

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

CITY OF KITCHENER

2150 Bleams Road

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

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. XX 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 amend:

- Map 3 -Land Use by redesignating a portion of the subject property fronting Gravel Ridge Trail from 'Institutional' to 'Low Rise Residential' and small portion from 'Low Rise Residential' to 'Institutional';

SECTION 3 – BASIS OF THE AMENDMENT

The subject lands are designated dual designated "Institutional" and "Low Rise Residential" in the Official Plan. The majority of the Parish property is designated "Institutional" in the City of Kitchener Official Plan, with the exception of the acquired parcel (from the Eby Estates Plan) fronting Gravel Ridge Trail designated "Low Rise Residential". Residential uses are not permitted in the "Institutional" designation. An Official Plan Amendment is required to redesignate the identified area of the property to "Low Rise Residential" for residential use. Policies of section 15.D.7.4 ensure an evaluation is completed prior to a change in land use. 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 subject area are roughly rectangular, sloped and 0.25 ha in are. The portion of the property adjacent to Gravel Ridge Trail is unused and is partially covered with vegetation. The size, shape and orientation of the lands on Gravel Ridge Trail lends itself to low rise residential development and will complete the Gravel Ridge Trail residential streetscape at this location. The subject property is not suitable for another alternative institutional use. The institutional use is not being removed or displaced by the Proposed Development. The majority of the Parish lands (+/- 3.75 hectares) remain designated "Institutional" and will continue as a place of worship and recreation. Topographically, the site falls approximately 7 metres from west to east at Gravel Ridge Trail. It would be difficult to develop another institutional use with this terrain. The City has no interest in persuing this parcel for parkland or institutional use.

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

More Homes Built Faster Act received Royal Assent on November 28, 2022. This legislation aims to increase the housing supply for Ontarians by 1.5 million units over the next 10 years. Kitchener Council has pledged to support the creation of 35,000 units by 2031. This proposal will help to meet those mandated housing targets.

It is proposed that approximately a 5.0 metre wide strip of land be used to provide a servicing corridor and walkway from Gravel Ridge Trail to the balance of the subject lands used for institutional purposes. This is provide municipal servicing and a pedestrian connection into the property. To that end, it is appropriate to have Institutional land use for the corridor and hence the need to re-designate a very small portion from Low Rise Residential to Institutional.

Having examined the proposed Official Plan Amendment, staff are of the opinion that it is appropriate for the portion of the site fronting onto Gravel Ridge Trail to transition from 'Institutional' to 'Low Rise Residential'.

The amendment as proposed herein is consistent with the objectives of the Provincial Policy Statement and the Policies of the Growth Plan for the Greater Golden Horseshoe. The Official Plan Amendment conforms to the Regional Official Plan. Staff are 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. 3 – Land Use by designating as 'Low Rise Residential' instead of 'Institutional', the lands shown as "Area 1 of Amendment" on the attached Schedule 'A'; and
- b) Amend Map No.3 – Land Use by designating as 'Institutional' instead of 'Low Rise Residential', the lands shown as "Area 2 of Amendment" on the attached Schedule 'A'.

APPENDIX 1: Notice of the Planning & Strategic Initiatives Committee Meeting ()

PROPERTY OWNERS AND INTERESTED PARTIES ARE INVITED
TO ATTEND A PUBLIC MEETING TO DISCUSS
A PROPOSED OFFICIAL PLAN AMENDMENT & AMENDMENT TO THE KITCHENER
ZONING BY-LAW
UNDER THE SECTIONS 17, 22 & 34 OF THE PLANNING ACT

The public meeting will be held by the **Planning & Strategic Initiatives Committee**, a Committee of Council which deals with planning matters, on:

Monday, at 7:00 P.M.
COUNCIL CHAMBERS, 2nd FLOOR, CITY HALL
200 KING STREET WEST, KITCHENER.

Any person may attend the public meeting and make written and/or verbal representation either in support of, or in opposition to, the above noted proposal. **If a person or public body would otherwise have an ability to appeal the decision of the City of Kitchener to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kitchener prior to approval/refusal of the proposal, the person or public body is not entitled to appeal the decision.**

ADDITIONAL INFORMATION is available by contacting the staff person noted below, viewing the staff report contained in the agenda (available approximately 10 days before the meeting - <https://calendar.kitchener.ca/council> - click on the date in the calendar, scroll down & select meeting), or in person at the Planning Division, 6th Floor, City Hall, 200 King Street West, Kitchener between 8:30 a.m. - 5:00 p.m. (Monday to Friday).

APPENDIX 2: Minutes of the Planning & Strategic Initiatives Committee Meeting ()

APPENDIX 3 - Minutes of the Meeting of City Council