

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

**DATE OF MEETING:** December 4, 2023

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

**PREPARED BY:** Craig Dumart, Senior Planner, 519-741-2200 ext. 7073  
Adam Zufferli, Student Planner, 519-741-2200 ext. 7074

**WARD(S) INVOLVED:** Ward 2

**DATE OF REPORT:** November 6, 2023

**REPORT NO.:** DSD-2023-321

**SUBJECT:** Official Plan Amendment Application OPA23/009/T/CD  
Zoning By-law Amendment Application ZBA23/014/T/CD  
50 Thaler Avenue and 300 Kinzie Avenue  
City of Kitchener and Waterloo Catholic District School Board

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## RECOMMENDATION:

That Official Plan Amendment Application OPA23/009/T/CD for the City of Kitchener and Waterloo Catholic District School Board requesting a change of the Urban Structure component on the lands specified and illustrated on Schedule 'A' and requesting a change in land use designation on the lands specified and illustrated on Schedule 'B', be adopted, in the form shown in the Official Plan Amendment attached to Report DSD-2023-321 as Appendix 'A', and accordingly forwarded to the Region of Waterloo for approval; and

That Zoning By-law Amendment Application ZBA23/014/T/CD for the City of Kitchener and Waterloo Catholic District School Board be approved in the form shown in the 'Proposed By-law', and 'Map No. 1', attached to Report DSD-2023-321 as Appendix 'B'; and further.

## REPORT HIGHLIGHTS:

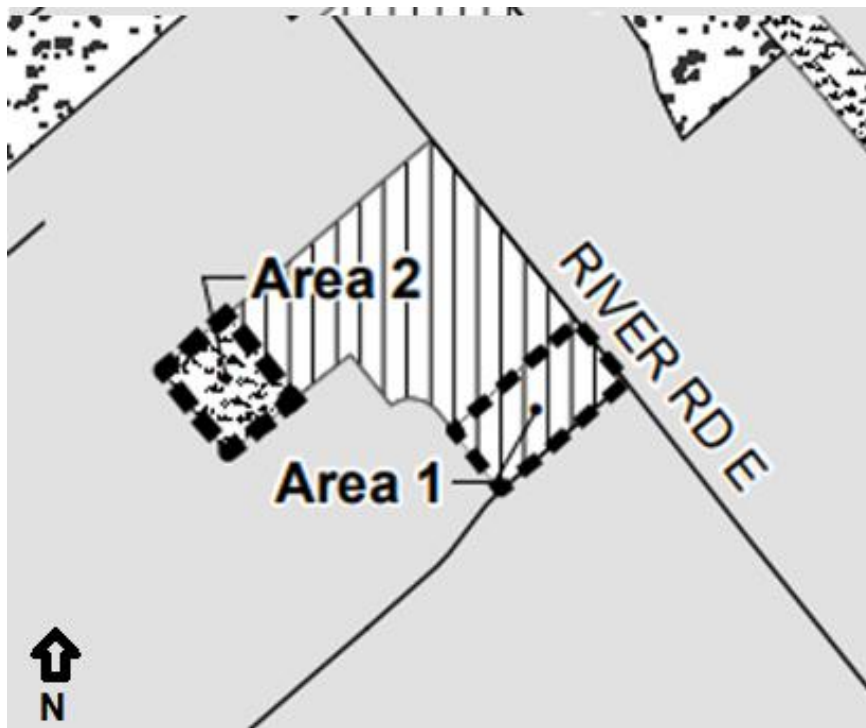
- The purpose of this report is to evaluate and provide a planning recommendation regarding the Official Plan Amendment and Zoning By-law Amendment Applications for the subject lands located at 50 Thaler Avenue and 300 Kinzie Avenue. It is planning staff's recommendation that the Official Plan and Zoning By-law Amendment Applications be approved.
- The proposed Amendments support the land exchange between the City of Kitchener (City) and the Waterloo Catholic District School Board (WCDSB) which will convey the

entirety of the City-owned property at 300 Kinzie Avenue to the WCDSB in exchange for a portion of the WCDSB-owned property at 50 Thaler Avenue.

- The new park location is a better location for a park within the existing neighbourhood and provides less vehicular conflict and noise from River Road East. The parcel of land the school will receive will allow for a parking lot situated closer to River Road keeping vehicular traffic to the front of the school facing River Road and out of the existing neighbourhood. The lands being swapped are identical in size and there is no net land loss to either party as a result of the land swap.
- Community engagement included:
  - circulation of a preliminary notice letter to property owners and residents within 240 metres of the subject site;
  - installation of a large billboard notice sign on the properties;
  - follow up one-on-one correspondence with members of the public;
  - Neighbourhood Meeting held on July 27, 2023;
  - postcard advising of the statutory public meeting was circulated to all residents and property owners within 240 metres of the subject site, those who responded to the preliminary circulation; and those who attended the Neighbourhood Meeting;
  - notice of the public meeting was published in The Record on November 10, 2023.
- This report supports the delivery of core services.

## **EXECUTIVE SUMMARY:**

The City of Kitchener and the Waterloo Catholic District School Board are proposing to change the Official Plan Urban Structure identification and the land use designation for the lands shown as 'Area 1' on Figure 1 from 'Green Areas' and 'Open Space' to 'Community Areas' and 'Institutional' and for the lands shown as 'Area 2' on 'Figure 1 from 'Community Areas' and 'Institutional' to 'Green Areas' and 'Open Space' in the City of Kitchener Official Plan. The applicant is also proposing to change the zoning for the lands shown as 'Area 1' on 'Figure 1 from 'Open Space: Greenways Zone (OSR-2)' to 'Neighbourhood Institutional Zone (INS-1)' and to change the zoning for the lands shown as 'Area 2' on 'Figure 1 from 'Neighbourhood Institutional Zone (INS-1)' to 'Recreation Zone (OSR-1)' in Zoning By-law 2019-051. The proposed Amendments support the land exchange between the City of Kitchener (City) and the Waterloo Catholic District School Board (WCDSB) which will convey the entirety of the City-owned property at 300 Kinzie Avenue to the WCDSB in exchange for a portion of the WCDSB-owned property at 50 Thaler Avenue to allow for the relocation of a City owned Park from Kinzie Avenue to along Thaler Avenue and a future elementary school fronting on River Road East, Burgetz Avenue and Kinzie Avenue. Staff are recommending that the applications be approved.



**Figure 1 – Subject Area Map**

#### **BACKGROUND:**

The City of Kitchener (City) and the Waterloo Catholic District School Board (WCDSB) have made applications for an Official Plan Amendment and Zoning By-law Amendment to facilitate a land exchange between the Waterloo Catholic District School Board and the City of Kitchener to allow for the relocation of a City-owned Park from Kinzie Avenue to along Thaler Avenue and a future elementary school fronting on River Road East, Burgetz Avenue and Kinzie Avenue.

The lands are split between two components in the City's Urban Structure. The lands known municipally as 300 Kinzie Avenue are shown as 'Green Areas' on Map 2 – Urban Structure in the City of Kitchener Official Plan. The lands known municipally as 50 Thaler Avenue are shown as 'Community Areas' on Map 2 – Urban Structure in the City of Kitchener Official Plan.

The Official Plan designation for the subject lands is split between the two parcels. The lands known municipally as 300 Kinzie Avenue are designated as 'Open Space' on Map 3 – Land Use in the City of Kitchener Official Plan. The lands known municipally as 50 Thaler Avenue are designated as 'Institutional' on Map 3 – Land Use in the City of Kitchener Official Plan.

The application for an Official Plan Amendment to the Urban Structure identification on Map 2 in the City of Kitchener's Official Plan is required to change 'Area 1' on Figure 1 from 'Green Areas' to 'Community Areas' and for the lands shown as 'Area 2' on 'Figure 1 from 'Community Areas' to 'Green Areas', which will allow the proposed land use designations.

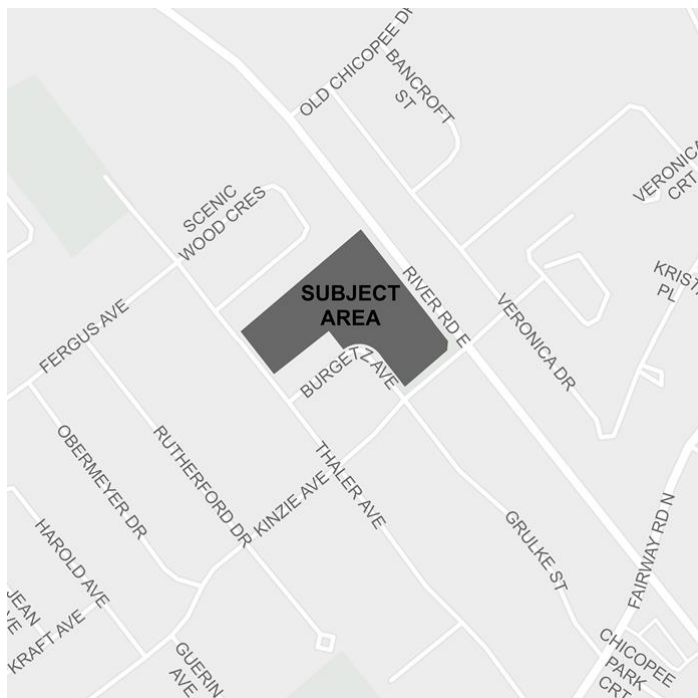
The application for an Official Plan Amendment then proposes to change the land use designation on the lands shown as 'Area 1' on Figure 1 from 'Open Space' to 'Institutional' and for the lands shown as 'Area 2' on 'Figure 1 from 'Institutional' to 'Open Space'.

The existing zoning for the subject lands is split between the two parcels. The lands known municipally as 300 Kinzie Avenue is zoned 'Open Space: Greenways Zone (OSR-2)' in Zoning By-law 2019-051. The primary purpose of the 'OSR-2' zone is for green space and buffers as part of a comprehensive and connected open space system. This zone also permits a range of open space uses, including parks for both active and passive recreation. The lands known municipally as 50 Thaler Avenue is zoned 'Neighbourhood Institutional (INS-1)' in Zoning By-law 2019-051. The 'INS-1' zone permits institutional uses up to a maximum gross floor area and does not permit large institutional uses.

The application for a Zoning By-law Amendment proposes to change the zoning for the lands shown as 'Area 1' on Figure 1 from 'OSR-2' in Zoning By-law 2019-051 to 'INS-1' and to change the zoning for the lands shown as 'Area 2' on Figure 1 from 'INS-1' to 'OSR-1' in Zoning By-law 2019-051.

### **Site Context:**

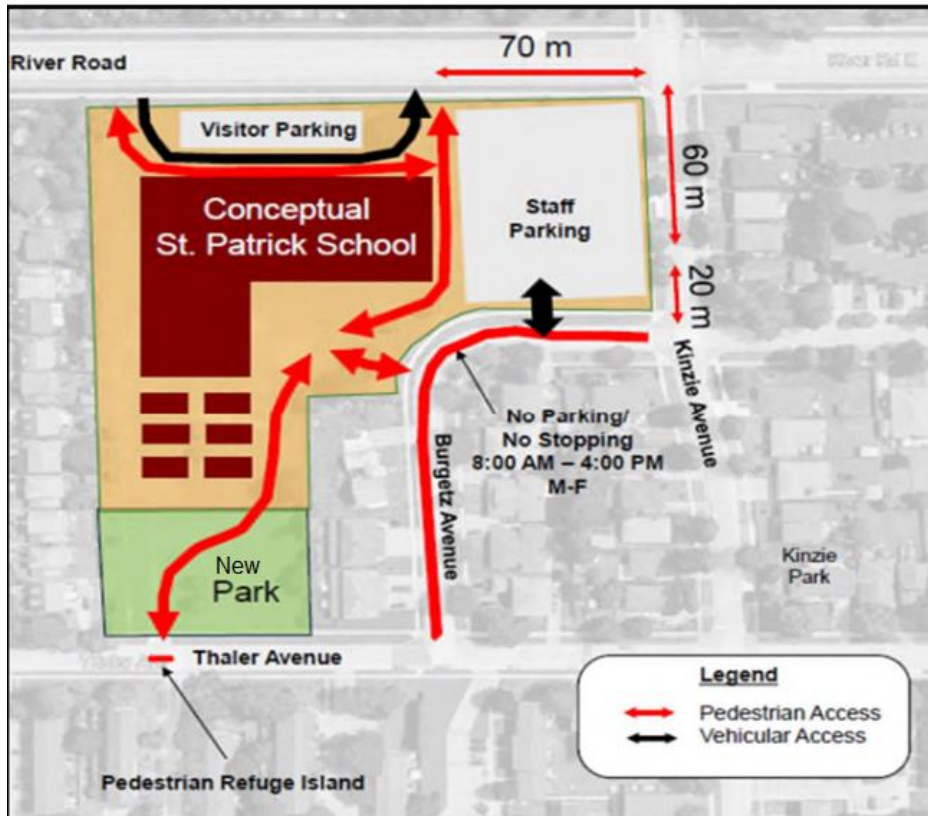
The subject lands are municipally addressed as 50 Thaler Avenue and 300 Kinzie Avenue. The subject lands are located in the Centreville Chicopee neighbourhood and are bounded by Thaler Avenue to the west, Burgetz Avenue and Kinzie Avenue to the south, River Road to the east, and the rear lot line of residential lots to the north. The surrounding neighbourhood contains a variety of low-rise residential dwelling types on lots of various sizes. The lands at 50 Thaler Avenue are currently vacant. These lands were formerly home to St. Patrick's Catholic Elementary School, which was demolished in 2016. The lands at 300 Kinzie Avenue are currently used as Kinzie Park, a small City park with a playground.



**Figure 2: Site Context Map**

## REPORT:

The subject lands are proposed to be redeveloped with a two-storey Catholic Elementary School and Early Years Learning Centre. The City-owned park is proposed to be relocated. To facilitate the future use of the subject lands, the City of Kitchener (City) will exchange the City-owned lands at 300 Kinzie Avenue for a portion of the lands owned by the Waterloo Catholic District School Board (WCDSB) at 50 Thaler Avenue. The lands shown as 'Area 1' on Figure 1 will be conveyed to the WCDSB and will be used as a parking lot for the future school and learning centre. The lands shown as 'Area 2' on Figure 1 will be conveyed to the City and where the new City Owned park will be relocated.



To facilitate the proposed use of the lands, an Official Plan Amendment and Zoning By-law Amendment are required to amend the urban structure and change the land use designation and zoning on the subject lands.

The portion of the subject lands known municipally as 50 Thaler Avenue is currently identified and designated 'Community Areas' and 'Institutional' in the City of Kitchener Official Plan and zoned as 'Neighbourhood Institutional Zone (INS-1)' in Zoning By-law 2019-051. The portion of the subject lands known municipally as 300 Kinzie Avenue is currently identified and designated 'Green Areas' and 'Open Space' in the City of Kitchener Official Plan and zoned as 'Open Space: Greenways Zone (OSR-2)' in Zoning By-law 2019-051.

The existing Official Plan policies permit a range of institutional uses to be located on a portion of the subject lands addressed as 50 Thaler Avenue and permit a range of open space and recreational uses to be located on a portion of the subject lands addressed as 300 Kinzie Avenue. The application for Official Plan Amendment is needed to change the land use designation on portions of the subject lands in order to facilitate the future use of the lands.

The Urban Structure in the City of Kitchener Official Plan is required to be amended to change 'Area 1' on Figure 1 from 'Green Areas' to 'Community Areas' and for the lands shown as 'Area 2' on 'Figure 1 from 'Community Areas' to 'Green Areas', which will allow the proposed land use designations.

The proposed Official Plan Amendment is to change the land use designation on the lands shown as 'Area 1' on Figure 1 from 'Open Space' to 'Institutional' and for the lands shown as 'Area 2' on Figure 1 from 'Institutional' to 'Open Space'.

The application for a Zoning By-law Amendment is needed to change the zoning on portions of the subject lands in order to facilitate the future use of the lands. The proposed Zoning By-law Amendment is to change the zoning on the lands shown as 'Area 1' on Figure 1 from 'Open Space Greenways Zone (OSR-2)' to 'Neighbourhood Institutional Zone (INS-1)' and for the lands shown as 'Area 2' on Figure 1 from 'Neighbourhood Institutional Zone (INS-1)' to 'Recreation Zone (OSR-1)'.

There are no Site Specific provisions or Holding provisions associated with this Zoning By-law Amendment application.

### **Planning Analysis:**

#### **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.

The Ministry of Municipal Affairs and Housing is proposing 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 in effect at the time this report was prepared.

### **Provincial Policy Statement, 2020:**

The Provincial Policy Statement (PPS, 2020) provides policy direction on matters of provincial interest related to land use planning and development. Section 1.5.1(b) of the PPS (2020) promotes the creation of healthy and active communities through planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation. Section 1.6 of the PPS (2020) promotes the provision of parkland and open space as green infrastructure to compliment the built environment. The applications for an Official Plan Amendment and a Zoning By-law Amendment would facilitate the revitalization of the vacant lands with institutional uses and parkland to support a healthy and active community.

Planning staff is of the opinion that the proposed applications to facilitate the use of the subject lands as a Catholic Elementary School and Early Years Learning Centre and City park are complementary to the surrounding community, helps to foster healthy and active communities, and will make use of the existing infrastructure. No new public roads would be required for the proposed development and Engineering staff have confirmed there are no concerns with the proposed amendments to the subject lands.

Based on the foregoing, staff is of the opinion that this proposal is in conformity with the PPS.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan):**

The Growth Plan supports the development of complete and compact communities that are designed to support healthy and active living, make efficient use of land and infrastructure, provide for a range, and mix of housing types, jobs, and services, at densities and in locations which support transit viability and active transportation. Policies of the Growth Plan promote growth within strategic growth areas including major transit station areas, in order to provide a focus for investments in transit and other types of infrastructure.

Policies 2.2.1.4 states that complete communities will:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;

- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- d) expand convenient access to:
  - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
  - ii. public service facilities, co-located and integrated in community hubs;
  - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
  - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
- g) integrate green infrastructure and appropriate low impact development.

Policy 3.2.8.6 states that new public service facilities, including hospitals and schools, should be located in settlement areas and preference should be given to sites that are easily accessible by active transportation and transit, where that service is available.

Policy 4.5.2.2 states that municipalities are encouraged to establish an open space system within settlement areas, which may include opportunities for urban agriculture, rooftop gardens, communal courtyards, and public parks.

The Growth Plan supports planning for a range and mix of land uses within neighbourhoods to create complete communities. The Growth Plan emphasizes the importance of active transportation and public transit in providing a range of transportation options to new public service facilities. The Growth Plan also supports planning for parkland within settlement areas. The subject lands are serviced by GRT Route 1 Queen-River and are centrally located within the Centreville Chicopee neighbourhood, enabling access by multiple modes of transportation. The proposed uses of the subject lands will support the development of the Centreville Chicopee neighbourhood as a complete community and provide valuable parkland in a more suitable location.

Planning staff is of the opinion that the applications conform to the Growth Plan.

### **Regional Official Plan (ROP):**

Urban Area policies of the ROP identify that the focus of the Region's future growth will be within the Urban Area. The subject lands are designated Built-Up Area in the ROP. The proposed development conforms to Section 2.F of the ROP as the proposed development supports the achievement of the minimum annual intensification targets within the delineated Built-Up Area. Growth is directed to the Built Up Area of the Region to make better use of infrastructure that can assist in transitioning the Region into an energy efficient, low carbon community. Furthermore, intensification within the Built-Up Area assists the gradual transition of existing neighbourhoods within the Region into 15-minute



neighbourhoods that are compact, well connected places that allow all people of all ages and abilities to access the needs for daily living within 15 minutes by walking, cycling or rolling.

The Region of Waterloo have indicated they have no objections to the proposed application (Appendix 'D'). Planning staff are of the opinion that the applications conform to the Regional Official Plan as the redevelopment of the subject lands with a future school and park will contribute to the transition of the existing neighbourhood into a 15 minute community.

### **City of Kitchener Official Plan (OP):**

The City of Kitchener OP provides the long-term land use vision for Kitchener. The vision is further articulated and implemented through the guiding principles, goals, objectives, and policies which are set out in the Plan. The Vision and Goals of the OP strive to build an innovative, vibrant, attractive, safe, complete and healthy community.

#### Urban Structure

The Official Plan establishes an Urban Structure for the City of Kitchener and provides policies for directing growth and development within this structure. The subject lands are currently split between two components of the urban structure.

The lands addressed as 50 Thaler Avenue are currently identified as 'Community Areas' in the City's Urban Structure (Map 2). The planned function of Community Areas is to provide for residential uses as well as non-residential supporting uses intended to serve the immediate residential areas, including parkland. Within lands identified as 'Community Areas' on Map 2, the applicable land use designation can include Institutional (the current and proposed land use designation), and Open Space (the proposed land use designation). The proposal would have the land use designation on the lands addressed as 50 Thaler Avenue be split between Institutional and Open Space.

The lands addressed as 300 Kinzie Avenue are currently identified as 'Green Areas' in the City's Urban Structure (Map 2). The planned function of Green Areas is to protect and conserve the ecological functions and features and passive and active recreation that these areas provide. Within lands identified as 'Green Areas' on Map 2, the applicable land use designation may be Open Space (the current land use designation) but may not be Institutional (the proposed land use designation).

To facilitate the proposed land uses changes, an amendment to the Urban Structure - Map 2 – in the City of Kitchener's Official Plan is required. Staff are supportive of the amendments to the Urban Structure of the subject lands which will amend 'Area 1' on Figure 1 from 'Green Areas' to 'Community Areas' and change the lands shown as 'Area 2' on 'Figure 1 from 'Community Areas' to 'Green Areas', which will allow the proposed land use designations.

Staff is of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment will support a development that not only complies with the City's policies for Community Areas and Green Areas but also contributes to the vision for a sustainable and more sustainable city.

### Land use Designation

The Official Plan designation for the subject lands is split between the two parcels. The lands known municipally as 300 Kinzie Avenue are designated as 'Open Space' on Map 3 – Land Use in the City of Kitchener Official Plan while the lands known municipally addressed as 50 Thaler Avenue are designated as 'Institutional' on Map 3 – Land Use in the City of Kitchener Official Plan.

### Institutional

The primary use of land within the Institutional land use designation is intended for institutional uses that are of a community or regional nature, such as secondary and post-secondary educational facilities, long-term care facilities and social, cultural and administrative facilities. This land use designation also includes small-scale institutional uses compatible with surrounding uses such as public and private elementary schools, libraries, day care centres, and places of worship.

Policy 15.D.7.4 of the City of Kitchener's Official Plan allows for the redesignation of the site to an appropriate alternative land use designation only after examination of the following options for part or all of the site: a) the use of the site for a suitable alternative institutional purpose; b) acquisition of the site or a portion of it by the City for institutional or open space use, based on the park needs of the surrounding area; and, c) the use of the site to meet housing targets, particularly for special needs or affordable housing.

The proposed amendment is appropriate and conforms with these policies as the subject lands will be used for the development of a city owned park.

### Open Space

Open Space is a valuable resource to the community and contributes to the quality of life in Kitchener. The primary intent of the Open Space land use category is to provide for a comprehensive and connected open space system of parks and trails, a buffer between land uses, and increase the opportunities for recreation and general enjoyment of an area while having regard for the City's natural areas that not designated as part of the Natural Heritage System.

Policy 15.D.10.6. states that an application for the redesignation of Open Space for other purposes may be given due consideration by the City, subject to the application of the other policies in this Plan. However, the City will not be obligated to redesignate or to purchase any land if there is an existing or potential hazard that is not feasible for the owner to overcome.

Staff is of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment will support a development that complies with the City's policies for the Open Space and Institutional land use designations.

### Complete Community

A complete community creates and provides access to a mix of land uses including a range and mix of housing, including affordable housing, recreation, commerce, community and cultural facilities, health care facilities, employment, parks and open spaces that are distributed and connected in a coherent and efficient manner. 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. Kitchener will be planned as a complete community that creates opportunities for all people to live, work and interact within close proximity. 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.

The proposal will contribute to a complete community by relocating parkland to a more suitable area in the neighbourhood and allow for the development of more compatible future school site. These uses are complimentary to the surrounding neighbourhood, which contains a range and mix of low-rise residential housing typologies.

#### City-owned Park:

The proposed development will relocate the existing park from its current location at 300 Kinzie Avenue to lands abutting Thaler Avenue. Planning staff is of the opinion that the proposed location for the park is more ideal. The relocated park will be located interior to the subject lands adjacent to residential uses, allowing more households to be within walking distance of valuable community amenity.

#### Transportation Policies:

The Official Plan supports an integrated transportation system which incorporates active transportation, allows for the movement of people and goods and promotes a vibrant, healthy community using land use designations and urban design initiatives that make a wide range of transportation choices viable. The subject lands are located along Route 1 Queen-River of the GRT bus network.

The proposed Official Plan Amendment and Zoning By-law Amendment Applications support a mix of uses that will contribute to a complete community. The location of the proposed school building will result in a compatible built form that fosters walkability within a pedestrian-friendly environment that allows walking to be safe, comfortable, barrier-free and a convenient form of urban travel. Additionally, secured and visitor bicycle parking is required as part of the Zoning By-law.

#### Official Plan Conclusions

The application for an Official Plan Amendment is needed to change the urban structure component identification and the land use designation on portions of the subject lands in order to facilitate the future use of the lands. The proposed Official Plan Amendment is to change the urban structure identification and land use designation on the lands shown as 'Area 1' on 'Figure 1 from 'Green Areas' and 'Open Space' to 'Community Areas' and 'Institutional' and for the lands shown as 'Area 2' on 'Figure 1 from 'Community Areas' and 'Institutional' to 'Green Areas' and 'Open Space'. Based on the above-noted policies and planning analysis, staff is of the opinion that the proposed Official Plan Amendment represents good planning and recommends that the proposed Official Plan Amendment be approved in the form shown in Appendix "A".

#### **Proposed Zoning By-law Amendment:**

The existing zoning for the subject lands is split between the two parcels. The lands known municipally as 300 Kinzie Avenue are zoned 'Open Space: Greenways Zone (OSR-2)' in

Zoning By-law 2019-051. The primary purpose of the 'OSR-2' zone is for green space and buffers as part of a comprehensive and connected open space system. This zone also permits a range of open space uses, including parks for both active and passive recreation. The lands known municipally as 50 Thaler Avenue are zoned 'Neighbourhood Institutional (INS-1)' in Zoning By-law 2019-051. The INS-1 zone permits institutional uses up to a maximum gross floor area and does not permit large institutional uses.

The proposed amendments to change the zoning on the two parcels are required to facilitate a land exchange between the City of Kitchener and the Waterloo Region Catholic District School Board.

The proposed Zoning By-law Amendment is to change the zoning on the lands shown as 'Area 1' on Figure 1 from 'Open Space: Greenways Zone (OSR-2)' to 'Neighbourhood Institutional Zone (INS-1)' and for the lands shown as 'Area 2' on Figure 1 from 'Neighbourhood Institutional Zone (INS-1)' to 'Recreation Zone (OSR-1)' in Zoning By-law 2019-051. There are no Site Specific provisions or Holding provisions associated with this Zoning By-law Amendment Application.

### **Proposed Zoning By-law Amendment Conclusions**

Staff is of the opinion that the proposed Zoning By-law Amendment Application represents good planning as it will facilitate the redevelopment of the lands with an elementary school and early years learning centre and the relocation of City parkland that is compatible with the existing neighbourhood, which will add visual interest at the street level, provide enhanced landscaping that will contribute to the streetscape, and which will appropriately accommodate on-site parking needs. Staff are supportive of the proposed development and recommend that the proposed Zoning By-law Amendment be approved as shown in Appendix 'B'.

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

Circulation of the Official Plan Amendment and Zoning By-law Amendment was undertaken on June 13, 2023 to all applicable City departments and other review authorities. No major concerns were identified by any commenting City department or agency and any necessary revisions and updates were made. Copies of the comments are found in Appendix "C" of this report.

## **WHAT WE HEARD**



**3 people provided comments**



**A City-led Neighbourhood Meetings held on July 27, 2023 and approximately 5 different users logged on.**



**625 households (occupants and property owners) were circulated and notified**

### **Community Input & Staff Responses**

Staff received written responses from 3 residents with respect to the proposed development. These are included in Appendix 'D'. A Neighbourhood Meeting was held on July 27, 2023. In addition, staff had follow-up one-on-one correspondence with members of the public. A summary of what we heard, and staff responses are noted below.

<b>What We Heard</b>	<b>Staff Comment</b>
Residents support the amendments and development of the school and city-owned park.	Staff received emails in support of the proposed development from residents who were happy to see the lands proposed to be developed with a new city park and school for families.
The park should not change location. Some residents do not support relocating the park and prefer the location of the existing park.	<p>City of Kitchener Parks staff reviewed the proposed new location of Kinzie Park and are supportive of the land swap and relocation for various reasons:</p> <p><b>1) Frontage –</b> Thaler Ave. frontage is within a quieter neighbourhood fabric and provides less vehicular conflict and noise from River Road East.</p> <p><b>2) Compatible with adjacent residential –</b> Green space adjacent to residential lots backing onto 50 Thaler Avenue are more compatible than drive aisles and parking lot use.</p> <p><b>3) Compatible with School Site Design –</b> aligning school green space with adjacent public green space within the site design will allow for improved pedestrian flow.</p> <p><b>4) Bus drop-off along River Road East –</b> Keeping vehicular traffic to the front of the school facing River Road creates a buffer between the quieter green space in the rear of the property.</p>

### **Planning Conclusions**

In considering the foregoing, staff are supportive of the proposed Official Plan Amendment and Zoning By-law Amendment Applications to permit 50 Thaler Avenue and 300 Kinzie Avenue to be developed with an elementary school and early years learning centre and facilitate the relocation of City parkland. Staff is of the opinion that the subject applications are consistent with policies of the Provincial Policy Statement, conform to Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Kitchener Official Plan and represent good planning. It is recommended that the applications be approved.

### **ALIGNMENT WITH CITY OF KITCHENER STRATEGIC PLAN:**

The recommendation of this report supports the achievement of the City's strategic vision through the delivery of core service.

### **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:**

INFORM – This report has been posted to the City's website with the agenda in advance of the Council / Committee meeting. A large notice sign was posted on the property and information regarding the application was posted to the City's website in June 2023. Following the initial circulation referenced below, an additional postcard advising of the statutory public meeting was circulated to all residents and property owners within 240 metres of the subject lands, those responding to the preliminary circulation and who attended the Neighbourhood Meetings. Notice of the Statutory Public Meeting was also posted in The Record on November 10, 2023 (a copy of the Notice may be found in Appendix 'C').

CONSULT – The proposed Official Plan Amendment and Zoning By-law Amendment were circulated to residents and property owners within 240 metres of the subject lands on June 13, 2023. In response to this circulation, staff received written responses from 3 members of the public, which were summarized as part of this staff report. Planning staff also had one-on-one conversations with residents on the telephone and responded to emails.

### **PREVIOUS REPORTS/AUTHORITIES:**

- Planning Act, R.S.O. 1990, c. P.13
- Growth Plan, 2020
- Provincial Policy Statement, 2020
- Region of Waterloo Official Plan
- City of Kitchener Official Plan (2014)
- City of Kitchener Zoning By-law 2019-051

### **REVIEWED BY:**

Stevenson, Garrett - Manager of Development Review, Planning Division

Malone-Wright – Supervisor, Development Applications, Planning Division

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

### **APPENDIXS:**

Appendix A – Proposed Official Plan Amendment

Appendix B – Proposed Zoning By-law Amendment

Appendix C – Newspaper Notice

Appendix D – Department and Agency Comments

Appendix E – Public Comments

