

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

2079546 Ontario Limited

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

2079546 Ontario Limited

INDEX

SECTION 1	TITLE AND COMPONENTS
SECTION 2	PURPOSE OF THE AMENDMENT
SECTION 3	BASIS OF THE AMENDMENT
SECTION 4	THE AMENDMENT

APPENDICES

APPENDIX 1	Notice of the Meeting of Planning and Strategic Initiatives Committee of June 19, 2023
APPENDIX 2	Minutes of the Meeting of Planning and Strategic Initiatives Committee – June 19, 2023
APPENDIX 3	Minutes of the Meeting of City Council – June 26, 2023
SCHEDULE 'A'	AMENDMENT TO MAP 22e – ROSENBERG SECONDARY PLAN LAND USE PLAN

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. ### to the Official Plan of the City of Kitchener. 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 3 – Land Use to add the subject lands into the Roseneberg Secondary Plan. Community structure elements and land use designations have not been approved for these lands in the Rosenberg Secondary Plan, which is part of the City’s Official Plan. Through this application, the subject lands are proposed to be added to the Rosenberg Secondary Plan.

The purpose of the Official Plan Amendment is also to amend Map 22e in Part 3, Section 13 – Secondary Plans. The Roseneberg Secondary Plan is proposed to be amended to implement a proposed draft plan of subdivision which includes up to 277 dwelling units, an Urban Green, as well as open space and walkway blocks. The proposed changes to the Land Use Plan (Map 22e) include:

- Designated residential development areas as Low Density Residential 1
- Designating Open Space Blocks
- Designating Natural Heritage Conservation Blocks

No new land use designations are proposed as part of this application.

SECTION 3 – BASIS OF THE AMENDMENT

The Applicant has requested draft approval of a plan of subdivision approval, approval of an Official Plan Amendment, and approval of a Zoning By-law Amendment to being the lands within the Rosenberg Secondary Plan.

Planning Act, R.S.O. 1990, c. P.13 25.

Section 2 of the Planning Act establishes matters of provincial interest and states that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) The minimization of waste;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- k) The adequate provision of employment opportunities;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) The promotion of built form that,
 - (i) Is well-designed,
 - (ii) Encourages a sense of place, and

- (iii) Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

These matters of provincial interest are addressed and are implemented through the Provincial Policy Statement, 2020, as it directs how and where development is to occur. The City's Official Plan is the most important vehicle for the implementation of the Provincial Policy Statement, 2020 and to ensure Provincial policy is adhered to.

Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets out principles to achieve "healthy, liveable and safe communities". The PPS is supportive of efficient development patterns that optimize the use of land, resources, and public investment in infrastructure and public service facilities. Further, the PPS directs the development of new housing to locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs and promotes densities for new housing which efficiently uses land, resources, infrastructure, and public service facilities.

Section 3(5) of the Planning Act requires that a decision of the council of a municipality shall be consistent with the policy statement that are in effect on the date of decision and shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.

The PPS focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety.

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel.

Policy 1.1.1 of the PPS states that, "Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and

- i) preparing for the regional and local impacts of a changing climate.”

Policy 1.1.2 requires that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.

The PPS notes that settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets, and policy 1.1.3.1 states that settlement areas shall be the focus of growth and development. Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) efficiently use land and resources; and
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.

Further, policy 1.1.3.2 states that land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated. Policy 1.1.3.3 requires that Planning authorities (such as the City of Kitchener) shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The proposed draft plan of subdivision, Official Plan Amendment, and Zoning By-law Amendment applications represent the final phase of a larger planned development that has been designed with a mix of housing types and densities and introducing new commercial and institutional uses. The proposal makes efficient use of the land through comprehensively planned development and that meet minimum density requirements, thus maximizing the recently constructed infrastructure which was installed to service this area. The plan provides for a range of low rise residential housing types and densities that are in close proximity to the planned Urban Green. Planning staff is of the opinion that the proposed applications are consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)

Part of the Vision of the Greater Golden Horseshoe (GGH) is to ensure municipalities have sufficient housing supply that reflects market demand and what is needed in local communities. Two of the guiding principles of the Growth Plan are to prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability and to support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.

The Growth Plan directs Planning authorities in the Region of Waterloo to plan for a population of 923,000 people and 470,000 jobs by 2051. This would mean a population increase of approximately 299,070 in comparison to the Region’s 2020 population of 623,930. The forecasted growth to the 2051 horizon is allocated to each municipality in the Region based on the following considerations: the vast majority of growth will be directed to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities. As one of three cities in the Region,

it can be expected that Kitchener will be allocated a significant amount of the additional population allocation.

The development of the subject lands are within the City's delineated 'Designated Greenfield Area'. New development taking place in designated greenfield areas must be planned, designated, and zoned in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services.

The Growth Plan notes that complete communities should be designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. Complete communities support quality of life and human health by encouraging the use of active transportation and providing high quality public open space, adequate parkland, opportunities for recreation, and access to local and healthy food. Complete communities support climate change mitigation by increasing the modal share for transit and active transportation and by minimizing land consumption through building compact, mixed-use communities.

The subject lands are located within the City's Designated Greenfield Area, an area within the Settlement Boundary that is designated for growth. Policy 2.2.7.1 states that new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

- a) supports the achievement of complete communities;
- b) supports active transportation; and
- c) encourages the integration and sustained viability of transit services.

Policy 2.G.1.2 (Table 4) of the Regional Official Plan (approved as amended in April 2023) requires that the minimum density target applicable to the designated greenfield area for Kitchener is not less than 65 residents and jobs combined per hectare. The minimum density for Kitchener's designated greenfield area, in Kitchener Official Plan policy 3.C.A.A14.a) is 55 residents and jobs combined per hectare.

The proposed density range for this community is a minimum of 53 residents and jobs (not including work from home) combined per hectare based on the total build out of 166 single detached dwellings and a maximum of 62 residents and jobs (not including work from home) combined per hectare based on the total build out of 277 townhouse dwellings.

Up to 277 dwelling units, in a combination of single detached and townhouse dwellings, are planned. The planned density of this development exceeds minimum density targets in the Rosenberg Secondary Plan. The total density will be determined at the final build out of the lands, depending on the scale and density of the multiple dwelling sites.

Planning staff are of the opinion that the proposed applications conform to the Growth Plan. The lands have been designated to permit residential, open space blocks, and two Urban Greens. The applications propose a variety of low density dwelling types. The planned density is 53-62 residents and jobs combined per hectare.

The Ministry of Municipal Affairs and Housing is currently consulting on proposed policies for an integrated province-wide land use planning policy document, potentially replacing the Provincial Policy Statement and A Place to Grow: Growth plan for the Greater Golden Horseshoe, with a singular Provincial Planning Statement (PPS) which is in draft form and not currently in effect. Minimum greenfield density targets are not contained within the draft PPS.

Regional Official Plan

The subject lands are within the 'Urban Designated Greenfield Area' established in the Regional Official Plan. The build out of the lands will include a combination of single detached dwellings, duplexes, semi-detached dwellings, fronting and live-work townhouses dwellings and the density will be within the range required by the City of Kitchener Official Plan.

In accordance with Regional Official Plan policy 2.G.1.4, Kitchener will establish policies in our Official Plan to ensure that new development within designated greenfield areas is phased in a manner that provides for the logical and orderly progression of development, ensures that the pace, scale and phasing of development is aligned with the delivery of infrastructure and public service facilities in a financially sustainable manner at the Regional and/or City level; and will not adversely affect the achievement of the minimum intensification and density targets.

The ROP policies require new communities to have sidewalks, community trails and bicycle pathways that provide linkages within the neighbourhood and to other neighbourhoods, transit stops, employment areas, school sites, food destinations, and community facilities.

Regional Planning have provided comment on the proposed applications, including subdivision approval conditions, but overall have no objections to the proposed applications.

This future neighbourhood will complete the western portion of the Rosenberg community. The City's Development Manual, coupled with the attached draft approval conditions, will ensure that the lands are appropriately developed to City and Regional standards.

Official Plan

The vision of the City's Official Plan states *"Together we will build an innovative, vibrant, attractive, safe, complete and healthy community contributing to an exceptional quality of life."* A complete community creates and provides access to a mix of land uses including a full range and mix of housing types. A complete community also supports the use of public transit and active transportation, enabling residents to meet most of their daily needs within a short distance of their homes. Planning for a complete community will aid in reducing the cost of infrastructure and servicing, encourage the use of public transit and active modes of transportation, promote social interaction, and foster a sense of community.

Housing

Policy 4.1.1 states a housing objective of the City is to provide for an appropriate range, variety and mix of housing types and styles, densities, tenure and affordability to satisfy the varying housing needs of our community through all stages of life. Policy 4.C.1.12 notes the City favours a land use pattern which mixes and disperses a full range of housing types and styles both across the city as a whole and within neighbourhoods. Policy 4.C.1.1 states that the City will maintain at all times the ability to accommodate residential growth for a minimum of ten years through residential intensification and redevelopment and, if necessary, lands which are designated and

available for residential development. The proposed land use designations and proposed zoning permit a range of housing options throughout the community.

Designated Greenfield Area

Policy 3.C.1.14.a) requires that a Designated Greenfield Area must be planned and developed to achieve a minimum average density of 55 residents and jobs combined per hectare on lands not subject to a plan of subdivision application as of June 16, 2006. As per policy 3.C.1.15, the achievement of the average density targets is planned through the development of the Rosenberg Secondary Plan. The proposed density of this community is a minimum of 53-62 residents and jobs combined per hectare based on the total build out of the lands.

Rosenberg Secondary Plan

Community structure elements and land use designations have not been approved for these lands in the Rosenberg Secondary Plan, which is part of the City's Official Plan. Through this application, the subject lands are proposed to be added to the Rosenberg Secondary Plan. These lands are part of a planned complete community where people can walk or cycle to school, shop, and work. This neighbourhood follows the "five minute walk principle" design and has been designed to be connected to the surrounding area, including the communities to the east which are approved and under construction.

The proposed applications conform to the objectives of the community structure elements in the Rosenberg Secondary Plan. In addition to the centrally located neighbourhood park, an Urban Green is proposed to ensure that public amenities are within a comfortable walk (around 5 minutes) for all residents.

An Urban Green is planned and required in accordance with the provisions of the Planning Act and the City's Parkland Dedication Policy. The Urban Green will be centrally located generally within the 5 minute walk model.

A variety of built form typologies are planned for this community, including single detached dwellings, duplexes, semi-detached dwellings, fronting and live-work townhouses. The Urban Green is planned for the gateway intersection and will feature a landscape design that is welcoming.

The Rosenberg community is home to a natural heritage system of Core Areas and Non-Core Areas including Provincially Significant Wetlands, Regionally Significant Core Environmental Features, Significant Habitat of Endangered or Threatened Species, Locally Significant Woodlands, Locally Significant Wetlands and Locally Significant Valleylands.

All development is required to implement the recommendations of the Alder Creek Watershed Study and Upper Strasburg Creek Subwatershed Plan Update (CH2MHILL, 2008), Strasburg Creek Master Watershed Plan (Paragon, 1991) and Implementation Report (City of Kitchener, 1996) and the Middle Strasburg Creek Environmental Implementation Statement (Stanley Consulting, 1997) as well as relevant documentation completed through the Southwest Urban Area Studies: Community Master Plan and Rosenberg Secondary Plan where appropriate.

The Region has confirmed that correspondence from Ministry of Northern Development, Mines, Natural Resources and Forestry (April 4, 2022) indicates the Ministry's acceptance of the status of the wetlands identified as W1, W2 and W4 in the Environmental Impact Study (EIS) as

Provincially Significant Wetlands, and as such, these areas are now considered to meet the Regional Official Plan (ROP) criteria for designation as Core Environmental Features.

Further, the Region's Environmental Planner confirmed that Wetland W4 is partially within the limits of Plan 30T-18201. The wetland (W4) is proposed to be protected and a 30 metre buffer has been applied to the wetland which is comprised of a 15 metre 'no touch' area directly adjacent to the wetland, and a 15 metre enhancement area outside of the no touch area. The wetland and the associated buffer also incorporate components of the Blanding's Turtle mitigation plan, which has been approved by the Ministry of the Environment, Conservation and Parks (MECP). Notwithstanding the inclusion of a portion of wetland W4 and associated Blanding's Turtle enhancement within this plan, Regional environmental staff withdraw their objection to this plan proceeding to draft approval based on confirmation from MECP that there are no concerns and/or anticipated mitigation measures required which will impact the proposed draft plan (30T-18201). The wetland identified as "W4" and the associated 30 metre buffer ("Open Space Block 33") located in the northern portion of the subject lands are proposed to be zoned as 'Natural Conservation Zone (NHC-1)' which prohibits development activities.

A portion of the lands within the Grand River Conservation Authority regulated limit. GRCA staff have undertaken a preliminary review of the applications and are supportive of draft approval and have provided draft approval conditions which has been incorporated in Appendix 'A'. Regional and City Environmental Planning staff have reviewed the proposed plan of subdivision and have no concerns with the proposed applications and have provided draft approval conditions for further review at different stages (prior to grading, prior to registration).

Draft Plan of Subdivision 30T-18202 has been modified to include lands which are part of a registered archaeological site of cultural heritage value or interest (the "Locus B" Archaeological Site Avoidance and Protection Area, a Portion of Site AiHd-160) for which a Stage 4 Mitigation of Development Impacts is required (Archaeological Services Inc. 2022). The site is currently surrounded by active agricultural fields. Through the draft approval of Plan of Subdivision 30T-18202 and the related Official Plan Amendment and Zoning By-law Amendment applications, appropriate zoning will be applied that would prohibit any development on these lands, including limiting any activities that might alter the archaeological site in any way, either temporarily or permanently such as minor forms of soil disturbance, tree removal, minor landscaping, utilities installation, etc. As an interim measure, draft approval conditions are proposed to require fencing of the site to prevent any soil disturbance with earth moving associated with the subject lands.

Neighbourhoods in Rosenberg are planned to promote walkability, to create efficient and interconnected circulation routes, to achieve transit-supportive development, and to provide for a transportation network that is based on a modified grid pattern with short walkable blocks within 450 metres of transit service.

Rosenberg Way, Bandon Drive, and George Israel Street have (in the plan to the north) all been identified as potential transit routes. As such, all higher density and non-residential uses have been planned to front these streets to provide easy access to the public transportation system. Rosenberg Way is planned as a secondary bike route and primary priority street.

All lots will be serviced with municipal sanitary sewers and municipal water servicing in accordance with City standards. Engineering Services staff have confirmed that there is sufficient servicing capacity. Conditions of approval have been included to ensure that services are constructed at the appropriate timeframes.

SECTION 4 – THE AMENDMENT

1. The City of Kitchener Official Plan is hereby amended as follows:
 - a) Map 3 – Land Use - is amended by removing the lands shown shown attached as Schedule A and adding the subject lands within the Rosenberg Secondary Plan.
 - b) Part C, Section 13 – Secondary Plans, Map 22e – Land Use Plan is amended by incorporating the land use designation boundary changes described in Section 2 above and shown attached as Schedule B.

Advertised in The Record – May 26, 2023

NOTICE OF PUBLIC MEETING

for a development in your neighbourhood

Bleams Road & Gehl Place





Proposed Subdivision

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

or contact:

Garett Stevenson, Interim Director
garett.stevenson@kitchener.ca
519.741.2200 x7070



277
Dwelling
Units



Urban
Green



Open
Space

The City of Kitchener will consider applications for a Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment for the lands to be developed with a residential subdivision with up to 277 low rise dwelling units, an urban green, as well as open space and walkway blocks.

APPENDIX 2

Minutes of the Meeting of Planning and Strategic Initiatives
Committee – June 19, 2023

