

# Staff Report



Development Services Department

www.kitchener.ca

**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:** Brian Bateman, Senior Planner, 519-741-2200 ext. 7869

**WARD(S) INVOLVED:** Ward 8

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

**REPORT NO.:** DSD-2023-496

**SUBJECT:** 2150 Bleams Road  
Official Plan Amendment Application OPA23/018/B/BB and  
Zoning By-law Amendment Application ZBA23/015/Q/ES  
Trustees For St. John The Baptist Romanian Orthodox  
Church; Romanian Orthodox Parish St. John The Baptist

---

## RECOMMENDATION:

That Official Plan Amendment Application OPA23/018/B/BB be adopted, in the form shown in the Official Plan Amendment as Attachments 'A1' and 'A2', and, accordingly, forwarded to the Regional Municipality of Waterloo for approval; and

That Zoning By-law Amendment Application ZBA23/030/B/BB requesting to amend Zoning By-law 2019-051, be approved in the form shown in the Proposed 'Proposed By-law', and 'Map No. 1' as Attachments 'B1' and 'B2'.

## REPORT HIGHLIGHTS:

- The purpose of this report is to evaluate and provide a planning recommendation regarding proposed Official Plan and Zoning By-law Amendment Applications for the portion of the property located at 2150 Bleams Road, fronting on Gravel Ridge Trail.
- It is Planning staff's recommendation that the Official Plan and Zoning By-law Amendment Applications be approved. The proposed applications represent an opportunity to provide additional low rise housing in the community.
- The applicant has requested RES-5 zoning; however, in response to resident concerns, staff are recommending RES-4 zoning with special provisions to remove stacked townhouse dwelling units and other forms of multiples from the list of permitted uses but retain street fronting townhouses in addition to single and semi-detached dwellings.
- Community engagement included:
  - Circulation of a preliminary notice to property owners and residents within 240 metres of the subject site;
  - Installation of a large billboard notice sign on the property;

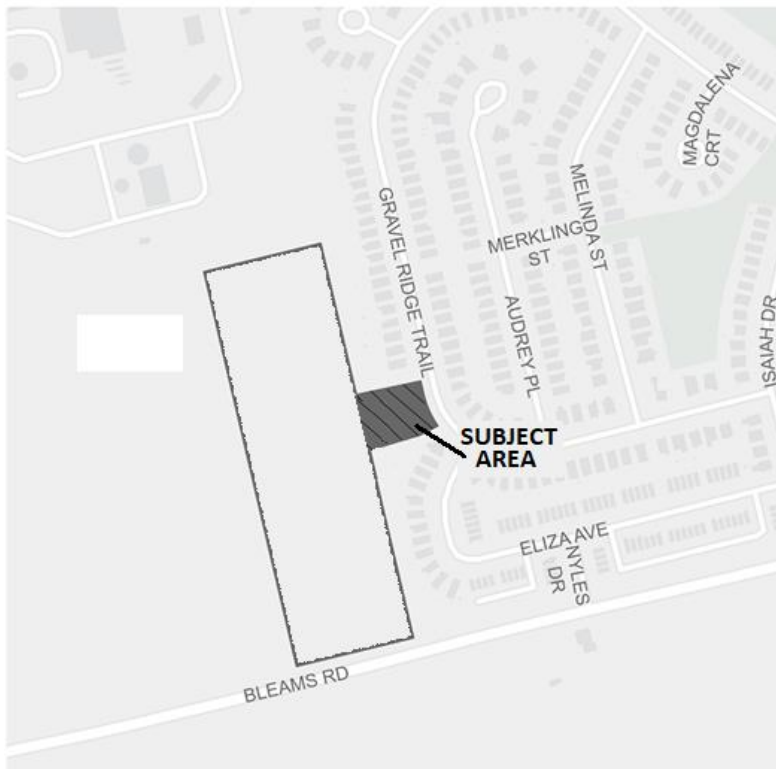
\*\*\* This information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

- Follow up one-on-one correspondence with members of the public who responded to the circulation or saw the billboard sign;
- Neighbourhood Meeting held on September 24, 2023.
- An on-site meeting was held on October 19, 2023.
- Notice advising of the statutory public meeting was circulated to all property owners and residents within 240 metres of the subject site, and those who responded to the preliminary circulation, and
- Notice of the public meeting was published in The Record on November 10, 2023.
- This report supports the delivery of core services.

**BACKGROUND:**

The City has received applications to amend the City’s Official Plan and Zoning By-law for 2150 Bleams Road which request to change the land use designation and zoning for a portion of their lands fronting on Gravel Ridge Trail (shown hatched below). The lands are owned by the Romanian Church and are located in the Laurentian West Community. The rest of the lands, including the place of worship building and soccer fields, are not subject to this application.

The applications are proposed to facilitate the future development of either single detached, semi-detached, or street fronting townhouse dwelling units in accordance with the recommended zoning. The purpose of this report is to outline the planning rationale in support of the applications in a modified format that balances policy direction and Provincial directives to approve more and varied housing forms in our established neighbourhoods, with the comments received from residents who have participated in the review of the application.



**Figure 1 - Location Map: A portion of 2150 Bleams Road**



**Figure 2 – View of Gravel Ridge Trail portion of Subject Lands**

**REPORT:**

The applicant is proposing to change the land use designation and zoning of a portion of the subject property. These changes are shown below in Figure 3. A change in land use/zoning is being requested to facilitate the future development of either single detached, semi-detached, or street townhouse dwelling units. Figure 4 represents a development scenario whereby street and stacked townhouse units could be accommodated within the site area using the 'RES-5' zoning being requested. This is to justify that development could be accommodated within the site area representing a maximum development scenario. It is important to note the Owner has not determined in which form the development proposal will ultimately be developed but has requested 'RES-5' zoning to allow for flexibility to allow for a full range of low-rise residential uses. A future development will be subject to a severance process to create the proposed block and conveyable lots. That will entail a separate public process with the ability for give further feedback on the proposal at the Committee of Adjustment.

**Proposed Official Plan Amendment**



**Proposed Zoning By-Law Amendment**



**Figure 3- Proposed land Use and Zoning (Source: GSP)**

### Six Future Street Townhouses (With Possible Servicing Easement)



### Eight Future Stacked Townhouses (With Possible Servicing Easement)



Figure 4- Conceptual Plans (Source: GSP)

#### 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) provides policy direction on matters of provincial interest related to land use planning and development. Section 1.4.3(b) of the PPS promotes all types of residential intensification, and sets out a policy framework for sustainable, healthy, liveable and safe communities. The PPS promotes efficient development and land use patterns, as well as accommodating an appropriate mix of affordable and market-based residential dwelling types with other land uses, while supporting the environment, public health and safety. Provincial policies promote the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

To support provincial policies relating to the optimization of infrastructure, transit and active transportation, the proposed zoning facilitates a compact form of development which efficiently uses the lands, is in close proximity to transit options, and makes efficient use of both existing roads and active transportation networks. The lands are serviced and are in proximity to parks, trails and other community uses. Provincial policies are in support of providing a broad range of housing.

Planning staff is of the opinion that the proposed application will facilitate the intensification of the subject property with a low-rise development that is compatible with the surrounding community, helps manage growth, 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 is capacity in the sanitary sewer to permit development on the subject

lands. Moreover, this proposal will complete the streetscape and the final opportunity for the community.

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.

Policy 2.2.6.1(a) states that municipalities will support housing choice through the achievement of the minimum intensification and density targets in this plan by identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents.

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.

The Growth Plan supports planning for a range and mix of housing options and higher density housing options that can accommodate a range of household sizes.

Planning staff is of the opinion that the applications conform to the Growth Plan. This proposal will support growth with the urban boundaries and better utilize existing services and infrastructure.

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

The subject lands are designated “Urban Area” and “Built-Up Area” on Schedule 3a of the 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 and the proposed development conforms to Policy 2.F of the ROP as the proposed development will support the achievement of the minimum 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.

### **ROPA 6**

The subject lands are designated as Urban Area and Built-Up Area on Schedule 3a of the Regional Official Plan (ROP). Chapter 2 of the ROP directs the “vast majority” of growth to be located in the “key structural components” of the Region’s Urban System (No. 2.A.3(a)), including the delineated built-up areas shown on Map 2 within which the Subject Property is located.

)  
ROP Policy No. 2.B.1.1(c) states that growth in the delineated built-up areas should be accommodated “through gentle density and a broader range of missing middle housing options.” The ROP’s definition of “missing middle housing” (also added through ROPA 6) defines the term as “multiple unit housing including, but not limited to multiplexes, stacked townhouses, apartments, and other low-rise housing options,” while “gentle density” is defined as “development or redevelopment in Urban Areas or Township Urban Areas with a slightly higher density than adjacent single-detached (or lower density) neighborhoods.” The proposed development of the Subject Property fully fits this description and thus represents exactly the type of growth and development envisioned in this section of the ROP. The General Intensification Policies in Section 2.D.5 further emphasize the importance of these forms of housing, as they call upon the Region’s area municipalities to “establish policies in their official plans and implementing zoning by-laws, to permit missing middle housing on a residential lot located within an Urban Area” (No. 2.D).

In the opinion of staff, this proposal conforms to the ROP, as amended by ROPA 6, which supports new housing forms, including gentle intensification and missing middle housing, within established residential areas.

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

#### Urban Structure

The subject lands are identified as a ‘Community Areas’ in the City’s Urban Structure (Map 2). The planned function of Community Areas is to provide residential uses as well as non-residential supporting uses intended to serve the immediate residential areas. Community



Areas may have limited intensification with development being sensitive and compatible with the character, form, and planned function of the surrounding context.

#### Land Use Designation – Low Rise Residential

The subject lands are designated Low Rise Residential in the City's Official Plan (Map 3). Low Rise Residential areas are intended to accommodate a full range of low density housing types including single detached, semi-detached, townhouse, and low-rise multiple dwellings. The Low Rise Residential designation states that the City will encourage and support the mixing and integrating of innovative and different forms of housing to achieve and maintain a low-rise built form. No buildings shall exceed 3 storeys or 11 metres in height. No Official Plan amendment is required to implement the Zoning By-law Amendment application.

#### Land Use Designation – Institutional

The subject OPA application requests that the land use designation as shown on Map 3 of the 2014 Official Plan be changed from 'Institutional' to 'Low Rise Residential'. There is a small area located adjacent to Gravel Ridge Trail being changed from 'Low Rise Residential' to 'Institutional'. This is to accommodate a future servicing/trail block that will be created as part of a future consent process.

Transitional policies and criteria are provided in policy 15.D.7.4 of the Official Plan. These policies indicate that where a use on a site with an Institutional land use designation ceases, the City may consider the redesignation of the site to an appropriate alternative land use designation only after examination of certain criteria. The criteria and staff comments are as follows:

- a) the use of the site for a suitable alternative institutional purpose.

The existing institutional use is not being removed or displaced by the proposal – the land subject to the land use designation change are undeveloped lands fronting onto Gravel Ridge Trail. Topographically, the site falls approximately 7 metres from west to east at Gravel Ridge Trail. It would therefore be difficult to develop another institutional use with this terrain, however, residential uses with front walkout designs would be appropriate especially given the location of these lands relative to Gravel Ridge Trail. Most of the subject lands (+/- 3.75 hectares) will remain designated "Institutional" and will continue as a place of worship and recreation.

- 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;

The Parks division does not require these lands for parkland purposes but will require cash-in-lieu of parkland dedication as part of any future consent process. It will also require a 4-metre-wide trail connection. The applicant is proposing a 5-metre-wide servicing corridor which could act jointly as a walkway connection. Details of this will be determined at the Consent Application stage however it is staff's intent to keep a strip of land 5 metres in width as 'Institutional' as this corridor leads to the institutional use. This is reflected in the accompanying maps in Attachments 'A2' and 'B2' of this report.

- c) the use of the site to meet housing targets, particularly for special needs or affordable housing.

The More Homes Built Faster Act, 2022 (Bill 23) was introduced by the Government of Ontario support the Housing Supply Action Plan. The plan aims to increase housing supply and provide attainable housing options for Ontarians and their families. It is presented as the next step in the Province's plan to address the housing crisis by building 1.5 million homes over the next 10 years. Kitchener has pledged to approve 35,000 dwelling units within the next 5 years. Development of this area will help to achieve those overall housing targets and complete the Gravel Ridge Trail streetscape.

Planning staff are of the opinion that it is appropriate for the subject lands to be redesignated from Institutional to Low Rise Residential.

### **Proposed Official Plan Amendment Conclusion**

Planning staff is of the opinion that the requested Zoning By-law Amendment will facilitate a low-rise building form that conforms with the Low Rise Residential land use designation in the City's Official Plan. Planning staff are of the opinion that the proposed Official Plan Amendment is consistent with policies of the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan and the City of Kitchener Official Plan, and represents good planning.

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

The subject property is zoned Neighbourhood Institutional Zone (INS-1) in Zoning By-law 2019-051. This zone permits a variety of institutional uses. Residential permissions are not permitted and therefore a zoning by-law amendment is required. The Owner has requested to change the zoning to the Low Rise Residential Five Zone (RES-5) for maximum flexibility in establishing future development. This zone would allow for a variety of low-rise residential uses including multiples such as street townhouses, cluster and stacked townhouses and other forms of low-rise multiples, including single and semi-detached dwellings. The list of permitted uses for the RES-5 zone can be seen in Figure 5 - an excerpt of Table 7-1 from Section 7.3 of Zoning By-law 2019-051. It is the most permissive of the Low Rise Residential zones in terms of uses.

Through the circulation of the request, staff heard from many residents. Residents indicated they would prefer not to see any development, but would consider single and semi-detached dwellings only as noted at an on-site meeting of October 19, 2023, and follow up correspondence.

Staff are mindful that this property is an infill project in an established low-rise residential neighbourhood consisting mainly of detached dwellings along Gravel Ridge Trail. However, there are street townhouses on nearby streets, and a stacked cluster townhouses development under construction in the community. After careful consideration, staff is recommending that the zoning be amended to RES-4 with Site Specific Provision (385) and Holding Provision (56H). The applicant requested RES-5 zoning; however, in response to resident concerns, staff are recommending RES-4 zoning with special provisions to remove stacked townhouse dwelling units and other forms of multiples from the list of permitted uses but retain street fronting townhouses in addition to single and semi-detached dwellings.

The list of permitted uses for the RES-4 zone are shown below in Figure 5. Staff are proposing to remove multiple dwellings and townhouse - cluster through Site Specific (385). Site Specific (385) also proposes a maximum of 5 units given the zoning regulation of 6 metre lot widths for street townhouses.

<b>Table 7-1: Permitted Uses within the Residential Zones</b>							
<b>Use</b>	<b>RES-1</b>	<b>RES-2</b>	<b>RES-3</b>	<b>RES-4</b>	<b>RES-5</b>	<b>RES-6</b>	<b>RES-7</b>
<b>Residential Uses</b>							
<i>Single Detached Dwelling</i>	✓	✓	✓	✓	✓		
<i>Additional Dwelling Units (Attached)(1)</i>	✓	✓	✓	✓	✓		
<i>Additional Dwelling Units (Detached)(2)</i>	✓	✓	✓	✓	✓		
<i>Semi-Detached Dwelling</i>			✓	✓	✓		
<i>Townhouse Dwelling – Street (7)</i>				✓(3)	✓(4)		
<i>Townhouse Dwelling – Cluster (7)</i>					✓(4)	✓	
<i>Multiple Dwelling</i>				✓(3)	✓	✓	✓
<i>Lodging House</i>				✓	✓	✓	✓
<i>Continuing Care Community</i>					✓	✓	✓
<i>Hospice</i>		✓	✓	✓	✓	✓	✓
<i>Residential Care Facility, Small</i>		✓	✓	✓	✓	✓	✓
<i>Residential Care Facility, Large</i>					✓	✓	✓
<b>Non-Residential Uses</b>							
<i>Artisan’s Establishment (5)</i>						✓	✓
<i>Community Facility (5)</i>						✓	✓
<i>Convenience Retail (5)</i>						✓	✓
<i>Day Care Facility (5)</i>						✓	✓
<i>Financial Establishment (5)</i>							✓
<i>Health Office (5)</i>							✓
<i>Home Occupation (6)</i>	✓	✓	✓	✓	✓	✓	✓
<i>Office (5)</i>						✓	✓
<i>Personal Services (5)</i>							✓
<i>Studio (5)</i>						✓	✓
<b>Additional Regulations for Permitted Uses Table 7-1</b>							
(1) Shall be permitted in accordance with 4.12.1 and 4.12.2.							
(2) Shall be permitted in accordance with 4.12.3.							
(3) The maximum number of <i>dwelling units</i> in a <i>dwelling</i> shall be 4.							
(4) The maximum number of <i>dwelling units</i> in a <i>dwelling</i> shall be 8.							
(5) Permitted non-residential uses must be located within a <i>multiple dwelling</i> (despite the definition of <i>multiple dwelling</i> in Section 3) and are limited in size in accordance with the regulations in Table 7-6.							
(6) Shall be permitted in accordance with 4.7.							

**Figure 5 – Table 7.1 of By-law 2019-051**

Staff is of the opinion that the RES-4 zone with Site Specific Provision (385) presents a balanced and measured approach that would still permit increased housing options and will permit street fronting townhouses only to a maximum of 5 dwelling units. This is consistent with existing dwellings in the neighborhood. Figure 6 shows street fronting townhomes situated on Eliza Avenue just around the corner from the subject site. Each unit has its own driveway and garage fronting the street.



**Figure 6 – Street-fronting townhomes on Eliza Avenue**

Below is an example of a typical detached dwelling located on Gravel Ridge Trail. The building form is similar in height and form to that of the street townhomes. The difference is townhomes are attached units where the single detached dwellings are not.



**Figure 7 – Detached home on Gravel Ridge Trail**

With the recommended zoning, other forms of multiples (i.e., stacked townhouses) would not be permitted as they represent a different form of multiple that is not otherwise found in a street-oriented form in this community. That low-rise built form is often situated on larger blocks of land in a cluster format like the development currently under construction at 118 Gravel Ridge Trail. That site has a single point of access to Gravel Ridge Trail and is situated in behind existing homes.

Furthermore, the proposed RES-4 zone has a minimum lot width of 6 metres for street townhouse as opposed to 5.5 metres under RES-5. This would allow for wider street fronting townhouse lots with the ability to provide more spacing between driveways. Details of the zoning are outlined in the Proposed By-law being recommended for approval in Attachment 'B1' of this report.

Staff are also recommending the implementation of a Holding Provision (56H) as part of the Zoning By-law. This is to ensure that an Urban Design Brief has been completed to the satisfaction of the Director of Planning to ensure design measures and standards have been accepted by staff. The Region of Waterloo has further requested that Stationary Noise Study, Record of Site Condition (FSR), Functional Servicing Report and Hydrogeological Study be included as part of a Holding Provision. After careful consideration, staff has elected to include the Stationary Noise and RSC provisions only as these are reasonable measures in the opinion of staff. The other matters could be implemented through a future consent

application. Moreover, there are existing municipal services along Gravel Ridge Trail. Staff didn't identify any capacity concerns. Future arrangements will have to be made with staff for connections to whatever future development scenario that is contemplated. As such, it seems unreasonable to ask for a Functional Servicing Report for a maximum of 5 street fronting townhouse units on an existing street with services in place.



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

Staff is of the opinion that the proposed Zoning By-law Amendment to change the zoning of the subject lands to RES-4 with Site Specific Provision (385) and Holding Provision (56H) represents good planning as it will facilitate the development of the lands with street-oriented housing which is consistent with other residential uses in the community. The proposed zoning will permit single detached, semi-detached, and street townhouses. Each of those units can be duplexed or triplexed if applicable zoning regulations are met. The proposed low rise residential uses are compatible with the existing neighbourhood, will complete the Gravel Ridge streetscape, and provide additional housing to meet housing targets. Staff are supportive and recommend that the proposed Zoning By-law Amendment be approved as shown in Attachments 'B1' and 'B2'.

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

Circulation of the Official Plan and Zoning By-law Amendment Applications was undertaken in June 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 Attachment 'C' of this report. Parks staff however have requested that the proposed servicing easement remain designated as "Institutional" in the City's Official Plan. This is reflected on Schedule 'A' to the OPA and Map No. 1 of the By-law as shown in Attachments 'A2' and 'B2'.

The following Reports and Studies were considered as part of the proposed Official Plan and Zoning By-law Amendment Applications. These include a Scoped Planning Justification letter, Servicing letter, Arborist report and General Vegetation Overview.

<h1>WHAT WE HEARD</h1>	
	<b>14 people provided written comments and one petition was received signed by several members of the community</b>
	<b>A City-led Neighbourhood and an On-site Meeting held on September 26 and October 19, 2023, respectively</b>
	<b>236 households (occupants and property owners) were circulated and notified</b>

Staff received written responses from 14 residents with respect to the proposed development. A petition was submitted in opposition to the proposal. These are included in Attachment 'E'. A Neighbourhood Meeting was held on September 26, 2023, and a follow up on-site meeting occurred on October 19, 2023. The on-site meeting was well attended

with about 30 people in attendance. 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>
Hall noise and impact to new development	The church hall is often used for events such as wedding and dinners that generates noise for existing residents. This proposed development will be next to the hall and marginally closer than existing residents. Staff suggest that it may be in the Owner's interest to advise potential purchasers in any sale and purchase agreements of the potential for noise.
Construction noise, dust, and traffic.	The City has rules and regulations governing construction activity and site maintenance. These will be enforced at the building construction stage.
Residents were told this area would remain undeveloped.	The property is presently zoned and designated 'Institutional'. This zone permits for a range of uses that could be developed on this property. This application proposed changes to which uses can be developed on the property.
Property value impacts	Planning staff are not able to assess any impact of a new development on property values. For assessment purposes, which is used to calculate taxes, MPAC assesses property based on up to 200 different factors including the size of lot and house, the quality of construction, as well as many others. The assessed value usually differs from the market value of a property, and market value is influenced by numerous factors as well.
Increased Traffic	This proposal (a maximum of 5 dwelling units) will not generate additional traffic that will have an impact on the existing street network.
Design standards for new Housing	Staff will require the preparation of an Urban Design Brief as a requirement to lift a Holding Provision and will work with the applicant to ensure a high standard of design is achieved. Additionally, the Owner has assured staff that they are willing to include these higher standards as a condition of their purchase and sale agreements. The future development is not subject to site plan approval and building elevation review by City staff is no longer authorized in the Planning Act.

Residents do not want townhouses built in this location	As noted in the report, staff has considered residents' request to eliminate townhomes as a permitted use in the By-law. Planning staff are recommending prohibiting multiple dwellings (i.e., stacked townhouses) from the proposed By-law and zone the property to RES-4 with Site Specific Provision 385, and not the RES-5 being requested. The RES-4 zone would permit street townhouses with 6 metre lot frontages, which is a similar built form found in the community. A maximum unit count of 5 is included. Provincial, Regional and City policy all encourage a mix of single detached, semi-detached and multiples in our low rise residential neighbourhoods to diversify housing stock and provide a continuum of housing. The Laurentian West Community is an example within the city that has a variety of housing forms within neighbourhoods.
Impacts to trees and animals	The area in question is not designated as a Natural Heritage Conservation Area in the Official Plan. As such, an Environmental Impact Statement was not required. The site does however have trees and vegetation. As such, the City's Tree Management Policy applies, and a preliminary plan was submitted as part of the application. A tree management/savings plan will be required with a future land severance application where details of housing design, grading and servicing will be explored in detail.

**Planning Conclusions:**

In considering the foregoing, staff are supportive of the proposed Official Plan and Zoning By-law Amendment Applications. 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. Staff recommends that the applications be approved. The proposed applications represent an opportunity to provide additional housing that addresses a critical need in our community.

**STRATEGIC PLAN ALIGNMENT:**

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 early June. 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 July 21, 2023 (a copy of the Notice may be found in Appendix ‘C’).

**CONSULT** – The proposed Official Plan and Zoning By-law Amendment Applications were circulated to residents and property owners within 240 metres of the subject lands on June 10, 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:** Garrett Stevenson, Manager of Development Review, Planning Division  
Tina Malone-Wright, Supervisor Development Applications, Planning Division

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

## **ATTACHMENTS:**

- Attachment A1 – Proposed Official Plan
- Attachment A2 – Schedule ‘A’ of the OPA to amend Map 3
- Attachment B1 - Proposed By-law
- Attachment B2 – Map 1 No. 1
- Attachment C – Newspaper Notice
- Attachment D – Department and Agency Comments
- Attachment E – Neighbourhood Comments