

AMENDMENT NO. XXX TO THE OFFICIAL PLAN
OF THE CITY OF KITCHENER

CITY OF KITCHENER
263, 321- 325 Courtland Avenue East, 230 and 240 Palmer Avenue and 30 Vernon Avenue

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SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. XXX to the Official Plan of the City of Kitchener (2014). This amendment is comprised of Sections 1 to 4 inclusive.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of the Official Plan Amendment is to amend:

- Map No. 6– Map 6 Natural Heritage System by removing Deferral No.8.

SECTION 3 – BASIS OF THE AMENDMENT

Planning Analysis:

Deferral No. 8 from Map 6 - Natural Heritage System 2014 City of Kitchener Official Plan

The Regional decision to approve the City's Official Plan on November 19, 2014, included a Deferral of the Ecological Restoration Area on Map 6 as it applies to the property municipally known as 321-325 Courtland Avenue East. Deferral 8 reads as follows:

“On Map 6, no decision is being made with respect to Ecological Restoration Area overlay as it applies to the property municipally known as 321 – 325 Courtland Avenue East. A decision will be made after the Rockway Stations Study Area Plan is completed along with any supporting studies, and an implementing official plan amendment has been adopted by City of Kitchener Council and forwarded to the Region of Waterloo for consideration for approval.”

With the completion of the Rockway Stations Study Area and the submission of the site specific Planning Applications and supporting studies by the Applicant Deferral 8 can now be resolved. Staff are recommending that Deferral No. 8 from Map 6 - Natural Heritage System in the 2014 OP be lifted.

SECTION 4 – THE AMENDMENT

The City of Kitchener Official Plan (2014) is hereby amended as follows:

- a) Map No. 6– Map 6 Natural Heritage System is amended by removing Deferral No.8 from the Map 6-- Natural Heritage System', as shown on the attached Schedule 'B'.

NOTICE OF PUBLIC MEETING for a development in your neighbourhood

263 & 321-325 Courtland Ave. E., 230-240 Palmer Ave. and 30 Vernon Ave.



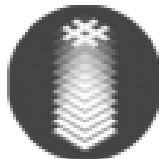
Concept Drawing



Mixed
Use



3 to 38
Storeys



3338
Residential
Units

Have Your Voice Heard! Planning & Strategic Initiatives Committee

Date: **June 19, 2023**

Location: **Council Chambers,
Kitchener City Hall
200 King Street West
or Virtual Zoom Meeting**

Go to **kitchener.ca/meetings**
and select:

- Current agendas and reports
(posted 10 days before meeting)
- Appear as a delegation
- Watch a meeting

To learn more about this project, including
information on your appeal rights, visit:

**[www.kitchener.ca/
PlanningApplications](http://www.kitchener.ca/PlanningApplications)**

or contact:

Craig Dumart, Senior Planner
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519.741.2200 x7073

The City of Kitchener will consider applications for a Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment for the subject lands located at 263 & 321-325 Courtland Ave. E., 230 & 240 Palmer Ave. and 30 Vernon Ave. The Owner is proposing to comprehensively redevelop the lands into a mixed-use community with residential, commercial, and employment uses. Three existing buildings are proposed to remain, including the 6 storey office building, the large distribution warehouse building, and the former maintenance garage. The existing buildings will be repurposed for a mix of employment uses. **New** buildings are proposed to range from 3 to 38 storeys in height. In total, approximately 3338 residential units, including 135 affordable units are proposed in various forms throughout the site.

APPENDIX 2: Minutes of the Planning & Strategic Initiatives Committee Meeting (June 19, 2023)

APPENDIX 3 - Minutes of the Meeting of City Council (June 26, 2023)