

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

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CITY OF KITCHENER

Lower Doon Land Use Study Implementation

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

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**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 incorporate modifications to the text and mapping of the Official Plan in order to implement recommendations contained within the Lower Doon Land Use Study.

**SECTION 3 – BASIS OF THE AMENDMENT**

In 2019, the City initiated the Lower Doon Land Use Study (the "Study"), prepared by retained consultants The Planning Partnership and Bray Heritage. The Study culminated in a final report dated January 29, 2021, and contained 23 recommendations. City Council approved the Study in March 2021. Following City Council's approval, City Staff undertook community engagement on next steps towards implementation of the recommendations contained within the Study. This included developing a proposed land use and zoning concept, and retaining heritage consultants Archaeological Services Inc. (ASI Heritage) to advance the identification and development of a "Heritage Character Area" for a portion of lands within Lower Doon. This body of work has subsequently been referred to as the Lower Doon Cultural Heritage Landscape. Community engagement on the draft land use and zoning concept, along with the draft Lower Doon Cultural Heritage Landscape materials was undertaken in May 2023 and available for public review and comment between May 2023 and July 2023.

The following text provides additional information on the basis of this Official Plan Amendment.

**Land Use Modifications**

City staff are recommending that lands identified as "Area 1" on Schedule 'A' be redesignated from Commercial to High Rise Residential. The proposed land use change would implement as-of-right permissions for high rise residential uses on seven (7) vacant parcels and the existing "Residence & Conference Centre – Kitchener-Waterloo" all situated on Conestoga College Boulevard. The proposed land use change implements recommendation #8 contained in the Study which states: "Promote the development of higher density housing and/or mixed use vacant lands south of Homer Watson through Official Plan and zoning by-law amendments to permit a greater variety of land uses".

**Specific Policy Area Modifications**

Planning staff are recommending the removal of Site Specific Policy Area 26 and introduction of Site Specific Policy Area 66, as shown on Schedule 'B'. The proposed amendment also includes an administrative amendment in the removal of Specific Policy Area 16 from Map 5 of the Official Plan. City Council, through OPA 29, approved the deletion of policy 15.D.12.16 which is specific to Specific Policy Area 16.

Planning staff are recommending removal of Specific Policy Area 26, which states that "the City will undertake a Master Planning exercise to confirm among other matters the appropriate Urban Structure Component to be applied to the subject lands and the appropriate land use designation mix necessary to achieve the *planned function* for this area through an Official Plan Amendment." Planning staff are of the opinion that the work completed following City Council's approval of the Study in March 2021 represents the undertaking of a Master Planning exercise and that this Official Plan Amendment achieves the objective as set out in Specific Policy Area 26.

A new Specific Policy Area 66 is proposed on lands identified as "Area 3" on Schedule 'B' with the intent of removing a maximum floor space ratio. The objective of this Specific Policy Area is to accommodate the development of high rise residential building forms without regulating built form through floor space ratio, rather through the submission of an Urban Design Brief secured through a holding provision in zoning for the properties.

### **Cultural Heritage Resources Modifications**

Planning staff recommend the addition of modifications to Section 12 – Cultural Heritage Resources of the Official Plan to include policies that are specific to the Lower Doon Cultural Heritage Landscape. Map 9 of the Official Plan is proposed to be amended to introduce the Lower Doon Cultural Heritage Landscape geography where the abovementioned policies would apply. The text and mapping modifications specific to Cultural Heritage Resources implements recommendations #1, #2, #3, and #5 of the Study.

Planning staff are of the opinion that the Official Plan Amendment is consistent with and conforms to the Planning Act, Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and the Regional Official Plan (2010), and represents good planning.

### **SECTION 4 – THE AMENDMENT**

1. The City of Kitchener Official Plan is hereby amended as follows:
  - a. Part C, Section 12 is amended by adding the following after policy 12.C.1.48:
 

**12.C.1.49 Lower Doon**  
The following policies apply to lands identified as Lower Doon Cultural Heritage Landscape on Map 9 – Cultural Heritage Resources:

    - a) 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.
    - b) The City will require the submission of a Heritage Impact Assessment and/or a Heritage Conservation Plan for development, redevelopment, demolition, and site alteration for designated properties within or adjacent to the 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 as deemed appropriate by the City's Director of Planning.
      - i. The Heritage Impact Assessment shall be completed in accordance with the City of Kitchener Heritage Impact Assessment Terms of Reference, or a Scoped Heritage Impact Assessment Terms of Reference which will be provided by the City's Heritage Planner and will recommend an appropriate conservation strategy for the cultural heritage resource or heritage attribute. The Heritage Conservation Plan shall be completed in accordance with the City of Kitchener Conservation Plan Terms of Reference and will recommend appropriate conservation measures and work for the cultural heritage resource or heritage attribute.
      - ii. The City may require the submission of additional documents and/or studies as deemed appropriate by the City's Heritage Planner.
    - c) 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).

- d) Any new development that may be proposed within any part of the Lower Doon Cultural Heritage Landscape 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. Any such assessment(s) must be conducted in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists (Ministry of Tourism and Culture 2011).
  - e) New development and alterations on properties within and adjacent to the Cultural Heritage Landscape must be compatible with and complementary to the Cultural Heritage Landscape's cultural heritage value and heritage attributes.
  - f) Demolition or removal of heritage attributes within the Lower Doon Cultural Heritage Landscape is not permitted.
  - g) The City acknowledges that accessibility requirements are an important consideration for public and private properties and that a balance must be found between meeting accessibility requirements and conserving cultural heritage resources and heritage attributes in order to achieve solutions that meet the needs of both, as much as is feasible.
- b. Part D, Section 15.D.12 is amended by deleting Policy 15.D.12.26 in its entirety;
  - c. Part D, Section 15.D.12 is amended by adding Site Specific Policy Area 15.D.12.66 after Site Specific Policy Area 15.D.12.65 as follows:
    - “15.D.12.66. **Conestoga College Blvd**  
Notwithstanding section 15.D.3.24, for the lands subject to this Specific Policy Area, there shall be no maximum Floor Space Ratio. The City will implement architectural and urban design measures to ensure the development complements and contributes to the existing built environment by requiring, through the use of a holding provision, an urban design brief to be provided.
  - d. Map 3 – Land Use is amended by:
    - i) Amending lands identified as “Area 1” from Commercial to High Rise Residential as shown on the attached Schedule ‘A’.
  - e. Map 5 – Specific Policy Areas is amended by:
    - i. Deleting existing Specific Policy Area 16 Lower Doon identified as “Area 1” as shown on the attached Schedule ‘B’;
    - ii. Deleting existing Specific Policy Area 26 Homer Watson Blvd/Conestoga College Blvd identified as “Area 2” as shown on the attached Schedule ‘B’;
    - iii. Adding Specific Policy Area 66 Conestoga College Blvd identified as “Area 3” as shown on the attached Schedule ‘B’.
  - f. Map 9 – Cultural Heritage Resources is amended by:
    - i) Adding the Lower Doon Cultural Heritage Landscape identified as “Area 1” as shown on the attached Schedule ‘C’.


APPENDIX 1

Notice of the Meeting of Planning and Strategic Initiatives Committee of October 30, 2023


Advertised in the Waterloo Region Record on October 6, 2023

## NOTICE OF A PUBLIC MEETING & OPEN HOUSE


### to change land use and zoning in Lower Doon



Map of Lower Doon study area



Land Use & Zoning



Growth & Change



Heritage

**John Zunic, Senior Planner**  
519.741.2200 x 7685  
john.zunic@kitchener.ca

### Have Your Voice Heard!

#### Planning & Strategic Initiatives Committee

Date: **October 30, 2023**  
Location: **Council Chambers  
Kitchener City Hall  
200 King Street West  
or Virtual Zoom Meeting**

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

- current agendas and reports (posted 10 days before meeting)
- appear as a delegation
- watch meeting

#### Virtual Open House

Date: **October 23, 2023**  
Location: **Virtual Zoom Meeting**

To learn more, visit:  
**www.engagewr.ca/lowerdoon**

The City of Kitchener will consider city-initiated applications to amend the Official Plan and Zoning By-law for Lower Doon as part of the implementation of the Lower Doon Land Use Study. These amendments will update land uses and specific policy areas, introduce the Lower Doon Cultural Heritage Landscape, and apply new zoning. Zoning amendments to site specific regulations and the introduction of holding provisions are proposed.

APPENDIX 2

Minutes of the Meeting of Planning and Strategic Initiatives  
Committee – October 30, 2023





APPENDIX 3

Minutes of the Meeting of City Council – November 6, 2023






**CITY OF KITCHENER  
OFFICIAL PLAN  
AMENDMENT TO MAP 3  
LAND USE**



-  Low Rise Residential
-  Commercial
-  Business Park Employment
-  Institutional
-  Natural Heritage Conservation
-  Open Space
-  Major Infrastructure and Utilities

**Area of Amendment**

-  Area 1
-  From Commercial
-  To High Rise Residential

**SCHEDULE 'A'**

APPLICANT: CITY INITIATED

CITY WIDE



SCALE 1:15,000

DATE: SEPTEMBER 19, 2023

REVISED:

OFFICIAL PLAN AMENDMENT OPA23/013/K/JZ

ZONING BY-LAW AMENDMENT ZBA23/023/K/JZ

**City of Kitchener**



DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:  
OPA23013KJZ\_MAP3  
.mxd




**CITY OF KITCHENER  
OFFICIAL PLAN  
AMENDMENT TO MAP 5  
SPECIFIC POLICY AREAS**

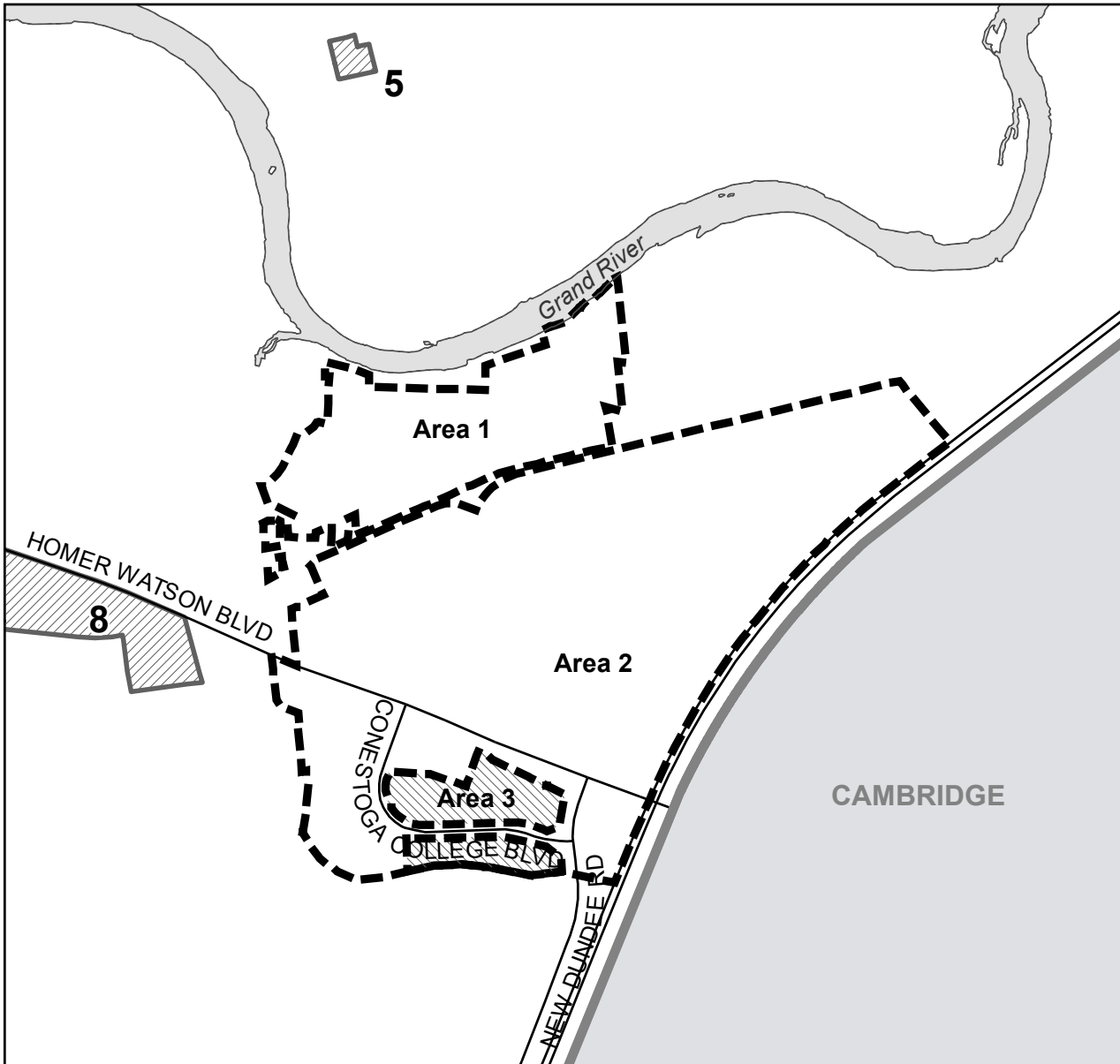


**Specific Policy Areas**

-  5. 300 Joseph Schoerg Cres
-  8. Upper Doon

**Area of Amendment**

-  Area 1  
To Remove Specific Policy Area  
16. Lower Doon
-  Area 2  
To Remove Specific Policy Area  
26. Homer Watson Blvd/Conestoga  
College Blvd
-  Area 3  
To Add Specific Policy Area  
66. Conestoga College Blvd



**SCHEDULE 'B'**

APPLICANT: CITY INITIATED

CITY WIDE



SCALE 1:15,000

DATE: SEPTEMBER 19, 2023

REVISED:

OFFICIAL PLAN AMENDMENT OPA23/013/K/JZ

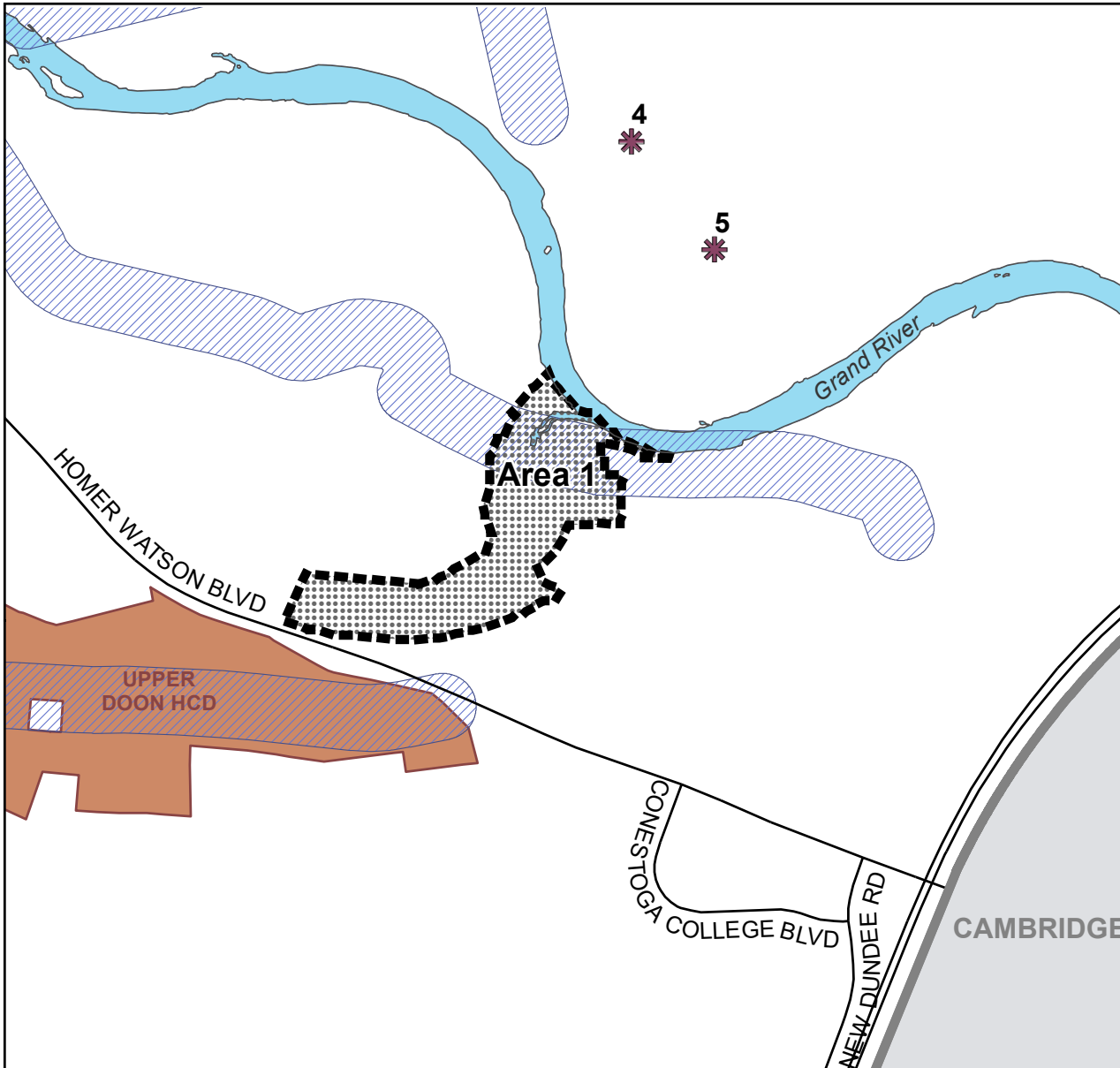
ZONING BY-LAW AMENDMENT ZBA23/023/K/JZ

**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:  
OPA23013KJZ\_MAP5  
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**CITY OF KITCHENER  
OFFICIAL PLAN  
AMENDMENT TO MAP 9  
CULTURAL HERITAGE RESOURCES**



**Heritage Conservation District**



**Heritage Corridor**



**Canadian Heritage River**



**Cultural Heritage Landscape**



4. 300 Joseph Schoerg Crescent  
(Betzner Farmstead)

5. Joseph Schoerg Crescent 58R-  
10533 Pts 2 & 3

**Area of Amendment**

Area 1

To Add Cultural Heritage Landscape



6. Lower Doon

(Willow Lake Park lands and  
10, 20, and 37 Pinnacle Dr and  
6 Amherst Dr)

**SCHEDULE 'C'**

APPLICANT: CITY INITIATED

CITY WIDE



METRES

SCALE 1:15,000

DATE: SEPTEMBER 19, 2023

REVISED:

OFFICIAL PLAN AMENDMENT OPA23/013/K/JZ

ZONING BY-LAW AMENDMENT ZBA23/023/K/JZ

**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:  
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