

**REPORT TO:** Planning and Strategic Initiatives Committee

**DATE OF MEETING:** March 9, 2022

**SUBMITTED BY:** Rosa Bustamante - Director of Planning, 519-741-2200 ext. 7319

**PREPARED BY:** Richard Kelly-Ruetz – Planner (Policy), 519-741-2200 ext. 7110

**WARD(S) INVOLVED:** All Wards

**DATE OF REPORT:** February 11, 2022

**REPORT NO.:** DSD-2022-088

**SUBJECT:** CRoZBy Stage 2b – Applying Residential Zones

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## RECOMMENDATIONS:

That City-initiated Zoning By-law amendment ZBA22/003/COK/RK to By-law 2019-051 (CRoZBy Stage 2b – Applying Residential Zones), be approved in the form shown in the “Proposed By-law”, attached to Staff Report DSD-2022-088 as Appendix A; and,

That in accordance with Planning Act Section 45 (1.3 & 1.4) that applications for minor variances shall be permitted for lands subject to Zoning By-law Amendment Application ZBA22/003/COK/RK.

## REPORT HIGHLIGHTS:

- The purpose of this amendment is to bring residential properties from the old zoning by-law into the new Zoning By-law 2019-051 to implement the Official Plan.
- Since 2020, staff has led a thorough city-wide public engagement process which applies updated residential zones to 54,000 of the city’s residential properties.
- Community engagement commenced in 2015 with initial notice letters and a series of open houses related to the first stage of the Comprehensive Zoning By-law Review (CRoZBy). This stage saw the application of the natural heritage conservation zone (NHC-1) to properties, including those proposed to be “split zoned” between a residential zone and the NHC-1 zone. Throughout 2020 and 2021, notice letters were sent to property owners for properties proposed to be zoned residential and again to those properties proposed to be split zoned residential and NHC-1 on a ward-by-ward basis. 4 open houses were held during this time. Opportunities for one-on-one conversations with staff were also provided throughout the process.
- We heard general support for the proposed residential and natural heritage conservation zones. A key concern raised was the application of the Natural Heritage Conservation (NHC-1) zone on private property and the potential limitations on what can be done with these lands.

## **EXECUTIVE SUMMARY:**

Stage 2b of the City's Comprehensive Review of the Zoning By-law (CRoZBy) applies zones from the new Zoning By-law 2019-051 to 54,000 mostly residential properties to implement the City's Official Plan. For a significant majority of these properties, this rezoning is largely an administrative process which will move the property from the old Zoning By-law 85-1 into the equivalent zone in new By-law 2019-051. Less than 2% of properties are proposed to receive more significant changes in zoning; each of these property owners were individually contacted and offered the opportunity to engage with staff and provide comment on the proposed zoning. The engagement process was conducted on a ward-by-ward basis between 2020 and 2022. The application of the Natural Heritage Conservation (NHC-1) zone on environmental features such as wetlands or woodlands received the most comments during the engagement process; many residents requested clarification or voiced concern about the NHC-1 zone and what it means for their property. Staff provided responses and/or resolutions to comments received throughout the engagement process. The proposed amendment to By-law 2019-051 as part of Stage 2b implements the City's Official Plan in zoning and aligns with Regional and Provincial planning policy.

## **BACKGROUND:**

Council endorsed a process to review the City's Zoning By-law in 2013 (CSD-13-067) and the Comprehensive Zoning By-law Review process (CRoZBy) officially launched through two statutory open houses in May/June 2014 (CSD-14-027). The primary purpose of CRoZBy is to implement the Official Plan through the City's new Zoning By-law 2019-051. The new Zoning By-law 2019-051 is being implemented in stages as follows:

- **Stage 1 (2019)** introduced the structure of the new Zoning By-law and applied zoning to most non-residential properties. It was approved in April 2019 and came into full force (except for one site-specific appeal) in December 2020.
- **Stage 2a (2021)** introduced the residential zone categories, permitted uses and regulations. It was approved in May 2021 and came into full force in June 2021.
- **Stage 2b (2022)** is the subject of this report and applies zoning to approximately 54,000 properties designated primarily for residential uses in the Official Plan.
- **Stage 2c (timing TBD)** will zone a small number of properties which were previously deferred from Stage 1, Stage 2a, or Stage 2b, and excludes MTSA areas.

Stage 2b includes the application of mainly residential and natural heritage conservation zones to properties throughout the City. Since 2020, draft zones have been applied on a ward-by-ward basis. Notification letters were sent to property owners and they were invited to an open house. At the open houses, staff met with interested property owners to discuss what the updated zoning meant for their specific property.

## **REPORT:**

### **Purpose of CRoZBy Stage 2b – Applying Residential Zones**

The primary objectives of CRoZBy Stage 2b are to bring residential properties from old Zoning By-law 85-1 into new Zoning By-law 2019-051, apply new Natural Heritage Conservation (NHC-1) zones, and provide more options in zoning to add additional housing supply to our neighbourhoods.

**Table 1** outlines the general conversion chart between a residential zone in old Zoning By-law 85-1 and the equivalent residential zone in new Zoning By-law 2019-051.

**Table 1: Residential Zone Conversion Chart (85-1 zones to 2019-051 zones)**

By-law 85-1 Residential Zone		By-law 2019-051 Residential Zone
Residential One Zone (R-1)	→	RES-1
Residential Two Zone (R-2)	→	RES-1
Residential Three Zone (R-3)	→	RES-2
Residential Four Zone (R-4)	→	RES-3 (lots less than 15 metres wide) RES-4 (R-4 lots 15 metres or wider and lots less than 10.5 metres wide)
Residential Five Zone (R-5)	→	RES-4
Residential Six Zone (R-6)	→	RES-5
Residential Seven Zone (R-7)	→	RES-6
Residential Eight Zone (R-8)	→	RES-6
Residential Nine Zone (R-9)	→	RES-7

### Impacts to Individual Properties

Over 54,000 properties are included in this amendment; most of their changes in zoning are administrative in nature (98% of properties). A minority of properties (<2%) are subject to more significant changes in zoning. **Table 2** provides a specific example of an administrative change and a significant change in zoning.

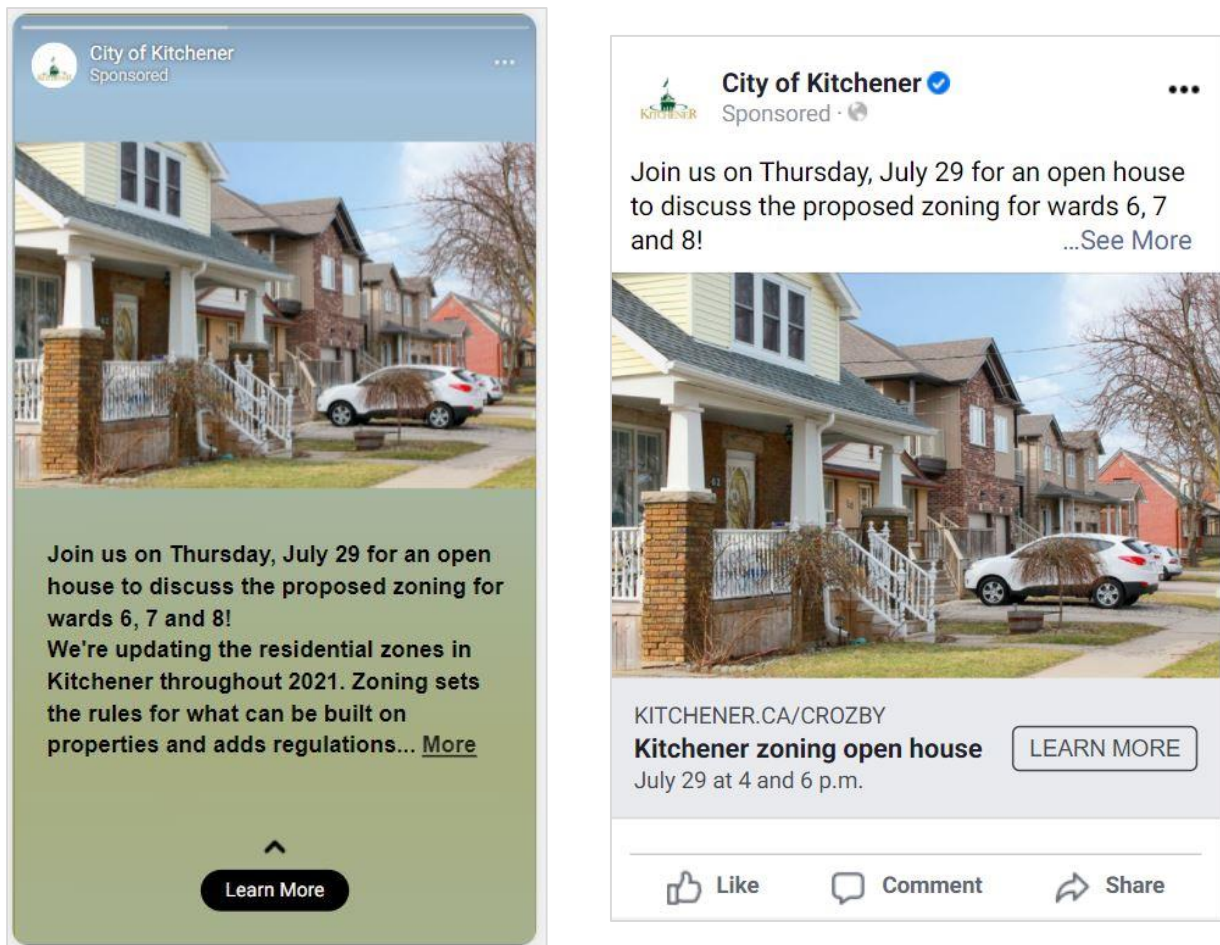
**Table 2: Examples of changes proposed through CROZBy Stage 2b**

Example of administrative change in zoning (98% of properties)	Example of more significant change in zoning (<2% of properties)
<ul style="list-style-type: none"> <li>A property is currently zoned Residential Zone Three (R-3) in Zoning By-law 85-1</li> <li>Based on the lot size and area, the zoning is proposed to change to the equivalent Low Rise Residential Two (RES-2) in Zoning By-law 2019-051</li> </ul>	<ul style="list-style-type: none"> <li>A property is currently zoned Residential Zone Three (R-3) in Zoning By-law 85-1</li> <li>The zoning is proposed to be changed to Low Rise Residential Two (RES-2) and Natural Heritage Conservation (NHC-1) to recognize existing natural features on the property and to bring zoning up to date with the Official Plan land uses.</li> </ul>

Given the administrative nature of most of the proposed changes, staff's engagement approach focused primarily on the approximately 2% of properties that were proposed to have more impactful changes to zoning. These property owners were individually mailed custom letters outlining the proposed changes to the zoning of their property and given the opportunity to engage in the following ways:

- One-on-one phone call(s) or virtual meeting(s);
- Attend an open house which included an optional one-on-one meeting with staff; and,
- Submit comments about the proposed zoning on their property.

To engage other property owners in the process, staff utilized a variety of tools such as targeted social media ads, newspaper advertisements, and website updates. Examples of social media ads are shown in **Figure 1**.



**Figure 1:** Example of Instagram ad (left) and Facebook ad (right) from July 2021

### Natural Heritage Conservation (NHC-1) Zone

The purpose of the Natural Heritage Conservation (NHC-1) zone is to recognize protected natural features identified in our Official Plan and improve the transparency of the City's Zoning By-law. The NHC-1 zone is already in effect in Kitchener's Zoning By-law 2019-051. This zone protects and conserves Kitchener's significant natural heritage features located on public and privately owned property including wetlands, woodlands, valleylands, floodplains and environmentally sensitive policy areas. This zone implements the natural heritage conservation policies and land use in Kitchener's Official Plan. The properties proposed to be zoned NHC-1 contain environmental features that typically extend across entire neighbourhoods such as woodlands or floodplains. Recognizing these areas in zoning helps ensure these features are conserved from development pressures over the long-term and facilitate the continued existence and viability of Kitchener's natural heritage system. Through Stage 1 of CRoZBy, the NHC-1 zone was applied to most of Kitchener's natural heritage features except for lands that also have residential land use permissions. For example, the Huron Natural Area was zoned NHC-1 in Stage 1. In the current stage of CRoZBy, a feature such as the Carisbrook Natural Area is an example of an important feature to be conserved whose extent is on both public and private lands.

The concept of a Natural Heritage Conservation zone was first presented to the community as part of the first draft zoning by-law in 2015. Since that time, it has been the subject of most of the conversations between staff and property owners including through CROZBy Stage 2b (2020 – present). Key themes raised by property owners are:

- How the NHC-1 zoned portion of the property can be used, including the building and maintenance of existing and new structures;
- The future market value of the property; and,
- The limits of the NHC-1 (i.e. where the boundary of the zone is drawn).

Staff understands and appreciates the perspective of property owners that zoning permissions currently in place in By-law 85-1 will change where it is replaced with By-law 2019-051's NHC-1 zone. It is natural and normal for property owners to be concerned about perceived impacts such as property values or their own long-term plans for a property. Since the introduction of the NHC-1 zone in 2015, staff has worked with property owners to understand their concerns, communicate the intent and importance of this zone, and gather additional information to help inform the boundaries of the NHC-1 zone on properties. Individual meetings were held with property owners, site visits were conducted, and information about existing tree conservation measures already in place on properties, where relevant, were provided.

Generally, the NHC-1 zoning applies to properties where there are already restrictions or conditions on development within, or in the buffer to, the natural feature on the property. These restrictions/conditions are typically put in place when lots are created and can include a "Tree Saving Plan," a Conservation Easement, or conditions in the Subdivision Agreement. Due to the property owner's ability to obtain property title insurance in place of a title search, property owners are becoming less aware of these conditions that, in most cases, have been in place on their properties since the lot was first created. Applying the NHC-1 zone on these areas not only implements the Official Plan, the Regional Official Plan, and the Provincial Policy Statement, but it also provides a clear and transparent way to communicate the intent of these lands, that being to conserve the natural feature. **Table 3** summarizes the purpose of the NHC-1 zone.

**Table 3: Purpose of the NHC-1 zone**

What the NHC-1 zone is	What the NHC-1 isn't
Zoning recognition of existing natural features on a property	Creation of new environmental features on a property that do not already exist
Recognition that natural features exist on all types of land (public and privately owned)	City "taking over" privately owned lands from residents
Making zoning more transparent by indicating development potential is limited on NHC lands	Arbitrary rules to limit development or infill on private property

### Providing opportunities for additional housing supply

The proposed amendment to Zoning By-law 2019-051 applies updated residential zoning throughout Kitchener and creates opportunities for increased housing supply. This zoning includes as of right zoning permissions for up to three dwelling units on most residentially zoned properties. Three units are currently permitted on most properties in Kitchener in the form of a duplex plus a backyard home. This change allows more flexible configurations of those three units and introduces further “gentle density” housing options within neighbourhoods.

Additionally, the proposed amendment changes the zoning of 13 properties by adding residential zoning permissions to align with the property’s residential land use designations in the Official Plan. For most of these 13 properties, the proposed zoning is RES-5 which allows for a full range of residential dwelling types from single detached dwellings to multiple dwellings up to 3 storeys in height.

### Update – Residential Intensification in Established Neighbourhoods (RIENS) Study

The Residential Intensification in Established Neighbourhoods Study (RIENS) was completed in March 2017 and provided recommendations regarding the zoning by-law and other city-building tools and processes to insure compatible infill in established neighborhoods. In May 2021, Stage 2a of CRoZBy (Report DSD-2021-42) provided a summary of the status of each recommendation from RIENS. The following was concluded:

*“Staff is of the opinion that recommendations have been effectively addressed and that the core principles established through RIENS are or will be contained in numerous important planning documents in Kitchener such as the new Zoning By-law. As such, the status of the RIENS study is considered ‘complete’.”*

There were six (6) key recommendations from the RIENS study; staff notes that “Recommendation 2” of RIENS was partially intended to be implemented through Stage 2b. This recommendation is outlined in **Table 4**.

**Table 4: Recommendation 2 from RIENS**

Recommendation 2	Consider through further study, whether or not certain areas that have permissions for a variety of multiple dwelling housing forms and which are predominantly the site of single detached dwellings should be re-zoned to reflect the existing housing forms of the neighbourhood.
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This recommendation suggests that through further study, considerations should be given to reduce the range of housing forms from current zoning permissions in order to better reflect the existing built-form. Stage 2b is a City-wide initiative that includes updating zoning for approximately 54,000 individual properties. Conducting a study to review and analyze individual neighbourhoods and their existing built form is a process that is best suited to having defined criteria and dedicated resources. Between 2020 and 2022, prioritization of the Planning Division’s work plan was done, with Council input at a workshop in August 2021. Through this, it was confirmed that a decision on Stage 2b of CRoZBy was of utmost importance and should be prioritized for 2022/23.

These factors made the practicalities of implementing RIENS Recommendation 2 through Stage 2b of CRoZBy ultimately unfeasible. To advance CRoZBy and finalize the implementation of the City's 2014 Official Plan, staff focused on ensuring the proposed residential zoning on a property implements the high-level direction from the Official Plan, which is residential zoning. The merits of changing zoning in consideration of the above-mentioned RIENS recommendation remains a valid and worthy of further analysis. The upcoming Official Plan Review (commencing in 2023) will include housing related studies that will in part look at the role that existing neighbourhoods should play in accommodating future housing.

#### Deferred Lands

There remain some lands in the city deferred from CRoZBy Stage 2b which will remain in Zoning By-law 85-1 for the time being. These lands will be brought into By-law 2019-051 via another City-led project or initiative or a future stage of CRoZBy. **Table 5** provides examples of deferred lands.

**Table 5: Example of Deferred Lands**

<b><u>Deferred Lands</u></b>
Neighbourhood Planning Review (NPR) & Major Transit Station Area (MTSA) lands
Urban Growth Centre (Downtown)
Rosenberg Secondary Plan
North Ward Secondary Plan
Central Frederick Secondary Plan
Bridgeport East
Hidden Valley
Lower Doon

#### **Planning Analysis**

The recommended amendment to Zoning By-law 2019-051 as outlined above meets the requirements of the Planning Act, conforms to the City's Official Plan (2014) and the Region of Waterloo Official Plan (2015), and is consistent with the Provincial Policy Statement (2020) and A Place to Grow (2019).

#### Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS promotes healthy, liveable and safe communities through accommodation of a mix of residential types, including additional dwelling units. Municipalities are to provide for an appropriate range and mix of housing options, encourage the efficient use of land and resources, and promote opportunities to accommodate a significant supply and range of housing options. The proposed Zoning By-law amendment advances the objectives of and is consistent with the PPS.

### A Place to Grow, 2020

A Place to Grow is the Province's plan for growth and development and it aims to support economic prosperity, protect the environment, and help communities achieve a high quality of life. The plan supports the achievement of complete communities that are designed to meet people's needs for daily living throughout an entire lifetime. The plan prioritizes intensification as well as a range and mix of housing options, including additional residential units, to serve all sizes, incomes, and ages of households. The proposed Zoning By-law amendment conforms to A Place to Grow by applying residential zoning that allows a full range of residential dwelling types, increasing opportunities for intensification, and facilitating the creation of more housing choices for people including opportunities to age in place in their neighbourhoods.

### Regional Official Plan, 2015

The Regional Official Plan (ROP) is the Region's guiding document for directing growth and change. Several key goals are related to building vibrant urban places and fostering a strong economy. Planning for an appropriate range and mix of housing choices for all income groups is one of many objectives which work towards creating vibrant urban places. The provision of a full and diverse range and mix of permanent housing is an important theme in the ROP, and the plan requires that area municipalities such as the City of Kitchener provide an appropriate range of housing forms, tenures, densities, and affordability to satisfy the needs of current and future residents.

The proposed Zoning By-law amendment conforms to the ROP by applying residential zoning that allows a full range of residential dwelling types and densities.

The ROP also includes a policy framework for a greenlands system the intent of which is to conserve the Region's natural heritage system including Landscape Level Systems and Core Environmental Features. The ROP requires that area municipalities designate and zone Landscape Level Systems and Core Environmental Features in Official Plans and Zoning By-laws.

The proposed Zoning By-law amendment conforms to the ROP by applying natural heritage conservation zoning to conserve Landscape Level Systems and Core Environmental Features throughout Kitchener.

### City of Kitchener Official Plan, 2014

The City's Official Plan (OP) is the guiding document that contains goals, objectives, and policies to manage and direct land use change in the City. The Official Plan includes three residential land use designations, low density, medium density, and high density. Collectively the residential land uses provide for a full range of housing options across the city.

Section 7.C.3 and the natural heritage conservation land use designation of the OP recognizes and includes a policy framework for the conservation of Kitchener's natural heritage system. The residential zones and natural heritage conservation zone already in place in Zoning By-law 2019-051 conforms to the OP and implements the above-mentioned land use designations. The recommended Zoning By-law amendment applies zones to properties throughout the City consistent with their respective Official Plan land use designations.



**Table 6** outlines the zones within this amendment that are recommended to implement the following Official Plan land use designations.

**Table 6:** Official Plan land use and recommended implementing zones

Official Plan land use	Implementing Zones
Low Rise Residential	RES-1 through RES-5
Medium Rise Residential	RES-6
High Rise Residential	RES-7
Natural Heritage Conservation	Natural Heritage Conservation (NHC-1)

The application of these zones conforms with the OP as it permits the use of land in a manner that is contemplated by the residential land uses and natural heritage conservation land use of the Official Plan.

In addition to the above, the recommended Zoning By-law amendment also introduces a Future Use (FTR-1) zone. This zone is recommended to apply to lands that have an urban land use designation in the Official Plan and may also be partially designated Natural Heritage Conservation. Many of these properties, which will see urban uses in the future, are not currently subject to development applications. It is through the development application process that studies, such as an Environmental Impact Study, would be required that would provide necessary information to assist with the delineation of the natural heritage features on the property.

The FTR-1 zone will permit existing uses until such time as a development application is made through which the property's zoning may change and urban uses could be established on the portion of the property that is determined to be outside of the natural heritage features and buffers. The FTR-1 zone conforms to the Official Plan, specifically policies 7.C.2.13 which requires that studies be submitted on lands where features of the natural heritage system are present, and development is planned to occur. Policies within Section 17 of the Official Plan, which reflect regulations in the Planning Act, provide for the use of the FTR-1 zone by enabling Zoning By-laws to be used to ensure the orderly development of land and to be more restrictive than the policies in the Official Plan, that is not providing the full range of uses or densities contemplated in the Official Plan land use.

The recommended Zoning By-law amendment also introduces a Rural (AGR-2) zone. This zone applies to lands designated Rural in the Official Plan. The AGR-2 zone allows all types, sizes and intensities of agriculture uses currently permitted in the Prime Agriculture (AGR-1) zone and adds complementary compatible uses such as farm equipment sales and equestrian establishment. This zone aims to encourage and support agriculture and agriculture-related uses to help strengthen the viability of the local farm economy.

## Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment to Zoning By-law 2019-051 attached as Appendix A, includes three broad categories:

1. **Mapping updates** to By-law 2019-051 to bring 54,000 properties (mostly residential) from old Zoning By-law 85-1 into new Zoning By-law 2019-051;
2. **Introduction of two new zones** into By-law 2019-051 to maximize the number of properties that can be brought from old Zoning By-law 85-1 into new Zoning By-law 2019-051; and,
3. **Minor updates to regulations** of By-law 2019-051 to ease implementation.

### Mapping Updates

The primary objective of this amendment is to transfer most of the City's residential properties from old Zoning By-law 85-1 into new Zoning By-law 2019-051. The base residential zones (RES-1 through RES-7) of new By-law 2019-051 were approved by Council in May 2021; this amendment seeks to apply these zones to individual properties. This is primarily a mapping exercise and, as such, the amendment includes significant changes to zoning mapping (officially called "Zoning Grid Schedules") which has the effect of bringing these properties into By-law 2019-051.

There are a small number of non-residential properties included in the Amendment. There are a variety of reasons for this such as:

- A property was "deferred" from Stage 1 of CRoZBy (non-residential zones, 2019) and staff are now able to recommend zoning on the property; or,
- The property is identified as 'residential' in the Official Plan but contains a non-residential use most appropriate for a non-residential zone. For example, a neighbourhood convenience store or small health clinic. These sites are best-suited for small-scale commercial-type zones compatible with surrounding residential.

Overall, the following **zones** are proposed to apply to properties included within this Zoning By-law amendment:

- Residential zones RES-1 through RES-7;
  - Approximately 0.8% of the residential properties will also be zoned Natural Heritage Conservation (NHC-1) to recognize existing natural heritage features on the property;
- Future Use Zone (FTR-1). The FTR-1 zone will apply to properties where further study is needed prior to development permissions being granted through the zoning by-law;

- A range of **non-residential zones** on a small number of non-residential properties. Examples of these zones include:
  - Local Commercial (COM-1)
  - Open Space: Recreation (OSR-1) or Open Space: Greenways (OSR-2)
  - Prime Agriculture (AGR-1)

### Introduction of Two New Zones

There are two new zones being introduced through Stage 2b:

1. Future Use (FTR-1) zone – this zone applies to properties planned for future urban uses but need further study and/or have natural features on them.
2. Rural (AGR-2) zone – this zone applies to properties designated ‘Rural’ in the Official Plan and allows a range of agricultural and agricultural-related uses.

### Minor Updates to Regulations

As part of the amendment, minor changes are proposed to specific regulations of Zoning By-law 2019-051 to ease implementation. Through the use of Zoning By-law 2019-051 over the past couple of years, clarification to certain regulations have been identified.

The following are examples of minor changes proposed:

- Creating a definition of ‘Stacked Townhouse Dwelling and updating the definition of ‘Electric Vehicle Supply Equipment’.
- Updating the building height regulations for accessory structures such as sheds to be consistent with how it is currently calculated.
- Carry forward parking exemption from Additional Dwelling Units (Detached) within 800 metres of an LRT station, as approved by Council in June 2021 through an amendment to By-law 85-1.

### **Department and Agency Comments:**

Staff has actively worked with agencies such as the Region of Waterloo, Grand River Conservation Authority (GRCA), the school boards, and gas & utility companies throughout the development of the new Zoning By-law. Internal teams were engaged at various points including Transportation, Building, and Engineering. Notice was also provided to all agencies and public bodies as required under the Planning Act.

### **STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

### **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:

This Zoning By-law amendment primarily utilized the themes of “INFORM” and “CONSULT” from the City’s Community Engagement Policy. This report has also been posted to the City’s website with the agenda in advance of the Council / Committee meeting. The following summarizes the community engagement:

- Community engagement began in 2015 with notification and a series of open houses for all property owners whose land, or portions of land, that were proposed to be zoned NHC-1. Since that time, staff have been meeting with individual property owners to visit sites, and work through concerns. As part of this Zoning By-law amendment for CRoZBy 2b, NHC-1 property owners were notified of any updates to the zoning of their properties.
- All property owners, including those outlined in the point above, whose properties are proposed to have a more substantial change in zoning (approximately 2% of all properties) received an individual mailed notice with details of the proposed changes and possible impacts to their properties. These notices invited property owners to attend an Open House or meet with staff to ask further questions and to submit their comments (if any). **914 letters were mailed.**
- Open Houses, drop-in sessions, and individual meetings were held between 2020 and 2022 for each of the City’s 10 wards. Property owners had the opportunity to meet 1-on-1 with staff to discuss their property and ask questions of staff.
  - Ward 1 – June 2021. **47 property owners** participated or commented.
  - Ward 2 – February 2020. **31 property owners** participated or commented.
  - Ward 3 – December 2021. **13 property owners** participated or commented.
  - Ward 4 – December 2021. **52 property owners** participated or commented.
  - Ward 5 – December 2021. **5 property owners** participated or commented.
  - Ward 6 – July 2021. **4 property owners** participated or commented.
  - Ward 7 – July 2021. **58 property owners** participated or commented.
  - Ward 8 – July 2021. **12 property owners** participated or commented.
  - Ward 9 & 10 – February 2022. **41 letters** mailed to property owners. Engagement remains in progress at the time of writing of this report.
- Following the engagement opportunities with property owners, approximately **62 individual comments were received**. Between the Open House(s) and this report, staff focused on resolving and responding to each of these comments. **Appendix C** is a general summary of engagement in each ward.

**PREVIOUS REPORTS/AUTHORITIES:**

- Planning Act, R.S.O. 1990, c. P.13
- Growth Plan, 2020
- Provincial Policy Statement, 2020
- Regional Official Plan, 2015
- City of Kitchener Official Plan, 2014
- DSD-19-049 – New Zoning By-law (Stage 1)
- DSD-2021-042 – New Zoning By-law (Stage 2a) – Residential Base Zones

**REVIEWED BY:**     Natalie Goss – Manager, Policy and Research

**APPROVED BY:**     Justin Readman - General Manager, Development Services

**ATTACHMENTS:**

- Appendix A – Proposed Zoning By-law Amendment
- Appendix B – Notice of Statutory Open House and Public Meeting
- Appendix C – Summary of Engagement by Ward