrefutable. At the very least, the Westmount neighbourhood deserves to be treated with such respect. Let your legacy be one of thoughtful growth. Power and change through unalterable recklessness is a short-lived and ultimately	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	weak expression of such power. Dividing the continuous cultural heritage landscape of the Westmount neighbourhood under the guise of 'growth' is a short-sighted solution and is simply wrong. Challenge The Kitchener 2051 Plan. Protect the Westmount Neighbourhood as ONE undifferentiated and continuous cultural heritage landscape.		
Janelle Santi	As a resident of the Westmount neighbourhood, I would like to voice my concerns about the plan to change our land use designation. I personally feel it is wrong to change these designations to Strategic Growth Area / Mixed Use A or Neighbourhood Growth Area. In 2014, the Westmount neighbourhood was designated by the City as a Cultural Heritage Landscape. As you know, the Kitchener 2051 plan specifically states "The city will conserve cultural heritage resources including... Cultural Heritage Landscapes". It is wrong to now backtrack on this statement and also inconsistent to divide this CHL into two separate land use designations and permit 6-storey buildings in one area and 8-	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria	Change Made

Name	Comment/Question	Staff Response	Status
	storey buildings in the other area. It is reasonable to ask that building heights in all of Westmount be restricted to 3-storeys everywhere so that Westmount is protected in similar ways that other CHL-designated neighbourhoods are already protected in the draft of Kitchener 2051. Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey heigh restrictions and setback limits, and Westmount should too.	were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Janice Husted	The Kitchener2051 is a wrecking ball. Westmount is a designated and cherished cultural heritage landscape known for its gently curving streets, historic streetlights, and beautifully maintained homes from 1920s to 1940s and serves as an important heritage attraction to visitors (living in and outside of the Waterloo Region). It also provides a large tree canopy for the city with benefits such as shade in the summer; climate change resilience; cleaner air and water; sense of wellbeing; and habitat for wildlife. (Community Canopy | City of Kitchener). It is also provides a desirable, busy, and safe area for walking for both Westmount and non-Westmount residents (with and without dogs). Westmount is a vibrant community There is a strong sense of community (support neighbours and shops, organize concerts, etc.) and a sense of belonging. Isn't this the goal for building healthy communities? If so, why destroy? In sum, the Kitchener2051 is short on imagination. In my view moving forward does not involve wrecking healthy and unique parts of a community. Regards, Janice Husted P.S. The plan creates major traffic congestion issues for Glasgow, Belmont, Union, Dunbar, Westmount, John Street and likely other streets.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Jennifer Shepherd	My home is at XXX and I have lived here for 12 years. When I was moving "home" to Kitchener, after living in Toronto for over 20 years, Westmount is the only neighbourhood I wanted to move to. Westmount is a highly desirable neighbourhood because of its history, the cultural significance, the beautiful homes and streetscapes, the walkability, and as I expect you are learning our neighbourhood residents have a very strong sense of community. We care. I strongly feel that you should: • Designate all of Westmount as a single land use designation of "Neighbourhood Growth Area", and • Add special CHL policy provisions for Westmount such as 3 storey height limits and setback requirements similar to what is being offered to other protected neighbourhoods identified in Kitchener 2051. With regret, I am unable to attend the open house on Wednesday. Please be respectful of Westmount and everything it offers.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	it is not always appropriate or feasible under all circumstances to redevelop with the non-residential gross floor area maintained for new development. In most cases, exact replacement of commercial space in new development is not achievable when considering the scale of the existing non-residential uses as large format shopping destinations. The form of development and the delivery of non-residential space within a mixed-use redevelopment context, in our experience, differs from the existing large format store, often in smaller storefronts and in buildings with smaller footprints. In our submission, we suggest the City consider incorporating "where appropriate" after "...maintained or increased through development" to provide flexibility for a range of redevelopment scenarios;	Staff recognize that it is not always feasible to develop with non-residential GFA maintained for a new development. The policy provides for the ability, through an application and supporting commercial function study, to seek chagnes to this policy/requirement.	No Change Made

Name	Comment/Question	Staff Response	Status
John and Barb Goemans	I have been informed about an open house February 25th to have my questions answered about the City of Kitchener's redoing the City's Official Plan. I took the liberty to review with what has been proposed and am very disappointed with what is being recommended for the Westmount area to the point of dismay, frustration and anger. At a high level, I can't for the life of me understand the rationale for changing the existing designation.The proposal for one part of the Westmount Neighbourhood becoming a "Strategic Growth Area" allowing for up to 8 (EIGHT) storey buildings/commercial buildings and offices and the other part a "Neighbourhood Growth Area "allowing for up the 6 (SIX) storey buildings/commercial buildings. This is just plain wrong.What I would like to know is what were the "directions", criteria and rationale given to the planners to propose this? Will this be offered by the presenters at the open house?Westmount is a neighbourhood that is truly unique and of cherished character. It is occupied by responsible homeowners ranging from young families to empty nesters and retired couples who have lived there for many years that take pride in their properties in this beautiful neighbourhood. It should not be turned into what has been proposed. It smacks of "economic" neighbourhood "block busting." I might add, given my past personal experience, the height restrictions placed on many new buildings in Kitchener is just a '"guideline" to be negotiated away by developers by proposing certain concessions to appease the town council. Please do not destroy this part of Kitchener that makes the City a friendly and exciting place to live.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
John and Rachel Burns	As long-time residents of the Westmount area, we would like to voice our concerns with the proposed Kitchener 2051 Plan. We feel that it is wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A. We strongly feel that you should: 1) Designate all of Westmount as a single land use designation of “Neighbourhood Growth Area”, and 2) Add special CHL policy provisions for Westmount such as 3 storey height limits and setback requirements similar to what is being offered to other protected neighbourhoods identified in Kitchener 2051.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	We request clarity regarding the intent of these policies. The policies are vague and do not clearly articulate the goals and objectives of the City, nor do the policies provide clarity on the City’s evaluation of commercial uses within various nodes. In our submission, we suggest that these policies be reevaluated to provide clarification for implementation, and incorporate clear requirements for commercial uses. We also suggest incorporating flexibility in the policy language to account for the range of needs for commercial uses;	These policies have been updated in the second draft. Additonal changes continue to be considered.	Continue to be Considered
Laura Jamieson, Zelinka Priamo Ltd,	“will” should be replaced with “should” before “… only be considered for approval…” to account for site-specific and operational considerations where a drive-through facility may be appropriate but may not meet all of the required criteria in the	These policies are exisitng policies from the 2014 Official Plan. Staff continue to recommend that they be maintained. Development applciations, such as minor variances or zoning amendments can be utilized for changes due to operation and site-specific considerations with appropriate studies.	No Change Made

Name	Comment/Question	Staff Response	Status
on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	policy. Note that consideration for any new drive-through facilities is also addressed through urban design guidelines/urban design briefs, implementing Zoning By-laws, and/or Site Plan approval;		
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	We request clarification as to the intent of this policy, as it is vague and does not clearly define the type of uses that would be discouraged, or how they will be discouraged;	This policy was first introduced through the land use and zoning changes in the protected major transit station areas. Staff will continue to consider whether additional clarification can be added.	Continue to be Considered
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South2905 King St East1080	additions to existing low rise buildings and other interim development, as well as new low rise infill commercial buildings, should not be discouraged. We suggest incorporating language to provide flexibility for existing low rise commercial buildings where redevelopment with medium and high rise buildings are not currently contemplated;	This policy has been updated.	Change Made

Name	Comment/Question	Staff Response	Status
Victoria St North			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	Floor Space Ratio requirements are more appropriately regulated through the implementing Zoning By-law. In our submission, we suggest removing this policy or revising the language to provide for flexibility in the Official Plan;	In the mixed use land use designations, as they apply to the city's proposed strategic growth areas, it is important that minimum densities are established. it is noted that there are transition provisions in the policy enabling a gradual increase in density.	No Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	Commercial uses must consider vehicular access for operational purposes and functional site access on a site-specific basis. We suggest this policy be removed, as it undermines the purpose of a Minor Variance application. Similarly, Draft Policies 12.96-12.98 also require considerations for Minor Variance applications that go above and beyond the requirements of the four tests under the Planning Act. Further evaluation of the implications of these additional criteria should be considered.	The minor variance policies provide guidance on the Planning Act "four tests". The policies have been updated in the second draft.	Change Made

Name	Comment/Question	Staff Response	Status
Andrea Sinclair, MHBC on behalf of Bingemans East Developments Ltd and 425 Bingemans Centre Drive Ltd	Requesting mainting 2014 OP use permissions in general industrial designation	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	No Change Made
Andrea Sinclair, MHBC on behalf of Bingemans Inc. - 425 Bingemans Centre Dr.	Requesting mainting 2014 OP use permissions in general industrial designation	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	No Change Made
Andrea Sinclair, MHBC on behalf of Equitable Life Insurance Company of Canada c/o BentallGreen Oak (Canada) LP - 520 Bingemans Centre Drive	Requesting mainting 2014 OP use permissions in general industrial designation	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	No Change Made
Andrea Sinclair, MHBC on behalf of Forest Glen	Unqualified Support	Comment acknowledged.	No Change Required

Name	Comment/Question	Staff Response	Status
Holdings Ontario Ltd - 700 Strasburg Rd.			
Andrea Sinclair, MHBC on behalf of LH Holdings Ontario Ltd - 700-720 Westmount Road E	Unqualified Support	Comment acknowledged.	No Change Required
Brandon Flewwelling, Gsp on behalf of Hogg Fuel and Supply - 5 Hill St.	An active development application for OPA ZBA is being considered on the site to redesignate the property from general industrial to high density residential and to rezone from general industrial to site specific high rise residential. We request that Staff reconsider the proposed designation.	No change from what is proposed. The Industrial and Employment Lands Study completed in support of Kitchener 2051 identified the subject lands as General Industrial. A re-evaluation of Industrial Growth Areas depicted on Map 2 was undertaken to determine the alignment of these lands with "Employment Areas" as defined in the 2024 Provincial Planning Statement. The draft Official Plan identifies the subject lands as being part of an Employment Area.	No Change Made
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	See email for full submission Concern over the feasibility of the minimum density target applied to their property area, parkland dedication, the expected timeline of the Dundee Secondary plan, hedgerow mapping, the requirements for energy modelling, the requirement for groundfloor commercial in mixed use designatiions, school needs studies, trails/walkways in natural areas, and request the removal of 1878 New Dundee Rd from cultural heritage policies	Components of this submission are provincial interest.	Check Back
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	Minimum Density and Infrastructure Capacity the minimum density target of 84 residents and jobs per hectare accomodates considerably more persons and jobs than we believe is attainable in this suburban context and should be reduced	Potentially delete the 84 from policy, and rely on Dundee specifics. Decision on hold until we review Watson's comprehensive work.	Check Back

Name	Comment/Question	Staff Response	Status
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	Parkland identified on the Schlegel Lands on the City's Draft Preferred Land Use Plan significantly exceeds the 5% maximum prescribed by the Planning Act	We acknowledge that the 10m2 per person target is different than the tools we may use to get there. Pending Dundee team discussion with parks	Check Back
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	The Secondary Plan needs to contain policies that direct and guide the independent and timely access to services for all landowners	Dundee policy has been drafted and shared with landowners	Indirect
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	mapping of identified or historic hedgerows should be deleted from Dundee Secondary Plan mans until further technical analysis is completed	Mapping of hedgerows will be shown at an appropriate scale, historic hedgerows will not be shown	No Change Made
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	Adjust the language in the energy policies to emphasize encouraging rather than requiring further study of energy models on individual development applications	No change. Energy policies are onside of legislation in our opinion	No Change Made
Brandon Flewwelling, GSP on behalf of Schlegel	Supports a mix of uses along Blair Creek Drive but does not support mandatory ground floor commercial or minimum non-residential FSR requirements	preamble and to polices applying to CF and MU have been revised to speak to the different study pathways to determining an appropriate amount of commercial at the neighbourhood scale, and how of the 'may tools' (11.10 and 11.11 from the Nov. draft) will be applied.	Change Made

Name	Comment/Question	Staff Response	Status
Urban Developments			
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	Supports permitting school sites within all land use designations and requests that any school needs study not be required by a landowner	school needs study not proposed. No change	No Change Made
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	Prohibiting trails and walkways in natural spaces and buffers is missing an opportunity to provide connectivity between neighbourhoods and passive recreational opportunities	No. Wide trails are not consistent with the NHC	No Change Made
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	Remove 1878 New Dundee Rd from any cultural heritage policies or mapping	Staff continue to consider this and will include updated content in the final Official Plan.	Continue to be Considered
Brandon Simon, the Planning Partnership, on behalf of Savic Homes Ltd - 1358, 1378, 1388, 1402, and 1430-1442	See email for full submission Request that the former land use designation of high rise residential be applied to their properties	Specific Policy Area 33 on Map 5 denotes the referenced properties.The policy language associated with the Specific Policy Area states: "Despite the Neighbourhoods lands use designation applying to the lands shown on Map 3, the maximum permitted height is in accordance with the Site Plan approved for the subject property on date of passing of this Plan, or if there is no Site Plan approved, the maximum Floor Space Ratio is 4.0."	No Change Required

Name	Comment/Question	Staff Response	Status
Highland Rd West			
Dave Aston, MHBC on behalf of Christie Digital Systems Canada Inc. - 809 Wellington St. N	Requesting the special policy be reinstated for the subject property to recognize the current permitted uses	The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming.Staff continue to dialoge with the commentor. Adiditional changes may be advanced in the final Official Plan.	Continue to be Considered
Dave Aston, MHBC on behalf of Funshine Developments - 526 Lancaster St. W	On behalf of our client, Funshine Developments, please accept these comments regarding the City of Kitchener Draft Official Plan, as it relates to lands referred to as 526 Lancaster Street West, City of Kitchener. We appreciate the City's efforts in preparing the draft Official Plan and the opportunity to provide comments as the City moves toward completion of the Official Plan Review. The subject lands are currently development with a Tim Hortons on a portion of the lands and the remaining (eastern) portion of the lands are vacant. The draft Official Plan proposes to 'split' designate the lands as Commercial First and Innovation Employment. The lands are proposed to be redesignated Commercial First on the western portion and Innovation Employment on the eastern portion in the current draft of the Official Plan. The lands have not been identified as an 'area of employment' and both of the designations permit a range of uses. Based on our review of the draft Official Plan and the property's surrounding context, we respectfully request that: - The 'Commercial First' designation be extended to include all of the property. In our opinion, the designation of all for the lands as Commercial First would be a more appropriate designation and provide a more cohesive and permissible framework to support	No change from what is proposed. There is an opportunity for a site specific application with policies to satify with study requirements for change in land use from an employment land use to a non-employment land ues.	No Change Made

Name	Comment/Question	Staff Response	Status
	the full development potential of the property in support of the City's general objectives. The property is not directly adjacent to any other employment lands or Innovation Employment lands. The property is directly adjacent to existing high rise residential buildings. We have recently completed a pre-application process with the City of Kitchener and there were no major concerns identified with the potential to develop the eastern portion of the property as a mixed use building with residential apartment use above the ground floor non-residential/commercial uses.		
Emily Elliott, MHBC on behalf of 2013029 Ontario Ltd - 6 Shirley Avenue	seeking commercial rather than general industrial land use designationsite curretly used for warehouse as a in interim use, planning commercial campus in the long termawaiting hwy 7 to redeveloped. Requesting commercial permissions and urban corridor permissions to be retained.	These lands were identified as an employment area through ROPA 6. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS. The city's consultant assessed the employment areas for PPS 2024 conformity and determined that this site meets the criteria to be considered part of an area of employment. As such, no change is recommended.	No Change Made
Emily Elliott, MHBC on behalf of 2804031 Ontario Ltd	Requesting Car dealership as permitted use in the SGA designation.	No change made. Car dealerships have significant compatibility challenges with residential development are generally directed away from mixed use designations Such as Commercial first. There may be merit in discussing whether an auto oriented commercial designation may be supportable considering it is surrounded by the expressway.	No Change Made

Name	Comment/Question	Staff Response	Status
Emmet Vanson, Six Nations of the Grand River Elected Council	Haldimand Tract and 1701 Nanfan Treaty Preamble Six Nations of the Grand River (SNGR) Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of SNGR. The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on its ability to exercise Aboriginal and Treaty Rights that are not only set out in the treaties themselves but are also recognized and affirmed in Section 35 of the Constitution Act, 1982. These treaty lands are subject to unresolved litigation and any infringement upon our treaty rights must be fully mitigated by the proponent. The 1701 Nanfan Treaty guarantees SNGR's right to harvest and hunt on this property for perpetuity. Without the Kitchener 2015 Official Plan being further refined, SNGR's rights will be undermined. SNGR must be accommodated to mitigate any harm to its treaty rights caused by the proponent.	Comment acknowledged.	No Change Required
Emmet Vanson, Six Nations of the Grand River Elected Council	Protected Countryside is proposed for NO urban development while green areas are simply considered for "directing" development away from. SNGREC requires stronger wording to protect green areas. There are no longer enough green areas to considering developing more of them.	The City's existing Official Plan and draft Official Plan do not enable development or site alteration in the sensitive and significant Kitchener Natural Heritage System lands shown on Maps 3 and 6. The "green areas" wording referred to throughout the draft Official Plan also includes less sensitive/significant Open Space lands that are intended for more active recreation (e.g., parks, trails). Less prohibitive language (e.g., direct 'development away from") acknowledges that municipal site alterative may be required to manage these more active spaces.	No Change Required
Emmet Vanson, Six Nations of the Grand River Elected Council	Please include language that mentions the requirement of protecting the Grand River in the contexts of Indigenous cultural impacts, environmental health, and water protection.	We agree that the Grand River is important for all of the reasonsthat have been noted. This proposed up-front section of the draft Official Plan places emphasis on and acknowledges the importance of the Grand River setting the stage for Official Plan policies that are more detailed throughout the balance of the draft Official Plan. At the outset of the draft Official Plan, it is intentional to describe the river's significance. We appreciate the suggestion of modified language to reflect the importance of Indigenous cultural impacts, environmental health, and water protection. Updates to these policies are being considered with these suggestions in mind and any updates will be reflected in the final Official Plan.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC requests the removal of “maintain” from this policy considering how every development causes negative impacts and development without environmental enhancement is an unacceptable negative impact without enhancement. The closest a development can get to a net-zero impact would be with extensive environmental enhancement.	It is important to retain the word “maintain” in addition to “restore” and “improve” as within Kitchener there are places where sensitive species and ecosystems continue to thrive.	No Change Required
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC requests the inclusion of greater consequences than restoration and greater environmental enhancements for illegal environmental impacts	When there are removals of environmental features or areas without necessary approvals, Kitchener continues to process any future development application on the lands treating the lands as if the removal has not occurred. Through the development application process, the city and other agencies will work with the applicant and landowner to re-create/restore the environmental feature. Additionally, the city has by-laws, such as the Site Alteration By-law and Tree/Woodland Conservation By-laws, where there is the ability to lay charges. However, laying of charges is often a last resort as the preference is to work with the landowner to restore the environmental feature.	No Change Required
Emmet Vanson, Six Nations of the Grand River Elected Council	Regarding the Urban Forest policies, Native species are seemingly an afterthought; however, they are a necessary backbone to a sustainable future and urban forest. SNGREC requests the inclusion of native species in the opening paragraphs of the “The Urban Forest” section. Non-native trees might require less maintenance but are not the future climate-survival species that should be considered.	Native species are always the default tree species for plantings/replanting as they are often best adapted for survival in this climatic zone. In the urban forest section of the draft Official Plan, however, it is important to acknowledge the role of planted, often non-native tree species with respect to other functions such as shade, carbon sequestration, urban wildlife habitat and cultural heritage values. Staff continue to consider the suggestions above as value added language in the preamble to this section to provide additional and set context.	Continue to be Considered
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC encourages the City to pursue more advanced goals rather than the current mild goals for tree canopy cover. The 3% increase from both 2019-2050 and 2050-2070 may be difficult to achieve, however SNGREC encourages taking the 3% as more of a baseline expectation rather than the goal – or to make two tiers of goals. Having a smaller goal will be used by developers to do as little as possible to improve canopy cover.	The proposed Official Plan policy about tree canopy cover goals is based on Council approved tree canopy targets from 2022. The tree canopy targets are part of Kitchener’s Sustainable Urban Forest Strategy which applies to all trees on public and private lands.	No Change Made
Emmet Vanson, Six Nations of the Grand River Elected Council	What protections are planned for Highly Vulnerable Aquifers (HVAs)?	HVAs are part of designated vulnerable areas shown on Maps S-2 through S-6 in the draft Official Plan. Designated vulnerable areas are required to conform to the Grand River Source Protection Plan which has rules about uses and activities that may be prohibited, restricted, or regulated. The Region of Waterloo reviews development applications and building permits for source protection concerns, enforces prohibitions in the most vulnerable areas for high-risk activities, and negotiates risk management plans.	No Change Required

Name	Comment/Question	Staff Response	Status
Emmet Vanson, Six Nations of the Grand River Elected Council	Do these snow considerations exist in general for natural heritage features? SNGREC requests that clear wording states that snow storage away from NHS features is required for all sites with NHS features.	City environmental planning staff require this as part of the review of development applications. It also may be recommended as part of an approved Environmental Impact Study which must be implemented as part of conditions of development.	No Change Required
Emmet Vanson, Six Nations of the Grand River Elected Council	We ask for all new OPs to include language similar to Brant County's OP: "Proponents of development or redevelopment proposals throughout the County shall engage with Indigenous Communities being the Six Nations of the Grand River and the Mississaugas of the Credit First Nation prior to submission of an application for development or redevelopment. Proof of engagement shall be provided as part of a complete application. This is required as it is the only meaningful way to implement PPS 6.2.2, mandating Indigenous engagement.	Section 1, policy 1.1 of the draft Official Plan contains an approach and commitment to early Indigenous engagement and consultation. This policy was developed in consideration of other municipal Official Plan policies. It provides a commitment to early engagement and provides flexibility to work with First Nations on a circulation process that works for all.	No Change Made
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC requests the inclusion of a section allowing the City to determine if an EIS was completed in good faith and with sufficient scientific evidence, and if poorly done, a new EIS from a new consultant can be required,	City environmental planning staff review EISs and make comments on them until the EIS is revised to meet such standards.	No Change Made
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC requests that an EIS is required for aggregate mining proposals – this is not referenced in the aggregate policies of this OP. SNGREC opposes aggregate mining within Significant Woodlands, Significant Valleys, and Significant Areas of Natural and Scientific Interest or within the habitat of endangered of threatened species. Regarding endangered or threatened species, the permits required by the Provincial and Federal governments would not function as protection, and avoidance should be prioritized.	The draft Official Plan contains a series of policies consistent with the PPS regarding Mineral Aggregate Operations. It includes a policy that references zoning by-law amendments to permit this land use and states that they will be evaluated based on, among other things, whether the proposed operation will have adverse effects on the natural heritage system. This policy, together with the implementation policies in section 12, that include complete applications requirements, enable environmental studies, including an EIS or other environmental studies to be required for these types of applications.	No Change Made
Emmet Vanson, Six Nations of the Grand River	Regarding Map 10, while section 10.92 states that these are approximate and are for refinement, SNGREC encourages early refinement to both protect environmental or otherwise sensitive features and reduce public concern.	The draft Official Plan contains a series of policies consistent with the PPS regarding Mineral Aggregate Operations. It includes a policy that references zoning by-law amendments to permit this land use and states that they will be evaluated based on, among other things, whether the proposed operation will have adverse effects on the natural heritage system. This policy, together with the implementation policies in section 12, that include complete applications requirements,	No Change Made

Name	Comment/Question	Staff Response	Status
Elected Council		enable environmental studies, including an EIS or other environmental studies to be required for these types of applications.	
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC requests the inclusion of a section explicitly mentioning protecting and expanding the Huron Natural Area, including the environmental aspects in addition to the cultural aspects.	The Huron Natural Area is protected by the existing Official Plan by being designated as part of Kitchener's natural heritage system. Further the Huron Natural Area is zoned natural heritage conservation which prohibits development. Further, existing Official Plan policies, which are proposed to be maintained, ensure that development occurring on lands surrounding the Huron Natural Area, which has been zoned for urban uses for quite some time, is assessed for potential environmental impact through mandatory EISs and is designed (e.g. water management, habitat enhancement, buffer design and planting) to implement all required avoidance, mitigation and compensation measures to ensure continued protection of the adjacent Huron Natural Area.	No Change Made
Emmet Vanson, Six Nations of the Grand River Elected Council	Regarding setbacks and environmental protections, SNGREC requests the inclusion of a section encouraging and setting a goal to go above and beyond on environmental protections such as setbacks, and the improvement of sections already relating to environmental enhancement and protections. This is within the city's power based as per MMAH: "With respect to the enhanced setbacks to natural features, any municipality can go above and beyond the requirements of the PPS to address matters of importance to a specific community, as long as the municipal policy does not conflict with any PPS policy. Please see page 4 of the 2024 PPS – "Policies Represent Minimum Standards".	The PPS provides minimum standards of which the city can go beyond. Kitchener's existing Official Plan already goes beyond the minimum standards with respect to the natural heritage system. Further, specific setbacks from any element of the natural heritage system are determined through site-specific EISs required at the time of any development application adjacent to the natural heritage system. This permits appropriate consideration unique to any given property or development such as soils, slopes, significance/sensitivities of the natural heritage system features and functions, the type of development or site alteration etc. which can only be determined at the time of a development application.	No Change Required
Kevin Muir, Zehr Group - Victoria Road properties	We appreciate that PPS 2024 changes have further limited where auto-related, space-extensive commercial uses can locate in municipalities. However, the drafted Auto-Oriented Commercial permissions strip away many permitted uses currently permitted in the "Commercial" designation (such as indoor commercial recreation, restaurants, personal services, offices, financial establishments, health offices/clinics). Zehr Group owns properties along the Victoria Road corridor affected by the drafted Auto-Oriented Commercial designation, which currently are tenanted by a combination of uses permitted by the Auto-Oriented Commercial designation as well as those only permitted by the current Commercial designation. We don't support removal of the latter permitted uses that would limit	Staff continue to consider this and will include updated content in the final Official Plan.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	future tenanting and leasing of these properties and existing buildings.We note there is a distinction between the north and south side of this portion of the Victoria Street corridor in terms of existing activities (more auto-focused on the north side) and the contextual rear-yard situation (rail on the north side, residential on the south side). Our preference would be the Commercial First designation be extended to the Zehr Group properties like what is proposed for other properties on the south side of Victoria Street (or a tailored site-specific that protects the current permitted uses).		
Kevin Muir, Zehr Group	In policy 11.8, would these design guidelines or something other tool?	Yes this would be design guidelines.	No Change Made
Kevin Muir, Zehr Group	In policy 11.81, would such additional uses necessitate an Official Plan Amendment or would it just be a Zoning By-law Amendment?	No change recommended. The policy is intentionally vague to allow discretion on the part of the development planner depending on what is being proposed. There's another policy that prohibits residential uses within this designation (auto-oriented commercial).	No Change Made
Kevin Muir, Zehr Group	In policy 11.85, what does the reference to limitations on the “orientation” mean?	Policy revised to remove "amount and orientation of private vehicle".	Change Made
Kevin Muir, Zehr Group	We support the 6-storey height cap in the Neighbourhood designation, a very good enabler of mid-rise development while allowing discretion to compatibility and fit. Similar to our comment for Policy 11.20 above, does it warrant some commentary / policy in Kitchener 2051 regarding the matters that go into the City’s consideration of compatibility?	Additional policy language has been added to the Mixed Use A and Neighbourhoods land use designation. This language provides greater clarity around what will be considered as part of determining the appropriate implementing regulations.	Change Made

Name	Comment/Question	Staff Response	Status
Kevin Muir, Zehr Group	Would policy 11.92 preclude residential uses that are mixed-income developments (where some of the units may be a different affordability threshold and/or market rate than that of the “affordable housing” definition)? Would severances of an Institutional property to create a new, associated parcel for affordable housing be permitted under this policy?	No change recommended. Yes, this would preclude residential uses that are mixed-income developments as of right. We understand amendments may be required to facilitate development and in some cases, may be desirable.	No Change Made
Kevin Muir, Zehr Group	What would constitute an examination of other permitted uses and City acquisition? What documentation would be required? (Policy 11.93)	Policy language has been revised to better align with other conversion tests in other land use designations.	Change Made
Kevin Muir, Zehr Group	What constitutes a “phased” development? Would this be a site plan approval in phases or construction in phases? Of note, subsection (i) does not appear to work with multi-building sites where the first phase is a building at the back of a site, away from the public frontage, and that does not contain any non-residential space. (policy 11.50 g)	A phased development is a multi-building development counted in construction phases. Policy has been revised to reduce prescriptiveness.	Change Made
Kevin Muir, Zehr Group	Understanding this is an “encourage” policy, we would suggest that the design preference should be parking structures, either integrated or free-standing, rather than just integrated ones. Free-standing parking structure options provide a similar benefit of more efficient parking accommodation away from the public realm but provided in a more cost-effective manner. (policy 11.7b)	Policy has been deleted..	Change Made
Kevin Muir, Zehr Group	these policies make reference to “non-residential”, commercial” and “retail” throughout. Are these distinctions intentional (i.e. 11.11b. commercial uses on the ground floor versus non-residential uses on the ground floor)?	Policy revised to ensure consistency in language; removed reference to "retail" and used "commercial" instead.	Change Made

Name	Comment/Question	Staff Response	Status
Kevin Muir, Zehr Group	It is not entirely clear the distinction between these two policies (11.9a is for Mixed Use outside of PMTSAs and is a “will”; 11.10a is for the same plus Commercial First and is a “may”).	Minor modifications have been made to maintain the policy language specific to lands designated mixed use. Map 2 depicts Strategic Growth Areas and identifies the extent of PMTSAs.	Continue to be Considered
Kevin Muir, Zehr Group	It would be helpful to have examples of what this would mean in the context of development applications. (policy 3.20b)	Comment acknowledged.	No Change Made
Kevin Muir, Zehr Group	What implications do the Bill 60 changes regarding green standards have on these policies, if any?	Comment acknowledged.	No Change Made
Kevin Muir, Zehr Group	The numerical representation is a little confusing for policy 3.6 and 3.7 is there a reason percentages are not used instead?	Policy has been revised.	Change Made
Kevin Muir, Zehr Group	Policy 3.19 is unclear. A development can not do all three of those things at the same (seems like it means “avoid but if not minimize and mitigate”).	Minor policy revision has been made.	Change Made
Kevin Muir, Zehr Group	Policy 7.108 is somewhat confusing as to when it would be applied. Relief implies a minor variance which has its own tests and does not involve the Urban Design Manual. Compliance should be a matter of zoning and not urban design guidelines.	Policy has been revised; language has changed from relief to amendment.	Change Made

Name	Comment/Question	Staff Response	Status
Kevin Muir, Zehr Group	In policy 7.92, Is this amenity area requirement meant to be indoor and/or outdoor spaces?	The referenced policy has been revised and a glossary defined term for "amenity area" has been added for greater clarity.	Change Made
Kevin Muir, Zehr Group	What policy does the “geographic application of the policy above” reference? (in policy 11.11)	The geographic application refers to area-specific policies or regulations that may be applied in response to further work completed by the City. Staff continue to assess the policy language to improve clarity as part of developing the final Official Plan.	Change Made
Kevin Muir, Zehr Group	“directions and standards” for architecture / exterior building design should be excluded given the recent Planning Act changes regarding site plan approval. (policy 11.17)	This policy has been revised and moved to a different chapter. The Urban Design Guidelines will continue to function as guidelines.	Change Made
Kevin Muir, Zehr Group	Is this compatibility consideration meant through site plan approval or to be implemented through zoning regulations? Is this meant to include the transition between two Mixed Use designations (i.e. between Mixed Use C and B or Mixed Use B and A)? Does it warrant some commentary in Kitchener 2051 regarding the matters that go into the City’s consideration of compatibility (such as a policy of “here are the types of things that are considered”?) (policy 11.20)	Additional policy language has been added throughout the draft Official Plan to provide greater clarity on matters of compatibility and transition.	Change Made

Name	Comment/Question	Staff Response	Status
Kevin Muir, Zehr Group	It would be helpful to have some examples of when the last sentence of this policy would apply to consider its implications ("Request for relief from built form regulations may require an amendment to this Plan where it compromises the objectives of this Plan."). It is difficult to understand how this would be evaluated with few built form metrics and more generalized design expectations in the First Draft policies. (policy 11.3)	No change recommended. An example of when this would apply would be a large format commercial development along a priority street.	No Change Made
Kevin Muir, Zehr Group	What constitutes the "historical mid-rise main street condition"? Presumably this aligns with the current SGA-2 special provision of maximum 6 storeys for new buildings? (policy 11.49)	No change proposed. This policy was brought forward through the Growing Together West project to implement the land use planning framework in the City's 7 PMTSAs west of the expressway. This policy aligns with the current SGA-2 special provision of maximum 6 storeys for new buildings specifically along King Street West in Downtown Kitchener.	No Change Made
Kevin Muir, Zehr Group	Is there any indication of how primary and secondary function are defined and/applied? Would this be a gross floor area consideration, physical extent of the site, or something else? (policy 11.72)	The policy has been revised to remove "primary" from the policy. The intent is to not have residential impact the commercial function of the property.	Change Made

Name	Comment/Question	Staff Response	Status
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	WRDSB-Specific Commentary: The WRDSB owns a secondary school site on Fischer-Hallman Road, purchased in 1993. This property is currently identified within the Regional Recharge Area (RRA) and associated Protected Countryside designation. The WRDSB has commissioned an independent environmental study of the site, which concludes that, with appropriate mitigation measures, development can satisfy policies related to the protection and enhancement of aquifers and drinking water sources. The WRDSB respectfully requests an amendment to Policy 11.138 to explicitly permit schools as a use on this site, contingent upon the application of environmental protection measures identified through technical studies. Alternatively, the WRDSB requests:•Regional Recharge Area (Map S-2): Exclude the WRDSB site from the RRA designation.•Map 1 (Urban Area and Countryside) & Map 2 (City Structure): Expand the Urban Area boundary to include the site as part of the Designated Greenfield Area.•Map 3 (Land Use): Designate the site as Institutional or Community Facility to reflect its intended public use.	City and Regional staff have collaborated on this response and confirm the following:- ROP policy 6.H.1 was established as a site specific policy through minutes of settlement on 2015 ROP appeals. This policy was never intended to grant broader development permissions or institutional uses, such as schools, rather it functioned as an intentional, narrow exemption signaling that a municipal park was a permitted use despite the underlying regional recharge area and protected countryside designations. The policy explicitly states that the extent of the municipal park use will be determined by the City's master plan for the park. This language effectively limits the policy's application to the footprint of the park itself.- Regional staff maintain that a public school, in combination with the municipal park represents a significantly more intensive use than contemplated by Policy 6.H.1. Regarding design-based mitigation, Regional staff recommend a precautionary approach. While acceptance of mitigation of RRA lands already within the urban areas has been accepted previously, these measures require rigorous, permanent maintenance and are prone to failure over time. Furthermore, there are no effective legal tools to enforce the ongoing maintenance or end-of-life replacement of infrastructure that is privately owned.- removal of the lands from the RRA would require additional studies. The applicant would need to work directly with the Region on study requirements. Studies used in other areas on lands that were added to the urban area and remained RRA are not designed with the intent to justify the removal of the RRA designation.- There has not been sufficient studies or justification provided through the current submission for staff to assess the appropriateness of an urban boundary expansion.	No Change Made

Name	Comment/Question	Staff Response	Status
John Metcalfe	Part 1 I commend the City for developing a long-term vision for Kitchener. Without an open and vigorous discussion of how the City is to grow, the design of this City will be left to the shifting whims of profit-seeking developers and financiers. I will, however, strenuously resist the acceptance and implementation of the most recently proposed plan, especially with respect to its attempt to alter the zoning of a large part of the Old Westmount community west of Belmont Avenue, as outlined in the Kitchener 2051 Draft Official Plan Summary. Families have struggled to set down their roots in this community. Many have spent decades in various kinds of higher density housing in order to move to this beautiful neighbourhood of single family homes. And having joined the Old Westmount community, they have made significant investments of time, effort and money to create a superior environment for nuclear and extended families, unrivalled in KW. I understand the pressure on developers to grow clusters of more and more profitable higher-density housing and commercial venues. Indeed, the worldwide shortage of housing has not been caused by the existence of communities of single family dwellings. Rather, it can be traced to pressure on landlords and financiers everywhere to use investments in housing so as to produce ever more and higher returns. (See, for example, the work of Patrick Condon, professor of urban design, University of British Columbia). And let us not be fooled into thinking this change in zoning from "Neighbourhood" to "Mixed Use A" will result in a few larger homes becoming cafes or restaurants. The end of this change will inevitably be an ever-growing sprawl of large rental projects—like the recently approved eight-story apartment complex for Belmont Village, which will now surely be taller under the new plan—throughout the rezoned area. In the face of this high-density sprawl that trades away beautiful homes in an established and vibrant community for mainly unaffordable apartments, our representatives need to protect the communities of the people they ostensibly represent. My neighbours and I see this threat to our community	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	as sufficient motivation to become more actively involved in municipal politics. Moreover, the glaring lack of openness and debate surrounding the introduction of this most recent new plan, is seen by some as a sign of the waning focus of our current representatives on protecting the most valuable aspects of Kitchener.		

Name	Comment/Question	Staff Response	Status
John Metcalfe	Part 2 Lest someone reject my comments as empty “nimbyism,” I would remind the reader that this label is a tool used to quash debate, rather than to present an argument. The label exaggerates divisions in an attempt to silence conversation. Advocates of an increased supply of affordable housing can achieve this goal without needlessly destroying established, beautiful, and well-functioning communities.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Josh Bancic	I am writing to express my concerns regarding the proposed planning designations for the Westmount neighbourhood within the Kitchener 2051 plan.I feel that designating the east portion of Westmount as a Strategic Growth Area / Mixed Use A is inappropriate and inconsistent with the character of the neighbourhood. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape.This approach would better reflect the historical, cultural, and architectural significance of the area and would support thoughtful, context-sensitive development that aligns with the established character of the neighbourhood.Additionally, I strongly encourage the City to include provisions specific to Westmount within the Kitchener 2051 plan to ensure it receives the protections it deserves as one of Kitchener’s most significant areas of cultural heritage. Other Cultural Heritage Landscapes already benefit from additional safeguards, such as three-storey height restrictions and defined setback limits. Westmount should be afforded	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	similar protections to preserve its integrity.Thank you for your time and consideration. I appreciate the opportunity to provide input and would welcome further discussion on how best to protect and plan for Westmount in a manner that respects its heritage value.		
Judy and Ernie Ginsler	We are writing in regards to the proposed changes to land-use designation in the Westmount Neighbourhood. We realize that the deadline for comments has passed, but, since we only found out about this through our Neighbourhood Association on Saturday evening, we hope that we can still have input. As long-time residents of Old Westmount, we are confused about the proposed changes to zoning. Specifically, why would commercial and 8 story residential buildings be allowed in an established, predominantly single-family residential neighbourhood with virtually no vacant land? We have no objection to higher density in our neighbourhood, but that could mean replacing existing single-family homes with duplexes or triplexes, as is already being done on William and Park Streets, for example. Eight story buildings and commercial uses don't fit with the long-established and very successful character of the Westmount Neighbourhood. We were also wondering why we never heard about this proposed plan until so recently. We would have attended meetings if we had known about them. Was this publicized, and if so, how?	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys. Kitchener 2051 is a comprehensive city-wide process. The full engagement process and all documents are available on the Kitchener 2051 engage page. Since the launch of Kitchener 2051 in 2024, pop-ups have been held in person at various stages in all wards across the city. A community	Change Made

Name	Comment/Question	Staff Response	Status
		working group was formed in Summer 2024 with representatives from all wards and was reflective of Kitchener's demographic make-up. The community working group met monthly for 18 months between summer 2024 and this past February to guide and shape Kitchener 2051. Additionally, email notifications, ads the Record, and social media was used extensively. As this is a city-wide project mailouts to all property owners and occupants did not occur and was not required.	
Judy Donaldson	I understand that it is a requirement to put together an official plan every decade and that density is favoured over sprawl. I also realize that my email will sound like NIMBYism and I suppose it is to an extent because I do happen to currently live in the Westmount Neighbourhood. I really respect and admire the intentional planning that went into creating this unique neighbourhood with all of its set back regulations etc nearly a century ago, and I appreciate that almost every resident looks after their homes and properties with care, some investing heavily in restoration as needed. For those who haven't, I suggest reading Susan Mavor's book on the Westmount Neighbourhood. Please record my position regarding Kitchener's Draft Plan amendment affecting the area west of Belmont to Westmount, south of Union to Gage. It is my opinion that:	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific	Change Made

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	• it is wrong to designate the east part of Westmount as a Strategic Growth Area / Mixed Use A • all of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape • provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too.	direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Julia Kossowski	Part 1I am the property owner of XXX in the Westmount Neighbourhood of Kitchener. I am writing to share my concerns regarding the City of Kitchener's draft Official Plan (Kitchener 2051) and the expansion of the Strategic Growth area into the Westmount NeighbourhoodThe Westmount Neighbourhood is an incredibly special, diverse, and historic community in Kitchener. The tree-lined streets, accessibility & walkability, the significant historic character, and diversity in housing types (large lots with large homes balanced cohesively with smaller lots/homes, duplexes, and low-rise apartments) makes this a neighbourhood worth preserving. I know the City of Kitchener agrees, as you have identified this community as a Cultural Heritage Landscape. I have always appreciated this complete community - a neighbourhood where homeowners and tenants have easy access to our day-to-day needs as well as options for accessible public transportation. For these reasons, I was especially upset by the proposal in the draft Official Plan. My concern centres on the dramatic expansion of the Strategic Growth Area west of Belmont Village into Westmount. Specifically, the existing Official Plan designates a Strategic Growth Area east of Belmont Ave and a Mixed Use land area	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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	along the east and west side of the commercial area along Belmont Ave. Meanwhile, the area west of Belmont Ave's Mixed Use land is designated as "Low Rise Residential".		

Name	Comment/Question	Staff Response	Status
Julia Kossowski	Part 2 - However, the draft Official Plan has drastically expanded the Strategic Growth Area to include a proposed "Mixed Use A" designation for Westmount land bounded arbitrarily by Dunbar St to the west, City limits to the north, Belmont Ave to the east and Brandon Ave to the south. This proposed expansion does not reflect the boundary of the previously identified intensification areas which have been established over the past decade of planning at the City of Kitchener. The reason I find this particularly frustrating is that I have been following the City's station area planning process for many years. This transparent process included extensive analysis and consultation in order to define the Strategic Growth Areas / Major Transit Station Areas. To suddenly see proposed changes to those areas entirely ignores the analysis and consultation that has already occured. For instance, you'll be aware that the City has spent nearly a decade considering the land use framework for transit station areas, culminating with Growing Together, a major initiative to update the City's planning framework for its Strategic Growth Areas / Major Transit Station Areas to encourage responsible growth and facilitate significant opportunities for intensification. This Project has won international awards and has unanimous council and strong local support. This Project was based on the Strategic Growth Areas previously established by the City and Region and did not include the expanded area proposed in the new draft Official Plan. To arbitrarily expand these Strategic Growth Areas / Mixed Use areas negates the quality of the Project and means the unique nature of the Westmount land was not even considered in the new frameworks. In short, this neighbourhood was never identified as an intensification area despite years of study in the vicinity - consequently, the unique Westmount Neighbourhood has not been considered in the new planning frameworks that were developed under the Growing Together Project to encourage responsible growth. Ultimately, for the integrity of the City's planning, it is critical that any new Mixed Use areas respect the boundaries previously set for Mixed Use and Strategic Growth	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	Areas / Major Transit Station Areas. I am concerned that this expansion will result in haphazard development which will erode the Westmount community character which myself, and my fellow neighbours, value so tremendously. I am also concerned about the negative impact to the Cultural Heritage Landscape of this historic community.		
Julia Kossowski	Part 3 - . Lastly, I am concerned about properly supporting the beloved Belmont Village. This valued commercial area deserves to thrive which is best achieved when commercial uses are adjacent and dense. To summarize, my feedback on the draft official plan is to please reduce the expanded boundaries of the Mixed Use A land to align with the existing Strategic Growth Areas / Mixed Use area in the current Official Plan. Moreover, all land designated as "Low Rise Residential" in the current Official Plan in Westmount should remain as "Neighbourhood" in the draft Official Plan.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.	Change Made

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		The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Julia Kossowski	Part 1 - I am the property owner of XXX in the Westmount Neighbourhood of Kitchener. My family and I have lived here for seven years and we are currently raising our two children in this neighbourhood. I am writing to share my concerns regarding the City of Kitchener's draft Official Plan (Kitchener 2051). I am concerned about two issues - firstly, the expansion of the Strategic Growth area ("Mixed Use A") into the Westmount Neighbourhood, and, secondly, the new Neighbourhood Growth Area designation which has been proposed across most of the Westmount Neighbourhood. These two designations encourage 8-storey and 6-storey buildings in Westmount which are not aligned with the current fabric of the community.The Westmount Neighbourhood is an incredibly special, diverse, and historic community in Kitchener. The tree-lined streets, accessibility & walkability, the significant historic character, and diversity in housing types (large lots with large homes balanced cohesively with smaller lots/homes, duplexes, and low-rise apartments) makes this a neighbourhood worth preserving. I know the City of Kitchener agrees, as you have identified this community as a Cultural Heritage Landscape. I have always appreciated this complete community - a neighbourhood where homeowners and tenants have easy access to our day-to-day needs as well as options for accessible public transportation. You are aware that the existing 2014 Official Plan designates a	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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	Strategic Growth Area east of Belmont Ave, while the Westmount Neighbourhood is all designated as "Low Rise Residential" which would permit up to 3-storey buildings. However, the new draft Official Plan Kitchener 2051 has drastically expanded the Strategic Growth Area to include a proposed "Mixed Use A" designation for Westmount land bounded arbitrarily by Dunbar St to the west, City limits to the north, Belmont Ave to the east and Brandon Ave to the south. Meanwhile, a new Neighbourhood Growth Area has been blanketed across the remainder of Westmount. This proposed expansion of Growth Areas does not reflect the boundary of the intensification areas which were established over the past decade of planning at the City of Kitchener.		

Name	Comment/Question	Staff Response	Status
Julia Kossowski	Part 2- The reason I find this particularly frustrating is that I have been following the City's station area planning process for many years. This transparent process included extensive analysis and consultation in order to define the Strategic Growth Areas / Major Transit Station Areas. To suddenly see proposed changes to those areas entirely ignores the analysis and consultation that has already occured. For instance, you'll be aware that the City has spent nearly a decade considering the land use framework for transit station areas, culminating with "Growing Together", a major initiative to update the City's planning framework for its Strategic Growth Areas / Major Transit Station Areas to encourage responsible growth and facilitate intensification. This Project has won international awards and has unanimous council and strong local support. This Project was based on the Strategic Growth Areas established by the City and Region in 2014 and did not include the expanded areas proposed in the new draft Official Plan (2051). To arbitrarily expand these Growth areas negates the quality of the Project and means the unique nature of the Westmount land was not even considered in the new frameworks. In short, the Westmount neighbourhood was never identified as an intensification area despite years of study in the vicinity - consequently, the unique Westmount Neighbourhood has not been considered in the new planning frameworks that were developed under the Growing Together Project to encourage responsible growth. Ultimately, for the integrity of the City's planning, it is critical that any new Growth areas respect the 2014 boundaries. The proposal to allow 6-storey buildings in the Neighbourhood Growth Area (the majority of Westmount and surrounding streets) and 8-storey buildings in the Strategic Growth Area (Mixed Use A) (in the area east of Dunbar Road)risks causing haphazard development in Westmount which will erode the community character which myself, and my fellow neighbours, value so tremendously. I envision further complications from	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	increased street parking and increased traffic in an already congested community - especially around Westmount Public School. I am also concerned about the inevitable negative impact to the Cultural Heritage Landscape of this historic community.		
Julia Kossowski	Part 3- Lastly, I am concerned about properly supporting the beloved Belmont Village. This valued commercial area deserves to thrive which is best achieved when commercial uses are adjacent and dense.To summarize, my feedback on the draft official plan is to first acknowledge that the Westmount neighbourhood is one single community and should not have a division of different land designations across it - in other words, the entirety of Westmount should be the same designation. Secondly, provisions should be added to the Official Plan that ensure that development within the Westmount CHL is limited to 3-storeys in height and that any new building setbacks align with existing building setbacks to maintain the unique character of this neighbourhood.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the	Change Made

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		first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	Regarding policy 2.27 - We encourage the City consider expanding this policy to recognize the importance of other institutional uses in Downtown, including elementary and high schools as well as child care facilities, adult and alternative education programs and administrative offices of the Boards.	This policy establishes city structure and does not preclue a range of institutional uses from occuring in accordance with the underlying land use.	No Change Required
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	It is our opinion that elementary schools should not be classified as a Major Institutional use; we request the City review the definition of Major Institutional and its reference to Community Facilities to clarify that elementary schools will not be considered Major Institutional uses.	The policy has been clarified to exclude elementary schools as a major institutional use.	Change Made

Name	Comment/Question	Staff Response	Status
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	Further, as future secondary schools will need to be located near new development within Neighbourhoods, limiting these uses to transit corridors could prevent new secondary schools from being built where required. We request confirmation from the City that future secondary schools will be allowed with the same flexibility provided under the Planning Act and not restricted to transit corridors.	Staff confirm that the Official Plan provides the flexibiltiy for school uses as required by the Planning Act. This policy suggests a preference for the location of schools.	No Change Required
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	It is our interpretation that elementary schools would be considered a local institutional use; we request clarification of this interpretation and suggest that a Local Institutional definition be added.	Staff confirm that a local institutional use includes elementary schools. A definition of local institutional has not been included at this time.	No Change Made

Name	Comment/Question	Staff Response	Status
Katherine Metcalfe	Part 1 - I am writing to express my serious concerns regarding the proposed zoning changes affecting the Westmount neighbourhood area west of Belmont Avenue, as outlined in the Kitchener 2051 Draft Official Plan Summary. I have lived in the Westmount neighborhood for decades. I attended Westmount P.S., and now own a home in this neighbourhood, where I am raising a young family. I intend to continue to live in this neighbourhood well past 2051.Firstly, I would like to highlight that I received no direct notice of the proposed changes under the draft official plan, even though my current address falls within an area directly impacted by them. I find this to be of significant concern, given the substantial negative impact this change will have on the place my family calls home.Our beloved neighbourhood is a robust and well-established community that has been home to generations of families, including my own. The buildings in this area are its residents' homes. This is a neighbourhood. It has been a neighbourhood for almost a century, far longer than many areas in the City, and as a whole it holds historic value for the City of Kitchener. Its character is reflective of decades of thoughtful development and investment by its residents. The proposed zoning changes of a segment of this neighbourhood, from "Neighbourhood" to "Mixed Use A" west of Belmont Avenue, undermines the very essence of this area. There is a significant difference between a "new coffee shop in an old Victorian house on the corner" and "buildings of up to 8 storeys", the latter of which is wholly inappropriate. Belmont Village is already a vibrant commercial area, supported by its surrounding residents. It has sufficient space for all the coffee shops necessary to support the Westmount neighbourhood for decades to come. The proposed zoning change seeks to encourage significantly higher-density development and risks undermining the very qualities that make this neighbourhood successful and desirable, with no clear benefit to the residents of either the Westmount neighbourhood and the City as a whole.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Katherine Metcalfe	Part 2 While I understand and appreciate the City's broader goals related to growth, housing, and transportation, this proposed change appears to encourage the decimation of an established, family-oriented neighbourhood in favour of increasing higher-density and commerical sprawl. Such an approach places a disproportionate burden on communities that are already functioning well and contributing positively to the City's social fabric. Introducing high-density and commercial expansion, beyond their current bounds, along Belmont Avenue would fundamentally alter this neighbourhood's character and would result in significant negative impacts to its residents and the surrounding areas. Higher-density and commercial development should be thoughtfully directed toward areas that can accommodate it without causing substantial harm to well-established communities. Growth and intensification do not need to come at the expense of families and neighbourhoods where residents have built their lives and where community cohesion is strong. I respectfully urge the City to reconsider the proposed inclusion of zoning changes for this area west of Belmont Avenue in the Kitchener 2051 Draft Official Plan and to prioritize planning approaches that protect established neighbourhoods while pursuing growth in a balanced, thoughtful, and sustainable manner. Thank you for your consideration of this feedback. I would appreciate the opportunity to provide further input on this important matter, as the planning process continues. I trust that the concerns of affected residents will be carefully weighed to ensure that the Final Official Plan does in fact reflect the priorities, experiences and hopes of the families living in this community.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Kathleen Kresky	Part 1 - I am supportive of a review of the 2014 official plan. However, the Kitchener 2051 draft official plan proposal destroys the neighbourhood fabric of the entire city of Kitchener. Throughout the City, what were previously low rise exclusively residential areas, are now proposed to be “neighbourhood growth areas”, permitting commercial establishments, and 6-storey residential buildings. The exception is the exclusively-selected protected areas designed Neighbourhood CHL (Cultural Heritage Landscape) which are described in the full document. Apparently, the objectives of this plan are not of value or significance in these exclusively-designated areas. Of note, these neighbourhood CHLs are not referenced in the summary plan being handed-out at Open House meetings which presumably are there to inform those attending of the implications, nor did any planners at said meeting that I attended suggest that other neighbourhoods are being protected. The summary document of the proposed plan is misleading in the description of Neighbourhood Growth Areas as “gentle intensification”. The replacement of existing family dwellings with multi-storey residential and commercial buildings, is not gentle intensification. It is the destruction of the neighbourhoods of the existing voters and ratepayers. The Planning department is fixated on future growth. Those people are not here now, those people are not voting and those people do not pay taxes here. We, the people of Kitchener, demand that the Council reflect the wants and desires of the people who live here now! Our vision. Our community. Our shared vision. Not the vision of the planners. Not the vision of people who don’t live here now. In fact, the City of Kitchener website specifically states “About Love My Hood: Residents take the lead. The city supports them along the way.” We love our hood and we expect our city government to support our hood.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Kathleen Kresky	Part 2 Page 12 of the full proposal states “All residents have a basic human right to a home. Wherever and however you make it, a home should provide the basic stability, dignity, and connection to community that a household needs to thrive.” There is no stability in this plan, only chaos. What homeowner in their right mind would feel secure in investing in their property when at any moment, their neighbourhood could change dramatically with repair shops, pizza joints, cannabis dispensaries, traffic and parking issues, and destruction of the neighbourhood tree cover and esthetics. I participated at the Open House at the Victoria Hills Community City and the scores of attendees made it clear that we as the current residents, voters and taxpayers are absolutely opposed to this proposal. This proposal needs to be revisited and modified significantly, to reflect the wants and desires and vision of the current residents and taxpayers of this city. The 2014 plan is a solid plan, developed in anticipation of the ION and future growth.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Kerry Long	It was good to see you at the meeting last night. I appreciate that you attended and were taking an active role in the discussions. There definitely seems to be a lot of interest from the Westmount community in the Kitchener 2051 plan and the impact that it will have on our neighbourhood community. I have a couple of comments about the venue and communication by city staff. 1) I think the space was inadequate for a proper presentation. The maps of the plans for Kitchener 2051 were set out on a small table in a small area that was difficult to access. Also the presentation was fragmented into two meeting areas which inhibited a proper flow for the public to view. 2) I felt that overall the communication ability of the city staff was not good. The communication timelines for decisions that have been made and are yet to be made was not clear. Effective and clear communication is critical when a proposal such as the one the city is embarking on is made. 3) Finally I feel that the city planning staff did not have a good understanding of, or empathy with the people who are not in favour of such drastic changes proposed for our neighbourhood. The fact that the Westmount neighbourhood has been recognized as a “cultural heritage landscape” but that fact was not recognized in this proposed plan didn’t seem to be important to any of the staff I met. Also the fact that 6 and 8 story buildings are proposed was met with the comment that “ if you love your neighbourhood so much why don’t you want more people to live there?” Not a very professional or respectful response to a very valid concern. I left with the impression that city planning staff felt that our concerns were not really valid and there was very little that we could do about it because this is what the future is and should be. I’m sure that the city planning department will have a post mortem on this meeting and I hope that future community meetings are conducted on a more effective manner. Cold you please add me to the email list for all future updates on Kitchener 2051?	Thank you for your comments. The Kitchener 2051 pop-up held on February 26th was a smaller venue. It was selected as it is a community facility providing an opportunity for anyone to attend the pop up wether there solely for that purpose or for community members who were at the community center for other reasons. We appreciate your feedback and will consider venue size and locations going forward. Thank you for sharing about your experiences at the pop-up. In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Kristen Barisdale, GSP on	Policy 7.124 states that institutional uses such as…schools are listed as permitted where compatible. Confirmation is needed that schools are permitted in all mixed use designations.	Staff confirm that the intent is to permit schools in the mixed use land use designations. Further updates to policies continue to be considered.	Continue to be

Name	Comment/Question	Staff Response	Status
behalf of Waterloo Region District School Board and Waterloo Catholic District School Board			Considered
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	We support the broad range of permitted uses within the Institutional designation.	Comment acknowledged.	No Change Required
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	We request the City consider simply permitting affordable housing on lands designated as Institutional with no requirement that such housing be associated with an existing Institutional use.	Institutional sites and uses are an important part of complete communities. The intent of this land use designation is to primarly accommodate insitutional uses while allowing affordable housing options as a potential land diversification option that enables the intent of the land use designation to be maintained.	No Change Made
Kristen Barisdale, GSP on behalf of	We object to the inclusion of this policy (11.93) as it significantly restricts the Boards' ability to dispose of surplus sites for fair market value as directed by the Province.	This policy has been revised such that city consideration for acquisition is separated from the land use designation conversion tests.	Change Made

Name	Comment/Question	Staff Response	Status
Waterloo Region District School Board and Waterloo Catholic District School Board			
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	The Boards have no objection to this policy in principle. However, they are only supportive of Policy 7.123 if Policy 11.93 is removed for the reasons outlined above.	First draft policy 11.93 has been revised such that city consideration for acquisition is separated from the land use designation conversion tests.	Change Made
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	It is our interpretation that based on Policy 7.124 as well as a review of the permitted uses in the noted designations, elementary and secondary schools will be permitted in the mixed use land use designation; we request confirmation of this interpretation.	Staff confirm that elementary and secondary schools are permitted in the mixed use land use designation	No Change Required
Kristen Barisdale, GSP on behalf of Waterloo	It is our interpretation that based on Policy 2.32, elementary schools, secondary schools, alternative and adult education facilities as well as child care centres will be permitted within Urban Centres; we request confirmation that this interpretation is correct.	Staff confirm that these uses are permitted in urban centers.	No Change Required

Name	Comment/Question	Staff Response	Status
Region District School Board and Waterloo Catholic District School Board			
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	we request confirmation of our interpretation of Community Facilities as related to the broader range of educational programming operated by the Boards.	Staff agree that community facilities include a broad range of educational programming operated by the boards.	No Change Required

Name	Comment/Question	Staff Response	Status
Metrolinx	That any development within 300m of the Metrolinx Rail Corridor shall conform to the “Metrolinx Adjacent Development Guidelines - GO Transit Heavy Rail Corridors” and “Metrolinx Overbuild Development Guidelines - GO Transit Heavy Rail Corridors”. That any work within, or in close proximity to, the Metrolinx Rail corridor shall require a Metrolinx Work Permit in combination with other associated requirements as determined applicable by Metrolinx, with all costs to be borne by the owner / applicant.That any development adjacent to the Metrolinx Rail Corridor shall provide the required setback and standard safety barrier (berm) or receive approval of an alternative barrier as detailed in a Rail Safety Report, to be reviewed by Metrolinx and its Technical Advisor, with all costs to be borne by the owner / applicant.In addition, sufficient setback for future building maintenance and other related works in proximity to the property line should also be considered.That any development adjacent to the Metrolinx Rail Corridor shall install the Metrolinx Standard Security Fence along the property line, save and except for where substitutes are deemed satisfactory by Metrolinx.That any development adjacent to the Metrolinx Rail Corridor shall not alter any drainage patterns, flows and / or volumes, onto Metrolinx-owned lands, absent review and approval by Metrolinx and its Technical Advisor, with all costs to be borne by the applicant / owner.That any vegetation within 3.5m of the mutual property line with Metrolinx shall be restricted to low lying vegetation only.That any development within 300m of the Metrolinx Rail Corridor shall require an Acoustical Study, which shall include the current rail traffic data and the Standard Metrolinx Noise Warning Clause, to the satisfaction of Metrolinx and the City of Kitchener. That any development within 75m of the Metrolinx Rail Corridor shall require a Vibration Study, to the satisfaction of Metrolinx and the City of Kitchener. That any development adjacent to the Metrolinx Rail Corridor shall require execution of agreements with Metrolinx as deemed applicable, including but not limited to, Adjacent Development Agreement, Crane Swing Agreement, Shoring System and Permission to Enter Agreement, and Non-	Policy 12.8 in Chapter 12 broadly addresses the requirements for all actions, directions, submission requirements, mitigation measures, and/or demonstrations required by this Plan for development, heritage permit applications, infrastructure, site alteration, and/or other planning matters to be completed to the satisfaction of the City, in collaboration with any agency or organization identified by the City as having a relevant interest.	No Change Required

Name	Comment/Question	Staff Response	Status
	Disclosure Agreements.That any development within 300m of the Metrolinx Rail Corridor shall require registration of an Environmental Easement for Operational Easement in favour of Metrolinx, over the subject lands.		
Patty Graham, SRM Architects + Urban Designers on behalf of Delta Elevator	We are looking to define a small former residential portion of the property as General Industrial, to align with the rest of the site at 888 Guelph Street, Kitchener. This step will help simplify the eventual zoning alignment required for the site. If you have any questions, please feel free to give our office a call.	Map 2 and 3 have been revised to include the referenced property as having a General industrial land use designation.	Change Made

Name	Comment/Question	Staff Response	Status
Co Ltd. - 888 Guelph St	Please see email for full letter		
Richard Kelly-Ruetz, GSP on behalf of 321 Courtland Ave Developments Inc	That the content of Special Policy Areas 9a and 9b from the Mill Courtland Woodside Park be carried forward in the City's new official plan. This will ensure the specific uses and vision for the Site are maintained and recognized in the City's emerging policy framework – including height limits and the range and type of permitted non-residential uses.	A Specific Policy Area for 321-325 Courtland Avenue has been added to Map 5. Development permissions granted by Council have been reflected.	Change Made
Hal Jaeger	Further to my comment on Policy 11.132. "22 Weber Street West a. Notwithstanding the Mixed Use A land use designation and policies of this Plan, the maximum building height will be 19 storeys and 59 metres" • Please do not add this policy. The OLT appeal re: 22 Weber St W is still under dispute, with the decision under review (Tribunal's disposition letter attached). If the Tribunal refuses the OPA/ZBA, please designate and zone this property in the same way as its flanking neighbours along Weber St W, within the Heritage District. If the Kitchener 2051 team feels it must include Policy 11.132 in the draft, could you please at least preface it with something along the lines of "IF the OLT decision of September 17, 2025 on case OLT-22-002377 (30 Duke v. Kitchener (City)) holds"?	The Official Plan is required to comply with this OLT decision.	No Change Required

Name	Comment/Question	Staff Response	Status
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	We request that the City include policies within the Draft Kitchener 2051 Official Plan to enable the application of flexible implementing zoning in the Rosenberg Secondary Plan area, in accordance with the 2019 Council motion.	Comment acknowledged. The land use planning framework proposed through the draft Official Plan broadly aligns with the Rosenberg Secondary Plan.	No Change Made
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	We appreciate the additional flexibility and permitted uses within the mixed use designation; referencing the 2019 Council motion noted above, we request confirmation that the application of the 'Strategic Growth Area' and 'Mixed Use A' designation will maintain permissions for low rise residential dwellings within the subdivision, as currently permitted and planned for since the original approvals.	Confirmed - the Mixed Use A land use designation allows for a range of low rise residential housing types.	Check Back
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of Huron/Strasburg	1. Historic and Existing Recognition of the Subject Lands as Part of a Node requesting the continued recognition of the Huron-Strasburg intersection as a strategic growth area	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington	2. Concerns with the Proposed Height Cap The former OP did not have a heigh cap, where the draft introduces a 12 storey height cap on subject lands with the potential for future applications to increase height, which leaves uncertainty	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made

Name	Comment/Question	Staff Response	Status
Park Real Estate Capital Inc - SW corner of Huron/Strasburg			
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of Huron/Strasburg	3. Concerns with the New Commercial Designation and Drive-Through Restrictions reduced commercial flexibility materially weakens the development potential of the property	Drive-through facilities have been added as a permitted use within the Commercial First land use designation.	Check Back

Name	Comment/Question	Staff Response	Status
Kim Fellows	I am writing to express my strong support for protecting Westmount as a whole, unified neighbourhood within the Kitchener 2051 Official Plan. Westmount is not just a collection of streets — it is a culturally significant landscape with a shared history, character, and sense of place that has been carefully shaped over generations. What I value most about living in and around Westmount is its human scale, mature tree canopy, walkability, and the consistency of its built form. The neighbourhood's architecture, setbacks, and streetscapes work together to create a cohesive environment that supports community connection and quality of life. This character is fragile and, once altered by inappropriate development, cannot be restored. I am deeply concerned about the prospect of 6-storey and 8-storey development being introduced into Westmount. Buildings of this scale would fundamentally alter the neighbourhood's character, overwhelm existing homes, and erode the cultural heritage landscape that makes Westmount so distinctive. Such development would create a sharp and damaging contrast with the surrounding built form and set a precedent that threatens the integrity of the entire neighbourhood. Westmount should be recognized and protected as one cultural heritage landscape, not divided by differing land use designations. I strongly urge the City to designate all of Westmount as a "Neighbourhood Growth Area." The Strategic Growth Area "Mixed Use A" designation should not be expanded into Westmount and should continue to end at Belmont Avenue, consistent with the 2014 Official Plan. In addition, I respectfully request that Westmount-specific protective provisions be added to the Kitchener 2051 Plan. Other recognized cultural heritage landscapes — including Pandora, Caryndale, Rockway, and Queen's Boulevard — already benefit from additional protections such as 3-storey height limits and requirements that new building setbacks align with existing ones. Westmount deserves the same level of thoughtful protection to ensure compatible development that	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	respects its established character. Westmount is one of Kitchener's most significant cultural heritage areas. I ask that the City recognize this by keeping the neighbourhood intact, applying consistent land use rules throughout, and adding the protections necessary to preserve its character for current residents and future generations.		
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of Huron/Strasburg	4. Request for a Mixed Use B DesignationA mixed use b designation would be more appropriate given the sites historic identification as a node	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made

Name	Comment/Question	Staff Response	Status
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of Huron/Strasburg	See email for full submission Seeking alignment of the land use for the property with the council adopted amendment that applies to the site	No changes have been made to this property due to active appeal.	No Change Made
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of Huron/Strasburg	1. Historic and Existing Recognition of the Subject Lands as Part of a Node requesting the continued recognition of the Huron-Strasburg intersection as a strategic growth area	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of	2. Concerns with the Proposed Height Cap The former OP did not have a heigh cap, where the draft introduces a 12 storey height cap on subject lands with the potential for future applications to increase height, which leaves uncertainty	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made

Name	Comment/Question	Staff Response	Status
Huron/Strasburg			
Dave Aston, MHBC on behalf of Hallman Brierdale Ltd - (Brigadoon) east side of strasburg road at Robert Ferrie Dr	requesting a portion of the subject property be designated mixed use A	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made
Michael Witmer, GSP on behalf of DGF Group - 491, 525, and 563 Highland Rd West	revise typo on special provision reffers to Mix Use A nto Mixed Use B	Specific Policy Area reference has been revised to reflect the proposed Mixed Use B land use designation.	Change Made
Michael Witmer, GSP on behalf of DGF Group - 491, 525, and 563 Highland Rd West	seeking better connection between 11.9 (not net reduction) and 11.12(retail imact sstudy to relax requirements). A Strict intepretation of 1:1 replacement will hamper redevelopment	Through future City-initiated work, detailed commercial needs may be identified at the city-wide and/or neighbourhood scale. The resulting outcomes from that future body of work may result in changes to the implementing bylaw to address those outcomes. For development applications seeking to alter the commercial requirements following the City-initiated work has been completed, an applicant-initiated Commercial Function Study would be required to demonstrate that a sufficient amount, type, and quality of commercial space would remain.	No Change Required

Name	Comment/Question	Staff Response	Status
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	We request confirmation that the location and extent of land use designations in the City's draft OP will be interpreted as conceptual and minor revisions and adjustments to these extents should be permitted without the need to amend the Official Plan	Policy 12.11. notes "the boundaries between the various land uses are approximate and should not be considered as exact except where they coincide with major roads, rivers, and other clearly defined physical features."	No Change Required
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	We request confirmation that's the proposed density of 84 people and jobs per hectare is to be applied as a target but not enforced on a site-specific basis as a minimum density requirement.	Confirmed - the density target is not intended to be applied on a site-specific basis.	No Change Made
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision,	suggest the use of percentages for clarity in policy 3.6	Policy has been revised to remove percentages.	Change Made

Name	Comment/Question	Staff Response	Status
485 and 495 Huron Road, 1340 Fischer-Hallman Road			
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	We appreciate the City's continued commitment to progressive policies which allow for the establishment of a range and mix of housing options	Comment acknowledged.	No Change Made
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	We request clarification on how policy 11.74 will be implemented, and additional direction on where the non-residential requirements are outlined in the Commercial First designation	Policy 11.74 has been revised to cross-referenced with the relevant corresponding policy for greater clarity.	Check Back

Name	Comment/Question	Staff Response	Status
Lara Johnson	I am writing to formally express my deep concern and strong objection to the proposed land use changes for the Westmount neighbourhood within the draft Kitchener 2051 Official Plan. I have been a resident of Westmount for 26 years. Over these decades, I have come to deeply cherish the unique history, the mature tree canopy, and the distinct character that makes this neighbourhood special. It is not just a collection of houses; it is a Cultural Heritage Landscape (CHL) that the City itself recognized and designated in 2014 for its historical integrity and value. I understand that cities must grow and that densification is a reality we face. However, densification plans do not need to destroy everything in their path. Some things are simply worth preserving. The current proposal to divide Westmount and allow 6 to 8-storey buildings (Strategic Growth Area / Mixed Use A) is a direct threat to the heritage fabric of this community. It is inconsistent to label an area a CHL while simultaneously zoning it for development intensities that would irreversibly alter its landscape. I strongly urge you to reconsider the draft plan. Specifically: 1. Remove the "Strategic Growth Area" designation from the eastern part of Westmount. 2. Designate all of Westmount as a "Neighbourhood Growth Area." 3. Implement specific protective provisions for Westmount—similar to those granted to other CHL neighbourhoods—that restrict building heights to 3 storeys and enforce setbacks that align with the existing streetscape. Please respect the designation you placed on this neighbourhood in 2014. We can achieve city growth without sacrificing the specific neighbourhoods that provide Kitchener with its identity and history. Please know that this issue is of such importance to me that your decision on this matter will be a decisive factor in how I vote in future municipal and city elections. I look forward to your response and hope to see a revised plan that protects Westmount for future generations.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Lara Johnson	I attended the community council at Victoria Hills - the staff were lovely and answered my questions. I got a better looks at the maps and am dismayed that the plan is looking to rezone from Dunbar to Belmont. These are historical homes (one of which is mine - she's almost 100 yrs old!) that were developed at the same time as the rest of the neighbourhood. They should be protected along with the rest and not carved out for 8 storey buildings. It would make sense to keep the neighbourhood intact - there is plenty of space to develop high rises along esson (already zoned for that) and all down Belmont towards Highland. I reiterate my strong protest that my house, property and home could become surrounded by 8 story mixed-use buildings. I thought we were safe due to the historical designation of the neighbourhood. Thanks you - I look forward to hearing where councillors and the mayor stand on this concerning issue. Development is needed, but not at the cost of homes in one of the most historically significant neighborhoods in the region - some things are worth preserving.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	clarify that residential uses may be permitted in stand-alone buildings provided that the site contains nonresidentials uses	Additional clarity provided in new preamble for Mixed Use and Commercial First policies.	Change Made

Name	Comment/Question	Staff Response	Status
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	We recommend that clearer tests are established to conclude when such a relief would trigger an amendment to the Official Plan (policy 11.3)	Additional clarity and policy language has been added throughout the Official Plan with respect to when amendments to the Official Plan, Zoning Bylaw, or both, would be required.	Change Made
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	We strongly recommend that a broader range of housing be permitted to recognize the evolving nature of institutional uses (policy 11.92)	No change recommended. The institutional land use designation is intended to permit institutional uses , in addition to residential care facilities and affordable housing.	No Change Made

Name	Comment/Question	Staff Response	Status
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	Harvest Park Subdivision – 30T-08203 Stage 5, 6, 7, 9 Lands 1. The Stage 5, 6, 7, and 9 lands are presently designated Low Rise Residential under the current Official Plan. 2. The Kitchener 2051 Official Plan proposes to re-designate these lands to the Neighbourhoods designation. 3. Our review notes that the active Official Plan Amendment (OPA25/002/N/ES) and Zoning Bylaw Amendment (ZBA25/005/N/ES) applications affecting Stages 5, 6, 7, and 9 align with the proposed policy changes for the Neighbourhoods designation in the Kitchener 2051 Official Plan. Notably: o Removal of the maximum net residential density of 30 uph from 15.D.3.10; o Removal of the maximum floor space ratio policies from 15.D.3.11; o Increase in maximum building height from 3 storeys or 11 metres as outlined in 15.D.3.12; and o Removal of a specific list of permitted residential built forms from 15.D.3.8.	No changes have been made. The Neighbourhoods land use designation broadly captures the specifics references in the comment submission.	No Change Required
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	Stage 8 Lands 1. The Stage 8, Block 1 lands in the Harvest Park Subdivision are designated Institutional under the current Official Plan with site specific permissions under policy 15.D.12.4. to permit Low Rise Residential uses in accordance with Policy 15.D.3 if the Official Plan. 2. The Kitchener 2051 Official Plan proposes to maintain the Institutional designation on these lands and permit through Special Policy 11.124e) residential uses in accordance with the Neighbourhoods designation. It is appreciated that the City is carrying over this site-specific policy into the Kitchener 2051 Official Plan. 3. It is requested that the institutional designation and site-specific policy to permit residential uses in accordance with the Neighbourhoods designation also be applied to Stage 8, Block 2 in the Harvest Park Subdivision. Both Blocks 1 and 2 have been identified as required for school block purposes. The current zoning for Block 1 is INS-1 with site specific provisions (186),(306),(308) and (310) which permits the institutional school use as well as	Mapping and policy changes have been made. The Institutional designation and site-specific policy have been applied to Block 8 Stage 2.	Change Made

Name	Comment/Question	Staff Response	Status
	permitted uses within the RES-5 zone. The current zoning for Block 2 is COM-1 with site specific provisions (263),(264),(306),(309) and (310) which permits commercial uses as well as place of worship and multiple dwellings.		
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	Stage 10 Lands 1. The Stage 10 lands in the Harvest Park Subdivision are presently designated Mixed Use under the current Official Plan with some site specific permissions under policy 15.D.4.12. 2. The Kitchener 2051 Official Plan proposes to re-designate these lands to the Commercial First designation which differs significantly from the present Mixed-Use designation and does not afford the same site specific permissions as the current Official Plan. o Permitted Uses: The current Official Plan permits medium and high rise residential uses in accordance with the Medium and High Rise Residential designations. The Kitchener 2051 Official Plan removes these as permitted uses and instead states that residential uses are permitted as complementary uses. As New Policy 11.73 states that new uses can be considered by way of a Zoning By-law Amendment provided specific criteria are met, and given that there is presently an active Official Plan Amendment and Zoning By-lawAmendment which includes the Stage 10 lands and proposes to establish these Medium and High-Rise Residential designations, we request that a site specific policy be included in the Kitchener 2051 Official Plan to continue to explicitly allow for Medium and High Density Residential uses on these lands. o Maximum gross floor area for non-residential uses: we request that a site-specific policy be included for the subject lands to continue the policy established by the Ontario Municipal Board and	No changes have been made. Staff continue to Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to clarify the Commercial First land use policies.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	establish a maximum non-residential gross floor area of 3,250 square metres on these lands. We also request that a site-specific policy be included to state that New Policy 11.74 does not apply to the Stage 10 lands		
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	525 Erinbrook Drive – SP23/019/E/TS1. The lands at 525 Erinbrook Drive ("Erinbrook Lands") are presently designated Institutional under the current Official Plan. The draft OP proposes to re-designate these lands to Mixed Use.2. Presently the Erinbrook Lands are being developed with a 72-unit multiple residential development as approved by Site Plan Application SP23/019/E/TS. This residential use will continue to be permitted through New Policy 11.51 which allows for low and medium density residential housing types. Additional policy changes address increased maximum building heights (New Policy 11.54 and 11.55) as well as minimum floor space ratio requirements (New Policy 11.56).3. We request consideration to designate the lands Neighbourhood to reflect the approved residential use site plan.	No change recommended. This property meets multiple criteria for strategic growth area. The proposed Strategic Growth Area land use designation reflects the development under construction.	No Change Made

Name	Comment/Question	Staff Response	Status
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	Trussler Subdivision – 30T-08204 (Stage 1 Blocks 130, 131, 132 & 136 and Stage 2 Block 35) 1. The Stage 1 Blocks 130, 131 and 136 and Stage 2 Block 35 lands in the Trussler Subdivision are presently designated Low Rise Residential. 2. The Stage 1 Block 132 lands are presently designated Mixed Use and Low Rise Residential. 3. The draft OP proposes to re-designate all of the above noted blocks as Neighbourhoods. 4. Our review has noted that the draft OP maintains the intent of the Low Rise Residential designation and does not further restrict development options on these Blocks. We have no concerns with this proposed redesignation. 5. It is noted the mixed use designation has been removed from the Block 132 lands. A site plan amendment is currently in process for these lands which includes live-work units as well and multiple residential buildings. As the Neighbourhood designation does not preclude the proposed uses we have no concerns with the proposed designation. 6. We acknowledge Special Policy Area 11.130 has been included in the draft OP to recognize an educational establishment is permitted on lands described as Block 1, Stage 3 in Draft Plan of Subdivision 30T-08204, notwithstanding the Low Rise Residential designation applied through the draft OP.	No changes are proposed in response to this comment.	No Change Made
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	485 and 495 Huron Road – SP22/128/H/TS and SP23/005/H/TS 1. 485 and 495 Huron Road are presently designated Mixed Use and Commercial and identified Community Node and Green Areas in the Urban Structure. 2. 485 Huron Road is proposed to be designated in the draft OP as Commercial First. 3. 495 Huron Road is proposed to be designated in the draft OP as Neighbourhood. It is noted that the Neighborhood designation permits a maximum of 6 storeys. 4. Policy 15.D.4.20 of the current OP provides that lands designated Mixed Use identified as a Community Node are permitted to a maximum building height of 10 storeys or 32 metres. We request that the lands addressed as 485 and 495 Huron Road be identified as a Strategic Growth Area. We further request that the Mixed Use	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made

Name	Comment/Question	Staff Response	Status
	B designation be applied for the lands addressed as 495 Huron Road. The intent of this request is to continue the policy established in the current OP to permit a maximum building height of 10 storeys.		
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	1340 Fischer-Hallman Road -30T-25201 1. The Activa owned property at 1340 Fischer-Hallman Road is currently designated as Mixed Use Two, Medium Density Residential Two, Neighbourhood Park, Open Space and Natural Heritage Conservation in the Rosenburg Secondary Plan. 2. The draft OP proposes to designate the lands as Mixed Use B, Natural Heritage Conservation (NHC), and Open Space. 3. The extent of lands redesignated as Natural Heritage Conservation does not align in all instances with the extents identified through the studies and investigations prepared in support of draft plan 30T-25201. We request that policies be added in the NHC designation that indicates that the limits of the Natural Heritage Conservation designation are interpreted as approximate and that delineation of the actual boundary of these	Comment acknowledged. The draft Official Plan contains policies to this effect.	No Change Required
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	Schlegel appreciates the additional density and land uses permissions and suggests that additional policies be added to enable maintaining and expanding existing permissions which have been long-established and will continue for the foreseeable future due to market demand and community needs.	Comment acknowledged.	No Change Made

Name	Comment/Question	Staff Response	Status
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	section 2.36-2.41 request that 84 r+j/ha target not be a minimum targert	No change recommended. The density target for 84 residents and jobs per hectare remains in, cumulatively, across the entire Designated Greenfield Area. The target does not apply on a site-specific basis.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	note any exlusions regarding how DGA density is measures (not out NHC etc) NHC 6.1-6.88 reuest than NHC boundaries be indicated as preliinary	No change. The features have already been identified through the KNHS Technical Background Report	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	request policy that allows for removal of ecological restoration area, subject to study	No change. The features have already been identified through the KNHS Technical Background Report.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven	parkland should be limited to the planning act maximum, distributed evenly, and should not unfairly burden landowners	No change recommended. Parkland dedication is evaluated specific to each development application.	No Change Made

Name	Comment/Question	Staff Response	Status
Development) - 2118 New Dundee Road			
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	We request that privately owned public spaces (POPS) can be proposed by proponents as part of parkland dedication for development applications on a site-by-site basis.	No change recommended. Parkland dedication results in the land being conveyed to the City. POPS remain in private ownership.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	recomend a policy that provides for dual zoning should the shool board not need a site (caledon example provided)	No change. Current policies are permissive of schools. Dual zoning specific policies can be added at the time of a development application.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	encourage the City to include forward-thinking policy that provides flexibility for developmentin areas where municipal infrastructure is proposed but may not yet be built . may be subject to Holding provisions or Draft Plan conditions (ex. policy 9.13)	Policy 9.13 revised to include reference to conditions of subdivision approval.	Change Made
Zechariah Bouchard, GSAI on	request a policy enabling front ending and cost charing agreements	Policy 12.37 in the second draft of the Official Plan addresses front-ending and cost-sharing agreements.	No Change Required

Name	Comment/Question	Staff Response	Status
behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road			
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	We suggest that Commercial First land use policies should be reviewed and refined to recognize future market uncertainties. As currently drafted, the Commercial First policies prioritize and protect for commercial uses, which we recognize is an important planning intent. However, we are concerned that the policies as drafted may represent overprotection and may stunt the comprehensive development of Commercial First areas – and thus the ultimate health of local commercial areas. We emphasize that land use policy should be flexible enough to apply across the lifetime of a planning horizon.	No change. The permitted uses within the Commercial First land use designation offer broad flexibility and allow for a range of permitted uses. Preamble language has been revised to convey the intent of this land use designation.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	Policy 11.72 states that “residential uses may be permitted only in conjunction with commercial uses, provided they do not compromise the primary commercial function of the lands…”. We are concerned that this policy and the surrounding contextual policy do not clearly indicate what form those residential uses may (or may not) take, which does not provide certainty for future development. Greater clarity leads to greater certainty for development applications, which may help streamline future development applications.	No change. The policy speaks to residential uses broadly, rather than forms. Protecting the commercial function of these lands is the primary intent of the Commercial First land use designation.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development	Further to the above, policy 11.10 states that the City may require a minimum amount of non-residential uses, may require ground-floor commercial uses, may establish minimum targets at a neighbourhood scale, or may regulate through implementing by-laws. We appreciate Official Plan policy that is not too prescriptive, however, our concern is that	No change. Future work undertaken by the City regarding commercial properties and uses city-wide may provide more detailed direction with respect to the identification of commercial gross floor area targets and other relevant regulations.	No Change Made

Name	Comment/Question	Staff Response	Status
) - 2118 New Dundee Road	without clarity on what forms/uses are permitted or prohibited – this may lead to unnecessary application costs and delays. Whether in the form of flexible policy or urban design guidelines, we request clarity on the intention for Commercial First areas.		
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	Alternatively, if the intent is to leave Commercial First permissions broad to allow inherentflexibility in how commercial uses are delivered, we request that the policy directly permits a range of stand-alone residential and non-residential uses. Applicants should beencouraged to demonstrate to the City's satisfaction how the commercial target and Official Plan intent is being met through their proposals – creating opportunity for creative solutions and site-specific options for landowners.	No change. The Commercial First land use designation does not require mixed use buildings. Residential uses may be permitted on lands designated Commercial First provided that it does not compromise that predominantly commercial function of that property.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	Seeking clarity that commercial is not required in the first phase of development in commercial first designation	Policy 11.71a addresses this comment. The provision of non-residential uses in the first phase of development or retention of commercial uses on the site until such time as new non-residential uses are built will need to be demonstrated through a phasing plan for lands designated Commercial First.	No Change Required
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	minor refinements to OP should not need an OPA	The extent of refinements will be assessed at the time of a pre-submission meeting with the City and/or submission of a development application. Policies throughout the draft Official Plan provide guidance on when amendments to the Plan and/or implementing bylaws may be required.	No Change Required

Name	Comment/Question	Staff Response	Status
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	consider approving dundee SP seperately	Comment acknowledged. The Dundee Secondary Plan is being advanced through a separate planning process.	No Change Required
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	Schlegel suggests that the Official Plan be flexible in defining “mixed use” by continuing to allow standalone commercial buildings in mixed use areas, enabling but not requiring ground floor commercial uses in a residential building, minimizing the application of minimum commercial floor area requirements, and limiting the use of minimum floor space ratios on large existing retail sites. Alternatively, policy language could be added to focus any mixed use requirements on projects that are large enough to feasibly support residential and non-residential uses.	Comment acknowledged. Staff continue to consider these comments and will bring forward additional clarity as part of the final Official Plan. The policies for lands designated Mixed Use outside of Protected Major Transit Station Areas do not require ground floor commercial uses, with standalone commercial buildings being permitted.	Continue to be Considered
Larry Kotseff	I'm all about level of detail. OPs are generally too long, ZBL is where details should be provided -Preambles: what happens over time when they get stale? Do you need to amend the OP? -Anything to do with process should be dealt with outside the plan. These change over time -Don't like the indigenous bit in there, better deal with at the province, but I understand why you have to have it here. CPPS: (facilities and matters/community benefits) - its almost set up to allow density bonusing. LK thinks what we are doing may be illegal. CPPS section, similarities to Waterloo and requiring affordable housing outside of PMTSAs, thinks it may be may be illegal.	Comment acknowledged.	No Change Made

Name	Comment/Question	Staff Response	Status
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	In response to market demand and community needs, Schlegel requests flexibility in the Official Plan policies to ensure the implementing zoning by-law has sufficient leeway to permit existing and new uses beyond those explicitly listed in the 'Mixed Use B' designation.	The Mixed Use B land use designation offers a range of residential and non-residential permitted uses. More details on how these permissions may be applied will be available when the implementing bylaw is being developed.	No Change Made
Michael Witmer, GSP on behalf of DGF Group - 491, 525, and 563 Highland Rd West	policy says zoning may provide for gradual evoluton of a site toward the 1.0 FSR minimum. Seeking stronger language like 'will regulate'	The Official Plan enables for zoning regulations to consider the gradual transition to increased densities. This may not be approriate in all locations. As such, staff continues to recommend the existng policy wording.	No Change Made
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	We note that the maximum building height of 6 storeys is less than the 8 storey height permitted under the current 'Medium Rise Residential' permissions of the 2014 Official Plan; Schlegel requests that their existing height permissions be maintained in the Official Plan.	No change recommended. The Mixed Use A land use designation allows for a maximum building height of 8 storeys and the Neighbourhoods land use designatino allows for a maximum building height of 6 storeys.	No Change Made
Michael Witmer, GSP on behalf of DGF Group - 491, 525, and 563 Highland Rd West	strict zoning that requires commercial on ground floor can deter development. (no change suggested)	Comment acknowledged.	No Change Required

Name	Comment/Question	Staff Response	Status
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	To reflect the potential wide range of growth opportunities on each parcel, we ask the City to consider including both Cotton Grass Street parcels within the 'Strategic Growth Area' and applying a mixed use designation, which would allow flexibility for a range of low, medium, and high density uses.	Change has been made as the referenced property meets the criteria set out for Strategic Growth Areas in the draft Official Plan.	Change Made
Michael Witmer, GSP on behalf of DGF Group - 491, 525, and 563 Highland Rd West	we ask that the City consider outlining: Whether minimum and maximum parking standards are being reduced or eliminated, either City-wide or in specific areas or land use designations; How parking requirements will be addressed through the Zoning By-law; and How existing commercial sites will be treated where current parking ratios may not align with new rates and may have site-specific rates that were previously established.	Minimum and maximum parking standards are not being considered through the Official Plan at this time. A subsequent comprehensive zoning bylaw review process will determine parking requirements, including an y transition of existing rates.	No Change Required
Lisa Moraitis	I have recently been informed about Kitchener's new draft official plan known as "Kitchener 2051". I enjoy living in the Westmount neighborhood, and I have concerns about the plan. I believe it is wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape (CHL). Also, as a CHL recognised by the City as such since 2014, provisions specific to Westmount should be added to Kitchener 2051. Other CHL neighbourhoods (Pandora, Caryndale, Rockway, and Queen's Boulevard) are being proposed by the City to have stronger protections such as three-storey height limits and setback requirements. I think it is important for Westmount to have similar safeguards in Kitchener 2051. I love living in Westmount. It is truly a unique area in the city with	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting	Change Made

Name	Comment/Question	Staff Response	Status
	so much charm. I do have one additional question, can you confirm that the Kitchener 2051 does not change anything for Westmount Golf and Country Club, as it will still be a permitted use as a “golf course” within the land use designation “open space”.	heights through implementing zoning to 3 storeys. The proposed land use for the Westmount Golf and Country Club remains open space. Open space continues to permit golf courses as a use.	
Ryan Mounsey, Urban Insights - 101 Hazelglen Dr Plaza	On behalf of the property owner, to request explicit recognition of greater height and density potential on the property	The Commercial First land use designation that is proposed to apply to these lands permits up to 12 stories as requested.	No Change Required

Name	Comment/Question	Staff Response	Status
Margaret Hunking	It has come to my attention that there is a proposed plan by the City of Kitchener to change the zoning of Westmount. This particular part of Kitchener/Waterloo was developed in 1914 and is the subject of a wonderful book called Westmount " THE TIE THAT BINDS THE TWIN CITIES by Susan Sunders Mavor. It was written to recognize 100 years of historical significance and it describes how this beautiful residential neighborhood was carefully planned and modeled after a development in Montreal.In 2014 Westmount was designated as a cultural heritage landscape and should remain that way. To allow 6 and 8 story structures as well as commercial buildings and offices in this neighborhood is to disrupt the original plan and the history it contains.I have lived at XXX for almost 30 years and have enjoyed the privilege of being close to the city centre with shops and offices while valuing the peace and beauty of a residential neighborhood. Kitchener seems to have a propensity of removing historical architecture such as Kitchener City Hall and all the beautiful century homes that used to line Queen St. in downtown Kitchener. The City of Kitchener should reflect on the mistakes of the past and make sure protections specific to Westmount be added to the Kitchener 2051 plan as one of Kitchener's most significant areas of cultural heritage.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Ryan Mounsey, Urban Insights - 418 Vanier Drive	On behalf of the property owner, to request explicit recognition of greater height and density potential on the property	These land were recently designated through Growing Together East. No further changes are recommended.	No Change Made

Name	Comment/Question	Staff Response	Status
Mariska Siderius	The proposed plan to change the designation of Westmount outlined in the draft official plan, Kitchener 2051, is a sign of significant disrespect of Mr. Rieder. He carefully and with consideration, planned Westmount in the early 1900s and built the most attractive residential neigbhourhood in the City of Kitchener. His thoughtful plan and the development has been documented in the book "Westmount - the tie that binds the twin cities" - by Susan Mavor. As City planners one would assume staff would be aware of this book, although it is clear that whomever came up with this proposal for Westmount is ignorant of the historical significance of this area, and has never walked along the boulevards and admired this part of town that residents have nurtured from its origin. Canadians often lament the lack of historic buildings and walkable treelined neighbourhoods, and here we have Westmount; a beautiful and unique area in mid-town that the City wants to ruin without hesitation. There is ample opportunity for commercial, 8-high buildings closer to the vicinity of Belmont: the Air Boss lot consisting of 14.5 acres that is for sale, the land along Belmont towards Victoria, as well as the Grand River hospital property that will be available once the hospital moves. These areas are close to the LRT routes and make much more sense for intensification and commercial opportunities.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Martin Miskelly	I am writing to express my serious concern and disagreement with elements of the proposed Kitchener 2051 plan as they relate to the Westmount neighbourhood.My family chose Westmount intentionally. We moved here because of its historic homes, tree-lined streets, and the rare sense of continuity and community that has been preserved over generations. It remains one of the most beautiful and intact neighbourhoods in the city precisely because it has not been subject to incompatible planning decisions.For this reason, I believe it is wrong to designate the eastern portion of Westmount as a Strategic Growth Area or Mixed Use Area. Westmount is a single, connected cultural heritage landscape. Dividing it into different growth philosophies ignores that reality and risks undermining the character of the whole neighbourhood.All of Westmount should instead be designated as a Neighbourhood Growth Area.Introducing multi-storey commercial or mixed-use buildings into the interior of this community would fundamentally change its scale, rhythm, and livability. Once those permissions exist, the change is permanent. The qualities that make Westmount special, and that draw families, visitors, and investment to Kitchener in the first place, cannot be rebuilt after the fact.There are many other parts of the city that are actively seeking intensification, revitalization, and new commercial energy. Directing growth to those areas would strengthen Kitchener without sacrificing one of its most significant heritage environments.In addition, I strongly urge the City to include provisions specific to Westmount within the Kitchener 2051 plan to ensure the neighbourhood receives the protections it deserves as a Cultural Heritage Landscape. Other CHLs already benefit from clear measures such as three-storey height limits and defined setback requirements. Westmount should be afforded the same level of care and consistency.Growth is important, but it must be done thoughtfully and in the right places. Protecting Westmount protects an irreplaceable part of Kitchener’s identity.Thank you for your time and consideration.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Mary Kuntz	-It is wrong to designate the east part of Westmount as a Strategic Growth Area /Mixed Use A -All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape -Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protection it deserves as one of Kitcheners most specific areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too. Even though I won't be here in 2051, I'm concerned for future Kitchener residents that they will lose an historical, beautiful residential area to strategic growth.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Meghan Hennessey	I am writing to share my concerns regarding the proposed redevelopment of Earl Street through the Dunbar/Westmount neighbourhood as outlined in the Kitchener 2051 Plan. I live at XXX, the first home built on the street in 1929. I recognize and support the need for growth and evolution in our city - change is essential. However, it must be carefully balanced with respect for our historic neighbourhoods and community character. The Westmount neighbourhood has been designated by the City as a Cultural Heritage Landscape (CHL). As such, I urge Council to adjust Kitchener 2051 Plan to better protect this area by: • Restricting development to a maximum of three storeys, and • Requiring new building setbacks to align with existing neighbourhood setbacks. These measures would allow thoughtful growth while preserving the heritage, scale, and liveability that define Westmount.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific	Change Made

Name	Comment/Question	Staff Response	Status
	(Also I will acknowledge that although it is unlikely someone would knock down one of the homes to build an 8-storey building, the possibility could exist and it would truly be a sad shame - especially as our population grows with people from outside of Kitchener who may not appreciate the heritage). I am unable to attend the Open House on Feb 25 as I'm out of town, so I respectfully request that these comments be included and acknowledged as part of the community feedback process. Please also let me know if there are additional channels where my feedback should be formally submitted.	direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
John Lubczynski, Region of Waterloo	Frequent TransitThe Plan currently uses a variety of terms to describe high-frequency transit service: "frequent transit," "frequent public transit," "high frequency transit," and "Grand River Transit Frequent Transit Network." - Where the policy intent specifically refers to the Regional Council endorsed network, the term "Frequent Transit Network" should be used. In all other general instances, use the more generic term "frequent transit."	agree revised to be more consistent	Change Made
John Lubczynski, Region of Waterloo	Transit Corridor The document currently uses "existing transit corridor," "transit corridor," "public transit rights of way," and "transit route." For clarity, we recommend simplifying these to just "transit corridor." In addition, the qualifier "existing" should continue to be used specifically on Map 2 to differentiate between planned and operational corridors.	agree revised to be more consistent	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	Transit - The terms "transit," "conventional transit," and "public transit" are used interchangeably, without a clear distinction in meaning. Where "public transit" is used we suggest removing the qualifier and simply use "transit." When differentiating non-rapid service from rapid transit, use "transit" instead of the longer "conventional transit." If the term "public transit" is intended to include all public providers like Metrolinx GO or VIA Rail, consider referring to these separately as "inter-regional transit."	agree revised to be more consistent	Change Made
John Lubczynski, Region of Waterloo	Rapid Transit Multiple terms refer to higher-order transit: "rapid transit," "ION," "higher order transit," "Light Rail Transit," and "Adapted Bus Rapid Transit." While all these terms generally refer to higher-capacity, faster transit service, they could be interpreted differently. To ensure clarity, when referring generally to this type of service, we suggest using the defined term "rapid transit." The specific terms "ION LRT" or "ION rapid transit" should be reserved for instances that specifically reference the existing or planned ION corridors, tracks, stations, or system components.	agree revised to be more consistent	Change Made
John Lubczynski, Region of Waterloo	The policy indicates that Strategic Growth Areas will “accommodate and support major transit infrastructure and active transportation". We suggest adding the words "transit operations and" after the words "accommodate and support": “b. accommodate and support transit operations and major transit infrastructure, and active transportation;” This change would clarify the need to also support transit operations and the unimpeded movement of transit vehicle, ensuring optimal use of major transit infrastructure.	No change recommended. Official Plan policy language has remained silent on operational elements.	No Change Made
John Lubczynski, Region of Waterloo	(in reference to locating jobs close to frequent transit within Strategic Growth Areas) there is no similar policy direction dedicated to accommodating transit within the City’s other major industrial areas that fall outside of Strategic Growth Areas. To support equitable access to jobs, we recommend adding new policy language (like Policies 2.9.b and 2.13.b) that supports the integration of transit infrastructure and active transportation throughout the City’s industrial areas.	agree. added.	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	four identified Urban Centre locations are listed in the text but do not appear to be mapped on any Official Plan schedules. Without clear mapped boundaries, it is not possible to determine the size of these Urban Centres, or their relationship to the overall city structure. Recomend to delineate the four Urban Centres on Map 2 (Urban Structure) the draft policies for urban centres lack policy direction requiring transit integration. recomended wording to address this would be to add the term “frequent transit” to Policy 2.31, as follows: “2.31 Urban Centres will be planned to accommodate more homes, shops, and frequent transit, and services with great places in between."	mapping to be clarified. agreed and revised on transit language	Change Made
John Lubczynski, Region of Waterloo	the term "rapid transit" is inconsistently capitalized in Policies 7.112 a. and b. For consistency, we suggest standardizing the term to "rapid transit" (lowercase) unless it is referring to a proper part of a proper name (e.g., the "ION Rapid Transit Corridor"). the term “high frequency transit corridors" in Policy 7.112 a. is potentially ambiguous and does not align with standard Regional transit terminology. If the policy is intended to refer specifically to the Regionally endorsed transit network, use the term "Frequent Transit Network." If the policy is intended as a general reference to any street with robust transit service, revise the policy to read:“a. proximity to rapid transit corridors and transit corridors with frequent service."	agree revised to be more consistent	Change Made
John Lubczynski, Region of Waterloo	Preamble page 72, recommend clarifying the preamble to distinguish between personal automobiles and other private transportation modes. The phrase "move away from our reliance on private vehicles" in the fifth paragraph may be too broad. As written, it could inadvertently include transportation options that the Official Plan should be promoting, such as micromobility (e.g., e-scooters and e-bikes) and car sharing programs. For greater clarity, we suggest replacing “private vehicles” with “private automobiles.”	agreed. Revised	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	We recommend clarifying and broadening the reference to "Regional Transportation Demand Management Plan," as follows: "8.7 The City will support the Region's Integrated Mobility Plan, GRT Business Plan, other applicable plans as amended, and relevant Transportation Demand Management policies and initiatives." This proposed language provides necessary flexibility and ensures the policy better aligns with all Regional plans relevant to transit and transportation demand management.	No change made. The policy language has maintained support for the Regional Transportation Demand Management program.	No Change Made
John Lubczynski, Region of Waterloo	We suggest broadening the language to consider a wider range of necessary infrastructure - The current reference to "waiting areas" is vague and non-inclusive of all necessary infrastructure (e.g., seating, shelters, real-time information, lighting). we suggest using the more comprehensive term "transit amenities"	agree. Revised	Change Made
John Lubczynski, Region of Waterloo	The phrase "future rapid transit lines" in this policy lacks certainty and is not used elsewhere in the document. For consistency, we suggesting replacing this with "planned rapid transit corridors" to provide a greater level of certainty for investment.	agree. revised	Change Made
John Lubczynski, Region of Waterloo	the Plan's current definition of Crime Prevention Through Environmental Design (CPTED) focuses primarily on First-Generation principles (physical design and security). CPTED has evolved to consider social equity, community engagement, and the social environment. Given the Official Plan's focus on equity, we suggest refining the Plan's definition of CPTED to promote a more integrated and modern approach.	agree. CPTED term revised to be less jargony and speak to the principles of safety	Change Made
John Lubczynski, Region of Waterloo	We suggest refining the policy direction to better support bike share, micro-mobility systems, and emerging technologies, as follows: "8.22 The City will support and enhance a city-wide bike share and micro-mobility system as part of the integrated mobility network and promote new and innovative mobility modes through participation in Provincial pilot projects and other initiatives."	agree and revised	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	we suggest replacing all the policy references to "public transit" with “transit”. we recommend adding a brief preamble in this section to highlight the Region and GRT’s role in transit service delivery, as follows: "The Region of Waterloo plans for and operates Grand River Transit (GRT), the transit service provider in Kitchener. GRT operates a comprehensive system, including conventional buses, ION light rail trains, an express bus network, community and flexible transit, and door-to-door transit service for riders with disabilities using specialized vehicles. GRT provides accessible connections throughout the mobility network throughout the mobility network, from urban centres and major transit station areas to industrial areas and neighbourhoods.”	agree and revised	Change Made
John Lubczynski, Region of Waterloo	We recommend revising this policy to require bus stop design to comply with GRT’s design guidelines, as follows: “8.26 Public transit stops and stations will be designed to provide safe, efficient, and effective access for all users, in accordance with GRT’s Bus Stop Design Guidelines and other applicable guidelines as amended."	agree, revised	Change Made
John Lubczynski, Region of Waterloo	We recommend refining the proposed policy on goods movement to also include mention micro-mobility solutions for last-mile delivery, as follows:“8.32 The City will encourage goods movement strategies that reduce the environmental and mobility impacts of commercial vehicles, including zero emissions and last-mile delivery zones and supporting emerging and innovative micromobility cargo solutions through supportive policies and infrastructure.”	agree. revised	Change Made
John Lubczynski, Region of Waterloo	We note that transit service and amenities are not reflected in the draft policy’s list of priorities. To ensure transit is appropriately considered, we recommend the following revisions: “8.37 The City will actively manage curbside space and competing priorities including active transportation, access to transit and transit amenities, vehicle parking including carshare parking, pickup and drop off space, electric vehicle charging, and deliveries.	agree. revised	Change Made
John Lubczynski, Region of Waterloo	We suggest strengthening the first mobility network objective (Page 76) to be more concise and goal oriented. The intent of the second objective, "Plan for a mobility network with differentiated speeds and users’ capacities," could be clarified.	Agree this has been rideved to talk about contect sensitive and achieving the planned function	Change Made

Name	Comment/Question	Staff Response	Status
	For example, is this referring to segregating users by mode (e.g., transit vs. cars) or prioritizing speed for certain corridors and user types?		
John Lubczynski, Region of Waterloo	The phrase “maximize the use of infrastructure” in the second objective may set an overly strict goal that can conflict with other necessary objectives. For improved clarity, and to align with the terminology used in the Provincial Planning Statement, 2025, we suggest using the more balanced term "optimize" instead of "maximize."	agree. revised to say optimize	Change Made
John Lubczynski, Region of Waterloo	the draft wording may be too narrow as it focuses on underutilization and does not cover all potential impacts on infrastructure, which could potentially include strain from over development. To ensure this policy covers both the risks of down-zoning and up-zoning , we suggest broadening it by adding the phrase “and/or unmitigable impacts to” after the word “utilization.” In addition, the term “municipal infrastructure” is used here and elsewhere in the Plan, but the term “municipal” is not explicitly defined - this term technically includes both the City and the Region of Waterloo, we suggest clarifying this to ensure inter-jurisdictional alignment. we recommend either adding a definition of "municipal infrastructure" in the Plan’s glossary; or adding new language in the Implementation Section to explicitly state that it includes Regional infrastructure.	agree. Have revised. Did not make recommended change to add a term 'municipal infrastructure.' Municipal has the plain meaning, defined term not required	Change Made
John Lubczynski, Region of Waterloo	To provide more explicit and focused direction for supporting multi-modal goals, we suggest the following revisions: “11.2.c “Prioritize pedestrian comfort, safety, accessibility, pedestrian access to transit, and convenience over private vehicular access, parking, movement, and functionality, in accordance with the Mobility policies of this Plan; In addition, as noted previously, we suggest replacing the term “private vehicular” in this policy with “private automobiles” for improved clarity.	11.2 has been deleted in its entirety (no cheat sheet)	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	the current language does not ensure the consistent provision of transit infrastructure through the development approval process. To align with current ROP Policy 5.A.11, we recommend the following revision: “12.51 Notwithstanding Policy 12.50, the City and/or Region will require the dedication of lands at no expense to the municipality for: a) Additional right-of-way widenings at any location along a Regional road or City street, at intersections, or from major traffic generators to accommodate transit and active transportation infrastructure, landscaping, and intersection improvements; and b) Necessary lands or easements for the implementation of the Regional transit network and rapid transit system, including rights-of-way, stations, and related facilities. The closing of a road section listed in Schedule D, F, or any other street in the city will not require an Official Plan Amendment. Streets may be closed by by-law in accordance with the Municipal Act and subject to an approved Class Environmental Assessment.”	There is no legal authority to do this. No revision	No Change Made
John Lubczynski, Region of Waterloo	transportation and utility corridors are not clearly defined or mapped in the Plan, which may lead to implementation challenges from a transit perspective. To address this ambiguity we suggest adding specific transit examples to the policy language, as follows: “12.87.d To adopt measures to mitigate negative impacts or safety concerns resulting from the proximity of lands to transportation and utility corridors, including light rail transit corridors and rapid transit stations, non-compatible land uses, or any other source of nuisance or hazard to public health and welfare;”	These examples do not add value in our opinion. No change	No Change Made
John Lubczynski, Region of Waterloo	Crime Prevention through Environment Design (CPTED)We suggest revising this definition to include a more balanced approach using both First – Second Generation CPTED principles to support equity objectives.	deleted definition	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	Mobility Network we recommend incorporating the transit specific infrastructure and other minor edits to the definition, as follows. “Mobility Network – a comprehensive network of streets, roads, bike lanes, trails, multi-use paths, transit stops and stations, transit priority lanes, rapid transit corridors, and sidewalks used by people and vehicles to safely move around the city.”	mostly agree. changes we made to expand the definition	Change Made
Paul A Paleczny	I am very concerned. • it is wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed A • All of our Westmount neighbourhood should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape • provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections such as 3-storey height restrictions and setback limits, and Westmount should too.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
John Lubczynski, Region of Waterloo	Map 2 (City Structure) and Map 11 (Integrated Transportation System) There is a discrepancy in the terminology used for the same transit corridors across Maps 2 and 11. Map 2 identifies “Light Rail Transit Corridors”, whereas Map 11 refers to the same corridors using the longer phrase “Light Rail Transit Corridor Public Transit Right of Way” for the same corridors. To maintain consistency, we recommend adopting the shorter term "Light Rail Transit Corridors," assuming the distinction regarding “public transit right of way” is not critical to policy implementation.	agree and addressed	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	Adapted Bus Rapid Transit Both Map 2 and Map 11 identify “Adapted Bus Rapid Transit Corridors”. However, since the Plan does not contain any specific policies or planning implication tied directly to the designation of “Adapted Bus Rapid Transit Corridors, their inclusion on the maps is redundant and should be deleted. Furthermore, on Map 2, the term “Adapted Bus Rapid Transit Corridor” should be replaced with "Existing Transit Corridor" designation to reflect its status.	agree and addressed	Change Made
John Lubczynski, Region of Waterloo	Corridor Inconsistencies We have identified some inaccuracies in the mapping of Existing and Planned Transit Corridors on Map 2. We request that you follow up directly GRT staff to obtain the most current and accurate mapping data.	agree and mapping revisions underway	Change Made
John Lubczynski, Region of Waterloo	References to “Regional Roads” and “Streets” The term "regional roads" is capitalized inconsistently across the document. We suggest standardizing the term to "Regional roads" throughout the Plan when referring to roads under the Region of Waterloo’s jurisdiction. For consistency, and to avoid confusion with local streets under the City’s jurisdiction, we suggest changing all instances of "Regional streets" to "Regional roads".	agree and addressed	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	Preamble: Regional Roads - We generally agree with the described function of Regional roads, but recommend refining it to incorporate the following themes:Jurisdiction and Roles: As the authority responsible for the planning, design, construction, and maintenance of the Regional Road network, the Region manages traffic flow and safety through signals, signage, and pavement markings. This includes proactive infrastructure improvements such as signal optimization, sight-line enhancements, and road rehabilitation.Planned Function: Regional roads are planned to be safe, accessible, multimodal corridors that connect communities and accommodate walking, biking, transit, automobiles, and heavy trucks. As arterial roads, they often feature wider lanes and strict access controls to facilitate the efficient movement of people and goods between local City streets, Provincial highways, and major employment areas. To balance these requirements, the Region employs a context-sensitive design approach that classifies Regional roads based on urban/rural context and prioritizes placemaking or mobility, depending on surrounding land uses. In transit-supportive areas, this approach ensures the road infrastructure supports a walkable, pedestrian-oriented public realm, allowing these corridors to function as vibrant focal points while maintaining their regional mobility role.	revision made to increase clarity and describe roles and responsibilities amount various governments and agencies	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	we recommend refining this policy by adding a new Policy 8.49 regarding truck routes. This new policy will ensure alignment with current ROP Policy 5.A.30, which establishes that Regional roads are truck routes. Our suggested revisions are as follows: “8.31. The City, in consultation with the Region, will direct the movement of goods movement by heavy trucks to Regional roads in accordance with Policy 8.49, and to City arterial streets as identified in the City’s relevant transportation plans.” “8.49. All Regional roads identified on Map 11 are classified as truck routes for the movement goods, unless the Region imposes prohibitions or time restrictions on specific sections of the Regional road network where: a) The roadway is not designed or constructed for heavy truck traffic or long vehicles; b) There are critical height or weight restrictions; c) Adjacent land uses are primarily front-lotted urban residential, and a suitable alternate route is available; or d) Other safety or operational considerations are identified by the Region in consultation with the City.”	disagree - no change: Where truck routes go need to be determined through TMP and RTMP direction. These suggestions are to technical and belong in Regional by-laws rather than City OP	No Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	A discrepancy exists between draft Policy 8.43 and ROP Policy 5.A.35 regarding the securing of road widenings along Regional roads during the development and site plan application process Current draft Policy 8.43 states the City "may secure Designated Right-of-Way Allowance in accordance with Schedule F." In contrast, Policy 12.50 and current ROP Policy 5.A.35 both state these widenings "… will be obtained by dedication prior to, or as a condition of, the approval of the development application and/or site plan…" in accordance with Regional guidelines. The use of permissive language ("may") in Policy 8.43 introduces uncertainty and risk to the long-term integrity of the Regional road network. To ensure alignment with the ROP we request that Policy 8.43 be revised to replace "may" with "will". we suggest the following revision: "8.43 The City will secure the Designated Right-of-Way Allowance for each Regional Road listed in Schedule 'F', in accordance with the Implementation policies of this Plan and any associated Regional guidelines."	disagree: existing language covers land taking where legally enabled. There is no authority to taking lands other than those described in the schedule	No Change Made
John Lubczynski, Region of Waterloo	we recommend the policy be revised to prioritize the functional integrity of the Regional road network - clarifying that the fundamental requirement for development is to maintain a safe and functional Regional road network, rather than simply balancing competing planning objectives.To address this, we recommend the following revision to Policy 8.45:"8.45 The City will consult with the Region on development applications fronting Regional roads to ensure the functional integrity and safety of the Regional road network are preserved and enhanced. This consultation will focus on reducing collision potential, ensuring uniform access design standards, and protecting the planned function of the road while supporting the intensification, walkability, and health and safety objectives of this Plan."	disagree: this a fundamental are disagree on how the region has designed their urban roads over the decades. This language doubled down on many of these areas disagreement	No Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	We recommend that Policy 8.47 be revised to fully align with current ROP Policy 5.A.25. The draft policy uses the permissive phrase “may require transportation impact studies” for development applications (along Regional roads). ROP Policy 5.A.25 explicitly requires a transportation impact study to assess the impact of a development proposal on the Regional road network when certain traffic thresholds are met. Policy 8.46 should be revised to clarify that when the Region requests a study, based on "significant traffic" traffic threshold, the transportation impact study and its subsequent recommendations are mandatory. We suggest the following wording: “8.46 Where a proposed development is likely to generate significant traffic as defined in Regional guidelines, the City, if requested by the Region, will require the submission of a Transportation Impact Study in accordance with Regional guidelines. This study will assess the impact on the Regional road network and review opportunities to encourage alternative modes of transportation, including walking, cycling, and public transit. The proponent will be responsible for providing any recommended improvements, land dedication, easements, noise attenuation, fencing, grading, transit and active transportation amenities, stormwater management, and any required Regional permits. All such studies and required measures will be the financial responsibility of the proponent."	disagree: we as planning authority must satisfy ourselves that study requirements are appropriate in consultation with relevant agencies.	No Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	we recommend a revision to ensure full alignment with current ROP Policies 5.A.32 and 5.A.33. The policy framework should explicitly state that access must be provided from local City streets wherever feasible and that the Region maintains the authority to deny access to a Regional road where safety or operational requirements cannot be met. We suggest the following revision to Policy 8.47 and the addition of a new Policy 8.48:“8.47. Access to Regional roads will be subject to the requirements of the Regional Road Access By-law and any associated Regional guidelines. Direct access to Regional Roads will be restricted as follows:a)Access will be provided from a City street wherever feasible, as determined by the Region in consultation with the City;b)Access will be discouraged or restricted near intersections, at-grade railway crossings, road abutments, along lanes specifically identified for exclusive vehicular turning movements, or where sight distances are not met; andc)Openings in a centre median for a private access will only be permitted for significant trip generation or transit movements where appropriate traffic controls can be implemented.”“8.48 Where the Region determines that safe access to a Regional road cannot be provided, or where proposed new access, either individually or in combination with existing accesses, is detrimental to the integrity of the Regional road, the Region may deny such access.”Upon the inclusion of the revised Policies 8.47 and 8.48 as proposed above, we recommend that the current draft Policy 8.48 (which requires compliance with the Regional Road Access By-law) be deleted. The updated language provides a more comprehensive framework, rendering the original Policy 8.48 redundant.	disagree, this is too detailed. Policy refers to guidelines and the regional road access by-law	No Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	Land Use Compatibility, Noise, Vibration, and other Emissions The draft policies require refinement to align with the PPS requirements for "major facilities." While the draft references the "Airport" and "major goods movement," it lacks explicit protection for other major facilities defined in the PPS, including the Region's wastewater treatment plant in Kitchener. while Policies 10.76 and 10.77 emphasize mitigation through studies, the PPS outlines a hierarchy of "avoidance first." To ensure consistency with the PPS, we recommend the following: 1. Include a definition of "major facilities" consistent with the PPS that explicitly encompasses "sewage treatment facilities". 2. Revise the policy framework to protect the long-term operational and economic viability of major facilities by directing sensitive land uses away from them, in accordance with Provincial guidelines. 3. Ensure land use compatibility policies reflect the Provincial hierarchy of "avoidance, minimization, and mitigation." 4. Explicitly state that development within the vicinity of a Regional wastewater treatment plant is subject to Provincial guidelines, and that such applications must be circulated to the Region for review and comment.	major facilitates are described in preamble. Definition not needed in our opinion. Revisions made to add sewage treatment plant. Sensitive land uses are directed away from Major facilitates by the arrangement of land use designations in this plan. The direction policy not needed 3. we satisfied ourselves that the preamble, policies in combination with the mapping achieve this hierarchy 4. no change this is addressed in new 10.84	Change Made
John Lubczynski, Region of Waterloo	the draft Official Plan lacks specific policies regarding the physical collection of waste. To ensure safe and efficient service, the Region has established new "Waste Collection Requirements for Residential Services" under Regional Waste By-law 17-007. Developments should be designed to accommodate this new system. To ensure future development aligns with these updated standards, we suggest adding the following new Policy 4.17:"4.17 Residential development shall be designed in accordance with the Region of Waterloo's "Waste Collection Requirements for Residential Service", in accordance with Regional Waste By-law, as amended, to ensure safe vehicle maneuvering and efficient collection service. Where residential recycling is provided through	partially revised. The suggestions were to specific and give too much primacy to specialists outside the City	Indirect

Name	Comment/Question	Staff Response	Status
	the Circular Materials producer responsibility organization, applicants must demonstrate that the site design meets the specific requirements of the service provider."		
John Lubczynski, Region of Waterloo	To provide a more proactive level of protection for the airport and its long-term viability, we recommend the following revised policy: "10.86 The City supports and will protect the long-term operation and economic role of the Airport in recognition of its status as a significant regional transportation asset and the essential service it provides to the public."	agree and revised	Change Made
John Lubczynski, Region of Waterloo	We request the following revisions to Policy 10.87 subsections a), c), and d) to strengthen the policy framework for safeguarding airport operations and ensuring compatibility with sensitive land uses: 10.87 The City, in planning for land uses in the vicinity of the Airport, will: a)Prohibit any land use or structure which could affect access to or the operation of the Airport, cause a potential aviation safety hazard, or be non-compatible for reasons of public health, safety, or environmental concerns; b)[No change] c)Ensure that development or expansion of existing sensitive land uses within the Airport's area of high noise impact (30 Noise Exposure Forecast/Noise Exposure Projection) may only be permitted subject to a site-specific study that identifies how noise impacts can be minimized and mitigated, and demonstrates no negative impact to the Airport's long-term function. c)Prohibit new residential development and other sensitive land uses in the vicinity of the Airport above 30 Noise Exposure Forecast (NEF)/ Noise Exposure Projection (NEP). d)Require the provision of warning clauses and signage through the	a. agree and revise b. no change agree. But on further consideration and review, policies addressed development and redevelopment with 30 NEF/NEP are designated NHC and open space so no development or redevelopment is permitted d. Disagree, this is too detailed for an OP	Change Made

Name	Comment/Question	Staff Response	Status
	development review process, to the satisfaction of the Region, advising owners in the vicinity of the Airport of potential lighting and height restrictions and of the potential for noise-related impacts. e)[No change] f)[No change]		

Name	Comment/Question	Staff Response	Status
Ric and Ellen Trafford	Almost 51 years ago,we,Ric and Ellen Trafford,came to this city for a job interview and to consider whether we,as a newly married couple, might want to settle as permanent residents where we would raise our family and contribute to the civic fabric of the community.The two most important questions for us were whether we would be offered the job and whether the city could offer us an historic residential neighbourhood in which to make our home.After the job interview,we asked directions to that neighbourhood and were told to drive into the Westmount area of the city.As we travelled those streets we immediately knew that if the job opportunity came we were ready to move to Kitchener.And that is because we had fallen in love with the neighbourhood of Westmount! Having now lived in the Westmount community for the past 43 years and called dear old XXX street our home,we are heartbroken to hear that the very political entity that should be tasked with protecting this historic and architecturally significant neighbourhood are the ones who are attempting to diminish it! We do not write this only as residents of Westmount who selfishly want to protect our own vested interests,but we write this as longtime,civically minded contributors to the City of Kitchener as a whole.In our opinion,all members of a community like Kitchener should take a moral position to protect what makes our community special.Sadly,to put growth as the only important goal over protecting what makes this city special is very shortsighted in our humble opinion!Much of the very important cultural history of this proud city has already been lost as many early and important buildings have been raised to progress.Please do not continue this trend by now undermining one of the last but very important physical reminders of what makes the City of Kitchener proud to be. After living out our lives here in the City of Kitchener for the past 51 years,43 as residents of the historic and architecturally important neighbourhood of Westmount,we sincerely hope that	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	another young couple might want to call Kitchener home after they drive the beautiful streets of Kitchener's proud past.The neighbourhood of Westmount is a gem to the city of Kitchener!Please do not miss its brilliance!Do not miss its value to the City of Kitchener as the proud city it should continue to be!		
Richard Cook	Our home is at XXX and we have lived here for 12 years. Westmount is a highly desirable neighbourhood because of its history, the cultural significance, the beautiful homes and streetscapes, the walkability, and as I expect you are learning our neighbourhood residents have a very strong sense of community. We care.I strongly feel that you should: • Designate all of Westmount as a single land use designation of “Neighbourhood Growth Area”, and• Add special CHL policy provisions for Westmount such as 3 storey height limits and setback requirements similar to what is being offered to other protected neighbourhoods identified in Kitchener 2051.With regret, I am unable to attend the open house on Wednesday. Please be respectful of Westmount and everything it offers.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an	Change Made

Name	Comment/Question	Staff Response	Status
		SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
John Lubczynski, Region of Waterloo	Proposed Policy 11.61 states the City "… may consider site specific increases to the permitted building height in accordance with the policies applying to all land use designations..." the general policies in Section 11.1 do not currently contain reference to the Region of Waterloo International Airport or the requirement to evaluate aeronautical impacts. we recommend revising Policy 11.61 to include an explicit cross-reference to Policy 10.87 as follows: "11.61 Where the implementing zoning does not permit the maximum building height outlined immediately above, the City may consider site specific increases to the permitted building height in accordance with Policy 10.87 and the policies applying to all land use designations. On these lands, a Zoning By-law Amendment will be required for a building more than 10 storeys in height."	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatiblity.	No Change Made
John Lubczynski, Region of Waterloo	we note the omission of current ROP Policy 7.B.23, which prohibits urban expansions onto lands currently designated as "Regional Recharge Areas". Although this prohibition is appropriately included in the draft Official Plan under Policy 6.40, we recommend cross-referencing these policies. To achieve this, we suggest revising Policy 12.31 to explicitly add the protection of Regional Recharge Areas to the listed criteria or provide a direct reference to the limitations set out in Policy 6.40.	The draft urban expansion policies are consistent with the PPS and acknowledge the importance of the urban area boundary and the regional recharge area.	No Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	we suggest that the City consider refining the policies to explicitly reference consultation and coordination with the Region on matters that intersect with Regional service areas and legislative mandates . identifying the Region as a key agency partner in these policies would ensure that planning and infrastructure decisions remain aligned at both levels of government.	We acknowledge and appreciate the Region's continued role in the development approvals process in areas that are within the Region's areas of interest. The draft policies reflect required consultation and coordination with the Region and other interested parties.	No Change Made
John Lubczynski, Region of Waterloo	To ensure alignment with the PPS, we recommend refining this framework to reflect the comprehensive coordination contemplated by PPS Policy 6.2.1.PPS Policy 6.2.9 and 6.2.10 outline specific provisions for coordination with adjacent planning authorities to ensure growth is managed consistently across municipal boundaries. we suggest the following:1.Add a new policy to implement PPS Policy 6.2.1, guiding the City to adopt a coordinated, integrated and comprehensive approach when dealing with planning matters involving the Region, adjacent municipalities, and other agencies. This should specifically include the coordination of infrastructure and matters listed in Policy 6.2.1 subsections a) through f).2.Divide Policy 12.42 into two distinct parts to clarify the City's approach to integrated planning for growth management:Part A (Cross-Border Coordination) – City will coordinate growth management with adjacent planning authorities in alignment with the PPS Polices 6.2.9 and 6.210. This includes shared responsibility for population allocations, density targets, and settlement area planning.Part B (Regional Service Integration) - Maintain the current intent of Policy 12.42 but refine the language to ensure growth management is coordinated and directly integrated with the Region's mandate to plan and deliver key Regional services and infrastructure.	These policies have been udpated to provide additional clarity.	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	we recommend refining these policies to integrate the Region's role and ensure its services and mandates are addressed early, as follows: 1)Incorporate the current practice of circulating pre-submission materials on planning applications to the Region for early review. 2)Require the submission of studies or information identified by the Region during pre-consultation as a prerequisite for a complete application. This facilitates the early identification of Regional requirements and the provision of customized Terms of Reference, ensuring studies are prepared to the "qualified professional" standards referenced in Policy 12.59(c) from the outset. 3)Include a commitment to consult with the Region to confirm that all applicable Regional conditions and mandates have been satisfied prior to final approval. This ensures the City's decisions are supported by necessary technical clearances. 4)Where the City initiates a peer review involving Regional service areas (e.g., hydrogeology or transportation modeling), we suggest a collaborative approach to ensure the review satisfies the requirements and legislative mandates of both levels of government.	The policies regarding complete applications ensure that relevant agencies and interested parties, including the Region, are included as appropriate.	No Change Made
John Lubczynski, Region of Waterloo	these maximum heights, particularly Mixed-Use C designation, may exceed the height limits established by the proposed federal Airport Zoning Regulations (AZR) for the Region of Waterloo International Airport. Based on our initial assessment of the proposed land use mapping, we have identified the following areas where building envelopes and construction equipment (cranes) may conflict with the protected airspace: 1) Lackner Blvd. & Ottawa Street (MU-B / MU-A): The proposed AZR limit is approximately 30m ASL. While 8-storey buildings (MU-A) may sit just below this limit, construction cranes would likely penetrate protected airspace. 2) Fairway Road & Morgan Avenue (MU-B): The allowable height is approximately 72m ASL. Depending on the intermediate height defined for MU-B, there is a potential for crane-related height conflicts. 3) Fairway Road & Highway 8 (MU-C): The allowable height is	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatiblity.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	approximately 120m ASL. A 28-storey building (approximately 100m) would leave little vertical clearance for construction cranes. 4) Sportsworld Area (MU-C): The allowable height is approximately 126m ASL. As with the Fairway/Highway 8 area, a 28-storey building would result in tight tolerances for necessary construction equipment.		
John Lubczynski, Region of Waterloo	we recommend replacing the general requirement for an "Airport Compatibility Study" with explicit requirements for the following:•Aeronautical Obstruction Assessment: To evaluate potential impacts on Obstacle Limitation Surfaces (OLS), including building heights, construction cranes, and potential hazards such as solar glint or glare.•NAV Canada Land Use Evaluation: To ensure proposed developments do not interfere with electronic navigation aids, radar, or communication frequencies.Wildlife and Bird Hazard Management Plan: To assess and mitigate land-use features that may attract birds or other wildlife (e.g., specific stormwater management designs or landscaping), thereby reducing the risk of strikes to aircraft.	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered
Kevin Muir, Zehr Group	Presumably this policy (11.5f) means non-residential uses are permitted in the upper storeys of freestanding commercial and mixed-use building as well as on the ground floor?	Policy has been removed as other policies provide clarity.	Change Made
John Lubczynski, Region of Waterloo	Further to our initial comments of December 23, 2025, Regional staff are providing additional recommendations regarding the Region of Waterloo International Airport. Our comments focus on refining the City's proposed holding provisions to align with Transport Canada's recent commitment to update the Airport Zoning Regulations (AZRs).	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	Please let me know if you have any questions or would like to discuss these updates further.		
Ron Donaldson	Please record my position regarding Kitchener's Draft Plan amendment affecting the area west of Belmont to Westmount, south of Union to Gage. It is my opinion that: • it is wrong to designate the east part of Westmount as a Strategic Growth Area / Mixed Use A • all of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape • provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Ross Weber	I live on XXX. I'm writing with respect to the Official Plan, and the concerns raised by the "Westmount2051" group. I am not able to attend this evening, but am writing to share my thoughts and views. I should come as no surprise that a 6 storey building in this area is not what the residents want. An 8 storey building on Earl St would be absurd. To paint the whole area with the broad brush of 'Neighbourhood Growth' or 'Strategic Growth' is inappropriate. I'd accept there may be some opportunity for intensification at specific pockets (perhaps on Brandon or Katherine, if there was sufficient access to Westmount Rd or Belmont). If this is truly what council thinks is best, I think it should first obtain a fresh mandate from voters in the fall.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
John Lubczynski, Region of Waterloo	Upon further technical review with our airport staff, we recommend updating draft Policy 10.87 (f) to transition away from individual, case-by-case aeronautical assessments toward a streamlined process based on the proposed updates to the Airport Zoning Regulations (AZRs). This shift will streamline the development approval process while providing more robust protection for the airport's airspace. On December 1, 2025, Transport Canada formalized a Commitment Agreement with the Region to update the AZRs for the Region of Waterloo International Airport. This agreement underscores the Government of Canada's commitment to this process. While this update is anticipated to take two to three years, the proposed AZRs now provide a recommended benchmark for protecting airspace, removing the need for developers to rely on individual technical assessments.	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	Our previous letter included a preliminary assessment of the City's proposed height permissions within Mix-Use designations. This analysis identified potential conflicts with protected airspace in several high-risk areas.As previously noted, to facilitate a comprehensive evaluation, we request the City's proposed land use designation linework in CAD or GIS format. This information will enable airport staff to perform a detailed analysis of potential airspace conflicts before the second draft of the Official Plan is finalized.	Relevant information was provided to the Region.	No Change Required
Sandy Bloos and Paul Russwurm	Dear Council, This letter is to implore you to understand and reconsider your "Kitchener 2051 Plan" and the consequences it will have on our already designated CHL landscape neighbourhood. We have been home owners for the past 30 years and have had the joy of raising our family here. This is a tight knit community, street by street, home by home. We enjoy group barbecues, corn roasts, pot lucks, farewell parties and neighbours meandering across the street with their coffee to chat with other neighbours. We look out for each others homes when on vacation, shovel snow for each other and share tips and advice on maintaining our older homes and our neighbourhood. Our children walked to school and played outside with confidence, as there was always someone to turn to. It takes a village…… The sense of community is truly valuable and it is our hope that our newly married daughter will raise her family here and enjoy the same stability. Having 3 and 6 story buildings and businesses, scattered among this heritage neighbourhood will completely cause an imbalance of living. Cars and parking are already an issue with the build up of the surrounding area. Space is at a premium. Please reconsider this decision and let us and future families enjoy this heritage neighbourhood and all it's lifelong benefits.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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John Lubczynski, Region of Waterloo	Please note the following typographical errors on page 18 of our previous comments. In the sections listed below, references to ASL (Above Sea Level) should be replaced with AGL (Above Ground Level). We apologize for any confusion caused by this oversight. 1) Lackner Blvd. & Ottawa Street (MU-B / MU-A): The proposed AZR limit is approximately 30m ASL AGL (Above Ground Level). While 8-storey buildings (MU-A) may sit just below this limit, construction cranes would likely penetrate protected airspace. 2) Fairway Road & Morgan Avenue (MU-B): The allowable height is approximately 72m ASL AGL. Depending on the intermediate height defined for MU-B, there is a potential for crane-related height conflicts. 3) Fairway Road & Highway 8 (MU-C): The allowable height is approximately 120m ASL AGL. A 28-storey building (approximately 100m) would leave little vertical clearance for construction cranes.	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered
John Lubczynski, Region of Waterloo	Natural Heritage System (NHS) section focsues on ecological health, cold-water streatms, and the Grand River baseflow. Water Resource System (WRS) section combined ecological and source water focus (deep aquifers). To avoid redundancy, we recommend consolidating the two preambles, or using the WRS version as it offers broader language. In addition, the Regional Recharge Area (RRA) glosary defintiion duplicates infromation found in both preambles. We recommend removing the definition to prevent inconsistencies and rely instead on the preamble for the description of RRAs.	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	NHS Policy 6.39 states Map S-2 to be used as an overlay to lanbd use designations. WRS last paragraph of the preamble states Map S-2 to be used as an overlay to land use designations. To ensure internal consistency, we recommend selecting one location for this direction and apply it consistently throughout the Plan	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	NHs 6.40 prohibits expansion of the urban area into RRAs. Policy 1.9 contains identical prohibition on urban area boundary expansions into RRAs. We recommend maintaining policy 1.9 to avoid duplication. Given the significance of this, the City may	This comment will be addressed in the final Official Plan.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	wish to relocate this policy to Official Plan's general urban expansion section for better visibility		
John Lubczynski, Region of Waterloo	NHS policy 6.41 (a) general prohibition of Category 'A' and restricted industrial uses. Policy 1.10(i-ii) specific prohibition of new Category 'A' uses; permits certain industrial uses under certain conditions stromwater methods (i.e. no direction infiltration of run-off into dry wells). We recommend using policy 1.10 as it is more precise. It also adds new flexibility to permit certain industrial uses (subject ot criteria)	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	NHS policy 6.341 (b-c) rquires maintenance of hydrologic functions and use of BMPs. Policy 1.10 (iii-iv) sets 50,000 L/day threshold for water taking; narrows the application of this policy to "major development" as opposedd to the current term "development". We recommend using policy 1.10 because it provides measurable technical benchmarks (L/day) which are easier to enforce	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	NHS policy 6.42 mandates an EIS for development applications within the RRA to demonstrate no impact on NHS. General requirements: relies on hydro-g studies in accordance with source water policies. We recommend reviewing the necessity for an EIS in policy 6.42 to avoid redundancy and ensure the correct technical studies are triggered. If a proposed development is within or adjacent to Core Environmental Feature, an EIS is already requried under Natural Heritage policies. However, if no such feature exist, the RRA designation along should not trigger an EIS. the RRA's hydrologic function is more appropriately address through a Hydro-g sutdy.	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	NHS no policy. RRA policy 1.11 exempts agricultrual buildings if impervious cover is under 10%. We recommend using policy 1.11 to provide clarity for the farming community	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	Policy 6.43 mandates and Zoning By-law overlay to implement rules. No similar policy for RRA. Policy 6.43 is useful implementation tool. We suggest moving this policy into the WRS section to esnure the zoning reflects the updated soruce protection mapping.	Policy has been updated.	Change Made

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John Lubczynski, Region of Waterloo	I'm following up on my previous email regarding the City's draft Regional Recharge Area (RRA) policies. In reviewing the latest version, we noticed some differences between the language in the Natural Heritage System section and the Water Resource System section. To help streamline things, I've prepared the attached table. It highlights the policy differences in the two sections and provides a few recommended options for your consideration to ensure the Plan is internally consistent.	Region and City staff continue to work on this matter. Further updates may be reflected in the final Official Plan.	Continue to be Considered
Sue Rutledge	I have received information about the Kitchener 2051 plan and I am very angry and disappointed that my neighbourhood is even being considered as a strategic growth area/Mixed Use A. ALL of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape. Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. I DO NOT WANT 6 AND 8 STOREY BUILDINGS IN MY NEIGHBOURHOOD! Period. What are you thinking?? There is more than enough areas in the city to do this and the fact that you are willing to ruin one of the most beautiful neighbourhoods in the city is abhorrent. Shame on you! I'm tired of lifestyles being ruined because our liberal govt decided that it was ok to let in a million newcomers to the country, with Ontario specifically being overwhelmed with the lack of infrastructure to accommodate. Figure something else out!	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Sue Savor	Part 1 - The decision by the Ontario government to transfer planning to the municipalities rather than the region, while maintaining essential services connected to infrastructure with the region is potentially disastrous.The recent revelation by the region that our water distribution is under question, that infrastructure needs a good deal more work than previously thought, and that aging infrastructure, lower levels of water, and pressures from rapid growth are impacting the water supply capacity within the Mannheim service area are very serious concerns. This is all happening before many of the approved large towers and suburban developments have been built, including the southwest Kitchener development which is on a significant recharge zone for the aquifers that provide drinking water most of the region. A third party review is underway and development applications have been temporarily suspended. This kind of news is very late in the game. A high level of continual scrutiny from an environmental and infrastructure assessment team, and an acceptance of limited growth in an area with a finite groundwater supply ought to have been established and defended when the directive to add “one million” people to our region came from Queen’s Park. The one million target growth was completely arbitrary, and it came from an undereducated Premier who knows nothing about our region’s complicated resources. We have lost a good deal of our human scaled areas. Character has been stripped away in the urgency to meet a population goal that no one has ever adequately explained. Not every part of the world feels that rapid growth is key to the future; ask the Scandinavian countries. They are environmentally forward and sensitive to their infrastructure and people. They are doing quite well.	The Region of Waterloo identified a water supply capacity constraint in late 2025. The City continues to receive and evaluate development proposals while the Region of Waterloo works through interim solutions. The City is carefully reviewing all development applications on a case-by-case basis, proceeding with those that do not result in increased water demand. The City acknowledges that some aspects of a development proposal may not be able to proceed until water capacity is confirmed by the Region of Waterloo. Kitchener 2051 and the resultant new Official Plan is planning for growth longer-term - to 2051. It is important that work continues on Kitchener 2051 as it is essential to manage growth, infrastructure investments, and community needs over the next 25 years. Further revisions to the second draft Official Plan may be required in response to the water supply capacity constraint. In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Sue Savor	Part 2 - Halting development is critical to our survival. We need to hear from environmentalists about our water supply and the ramifications and recommendations they point out regarding industry and housing must be heeded. Preserving the few neighbourhoods that are treed, quiet, pleasant to live in and visit, is critical for our well-being. The Official Plan amendment, which extends the east side of the Westmount neighbourhood to include the Strategic Growth Area with Mixed Use A designation is an example of the erosion of what makes our cities livable. We do not need more unaffordable towers, particularly in low rise, well established residential neighbourhoods. The attraction of neighbourhoods that are walkable, green, and friendly, is precisely because they do not have condo towers, financial institutions, and dentist offices for scenery.What's the point of destroying a beautiful community?The time is well past to question unfettered growth. Help the many who are struggling. Preserve the beauty we have left. I am a home owner at XXX, Kitchener Ontario, and I frequent this area often on bicycle and on foot. It provides a balm to the relentless concrete and blandness infecting our region. Please withdraw this harmful amendment.	The Region of Waterloo identified a water supply capacity constraint in late 2025. The City continues to receive and evaluate development proposals while the Region of Waterloo works through interim solutions. The City is carefully reviewing all development applications on a case-by-case basis, proceeding with those that do not result in increased water demand. The City acknowledges that some aspects of a development proposal may not be able to proceed until water capacity is confirmed by the Region of Waterloo. Kitchener 2051 and the resultant new Official Plan is planning for growth longer-term - to 2051. It is important that work continues on Kitchener 2051 as it is essential to manage growth, infrastructure investments, and community needs over the next 25 years. Further revisions to the second draft Official Plan may be required in response to the water supply capacity constraint.In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Susan Saunders Mavor	Part 1 - I write regarding Kitchener 2051- draft official plan. I have been a resident of the Westmount neighborhood for 69 years. I am the author of Westmount: The Tie that Binds the Twin Cities: An Illustrated History of Westmount's 100 Years which was published by the University of Waterloo in 2011. The century-old Westmount neighborhood stands today as the Canada's first suburb. In the phraseology of its 1924 creation, it was noted as "Canada's first 'Detached Private Residential District'" established when Kitchener adopted Canada's first comprehensive city plan. I write in support of keeping the Westmount neighborhood as one neighborhood as it was designated in the City of Kitchener's Cultural Heritage Landscapes (CHL) in 2014-- a single neighborhood with uniform development rules applying throughout. Retaining the 2014 CHL designation acknowledges the neighborhood's unique history and Westmount should be the subject of CHL provisions as the City is enacting for other neighborhoods - Pandora, Rockway, Queens Boulevard and Caryndale. Westmount was created in1912 by local industrialist Talmon Rieder who had established several rubber manufacturing companies, including the Dominion Tire Company and the Berlin Rubber Company. These ventures significantly contributed to Kitchener's rapid expansion and earned it the nickname "the rubber capital of Canada." Rieder became familiar with the City Beautiful Movement and was inspired by Frederick Law Olmsted's design of Montreal's Mount Royal Neighbourhood. His vision for Westmount involved collaboration with landscape architect John Olmsted culminating in Registered Plan 248. The full development of the Westmount neighborhood was postponed due to wars, a depression, and Rieder's death in 1922. Landownership shifted among notable figures such as A. R. Kaufman, E. O. Weber, and E. F. Seagram.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Susan Saunders Mavor	Part 2 - As noted above, a consequential historical action in preserving aspects of Rieder's original vision was taken by A. R. Kaufman, a local industrialist and Chair, City Planning Commission. In 1924, under Kaufman's direction, Kitchener adopted Canada's first comprehensive city plan, with zoning bylaws naming Westmount as the nation's first "Detached Private Residential District." The accompanying bylaws and regulations shaped Westmount into a solely residential area by controlling land use, prohibiting industry, enforcing building codes, and determining property valuation and taxes. The fact that Westmount is Canada's "first suburb" created as part of Canada's "first comprehensive city plan" makes it arguable that Westmount is perhaps the most significant CHL in Kitchener. It makes no sense that the draft official plan did not propose to include special CHL provisions for Westmount as it is doing for the four other neighborhoods noted above. The CHL study highlights Westmount's defining features: a consistent residential land-use pattern; architect-designed homes by figure such as Eberhard Ziegler; Forsey Page and Steele and Carl Rieder; mature tree-lined streets; landscaped gardens by designers including Norman Dryden and George Giesecke, and Stanley Thomson's Westmount Golf Course. These elements collectively create a coherent urban form characterized by regular setbacks, curving streets, wide boulevards, and landscaped medians. Proposals to divide Westmount into multiple land-use designations and permit six- or eight-storey buildings would undermine these defining characteristics. Introducing buildings of varying heights and setbacks would erode the neighborhood's historic streetscape and diminish its cultural heritage value.For over a century, Westmount residents have contributed significantly to Kitchener's civic, economic, and cultural life including leadership in industry, education, insurance and as members of provincial and federal legislatures. This legacy is inseparable from the neighborhood's physical form and planning history. The Kitchener 2051 plan states that the city will conserve cultural heritage resources, including Cultural Heritage Landscapes. The current proposals	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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	for Westmount do not meet this objective. Failing to apply CHL provisions comparable to those used for other CHL neighborhoods is inconsistent and risks the loss of one of the City's most significant cultural landscapes.I respectfully urge the City to reconsider the proposed changes and to retain Westmount as a single, unified Cultural Heritage Landscape with consistent development policies that reflect its national historical significance.		

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Ted Mavor	I am aware that there is some consideration of changing the land use designation for sections of Waterloo Region. Given that Waterloo Region has been noted as having limits on its ground water, it does not make sense to plan for limitless growth & development with increased population ! If the Region's population was curtailed & perhaps reduced then there would be less damage to the environment , fewer homeless peoples , less garbage , less traffic & congestion , enhanced public access to health care plus LOWER TAXES. Our drastic climate changes would be levelled out with less people . There would be less plastic in our water (oceans & drinking) which would enhance people's health generally. With the savings from not expanding there would be greater opportunity to improve current infrastructure (water, sewers etc) There should be more focus on family planning & birth control. What we enjoy now should not be destroyed by developers . Let's look after what we have now & not spread our resources too thinly	The Region of Waterloo identified a water supply capacity constraint in late 2025. The City continues to receive and evaluate development proposals while the Region of Waterloo works through interim solutions. The City is carefully reviewing all development applications on a case-by-case basis, proceeding with those that do not result in increased water demand. The City acknowledges that some aspects of a development proposal may not be able to proceed until water capacity is confirmed by the Region of Waterloo. Kitchener 2051 and the resultant new Official Plan is planning for growth longer-term - to 2051. It is important that work continues on Kitchener 2051 as it is essential to manage growth, infrastructure investments, and community needs over the next 25 years. Further revisions to the second draft Official Plan may be required in response to the water supply capacity constraint. In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Ted Mavor	I am a voter from the City of Kitchener concerned about the possible future vision for the Westmount neighborhood.I have lived in the Westmount area since 1972, and I was attracted to this neighborhood because of the current and historical amenities. My wife Susan has resided here since 1957. I was involved with my wife's historical research for Westmount: The Tie that Binds the Twin Cities: An Illustrated History of Westmount's 100 Years which was published by the University of Waterloo in 2011.We have advocated for the maintenance of the Westmount neighborhood and its unique and cherished character.I have served on neighborhood/University committees plus city of Kitchener's economic advisory committee, reviewing the issues about the neighborhood and the city.Proposals to divide Westmount into multiple land-use designations and permit six- or eight-storey buildings would undermine these defining characteristics. Introducing buildings of varying heights and setbacks would erode the neighborhood's historic streetscape and diminish its cultural heritage value.I write in support of keeping the Westmount neighborhood as one neighborhood as it was designated in the City of Kitchener's Cultural Heritage Landscapes (CHL) in 2014-- a single neighborhood with uniform development rules applying throughout. Retaining the 2014 CHL designation acknowledges the neighborhood's unique history and Westmount should be the subject of CHL provisions as the City is enacting for other neighborhoods - Pandora, Rockway, Queens Boulevard and Caryndale.I respectfully urge the City to reconsider the proposed changes and to retain Westmount as a single, unified Cultural Heritage Landscape with consistent development policies that reflect its national historical significance.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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The Johnson's	We are writing to you as a family residing in Westmount to express our deep concern and strong objection to the proposed land use changes for our neighbourhood in the draft Kitchener 2051 Official Plan. We chose to make Westmount our home because of its unique character, its mature trees, and its history. It is a designated Cultural Heritage Landscape (CHL), a status the City granted in 2014 to protect its integrity. Our children will be the third generation of our family to live in this neighbourhood, and we want them to grow up appreciating this heritage, not watching it be dismantled. The current proposal to divide the neighbourhood and allow 6 to 8-storey buildings (Strategic Growth Area / Mixed Use A) threatens to destroy the very qualities that make Westmount worth protecting. While we support responsible city growth, it should not come at the expense of our established heritage neighbourhoods. Placing high-density developments in a CHL is a contradictory approach that ignores the area's existing context and history. We align with our neighbours in requesting the following changes to the draft plan: 1. Eliminate the "Strategic Growth Area" designation for the eastern portion of Westmount. 2. Apply the "Neighbourhood Growth Area" designation to the entire Westmount neighbourhood. 3. Enforce a 3-storey height limit and maintain historic setbacks to ensure new developments respect the streetscape, consistent with protections in other CHL areas. Please demonstrate that the City values its heritage commitments. Be assured that your stance on this issue will be a primary factor in determining how we vote in future municipal elections and whether we continue to reside in this city in the future.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Tim Woodall	To whom it may concern, The Kitchener 2051 plan for Westmount is unacceptable. It is wrong to designate the east part of Westmount as a Strategic Growth/ Mixed Use Area. All of Westmount should be designated as a Neighborhood Growth Area because we are one cultural heritage landscape. Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHL's already have extra protections, such as 3 storey height restrictions and setback limits, and Westmount should too. The proposed change in designation ignores the nature of the neighborhood. There is no place suitable for higher stature buildings that won't infringe on the privacy of existing residents. The addition of commercial properties will also be detrimental to the neighborhood's existing lifestyle by increasing traffic congestion and creating 2 tier allowances. There is no benefit to the average neighborhood resident. Only the affluent or developers will benefit financially and the neighborhood will pay for it through unnecessarily higher taxes, decreased privacy, increased traffic, and decreased residential appeal. Please consider the needs and wants of the existing residents and not the desires of developers.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Tom Nagy	We in the Westmount neighbourhood received this rather surprising email yesterday. I am generally in the loop on Kitchener policy, and am an organizer and attendee of many local events (founder of Little Libraries of KW, Board member of Belmont Village Bestival and other local organizations). However, this is the first that I'd heard that my neighbourhood would be rezoned.I have procedural and substantive concerns with this change.With regard to procedure, I don't believe that sufficient notice has been given to residents that these changes are underway. My neighbours, some of them also involved in local activities, are not aware of this change - one described it today as "shocking". Many in the neighbourhood are retirees, and may not be sufficiently online for your process. I myself live on email, and still didn't know about this change. I believe a physical mail-out to every household in this area, highlighting the zoning change, is warranted.Substantively, I believe that allowing 8-storey buildings in our area would fundamentally change the nature of the neighbourhood. The commercial and office zoning in this area will also likely contribute to radically making over the Westmount area. We should be encouraging rootedness and recognizing the implicit place-making that happens naturally in an area, while allowing these neighbourhoods to grow in ways that they want to grow. I don't believe that these changes are in harmony with our neighbourhood.I recognize that change is inevitable, but I don't believe that appropriate and adequate consultation (to develop this aspect of the plan) nor a process of informing the public has happened here.A reasonable way to proceed from here would be to pause the process, send a letter to each home in the neighbourhood (including homes out to Westmount, given the radius that a 8-storey building affects) highlighting the zoning change, and then convene public consultation meetings on this topic a few weeks later.I would be happy to discuss this further.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.Kitchener 2051 is a comprehensive city-wide process. The full engagement process and all documents are available on the Kitchener 2051 engage page. Since the launch of Kitchener 2051 in 2024, pop-ups have been held in person at various stages in all wards across the city. A community working group was formed in Summer 2024 with representatives from all wards and was reflective of Kitchener’s demographic make-up. The community working group met monthly for 18 months between summer 2024 and this past February to guide and shape Kitchener 2051. Additionally, email notifications, ads the Record, and social media was used extensively. As this is a city-wide project mailouts to all property owners and occupants did not occur and was not required.	Change Made

Name	Comment/Question	Staff Response	Status
Tom Slomke	Part 1 - I will not be in the country when Kitchener Staff proposed to hold the promised Pop-Up meetings on the proposed draft Official Plan for 2051. So, I prepared a letter to express my thoughts and feelings on it. I have sent a copy of the letter to Councillor Margaret Johnston. Thank you for responding to my email. I shall be away during the time the “Pop-Up” meetings are scheduled, so I felt compelled to put some of my thoughts in a letter to you. My friends the neighbourhood will be attending the proposed meeting and will likely advise you of their concerns directly. I know you have been receiving emails. The Westmount Neighbourhood, now better known as ‘Old Westmount’ was a celebrated residential community, designed in a new fashion in the early years of the twentieth century. This is aptly documented in Susan Mavor’s book published in or around 2011. As such it deserves to be treated as a neighbourhood and not simply a series of streets measured from other land use features. I believe that four criteria were employed in the determination of where the Strategic Growth area should be expanded. One is proximity to the LRT. Avondale Ave, the central street in the Earl, Avondale Dunbar streets that form the Mix Use Area A designation area is 1.5 to 1.8 kilometres from an LRT station, depending upon the route taken and the station destined. This is twice the distance promoted by the Growth Strategy. Route 4 does conveniently service this area, but it services much of the west end of the city in a similar way. It (the neighbourhood) directly abuts the Belmont Village area, thus laying the principle that all areas abutting a commercial area be so designated, a proposition that is not repeated throughout the draft proposed plan. Commercial Plaza’s such as Krug Street, Greenbrook, Pioneer Park Plaza and the Lancaster Street corridor are not receiving Mixed Use Area A designations for instance. I think there is only very weak justification for the extension of the Strategic Growth Area west of Belmont Avenue.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Tom Slomke	Part 2 - I am dismayed with the response that Official Plan Policies are not in themselves the determinate of development, as the next step of 'the Zoning Process' must also be considered before land use changes become 'legalized'. You know as well as I that in the 'Zoning Process' much reliance is placed on the policies of the Official Plan. Further, there is the chance that pre-zoning is undertaken, possibly during a time when the process is not closely followed by some person in the neighbourhood. Protection begins now, at the Official Plan stage, and the proposal to designate any land west of the Iron Horse Trail should be aborted now.It would appear from the draft document that the ideas of community planning are being abandoned in favour of 'the numbers game' and gaining density, regardless of the consequences. This trend does not auger well for the "Old Westmount Community". This forces the community to use more political tactics than reliance upon solid planning statements in the Official Plan when consideration of development proposals are being assessed.I am sure you are aware that demographic and economic conditions are somewhat cyclical and change over time. Today, there is a need for apartments and economy in costs. There were times in the past when the market wanted more amenities for wealthy and growing families. Who knows when this might return, but I will guess that someday these conditions will return. 'Old Westmount', while aging, would fulfill future family needs, for those who wish the charm of older areas and its proximity to work, shopping and entertainment opportunities. It is reckless to ruin such a neighbourhood for short term density needs.Currently, Earl and Avondale are completely occupied, with no land vacancies, and the homes are in generally good to excellent condition. I believe it improper for the City to signal to investors, to acquire property in this location for potential redevelopment. But that is precisely what the Mixed-Use Area A designation is doing. - I would wish to you to consider the 'story' of the central parts of Waterloo. In 1960, the then new zoning by-law pre-zoned most of the central part of Waterloo (from Weber to Westmount, from Kitchener Border to Columbia	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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	Street) as General Residential, which allowed single detached homes right up to high rise apartments. The area was being abandoned by families and becoming an area of rentals, illegal duplexes, boarding houses etc. Very little apartment re-development was occurring, but investors were buying up future sites.		

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Tom Slomke	Part 3 In the early 70's when this trend was recognized, community planning exercises created the Central Residential District plan, which lead to a wholesale down-zoning in 1979 to the current zoning which allows for some low density-low rise development. Families became confident that the CRD would be a good place to live and returned. Today much of the area would be characterized by good solid family neighbourhoods and a credit to the community. It would appear that Waterloo is retaining these planning policies, contrary to the current proposal by Kitchener. I suggest that Kitchener investigate and learn from this story and back away from the over designation of good neighbourhoods to the sake of current need for density. I have yet to see any evaluation of the amount of land needed to be designated for redevelopment in order to meet the community's future needs. And in particular, the "Old Westount Neighbourhood". Further to the issue of planning for this area, I thank you for leading me to the Wrap-Up of the Belmont Village Urban Corridor Study released on September 3, 2024, wherein, it states that Part 2 of the Study will occur as part of the Kitchener Official Plan 2051 Update. Unfortunately, I see nothing that addresses the promise of a review of existing documents nor the formulation of any additional or distinct policies pertaining to Belmont Village. Am I missing something, could one point me in the right direction.Lastly, I have one thought on roads. The neighbourhood (has paid for and) enjoys the boulevarded streets in our neighbourhood. I get frightened when I hear transportation planners talk about the need for widened streets. I think Union Boulevard is particularly vulnerable to a transformation from a residential boulevard to a four-lane thoroughfare with multi-use bike trails on both sides. Could there be a policy that states that it is the Official Plan's policy that such boulevards be maintained. Just asking.In conclusion, I think it appropriate for staff to make amendments to the first draft of the 2051 Official Plan by adjusting the boundaries for the Strategic Growth Area (and the corresponding Mixed Area A) back to the Iron Horse Trail, and to include policies pertaining to	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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	the physical development of Belmont Village. Reasons for this adjustment can be stated as a combination of the concerns by the residents/homeowners, and the need to reflect other recent studies in the area (the Cultural Heritage study and the Belmont Village Study).		
John Lubczynski, Region of Waterloo	Focuses on ecological health, cold-water streams, and the Grand River baseflow.Combined ecological and source water focus (deep aquifers).To avoid redundancy, we recommend consolidating the two preambles, or usingthe WRS version as it offers broaderlanguage.In addition, the RRA glossary definition duplicates information found in both preambles. We recommend removing the definition to prevent inconsistencies and rely instead on the preamble for the description of RRAs.	Preamables and glossary terms have been streamlined since the first draft. Further refinements are expected to Official Plan preambles and glossary terms.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
Westmount 2051 Team Leadership Group	Part 1 - Further to our communication of February 6th we write to reiterate our comments in that communication (see that e-mail below) and to confirm our understanding of comments that we heard at the Open House on February 25th with City Planning Staff and Councillor Johnston. We were pleased that there was a large contingent of City Planning Staff in attendance. We were also pleased to see that a significant number of residents attended and demonstrating their engagement in this project. We understand that City Staff will review the proposed land use designation of Strategic Growth Area (SGA) that is currently proposed for the portion of the Westmount neighbourhood east of Dunbar Road. The criteria that were used to determine SGAs was explained to us. Notwithstanding such criteria, we felt encouraged by a remark from Staff that the definition of SGAs could be adjusted, with a suggested change that we would support being the addition of a restriction to the criteria for SGAs that SGAs must be outside of areas designated as a cultural heritage landscape (CHL) areas. Such a change would achieve our objective of changing the area east of Dunbar Road from SGA to Neighbourhood Growth Area (NGA). As previously indicated, we believe all Westmount should be NGA as one CHL. A further critical issue is that Westmount-specific CHL provisions must be inserted into Kitchener 2051. We are aware that all neighbourhood CHLs will benefit from section 7.57c of Kitchener 2051. However, as a CHL recognised by the City as such since 2014, provisions specific to Westmount should be added to Kitchener 2051. Other CHL neighbourhoods — Pandora, Caryndale, Rockway, and Queen's Boulevard — are being proposed by the City to have stronger protections such as 3 storey height limits and setback requirements. Westmount needs to have similar safeguards in Kitchener 2051. We understand the City plans to engage with its consultants to finalize CHL provisions for Westmount and that such engagement will involve participation of the residents of Westmount to provide input. We understand that City Staff is undertaking to accelerate that work with the objective of	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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	including Westmount-specific CHL provisions into Kitchener 2051 so that such provisions will be contained in Kitchener 2051 before its submission to City Council for final approval and adoption. We urge the City to move forward on this work with due haste.		

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Westmount 2051 Team Leadership Group	Part 2 - As part of this process and, in addition to input from residents, we encourage City Staff and its consultants to read Susan Saunders Mavor's book entitled "Westmount – The Tie that Binds the Twin Cities". It is a 2011 Publication of the University of Waterloo Library (ISBN 9780920834503). Without doubt, it is the definitive history of the Westmount neighbourhood spanning from Belmont Avenue in the east to Westmount Golf Course in the west. It is a wealth of information, including many photographs, supporting the need for Westmount-specific CHL provisions in Kitchener 2051. Any background research needed is already in this book; this should make the consultant's job much easier, and allow for shorter timelines. Such an extensive reference would not have been available for the other 4 special CHL neighbourhoods of Pandora, Caryndale, Rockway, and Queen's Boulevard. In addition, the City prepared its summary of the cultural heritage attributes of the Westmount neighbourhood in 2014. Hopefully, that good work that was undertaken under the care of Leon Bensason who was the City's Coordinator of Cultural Heritage Planning before he retired is not going to be discarded. Nothing has changed about the description and attributes of the neighbourhood since 2014. .	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Westmount 2051 Team Leadership Group	Part 3 - Our communication of February 6th contained Westmount-specific CHL provisions that we prepared for insertion into Kitchener 2051. It is a new section, fully written in the identical layout to the other CHL sections such as 7.75 (Pandora Neighbourhood CHL) — just tailored to the Westmount East & West Neighbourhood.Given (i) the work that has been done by Susan Saunders Mavor in her book, (ii) the City's work in 2014 about the Westmount CHL and (iii) the work we did in the preparation of Westmount-specific CHL provisions for insertion into Kitchener 2051, there ought to be no reason why the City's consultant cannot complete the work required to insert Westmount-specific CHL provisions into Kitchener 2051 prior to its finalization and adoption by City Council. The work has been substantially completed. We anticipate the consultant will be able to complete its work quickly, representing great saving to all of us (including Council members) as Kitchener taxpayers.Please keep us informed of the City's progress on updating the draft of Kitchener 2051.Given (i) the work that has been done by Susan Saunders Mavor in her book, (ii) the City's work in 2014 about the Westmount CHL and (iii) the work we did in the preparation of Westmount-specific CHL provisions for insertion into Kitchener 2051, there ought to be no reason why the City's consultant cannot complete the work required to insert Westmount-specific CHL provisions into Kitchener 2051 prior to its finalization and adoption by City Council. The work has been substantially completed. We anticipate the consultant will be able to complete its work quickly, representing great saving to all of us (including Council members) as Kitchener taxpayers	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Westmount Neighbourhood Association	Hello Westmount Neighbours, A concerned neighbour has shared some important information about proposed changes the City of Kitchener is considering to make to land-use designation in Westmount's east side. In the spirit of sharing and passing along information that pertains to our neighbourhood, we thought many of you would appreciate learning more. If you have questions, or wish to join a group of individual neighbours more involved in this matter, please let us know and we will get you in touch. ****** These changes are proposed in the new draft Official Plan (titled Kitchener 2051), which is currently under development. For context, the City's current/existing Official Plan supports future intensification by designating "Strategic Growth Areas" ("Major Transit Station Areas") around LRT stations. These areas also have adjacent "Mixed Use Areas" which allow for commercial buildings, offices, and low-rise residential towers, among other things. The City has been undertaking studies related to growth within Strategic Growth Areas for about a decade. In fact, City Council adopted a policy framework to implement this work through an amendment to the Official Plan and Zoning By-law in March 2024. Up until that time, these Strategic Growth Areas and Mixed Use areas did not include any part of the Westmount Neighbourhood. The new draft Official Plan, however, has expanded the Strategic Growth Area to include Westmount land, specifically the area west from Belmont Ave all the way to Dunbar St, north to the city limits (approx Union St), and south to Brandon Ave. The City is proposing that this land be designated as "Mixed Use A," which would allow for commercial buildings, offices, and low-rise residential towers up to 8-storeys high. A side-by-side comparison of the maps from the current/existing Official Plan... and from the new draft Official Plan are included at the bottom of this email.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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	If you wish to submit feedback to those involved in researching these plans at City of Kitchener, please send your email to: kitchener2051@kitchener.ca Please note that the City gave a deadline of December 12th to submit feedback, but we have reason to believe that they will consider comments submitted past this date. If you would like to learn more, here are some helpful links: Draft Official Plan Website: https://www.kitchener.ca/development-and-construction/official-plan/ Growing Together Project: https://www.kitchener.ca/strategic-plans-and-projects/projects/growing-together/ Growing Together West: https://www.engagewr.ca/growingtogetherwest		
John Lubczynski, Region of Waterloo	Policy 6.39 states Map S-2 to be used as an overlayto land use designations. Last paragraph of the preamble states Map S-2 to be used as an overlay to land use designations. To ensure internal consistency, we recommend selecting one	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	location for this direction and applying it consistently throughout the Plan.		
John Lubczynski, Region of Waterloo	Policy 6.40: Prohibits expansion of the Urban Area into RRAs.Policy 1.9: Contains identical prohibition on Urban Area boundary expansions into RRAs.We recommend maintaining Policy 1.9 to avoid duplication. Given the significance of this policy, the City may wish to relocate this policy to Official Plan's general urban expansion section for better visibility.	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered
John Lubczynski, Region of Waterloo	Policy 6.41(a): General prohibition of Category 'A' and restricted industrial uses. Policy 1.10(i-ii): Specific prohibition of New Cat 'A 'uses; permits certain industrial uses under certain conditions stormwater methods (i.e., no direction infiltration of run-off into dry wells). We recommend using Policy 1.10 as it is more precise. It also adds new flexibility to permit certain industrial uses (subject to criteria).	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered
John Lubczynski, Region of Waterloo	Policy 6.41(b-c): Requires maintenance of hydrologic functions and use of BMPs. Policy 1.10(iii-iv): Sets 50,000 L/day threshold for water taking; Narrows the application of this policy to "major development" as opposed to the current term "development". Recommend using Policy 1.10 because it provides measurable technical benchmarks (liters per day) which are easier to enforce.	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	Policy 6.42: Mandates an EIS for development applications within the RRA to demonstrate no impacts on NHS. General Requirement: Relies on hydrogeological studies in accordance with source water policies. We recommend reviewing the necessity for an EIS in Policy 6.42 to avoid redundancy and ensure the correct technical studies are triggered. If a proposed development is within or adjacent to a Core Environmental Feature, an EIS is already required under Natural Heritage policies. However, if no such features exist, the RRA designation alone should not trigger an EIS. The RRA's hydrologic function is more appropriately addressed through a hydrogeological study.	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered
Barb Trotter	Part 1 - Hello. I'm writing to provide my feedback from the Open House last Wednesday. I arrived with questions that remained unanswered, and more arose upon reflection after I left, so I would like to receive answers to them now. I'll number them below. First, as I have in the past, I want to comment on the process. My primary reaction at the Open House was dismay. It was certainly apparent that a commendable amount of work has gone into preparing the draft 2051 Official Plan. However, I was left with the same sense I had following the initial public zoom meeting for the 660 Belmont project. Again, my feeling was that the Planning team were there to "sell" the draft – that you were defending the decisions you had already made. I suspect that when you've put such an extensive amount of work and effort into a project, you might become invested in maintaining what you've developed, rather than feeling open to making changes based on what you hear, even from substantial or overwhelming numbers of concerned citizens. I truly hope I'm very much mistaken. As I have mentioned before, it seems to me that the entire Planning process is skewed. The people who will be most affected by possible Planning decisions should be consulted	Thank you for sharing. I can confirm that the first draft Official Plan is a draft that was released late last year. It is a draft that was released for the purposes of having conversations. The pop-ups provided an opportunity for dialogue, for staff to explain what informed the proposed policies and directions. No decisions have been made. A decision on the Official Plan rests with Council. Kitchener 2051 is a comprehensive city-wide process. The full engagement process and all documents are available on the Kitchener 2051 engage page. Since the launch of Kitchener 2051 in 2024, pop-ups have been held in person at various stages in all wards across the city. A community working group was formed in Summer 2024 with representatives from all wards and was reflective of Kitchener's demographic make-up. The community working group met monthly for 18 months between summer 2024 and this past February to guide and shape Kitchener 2051. Additionally, email notifications, ads the Record, and social media was used extensively. As this is a city-wide project mailouts to all property owners and occupants did not occur and was not required. As part of establishing the draft Strategic Growth Area's, a number of criteria were explored that can best support accommodating new and existing residents. These criteria are available on the Kitchener 2051 project engage page. The Official Plan has and continues to recognize the value of Kitchener's cultural heritage resources. The draft Official Plan includes updated policies on cultural heritage resources, landscapes and archaeology. Growth within cultural heritage landscapes as well as all of Kitchener's neighbourhoods has always occurred and will continue. Understanding the cultural heritage attributes of each CHL is important as we continue to shape growth in each area in the future.	Change Made

Name	Comment/Question	Staff Response	Status
	BEFORE any draft is put together. And I mean directly – not just notices on the website or in the paper. I might be misunderstanding the context of the 200-metre parameter for direct notification, but I am most certainly within 200 metres of the Old Westmount neighbourhood slated for drastic and irreversible changes, and I received no notification by mail until I heard from my Neighbourhood Association, by which time it was too late to make your inflexible December 12th deadline. I see in one of your handouts from Wednesday night that you gathered information from what you call Community Conversation Kits. I'm not sure what these are, but I do know that I was not aware that these were being employed in the Westmount community, and indeed, I have not spoken with anyone who was consulted ahead of the draft plan or who knew about the proposed changes at all.		

Name	Comment/Question	Staff Response	Status
Barb Trotter	Part 2 - Question 1. The question I asked the first staff member I spoke with was “Why Old Westmount? What led you to decide that Old Westmount was a prime candidate for destruction?” I was told that it was based on surveys and input, but that all of that information was confidential and could not be shared. I said I didn’t need to know who had provided the input, just what the content was, and I received the same response – it’s confidential. Not exactly transparent, then. I fail to understand why taxpayers cannot be advised of the true reasoning behind decisions that have the potential to ruin their specific community. So I would very much like to have the answer to that question, preferably in a discussion – either face to face or by zoom or telephone. Question 2. In all of my interactions with Planning staff both in the past in regard to Belmont Village and on Wednesday evening, with the exception of my conversation about Cultural Heritage Landscapes (see below), I can recall no member of the Planning staff who acknowledged the value of preserving sections of the city that hearken back to our past. Unlike planners of most of the cities in the world, you don’t seem to value charming, characterful areas like Belmont Village and Old Westmount that constitute the heart and soul of an urban area or to recognize the critical role these unique locales play in attracting tourists and residents. We have a sad history of destroying these elements of our city: the old City Hall and the stately houses on Queen and Margaret spring to mind. As I’ve pointed out before with respect to high-rises in Belmont Village, no one says, “Let’s go visit that high-rise canyon.” It is the older, human-scaled areas of a city that contribute to its liveability, and I note that Kitchener does not even appear in this year’s Globe and Mail list of Canada’s 100 most liveable cities. I did hear mention of the value of historic areas at the Council meeting where a decision was made to allow a high-rise building at 660 Belmont. That meeting began with the honouring of Jean Haalboom for her heritage preservation work. However, it ended by opening the door to the replacement of Belmont Village with what will eventually become one of those high-rise canyons, ensuring the loss of a small, quaint enclave that both residents	Part 2 -In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.A population and employment forecast update and housing needs assessment was completed as part of Kitchener 2051. These assessments informed the forecast population numbers. As part of Kitchener 2051 different approaches to growth were considered. They are summarized in this report to Council along with the assessment of each approach.Thank you. Zoning by-laws, which are one planning tool that is used to implement the Official Plan, provides additional rules on building height including heights in meters.	Change Made

Name	Comment/Question	Staff Response	Status
	of the entire Region and visitors from beyond it enjoy because of its human-scale representation of a friendlier past.		

Name	Comment/Question	Staff Response	Status
Barb Trotter	Part 3 - The irony of the disconnect between the words and the actions was not lost on me. And at the Open House I noted that one map appeared to allow buildings in excess of 20 storeys on the west side of Belmont Village. I wonder whether a funeral service might be in order to mark the demise of the Village.In any event, I'd like to hear and attempt to understand why the Planning Department appears to disregard the value of older established areas of the city. Question 3. This question has to do with Cultural Heritage Landscapes. I understand from a conversation at the Open House that what we thought was a previous designation had not, in fact, been finalized, and that the formal designation step has now been taken, for which I am grateful. From what I was also told, I believe that protections have been implemented in only a small number of specific cases that do not include Old Westmount. One of the favoured few is Gruhn Street because of the danger posed by the development allowed along the ION route. Given that houses on Earl Street are actually older than those on Gruhn, I find it interesting that protections aren't viewed as necessary for at least that part of Old Westmount, especially in light of the danger explicitly posed by your own draft plan. Indeed, I have to say I find it counterintuitive that you've now completed the designation step for Cultural Heritage Landscapes and in the same breath are planning for their destruction. My view would be that if all of these areas are deemed valuable enough to be designated, then they should all be completely protected right away. I would appreciate a detailed explanation. In a previous email submitted in December but not permitted to be included in the original input, I have already talked about the historical significance of the entire Old Westmount neighbourhood, which in my opinion should make it a prime candidate for protection. At the very least, perhaps the 2051 plan could include a clause to protect all of the Cultural Heritage Landscapes, with provisions to re-examine individual	Part 3 - Thank you for sharing. I can confirm that the first draft Official Plan is a draft that was released late last year. It is a draft that was released for the purposes of having conversations. The pop-ups provided an opportunity for dialogue, for staff to explain what informed the proposed policies and directions. No decisions have been made. A decision on the Official Plan rests with Council. Rest assured that all comments are read and considered. As planners we have a responsibility to consider all comments provided throughout the process. Often this means balancing comments from a variety of viewpoints, along with consideration of technical information to form a professional planning opinion. This professional planning opinion forms a recommendation for Council's consideration.	Change Made

Name	Comment/Question	Staff Response	Status
	ones at a later date if conditions change in a way that might warrant further consideration.		

Name	Comment/Question	Staff Response	Status
Barb Trotter	Part 4 - Question 4. That brings me to my next question. It seems to me that the entire premise of the wholesale dismantling of the Old Westmount neighbourhood arises from your belief in a predicted Kitchener population of 450,000. What I'd like to know is whether you've considered the possibility that that number might not actually materialize, given factors already in evidence or others that might arise: the Federal Government's restrictions on immigration and international students; the increase in the number of employers requiring a return to in-office (e.g., in Toronto) rather than remote working; the decline in the condominium market; the above-noted absence of Kitchener from Canada's 100 most liveable cities; and of course, the major difficulties that have recently come to light in regard to the Regional water supply. All of these and more that I have no knowledge of and cannot foresee might mean that the numbers will be lower than you anticipate so that protecting special, distinctive areas like Belmont Village and the Old Westmount from irreparable damage now with a provision to revisit conditions in the future could make sense. Numerous buildings have been approved, purportedly to address the housing shortage, but for the most part, their price-tags are well beyond financial feasibility for those seeking homes. Some of these buildings have yet to be constructed or are only partially filled. Other areas in the city appear to be empty land. Surely you could find a way to preserve more of the features that give heart and soul to a city and not be so tied to their widespread replacement by large expanses of soul-draining rows of 8-storey blocks and high-rise canyons. Given research on the negative effects of these kinds of skyscapes, I sincerely hope that such development will be accompanied by recommended budget increases for mental health support. And I reiterate that it seems to me to be preferable to preserve parts of the city that can never be replaced – at least temporarily – until clear evidence of exigent need to demolish them can be demonstrated. I do not believe we are now at that point. I would also note that the same considerations should apply to every scrap of green space in the city, especially given that I was	See responses above	Change Made

Name	Comment/Question	Staff Response	Status
	informed at the Open House that the Provincial Government no longer has any interest in compelling developers to provide green space with their projects or even to contribute money in lieu. All of the Cultural Heritage Landscapes and green spaces should be treated as precious havens that can help enhance the mental health of future Kitchener urbanites. If you don't find these ideas to be reasonable changes in the proposed plan, I'd like to know why not.		

Name	Comment/Question	Staff Response	Status
Barb Trotter	Part 5 - In fact, you could follow the guidelines listed on page 18 of your handout: Designate and protect cultural heritage resources; opt for human-scaled design and protect it in these areas; preserve and enhance landmarks, views, and vistas. The heading for this page is “Sense of Place: Supporting Community Connection.” The Old Westmount neighbourhood more than meets both of those criteria and has been a strong, cohesive community for more than a century. As it says in the introductory paragraph, it would be wonderful if you could honour the irreplaceable parts of Kitchener that make it unique, and support the preservation of the joyful place and landscapes that Old Westmount and Belmont Village represent. In fact, this area actually acts as a sort of park. People come to Westmount to walk its streets because they find enjoyment in being surrounded by the diverse array of house sizes that provide an appealing parade of varied styles and eclectic architecture; the tree canopy; and the pleasing display of disparate gardens. And I would also note that when I talk to people who know the Old Westmount area, both those in the city and others who now live elsewhere, and I tell them what you’re planning, their responses are invariably incredulity and disbelief that such changes would even be entertained. I’m begging you to reconsider your decisions about rezoning the Old Westmount neighbourhood. Again, if you’re unwilling to take that step, I’d like to know exactly why not.	See responses above	Change Made

Name	Comment/Question	Staff Response	Status
Barb Trotter	Part 6 - Question 5. I noted that on the documents I saw at the Open House, the building height allowances seemed to be expressed in storeys. Regardless of whether you make the amendments I'm convinced would provide a positive outcome for the city, I ask that at the very least you change the height permissions to metres because a 6-storey building with 12-foot ceilings would equate to a 9-storey building with 8-foot ceilings, or half again as tall as might be expected from indicating allowances in storeys. If you don't find this acceptable, I'd like to hear valid reasons why not. End note. I was also told that I should keep writing to you, which I can certainly do. However, my previous experience with Planning issues included more than 50 oral and 160 written presentations at Council meetings, plus 83 pages of input collected at group meetings with concerned citizens, all of which had little to no effect on the outcome. My fervent hope is that this time the Planning Department will prove more responsive to input like mine and that you will actually make meaningful changes to the draft that will avoid the regrettable loss of unique, invaluable, and irreplaceable areas of the city. Please find a way to make that happen. I thank you for reading and hopefully for responding to my questions. I look forward to discussing them with you.	See responses above	Change Made
John Lubczynski, Region of Waterloo	No Policy.Policy 1.11: Exempts agricultural buildings if impervious cover is < 10%.We recommend using Policy 1.11 to provide clarity for the farming community.	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered
John Lubczynski, Region of Waterloo	Policy 6.43: Mandates a Zoning Bylaw overlay to implement rules. No similar policy. Policy 6.43 is useful implementation tool. We suggest moving this policy into the WRS section to ensure the zoning reflects the updated source protection mapping.	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
Abby Donovan	I am writing to express my concerns regarding the proposed planning designations for the Westmount neighbourhood within the Kitchener 2051 plan. I feel that designating the east portion of Westmount as a Strategic Growth Area / Mixed Use A is inappropriate and inconsistent with the character of the neighbourhood. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape. This approach would better reflect the historical, cultural, and architectural significance of the area and would support thoughtful, context-sensitive development that aligns with the established character of the neighbourhood. Additionally, I strongly encourage the City to include provisions specific to Westmount within the Kitchener 2051 plan to ensure it receives the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other Cultural Heritage Landscapes already benefit from additional safeguards, such as three-storey height restrictions and defined setback limits. Westmount should be afforded similar protections to preserve its integrity. Thank you for your time and consideration. I appreciate the opportunity to provide input and would welcome further discussion on how best to protect and plan for Westmount in a manner that respects its heritage value.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Karen Doehn	Part 1 - Thanks for your time discussing my concerns at the two Community Pop-Ups this week re Kitchener 2051. You requested I email you an electronic version of the comments I gave you at the Pop-Ups. You will find this in the 4 page attachment to this email. Please confirm you have received this email and have been able to open the attachment. As well, more communication would be appreciated regarding the items I have brought to your attention. The Current Haphazard Countryside Line is Causing and Will Continue to Cause Problems Currently the following files are under review: - File 30T-25201 (161 Gehl Place) and 30T-25202 (236 Gehl Place) ... The File Manager is Eric Schneider. Please note the entire south boundary (approximately 1,081M long) of the 236 Gehl Place Development comes up against my 1478 Trussler Road farm property. -File 30T-18201 and 30T-18202 ... The File Manager is Evan Wittmann. All abutting farm property owners to these applications have voiced concerns both verbally and in writing. Garrett Stevenson and the Ward Councillor for this area Ayo Owodunni have been included in some of the communication. All or most of the concerns seem to stem from the location of the current Countryside Line. The current Countryside Line in this block causes urban farming concerns and also does not allow for a comprehensive block plan if the remaining 25% of the block will be developed.	Comment acknowledged. The draft Official Plan outlines criteria for applicant-initiated urban boundary expansions. The draft Official Plan provides sufficient land within the urban area to meet the City's projected population and employment figures to 2051.	No Change Made

Name	Comment/Question	Staff Response	Status
Karen Doehn	part 2 - One urban farming concern with the current Countryside Line and applications that have been submitted is there is no adequate buffer for spray drift when farmers are spraying chemicals on their crops. Another concern is keeping people off farming properties including woodlots owned by farmers.A comprehensive block plan for the entire block becomes difficult or impossible if the entire block is not within the urban boundary. For example, the above-mentioned files have submitted plans that cut off all possible Trussler – Bleams – Fischer-Hallman – Huron inner block road connectivity for the approximate 25% non urban portion of the block with the rest of the block if it is developed in the future. No future planning is good planning if it does not consider that the approximately 25% of the block has a possibility of being developed in the future.Please communicate with the File Managers for 30T-25201, 30T-25202, 30T-18201 and 30T-18202 for all the details re concerns they have received regarding the location of the current Countryside Line in this block. Current & Possible Future Features of the Trussler – Bleams – Fischer-Hallman – Huron Block	Comment acknowledged. The draft Official Plan outlines criteria for applicant-initiated urban boundary expansions. The draft Official Plan provides sufficient land within the urban area to meet the City's projected population and employment figures to 2051.	No Change Made

Name	Comment/Question	Staff Response	Status
Karen Doehn	part 3 -Fischer-Hallman Road This road of the block offers many retail options particularly at the Bleams - Fisher-Hallman roundabout and at the Huron – Fischer-Hallman roundabout. Both of these locations include a grocery store, restaurants (including fast-food) and at lease one pharmacy and bank. -RBJ Schlegal Park is a 42-acre parkland located at south west corner of the Fischer-Hallman Road and Huron Road roundabout. Current Park features include a playground with splashpad, artificial turf fields, natural turf fields, cricket pitch, outdoor fitness equipment, pickleball, tennis and basketball courts. A new rec complex is currently under construction and is scheduled to be completed in 2026. Kitchener Mayor Berry Vrbanovic said the complex was meant to be Kitchener's "premier recreation destination". The new complex includes a new tournament-sized indoor turf field for both soccer and cricket, an aquatic center with an eight-lane competition pool and a walking track. There will be a gymnasium to support basketball, volleyball, badminton and pickleball. The 1664 Huron Road entrance to this park is about half of a kilometer to the most easterly portion of the Countryside Line in the Trussler – Bleams – Fischer-Hallman – Huron block. Schools This block already contains two schools which provide both educational and recreational opportunities. Current schools are the: -Janet Metcalfe Public Elementary School at 335 Seabrook Drive with approximately 760 students. -Holy Trinity Catholic Elementary School at 200 Rosenberg Way with a capacity of 527 students. There is the possibility of a future Secondary School with two sport fields on 17.3 acres with an estimated student population of 1,700 students in the 236 Gehl Place subdivision. Other Existing Community Features include the: -Kitchener Library Southwest Branch at 100 Rosenberg Way - This 14,000 square foot library features a demonstration	Comment acknowledged. The draft Official Plan outlines criteria for applicant-initiated urban boundary expansions. The draft Official Plan provides sufficient land within the urban area to meet the City's projected population and employment figures to 2051.	No Change Made

Name	Comment/Question	Staff Response	Status
	teaching kitchen, recording studio, after-hour rental space, learning gardens and outdoor programming space. -Williamsburg Community Centre at 200 Rosenberg Way which is attached to the Holy Trinity Catholic Elementary School - This 17,000 square foot Williamsburg Community Centre portion includes a double gymnasium, four program rooms, office space and potential for an outdoor rink.		

Name	Comment/Question	Staff Response	Status
Karen Doehn	Part 4- What Has Happened Within the Trussler - Bleams - Fischer-Hallman - Huron Block 1-This entire block has been part of the City of Kitchener since 1973. 2-All developers who owned land within this block designated to be “Protected Countryside” succeeded in getting this designation removed. 3-All developers who owned land outside the urban boundary in this block succeeded in getting their land inside the urban boundary and their land has or is scheduled to be developed. 4-Some developers have succeeded in getting their land eligible for development by the Ontario Land Tribunal ruling The City of Kitchener underestimated their “Land Needs Assessment” in the past, etc. 5-The remaining approximate 25% of this block is not owned by developers. Some owners, including farmers, have indicated for many years they would like their lands to be included inside the urban boundary. The owners (including me) do not have the know how or funds available to hire land use professionals to make their properties eligible for development. Owners also do not have the know how or funds available to hire land use professionals to advocate for road stubs, etc., regarding possible future development of their land. _	Comment acknowledged. The draft Official Plan outlines criteria for applicant-initiated urban boundary expansions. The draft Official Plan provides sufficient land within the urban area to meet the City's projected population and employment figures to 2051.	No Change Made

Name	Comment/Question	Staff Response	Status
Karen Doehn	_part 5_____ _____DRAFT Land Use Designations Map on Page 22According to my understanding there are errors on this map in the Trussler – Bleams – Fischer-Hallman – Huron block. Should the “Prime Agriculture” area in the map on Page 22 in this block not be the same as “The Countryside” area on Page 8?Please note File 30T-25201 (161 Gehl Place) and 30T-25202 (236 Gehl Place) contain draft subdivision plans. Accordingly, I would expect these areas to be indicated as “Neighbourhood” on the Page 22 map and not “Prime Agriculture”. “The Countryside” Comments on Page 9I would suggest a change regarding “for generations to come”. Since there are so many unpredictable variables, it is hard to forecast when it will be best for The City of Kitchener for some of “The Countryside” to be inside the urban boundary. If Kitchener would determine before generations pass that it makes sense to include some of “The Countryside” in urban development the wording here should be more accommodating to this. A suggestion to consider is replacing “for generations to come” with “as long as it makes sense to do so”.“Prime Agriculture” Comments on Page 23Please consider changes to the last sentence “By keeping these lands intact and productive, we support the health of our community today and preserve the ability to feed future generations.” Cities should not cause unnecessary urban sprawl onto prime agricultural land but sometimes it is best for a city if they do expand onto prime agricultural land. What is best for The City of Kitchener sometime in the future might mean a different land use for some of the current land that is designated “Prime Agriculture” while at the same time future generations will still be able to be fed. The wording here should be more accommodating to this. A suggestion to consider is changing this sentence to read “We will keep these lands intact and productive as long as it makes sense to do so.”	Comment acknowledged. The draft Official Plan outlines criteria for applicant-initiated urban boundary expansions. The draft Official Plan provides sufficient land within the urban area to meet the City's projected population and employment figures to 2051.	No Change Made
Emily Elliott, MHBC on behalf of	Further to our meeting a couple weeks ago, we have prepared a supplementary comment letter to the City’s OP review process. This letter is further to December 2025 submission (attached)	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees	No Change Made

Name	Comment/Question	Staff Response	Status
2013029 Ontario Ltd - 6 Shirley Ave	but provides a detailed description of the long-standing commercial permissions for 6 Shirley.	them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	
Emily Elliott, MHBC on behalf of 2013029 Ontario Ltd - 6 Shirley Ave	We request that the approach to the urban structure component and land use designation for the subject lands proposed in the draft Official Plan be revised to reflect the long-standing permission for commercial development on the subject lands. Further, we request that the site-specific policy permitting large scale offices be maintained. The proposed designation in the Final Draft Official Plan results in the subject lands being placed in an Employment Area, which will severely limit the redevelopment potential of the subject lands in the manner envisioned by our clients.	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	No Change Made
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	To maintain flexibility and longstanding permissions, Schlegel will seek to retain existing permissions through the future implementing zoning and we request that the City enable this through the Draft Official Plan. *proposed policy language included in attachment	The land use planning framework proposed through the draft Official Plan broadly aligns with the Rosenberg Secondary Plan. The future implementing bylaws would reflect the permissions set out in the Official Plan.	No Change Required

Name	Comment/Question	Staff Response	Status
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	It is important to Schlegel that land use changes proposed through the City's Draft Official Plan do not significantly alter the original planned function of these relatively recent planning approvals to ensure a reasonable level of predictability for developers, homebuilders, residents, and future tenants of this emerging community in southwest Kitchener.*proposed policy language included in attachment	The land use planning framework proposed through the draft Official Plan broadly aligns with the Rosenberg Secondary Plan.	No Change Required
Sam Vakili	I'd like to connect with the appropriate individuals in charge of proposed zoning changes to the Westmount area. As a resident of the neighborhood for over 10 years, the addition of 6 story buildings to the neighborhood is clearly out of touch with the ambiance created in the area. Whom may I express further concerns about this short sighted decision to destroy the neighborhood through overpopulation? I'm a resident of Westmount and am requesting the survey for the westmount CHL designation. Thanks in advance.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria	Change Made

Name	Comment/Question	Staff Response	Status
		were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	In the spirit of this flexibility, Schlegel will seek to generally maintain existing permissions through the implementing zoning, including any existing permissions for stand-alone commercial buildings and stand-alone residential buildings. We reiterate the comments from our December submission and request that mixed use requirements be applied flexibly and that Draft Official Plan policies be softened to enable “encouraging” rather than “requiring” items like minimum commercial floor areas and mandating ground floor commercial uses with residential above (i.e. Policies 11.9-11.15, 11.56, and 11.62).	Comment acknowledged. Staff continue to consider these comments and will bring forward additional clarity as part of the final Official Plan.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
Pierre Filion	Part 1 - I am writing to share my perspectives regarding the Kitchener 2051 draft plan. My principal concerns relate to the expansive nature of the Strategic Growth Areas (SGAs) and the insufficient clarity around how densification will be allocated within these areas, as well as how such changes will be harmonized with the existing character of neighbourhoods. Having been a planning professor for nearly four decades, much of my research has centred on effective strategies for urban densification. My work, published in international planning journals and presented at major conferences, consistently indicates that targeted, concentrated densification strategies are far more effective than those that spread density broadly. I am concerned that the draft plan's proposed mechanisms for managing density within SGAs will lead to a diffuse pattern of densification. Such an approach would undermine the benefits typically associated with densification for future residents, disrupt the established scale of existing neighbourhoods, and potentially give rise to "planning blight" across the significant portions of Kitchener encompassed by the SGAs.The draft plan rightly emphasizes the importance of limiting urban sprawl and preserving rural land by increasing density within Kitchener's existing urban fabric. This objective is praiseworthy. However, the plan falls short in providing clear criteria for the distribution and management of densification within SGAs. While it sets out broad guidelines, these lack the level of precision seen in zoning bylaws. For example, on page 113, the plan states: "[Development will] assure compatibility with the exterior areas of adjacent properties in accordance with the placemaking policies of the plan." It also notes, "Development will be regulated through built form regulations, rather than density, in most cases. Built form regulations may include, but are not limited to, building setbacks, height, physical separation, maximum building length, or maximum floor plate area."Given such broadly defined objectives, city planners will likely assess development proposals on a case-by-case basis. This could result in significant variability in municipal decisions. The lack of precise guidance will be particularly problematic when planning	A report on a preferred approach to growth was considered by committee of council in August 2025. It outlined 3 approaches to growth - supporting transit approach; new urban centers approach; and evolving neighbourhoods approach. Each approach to growth was evauated through a series of technical criteria and community parameters. The community parameters were used by community members through 2 in person events, interactive community conversation kits, and an online survey. The evaluation and community input showed similar results of each approach to growth. The recommended preferred approach to growth, endorsed by Council, includes the best elements from each of the approaches. Directing people and jobs to urban centers and strategic growth areas reflects the evaluation results by enabling more homes in areas where people are close to community facilities and amenities, contributing to a high quality of life. The Preferred Approach supports Kitchener's economy by directing new people away from Industrial Areas, minimizing potential land use compatibility issues. It also directs people and jobs to areas with existing or planned frequent transit service, providing people with options on how they ultimately move around the city. While the areas identified above are proposed to accommodate a significant share of growth, all neighbourhoods of the City will continue to grow and change to meet the needs of the people who live, or who may want to live there.	No Change Made

Name	Comment/Question	Staff Response	Status
	decisions are appealed to the Ontario Land Tribunal, which currently favours development. There is a strong possibility that Kitchener's efforts to prevent proposals from taking maximum advantage of SGAs' development possibilities may be overturned, resulting in random densification, conflicts between new projects and neighbourhood scales, and a general lack of predictability in planning outcomes.		

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Pierre Filion	part 2 - Focusing densification within pre-determined hubs, instead of dispersing it throughout the SGAs, would greatly enhance living conditions for new residents. The selection of redevelopment sites could prioritize areas with access to high-order public transit—such as is presently the case for Major Transit Station Areas and Protected Major Transit Station Areas—as well as zones near existing clusters of retail, services, institutions, parks, and naturalized spaces. These residential density hubs could, in turn, attract additional amenities, with the ground floors of multi-storey buildings accommodating shops and services.Multi-functional density hubs would offer their residents the convenience of walking to many daily destinations. This benefit could be amplified by improvements to the pedestrian environment, such as thoughtful urban design, reduced space for vehicles, and continuous, engaging street façades.The positive impacts of these hubs would also extend to residents of nearby low-density neighbourhoods. These hubs would provide easy access to shopping, services, and institutions, encouraging more walking within existing neighbourhoods. Furthermore, by providing alternatives to car use for new high-density residents, these hubs would help moderate the increase in neighbourhood traffic that typically accompanies population growth.For these advantages to materialize, it is essential to define and designate the multi-functional density hubs in the Kitchener 2051 plan. These hubs could vary in size, with major ones situated near ION stations and smaller hubs distributed based on proximity to established density, retail, services, institutions, parks, and green spaces. Strategic placement would ensure that surrounding low-density neighbourhoods also benefit from pedestrian access to daily amenities.If residential density is instead scattered across the SGAs, these benefits will not be realized. The opportunity to leverage the advantages of increased density will be squandered, and additional problems may arise. With fewer opportunities to walk to daily needs, new high-density developments are likely to generate more traffic, for which existing street patterns are ill-suited.	A report on a preferred approach to growth was considered by committee of council in August 2025. It outlined 3 approaches to growth - supporting transit approach; new urban centers approach; and evolving neighbourhoods approach. Each approach to growth was evauated through a series of technical criteria and community parameters. The community parameters were used by community members through 2 in person events, interactive community conversation kits, and an online survey. The evaluation and community input showed similar results of each approach to growth. The recommended preferred approach to growth, endorsed by Council, includes the best elements from each of the approaches. Directing people and jobs to urban centers and strategic growth areas reflects the evaluation results by enabling more homes in areas where people are close to community facilities and amenities, contributing to a high quality of life. The Preferred Approach supports Kitchener’s economy by directing new people away from Industrial Areas, minimizing potential land use compatibility issues. It also directs people and jobs to areas with existing or planned frequent transit service, providing people with options on how they ultimately move around the city.While the areas identified above are proposed to accommodate a significant share of growth, all neighbourhoods of the City will continue to grow and change to meet the needs of the people who live, or who may want to live there.	No Change Made

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Pierre Filion	Part 3 - Perhaps more troubling is the potential for planning uncertainty at the scale of the entire SGAs, which encompass a significant portion of Kitchener and houses a large share of its population. The disconnect between the broad areas open to redevelopment and the limited actual market for redeveloped sites means that while every property might be candidates for new construction, only a few will see change. Without the predictability afforded by zoning and without clear guidance in the Kitchener 2051 plan, densification will be driven more by property speculation than by sound planning principles, undermining quality of life for both new and existing residents. Such uncertainty can foster planning blight, where ambiguity about future land uses lead to the deterioration of the built environment. Prospective buyers may hesitate, speculators prioritizing land value over building upkeep will move in, and many owners may be discouraged from investing in property improvements. A similar scenario unfolded around Downtown Kitchener following zoning changes in the 1960s, which anticipated a wave of high-rise residential construction that never materialized. Even though zoning protections were eventually reinstated, the legacy remains: vacant lots and neglected buildings, remnants of a period when redevelopment potential was significantly overestimated. The Kitchener 2051 plan risks repeating this mistake across all SGAs. Identifying compact hubs for high-density growth would better match actual development demand and improve living conditions for all residents. While the goals of the Kitchener 2051 draft plan are admirable, its approach to densification requires refinement. An intensification strategy focused on specific sectors within the SGAs would enhance the experience of those opting for higher-density housing and generate broader community benefits, while mitigating the negative consequences of an overly diffuse redevelopment pattern. Planning's essential role is to provide predictability. While urban development regulations must adapt to changing circumstances, it is preferable to pursue focused, strategic interventions over broad, sweeping policies that	A report on a preferred approach to growth was considered by committee of council in August 2025. It outlined 3 approaches to growth - supporting transit approach; new urban centers approach; and evolving neighbourhoods approach. Each approach to growth was evauated through a series of technical criteria and community parameters. The community parameters were used by community members through 2 in person events, interactive community conversation kits, and an online survey. The evaluation and community input showed similar results of each approach to growth. The recommended preferred approach to growth, endorsed by Council, includes the best elements from each of the approaches. Directing people and jobs to urban centers and strategic growth areas reflects the evaluation results by enabling more homes in areas where people are close to community facilities and amenities, contributing to a high quality of life. The Preferred Approach supports Kitchener's economy by directing new people away from Industrial Areas, minimizing potential land use compatibility issues. It also directs people and jobs to areas with existing or planned frequent transit service, providing people with options on how they ultimately move around the city. While the areas identified above are proposed to accommodate a significant share of growth, all neighbourhoods of the City will continue to grow and change to meet the needs of the people who live, or who may want to live there.	No Change Made

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	introduce unnecessary uncertainty, as is the case with the current Kitchener 2051 draft plan SGA framework.		

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Pierre Filion	Part 4 - There are a few additional comments I would like to voice:• While the Kitchener 2051 draft plan emphasizes heritage, the heritage value of old central Kitchener neighborhoods receives little attention. These areas are an important reflection of Kitchener's history, particularly its early German heritage. Both the residential and industrial landscapes within these neighborhoods merit protective measures. In addition, the layout of certain older neighborhoods, such as parts of Westmount and the area surrounding St. Mary's Hospital, reflects the influence of the City Beautiful Movement, which shaped Kitchener's planning in the early twentieth century. By adhering to the movement's principles, Kitchener was at the forefront of city planning during this era, standing out among Canadian cities as an example of advanced planning according to the standards of the time.• Serious reservations arise concerning the demographic projections used as the foundation for the Kitchener 2051 proposals. Current economic uncertainty makes all forecasting highly unpredictable. After years of substantial demographic growth, the population of Waterloo Region is now stabilizing, in part due to policy changes affecting the admission of international students. However, one aspect of demographic growth is more predictable: the size of future age cohorts. Canada has experienced decades of below-replacement birth rates, and these rates have dropped further since the early 2020s. While immigration has fueled population growth, the global trend toward lower birth rates—including in countries that have been major sources of Canadian immigrants—suggests this may no longer be a reliable expectation. The Kitchener 2051 draft plan should recognize in its forecasting the worldwide demographic shift and the resulting uncertainty.	A report on a preferred approach to growth was considered by committee of council in August 2025. It outlined 3 approaches to growth - supporting transit approach; new urban centers approach; and evolving neighbourhoods approach. Each approach to growth was evauated through a series of technical criteria and community parameters. The community parameters were used by community members through 2 in person events, interactive community conversation kits, and an online survey. The evaluation and community input showed similar results of each approach to growth. The recommended preferred approach to growth, endorsed by Council, includes the best elements from each of the approaches. Directing people and jobs to urban centers and strategic growth areas reflects the evaluation results by enabling more homes in areas where people are close to community facilities and amenities, contributing to a high quality of life. The Preferred Approach supports Kitchener's economy by directing new people away from Industrial Areas, minimizing potential land use compatibility issues. It also directs people and jobs to areas with existing or planned frequent transit service, providing people with options on how they ultimately move around the city.While the areas identified above are proposed to accommodate a significant share of growth, all neighbourhoods of the City will continue to grow and change to meet the needs of the people who live, or who may want to live there.	No Change Made

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Pierre Filion	Part 5 • The Kitchener 2051 draft plan lacks measures aimed specifically at improving housing affordability, relying instead on increased supply largely through densification. The ongoing housing affordability crisis demonstrates that supply-driven solutions alone are insufficient. Despite considerable housing construction over the last decade, most new units have been large single-family homes or small, expensive high-rise condominiums. These forms of housing have done little to improve access for average- and low-income households seeking units appropriate to their needs. Recent experience shows that planning must take an active role in promoting housing types that are both affordable and suitable for families. • Much is made in the planning literature of the missing middle, which would allow the production of less expensive forms of housing. Lower, smaller wood-framed buildings can deliver cheaper units than taller concrete structures. The construction and development industry would, however, need to adapt to the production of this missing middle. Another advantage of this form of housing is that it affords a soft form of densification, which respects the scale of existing neighbourhoods while delivering the density increase the Kitchener 2051 draft plan promotes. Gildner Street, just west of Grand River Hospital, illustrates how different forms of housing can be accommodated while respecting the scale of a street's built environment. This street includes different forms of single-family housing along with a low-rise purpose-built apartment building and detached homes that have been transformed into apartments, in some case with additions to the original home. Yet, the street maintains its low-rise and green character, with lawns and mature trees. I see this as an example to be replicated.	A report on a preferred approach to growth was considered by committee of council in August 2025. It outlined 3 approaches to growth - supporting transit approach; new urban centers approach; and evolving neighbourhoods approach. Each approach to growth was evauated through a series of technical criteria and community parameters. The community parameters were used by community members through 2 in person events, interactive community conversation kits, and an online survey. The evaluation and community input showed similar results of each approach to growth. The recommended preferred approach to growth, endorsed by Council, includes the best elements from each of the approaches. Directing people and jobs to urban centers and strategic growth areas reflects the evaluation results by enabling more homes in areas where people are close to community facilities and amenities, contributing to a high quality of life. The Preferred Approach supports Kitchener's economy by directing new people away from Industrial Areas, minimizing potential land use compatibility issues. It also directs people and jobs to areas with existing or planned frequent transit service, providing people with options on how they ultimately move around the city. While the areas identified above are proposed to accommodate a significant share of growth, all neighbourhoods of the City will continue to grow and change to meet the needs of the people who live, or who may want to live there.	No Change Made

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Richard Kelly-Ruetz, GSP on behalf of 321 Courtland Ave Developments Inc	The site is approved for nearly 4,000 units and over 100,000ft^2 of commercial floor area. Build-out of the 25-acre subdivision will take years, therefore, it is our client's principal interest to ensure that the entitlements secured through the 2023 OPA/ZBA/Draft Plan approvals remain unchanged through the Kitchener 2051 Official Plan update. While the City is not undertaking a comprehensive Zoning By-law update at this time, we intend to also monitor that process and would be happy to tailor site-specific zoning for the Site if necessary to ensure the current zoning provisions for the site remain in place. In our read of the new Official Plan there are emerging policy areas that were not applicable at the time of the initial applications for the Site, including inclusionary zoning and energy transition policies. It is our submission that any future applications on the Site should not be subject to these policies. It is our submission that the Mixed Use B designation can be applied to the site, with the introduction of a site-specific provision addressing the matters herein, including stipulating that the height may exceed 28 storeys. Please see full comments attached for further context.	A Specific Policy Area for 321-325 Courtland Avenue has been added to Map 5. Development permissions approved by Council have been reflected in the second draft of the Official Plan.	Change Made
John Lubczynski, Region of Waterloo	Further to our letter dated December 23, 2025, Regional staff are providing the following additional comments regarding the City's proposed new Official Plan and its relationship to the Regional airport. Our earlier comments identified several high-risk areas where maximum building heights and associated construction equipment (e.g., cranes) could potentially conflict with protected airport airspace.Since that time, Regional Airport staff have completed a more detailed technical review of the draft Official Plan's maximum building heights in relation to the proposed federal Airport Zoning Regulations (AZRs). This refined analysis was undertaken using GIS and CAD data provided by City staff, allowing for a direct comparison between proposed land use designations with the applicable protected airspace surfaces.The attached drawing illustrates the relationship between the proposed AZR elevations and draft Map 3 (Land Use). Based on our analysis, Regional staff have identified specific areas where permitted maximum building heights	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	and/or necessary construction equipment, may conflict with protected airspace, as summarized below:		
John Lubczynski, Region of Waterloo	This area remains the highest priority for mitigation. Our detailed analysis indicates available height clearances as low as approximately 13 metres for MU-A lands and 31 metres for MU-B lands. Given these tight tolerances, the proposed building heights are likely to conflict with the current and proposed AZRs and would significantly restrict the use of construction cranes. The critical areas are east of Oldfield Drive, where the lowest maximum heights decrease from 40 meters Above Ground Level (AGL) to as low as 13m AGL. It is also important to note that the current AZRs are generally more restrictive than the proposed new AZRs, meaning that building heights in this area are already significantly constrained. A key example is the area east of Lackner Boulevard which is currently being developed with a 6-storey apartment building at 1100 Lackner Place. In that instance, the Region has restricted the height of construction cranes and accepted temporary impacts to its Instrument Flight Procedures. The Region continues to work closely with the developer to mitigate and limit impacts on airport operations. To ensure the City's proposed new Official Plan aligns with the proposed AZRs while still supporting intensification, we recommend the following policy options for the Lackner Boulevard and Ottawa Street area: a) Lower the maximum permitted height for MU-B and MU-A lands in this specific node to align with the proposed AZR; or	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	b) Modify the MU-A and MU-B limits on Map 3 to exclude areas east of Oldfield Drive. These lands should be replaced with a designation that establishes maximum heights compatible with the AZR. This is the preferred approach as the high ground elevations in these specific areas represent the highest risk to airport operations.		
John Lubczynski, Region of Waterloo	While most building envelopes in the MU-C and MU-B areas are expected to remain below the AZR (with clearances of about 104 metres and 79 metres AGL), the AZR may potentially restrict the height of construction cranes required for these projects. Please be advised that it is likely not feasible to construct to the maximum allowable building height without a crane exceeding the AZR limit.	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered
John Lubczynski, Region of Waterloo	Potential conflicts for permanent structures within the proposed MU-C designation in this area appear minimal. However, the proposed AZRs may impose a ceiling on crane heights at approximately 124 metres AGL. As with the Fairway PMTSA, please be advised that it may not be feasible to reach maximum building heights without a crane exceeding the AZR.	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered
John Lubczynski, Region of Waterloo	Outside of the specific nodes identified above, the clearance between the proposed AZRs and the maximum 28-storey (approximately 100m) would generally be sufficient to	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	accommodate both permanent buildings and construction equipment.		
Janet Seally and Richard Fuller	Part 1 - We have lived in our current home since 1997, and since we moved to Kitchener in 1988, have always lived within a couple of blocks of the Belmont Village. Up front please allow us to state the following: • that it is wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A• that as one cultural heritage landscape, the whole of Westmount should be designated as a Neighbourhood Growth Area• that Westmount should not be divided and have two different land use designationsBefore providing more context below, we would request that provisions specific to Westmount be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too.Features of our neighbourhood• The tree canopy keeps the streets cooler and more walkable in summer• The boulevards/medians provide greenery and are visually appealing, and we appreciate the underground wiring • The historic street lamps are special, and replacing the old ones in a sympathetic way was a good move• The neighbourhood has numerous historic homes in which community builders lived and continue to live• People tend to stay a long time so there is good community development; until about 2011 or so, we had next-door neighbours who had been in their home since the 1940s• There is a good mix of housing styles, along with apartment buildings along Westmount, Belmont, etc.; when our kids were at Westmount Public School we liked the mix of kids from the Westmount neighbourhood along with the newer Canadians• The pedestrian-friendly Belmont Village is an integral part of the neighbourhood and is a model for how neighbourhoods should be developed with its small shops, restaurants and services• The re-use of former industrial buildings such as the nearby Catalyst137 is valued• Being next to the Iron Horse Trail is a bonus	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Janet Seally and Richard Fuller	Part 2 - Preserving Westmount for our future neighbours • We should maintain the above features as there are not many neighbourhoods in Kitchener-Waterloo which such 'curb appeal' • Kitchener and Waterloo have torn down many buildings of interest - we learned of the former Kitchener City Hall within a day of moving here; let's proceed more carefully in the future • Let's not allow the unique and special Belmont Village to become too precious; we know rent affordability for small business owners, restaurants, etc. has been an issue for several years now • Development throughout the whole Westmount neighbourhood should be limited to 3-storey buildings, with setbacks, so that the current vistas are maintained Final thoughts We believe the intensification along Belmont is good, but be careful to maintain the character of the Belmont Village as it is a unique and special draw to the area (think Belmont Village Bestival). Consider including the Belmont Village in the CHL. Continued intensification along parts of Westmount could also work. It is this neighbourhood that has kept us living in Waterloo Region for such a long time. While we occasionally consider moving back to a couple of other cities we have lived in, we continue to be attracted to this area and hope that it maintains what makes it special.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Kristen Yri	part 1 - I am writing to express my opinion regarding the proposed changes to the Westmount neighbourhood outlined in the draft Official Plan, Kitchener 2051. I strongly believe it is wrong to designate the east part of Westmount as a Strategic Growth Area/ “Mixed Use A.” All of Westmount should be designated as a Neighbourhood Growth Area. The area is one cultural heritage landscape. I would also like to call for specific provisions for Westmount to be added to the Kitchener 2051 play to protect it as one of Kitchener’s significant cultural heritage area. I believe that growth and intensification should remain attached to Strategic Growth Areas and Major Transit Station Areas around the LRT stops, with adjacent Mixed-Use Areas identified through long-term study and public consultation. The Westmount neighbourhood was not included in these designations prior. I would imagine it was because the city respected the historical character of Westmount, its accessibility and livability for families, and its scenic beauty, setbacks, gardens, and attractive architecture of older homes.The draft Official Plan is a clear and unnecessary departure from this precedent. The proposed expansion of the Strategic Growth Area west of Belmont Avenue to Dunbar Street, from Union Street to Brandon Avenue, would destroy the neighbourhood character of Westmount. If commercial buildings, residential towers, and other businesses were allowed to in this area of Dunbar to Earl, Union to Brandon, the neighbourhood community, walkability, beauty, safety, and historical character would be lost. Having lived in this neighbourhood for 27 years, I can attest to all of the aforementioned positives of the area, in particular its community feel and quality of life. Such development would bring hundreds more cars to the area, which would also put children playing near streets, at risk.	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

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Kristen Yri	part 2 - Westmount is, as you know, a residential neighbourhood with a unique character, small-scale streetscapes, and friendly neighbours. It is a walkable area, with many chatting, and meeting while walking dogs or heading out for an evening stroll. Commercial use and mid-rise towers would damage the very qualities that make Westmount a desirable place to live. I know that we waited years to buy a house in Westmount because houses would sell immediately as a result of the desirable nature of the neighbourhood and close proximity to excellent schools. I lived through a shift like this in another part of Kitchener, and the noise, continuous car traffic, lack of parking, logjams of cars, loss of privacy, and damage to the existing infrastructure wrecked the neighbourhood, and it has not recovered. I worry the same will happen here, and Westmount will become less stable, and a more transient area where future families will not want to reside. Kitchener City has already identified and planned for mixed-use intensification in locations that are far better suited to this form of development—namely areas directly adjacent to LRT stations and existing commercial corridors. These locations were the focus of nearly a decade of study, culminating in policy frameworks adopted by Council as recently as March 2024. Expanding mixed-use permissions into Westmount undermines that work and raises questions about consistency, transparency, and the integrity of long-term planning. I understand that growth is needed. Intensification can be beneficial when it is context-specific and strategic. Designating Westmount as Strategic Growth Area/Mixed Use A, is thoughtless and inappropriate, and it's not necessary to meet Kitchener's growth objectives. Other areas in the city can accommodate density and mixed-use development without sacrificing established neighbourhood character or residents' quality of life, and indeed, developing those would contribute to a healthy, youthful urban environment that could attract younger working people to the area. The City must reconsider the proposed Mixed Use A designation for Westmount and maintain the neighbourhood's residential	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	focus within the Official Plan. Thank you for the opportunity to provide input on the draft Official Plan. I appreciate your consideration of my and other neighbours' concerns, and I trust they will be taken seriously.		

Name	Comment/Question	Staff Response	Status
Barb Trotter	1. I noted that my street, and indeed, the west side of Belmont Avenue as well, do not appear to meet the 3 first-level criteria for inclusion in a Strategic Growth Area, and I ask that Old Westmount be exempted and removed from the SGA. 2. I would like to see amendments to the draft Official Plan: a. On page 4, where the table identifies places to protect, Cultural Heritage Landscapes should be added.b. Those areas, and especially Old Westmount, should be exempt and removed from SGAs.c. The allowable height of buildings in Old Westmount should be restricted to 3 storeys (or 7.5 meters) at most, with no commercial space.3. Exactly why would it be unacceptable to protect Old Westmount from irreparable damage now with a provision to revisit conditions in the future?4. What else would be required in order to save this neighbourhood?5. I've offered my take on what might be considered "confidential," which I suspect is prior conversations with developers, and I consider it unacceptable that they are able to drive the desecration of the few remaining exceptionally beautiful unique heritage areas of the city.6. The fact that you're telling me you'll be making changes without looking at all of the input is exactly why I feel so strongly about more effective early notification of residents who will be affected by proposed changes. It feels as if the whole planning process is skewed in favour the first and loudest voices – those of the developers. 7. And if they are indeed the primary determining factor, and you're choosing to cater to their desires, then the answer to the question you ask on Engage Kitchener – "Did we get it right?" – is most definitely "No, you didn't." Please, please, please for the next draft of the Official Plan, make the changes requested by the numerous residents who strenuously object to the proposed zoning, so that we can then say, "Yes, you did."	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made
Barb Trotter	Thank you for your response. What you've said here made it sound as if you won't be changing this draft before it gets to Council. However, at the walkshop, I believe you confirmed that the draft will be amended based on citizen input before that happens. Question: Will we have a chance to see an amended draft with an opportunity for further adjustments before it goes	The second draft Official Plan is part of this staff report and was posted with the agenda in advance of the committee of council meeting. There will be no decisions on the second draft and the recommendation from staff is that Council direct staff to consider comments provided on the second draft as part of the preparation of a new Official Plan for their decision.	No Change Required

Name	Comment/Question	Staff Response	Status
	to Council? Comment: On Engage Kitchener, if I'm reading it correctly, the phase you're describing has the heading "Launch of Draft Official Plan – Did we get it right?" If you're truly wanting an answer to that question, in the case of Old Westmount, I would like to be recorded as a "No."		
Barb Trotter	I'm glad it's not too late. However, I don't consider this strategy a reliable way to contact all citizens since it presupposes that everyone is constantly reading your website and keeping 100% current with what you post there. Such vigilance would represent an enormous amount of unpaid work on the part of all citizens just to find out which suggested changes might affect them. I live in a ward in this city, and prior to the December 12th deadline, I was never notified about a pop-up or that it was being held about an issue that has the potential to wreck such havoc with my community. Questions: How did you select who would be included in the pop-up for my ward? How were the "representatives" of the community selected and what criteria ensured that they reflected the make-up of my area? I don't know of anyone from my neighbourhood who participated, and it is apparent that the opinions expressed by what you considered to be representatives did not reflect those of the majority of residents in this area. Question: Who received the email notifications? As I said, the first notification I received about what might be planned was from our Neighbourhood Association and was too late to meet what I consider to be your unreasonably fixed deadline, especially given that you appear to be saying now that you had 18 months to ensure that everyone affected was advised. Not everyone is on social media. I'm also glad we can dialogue now. Further comment: It was wonderful to receive the postcards about the Cultural Heritage walkshop. At the walkshop, I had a brief conversation with Garett about notification, and he said it's not practical or cost-effective to send postcards citywide. Suggestion: If you could implement a policy whereby all ward councillors and all neighbourhood associations are notified about new initiatives by email, along with a request to forward	The members of the Kitchener 2051 Community Working Group were selected from an open volunteer call that was widely advertised online and through social media. There were over 100 applications from across the city. The Community Working Group had representation from each ward, including ward 8. The Kitchener 2051 engagement process included much more than the Community Working Group. A detailed description is in the staff report. The email distribution list for Kitchener 2051 has over 200 people and includes everyone who has provided a written submission/email, provided contact information at pop-ups, and those who requested to be included. Members of Council are kept informed at key milestones through the Kitchener 2051 process.	No Change Required

Name	Comment/Question	Staff Response	Status
	them to residents in that ward or neighbourhood, I would think the cost would be minimal and you would reach significantly more residents. I'd appreciate your thoughts about that idea.		

Name	Comment/Question	Staff Response	Status
Barb Trotter	I've tried to decipher the maps you've indicated, but some of them are rather opaque because of the lack of street names. However, based on what I can find, my residence does not seem to meet the main criteria for inclusion in a Strategic Growth Area:• We are not in the ION station catchment area, not near Ottawa Street, and not within 400 m of the nearest GRT frequent transit route, which runs up Westmount Road. That means my residence does not appear to me to meet the first-level requirements for SGA designation. • With respect to the level 2 requirements, which say "Additionally," I'm assuming they apply only if one of the first 3 applies. Again, I had trouble deciphering the maps. • We might be close enough to the Iron Horse Trail, (although houses on Dunbar wouldn't be) but as with the frequent transit route, not close enough to Westmount Road. • I'm not sure which parts of Belmont Ave retail space are more than 25,000 square feet, but we would be close enough to that if they meet the square footage requirements. • We are not close enough to a 5,000 square foot grocery store.• I don't see anything identified as an Urban Centre on the map you've indicated, but I found a list of 4 in the text, the closest of which is Highland Road West and Fischer Hallman Road, well beyond 800 m.Comments: I would think many areas of the city might meet the GRT stipulation as well as one or more of the secondary ones, but they have not been designated SGAs. And none of them is the exceptional historic and cultural treasure that Westmount is.Regardless of your measurements, I would strongly suggest that the Westmount Cultural Heritage Landscape, and indeed any of the Cultural Heritage Landscapes, should be considered exceptions to these criteria, and to this end, I would also advocate amendments to the draft: on page 4, where the table identifies places to protect, Cultural Heritage Landscapes should be added, and those areas should be removed from Strategic Growth Areas.After all, when we're talking about the Kitchener part of old Westmount that lies within Rieder's original boundaries, we're looking at only one relatively small section of the entire area of the city, but it deserves to be treated as the urban treasure it represents, and	As part of establishing the draft Strategic Growth Area's, a number of criteria were explored that can best support accommodating new and existing residents. Proximity to a range of transportation options and commercial retail uses were important considerations. The proposed Westmount strategic growth area is wihin 400m of the GRT frequent transit route. This includes existing and planned routes. The area is also within 400m of a "City Spine" trail - the Iron Horse Trail, and within 400 meters of retail spaces along Belmont Village.	No Change Required

Name	Comment/Question	Staff Response	Status
	should be the last area to be designated for strategic growth. Further note re confidentiality: I also can't imagine that any of the items you've listed in your response would be considered confidential since they're all on the public website. I'm afraid my previous experience with the planning process has left me more than a little cynical and mistrustful, and I hope you'll forgive me for expressing my conclusion that the same process we encountered with respect to Belmont Village is also the only explanation that makes sense to me in terms of confidentiality: advance meetings in which developers provided their input motivated by financial gain. It would go a long way toward answering my "Why Westmount?" question. If this indeed constitutes the "confidential" part of the initial process, I find it hugely unacceptable because I believe that when developers look at an area such as Westmount, their vision consists entirely of dollar signs. I truly hope your perspective can be broader than theirs; that you'll be more deeply aware of the value of links to the past that anchor an urban area; that you can recognize Westmount's essence as already being the kind of closely knit, connected, livable community that is the goal; and that you can build in Cultural Heritage Landscape protections that not only restrict the height requirements, but also exclude the Old Westmount neighbourhood from the Strategic Growth Area altogether – at least for now.		

Name	Comment/Question	Staff Response	Status
Barb Trotter	Comment: While there have definitely been changes in Old Westmount, I'm not sure that very many of them would qualify as growth? And acceptable growth that also preserves the value of the cultural heritage in this area most certainly does not include 8-storey buildings and commercial enterprises. I'll combine my other comments for this response with the one below since they both relate to CHLs.	The Official Plan has and continues to recognize the value of Kitchener's cultural heritage resources. The draft Official Plan includes updated policies on cultural heritage resources, landscapes and archaeology. Growth within cultural heritage landscapes as well as all of Kitchener's neighbourhoods has always occurred and will continue. Understanding the cultural heritage attributes of each CHL is important as we continue to shape growth in each area in the future. Cultural Heritage Landscapes and Heritage Conservation Districts are not exceptions to these criteria. Rather, additional policies are included in the second draft Official Plan providing further guidance for development in the context of Westmount's heritage attributes. In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Barb Trotter	Thank you for expressing support for CHLs, and also for the postcards and walkshop. It was good to be able to speak with Planning staff in person. Comments: I hope that the fact that, despite the rain, so many people showed up to convey their passion for our neighbourhood and to advocate for its preservation will help persuade you to implement sufficient protections to prevent its replacement by 6- to 8-storey buildings and commercial space. I hope you won't mind if I point out that, in my opinion, stating that you recognize the value of heritage areas and taking action to truly protect them are not the same thing. I also have to say that I was concerned that the tour leader of my group, who I assume will be making decisions, is from Toronto and might not have sufficient understanding of what this area means to residents and the context of the history of Kitchener. She read the presentation from her phone, and was reciting what I'd be fairly certain the majority of participants already knew. Indeed, some of them reported multi-generational ties to the neighbourhood, in at least one case, dating back to original landowners. These kinds of connections represent a further unique, deeply felt reason for preserving this area.	Comment acknowledged.	No Change Required
Barb Trotter	I'm not sure you've addressed my point – you've said that you've been working on this draft for a year and a half, which means that circumstances, most notably the water issues, have already changed since your initial assessment or since this study was conducted, which must have occurred prior to its publication. Even if you choose to accept the numbers in the report, I would reiterate that we're talking about only a small fraction of the total area of the city, and that you could preserve it now while making provision for exigent circumstances that might arise in the future. Arranging it the other way around offers no option to change your decision – once Westmount is gone, it's gone for good – an irreparable loss. Question: Exactly why would it be unacceptable to protect Old Westmount from irreparable damage now with a provision to revisit conditions in the future? Comment: I note that the Executive Summary of this report	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it	Change Made

Name	Comment/Question	Staff Response	Status
	begins by saying that “the City aims to involve everyone in the O.P. process,” which didn’t happen in the Westmount neighbourhood until now.	continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Barb Trotter	I did scan this (approaches to growth) report, but saw nothing in it about preserving Cultural Heritage Landscapes. Thank you for this. I did attend, and appreciated the opportunity. However, it has taken me a minute to process what I heard at the walkshop, and I realize I missed asking about what I now think might be the crux of the matter at this stage, and that is the Strategic Growth Areas. When you’re talking about “layers,” I’m thinking that SGAs might be the defining “layer” at the Official Plan level? I suspect that if there is to be any hope of saving this exceptional area, it would need to happen now through removal from the SGA. Questions: Is this accurate? Which would take precedence – SGAs or CHLs? In other words, even if protections were implemented under the CHL provisions, can the zoning development indicated on the current map still take place? If so, then what I want to know now is what will it take to persuade you to rethink the inclusion of old Westmount in the Strategic Growth Area and would that be sufficient to amend the zoning that would lead to its destruction? If this isn’t accurate, then what else would be required in order to save this neighbourhood?	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
Barb Trotter	I would note that I happened to see in the draft Official Plan that there's at least one place where you state "8 storeys or 25 metres, which ever is the lesser" (page 136). Question: I'm wondering whether you couldn't do that throughout the draft Official Plan? And I'm glad you mentioned zoning. I think I did hear someone say that the provision for the possibility of an additional 50% in height beyond the by-law stipulation will no longer be available. Comment/questions: I'd like some assurance that built-in restrictions will prevent developers from applying for and obtaining amendments that will enable them to build up beyond whatever height restrictions are ultimately included in the Official Plan. Will this be the case? Or will they be able to apply for zoning amendments and have them approved for much higher buildings, as in the case of 660 Belmont? Again, what will it take to prevent that from happening?	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The Planning Act enables and requires municipaltieis to accept applications to amend the Official Plan and Zoning Bylaw. The additional policies outlined above will provide guidance on those applications.	Change Made
Barb Trotter	Question: So I'm now back to my original question. How likely is it really that your careful consideration of our input will result in actual substantive changes that will help preserve old Westmount, such as its removal from the SGA? You have certainly heard from a substantial number of residents who have expressed the view that this neighbourhood should not be slated for strategic growth that involves 6- to 8-storey buildings and commercial space but for preservation as a heritage architectural park. Since the "variety of viewpoints" you refer to likely includes those of developers, in this case, I would like to see you stand firm on the side of historic preservation overriding purely financial gain. I live in hope and would be overjoyed to have you confirm that you can do that.I thank you for reading and hopefully for responding to my questions. I look forward to discussing them with you. I reiterate my thanks for reading yet again. However, since I'm likely misunderstanding the process and might be mistaken in some of my assessments, I would very much appreciate a clear explanation of what is required in order to achieve removal of old Westmount from the SGA and	The Kitchener 2051 process prioritized hearing from communities and groups that have typically been underrepresented in Official Plan processes, like equity-denied communities, renters, and people who have experienced homelessness, poverty and housing precarity, among others. It is acknowledged that voices that have historically influenced planning processes will continue to be considered. This will be done while ensuring that the voices of those that have traditionally been underrepresented have an equal opportunity for influence. Moving away from traditional engagement processes may be an uncomfortable, yet necessary part of an equitable engagement approach.Additionally, In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.	No Change Required

Name	Comment/Question	Staff Response	Status
	prevention of its replacement with 6- to 8-storey buildings and commercial space.		

Name	Comment/Question	Staff Response	Status
Scott Nevin	I've reviewed the draft Official Plan and have several concerns. You propose to significantly expand the nodes and corridors identified in the current Plan to include broader "Strategic Growth Areas"; and you propose to substantially increase the permitted maximum height in "Neighbourhood Growth Areas" (currently generally a maximum of 3 storeys) to up to 6 Storeys. Having worked many years as a municipal planner, I was, and remain, a supporter of intensification. However, I do not believe the above-noted proposals represent good planning. With respect to the significant expansion of nodes and corridors in the existing Plan into more broadly defined Strategic Growth Areas, I'm concerned about the impacts this will have on focussing significant growth to the Urban Growth Centre and Major Transit Station Areas; areas where much public investment has been made to attract and accommodate growth. Let's not undermine the previous good work and momentum that's underway . I'm also particularly concerned about the identification of the eastern portion of the Westmount neighbourhood as a SGA, with up to 8 storeys permitted, as noted below. Regarding the proposed increase to 6 storeys in Neighbourhood Growth Areas, I am concerned that in many cases 6 storeys would be inappropriate. I believe focussing on nodes and corridors is better planning; focus height and density on areas where transit and supporting commercial / community uses are, or can be located. I note your Four Units work, and implementing Official Plan and zoning by-law, allowed 'gentle density' within neighbourhoods, while limiting new freestanding buildings to heights of to 4.5 to 6 metres; substantially less than 6 storeys being considered here. I am specifically concerned with the 8 storey and 6 storey scenarios in the Westmount neighbourhood. Westmount has been identified by the City as a Cultural Heritage Landscape, in part, because of the nature of the collection of homes there (relatively low rise, low density) which remain relatively intact,	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	Change Made

Name	Comment/Question	Staff Response	Status
	on generous lots with healthy setbacks allowing for substantial landscaped areas. Your documents speak to the fact that the 'high state of preservation is indicative of a community cherished by its inhabitants'. I am concerned that 8 storey and 6 storey buildings are not congruent with these values. I also note the existing Official Plan defines 'community character' as something that should be protected (not preserved) as growth and change is managed. The new Plan speaks to conserving the character of CHLs. However, the introduction of 6 and 8 storey buildings in the Westmount neighbourhood would seem inconsistent with these policies.		



Kitchener 2051
Phase 4 What We Heard Report

April 2026

Prepared by Urban Strategies for the City of Kitchener

Territorial Acknowledgement

The City of Kitchener is situated on the traditional territory of the Chonnonton, Anishinaabeg and Haudenosaunee People's. We recognize our responsibility to serve as stewards for the land and honour the original caretakers who came before us. Our community is enriched by the enduring knowledge and deep-rooted traditions of the diverse First Nations, Metis and Inuit in Kitchener today.

Table of Contents

Section 1	Introduction	4
Section 2	Engagement Overview	8
Section 3	Summary of Phase 4 Engagement Opportunities	16
Section 4	What We Heard	24
Section 5	Takeaways and Next Steps	40



Section 1
Introduction



1.1 Kitchener 2051 Overview

The City of Kitchener has prepared a new Official Plan (OP) – known as Kitchener 2051. An OP is a document that shapes planning and development in our City, including:

- Directing growth and change, related to how land and buildings are used;
- Guiding decisions on land use, development, transportation, physical and community infrastructure, and more;
- Implementing the City's vision, established through the Strategic Plan; and
- Providing direction for implementing tools like the Zoning By-law

Kitchener 2051 will positively shape growth and development across the City over the next decade and respond to our City's current and future needs and trends. Kitchener is growing fast and is facing city-building challenges like the housing crisis, inequity, climate change, social isolation, and aging infrastructure and City services. The City has an opportunity to leverage new mobility technologies, a young and highly skilled workforce, strong neighborhoods and communities, a rich and diverse culture, and a growing desire for urban connection.

Kitchener 2051 will conform with relevant Provincial policy and legislation and the Region of Waterloo's Official Plan, while supporting recently completed plans for the City including the Housing for All, Places & Spaces, and Cycling & Trails Master Plan – setting out a forward-thinking and contemporary City-wide policy framework.

Kitchener 2051 is about the people who call Kitchener home today and in the future.

This includes Indigenous people, newcomers, long-time residents, business owners, and entrepreneurs. It's about our community today, and the people of tomorrow. This includes the young people who will grow old in our community, the families looking to move to Kitchener, or the students who will call our community home after graduation. Kitchener 2051 looks at how we move around the places we live, work, and play. It is about what we need to grow, adapt, and succeed as a resilient and complete city – together.

Kitchener 2051 has considered a full range of perspectives to ensure that the OP reflects the needs of everyone. This includes communities that are often underrepresented in engagement processes, like equity-seeking communities, renters, and people who have experienced homelessness, poverty, and housing precarity.

Over the last year, we have learned lessons about who we are, what we value, and the Kitchener that we can become.

1.2 Kitchener 2051 Process Timeline

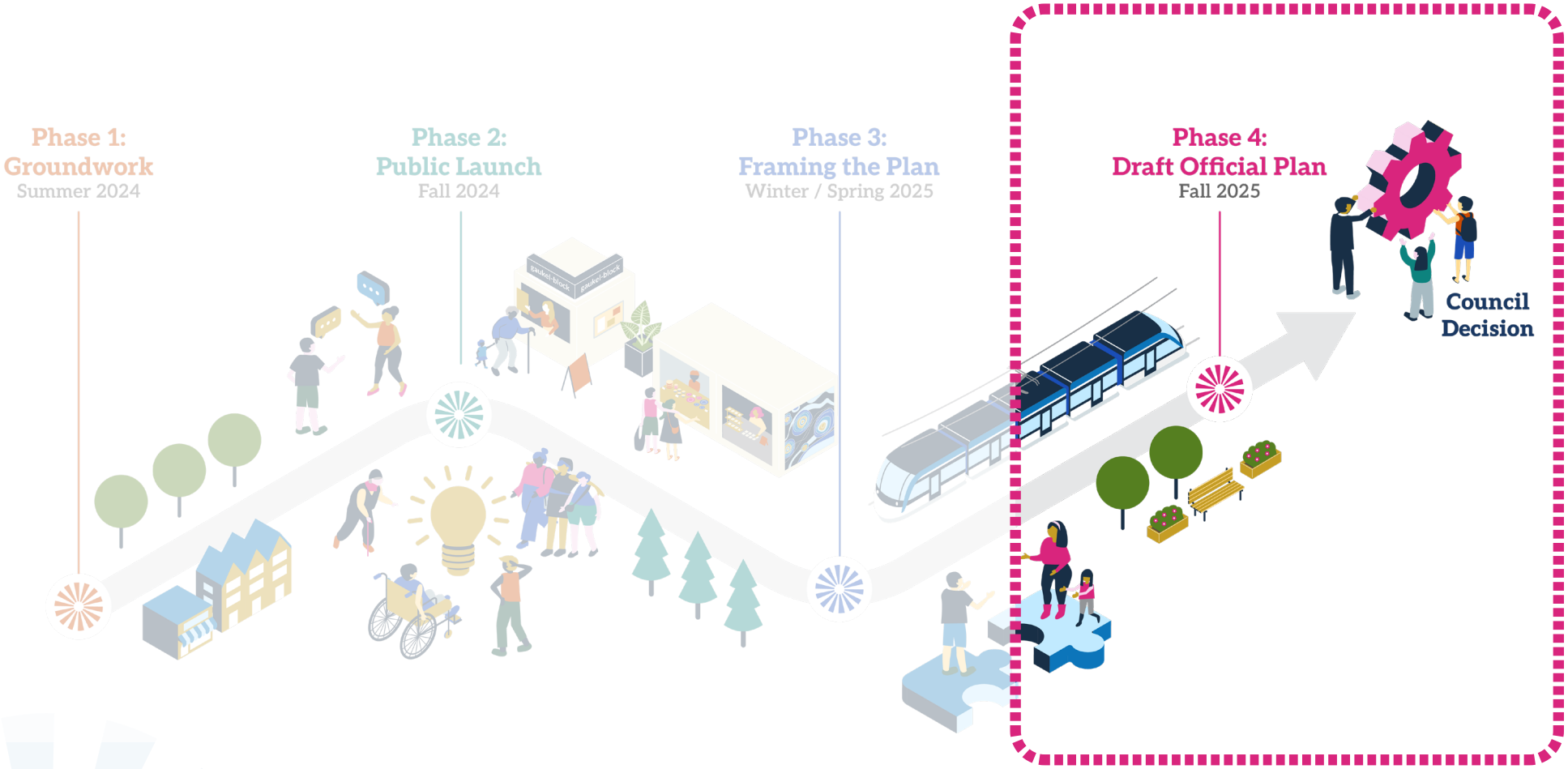


Figure 1: Illustration showing the Kitchener 2051 timeline by phase. Phase 4, the focus of this report, is highlighted.

1.3 About this Report

This **Phase 4 What We Heard Report** outlines the engagement goals, objectives, values, and approaches guiding the Kitchener 2051 process, as well as the engagement opportunities provided between September 2025 and February 2026. Phase 4 saw the launch of the DRAFT Official Plan along with associated engagement opportunities to introduce and gather input on the plan.

What follows is an overview and summary of key findings gathered through multiple engagement opportunities, including Community Working Group sessions, pop-up events, development industry webinars, Open House and Speaker Series Event #3, advisory committee and key interest holder presentations, Indigenous community engagement, and a city-wide online survey.

Overview of Phases 1-3

Phase 1 - Groundwork: conducted between June and August 2024, was a pre-engagement phase centred around audience identification and mapping, process design, objective and approach setting, and strategy development.

Phase 2 - Public Launch: conducted from September to December 2024, was used to introduce the process and the four key themes to the broader community. The Public Launch phase provided 21 engagement opportunities designed to gather high-level input, ideas, and aspirations from the public and interest holders about Kitchener's future.

Phase 3 - Framing the Plan: conducted from December 2024 to June 2025, was used to introduce the framing for the new Official Plan to the broader public. This included introducing and gathering feedback on the big ideas and focus areas that begin to frame early Official Plan policy directions as well as introducing and gathering feedback on the different ways Kitchener might Grow in the future.

First Nations and Local Indigenous community engagement is being undertaken in a separate, yet parallel process, with the intention to build stronger relationships with First Nations Rights Holders, those with historical and continued interests in the lands and waters of the City of Kitchener, and local Indigenous community members.

Engagement with Mississaugas of the Credit First Nation and Six Nations of the Grand River First Nation follow consultation and accommodations protocols established by each respective Nation and will not be included in this document. It is important to keep these processes separate to respect the understanding that the First Nations are Rights Holders, and their involvement is uniquely positioned as such.

Engagement with the Local Indigenous community has been

Section 2
Engagement Overview



In February 2024, Kitchener City Council directed staff to initiate the work on a new Official Plan, founded on engagement principles to guide how community members and collaborators would be included in the process. These principles were then used as a starting point for the Kitchener 2051 Community Engagement Strategy.

The Community Engagement Strategy for the Kitchener 2051 process:

- outlines the project background, overall engagement goals, objectives, and values guiding the process;
- identifies the different audiences who will be engaged throughout the process;
- provides a high-level plan, timeline, and approaches for how the City will engage with each audience; and
- includes a list of strategies and tools for removing barriers to participation in support of equitable, accessible, and inclusive engagement.

To supplement this Strategy, a Community Engagement Plan has been prepared for each phase of the process. Each Engagement Plan provides a detailed overview of the engagement program within that phase, including its phase-specific objectives, targets, audiences, and methods to better define what is being engaged on and how input will be gathered and integrated.



2.1 Overall Engagement Goals & Objectives

The overarching goal of Kitchener 2051's engagement strategy is:

> **Through meaningful engagement, the new Official Plan and elements of the planning process such as data analysis, forecasting, and the work of policy experts, will be anchored in and shaped by the voices and experiences of those who live, work, and play here.**

To help achieve this goal, five overarching engagement objectives were developed:



1
Provide meaningful opportunities and seek substantive input to help shape the OP

2
Build awareness and capacity for informed engagement

3
Build trusting relationships

4
Strive for equity and representation

5
Elicit a broad range of ideas and go deep on the interesting ones

2.2 Overall Engagement Values

These 5 key values guided the Kitchener 2051 engagement:

1. Inclusive

This means sound engagement practices that are welcoming and accessible for all, providing safer and appropriate opportunities for community members to express their views and share ideas.

2. Equitable

This means reducing barriers for those who may have challenges to participation and including those outside traditionally recognized structures and processes.

3. Respectful

This means listening first and engaging from a place of regard and intention, and valuing lived / living experience and community expertise.

4. Meaningful

This means being clear and transparent about what we're engaging on – what is open to change / input and what is not.

5. Responsive

This means engaging with community members in ways they'd like to be engaged and being open to feedback on methods to meet their needs / interests.



2.3 Phase 4 Engagement Goals & Objectives

The goal for Phase 4: DRAFT Official Plan was to:

> **To share the DRAFT Official Plan, and its expected benefits, in accessible formats, and to gather focused input to inform final revisions to the plan.**

Phase 4 Objectives:

1. **Share the DRAFT Plan with the Community**
   Introducing and gathering feedback on the DRAFT Official Plan, clearly linking core policy directions to community values, priorities, and Big Ideas.

2. Continue to **Enhance Collaboration**
   Working closely with other City departments including teams working on the Transportation Master Plan and Natural Heritage Systems Plan to identify opportunities for alignment, efficiency, and shared learning.

3. Continue to **Build Trusting Relationships & Closing the Loop**
   Demonstrating responsiveness and transparency by clearly explaining how input has shaped the DRAFT Official Plan and how feedback will inform final refinements.

   Reconnecting with individuals and groups engaged throughout the process to share the DRAFT Official Plan, validate what we heard, and confirm how perspectives are reflected in the document.

Engagement undertaken in Phase 4 helped introduce the DRAFT Official Plan and to demonstrate the connections between community values, Big Ideas and Directions established during Phases 2 and 3 and the DRAFT Plan elements.

A full DRAFT of the Official Plan was posted online on November 13th, 2025 - and was accompanied by a shorter 'Official Plan Highlights' document for those not interested in or able to read the entire 226-page document.

Phase 4 engagement activities were designed to gather feedback on and gauge sentiment related to the DRAFT plan. Ultimately, what we learned in Phase 4 will help the team refine the DRAFT Plan before bringing it to Council for approval in the coming months.

2.4 Phase 4 Engagement by the Numbers

Between September 2025 and February 2026, there were over 20 opportunities to engage during Phase 4 of the Kitchener 2051 process, reaching over 350 members of the community.



Over **20** opportunities to engage in-person and online.



240 attendees participated in 7 community-focused pop-up events.



9 interactive workshops with council-appointed Advisory Committees.



1 On the Land Gathering with **4** local Indigenous organizations



24 completed 'Did We Get it Right?' online surveys were submitted



In-person engagement in **4** different Wards



4 Community Working Group Meetings



Over **50** attendees participated in an additional housing-focused pop-up co-hosted with members of the Lived Experience Working Group

2.5 Phase 4 Engagement Approach

A key priority of the Phase 4 engagement approach was to provide accessible ways to learn about and engage on the DRAFT Official Plan, To achieve this, we provided the DRAFT Official Plan document in two forms: the full 226-page policy document and a condensed 26-page Official Plan Summary document that provided a detailed overview of the Plan and it's core elements. This approach allowed participants to engage in a scalable way, offering opportunities to read about the the Plan and provide input on the areas that were the most important to them. Rather than requiring an understanding of every single policy, key themes and sections of the Plan were summarized to provide a level of detail that was more accessible and understandable for all readers.

The document was organized into five key sections based on the structure of the DRAFT Official Plan (Figure X):

1. **Shared Vision, Values, and Future**, which form the foundation of the Plan, grounded in community priorities and aspirations.
2. **Where and How We Grow**, which highlights a new City Structure that organizes Kitchener into Places to Grow, Protect, and Focus to illustrate where and how we'll accommodate new resident and jobs by 2051.
3. **Our Building Blocks**, which summarizes the the core policy chapters of the Official Plan through key themes and policy snapshots.
4. **Our Land Use Designations**, which breaks down each City Structue component into sub-categories which allow different types of uses and built forms.
5. **Implementation**, which outlines the tools and monitoring approaches that will be used to achieve our Shared Vision.

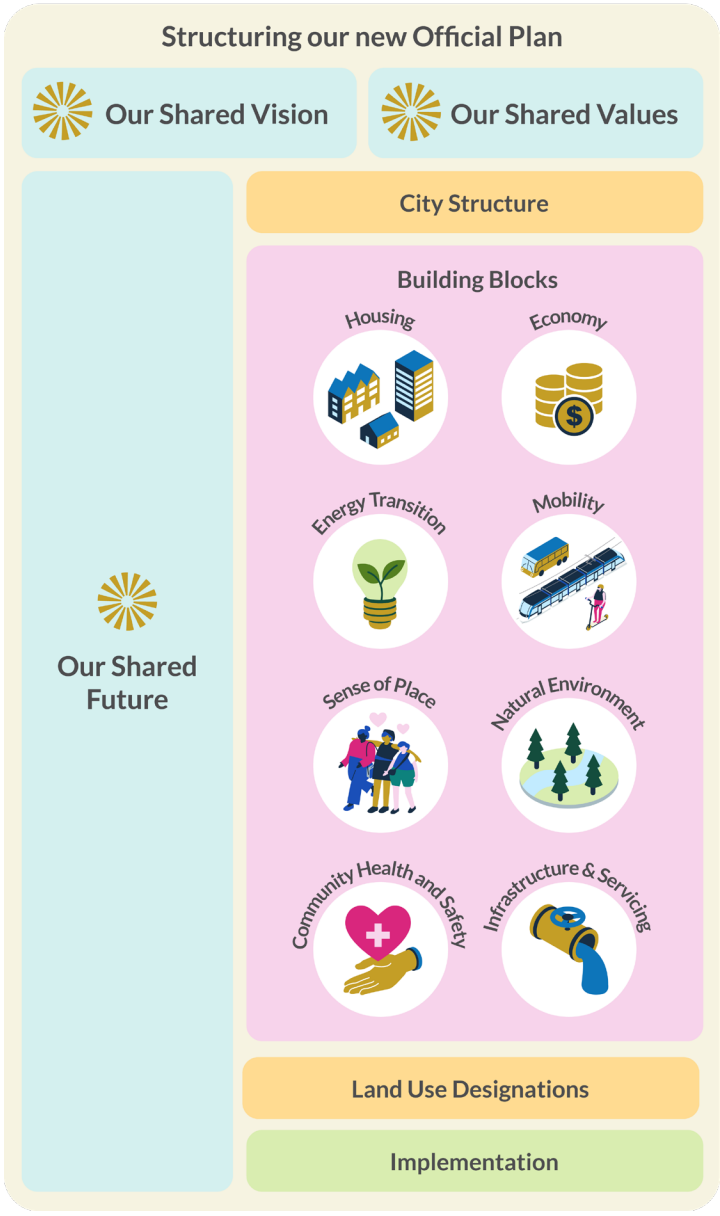


Figure 2: Structure of the Draft Official Plan



Figure 3: Draft Official Plan Summary Document

Section 3
Summary of Phase 4 Engagement Opportunities



There were over 20 opportunities to engage on the DRAFT Official Plan, including both in-person events and online activites. The Official Plan Summary document was used as the basis for engagement for several of these touchpoints.

What Matters Most to You? Online Survey – Summer 2025

Community Conversation Kits were prepared in Phase 3 of the Kitchener 2051 process to share the Big Ideas and Focus Areas of the Official Plan and gather the community's thoughts and priorites about growth.

An online survey, titled "What matters most to you?", was established in July 2025, early in Phase 4, based on the Community Conversation Kit to continue gathering feedback on Big Ideas and Focus Areas for the Official Plan while City Staff were drafting its policies. The survey presented 18 emerging directions for the Official Plan and asked respondants to distribute 100 points amongst the directions to prioritize those most important or meanginful to them. It came with a set of reflection questions to help us better understand responses.

The survey remained open for a month, gathering 56 responses to supplement the 70 gathered in Phase 3.

Workshops with Key Partners (External) – Fall 2025

Social Service Providers - September 3, 2025

City Staff invited Social Service provider organizations to discuss the draft Official Plan Housing policy chapter. Invitees reviewed policies and helped shape its implementation. Their input ensured the draft housing policies reflect the realities of those facing housing precarity.

Energy & Climate Experts - September 5, 2025

City Staff invited together industry leaders, technical experts, and key interest holders in climate-related sectors to learn more about the Kitchener 2051 Official Plan process and the City's climate adaptation and mitigation background study findings. Their feedback helped inform the direction of the climate policy work.

Advisory Committee Presentations – Fall 2025

Between September and December 2025, City Staff presented to and gathered feedback on the DRAFT Official Plan from nine (9) City Advisory Committees including the Active Transportation & Trails Advisory Committee; Equity & Anti-Racism Advisory Committee; Heritage Kitchener Advisory Committee; Economic Development Advisory Committee; Arts & Culture Advisory Committee; Mayor's Advisory Council for Kitchener Seniors; the Grand River Accessibility Advisory Committee; the Kitchener Youth Advisory Committee; and Climate Change and Environment Committee.

City Staff shared policies from sections of the DRAFT Official Plan that pertained to each Committee's scope, explaining how what had been shared in previous phases were accounted for in the draft policies. Advisory Committee members shared their thoughts and provided feedback for City Staff to consider as they finalize the Official Plan.

Kitchener 2051 Community Working Group – Fall 2025

Monthly meetings with the Community Working Group (CWG) continued as a pathway to share key project information and gather feedback on core elements of the DRAFT Official Plan in addition to ideas and insights related to the broader Kitchener 2051 process.

The following key topics were discussed across the four meetings in this phase:

- September 4, 2025: CWG members went on a field trip through Kitchener's Schnieder Creek. Environmental planners from the City shared information on the on-going project to create more flood fringe and developable area and led a tour of the watershed. The session ended at a local restaurant where the group discussed draft food policies of the Official Plan.
- October 2, 2025: CWG members provided feedback on the Introduction and Vision for the DRAFT Official Plan. City Staff shared an update on the progress of how the DRAFT Official Plan will be framed and the areas of proposed changes.
- November 6, 2025: Members were asked to review and provide feedback on DRAFT Official Plan chapters related to Energy, Mobility, Neighbourhoods and Open Spaces, the economy and industrial uses, Strategic Growth Areas and commercial areas, institutional uses and community infrastructure, and servicing.
- December 4, 2025: Members were asked to review and provide feedback on DRAFT Official Plan chapters related to housing, placemaking and placekeeping, and land use designations. City Staff also provided a presentation on technical aspects of the DRAFT Official Plan such as sourcewater protection, and agricultural policies.

"Did We Get It Right?" Online Survey – November to December 2025

Between November 13 and December 14, 2025, the City asked community members to review the DRAFT Kitchener 2051 Official Plan and share feedback through an online survey hosted on the City's Engage page.

Participants were invited to reflect on how well the DRAFT Official Plan reflects Kitchener's shared Vision, Values, and Big Ideas, and whether key components of the Plan, including the DRAFT City Structure and Building Blocks were clear and easy to understand. 24 completed surveys were submitted.



Figure 4: xxx

DRAFT Official Plan Pop-Up Event Series – November 19 - 26, 2025

Throughout November, four pop-up events were held across Kitchener as a way to spread awareness about the status of the Kitchener 2051 process and gather feedback on the DRAFT Official Plan. These pop-up events allowed City Staff to reach a broader and more diverse audience, including those from underrepresented or equity-deserving communities who may not be able to participate in planning events due to barriers. Being present in community spaces also provides more opportunities for informal, face-to-face conversations, which can feel less intimidating and more conducive to honest, open dialogue.

More specifically, events were held at the following locations:

- November 19: City Hall
- November 24: Stanley Park Community Centre
- November 25: Huron Community Centre
- November 26: Country Hills Community Centre

City Staff interacted with over 80 people across these four sessions, using the DRAFT Official Plan Summary document as a basis to have conversations about sections of the plan that were important to attendees.

In addition to these events, City Staff hosted three more pop-up events in the community in Feburary 2026 to increase reach and opportunity. These events engaged over 150 people across Kitchener:

- February 24: Doon Pioneer Park Community Centre
- February 25: Victoria Hills Community Centre
- February 26: Bridgeport Community Centre



Figure 5: Map of the seven Draft Official Plan pop-up locations across the city

Development Industry Webinar and Lunch & Learn – November 20 and 21, 2025

City Staff met with over 12 representatives from the development community to share the DRAFT Official Plan and walk through key areas including land use designations, energy policies, and policies pertaining to the development application processes.

Local Indigenous Organization Land-Based Gathering – November 28, 2025

The Kitchener 2051 Project Team organized and co-hosted a land-based gathering with Crow Sheild, an Indigenous healing and education space rooted in the Seven Grandfather Teachings of Respect, Truth, Wisdom, Honesty, Humility, Courage, and Love. It featured drumming and a talking circle with discussions about the Kitchener 2051 Official Plan in relation to interests and ideas shared by the organizations through one-on-one conversations held in Phase 3. This all took place inside Crow Lodge's training room and outside in the Lodges outdoor shaptuaan/shaputuan with a sacred fire.

Development Review Forum (Internal) – December 3, 2025

City Staff gave a presentation to representatives from 13 City divisions about the DRAFT Official Plan, highlighted potential connections to the respective departments and changes from the existing Official Plan. The purpose of the session was to inspire City Staff to think beyond the day-to-day development review, which is often immediate and reactive to 'now' problems, and consider how we can work to achieve our overarching goal of creating a thriving city and a caring city through development.

The discussion focused transportation systems, buildings, infrastructure, parks, and public places and asked the following questions:

- How can we centre our development practices on creating a caring and thriving city?
- What does this mean?
- Why is it important?







Figure 6: Images from gatherings and events at Crow Sheild Lodge (Image Credit: https://www.crowshieldlodge.com)

DRAFT Official Plan Open House & Speaker Series Event #3 – December 3, 2025

A combined statutory Open House and Speaker Series event was held at the Conrad Centre for Performing Arts between 6:00 - 8:30pm on December 3, 2025. The purpose of this event was to introduce and gather feedback on the Draft Official Plan and host unstructured dialogue on what it means for creating a Caring and Thriving City.

A series of panels summarized the key components of the DRAFT Official Plan. Copies of the Summary Document and full Official Plan were also available to facilitate the discussion. An interactive set of panels asked the following questions about the DRAFT Official Plan:

- What are you most excited about in the new Official Plan?
- What do you want to make sure we've thought about?
- If you could embed one sentence into Kitchener's Official Plan, what would it be?

The Speaker Series portion of the event was moderated by Hall of Fame Musician and Public Speaker Bob Egan, who facilitated a dialogue with panelists from different organizations and institutions across Kitchener: Dr. Nadine Ibrahim, Associate Professor and Turkstra Chair in Urban Engineering at the University of Waterloo; Sam Nabi, a Project Coordinator with One Million Neighbours WR; Kelly De Fogain, Founder & Executive Director of Afropolitan Canada; and Jason Sweers, Partner with Martin Simmons Sweers Architects.

The panel discussed how policies and implementation of our Official Plan can create vibrant communities for all, and how we can all come together to advance wellbeing within our city.





Figure 7: Pictures from the Draft Official Plan Open House and Speaker Series discussion

The Voices of Lived Experience: Shaping the Kitchener 2051 Official Plan Event – December 8, 2025

City Staff hosted a special housing-focused pop-up where members of Kitchener's Lived Expertise Working Group (LEWG) shared their stories and ideas about housing and related matters through presentations, a photo project, and a panel discussion. The LEWG is comprised of members of the community that have experienced homelessness or housing precarity. Members advocate for the priorities of underrepresented communities in the City's decision-making process around housing and homelessness and help inform the development of City initiatives such as the Housing Needs Assessment, Housing for All 2.0 and the Kitchener Official Plan.

This event was held at Kitchener's Central Public Library, running from 3:00pm to 4:30pm with over 50 attendees who came to learn how these experiences have shaped the DRAFT Official Plan and share their own thoughts.

Emails, Letters & Other Correspondences – November 2025 to March 2026

Project staff have recieved 129 comments via emails, letter or other forms of correspondence related to the DRAFT Official Plan as of March 25, 2026. These communications were read, transcribed, with individual comments categorized by theme, and incorporated, where possible, into the revised Official Plan. Of the comments recieved, 115 were from the public, seven (7) from agencies, four (4) from City departments, and three (3) from Kitchener 2051 Community Working Group members.



Figure 8: Presentation at the Voices of Lived Experience event


Kitchener 2051
Speaker Series and Open House
Conrad Centre for the Performing Arts
December 3, 2025
Waiting for the panel to start? Visit
engagewr.ca/Kitchener2051
to sign-up and stay involved!
Scan me!
KITCHENER

Section 4
What We Heard



During Phase 4, over 300 open ended comments, ideas, and suggestions were gathered at events and through online engagement opportunities. This input, along with the quantitative data gathered through the survey, will be used to refine the DRAFT Official Plan and inform approaches to implementation and monitoring of its success into the future.

Methodology and Results

All open-ended responses gathered during in-person events and via the online tools was transcribed (when necessary), coded, analyzed and summarized. Coding open-ended responses involves reading through each comment and assigning a primary (and secondary, if necessary) 'code' or theme. Similarly coded responses are then grouped together and analyzed to help identify patterns, overarching themes, as well as shared ideas and sentiments.

Closed-question, or quantitative responses from both the in-person events (interactive information panels) and online tools (e.g. multiple choice, ranking, and Likert scale survey questions) were calculated and converted to chart form where possible.

Responses that were vulgar, or illegible were given a code of N/A and not included in the results.

The following presents a synthesis of feedback and ideas gathered during in-person sevents, meetings, and workshops, as well as through the online survey.

Important note on data inclusion:

In alignment with the Kitchener 2051 project objective of fostering an inclusive and respectful engagement process, comments which contained offensive, harmful, or inappropriate language, or comments targeting individuals or groups, have been omitted from this summary. This ensures that the outcomes reflect the shared values and priorities of our community.

4.1 What Matters Most to You? Online Survey

In this online survey, each participant was given 100 points to distribute across 18 emerging policy directions, encouraging meaningful reflection on priorities and trade-offs. Participants were then asked to reflect on the exercise and how they approached it, providing open-ended comments on their thoughts on the emerging directions more broadly.

Part 1: Priority Allocation Exercise

While every direction received some level of support, the results show clear patterns in what people feel should guide Kitchener's future. Participants shared a strong and consistent desire for a city that is inclusive, accessible, and supported by a mix of uses.

The most highly supported direction focused on active mobility: "Build safe, accessible walking rolling and cycling routes". This direction received more points than any other, pointing to a widespread desire to make daily trips without the use of a car. Several other directions related to meeting daily needs locally and/or without the use of a car scored high as well. These include:

- "Plan for growth that brings shops, transit, and homes closer together", which ranked third across all responses;
- "Allow small-scale shops and services in neighbourhoods", which ranked fourth across all responses; and,
- "Locate major office near ION and frequent transit", which ranked ninth across all responses.

Closely related to these priorities was the desire to "Foster social connection through neighbourhood design", which was the sixth most highly supported direction. Similarly, the direction to "Support all housing types in all neighbourhoods" surfaced as an important direction. Together, these preferences along with the ones previously mentioned indicate support for policies that will result in complete and connected communities: from the ways we move, to the ways we live, and the ways in which our built environment can support social connection.

"Protect and celebrate Kitchener's Natural Heritage System" was the second most highly supported direction. Related to this was a desire to prirotize local food systems, including urban agriculture and to use climate risk data to guide infrastructure decisions. Across these priorities, there is a clear desire to plan for resilience and increase connections with the natural world.

Directions related to economic development also faired well, with strong support for policies that "Attract new industries and jobs by building on Kitchener's strengths".

Part 2: Open Discussion

Participants expressed strong support for the emerging directions, noting their interconnectedness and potential to enhance livability through the creation of complete and connected communities. While there is shared desire to use more active modes and make better use of large surface parking areas, some participants asked that this be balanced with the reality of needing a car, and the space to accommodate one, for some trips. Some participants felt there was too much focus on housing and that more attention was needed on employment opportunities and small-businesses, as well as recreation and gathering opportunities to make Kitchener attractive, desirable, and self-sufficient, and ensure it does not grow into a "bedroom community".

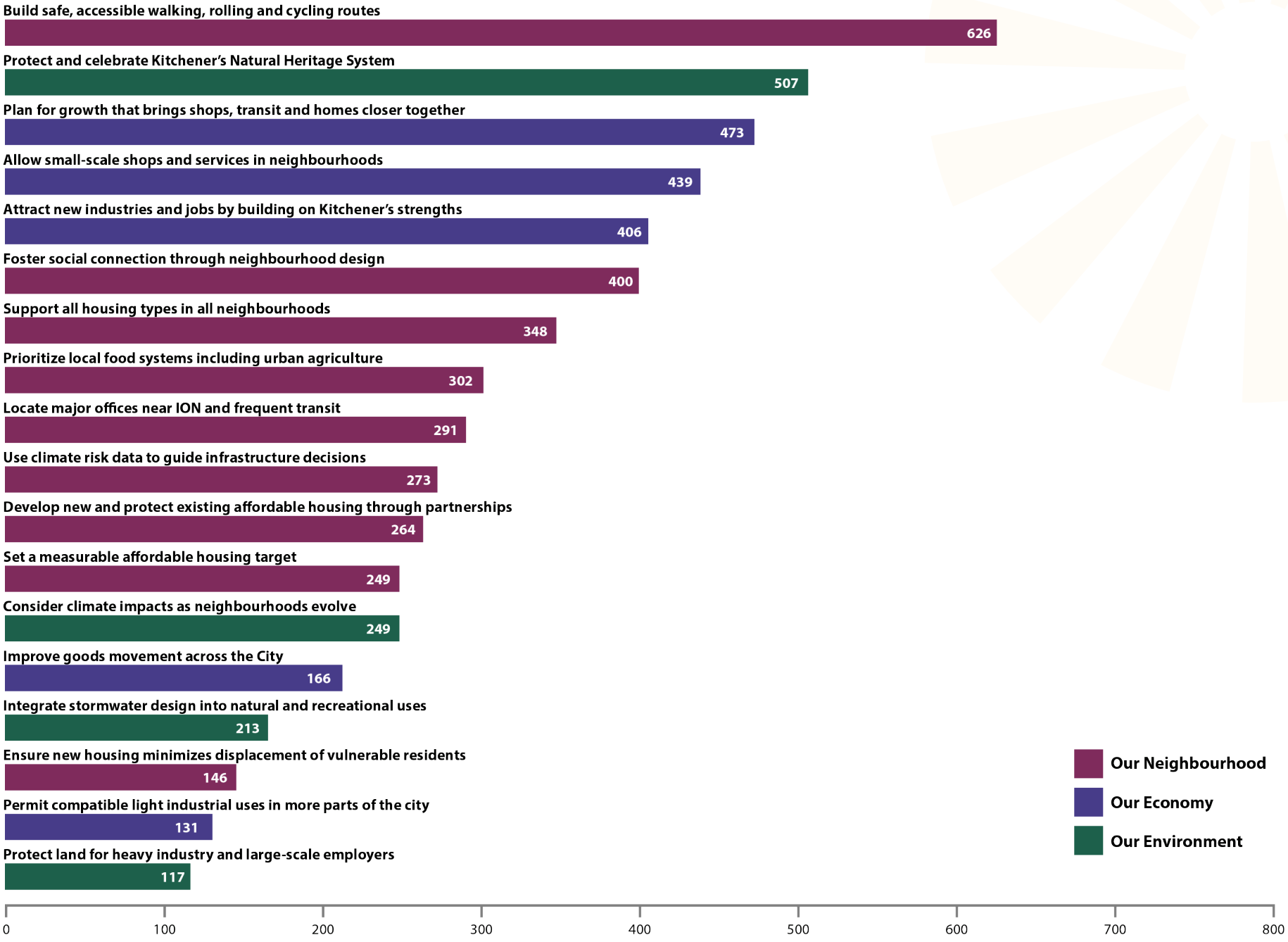


Figure 9: What Matters Most to You?

4.2 Local Indigenous Engagement

A number of important themes emerged from the dialogues shared at the Land-Based Gathering, many of which relate to what was previously shared by community organizations representing the diverse local Indigenous community in Phase 3 of this process. Not all topics discussed have been recorded and summarized below given the ceremonial nature of the gathering.

Creating Pathways to a Sense of Belonging

The themes of "belonging", "community", and "connection" were present throughout the discussion. Participants emphasized the need for the Official Plan to create pathways to foster a sense of belonging for the Indigenous community. They articulated that this belonging and connectedness comes from participating in ceremony on the land and in community, and having a deeper relationship with the land given its connection to ancestors and Indigenous culture.

These sentiments related to Phase 3 discussions regarding the desire for physical spaces which facilitate learning, gathering, and collaboration, including land-based learning and healing, fire and ceremonial spaces like Crow Sheild Lodge, community centres or hubs for Indigenous organizations, and food bank or food-share programs.

Relationship-Building as an Essential Component of Increasing Access to Land

Phase 3 discussions underscored the importance of free and open access to land, including the need for dedicated Indigenous cultural and gathering spaces. Participants agreed that the first step in improving access is through continued relationship-building between the City and community organizations in order to find a way forward. They felt that discussions through the Kitchener 2051 process have begun to establish a foundation and understanding between the City and participating organizations, which the City should build on as they implement their new Official Plan. This commitment to continued relationship-building should be recognized and reflected in the Kitchener 2051 Official Plan, as an essential requirement for achieving its Shared Vision.

The group also discussed the opportunity to create partnerships where City-owned land is used to improve access and provides spaces that reflect Indigenous culture. An example was planting of traditional medicines on City-owned land.

4.3 DRAFT Official Plan Open House & Speaker Series

The Draft Official Plan Open House and final Speaker Series event sought to share key highlights from the new Plan and better understand the community's sentiments towards it. Three interactive panels were created to gather feedback, in addition to informal dialogues held around information-based panels. The interactive panels asked:

- Which parts of the draft Official Plan feel the most promising or exciting to you?
- What's ONE thing you want to make sure we've included or thought about as we finalize Kitchener's new Official Plan?
- In 5-10 years, how will we know if the Official Plan is working?

Participants responded with excitement toward the small-scale commercial permissions that the new Official Plan introduces within neighbourhoods. They also shared their support for growth in areas with access to amenities. Topics that participants wanted to make sure were included in the new Official Plan included: proactive, holistic, and compassionate solutions that address the issue of homelessness, housing affordability, and cost of living, support for local arts and entertainment including access to affordable studio space for artists, creatives, and entrepreneurs, space for spontaneous programming, strategies that address sensory and micro-climate impacts of growth and create comfortable public spaces, amongst others. Many referenced measuring and monitoring outcomes of the Plan as a critical component for understanding if it is achieving its vision and objectives; community surveys and citizen assemblies were mentioned as ideas for undertaking monitoring. Other indicators of success included the number of cars per household, the amount of community organizations, and feelings of safety and comfort on active transportation commutes.



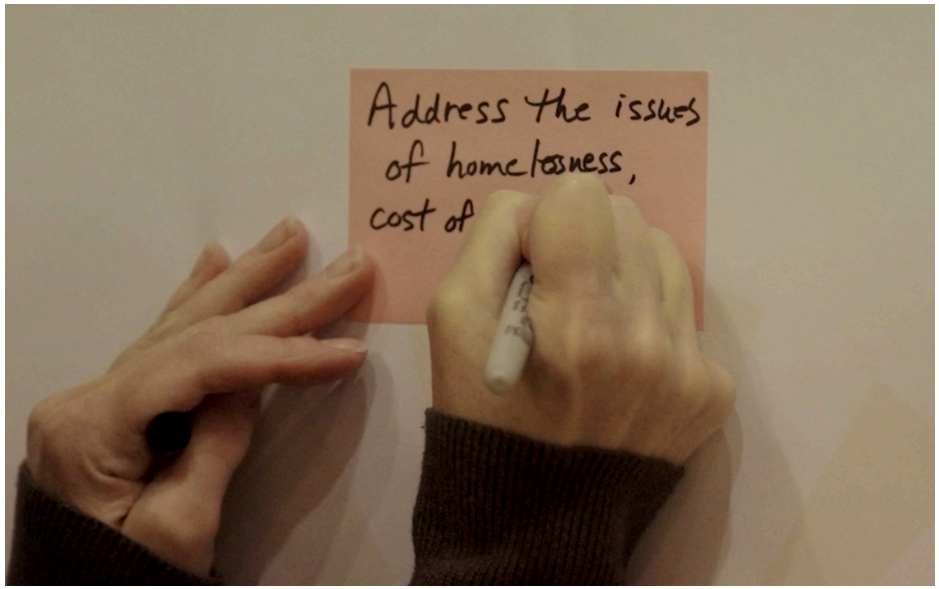


Figure 10: Pictures from the Draft Official Plan Open House and Speaker Series

Through the Speaker Series discussion, the diverse set of panelists provided insights into how implementation of the new Official Plan can and should create a Thriving and Caring City.

- When asked what the key elements are for vibrancy within public spaces and the city more broadly, panelists discussed comfort, human-scale building design, trees and shade, and a diversity of uses and people on every street and in every neighbourhood.
- When asked what belonging means in a city like Kitchener and how it shows up in spaces, places, programs, and experiences, panelists spoke to accessibility in a broad sense. They agreed that when people can't access the city — whether that means being able to afford transit or housing, understand signage and wayfinding, participate in programming — they are being excluded by design. They shared that allowing people to participate in these ways fosters belonging, and that when we design for the most vulnerable or those often excluded or on the margins, we are inevitably designing for everyone.
- Panelists agreed that protecting and maintaining resources while we grow, and planning for a changing climate in a holisitc manner were both important for creating a Thriving and Caring City. They discussed the natural environment and food security in particular, which are both addressed through the draft policies of the Kitchener 2051 Official Plan.
- On the topic of implementation, panelists discussed how a multi-solving approach may be beneficial to achieving the vision and objectives of the Official Plan. This means advancing interventions that solve multiple problems or achieve multiple goals at once.

> **The multi-solving approach is a way to look at complex problems with optimism.**
>
> Sam Nabi, Project Coordinator,
> One Million Neighbours WR

> **Kitchener's growth should be guided by policies that protect dignity, strengthen belonging, and ensure equitable opportunities for everyone.**
>
> Kelly De Fogain-Taylor,
> Founder & Executive Director, Afropolitan Canada

4.4 DRAFT Official Plan Pop-Ups

The pop-up events shared information about the Official Plan process and provided an opportunity for staff to offer additional context and information about the Draft Official Plan, particularly in regards to the city structure land use designations. Pop-ups happened across the city as a chance for all members of the public to participate and provide feedback. Information about the Official Plan process, draft mapping and chapters were displayed on panels for participants to review. Staff provided context, additional information and collected feedback.

Conversations during early pop-up sessions remained educational. Attendees, in most cases, asked questions about the Official Plan, what it meant and the process. Staff mainly explained the plan, the expected population growth, and how these changes will be reflected in land use, employment, and other components of the new Official Plan. Feedback was generally positive.

In the winter 2026 sessions, participants expressed concerns with changes to specific neighbourhoods in the city that may result from the draft city structure and land use designations. Conversations particularly focused on the Westmount neighbourhood: participants were concerned with the delineation of this neighbourhood as a Strategic Growth Areas and the resulting application of land use designations, including expansion of non-residential use permission; some requested that the area be established as a Heritage Conservation District.

In response to comments recieved regarding the Westmount neighbourhood, City Staff hosted a neighbourhood “walkshop” on March 26th, 2026. The range of comments requested neighbourhood-specific cultural heritage landscape (CHL) policies, a 3-storey maximum building height, and a prohibition on non-residential uses (neighbourhood-compatible commercial uses). The neighbourhood walkshop included a consultant-led guided walking tour to gather input on the proposed CHL boundary, understand the cultural heritage attributes of value, and desired conservation outcomes to better contextualize the comments recieved.

Across all pop-up discussions, participants were broadly supportive of continued connectivity, accessibility, and safety in the city’s mobility network. Housing emerged as a high priority for many individuals, with participants raising concerns about housing affordability and availability, including the need for a broader range of housing options to meet the needs of different household sizes, ages, and incomes.



Figure 11: Pictures from the Draft Official Plan Community Pop-Up Events

4.5 Did we Get it Right? Online Survey

Familiarity with the Plan, Process & Role of the Official Plan

When asked which document they had read in order to provide feedback, 54% of respondents had read only the Official Plan Summary document, 42% had read both the full DRAFT Official Plan and the Official Plan Summary document, and 4% had read only the full DRAFT Official Plan document.

When asked how familiar they were with the Kitchener 2051 Official Plan process, 80% of respondents stated they were 'Very Familiar' or 'Somewhat Familiar' with the process and 20% stated that they were 'Not Familiar / Not at all Familiar' with the process.

When asked how well they understood the role of the new Official Plan in Kitchener's future growth and development, 83% of respondents felt they understood the role of the Official Plan, 'Very Well' or 'Mostly Well', 8% understood it 'Somewhat Well', and 8% stated 'Not Well' or 'Not at all'.

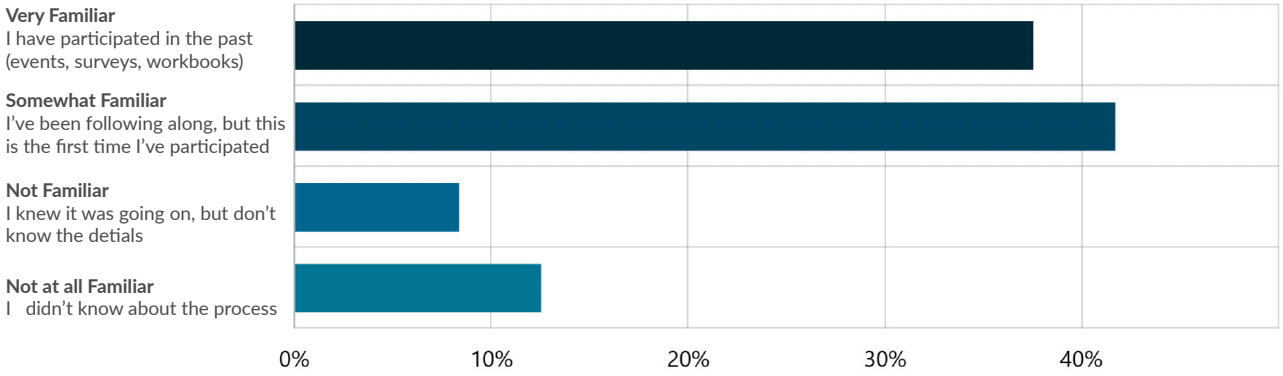


Figure 12: How familiar are you with the Kitchener 2051 Official Plan process?

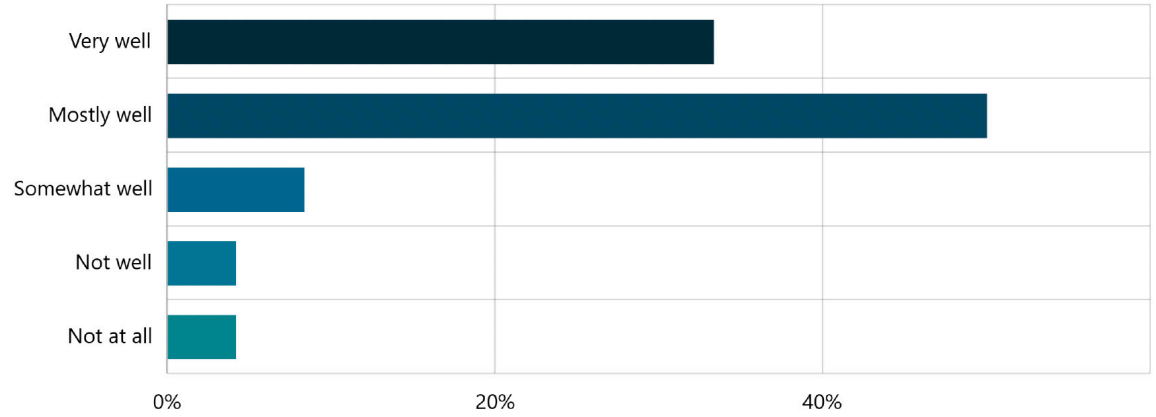


Figure 13: How well do you understand the role of the new Official Plan in Kitchener's future growth and development?

How well do you think the draft Official Plan reflects our shared Vision, Values, and Big Ideas?

Overall, respondents expressed strong support for the direction of the draft Official Plan. Most (92%) felt it reflects our shared Vision, Values, and Big Ideas 'Very Well' or 'Mostly Well', while a small number (8%) felt it reflected them 'Not Well or 'Not at All'.

When asked how the new Official Plan could more clearly reflect Kitchener's Vision, Values, and Big Ideas, many emphasized the importance of thoughtful integration of growth into neighbourhoods, ensuring the city remained sensitive to local context and the pace and location of new development.

While participants felt the vision is strong, but asked for clearer connections between values, policies, and how decisions will be made and implemented over time. Respondents also called for clearer guidance on how the Plan will balance competing priorities, particularly economic growth and environmental protection. Other feedback highlighted opportunities to strengthen economic diversity, broaden accessibility beyond minimum standards, and improve everyday mobility and public amenities, including transit, safety, and public infrastructure.

How well does the draft City Structure help you understand how and where future growth and development might occur?

Most respondents (91%) said the DRAFT City Structure helped them understand 'Very Well' or 'Mostly Well' how and where future growth may occur, with only 9% stating that they felt it could be more clear.

When asked what would make the DRAFT City Structure more clear and/or easier to understand, several respondents would like to see clarity related to areas identified for future study, particularly regarding how farmland will be protected and how potential long-term urban expansion may be considered. Some noted uncertainty about how growth areas outside the core might be supported by reliable public transit and cautioned against higher-density development without strong frequent transit connections.

> **"It is evident that there was thoughtful decision-making put into the design of the SGAs. The plan allows entire neighbourhoods on the periphery of the MTSAs to intensify, rather than only permitting mid-rises on car sewers."**

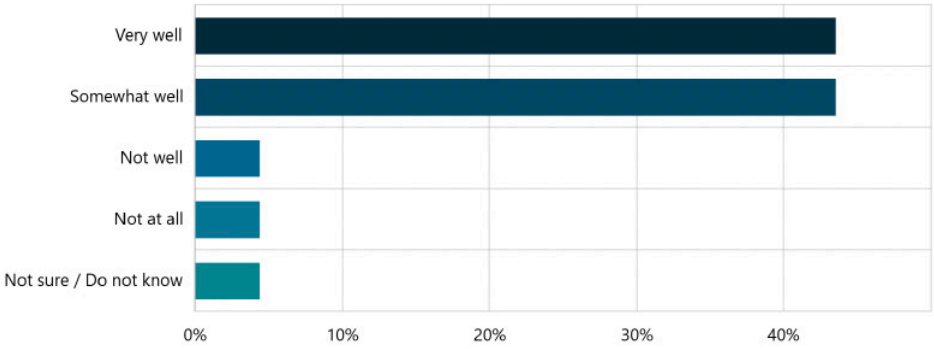
How well do the Land Use Designations help you understand how different areas of the city might look and feel in the future?

Most respondents (87%) said the DRAFT Land Use Designations helped them understand how different areas of the city may look and feel in the future, while 9% stated that they did not find them helpful, and 4% were unsure.

When asked how the DRAFT Land Use Designations could be clearer or easier to understand, several respondents suggested that additional photos or graphics would help. Others emphasized the importance of clearer transitions between non-residential and residential areas, noting concerns with allowing auto-oriented commercial uses next to neighbourhoods and expressing a preference for mixed-use or "commercial-first" approaches.

How well do the draft City Structure and Land Use Designations reflect our Shared Vision, Values, and Big Ideas?

Most respondents (87%) felt the City Structure and Land Use Designations together reflected the shared Vision, Values, and Big Ideas "Very Well" or "Somewhat Well", while a small percentage (9%) stated that they did not reflect them well or at all, and 4% were unsure.



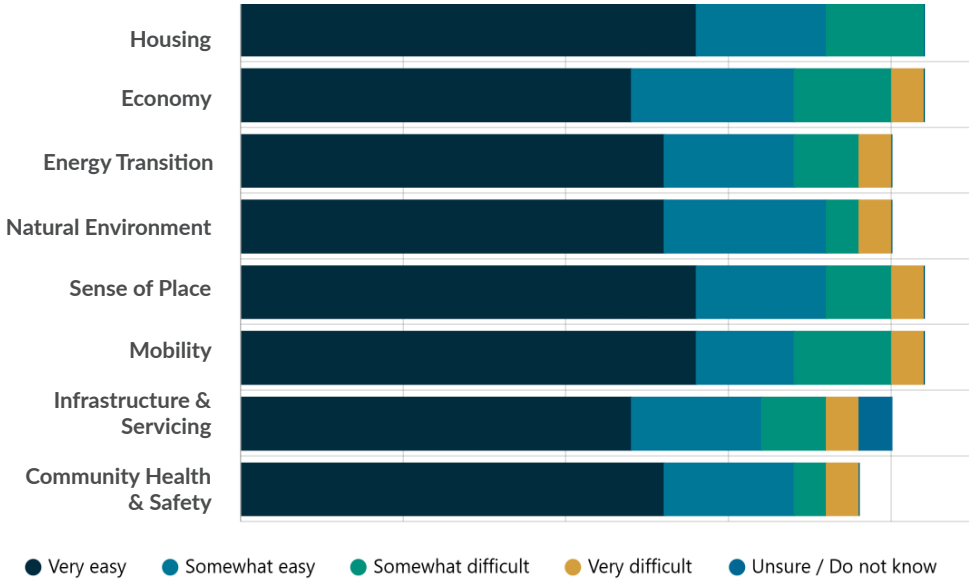
While the overall vision for a denser, more vibrant city was supported, some respondents questioned how well it will translate into equitable, livable outcomes on the ground.

Respondents generally supported mixed-use development and intensification, but raised concerns about the pace and location of growth, and the need for stronger links between areas of intensification and new parks, green spaces, community services, and amenities. Others repeated concerns about car-oriented uses, transit reliability, and equity, noting that intensification should be matched with strong public transit, local services, and accessible green spaces.

How easy was it to understand the draft purpose, objectives, and policies for each Building Block?

Most respondents found the Building Blocks sections easy to understand, those related to Housing, Mobility, Sense of Place, and Community Health & Safety. However, more technical sections were harder to follow and would benefit from clearer language and examples.

When asked what would make the DRAFT Building Block sections more clear and/or easier to understand, some felt the economy and mobility sections could benefit from clearer, more tangible goals, and from better explaining how certain targets are measured (for example, in the housing section: by number of units rather than number of applications).



For each Building Block, please tell us how well the draft objective and policies reflect our Shared Vision, Values, and Big Ideas.

Across all Building Blocks, most respondents felt the draft policies reflect Kitchener's Vision, Values, and Big Ideas "Very Well" or "Somewhat Well". Sense of Place (90%) and Mobility (85%) showed the strongest alignment, followed by Infrastructure and Servicing (85%), Community (85%), Natural Environment (80%), and Housing (81%).

Feedback was more mixed for Economy (86%) and Energy Transition (76%), where a greater share of respondents indicated they were "Not Well" or "Not at All" aligned, suggesting opportunities to clarify the purpose and intent of these sections, and to potentially strengthen policy direction in these areas.

When asked how the DRAFT Building Blocks could more clearly reflect Kitchener's Vision, Values, and Big Ideas, several respondents raised concerns about the gap between the Plan's vision and how it will be implemented, particularly around housing affordability, the energy transition, and environmental protection.

Respondents also called for stronger, clearer commitments to reducing fossil fuel use, improving transit, and protecting natural areas, and emphasized the need for these priorities to be consistently reflected in decisions as the city grows.

Are there other indicators or metrics the City should be tracking to ensure our Shared Vision, Values, and Big Ideas are achieved?

Participants suggested a range of additional indicators related to the themes of housing, belonging, the environment, and mobility.

These included:

- Measuring how trends re housing insecurity and food insecurity are changing;
- Measuring sentiments of rootedness and belonging through change, particularly within neighbourhoods;
- More indicators related to "Our Environment", to supplement "access to recreation" and "reduction in greenhouse gas emissions" which are already captured;
- More indicators related to Parks to supplement the tree canopy and parkland metrics, such as measuring the success of parks as places for gathering and habitat;
- Improving the frequency and reliability of transit, and reducing the time it takes to make daily trips on transit; and,
- Indicators related to infrastructure and safety, such as the amount of car collisions and fatalities in different neighbourhoods across the city.

What is the one thing you like the most about the DRAFT Official Plan? What is one thing you're concerned about?

Overall, feedback reflected pride in the city's direction and confidence that the draft Official Plan provides a strong foundation as it moves toward the next phase. Participants appreciated the Plan's ambitious and integrated vision, particularly its focus on climate resilience and preparedness, decarbonization, housing affordability and diversity, mixed-use development, and intensification that protects the countryside. Respondents also highlighted the emphasis on complete, inclusive, and accessible communities, reliable public and active transportation, and a clear commitment to green space, natural area protection, and learning from Indigenous teachings. Several noted that the Plan is well organized, clearly written, and forward-looking, with a strong focus on transit-oriented growth and long-term sustainability.

When asked about their concerns, several respondents raised the lack of certainty around what could be built within neighbourhoods given increased height permissions, and the fear that increased density would result in a change in character and sense of belonging in these areas. Others mentioned they were concerned the Plan's policies would not result in its intended outcomes due to political decisions, power imbalances, and other factors out of the Plan's control. Some mentioned they were concerned the Plan's growth targets may conflict with its climate targets and aim to protect the natural environment. There was also mention of services and facilities within the city not being able to keep up with the rate of growth and change.

I am proud of the vision the city has toward housing. I am excited to be able to live in a city with a diverse mix of housing forms. One where aging family members have mobility within their neighbourhood.

Increased density in areas that have long planned to be dominated by single-family homes fundamentally changes the character of those neighbourhoods, and [results in] loss of rootedness and sense of place.

[I like] the acknowledgement that green space and natural areas will be prioritized and preserved. This is a beautifully treed city with phenomenal trails and rivers. An unwavering commitment to preservation is fantastic.

I am concerned that despite clear policies in this Plan, that matters of environment tend to be overwhelmed by matters of economy when it comes time to make

I love the ambitious vision of decarbonizing and getting to net-zero by 2050. It's important for our quality of life and for Kitchener's part in fighting climate

It is surprisingly bold and visionary. I like that it is unequivocally clear that mixed-use zoning is the policy from now on, with upzoning and transit oriented development prioritized.

The rate of growth, especially in MTSAs, challenge of ensuring that housing meets the needs of those with the least choice, and the sense that development in our City is being driven by forces beyond our control [are all of

4.6 Emails, Letters, and Other Correspondences

The following are key themes from what was heard across 100+ emails and letters from the public, and additional one-on-one verbal and written communications in relation to their comments.

Employment Area permissions

Participants asked to carry forward existing land use permissions from the 2014 Official Plan for Employment Area lands. Feedback emphasized maintaining current permissions and introducing added flexibility for property owners. City Staff reconnected with participants to provide clarity regarding the revised land use permissions, and re-engaged consultants to do additional analysis to understand existing uses in Employment Areas and how these uses align with in-force policy directions from the Province.

Commercial First land use designation

Feedback included concerns regarding the proposed commercial replacement policies within the Commercial First land use designation. Participants expressed concerns about requirements to replace commercial floor space when existing commercial properties are redeveloped, noting potential impacts on redevelopment feasibility and the ability to adapt sites to changing market needs. City Staff reconnected with participants to provide clarity on the intent of this land use designation and how it may be implemented in the future.

Strategic Growth Areas

Participants requested that the delineation of Strategic Growth Areas be expanded to some areas that were not identified in the draft Official Plan. This feedback reflected a desire to carry forward select areas that were identified as intensification areas in the City's current Official Plan but that did not broadly meet the criteria for Strategic Growth Areas in the draft Official Plan. City Staff reconnected with participants to re-share the criteria used to identify and delineate Strategic Growth Areas and discuss draft policies that allow for requests to expand this city structure element.

Westmount neighbourhood

In the Westmount neighbourhood, participants opposed the draft City Structure and land use designations specific to the neighbourhood. Key requests included adding neighbourhood-specific cultural heritage landscape policies, restricting building heights to a maximum of three storeys, and prohibiting non-residential commercial uses.


A THRIVING CITY
Kitchener 2051
KITCHENER
Kitchener 2051 Draft Official Plan
DRAFT Land Use Designations
DRAFT Building Blocks

Section 5
Takeaways and Next Steps



Phase 4 of the Kitchener 2051 process confirmed that residents care deeply about the city they live in and want to prioritize thoughtful growth. Many voiced support for the directions of the Draft Official Plan, with suggestions on how to make them stronger or easier to understand. Some voiced concerns with specific elements of the Draft Official Plan. City Staff have considered all of this feedback in revising the Plan for Council's consideration.

Based on public feedback, the Kitchener 2051 Project Team made changes to the DRAFT Official Plan that include:

- A citywide re-evaluation of the Strategic Growth Areas delineation to ensure a consistency with identified criteria;
- Additional policies that provide guidance on how the implementing bylaws will be applied to the Mixed Use A, B, and C, and Neighbourhoods land use designations;
- New cultural heritage landscape policies specific to the Westmount neighbourhood;
- Additional context and interpretation clarity specific to the Commercial First land use designation, particularly for policies applying to both Mixed Use and Commercial First land use designations;
- Revised mapping that consolidates source water protection information, city structure and land use changes following additional technical review, and minor administrative changes; and
- Improved brevity throughout the document including the removal of duplicate content across chapters, reduced jargon and technical language where appropriate, and a greater emphasis on explaining planning concepts in plain language.

Next Steps

The Kitchener 2051 Project Team will be presenting the second draft of the Official Plan at the City of Kitchener's Planning and Strategic Initiatives Committee on April 20, 2026. This non-statutory public meeting will provide the public an opportunity to share their feedback. Following Council's direction, City Staff will initiate the preparation of a third and final draft of the Official Plan for Council's consideration. Along with comments from the Planning and Strategic Initiatives Committee and the general public, the third and final draft of the Official Plan will reflect on-going dialogue with Mississaugas of the Credit First Nation and Six Nations of the Grand River First Nation, and comments received from the Provincial Ministry of Municipal Affairs and Housing 90-day review.

REPORT TO:	**Community and Infrastructure Services Committee**
DATE OF MEETING:	**April 20, 2026**
SUBMITTED BY:	**Barry Cronkite, Director, Transportation Services, 519-783-8955**
PREPARED BY:	**Connor Payne, Project Manager of Transportation Safety, Transportation Services, 519-783-8966**
WARD(S) INVOLVED:	**All Wards (1-10)**
DATE OF REPORT:	**March 30, 2026**
REPORT NO.:	**DSD-2026-108**
SUBJECT:	**2026 Vision Zero Annual Update**

RECOMMENDATION:

That the 2026 Vision Zero Annual Update (DSD-2026-108) be received, which serves as a progress update on the Vision Zero action items completed in 2025; and,

That staff be directed to implement the proposed 2026 safety improvements as outlined in Attachment A (Vision Zero 2026 Safety Improvements) of report DSD-2026-108 to support implementation of the Vision Zero Strategy;

REPORT HIGHLIGHTS:

- The purpose of this report is to provide a comprehensive update on the progress of the City of Kitchener's Vision Zero Strategy. It includes an overview of 2025 accomplishments and recommended action items for 2026, as summarized in Attachment A to DSD-2026-108 Vision Zero 2026 Safety Improvements.
- The key finding of this report is that in 2025, the City advanced its long‑term objective of eliminating fatal and serious injury collisions on Kitchener streets through the implementation of Council‑approved action items across the five focus areas of Evaluation, Engineering, Education, Engagement, and Enforcement. While reductions in severe collisions are expected to occur over time, the measures implemented in 2025 represent important foundational steps toward improving road safety outcomes citywide.
- Community engagement and education included a high-risk driving media campaign that received over 3 million impressions (excluding radio), a dedicated Vision Zero Engage page for ongoing feedback from Kitchener residents, letters to update impacted residents on upcoming street safety improvements, advisory committee consultation, and a Vision Zero webpage and dashboard. The dashboard is an essential tool to track and communicate progress towards the goal of zero traffic fatalities and serious injuries.

- This report supports the delivery of the Strategic Plan action item "Building a Connected City Together" through implementing a "Localized Transportation Safety Improvement Program".

EXECUTIVE SUMMARY:
The City of Kitchener's Vision Zero Strategy is a street safety plan with the long-term objective of eliminating all severe injuries and fatalities on City of Kitchener streets. This plan focuses on evaluating the street network and addressing the key contributing factors to serious injury and fatal collisions by focusing on three emphasis areas including vulnerable street users, high risk locations and high-risk driving. This report provides an update on the progress made towards achieving the goals in 2025 and planned actions for 2026.

Statistics indicate that there has been a declining trend in collisions that result in injuries or fatalities since the implementation of Vision Zero. Zero (0) fatalities occurred on City of Kitchener streets in 2022, 2023 and 2024. However, analysis continues to show that pedestrians and cyclists are disproportionally represented in collisions that result in a serious injury or fatality, with aggressive and inattentive driving being a significant contributing factor to these collisions. To address these issues, initiatives are being implemented to prioritize vulnerable street user's safety, increase traffic calming measures, and education for motor vehicle operators on safe driving practices. Progress completed toward these initiatives in 2025 are as follows:

- **Evaluation** –In partnership with the University of Waterloo, The City continued its proactive and systematic approach to identifying high-risk locations. Through this approach, The City identified 19 high-risk locations. Work completed under the evaluation category prioritizes the highest risk locations and demonstrates a shift towards a more proactive and data driven approach to street safety. Staff also report on the speed reduction associated with the installation of previous years' hot spot improvements.
- **Engineering** - Staff conducted a comprehensive analysis on the hot spot locations that pose a higher risk for serious injury and fatal collisions and implemented physical measures to enhance safety. In 2025 this included 500 meters of sidewalk/multi use trail infill, one pedestrian crossover, one pedestrian refuge island, two intersection improvements, 30 speed humps / speed cushions and the continuation of the approximate 180 seasonal traffic calming locations.
- **Education** - Kitchener continued a high-risk driving education campaign through a collaborative effort with WRPS, Region of Waterloo Public Health, and City of Waterloo. The campaign targets high-risk driving behaviours that contribute to traffic-related serious injuries and fatalities. The campaign received over 3 million impressions across a range of platforms including television, digital promotions, social media campaigns, YouTube and Google. Staff also, in collaboration with Student Transportation Services of Waterloo Region, delivered the Sidewalk Smarts Program to selected Kitchener schools and created a school zone skills sheet that has been used for education through online and in person platforms. Additionally, a targeted road safety campaign was launched for Halloween, aiming to raise driver awareness of the increased number of vulnerable road users, particularly children, on roads and sidewalks during trick-or-treating.

- **Engagement** – Staff continue to manage and promote the Vision Zero webpage and Engage page to provide up-to-date information and opportunities for ongoing public engagement. In March 2026 staff presented Attachment A of this report to the Active Transportation & Trails Advisory Committee who unanimously approved and supported the proposed plan. Project boards will be installed throughout The City to update residents where the 2026 hot spot safety improvements are planned and letters will be provided to affected properties to provide an opportunity for feedback.
- **Enforcement** - The Selective Traffic Enforcement Program (STEP) team continues to meet on a quarterly basis to identify areas of concern for targeted enforcement through a more data driven approach. Through the STEP partnership, and utilizing City of Kitchener traffic data, WRPS issued 120 Highway Traffic Act charges in 2025.

BACKGROUND:
Vision Zero is a safety strategy with the objective of eliminating all severe injuries and fatalities, premised on the belief that these incidents are preventable, and that safety must be the foremost priority. It emphasizes the need for a sustained, multifaceted approach to reduce collision-contributing factors and calls for continuous improvement in the city's approach to street safety, highlighting the collective responsibility of all users.

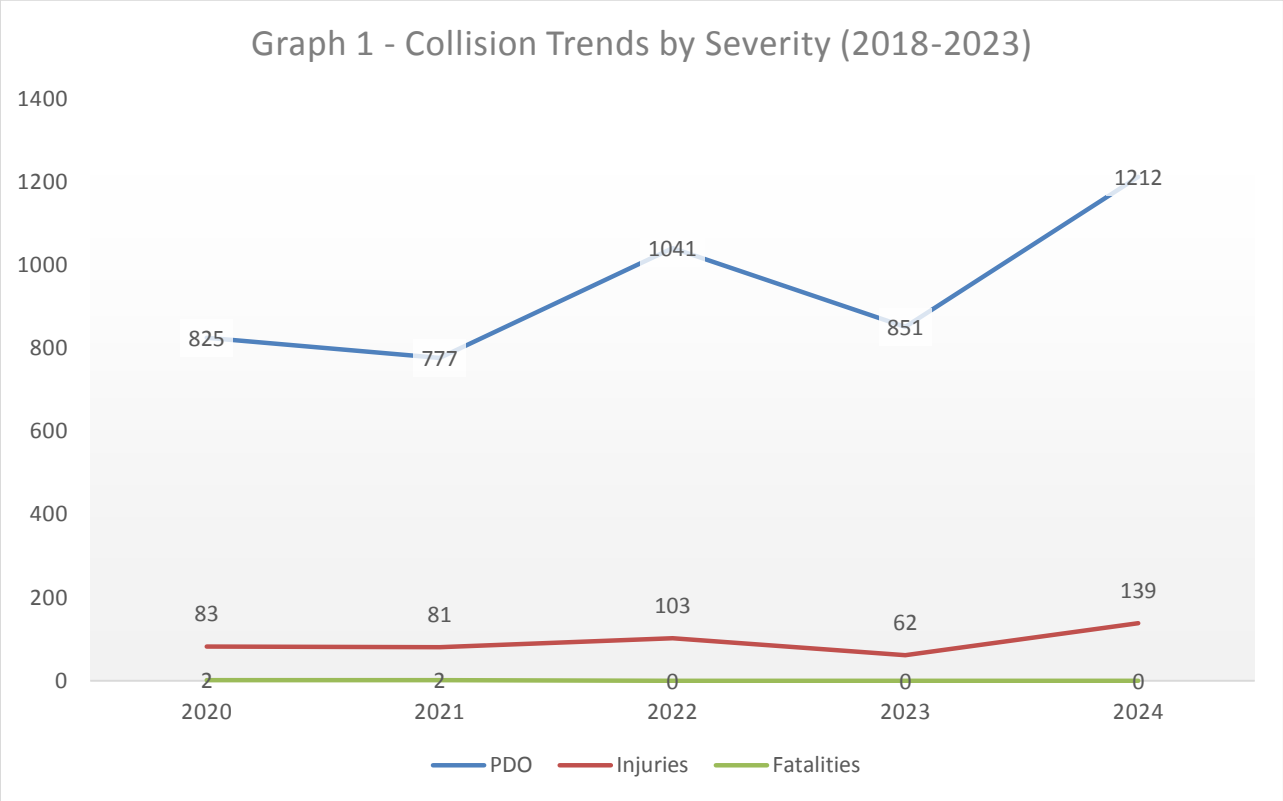
In December 2021, Kitchener Council adopted the City of Kitchener's Vision Zero Strategy, a plan focused on analyzing the street network to address the root causes of serious injuries and fatalities through the five categories of evaluation, engineering, education, engagement, and enforcement. Achieving the goals of Vision Zero is recognized as a long-term endeavor that requires ongoing commitment and resources. The strategy involves detailed data analysis to identify trends as well the main causes of serious injuries and fatal collisions, focusing on protecting vulnerable users, high-risk locations, and dangerous driving behaviors. Action items are identified based on data, community feedback, and best practices. For an in-depth look at the City of Kitchener's Vision Zero Strategy, refer to staff report DSD-2021-210 and City of Kitchener Vision Zero Strategy located on the Vision Zero webpage.

REPORT:
This report provides an update on the progress of the City of Kitchener's Vision Zero Strategy. This includes an overview of the collisions on Kitchener streets over a five-year period (2020 to 2024), as well as a summary of the progress made in 2025. This report also summarizes the planned action items for 2026.

Collision Analysis Overview
An analysis of historical collision data from 2020-2024 was conducted to identify trends in collisions resulting in injuries and fatalities. 2025 collision data analysis has not been included as the complete 2025 data set will not be available until end of Q2, 2026.

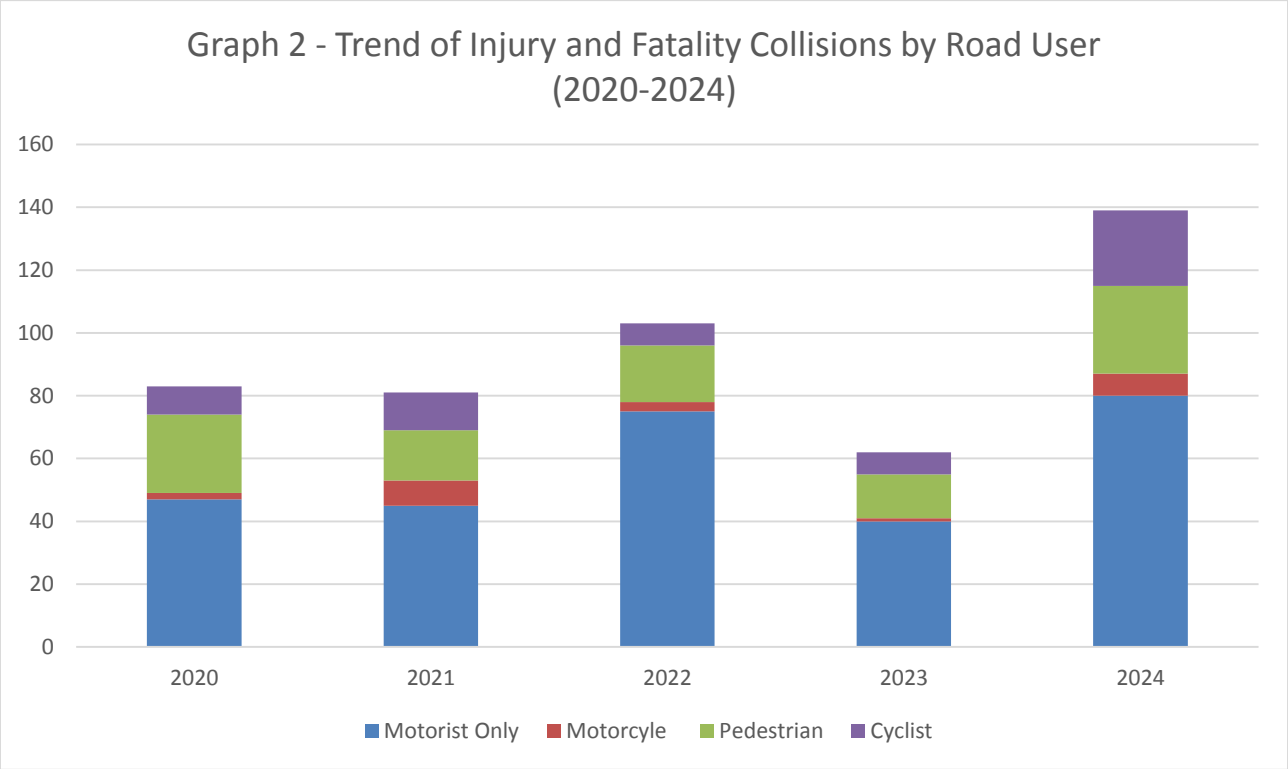
Collision data analysis was focused on collisions that have occurred on the streets under the jurisdiction of the City of Kitchener. Of the approximate 2,220 lane-km of roads and streets within the City of Kitchener boundary, roughly 1,600 lane-km are under the jurisdiction of the City of Kitchener, 500 lane-km are under the jurisdiction of the Region of Waterloo, and 150 lane-km are under the jurisdiction of the Ontario Ministry of Transportation. For this review, roads under the jurisdiction of the Region of Waterloo and the Ministry of Transportation have not been included.

Graph 1 illustrates the trend in reported collisions on Kitchener streets from 2020 to 2024. It should be noted that collision data from 2020 and 2021 may be influenced by altered travel patterns resulting from the COVID-19 pandemic, including lockdowns, social distancing, and travel restrictions. Additionally, while the increase in collisions from 2023 to 2024 appears significant, it is important to note that 2023 recorded the lowest total number of collisions in the past 20 years, excluding the pandemic-affected years.



	2020	2021	2022	2023	2024
Property Damage Only (PDO)	825	777	1041	851	1212
Injuries	83	81	103	62	139
Fatalities	2	2	0	0	0

Graph 2 illustrates trends in collisions resulting in injuries and fatalities by street user type. While the increase observed between 2023 and 2024 is notable, it is important to recognize that 2023 recorded the lowest number of cyclist- and pedestrian-involved collisions in the past 20 years. As with other collision data, figures from 2020 and 2021 may have been influenced by changes in travel behaviour during the COVID-19 pandemic.



	2020	2021	2022	2023	2024
Motorist	47	45	75	40	80
Motorcycle	2	8	3	1	7
Pedestrian	25	16	18	14	28
Cyclist	9	12	7	7	24

An analysis of collisions resulting in injuries or fatalities was conducted to identify the most common contributing factors. Key findings from the analysis include the following:

- In 2022, 2023, and 2024, there were zero (0) fatalities on City of Kitchener municipal streets.
- Although the full 2025 collision dataset is not yet complete, staff are aware of two (2) fatalities that occurred in 2025 on City of Kitchener Streets. Both incidents were investigated in partnership with Waterloo Regional Police Service (WRPS), and safety improvements were implemented.
- Collisions involving pedestrians or cyclists account for approximately 34% of injury-related collisions, despite representing only 3% of total reported collisions. This demonstrates that pedestrians and cyclists face a disproportionately higher risk of sustaining serious injuries or fatalities, reinforcing the need to continue prioritizing safety measures for vulnerable road users.
- In 2023 and 2024, approximately 80% (four out of five) of injury and fatal collisions involved aggressive, distracted, or impaired driving behaviours. Aggressive driving behaviours include speeding, following too closely, improper passing, failure to yield the right-of-way, and disobeying traffic control devices. This finding indicates that aggressive and inattentive driving are significant contributing factors in the majority of serious collisions and should remain a key focus of injury and fatality reduction efforts.

- Approximately 22% of injury and fatal collisions occurred under wet surface conditions due to rain, snow, or ice. These conditions can reduce visibility, increase stopping distances, and decrease vehicle control. This highlights the importance of both effective seasonal road maintenance and public education to encourage drivers to adjust driving behaviour in response to weather conditions.
- In 63% of injury and fatal collisions involving pedestrians, the pedestrian was lawfully crossing the roadway with the right-of-way. This finding suggests that existing infrastructure and driver behaviour alone are not sufficient to ensure pedestrian safety, even when pedestrians are complying with traffic regulations. Ongoing efforts to improve street design, implement traffic calming measures, and enhance driver education are critical to addressing this risk.

Waterloo Region Public Health – Economic Costs of Injury Analysis

To support Kitchener's Vision Zero collision data analysis and evaluation Waterloo Region Public Health developed a report analyzing of the economic cost of injury for transport incidents. The economic costs of injury include direct costs to the healthcare system and indirect costs to society. The key findings of this report, *Cost of Injury for Transport Incidents*, *Prepared for City of Kitchener, Vision Zero*, include the following:

- Transport incidents are one of the leading causes of injury in Canada with a total cost of $3.6 billion in 2018.
- In 2018, the estimated total cost of injury related to transport incidents for City of Kitchener residents is estimated at $25 million.
- In 2018, the cost of injury varied by transport type. In Canada the cost of motor vehicle incidents exceeded $1.8 billion, and the cost of pedestrian and cyclist incidents exceeded $800 million.

2025 Progress & 2026 Action Items

Evaluation

The *evaluation* category includes action items related to collecting and analyzing traffic and collision data to assess the safety of the existing street network, identifying safety gaps and opportunities and to track progress towards the goal of eliminating traffic related serious injuries and fatalities. Evaluation is a critical step in ensuring that resources are being utilized effectively, and decisions are based on available data.

Network Screening

Prior to adopting Vision Zero, traffic safety efforts were primarily reactive, relying on historic collision data and complaints from the public. Through collaboration with the University of Waterloo, The City transitioned to a more proactive approach. A systematic approach was deployed to identify and help predict locations with high collision risk, or "hot spots," using multiple factors such as site characteristics, traffic volumes, speeds, and historical collisions. Utilizing this model, and other data inputs, staff continue to select hot spot locations on an annual basis. Location and descriptions of these proposed improvements for 2026 are outlined the Engineering section of this report, and in Section 1 of Attachment A - Vision Zero 2026 Safety Improvements.

Surrogate Safety Measure Data Collection

To better understand safety challenges at complex intersections, staff piloted the use of lidar technology in partnership with the University of Waterloo between 2022 and 2024, collecting

detailed near‑miss and conflict data that informed intersection design changes and led to measurable safety improvements. Building on these successful outcomes, staff are now proposing to launch a new program focused on applying similar data‑driven approaches at additional high‑risk locations.

Staff are in the process of establishing a similar research partnership with the University of Waterloo, the City of Waterloo, and the City of Guelph in 2026. This partnership will support follow‑up analysis of lidar data to evaluate the effectiveness of previous intersection improvements, update the collision prediction framework, and deploy lidar technology at new hotspot locations to inform future safety enhancements.

Speed Reduction Analysis

Staff continue to collect follow‑up traffic data on streets where hotspot safety improvements were previously implemented. The results indicate that these improvements have achieved an average reduction of 10 km/h, or 18%, in the 85th‑percentile vehicle speed at locations where speed‑reduction measures such as speed humps or speed cushions were installed. Staff will continue to collect before‑and‑after data at hotspot locations to assess the ongoing effectiveness of these measures.

Engineering

The engineering category includes action items related to the design and physical improvements of transportation infrastructure to reduce the likelihood of serious injury and fatal collisions. In 2025, hot spot improvements and sidewalk infill work was installed at dozens of locations throughout the City including: 500 meters of sidewalk/multi use trail infill, one pedestrian crossover, one pedestrian refuge island, two intersection improvements, and 30 speed humps / speed cushions along with continuation of the season traffic calming program with 180 locations across the city.

In 2026, 19 Hot Spot Improvement locations have been identified through data driven analysis. Staff conducted a review of these locations to identify measures that can be implemented to improve safety at each hot spot; these measures are included in Attachment A. The improvements in Attachment A include: 10 speed humps, 11 speed cushions, 6 general signage and pavement marking improvements and 2 radar feedback signs. Additionally, other safety improvements that are being recommended include: approximately 200 meters of sidewalk infill and the continued use of the seasonal traffic calming program.

In addition to the measures above, complete streets design standards are being implemented on 10 streets through reconstruction projects in 2026. Complete Streets design standards include narrowed pavement width, smaller turning radii at intersections, shorter crossing distances for pedestrians, separated cycling infrastructure, as well as wider boulevards and sidewalks.

The recommended 2026 improvements are summarized and included in Sections 1 through 3 in Attachment A – 2026 Vision Zero Safety Improvements.

Seasonal Traffic Calming

In 2018, Transportation Services launched a Seasonal Traffic Calming program that included installing approximately 40 flexible delineators and five (5) battery powered speed

advisory signs throughout The City. The program has been met with widespread acceptance from the community and has resulted in many more requests.

Accordingly, the program has expanded several times since its initial launch. The program will expand further again in 2026, with two existing single flex-stake locations per ward being upgraded to the seasonal narrowing configuration through the addition of side bollards. Under the 2026 program, each ward will receive approximately 38 total in-road flexible signs, comprising eight (8) single-location installations and ten (10) seasonal narrowing locations, for a total of 380 signs citywide. Each ward will continue to maintain one semi-permanent, solar-powered speed advisory sign. Planning and design for the 2026 program are complete, and Roads and Traffic staff are currently undertaking installation activities.

Education

Educational campaigns are a critical component of a Vision Zero program. The purpose of these campaigns is to raise awareness among street users about safe street behaviors and the importance of following traffic rules. Advancements made in the education category are summarized in this section.

High Risk Driving Education Campaign

Kitchener launched an educational campaign in 2023 focused on high-risk driving behaviors through a collaborative effort between the City of Kitchener, City of Waterloo, WRPS and Region of Waterloo Public Health. The purpose of this campaign was to raise awareness among street users about the dangers of high-risk driving behaviors and to promote safe driving habits.

The campaign aimed to educate the public about Vision Zero and the importance of achieving zero traffic fatalities and serious injuries in our community. The messaging underscored the fact that traffic collisions are not random occurrences, but rather preventable causes that can be averted with the adoption of proactive measures and education. By emphasizing the preventable nature of these incidents, the campaign helps to foster a sense of shared responsibility among all stakeholders to work towards achieving the Vision Zero goal.

Vision Zero Campaign summary

Various campaigns ran over the course of 2025, one running in April, another for back to school in September, another smaller campaign targeted around increased pedestrian activity during Halloween, and another in the winter focusing on safe winter driving behaviors. The campaign includes four (4) separate videos which focus on different aspects of Vision Zero and are used interchangeably throughout the year. A significant focus of the digital campaign was ‘display’ ads, where videos are embedded via Google’s ad network on various websites. This option enables the City of Kitchener to target local residents who do not engage with the City’s social media platforms directly.

In 2024/2025 there was a significant increase in the number of television ad placements through CTV - the number of ads that ran relative to the cost of the ad buy makes this a cost effective option to reach Kitchener residents who may not be as digitally engaged. Staff also incorporated radio into the fall campaign - a significant number of radio spots ran throughout this period on Dave FM and The Beat.

Research from the Ministry of Transportation suggests that the majority of Kitchener residents can be reached through a combination of social media and the web. This research also suggests that by layering television and radio outreach into the campaign, the City may reach more than 90% of residents through the various platforms.

As a result, the spring campaign, launching in April 2026, will follow a similar approach to the Fall 2025 campaign with several targeted refinements. These refinements include an increased emphasis on reaching drivers while they are in their vehicles through radio and music‑streaming platforms, as well as the development of a new educational video advertisement and updated poster materials to expand and diversify the existing communications inventory.

A summary of the 2025 Campaign can be found below:

2025 Campaign:

- Meta (Facebook/Instagram) ads – 839,571 impressions
- YouTube ads – 910,694 impressions
- Spotify – 37,218 impressions
- Radio ads (15 seconds) – 484 placements
- CTV Television commercials – 1,626,830

Total impressions: 3,414,313 (plus radio)

Active Transportation Education Campaign

The City has been actively promoting active transportation through various educational programs to help navigate cyclists through the safest and most convenient routes. The City has also been regularly sending out a monthly e-newsletter to provide updates on on-going cycling projects and new cycling facilities to promote cycling and educate all street users on best practices.

In 2024, staff collaborated with The City of Waterloo to promote an educational video for the proper use of pedestrian crossovers (PXO). The primary objective of the video was to educate all users on the function and design of pedestrian crossovers as well as legal responsibility for drivers to yield to pedestrians. This video has been included in ad campaigns in following years since it has been produced.

Additionally, in 2025, the City of Kitchener launched an e-scooter safety campaign with program partners. The resulting campaign targeted e-scooter riders between 18-24 years of age, with the goal of promoting safe behaviours amongst e-scooter riders and increase awareness of applicable laws and consequences.

The key messages encouraged users to wear a helmet, ride sober, not ride or park on the sidewalk, as well as no tandem riding. These are all legal requirements of e-scooter riders. The campaign used social media posts, ION and bus shelter posters, magnets for distribution at events, and posters to share these messages.

Finally, a Kitchener Bike Day event was held in June 2025, featuring family‑friendly activities, bicycle decorating, safety checks, and guided rides through downtown cycling

infrastructure. The event provided participants with hands-on cycling skills and safety education in a supportive, community-focused setting.

School Children Educational Programs
Student Transportation Services of Waterloo Region (STSWR) manages dedicated programs that educate students and families on pedestrian skills and traffic awareness in school zones. These programs cover different types of environments such as crossing in roundabouts and are delivered through various models.

In 2025 Sidewalk Smarts training was delivered to various Kitchener schools and included hundreds of students. Sidewalk Smarts is a pedestrian skills training program that prepares children transitioning from primary to junior grades to safely walk to school and other destinations in their community. The program identifies the benefits and risks of walking and helps children build an understand and navigate the transportation network and traffic laws.

Schools were selected for the program using STSWR data, as well as Waterloo Region Public Health data. Public Health data helped identify communities whose residents were most impacted by collisions.

A Vision Zero Skill Sheet has been developed to highlight the importance of safe driving in school zones for parents including avoiding U-turns and expecting unpredictable actions. This skills sheet also has a section for school children offering safety tips for walking, rolling and crossing the street on their way to school. STSWR and City of Kitchener are in the distributing this resource to Kitchener schools and online though social media channels.

Engagement
Engagement is critical to the success of a Vision Zero program by fostering community ownership and involvement in improving street safety and providing ongoing opportunities for resident feedback.

Vision Zero Webpage and Dashboard
The Vision Zero Dashboard is an essential tool for tracking and communicating progress towards the goal of zero traffic fatalities and zero serious injuries. The platform provides information to residents including collision statistics and progress updates on the action items of the Vision Zero Strategy. The dashboard can be accessed through the Kitchener Vision Zero webpage.

In addition, the City of Kitchener has updated the Vision Zero webpage, and the Vision Zero Engage page. These platforms provide tools to engage and inform the public about the Vision Zero Strategy and its progress on an ongoing basis. The Vision Zero webpage is designed to educate the public about the importance of safe transportation practices to achieve zero fatalities and zero serious injuries. The Vision Zero Engage page provides an opportunity for residents to provide feedback and share their ideas for making Kitchener's streets safer for everyone.

Hot Spot Improvement Notification
For each location that will receive a hot spot improvement through the 2026 program, staff will install project boards on each street advising the community that changes are coming.

Furthermore, staff send letters to homeowners directly adjacent to the planned measures to make them aware of the upcoming safety improvements.

Enforcement
The purpose of enforcement in Vision Zero is to help ensure that all street users are following traffic rules and to deter unsafe behaviors that could lead to collisions. In collaboration with The Region of Waterloo and Waterloo Region Police Service staff have made improvements to help allocate enforcement resources to the highest-risk locations.

Selective Traffic Enforcement Program
Selective Traffic Enforcement Program (STEP) is an enforcement initiative that is designed to systematically identify and target high-risk areas based on traffic data including speed, volume, and collision history. The previous approach to the STEP program relied more heavily on traffic complaints from the public. A more data-driven approach is now being used to help WRPS target enforcement where the highest risk driving behaviours are occurring based on network screening and empirical data.

To improve collaboration and data sharing, quarterly meetings with WRPS and area municipalities have been re-established to discuss the program's progress and identify new areas of concern for targeted enforcement. STEP members are currently working towards more data driven decision making for enforcement locations by leveraging traffic data and network screening analysis. Through the STEP partnership, and utilizing City of Kitchener traffic data, WRPS issued 120 Highway Traffic Act charges in 2025 on various roadways across the City.

Next Steps
Staff will continue to focus on action items initiated in previous years while adding new objectives in accordance with the Vision Zero action plan approved by Council. Staff will report back to Council in spring of 2027 with a progress update on the accomplishments in 2026.

STRATEGIC PLAN ALIGNMENT:
This report supports This report supports the delivery of the Strategic Plan action item "Building a Connected City Together" through implementing a "Localized Transportation Safety Improvement Program".

FINANCIAL IMPLICATIONS:
As approved by Council and outlined in staff report DSD-2021-210, the Vision Zero Strategy action items will be funded through reallocation of existing budget from the Formal Traffic Calming Budget. This includes approximately $200,000 allocated to hot spot improvements and $25,000 for engagement and educational campaigns.

COMMUNITY ENGAGEMENT:
INFORM – This report has been posted to the City's website with the agenda in advance of the council / committee meeting. Project boards were installed throughout The City to notify residents of planned Vision Zero hot spot improvements and options to get in touch with staff.

CONSULT – In 2020, 2021 and 2022 staff met with advisory committees including Mayor's Advisory Council for Kitchener Seniors, Kitchener Active Transportation and Trails Advisory Committee, Kitchener Youth Action Council, Grand River Accessibility Advisory Committee, and Safe and Healthy Communities Advisory Committee. Since 2023 Staff continue to meet regularly with the Active Transportation & Trails Advisory Committee (ATTAC).

The Vision Zero webpage and the Vision Zero Engage page provide tools to engage and inform the public about the Vision Zero Strategy and its progress, and opportunity to receive resident feedback on an ongoing basis.

PREVIOUS REPORTS/AUTHORITIES:

2020: DSD-20-035 Vision Zero Review
2021: DSD-2021-210 Vision Zero Strategy
2023: DSD-2023-152 Vision Zero Strategy Update
2024: DSD-2024-073 Vision Zero Project Update
2025: DSD-2025-040 Vision Zero Project Update

APPROVED BY: Justin Readman, General Manager of Development Services

ATTACHMENTS:

Attachment A – 2026 Vision Zero Safety Improvements

ATTACHMENT A – 2026 Vision Zero Safety Improvements

Section 1. HOT SPOT IMPROVEMENTS					
#	**Ward**	**Location**	**Proposed Measures**	**Expected Outcome**	**Est. Cost**
1.1	**1**	Lorraine Ave – Heritage Dr to River Rd E	Two speed cushions	- Reduction in operating speeds - Improve safety for all street users	$17,500
1.2	**2**	Franklin St N – Dalewood Dr to Penrose Ave	Two speed cushions	- Reduction in operating speeds - Improve safety for all street users	$17,500
1.3	**2**	Zeller Dr – Zeller Crt to Janet Crt	One speed cushion	- Reduction in operating speeds - Improve safety for all street users	$8,500
1.4	**2**	Jansen Ave/Centerville St Curve	General signage/marking improvements	- Improved curve visibility and guidance - Improve safety for all street users	$2,000
1.5	**3**	First Ave – Ekert St to Kingsway Dr	General signage/marking improvements	- Improved curve visibility and guidance - Improve safety for all street users	$2,000
1.6	**3**	Cedarwoods Cres	General signage/marking improvements	- Improved curve visibility and guidance - Improve safety for all street users	$2,000
1.7	**4**	Pioneer Dr – Homer Watson Blvd to Doon Village Road	Comprehensive street safety review + general signage/marking improvements	- Reduction in operating speeds - Improve safety for all street users	$2000 + Future 2027 improvements
1.8	**4**	Robert Ferrie Drive – Thomas Slee Dr to New Dundee Rd	Two speed cushions	- Reduction in operating speeds - Improve safety for all street users	$17,500
1.9	**5**	Activa Ave at Copper Leaf St	One speed cushion	- Reduction in operating speeds - Improve safety for all street users	$8,500
1.10	**5**	Max Becker Dr-Commonwealth St to Activa Ave	One speed hump	- Reduction in operating speeds - Improve safety for all street users	$8,500
1.11	**5**	Commonwealth St – Max Becker Dr to Bleams Rd	Two speed humps	- Reduction in operating speeds	$17,500

				- Improve safety for all street users	
1.12	**6**	The Country Way – Colony Dr to Tuerr Dr	General signage/marking improvements	- Improved curve visibility and guidance - Improve safety for all street users	$2,000
1.13	**6**	Country Hill Dr	One speed hump	- Reduction in operating speeds - Improve safety for all street users	$8,500
1.14	**7**	Driftwood Dr	One speed hump	- Reduction in operating speeds - Improve safety for all street users	$8,500
1.15	**7**	Ressurection Dr – Beechmanor Cres to Countrystone Dr	General signage/marking improvements	- Improved curve visibility and guidance - Improve safety for all street users	$2,000
1.16	**8**	Birchcliffe Dr	Three speed humps	- Reduction in operating speeds - Improve safety for all street users	$25,000
1.17	**9**	Belmont Ave E	Two speed humps	- Reduction in operating speeds - Improve safety for all street users	$17,500
1.18	**9**	Stirling Ave – Courtland Ave E to Charles St E	Two radar feedback signs	- Reduction in operating speeds - Improve safety for all street users	$12,000
1.19	**10**	Union St – Lancaster St to Margaret Ave	3 speed cushions	- Reduction in operating speeds - Improve safety for all street users	$21,000
Section 2. COMPLETE STREETS RECONSTRUCTION PROJECTS					
#	**Ward**	**Location**	**Proposed Measures**	**Expected Outcome**	**Est. Cost**
3.1	**2**	Wilfred Ave – Prospect Ave to End	-Narrowed pavement widths, smaller turning radii, and wider boulevards	- Reduction in operating speeds - Improve safety for all street users	Funded by Engineering Capital Account
3.2	**4**	Farrier Dr – Doon Village Rd to upper Canada Dr	-Narrowed pavement widths, smaller turning radii, wider boulevards and sidewalks	- Reduction in operating speeds - Improve safety for all street users	Funded by Engineering Capital Account
3.3	**4**	Farrier Pl – Farrier Dr to End	-Narrowed pavement widths, smaller turning radii, wider boulevards and sidewalks	- Reduction in operating speeds - Improve safety for all street users	Funded by Engineering Capital Account

3.4	**8**	Deerpark Cres – Forest Hill Dr to Forest Hill Dr	-Narrowed pavement widths, smaller turning radii, wider boulevards and sidewalks	- Reduction in operating speeds - Improve safety for all street users	Funded by Engineering Capital Account
3.5	**10**	Merner Ave – Frederick St to Krug St	-Narrowed pavement widths, smaller turning radii, wider boulevards and sidewalks	- Reduction in operating speeds - Improve safety for all street users	Funded by Engineering Capital Account
3.6	**8/9**	Queens Blvd – Westmount Rd to Belmont Ave	-Narrowed pavement widths, smaller turning radii, new pedestrian crossing, wider boulevards and sidewalks	- Reduction in operating speeds - Improve safety for all street users	Funded by Engineering Capital Account
3.7	**10**	Wellington St N – Patrick St to Spring Valley Rd	-Narrowed pavement widths, cycle tracks smaller turning radii, wider boulevards and sidewalks	- Reduction in operating speeds - Improve safety for all street users	Funded by Engineering Capital Account
3.8	**8**	Westwood Dr – Glasgow St to Westmount Rd W	-Narrowed pavement widths, smaller turning radii, wider boulevards and sidewalks	- Reduction in operating speeds - Improve safety for all street users	Funded by Engineering Capital Account
3.9	**9/10**	King St E – Ottawa St to Stirling Ave	-Narrowed pavement widths, cycle tracks smaller turning radii, wider boulevards and sidewalks	- Reduction in operating speeds - Improve safety for all street users	Funded by Engineering Capital Account
3.10	**10**	Fairfield Ave – Margaret Ave to Ridgewood Ave	-Narrowed pavement widths, smaller turning radii, wider boulevards and sidewalks	- Reduction in operating speeds - Improve safety for all street users	Funded by Engineering Capital Account
Section 3. SIDEWALK INFILL					
#	**Ward**	**Location**	**Proposed Measures**	**Expected Outcome**	**Est. Cost**
3.1	**9**	Glasgow St	Approximately 200m of sidewalk infill.	Connect Sidewalk on the East side of the road just south of Park St to the multi-use trail ending at York St. Reduce uncontrolled mid-block crossings at York street.	Funded by Engineering Capital Account

REPORT TO:	**Planning and Strategic Initiatives Committee**
DATE OF MEETING:	**April 20, 2026**
SUBMITTED BY:	**Anna Marie Cipriani, Corporate Sustainability Officer, 519-783-8970**
PREPARED BY:	**Fionnula Wade, Sustainability Advisor, 519-707-1464**
WARD(S) INVOLVED:	**All Ward(s)**
DATE OF REPORT:	**March 31, 2026**
REPORT NO.:	**DSD-2026-157**
SUBJECT:	**2025 Pivot: Net-Zero Progress Report**

RECOMMENDATION:
For Information

REPORT HIGHLIGHTS:

- The purpose of this report is to provide progress updates on the City of Kitchener's corporate greenhouse gas (GHG) emissions from 2016 to 2025 (Attachment A to Report DSD-2026-157), the 23 annual progress reporting metrics (Appendix B), and the 47 action items (Appendix C) identified in *Pivot: Net-Zero*, the City of Kitchener's Corporate Climate Action Plan.
- The key finding of this report is that the City of Kitchener's corporate GHG emissions have seen a 1% increase overall from 2016-2025; and a 7% increase from 2024-2025.
- In recent years, corporate emissions have generally declined. However, corporate emissions increased in 2025, primarily due to external factors beyond operational control. In particular, 2025 saw a 27% increase in the carbon intensity of the electricity grid compared to 2024. In addition, higher heating degree days and more frequent snow events led to increased energy demand for space heating and snow clearing operations, resulting in higher overall emissions for the year.
- Prioritizing the three pathways of energy conservation, fuel switching, and generating renewable energy continue to remain important.
- Of the 47 actions listed in Pivot: Net-Zero, 26 (55%) have been completed and/or are on-going and 21 (45%) are in progress (Appendix C).
- This report supports **Cultivating a Green City Together: Focuses a sustainable path to a greener, healthier city; enhancing & protecting parks & natural environment while transitioning to a low-carbon future; supporting businesses & residents to make climate-positive choices.**

BACKGROUND:

The City of Kitchener has established a corporate near-term target of reducing greenhouse gas (GHG) emissions by 8% by 2026, relative to the 2016 baseline year, and a long-term goal of achieving net-zero emissions by 2050. Achieving net-zero emissions means reducing GHG emissions from human activities to the lowest level possible, with any remaining emissions being absorbed from the atmosphere. This report represents the second progress update on the City's second-generation corporate climate action plan, *Pivot: Net-Zero (2024–2027)*, which was approved by Council on April 22, 2024 (DSD-2024-074).

The report has three primary objectives:

1. To provide a corporate GHG emissions reduction progress update for 2025 (Attachment A);
2. To report on progress on the 23 annual performance metrics (Appendix B); and
3. To summarize progress on the 47 action items identified in *Pivot: Net-Zero* (Appendix C).

REPORT:

Progress on Corporate GHGs 2016-2025 (Attachment A)

In 2025, the City of Kitchener emitted 11,664 tonnes of GHGs (tCO_2e), which is a 1% increase from 2016-2025, and a 7% from 2024-2025. Over ninety percent of these emissions came from two corporate focus areas – Facilities (59%) and Fleet & Equipment (36%). The 7% emissions increase from 2024 to 2025 is strongly correlated to the increase in heating degree days (HDD), an increase in the number of declared snowfall events with associated plow responses and increases to the carbon intensity of the Ontario electricity grid in 2025. These factors have led to an increase in natural gas consumption for indoor space heating, increased fuel consumption for heavy-duty fleet vehicles, and increased GHG emissions associated with electricity consumption.

Facilities

Facilities GHG emissions increased by 18% from 2024 to 2025 but remain approximately 1% below the 2016 baseline overall. While corporate natural gas–related emissions increased by 3% between 2016 and 2025, corporate electricity-related emissions declined by 14% over the same period. In 2025, an additional 2,432 m^2 of facility space was added to the corporate inventory. Maintaining a focus on energy efficiency, fuel switching, and on-site renewable energy generation remains a sound strategy to continue to support operational growth while reducing energy costs and carbon emissions.

Fleet & Equipment

Fleet & Equipment emissions have increased relative to the 2016 baseline; however, this trend is primarily attributable to growth in fleet assets and expanding service demands. From 2024 to 2025, fleet emissions rose by 6%, largely due to intensified winter service requirements. Increasing regional climate variability has resulted in more pronounced seasonal weather fluctuations, and the winter of 2025 experienced a notable rise in snowfall events. Declared snow events and plow responses more than tripled compared to 2024 levels, and this heightened winter activity contributed to a 28% increase in emissions from the heavy-duty fleet.

Increase in the carbon intensity of the electricity grid
2025 also marked a 27% increase in the carbon intensity of the electricity grid. The impact of this was clearly demonstrated in streetlights, which has had no changes in energy consumption however emissions increased by 26% from 2024 to 2025.

Corporate Energy Costs
Utility and fuel costs are a necessary part of the organization's operational expenses. In 2025 a total of $8,481,378 was spend on energy for Facilities, and Fleet and Equipment – $6,429,573 in Facilities and $2,051,805 in Fleet & Equipment.

In 2025, the carbon intensity of facilities (excluding pumping stations) was 32 $kgCO_2e/m^2$ (0.032 tCO_2e/m^2) with an energy cost intensity of $30/$m^2$.

In 2025, the carbon intensity of Kitchener's light and medium-duty fleet was 0.58 $kgCO_2e/km$ (0.00058 tCO_2e/km) with a fuel cost intensity of $0.29/km.

Calls to Action
Progress on Pivot: Net-Zero actions is outlined in Appendix C. The projects listed immediately below, with anticipated completion in 2026/2027, are particularly important to progress as they are anticipated to provide a clear blueprint on actions to prioritize in both Facilities, and Fleet and Equipment focus area:

- Action 4: Develop an Energy Management Strategy
- Action 7: Develop a Corporate Green Building Standard
- Action 8: Complete a facilities GHG reduction pathway for a suite of high priority City of Kitchener facilities
- Action 9: Develop an Arenas Strategy
- Action 13: Develop a Corporate Solar Strategy
- Action 27: Develop Sustainable Fleet Strategy

Capital and operating decisions today will set the organization on future paths regarding GHG emissions, and prioritizing deep GHG reductions will mitigate climate impacts. Focusing on actions with the greatest potential impact on corporate GHG emissions is key to protecting the City of Kitchener from external threats (e.g., weather variability and the increasing carbon intensity of the Ontario electricity grid) and disruptions while building resiliency towards meeting its long-term net-zero goal. Decisions made at all levels of government can have an impact on the City's GHG emissions, as demonstrated by changes to the carbon intensity of the electricity grid. Prioritizing the three pathways of energy conservation, fuel switching, and generating renewable energy continue to remain important components of the City's climate strategy.

STRATEGIC PLAN ALIGNMENT:
This report supports **Cultivating a Green City Together: Focuses a sustainable path to a greener, healthier city; enhancing & protecting parks & natural environment while transitioning to a low-carbon future; supporting businesses & residents to make climate-positive choices.**

FINANCIAL IMPLICATIONS:
Capital Budget –this report has no impact on the Capital Budget. Individual projects are identified through the budget or procured through standard procurement processes.

Operating Budget – this report has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:
INFORM – This report has been posted to the City's website with the agenda in advance of the council / committee meeting

PREVIOUS REPORTS/AUTHORITIES:
- DSD-2024-074 *CorCAP 2.0 Pivot: Net-0* (April 22, 2024)
- DSD-2025-133 2024 Pivot Net-0 Update (May 5, 2025)

APPROVED BY: Justin Readman, General Manager Development Services
Denise McGoldrick, General Manager Infrastructure Services

ATTACHMENTS:
Attachment A – *Pivot: Net-Zero 2025 Progress Report*



Pivot: Net-Zero

City of Kitchener Corporate Climate Action Plan 2.0
2025 Progress Report

KITCHENER

April 2026

Table of Contents

1. Introduction 4
2. Corporate GHG Inventory 4
3. Variations in GHG Intensity 5
3.1. Variation in GHG intensity between energy sources 5
3.2. Variation in the Grid's GHG intensity over time 6
4. Corporate Energy Costs 6
5. Strategic Priorities by Focus Area 7
5.1. Facilities 7
5.1.1. Facilities Efficiency 10
5.1.2. Generating Renewable Energy 10
5.2. Fleet & Equipment 10
5.2.1. Fleet Efficiency 12
5.3. Streetlighting 12
5.4. Staff Travel 13
5.5. Corporate Waste 13
6. Water Conservation 13
7. Corporate and Community Emissions 14
8. Trends 14
8.1. Service Growth and GHGs 17
8.2. Weather Variability and Winter Maintenance 17
8.3. Heating Degree Days 17
9. Progress on 47 Action Items 18
10. Calls to Action 18
11. Appendices 20
11.1. Appendix A – Corporate GHG Inventory - Methodology & Adjustments 20
11.1.1. Methodology 20
11.1.2. Assets in GHG Inventory 20
11.1.3. Adjustments 21
11.2. Appendix B – Annual Progress Reporting Metrics 22
11.3. Appendix C – Summary of CorCAP 2.0: *Pivot Net-Zero* Actions 26

List of Figures

Figure 1 - 2025 Corporate GHG Emissions by Focus Area 4
Figure 2 - 2025 Facilities and Fleet & Equipment GHG Emissions by Energy Type 5
Figure 3 - 2025 Energy Consumption vs. Emissions by Energy Source 6
Figure 4 - 2025 Corporate GHG Emissions by Energy Source and Facility Type 8
Figure 5 - 2025 Top 10 City of Kitchener GHG Emitting Facilities 9
Figure 6 - 2025 GHG Emissions by Fleet Vehicle Class (excluding small equipment) .. 11
Figure 7 – City of Kitchener Corporate GHG Emissions 2016 – 2025 15
Figure 8. Change in corporate natural gas consumption and heating degree days from the 2016 baseline year. 18

List of Tables

Table 1 – 2024 & 2025 Corporate Energy Costs 7
Table 2. City of Kitchener Facilities Efficiency Metrics for 2024 and 2025. This data excludes City owned pumping stations. 10
Table 3. Light-duty and medium-duty fleet efficiency metrics for 2024 and 2025. 12
Table 4 - Corporate GHG Emissions vs Consumption by Focus Area 16
Table 5. 2024 & 2025 City of Kitchener Snowfall and Plow Response Data 17

1. Introduction

The City of Kitchener has identified a corporate near-term target of achieving an 8% reduction in corporate greenhouse gas (GHG) emissions from the baseline year of 2016; as well as a long-term goal of achieving net-zero by 2050. Achieving net-zero emissions means cutting GHG emissions from human activities to as close to zero as possible, with any remaining emissions being absorbed from the atmosphere. This is the second progress report on the organization's second-generation corporate climate action plan called *Pivot: Net-Zero;* approved by Council April 22, 2024 (DSD-2024-074). The threefold purpose of this report is to track corporate GHG progress from 2016-2025, provide an update on the 23 annual progress reporting metrics (Appendix B) and the 47 action items (Appendix C), as identified in Pivot: *Net-Zero*.

2. Corporate GHG Inventory

The City of Kitchener reports on GHG emissions in five corporate focus areas, presented in Figure 1. These corporate focus areas are consistent across most, if not all municipalities. GHG emissions are calculated based on energy consumption (fuel, electricity, natural gas) and emissions factors from verified sources (these details are further described in Appendix A).

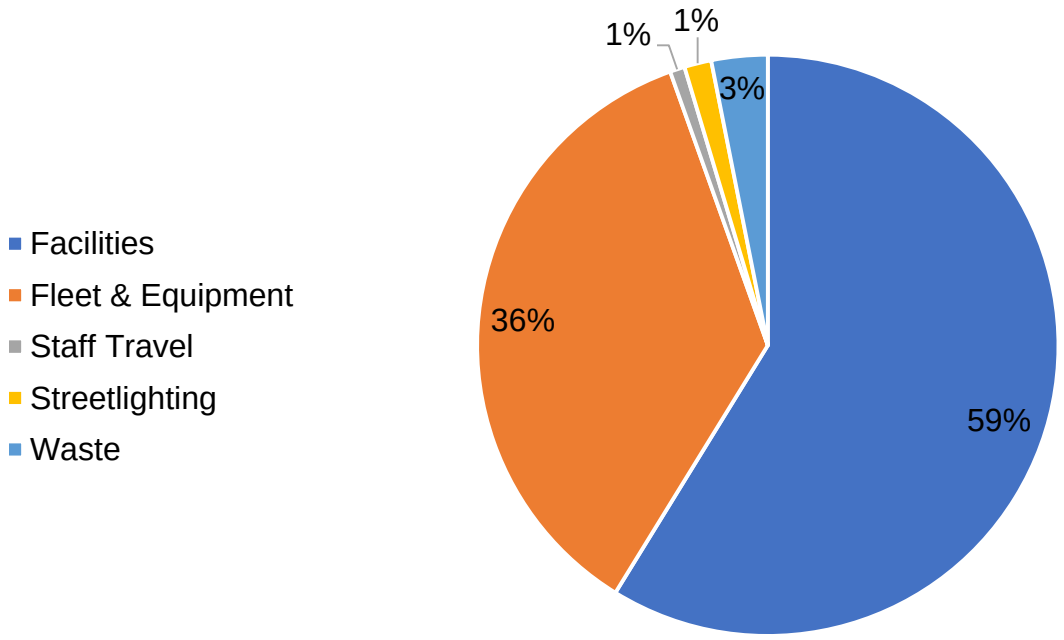


Figure 1 - 2025 Corporate GHG Emissions by Focus Area

In 2025, the City of Kitchener emitted 11,664 tonnes of GHGs (tCO_2e). Over ninety percent of these emissions came from two corporate focus areas – Facilities (59%) and Fleet & Equipment (36%), which is consistent distribution of corporate emissions from baseline. When looking at the corporate sources of energy within these two focus areas

(Figure 2), particularly the types of fossil fuels the city relies on, natural gas continues to play an important role in facilities (for space heating, and domestic hot water). Space heating alone accounts for approximately 85% of natural gas use in Facilities. While in fleet & equipment – gasoline and diesel are significant fuel sources. Gasoline is used primarily for lighter duty vehicles and diesel is used in medium and heavy-duty vehicles.

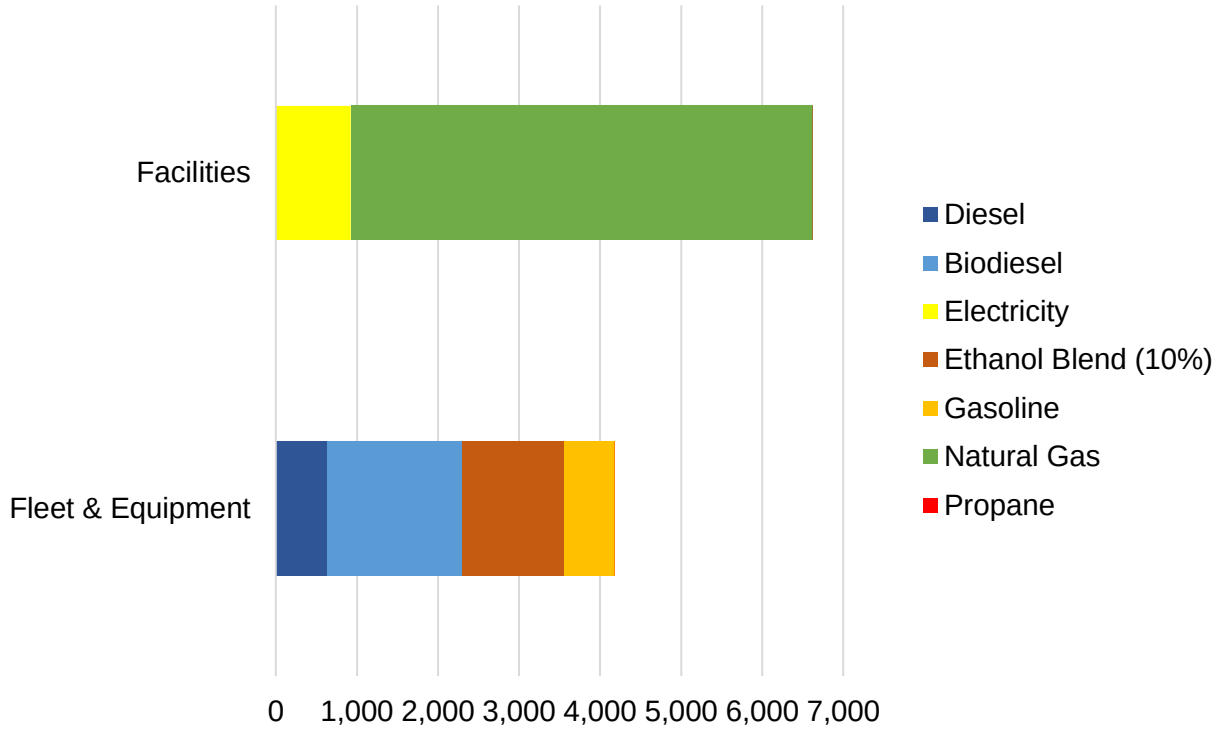


Figure 2 - 2025 Facilities and Fleet & Equipment GHG Emissions by Energy Type

3. Variations in GHG Intensity

3.1. Variation in GHG intensity between energy sources

When it comes to GHG emissions, not all energy sources are equal. Some energy sources are more carbon intense than others. This becomes clear when comparing energy consumption to GHG emissions for different energy sources (Figure 3). For instance, electricity is the source for 45% of corporate energy used in 2025, yet only accounts for 12% of corporate GHGs. Natural gas by comparison is the source of 44% of energy used – yet accounts for 64% of corporate GHGs. Similarly, fleet fuels account for 11% of total corporate energy used, but 23% of corporate GHGs emissions.

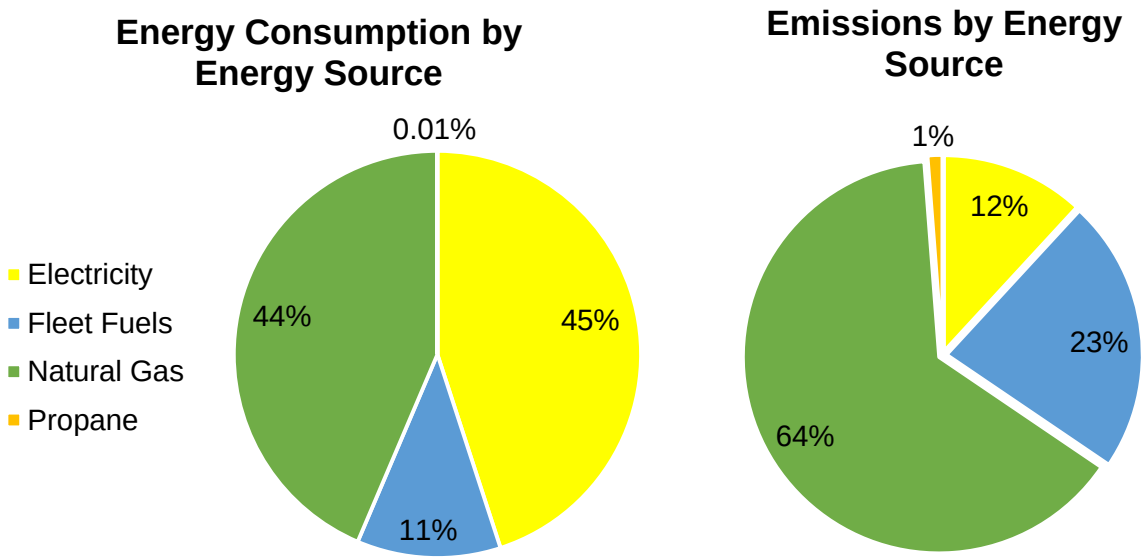


Figure 3 - 2025 Energy Consumption vs. Emissions by Energy Source

This data provides insight into how transitioning to lower carbon energy sources is important, why it is sound for this to be a corporate priority and how a corporate energy transition can make a significant impact on corporate GHGs and in the journey to net-zero.

3.2. Variation in the Grid's GHG intensity over time

Ontario's electricity grid is known for being "clean", with the majority of electricity production coming from zero emission sources. It is noteworthy however, that in 2025, the carbon intensity of Ontario's electricity grid increased from 30gCO_2e/kWh in 2024 to 38gCO_2e/kWh in 2025 (an approximate 27% increase). Recently, Ontario has required the use of more carbon-intensive electricity generation due to rising provincial electricity demand and the refurbishment of nuclear generating stations, leading to an increase in the grid's emission factor. Trends show that the carbon intensity for Ontario's electricity grid will continue to increase over the coming years, with another increase anticipated in 2026 to 59gCO_2e/kWh.

In light of external factors influencing the electricity grid's carbon intensity—an area outside the organization's control—it is increasingly important to focus on the elements that are within the city's influence. Prioritizing improvements in energy efficiency and strengthening service delivery will help mitigate these impacts and support continued progress toward the corporate climate goals.

4. Corporate Energy Costs

Utility and fuel costs (also referred to as energy costs) are a necessary part of the organization's operational expenses. These costs are incurred through service delivery to the community. Corporate energy costs in 2024 and 2025 are outlined in Table 1.

Table 1 – 2024 & 2025 Corporate Energy Costs

Energy Source	2024 Cost	2025 Cost
Fleet & Equipment		
Gasoline (includes gasoline and ethanol blend)	$1,012,731	$950,736
Diesel (includes petroleum diesel and biodiesel blends)	$1,070,168	$1,099,743
Propane – fleet & equipment	$5,667	$1,325
Fleet Total	$2,088,582	$2,051,805
Facilities		
Propane	$11,598	$12,864
Electricity	$4,751,414	$5,386,315
Natural Gas	$1,000,120	$1,030,394
Facilities Total	$5,763,132	$6,429,573
Grand Total	**$7,851,698**	**$8,481,378**

5. Strategic Priorities by Focus Area

5.1. Facilities

Facilities emissions account for over half of Kitchener's corporate GHG emissions (59%). 83% of facilities emissions come from natural gas consumption used for space and water heating, which is equivalent to 49% of total corporate emissions. Looking at the data with both a facility and energy type lens, enables a more granular and strategic understanding of Facilities and their contribution to corporate GHGs. Certain facility types emerge as priority areas for making impact including Arenas, Administrative Buildings, and Pools (Figure 4). This is underscored by looking at the corporate Top 10 GHG emitting facilities (Figure 5), 8 of which fall into these 3 categories, including 6 within the Sport Division (Arenas and Pools).

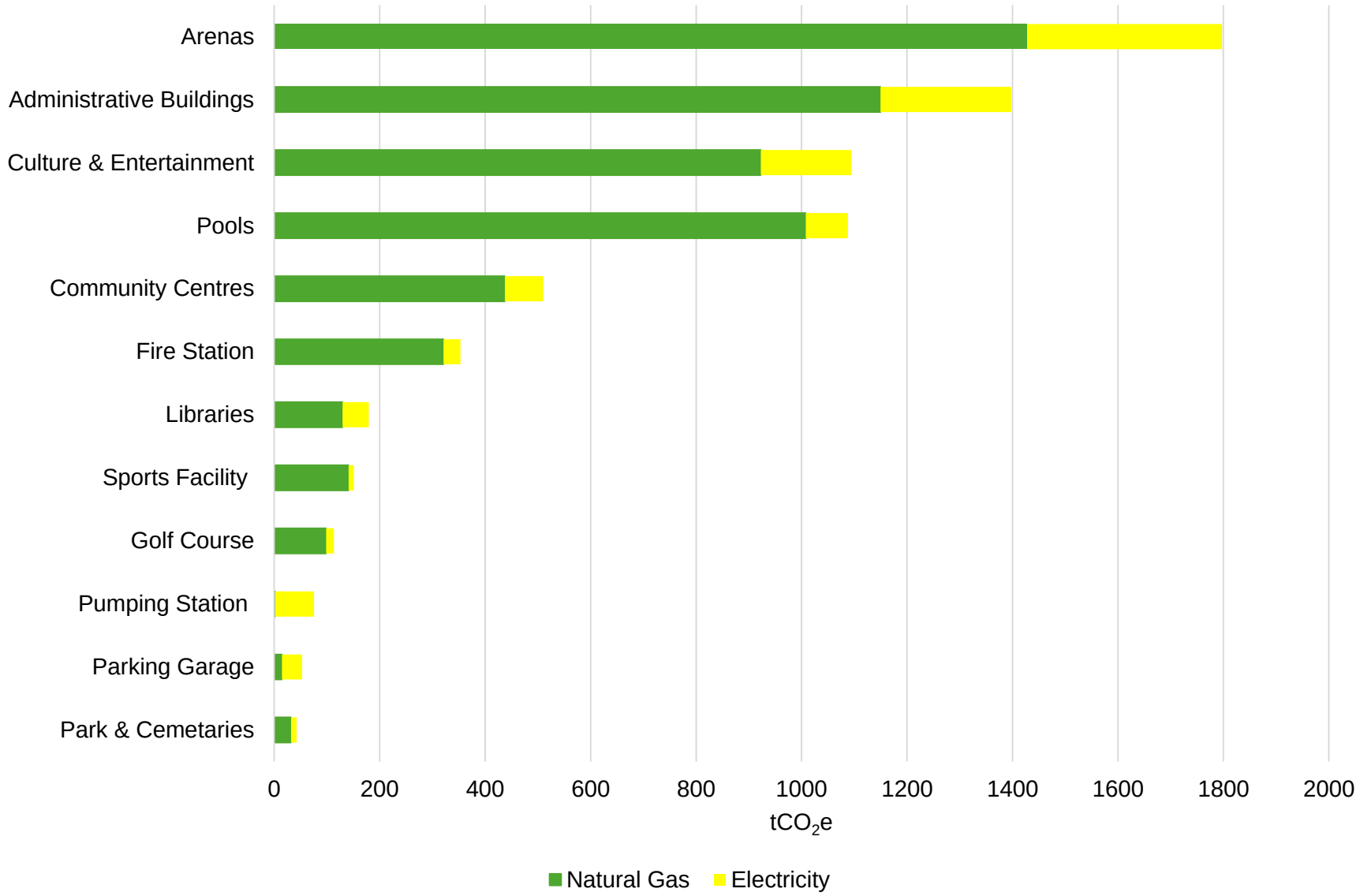


Figure 4 - 2025 Corporate GHG Emissions by Energy Source and Facility Type

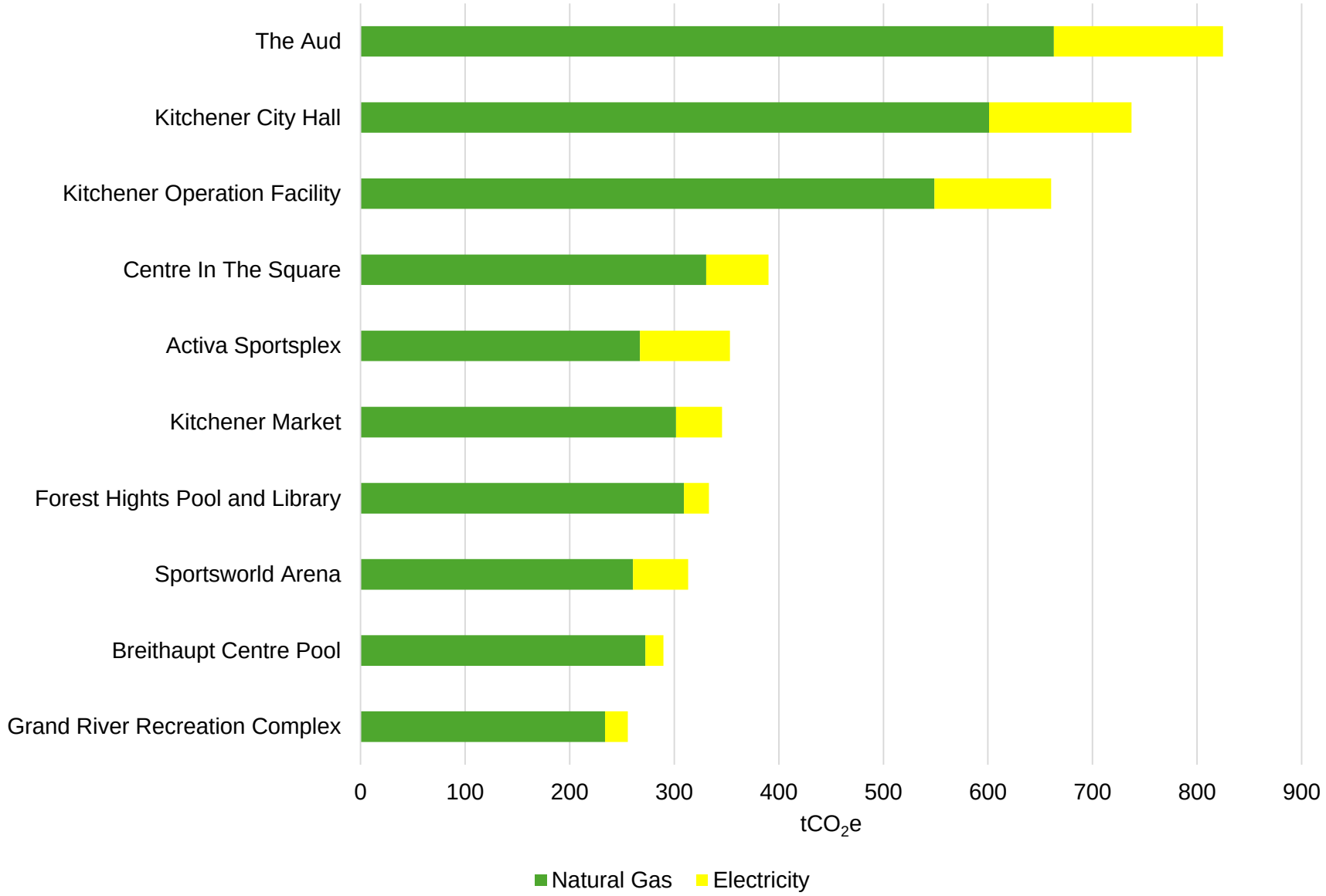


Figure 5 - 2025 Top 10 City of Kitchener GHG Emitting Facilities

5.1.1. Facilities Efficiency

In 2025, the carbon intensity for facilities was 32 $kgCO_2e/m^2$ (0.032 tCO_2e/m^2), which is an increase from 2024. Facilities total area increased approximately 1% from 2024 to 2025, while the carbon intensity increased by 14%. Table 2 shows the breakdown of intensity per m^2 for all City owned facilities (excluding pumping stations).

It is anticipated that the carbon intensity of buildings will decrease as facilities transition towards lower carbon energy sources especially for space heating. While electricity remains significantly cleaner than fossil fuels, recent and projected increases in Ontario's grid emission factor underscore the need to simultaneously pursue energy efficiency.

Overall, in 2025 the GHG emissions for City of Kitchener facilities are slightly lower than 2016 levels, with electricity GHG emissions 14% lower from 2016-2025, however natural gas emissions are up 3% from 2016-2025. Refer to section 7.1 & 7.3 for trends that are contributing to these observed changes in facilities energy consumption and GHG emissions.

Table 2. City of Kitchener Facilities Efficiency Metrics for 2024 and 2025. This data excludes City owned pumping stations.

Year	Facilities Area (m^2)	Carbon Intensity ($kgCO_2e/m^2$)	Electricity use per area (kWh/m^2)	Natural gas use per area (m^3/m^2)	Cost intensity per area ($/m^2$)
2024	203,808	28	137	13	27.25
2025	206,240	32	140	14	30

5.1.2. Generating Renewable Energy

The solar panels installed on the roof of the Kitchener Operations Facility generated a total of 510,396kWh in 2025. The energy produced from these solar panels is sent back to the electrical grid.

The Kitchener Public Library Southwest Community Branch was completed in 2025 and generated a total of 15,826kWh. The energy produced from these solar panels was used to power the facility, with any extra energy being sent back to the electrical grid.

5.2. Fleet & Equipment

The Fleet Division at the City of Kitchener is an integral part of service delivery across many departments. In total, Fleet is responsible for approximately 650 on and off-road vehicles and equipment. In addition, the City of Kitchener has many smaller handheld equipment. Due to the refueling practices, it is difficult to track exactly how much fuel

individual handheld equipment units use. In light of this, the fuel used in these units is captured under the associated vehicle's fuel usage.

Light duty vehicles (LDVs) include cars, cargo vans, SUVs and smaller pick-up trucks and they make up 41% of fleet assets but are only responsible for 20% of fleet emissions (Figure 6). The marketplace currently offers electric options for many LDVs. This vehicle type is most ready to transition to zero-emission options. By contrast, the medium and heavy-duty vehicle marketplace is limited in its offering of zero emissions vehicle options. Vehicles in this category include dump trucks, large pick-up trucks (e.g., Ford 550) and fire trucks. These two categories represent 34% of the total fleet assets and 67% of the fleet and equipment emissions (Figure 6). Therefore, even by electrifying all City of Kitchener owned light-duty vehicles, the majority of emissions from this focus area will persist until viable options are present in the marketplace.

Zero emission fleet assets continue to grow, with an additional 7 battery electric vehicles being added to the light-duty fleet, along with 7 electric utility vehicles and 5 electric ice resurfaces being added in 2025.

Fleet is in the process of undertaking a Sustainable Fleet Transition Strategy (Appendix C, Action 27) which will include a comprehensive assessment of the City's current Corporate Fleet and infrastructure. The main objectives include: a low carbon assessment, EV infrastructure assessment, financial assessment, environmental impacts, and electrification optimization modelling pathways. Included in the study will be an analysis of alternative fuel types including hydrogen and renewable fuels.

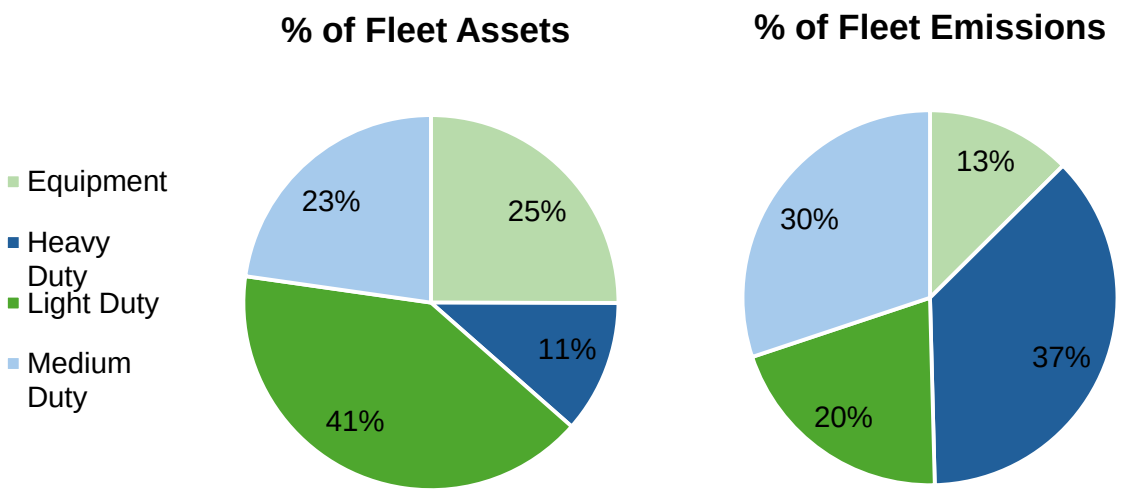


Figure 6 - 2025 GHG Emissions by Fleet Vehicle Class (excluding small equipment)

5.2.1. Fleet Efficiency

In 2025, the carbon intensity of Kitchener's fleet was 0.58 $kgCO_2e/km$ (0.00058 tCO_2e/km) for on‑road licensed vehicles, which includes both light and medium‑duty units (these numbers exclude heavy-duty fleet and equipment), as outlined in Table 3. From 2024-2025 light and medium duty fleet assets increased 5% and the associate carbon intensity increased 5%, while the total distance driven remained relatively unchanged. Notably, zero‑emission vehicles now make up 11% of the light‑duty fleet.

Refer to section 7.2 for trends that are contributing to these observed changes in facilities energy consumption and GHG emissions

Table 3. Light-duty and medium-duty fleet efficiency metrics for 2024 and 2025.

Year	Mileage	Carbon Intensity ($kgCO_2e/km$)	Cost intensity per area ($/km)
2024	3,574,659	0.55	0.31
2025	3,556,132	0.58	0.29

5.3. Streetlighting

The City of Kitchener is responsible for a network of approximately 18,325 Cobra Head streetlights and 2,689 decorative post-top lights. Acknowledging the opportunity to reduce GHG emissions from electricity to power lights and for impressive cost savings, the City undertook an extensive LED conversion project, converting 15,636 of its Cobra Head streetlights, over a 2-year period from 2015-2017. Cost and energy savings were immediate and significant. In April 2017 (pre-completion), electricity use for streetlights was approximately 802,000 kWh, and the following April consumption fell to approximately 350,000 kWh. In 2022/2023, a similar project was done for all the City's decorative post-top lights, with an estimated pay-back period of 10.7 years.

Not only has the transition to LED lighting resulted in emission reductions but it has also significantly decreased the waste associated with replacing streetlight bulbs. On average, the previously used high-pressure sodium (HSP) lightbulbs were replaced every 3 years. Following the transition to LED, many of the streetlight bulbs have had a lifespan upwards of 10 years.

Since the project was implemented in 2017, a 61% reduction in energy consumption has been observed (Table 4). This reduction has been sustained into 2025, however due to the increase in carbon intensity of Ontario's electricity grid, the associated GHG emissions have increased 26% from 2024 to 2025. While emissions have increased as a result of external factors, streetlighting is still a successful example of improving energy efficiency and has reduced the associated GHG emissions by 64% from 2016 to 2025.

5.4. Staff Travel

Staff travel includes vehicle mileage claimed by employees who used a personal vehicle for work purposes only. Tracking and reporting on this category, provides a more wholistic view of staff travel related to service delivery to the community to complement fleet reporting. To calculate emissions for this category, an average of the carbon intensity for a variety of common vehicle makes and models was used (refer to Appendix A).

In 2025 GHG emissions from staff travel increased from 64tCO_2e in 2024 to 96tCO_2e, which is a 50% increase. Total kilometers (km) claimed by staff also increased by 50%, which is a result of increased claims for reimbursement. While the cause of this increase in unclear, it is anticipated to be a result of increased vehicle travel for on-site in person work related activities.

5.5. Corporate Waste

This focus area includes waste generated at City facilities and from street level and park waste receptacles. While waste may appear to be a small part of corporate emissions (3%), methane from waste is much more harmful and potent than other GHGs. From 2016 – 2025, waste generated corporately has increased along with the associated GHG emissions.

Corporate waste remains a focus area that lacks clarity, as it has been on an upward trend since 2016. In order to assess this issue *Pivot: Net-Zero* Action #35 aims to provide greater clarity into corporate waste. This corporate waste assessment project is in progress, with a scope of work being developed.

The 2025 corporate waste data could not be verified for accuracy. To avoid misrepresenting any changes in waste generation, the 2024 value was carried forward for 2025. It is anticipated that with the completion of the corporate waste assessment project the city may be better positioned to report corporate waste related emissions with greater confidence.

To help improve corporate GHG inventory reporting, the waste emission factor has been updated to align with that used by local partner organizations. This change results in a notable decrease in reported GHG emissions from waste in 2025. The observed emission change is a result of the updated emission factor and not a change in the amount of waste generation.

6. Water Conservation

The City of Kitchener receives its potable water supply from the Region of Waterloo, which sources approximately 80% from groundwater and the remaining portion from surface water drawn from the Grand River. Water conservation has long been a priority for the city, demonstrated through initiatives such as the grey water system at the Kitchener Operations Facility and the re-circulated splash pad system at City Hall. With

the growing concerns with the Region's recent water supply capacity constraints, the city is placing even greater emphasis on responsible water use.

This valuable resource supports a wide range of essential community services and operations including pools and splash pads, arenas, parks, sports fields, street sweeping, watermain flushing to maintain water quality, and sewer flushing among many others.

To strengthen water stewardship across the organization, the city is undertaking a review of its operations to identify opportunities for improved water conservation. Early initiatives include piloting Advanced Metering Infrastructure (AMI) at select facilities to gain deeper insight into consumption patterns and exploring opportunities for water reuse where feasible.

In addition to operational improvements, the city recognizes the importance of public education. This includes sharing information about the Region of Waterloo's Water Conservation By-Law with residents and organizations that operate in-ground irrigation systems, helping to promote responsible water use throughout the community.

7. Corporate and Community Emissions

Climate Action Waterloo Region tracks community emissions across Waterloo Region. When comparing how the City of Kitchener's corporate GHG emissions contribute across the region, Kitchener corporate GHGs account for less than 1% of all community emissions.

8. Trends

In 2025, the City of Kitchener's corporate GHG emissions have increased by 1% from the 2016 baseline year, which is a 7% increase from 2024 to 2025. Figure 7 illustrates changes in emissions over the years, with the dotted red line indicating the City's currently corporate target of reducing emissions by 8% from 2016 levels. Table 4 describes the changes in corporate energy consumption and GHG emissions.

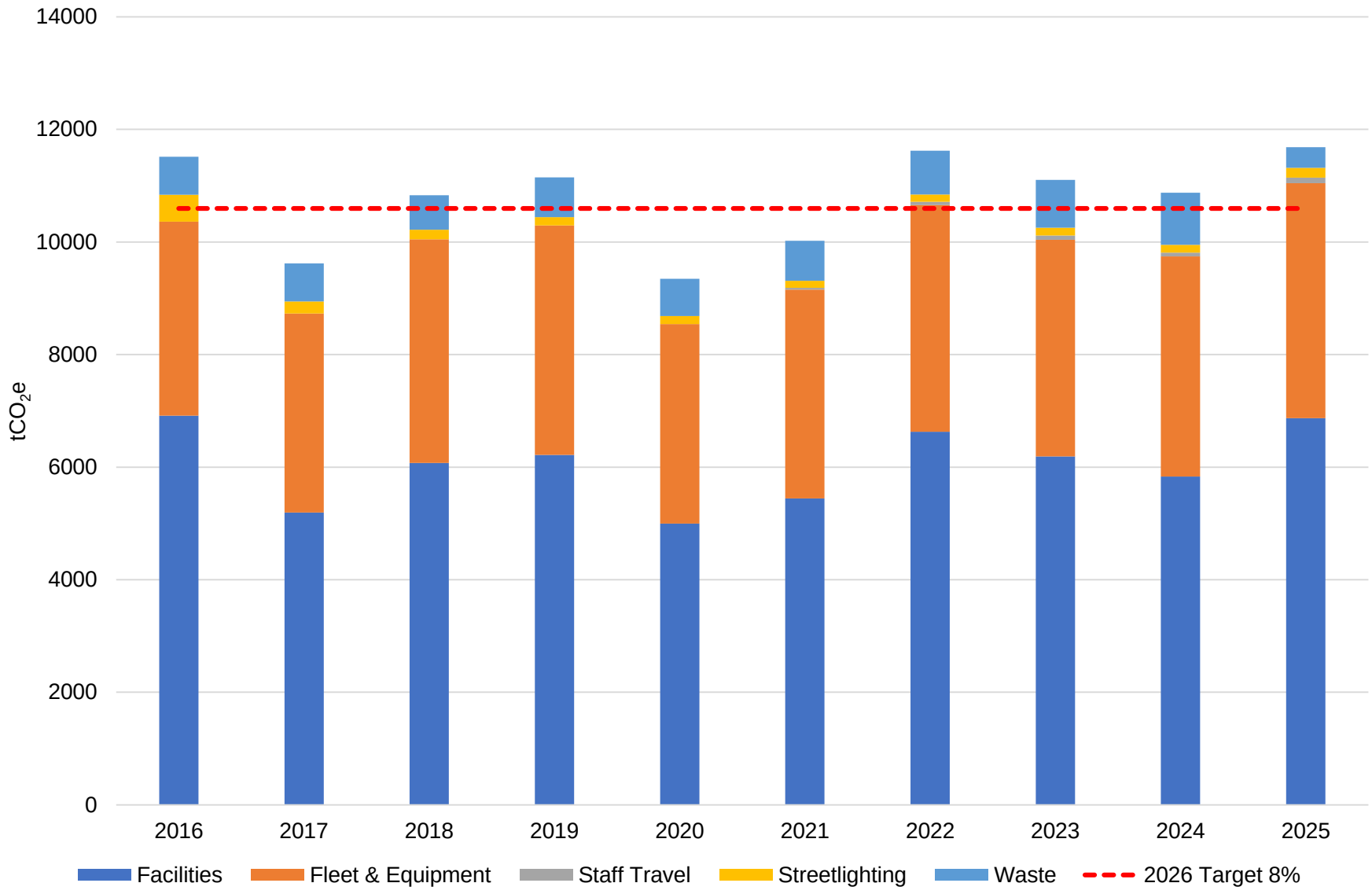


Figure 7 – City of Kitchener Corporate GHG Emissions 2016 – 2025

Table 4 - Corporate GHG Emissions vs Consumption by Focus Area

	2016-2022		2016-2023		2016-2024		2016-2025	
	% Change in Consumption	% Change in Emissions	% Change in Consumption	% Change in Emissions	% Change in Consumption	% Change in Emissions	% Change in Consumption	% Change in Emissions
Buildings - Electricity	-13%	-41%	-10%	-34%	-10%	-34%	-7%	-14%
Buildings – Natural Gas	+4%	+4%	-6%	-5%	-12%	-12%	+2%	+3%
Fleet & Equipment	+9%	+17%	+4%	+12%	+7%	+14%	+15%	+21%
Staff Travel	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Streetlighting	-61%	-73%	-61%	-71%	-61%	-71%	-61%	-64%
Waste	+15%	+15%	+26%	+26%	+37%	+37%	+37%	-46%
Grand Total	**-**	**1%**	**-**	**-4%**	**-**	**-6%**	**-**	**1%**

8.1. Service Growth and GHGs

The City of Kitchener's Facilities and Fleet operations continue to grow. Kitchener is among the fastest growing communities in Canada and likewise City of Kitchener service delivery is expanding. As the city expands service delivery to the community, new buildings are being added to the inventory and operating hours are increasing at certain facilities. Focussing on energy efficiency, fuels switching and generating renewable energy continue to be sound strategic areas of focus to meet operational growth while reducing energy costs and carbon emissions.

In 2025, 2,432 m^2 of facility space was added to the City of Kitchener's GHG inventory. One of the facilities added was The Southwest Community Library, a facility designed with sustainability at its core achieved Zero Carbon Building Certification from the Canadian Green Building Council and features an all‑electric design (with no natural gas), solar panels, geothermal technology, and a high‑performance building enclosure. This library is a Kitchener owned facility that is operated by another party. This facility demonstrates how sustainability can be integrated into service expansion.

8.2. Weather Variability and Winter Maintenance

Fleet & Equipment emissions have risen relative to the 2016 baseline; however, this increase aligns with growth in both fleet assets and service demands. From 2024 to 2025, fleet emissions rose by 6%, driven in part by heightened winter service requirements. As regional climate variability intensifies, the city is experiencing greater fluctuations in seasonal weather, and the winter of 2025 saw a marked increase in snowfall events. Table 5 illustrates the surge in declared snow events, total plow responses, and the volume of snow transported to the storage facility between 2024 and 2025. Declared snow events and plow responses more than tripled, and this intensified winter activity corresponded with a 28% increase in heavy‑duty fleet emissions.

Table 5. 2024 & 2025 City of Kitchener Snowfall and Plow Response Data

Year	Declared Snow Events	Total Plow Responses	Truck Loads of Snow
2024	3	4	1,208
2025	9	16	5,504

8.3. Heating Degree Days

Heating degree days (HDD) is a way of quantifying energy demand to heat buildings based on outside temperatures. During colder winters with more heating degree days, it is anticipated that energy consumption for space heating (i.e., natural gas), the associated GHG emissions, would be higher. There were 4,174 HDD in 2022 (8% increase from 2016 at 3,856HDD) and Table 4 notes a 4% increase in natural gas

consumption and emissions. In 2023 there was 4% less HDD compared to 2016 and correspondingly 5% less natural gas emissions. In 2024 there were 3,528 HDD (-9% to 2016) and a 12% decrease in natural gas consumption and emissions. And in 2025 there were 4,167 HDDs, which is an 8% increase for 2016, and corresponding natural gas consumption and emissions are up 3% above 2016 baseline. This indicates the significant impact of variations in the annual weather on the changes observed in natural gas emissions. Figure 8 illustrates the strong correlation between HDD's and natural gas consumption.

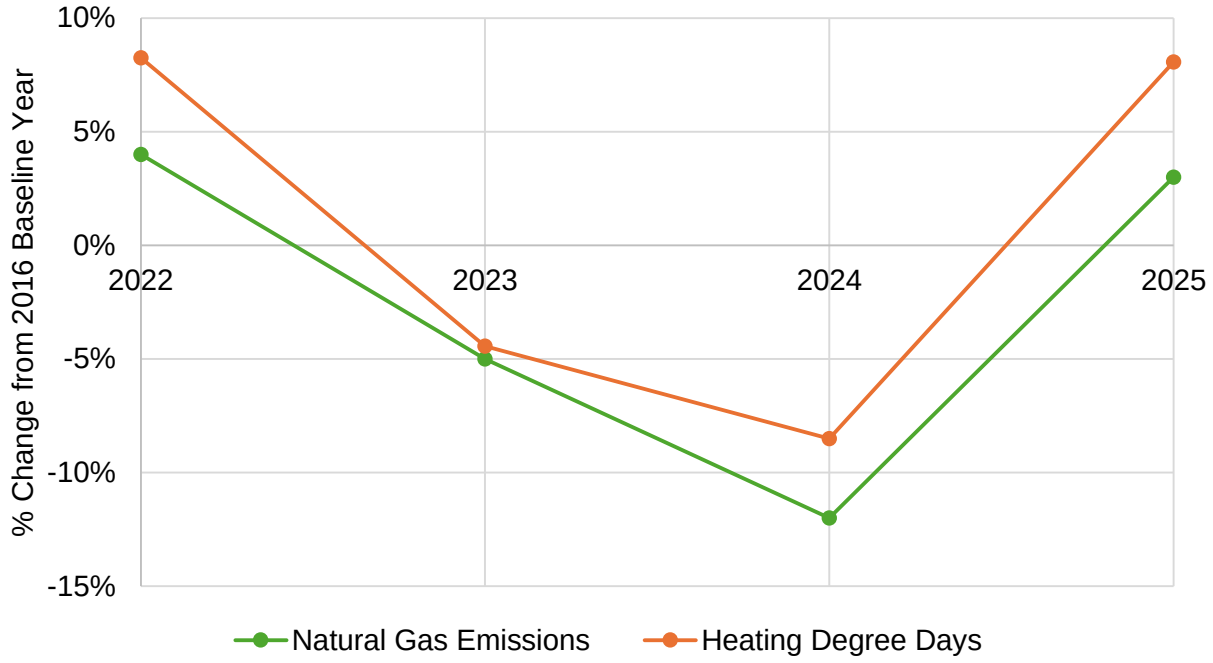


Figure 8. Change in corporate natural gas consumption and heating degree days from the 2016 baseline year.

9. Progress on 47 Action Items

Appendix C outlines the 47 actions that are foundational to working towards net-zero 2050. Of the 47 actions, 26 (55%) have been completed and/or are on-going and 21 (45%) are in progress and considered on track for their anticipated completion year.

10. Calls to Action

Progress on *Pivot: Net-Zero* actions is outlined in Appendix C. The projects listed immediately below, with anticipated completion in 2026/2027, are particularly important to progress as they are anticipated to provide a clear blueprint on actions to prioritize in both Facilities and Fleet and Equipment focus area:

- Action 4: Develop Energy Management Strategy
- Action 7: Develop a Corporate Green Building Standard

- Action 8: Complete a facilities GHG reduction pathway for a suite of high priority facilities
- Action 9: Develop an Arenas Strategy
- Action 13: Develop a Corporate Solar Strategy
- Action 27: Develop Sustainable Fleet Strategy

Capital and operating decisions today will set the organization on future paths regarding GHG emissions, and prioritizing deep GHG reductions will mitigate climate impacts. Focusing on actions with the greatest potential impact on corporate GHG emissions is key to protecting the City of Kitchener from external threats (e.g., weather variability and the increasing carbon intensity of the Ontario electricity grid) and disruptions while building resiliency towards meeting its long-term net-zero goal. Decisions made at all levels of government can have an impact on the City's GHG emissions, as demonstrated by changes to the carbon intensity of the electricity grid. Prioritizing the three pathways of energy conservation, fuel switching, and generating renewable energy continue to remain important components of the City's climate strategy.

11. Appendices

11.1. Appendix A – Corporate GHG Inventory - Methodology & Adjustments

11.1.1. Methodology

GHG emissions have been calculated using consumption data collected from utility bills for electricity and natural gas, and from FLINT for fleet fuels. Table A1 below outlines the emission factors used to convert consumption data into GHG emissions for 2025. The most up to date emission factors published by the Governments of Canada and Ontario have been used. For staff travel, an average emission factor based on a variety of makes and models was used. For waste, the emission factor created and used by Sustainable Waterloo Region's (SWR) Impact Network was used.

Table A 1 – 2025 Emission Factors

Energy Source	Unit	Emission Factor ($KgCO_2e$ /unit)
Electricity	kWh	0.03
Natural Gas	m^3	1.93
Biodiesel 5	L	2.70
Diesel	L	2.71
Ethanol Blend (10%)	L	2.24
Gasoline	L	2.32
Propane	L	1.54
Electricity	L	0.038
Staff Travel	km	0.19
Waste	mt	190

11.1.2. Assets in GHG Inventory

To track and report on Corporate GHG emissions consistently from year to year, it is important to have a well-defined inventory of assets and sources that are included and updated in corporate GHG reporting. Table A2 below outlines the assets and sources reported on in each focus area.

Table A 2 - Assets and Sources included in GHG Inventory

Focus Area	Sources
Facilities	88 facilities Facilities data is obtained from the Cityworks asset database. Energy usage and costs are obtained from utility bills.
Corporate Fleet & Equipment	All on-road heavy, medium, and light duty vehicles and off-road equipment (loaders, backhoes etc.) that use 6 different types of fuel. Given the process by which small handheld equipment is re-fueled, it is difficult to accurately track their fuel consumption and therefore handheld equipment is not included in the GHG inventory for fleet.
Streetlights	Outdoor Streetlights
Waste	Waste collected from city facilities and street level / park waste receptacles including large Moloks.

Focus Area	Sources
Staff Travel	Staff mileage claims for work-related, personal-vehicle use.

11.1.3. Adjustments

Corporate Spending on Carbon Pollution Pricing

The federal government removed the customer-facing carbon tax as of April 2025. Previously, this tax was included on fuels including gasoline, diesel and natural gas. With the removal of the federal carbon tax, the reporting metric “Corporate Spending on Carbon Pollution Pricing” was not reported on for 2025.

Additional Reporting Metrics

Four additional reporting metrics (Table A3) were added in 2025 to better track energy and fuel efficiency for Fleet and Facilities (see Appendix B for full list of reporting metrics).

Table A 3. Reporting metrics added in 2025

Type	Metric	Data Source
Facilities	Electricity use per area	Total electricity consumption (kWh)/total area of facilities owned (excluding pumping stations)
Facilities	Natural gas use per area ($/m2)	Total natural gas consumption/total area of facilities owned (excluding pumping stations)
Facilities	Cost intensity per area ($/m2)	Total energy cost /total area of facilities owned (excluding pumping stations)
Fleet & Equipment	Cost intensity km	Fuel cost /total km driven (for on-road passenger vehicles)

Additional Facilities

The following 2 facilities were added to the corporate inventory in 2025:

- Kitchener Public Library Southwest Community Branch: 100 Rosenberg Way, Kitchener ON N2R 1P6
- Williamsburg Community Center: 200 Rosenberg Way, Kitchener ON N2R 0S3

Water Conservation

Corporate water conservation has been added to the Pivot: Net-Zero Annual Progress Report. This section will be used to track annual updates on related initiatives.

11.2. Appendix B – Annual Progress Reporting Metrics

Type	Metric	2024 Values	2025 Values	Data Sources
Corporate	Total Annual Consumption by Energy Source (GJ)	280,764 GJ	303,981GJ	Utility (Gas and Electricity) Bills provided by utility; Fuel consumption provided by Fleet Systems Specialist pulled from FLINT.
Corporate	Total Annual GHG Emissions by Energy Source (t CO_2e)	10,873 tCO_2e	11,664 tCO_2e	Consumption data by energy source multiplied by applicable emission factor from verified source.
Corporate	Total Annual GHG Emissions by Corporate Focus Area (t CO_2e)	Facilities: 5,832 tCO_2e Fleet & Equipment: 3,913 tCO_2e Staff Travel: 64 tCO_2e Streetlights: 139 tCO_2e Waste: 926 tCO_2e Total: 10,873 tCO_2e	Facilities: 6,868 tCO_2e Fleet & Equipment: 4,177 tCO_2e Staff Travel: 96 tCO_2e Streetlights: 176 tCO_2e Waste: 365 tCO_2e Total: 11664 tCO_2e	Consumption data by focus area multiplied by applicable emission factor from verified source.
Corporate	Annual Renewable Energy Generated (kWh)	570,263 kWh	526,222 kWh	Metered by Enova
Corporate	% of Annual Energy Consumed from Fossil Fuels	53%	55%	Energy consumed (GJ) from fossil fuels (natural gas, fleet fuels, propane) divided by total energy consumed (GJ) x 100.
Corporate	Annual Total Energy Cost	$7,851,698	$8,481,378	Total cost of electricity, natural gas, propane, diesel, and gasoline for the assets included in GHG inventory.

Corporate	Corporate Spending on Carbon Pollution Pricing	$708,103	N/A	Annual Fleet and Facilities GHG emissions (tonnes CO_2 e) x minimum national carbon price for reporting year (Carbon Pollution Pricing). *Does not include emissions from electricity.*
Corporate	Social Cost of Carbon	$2,892,484	$3,160,944	GHG emissions from all sources (tonnes CO_2e) x Environment and Climate Change Canada's yearly estimate for social cost of carbon ($/tonne) (ECCC Social Cost of GHGs)
Fleet & Equipment	Total Energy Use by Fuel Type	Gasoline**:** 8,947 GJ Ethanol (10% blend): 17,515 GJ Diesel: 10,038 GJ Biodiesel: 20,333 GJ Propane: 257 GJ Electricity: 67 GJ Total: 57,156 GJ	Gasoline**:** 9,390 GJ Ethanol (10% blend): 18,885 GJ Diesel: 9,051 GJ Biodiesel: 23,525 GJ Propane: 54 GJ Electricity: 141 GJ Total: 61,045 GJ	Fuel Quantities x applicable conversion factor (L x GJ/L)
Fleet & Equipment	GHG Per KM	0.00055 tCO_2e/km (0.55$kgCO_2e$/km)	0.00058 tCO_2e/km (0.58$kgCO_2e$/km)	Total Fleet GHGs / total KM driven (for on-road passenger vehicles)
Fleet & Equipment	Cost intensity km	$0.31/km	$0.29/km	Fuel cost /total km driven (for on-road passenger vehicles)
Fleet & Equipment	% of fleet and equipment that are zero emissions	11% (176 units)	12% (189 units)	# of ZEV emission vehicles & equipment / total fleet assets (all categories)
Fleet & Equipment	% of Light-duty fleet that is zero-emissions	7% (18 units)	10% (25 units)	# of ZEV emission vehicles / Light-duty vehicles (cars, SUVs, Van & Chassis< 4,500 kg)

Fleet & Equipment	Annual Fuel Cost	Gasoline: $338,391 Ethanol (10% blend): $674,340 Diesel: $334,445 Biodiesel: $735,723 Propane: $5,667 Total: $2,088,566	Gasoline: $311,557 Ethanol (10% blend): $639,179 Diesel: $271,122 Biodiesel: $828,622 Propane: $1,325 Total: $2,051,805	Total annual cost of all fleet fuels (gasoline, ethanol 10, diesel, biodiesel blends, propane) – from Fleet Systems Specialist via Flint
Facilities	Annual Energy Costs	Electricity: $7,782 Natural Gas: $5,908 Propane: $11,598 Total: $5,763,132	Electricity: $5,386,315 Natural Gas: $1,030,394 Propane: $12,864 Total: $6,429,573	Total cost of electricity, natural gas and propane associated with Facilities in GHG inventory via utility bills
Facilities	Energy Use by Facility	203,903 GJ	226,538 GJ	Utility consumption x applicable conversion factor (unit of energy x GJ/unit of energy)
Facilities	GHG per area (m^2)	28.5kg CO_2e/m^2 (0.028tCO_2e/m^2)	32kg CO_2e/m^2 (0.032tCO_2e/m^2)	Total facilities GHG s/ total area of facilities owned (excludes pumping stations).
Facilities	Electricity use per area	137 kWh/m^2	140 kWh/m^2	Total electricity consumption (kWh)/total area of facilities owned (excluding pumping stations)
Facilities	Natural gas use per area ($/m2)	$13/$m^2$	$14/$m^2$	Total natural gas consumption/total area of facilities owned (excluding pumping stations)
Facilities	Cost intensity per area ($/m2)	$27.25/$m^2$	$30/$m^2$	Total energy cost /total area of facilities owned (excluding pumping stations)
Facilities	GHGs by Facility	5,832 tCO_2e	6,868 tCO_2e	-
Facilities	Energy use by Facility Type	Arenas: 62,147 GJ Administrative Buildings: 43,000 GJ	Arenas: 63,000 GJ Administrative Buildings: 46,031 GJ	-

		Culture & Entertainment: 28,751 GJ Pools: 25,409 GJ Community Centers: 13,082 GJ Fire Station: 7,565 GJ Pumping Station: 6,967 GJ Libraries: 5,714 GJ Parking Garage: 3,401 GJ Sports Facilities: 3,085 GJ Golf Course: 29, 25 GJ Park & Cemeteries: 1,859 GJ	Culture & Entertainment: 34,305 GJ Pools: 27,327 GJ Community Centers: 15,451 GJ Fire Station: 9,351 GJ Pumping Station: 7,007 GJ Libraries: 7,258 GJ Parking Garage: 3,901 GJ Sports Facilities: 3,719 GJ Golf Course: 3,352 GJ Park & Cemeteries: 2,221 GJ	
Facilities	GHGs by Facility type	Arenas: 1,675 tCO_2e Administrative Buildings: 1,216 tCO_2e Pools: 981 tCO_2e Culture & Entertainment: 823 tCO_2e Community Centers: 400 tCO_2e Fire Station: 256 tCO_2e Sports Facilities: 118 tCO_2e Libraries: 116 tCO_2e Golf Course: 91 tCO_2e Pumping Station: 58 tCO_2e Parking Garage: 39 tCO_2e Park & Cemeteries: 34 tCO_2e	Arenas: 1,720 tCO_2e Administrative Buildings: 1,346 tCO_2e Pools: 1,071 tCO_2e Culture & Entertainment: 1,058 tCO_2e Community Centers: 495 tCO_2e Fire Station: 346 tCO_2e Sports Facilities: 149 tCO_2e Libraries: 169 tCO_2e Golf Course: 110 tCO_2e Pumping Station: 60 tCO_2e Parking Garage: 45 tCO_2e Park & Cemeteries: 76 tCO_2e	-

11.3. Appendix C – Summary of CorCAP 2.0: *Pivot Net-Zero* Actions

Action	Target Completion	Lead Division	Project Manager	2025 Status	2025 Progress Update
1. Design and Implement a Corporate Energy Management Program	2027	Facilities Management	Luke Reesor-Keller	In progress	This item progresses as all subtasks are completed
2. Continue to build out and integrate corporate energy management practices and team	2027	Facilities Management	Luke Reesor-Keller	In progress	This item progresses as all subtasks are completed
3. Assess NRCAN 50001 Ready Navigator	In progress	Facilities Management	Luke Reesor-Keller	Completed/On Going	Completed
4. Develop Energy Management Policy	2027	Facilities Management	Luke Reesor-Keller	In progress	On track
5. Establish an Energy Management Monitoring System	2025	Facilities Management	Luke Reesor-Keller	In progress	FM is working with TIS, anticipated completion Q2 2026.
6. Establish a Facilities Energy Management Technical Advisory Committee	2025	Facilities Management	Chris Leishman	Completed/On Going	Meetings started in Q4 of 2025. KHUB committees page has been updated with related information.
7. Develop a Corporate Green Building Standard	2027	Facilities Management	Luke Reesor-Keller	In progress	Draft anticipated Q4 of 2026.

Action	Target Completion	Lead Division	Project Manager	2025 Status	2025 Progress Update
8. Complete a facilities GHG reduction pathway for a suite of high priority facilities	2027	Facilities Management	Luke Reesor-Keller	In progress	City Hall GHG Pathway Study is completed. Kitchener Auditorium GHG pathway study started in Q4 of 2025 and is ongoing with an expected completion in Q2 of 2026. 2026 will see the commencement of a GHG and Recommissioning Study for the KOF and Recommissioning Study for Activa Sport Complex. Sport is also leading GHG pathway studies for 3 arenas: Sportsworld Arena, Activa Sportsplex & Lions Arena.
9. Develop an Arenas Strategy	2025	Sport	Bob Cheyne	In progress	GHG and Mechanical study has started, to be completed Q4 2026. Arena scheduling study to be completed Q1 2027.
10. Develop a Pools Strategy	2026	Sport	Bob Cheyne	In progress	Strategy scope limited to Breithaupt Recreation Centre - pool structural and mechanical study. Anticipated completion Q3 2026. Other pools will be considered in the coming years.
11. Develop a Facilities Acquisition Strategy	2026	Planning and Housing Policy	Lauren Chlumsky	In progress	Development Services has been identified to lead work on a corporate acquisition processes in 2026.
12. Develop a Facilities Disposition Strategy	2026	Planning and Housing Policy	Lauren Chlumsky	In progress	Development Services has been identified to lead work on a corporate disposition processes in 2026.

Action	Target Completion	Lead Division	Project Manager	2025 Status	2025 Progress Update
13. Develop a Corporate Solar Strategy	2026	Facilities Management	Luke Reesor-Keller	In progress	Draft policy is completed. Final strategy to be completed in Q2 of 2026.
14. Monitor and assess the expanding Cold Water Ice Pilot	In progress	Sport	Bob Cheyne / Luke Reesor-Keller	In progress	Cold water pilot has expanded to three facilities. New facilities will be considered with availability of new funding.
15. HVAC Fuel Switching modelling	In progress	Facilities Management	Luke Reesor-Keller	In progress	Ongoing. Will be rolled up into the Energy Management Policy.
16. Complete legislated O.Reg 25/23 Reporting	Complete	Facilities Management	Luke Reesor-Keller	Completed/On Going	Annual reporting on-going.
17. Update Fleet Asset Management Plan	Complete	Fleet	Matthew Lynch	Completed/On Going	Completed. Continue to update as required.
18. Continue to leverage fleet telematics data and support drivers	Ongoing	Fleet / FUWG	Matthew Lynch	Completed/On Going	Ongoing- Current initiatives include anti-idling, utilization route completion, material management projects.
19. Continue Fleet User Working Group	Ongoing	Fleet	Matthew Lynch	Completed/On Going	FUWG continues to meet monthly.
20. Revise and update Corporate Fuel Efficiency Policy (#316)	2024	Fleet / FUWG	Matthew Lynch	In progress	RFP completed and awarded in 2026.
21. Continue to support efficient fleet driver behaviors	ongoing	Fleet / FUWG	Matthew Lynch	Completed/On Going	Daily Driver scorecard continues to engage staff in their driving performance.

Action	Target Completion	Lead Division	Project Manager	2025 Status	2025 Progress Update
22. Advance right-sizing efforts	ongoing	Fleet / Sustainability Office	Matthew Lynch	Completed/On Going	Continue to review vehicle sizing with user groups during equipment review and procurement procedures
23. Continue to explore further route optimization	2026	Fleet / FUWG	Matthew Lynch / Darren Becks	In progress	Exploring technology to leverage telematics and geolocation to optimize routes used for task completion.
24. Continue Fleet Equipment Review Process	Ongoing	Fleet	Evan Zinn	Completed/On Going	Adaptation and upgrades completed within current framework during 2025. New fleet software to be a large part of this in 2026.
25. Continue Fleet and Equipment Electrification	Ongoing	Fleet	Evan Zinn	Completed/On Going	Procurement of EVs is ongoing for both Replacement and Additionals. Analyis of existing EV assets including cargo vans show a reduction in maintenance costs and projected total cost of ownership. Continue exploring options for conversion of internal combustion engine vehicles to EV's in high-idle applications.
26. Develop EV Charging Station Asset Management Plan	2025	Fleet	Matthew Lynch / Brad Wakelin	In progress	Fleet charging network continues to expand. Fleet will continue to explore local vendor partnerships for installation and maintenance of the chargers.
27. Develop Sustainable Fleet Strategy	2025	Fleet / Sustainability Office	Matthew Lynch / Evan Zinn/Fionnula Wade	In progress	Project has been awarded and work is anticipated to be completed Q4 2026.

Action	Target Completion	Lead Division	Project Manager	2025 Status	2025 Progress Update
28.Continue to use Biodiesel 5 and Biodiesel 20	Ongoing	Fleet	Matthew Lynch	Completed/On Going	Currently still using B5 & B20 Bio Diesel - No further market options at this time
29. Test renewable diesel	2024	Fleet	Matthew Lynch	In progress	Fleet will continue work with fuel provider to explore options. Currently, renewable diesel is not readily available in Ontario.
30. Continue to use propane as a transition fuel for medium and heavy-duty vehicles	Ongoing	Fleet	Matthew Lynch	Completed/On Going	Further reductions in available options from manufacturers (OEM) has led to removal of propane autogas fill station at the Kitchener Operations Facility. Lack of propane repair facilities and maintenance support for the propane led to low usage. Analyis of maintenance costs for propane engines were approximately double the cost of a regular internal combustion engine.
31. Continue hydrogen research collaboration with University of Waterloo	Ongoing	Sustainability Office	Anna Marie Cipriani	Completed/On Going	Staff continue to support researchers especially in the area of understanding what role Hydrogen may play in the energy transition of municipal medium and heavy-duty fleet vehicles.

Action	Target Completion	Lead Division	Project Manager	2025 Status	2025 Progress Update
32. Test Hydrogen co-combustion technology	2025	Fleet	Matthew Lynch / Evan Zinn	In progress	Three test vehicles have been outfitted with Hydrogen generator kits. A group has been created to monitor the effectiveness in Geotab. Units are decommissioned over the winter to avoid freezing. Initial reports showing 10%-20% reduction in fuel consumption.
33. Continue to assess and evaluate potential of other lower carbon fuels	Ongoing	Fleet	Matthew Lynch / Evan Zinn	Completed/On Going	Fleet Transition Strategy work will include an exploration of hydrogen and alternative fuel opportunities.
34. Ready organization for fleet integrated renewable energy storage	2026	Fleet	Evan Zinn	In progress	Integrated renewable energy storage is included in the scope of work for the Sustainable Fleet Transition Strategy. Study is anticipated to be completed by Q4 2026.
35. Corporate Waste Assessment	2026	Sustainability Office	Anna Marie Cipriani / Fionnula Wade	In progress	Sustainability Office has begun developing a Scope of Work for this project.
36. Continue corporate membership in TravelWise Program	Ongoing	Transportation	Alison Carlyle/Darren Kropf	Completed/On Going	The City of Kitchener continued to be a member of the TravelWise program in 2025. In August, lunch-and-learn events were held to introduce the benefits and support programs available to all city staff to commute sustainably.

Action	Target Completion	Lead Division	Project Manager	2025 Status	2025 Progress Update
37. Develop Corporate Climate Change Literacy Modules	Ongoing	Sustainability Office	Anna Marie Cipriani / Fionnula Wade	Completed/On Going	First module is available on LMS for staff use.
38. Continue partner relations and explore new opportunities	Ongoing	Sustainability Office	Anna Marie Cipriani	Completed/On Going	2025 partner highlights include global and local relationships regarding social housing retrofits.
39. Continue to implement new climate change inclusive TOR for Advisory Committee	Complete	Sustainability Office	Anna Marie Cipriani	Completed/On Going	Committee continues to operate under TOR.
40. Update City's Impact Network Commitment	Ongoing	Sustainability Office	Anna Marie Cipriani / Fionnula Wade	Completed/On Going	The City continues to be a member of SWR's Impact Network.
41. Continue annual reporting into SWR's Annual Member Survey	Ongoing	Sustainability Office	Anna Marie Cipriani / Fionnula Wade	Completed/On Going	Submitted annually.
42. Continue to report to into FCM PCP	Ongoing	Sustainability Office	Anna Marie Cipriani / Fionnula Wade	Completed/On Going	CorCAP 2.0 Pivot: Net Zero 2024 Progress Update Report was submitted to FCM for renewal of Milestone 5 Corporate Scope. The Report was received and deemed compliant.
43. Continue Corporate Reporting on Progress to Net-Zero	Ongoing	Sustainability Office	Anna Marie Cipriani / Fionnula Wade	Completed/On Going	This report is the second progress report for this goal.
44. Assess expanding opportunities within our control to fund the Net-0 anticipated funding gap	2025	Financial Planning & Asset Management	Ryan Hagey	Completed/On Going	Increased funding for Pivot: Net-Zero is prioritized each year against other budget asks.
45. Review Energy Management Reserve Fund Policy	2027	Sustainability Office	Anna Marie Cipriani / Luke Reesor - Keller	Completed/On Going	Policy is in place and a new Standard Operating Procedure (SOP) was completed .

Action	Target Completion	Lead Division	Project Manager	2025 Status	2025 Progress Update
46. Continue corporate admin grants support	Ongoing	Financial Reporting & ERP Solutions	Tyler Harding	Completed/On Going	The grants team has completed new SOP and have communicated the outcome to departments organizational wide.
47. Continue advocacy for climate action	Ongoing	Office of Mayor & CAO	Mayor's Chief of Staff	Completed/On Going	The City of Kitchener remains a strong advocate across all orders of government for policies and investments that enhance connectivity, strengthen infrastructure and sustainability, and improve affordability for our community. In 2025, this has included securing funding for net-zero infrastructure at the Cowan Recreation Centre.