

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

CITY OF KITCHENER
50 Thaler Avenue and 300 Kinzie Avenue

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SECTION 1 – TITLE AND COMPONENTS

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

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of the Official Plan Amendment is to amend:

- Map 2 –Urban Structure by changing the Urban Structure identification for lands, municipally addressed as 50 Thaler Avenue and 300 Kinzie Avenue as follows:
- Map 2 is amended by changing the land use designations of affected lands as follows:
 - Area 1 - From Green Areas to Community Areas.
 - Area 2 - From Community Area to Green Areas.
- Map 3 – Land Use by redesignating lands, municipally addressed as 50 Thaler Avenue and 300 Kinzie Avenue as follows:
- Map 3 is amended by changing the land use designations of affected lands as follows:
 - Area 1 - From Open Space to Institutional.
 - Area 2 - From Institutional to Open Space.

SECTION 3 – BASIS OF THE AMENDMENT

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.

SECTION 4 – THE AMENDMENT

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

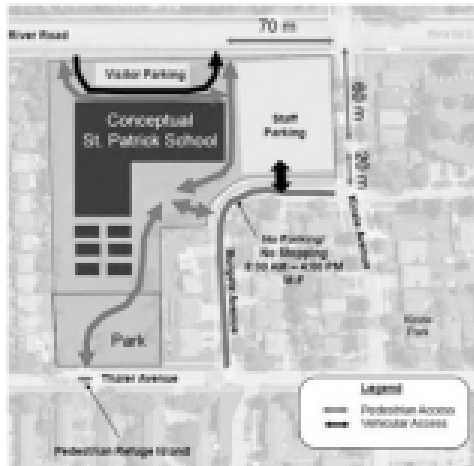
- a) Amend Map No. 2 – Urban Structure by:
 - I. Change Area 1 of Amendment as “Community Areas” instead of “Green Areas”, as shown on the attached Schedule “A” and;
 - II. Change Area 2 of Amendment as “Green Areas” instead of “Community Areas”, as shown on the attached Schedule “A”

- b) Amend Map No. 3 – Land Use by:
 - III. Designating Area 1 of Amendment as “Institutional” instead of “Open Space”, as shown on the attached Schedule “B” and;
 - IV. Designating Area 2 of Amendment as “Open Space” instead of “Institutional”, as shown on the attached Schedule “B”.

NOTICE OF PUBLIC MEETING

for a development in your neighbourhood

50 Thaler Avenue & 300 Kinzie Avenue



Concept Site Plan



Future
Elementary
School



Relocation of
City Park

Have Your Voice Heard!

Planning & Strategic Initiatives Committee

Date: **December 4, 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](https://www.kitchener.ca/PlanningApplications)**

or contact:

Craig Dumart, Senior Planner
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519.741.2200 x7073

The City of Kitchener will consider applications to amend the Official Plan and Zoning By-law to facilitate a land exchange between the Waterloo Catholic District School Board and the City of Kitchener to allow for the relocation and development of a City-owned Park along Thaler Avenue and a future elementary school fronting on River Road East, Burgetz Avenue and Kinzie Avenue.

APPENDIX 2

Minutes of the Meeting of Planning and Strategic Initiatives Committee – December 4, 2023

APPENDIX 3

Minutes of the Meeting of City Council – December 11, 2023