

Official Plan Policies Proposed to be Amended as part of Growing Together

How to read this document?

This document lists all proposed text changes to the [City's 2014 Official Plan](#) as part of the Growing Together project.

- Text in **red** is new text proposed to be added to the Official Plan.
- Text in black is current Official Plan text not proposed to change.
- **Bolded text with a black border** details the specific change with Policy numbers.
- Deleted text is not shown in this document. See the [Official Plan document on the City's webpage](#) to read text proposed for deletion.
- Where an entire Policy is being deleted, it is referenced in the **bolded boxes**.

“Map 2 – Urban Structure”, “Map 3 – Land Use”, “Map 4 – Urban Growth Centre (Downtown)”, “Map 5 – Specific Policy Areas”, and “Map 9 – Cultural Heritage Resources” are proposed to be amended. Visit www.EngageWR.ca/GrowingTogether to view updated mapping.

Existing Section 1.A.5, the “Preamble” for Section 3.C.2, Policy 3.C.2.3, Policy 3.C.2.7, Policy 3.C.2.18, Policy 3.C.2.21, Policy 3.C.2.22, Policy 3.C.2.43, Policy 3.C.2.44, Policy 3.C.2.45, Policy 3.C.2.47, Policy 3.C.2.49, Policy 5.C.1.8, Policy 5.C.1.10, Policy 13.C.3.12, Policy 13.C.8.6, Policy 15.D.5.16, Policy 15.D.5.17, Policy 15.D.5.18, Policy 17.E.18.1, the definition of “Intensification Areas”, the definition of “Station Area Plan”, and the definition of “Transit-Oriented Development” are amended to replace the term “Major Transit Station Area” with “Protected Major Transit Station Areas”.

Existing section 2.B.1 Vision is proposed to be amended as follows:

2.B.1 Vision

Together we will build an innovative, vibrant, attractive, safe, complete and healthy community contributing to an exceptional quality of life.

Complete Community

A complete community creates and provides access to a mix of land uses including, a full range and mix of housing, including affordable housing, recreation, commerce, community and cultural facilities, health care facilities, employment, parks and open spaces 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.

Healthy Community

A healthy community provides access to clean air and water, nutritious food, a variety of employment opportunities, and safe and socially vibrant neighbourhoods. A healthy community

Official Plan Policies Proposed to be Amended as part of Growing Together

also promotes human health and active lifestyles by providing access to community infrastructure, active transportation, parks and open space.

Kitchener will be planned as a healthy community that allows for the provision of the basic needs for all of its residents, creates and maintains strong and positive relationships within and outside the community, and offers an overall high quality of life. Planning for a healthy community will create a place where social and cultural differences are welcomed and will be a place where everyone feels a sense of place and belonging.

A vision for Downtown (DTK)

Kitchener's Downtown has historically been known by its four design districts. The Innovation District, focused along Victoria Street, features the adaptive reuse of historical industrial buildings and continues to evolve into a contemporary urban mixed-use neighbourhood with a focus on high-density residential with high-tech and health science offices. The Civic District, planned through a mid-century district plan as a centre for civic and cultural institutions, continues to evolve, maintaining its status as an arts and culture hub but adding a broader mix of uses that will help create a more complete community in and around it. The Market District focused around the Kitchener Market mixed-use development and features a variety of building forms with unique opportunities for a market-related mix of uses such as Market Lane and Moyer Place. The City Centre District is the heart of urban life within the core of downtown Kitchener. Shops, services, events and celebrations are focused along King Street and supported by Gaukel Street, Ontario Street and Queen Street. This includes the intersection of King Street and Queen Street as "The Royal Crossroads" – the historical nexus of old Berlin.

In 2023, through a city-initiated project, a community led working group developed a vision and series of principles to guide the future of downtown Kitchener. The vision and principles are centered on vibrancy, connection and belonging.

Vibrancy

DTK is at its best when it has a feeling of electricity in the air, but it shouldn't be reliant on programming and events to create this feeling. Vibrancy should be a permanent fixture. It's not just about bustling streets, it's about an undercurrent of creativity and a positive energy in DTK that makes people want to be there any day of the week.

Connection

Connection isn't only about being social and it's not just for those who live in DTK – it's for anyone who spends time here. It's about comfort and accessibility. It's about being drawn to particular spaces. It means staying rooted in past places and memories while being part of new shared experiences.

Belonging

Belonging is bigger than the people you spend time with – it's when you know what to expect from a place or experience and always find it. There's an element of deep familiarity and relaxation. You feel free to be your authentic self without fear of being judged.

Existing Policies 3.C.2.12., 3.C.2.14., and 3.C.2.15. are proposed to be amended as follows:

Official Plan Policies Proposed to be Amended as part of Growing Together

Urban Growth Centre (Downtown)

- 3.C.2.12. The Urban Growth Centre (Downtown) is a primary Urban Structure Component and *Intensification Area*. The *planned function* of the Urban Growth Centre (Downtown) is to accommodate a significant share of the *region's* and *city's* future population and employment growth.
- 3.C.2.14. The Urban Growth Centre (Downtown) is planned to be a vibrant *regional* and *city-wide* focal point and destination and is intended to be a primary focal point for *residential intensification* as well as for investment in institutional and region-wide public services, commercial, office, recreational, cultural and entertainment uses.
- 3.C.2.15. The applicable land use designations for the Urban Growth Centre (Downtown) as detailed in Section 15.D.2 will include Strategic Growth Area A, Strategic Growth Area B, and Strategic Growth Area C.

Existing Policies 3.C.2.16 (including the header), and 3.C.2.17 are proposed to be amended as follows:

Protected Major Transit Station Area

- 3.C.2.16. Protected Major Transit Station Areas are designated in the Regional Official Plan and are identified on Map 2 and Map 4. Major Transit Station Areas are Protected Major Transit Station Areas in accordance with Section 16(16) of the Planning Act.
- 3.C.2.17. The *planned function* of Protected Major Transit Station Areas, in order to support transit and *rapid transit*, is to:
- provide a focus for accommodating growth through development to support existing and planned transit and *rapid transit* service levels;
 - provide connectivity of various modes of transportation to the transit system;
 - achieve a mix of residential, office (including *major office*), institutional (including *major institutional*) and commercial development (including *retail commercial centres*), wherever appropriate; and,
 - have streetscapes and a *built form* that is pedestrian-friendly and transit-oriented.

Policies a) through d) above should not be interpreted to mean that every property located within a Protected Major Transit Station Area is necessarily appropriate for major *intensification*.

Add new Policy 3.C.2.18 as follows and renumber subsequent policies accordingly:

- 3.C.2.18. The following Protected Major Transit Station Areas shall be planned to achieve the following minimum *densities*:
- Grand River Hospital Station: 160 residents and jobs combined per hectare;
 - Central Station: 160 residents and jobs combined per hectare;

Official Plan Policies Proposed to be Amended as part of Growing Together

- c) Victoria Park and Kitchener City Hall Station: 160 residents and jobs combined per hectare;
- d) Queen and Frederick Station: 160 residents and jobs combined per hectare;
- e) Kitchener Market Station: 160 residents and jobs combined per hectare;
- f) Borden Station: 160 residents and jobs combined per hectare;
- g) Mill Station: 160 residents and jobs combined per hectare;
- h) Block Line Station: 80 residents and jobs combined per hectare;
- i) Fairway Station: 160 residents and jobs combined per hectare; and,
- j) Sportsworld Station: 160 residents and jobs combined per hectare.

Existing Policy 3.C.2.20. is proposed to be deleted.

Existing Policy 3.C.2.48. is proposed to be amended as follows:

3.C.2.48. New *major institutional* uses should be located in the Urban Growth Centre (Downtown), a **Protected** Major Transit Station Area or a City Node in accordance with the applicable land use policies in Section 15.

“Predominant Land Use Designation” for “Urban Growth Centre (Downtown)” and “Major Transit Station Area” on Figure 6 is proposed to be amended as follows:

Structure Component	Predominant Land Use Designation
Urban Growth Centre (Downtown)	Strategic Growth Area A
	Strategic Growth Area B
	Strategic Growth Area C
Protected Major Transit Station Area	Strategic Growth Area A
	Strategic Growth Area B
	Strategic Growth Area C

Add new Policies 11.C.1.34, 11.C.1.35, 11.C.1.36, and 11.C.1.37 to Section 11.C.1: Urban Design as follows:

11.C.1.34. New tall building development and/or redevelopment will have consideration for tall building design principles including physical separation, overlook, relative height, floor plate area, building length, tower placement, orientation and building proportion, among others. The City will provide design criteria for tall buildings through zoning regulations and the urban design manual, where appropriate. This is to:

- a) mitigate environmental impacts caused by tall buildings such as shadows, accelerated winds, access to light and sky and more;

Official Plan Policies Proposed to be Amended as part of Growing Together

- b) create high-quality design relationships between the built-forms of multiple adjacent or nearby towers that account for occupant privacy and quality of life, contribute toward a visually interesting skyline, and ensure good compatibility between buildings in dense, urban environments.
- c) ensure good compatibility with surrounding low and mid-rise contexts.
- d) ensure that the development of future, adjacent or nearby tall buildings is not frustrated and can continue to achieve high-quality design principles.

Design in Cultural Heritage Landscapes

11.C.1.35. New *development* or *redevelopment* in a *cultural heritage landscape* should:

- a) support, maintain and enhance the major characteristics and attributes of the *cultural heritage landscape* further defined in the *City's 2014 City of Kitchener Cultural Heritage Landscapes*;
- b) support the adaptive reuse of existing buildings;
- c) be *compatible* with the existing neighbourhood, including but not limited to the streetscape and the *built form*; and,
- d) respond to the design, massing and materials of the adjacent and surrounding buildings.

Design in Protected Major Transit Station Areas

11.C.1.36. In addition to the policies in this section, *development* and/or *redevelopment* and public works will require a high standard of urban design in Protected Major Transit Station Areas and will require a site-specific *urban design brief* and/or *urban design report* in accordance with Section 17.E.10 to demonstrate how the *development application* exemplifies high quality urban design and will contribute to the *public realm* and placemaking in the station area and around the station stop.

11.C.1.37. The City will require *development* and/or *redevelopment* and public works in the Protected Major Transit Station Area to support and contribute to a high quality *public realm*. To do this the City will:

- a) ensure streetscape design supports safe and comfortable walking, cycling and rolling throughout the station area, including to and from transit stops.
- b) require a high quality *public realm* at grade which includes sidewalks, street furniture, street trees and landscaping. Where this is not achieved within the public right of way, encourage these placemaking elements to be located on private property or in shared ownership.
- c) require developments to support, maintain and/or increase the tree canopy, where possible, to support Kitchener's Sustainable Urban Forestry Strategy.
- d) Encourage Low Impact Development ("LID") water management techniques, including materials and plantings that have a high infiltration rate within

Official Plan Policies Proposed to be Amended as part of Growing Together

- boulevards and setbacks, to reduce the impact on the city's stormwater management system;
- e) encourage landscape screening between the public right of way and any visible surface parking, loading/service areas or back of house functions.
 - f) encourage pedestrian shelter and bicycle parking along streets that connect to transit stops and/or contain existing or planned active transportation infrastructure.
 - g) encourage direct connections from private and public development to existing and proposed active transportation infrastructure, such as public trails;
 - h) encourage the provision of public open spaces, *public art*, wayfinding, and other creative placemaking interventions in private developments; and,
 - i) require active transportation connections and mid-block connections through *development and/or redevelopment*, where appropriate.

Add new Policies 12.C.1.50 to 12.C.1.53 to Section 12: Cultural Heritage Resources as follows:

Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape

12.C.1.50. Policies 12.C.1.51 through 12.C.1.53 apply to lands identified as Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape on Map 9 – Cultural Heritage Resources.

12.C.1.51. The Cedar Hill and Schneider Creek Neighbourhood contains several *Priority Locations* at gateway locations which facilitate *views* into and out of the neighbourhoods, accentuating the unique topography of Cedar Hill interfacing with existing *low density residential uses* on local streets. They include:

- a) the intersection of Charles Street East and Cedar Street looking to the southwest;
- b) the intersection of Courtland Avenue East and Cedar Street looking to the northeast;
- c) the intersection of Courtland Avenue East and Madison Avenue North looking to the northeast;
- d) the intersection of Courtland Avenue East and Peter Street looking to the northeast;
- e) the intersection of Charles Street East and Eby Street looking to the southwest;
- f) the intersection of Benton Street at St. George Street looking to the southeast; and,
- g) the intersection of Benton Street at Church Street looking to the southeast.

Official Plan Policies Proposed to be Amended as part of Growing Together

Corner properties framing the above referenced intersections are identified as being *Property of Specific Cultural Heritage Landscape Interest*. In these locations, consideration will be giving to transition of built form to protect and enhance views of the hill and the local streetscape features characteristic of this neighbourhood. New *development and/or redevelopment* should appropriately frame the intersection, especially where a building of cultural heritage interest is located at the corner.

- 12.C.1.52. The *view* atop Cedar Hill from Cedar Street looking to the southwest is a unique view from the Cedar Hill Schneider Creek Neighbourhood of the City and of the countryside beyond. Properties contained within Cedar Hill viewshed are identified as being *Property of Specific Cultural Heritage Landscape Interest*. The City will regulate building height, setbacks and *built form* along Cedar Street and along Courtland Avenue East to protect and enhance this view. The City will also encourage and support enhancements to the *public realm* in the location atop of Cedar Hill to contribute and enhance the pedestrian experience and enjoyment of the *view*.
- 12.C.1.53. The principal facades of buildings and park frontages will be encouraged to locate and orient themselves at the termination of a street or view corridor or at a street intersection, in order to support and enhance the significance of the *Priority Location* or the *view* or *vista*.

“LAND USE CATEGORY” and “LAND USE DESIGNATION” for “Urban Growth Centre (Downtown)” on Figure 9 is proposed to be deleted and replaced as follows:

LAND USE CATEGORY	LAND USE DESIGNATION
Strategic Growth Area	Strategic Growth Area A
	Strategic Growth Area B
	Strategic Growth Area C

Policy 15.D.2 is renamed to “Strategic Growth Area” and the text after “Preamble” is replaced as follows:

15.D.2 Strategic Growth Area

Preamble

Strategic growth area land use designations are applied within the Urban Growth Centre and Protected Major Transit Station Areas, which are *Intensification Areas* that will be planned and designed to meet the needs of all who live, work, and visit here. These lands will provide opportunities for all housing types and a range of commercial, employment and institutional uses to create *complete communities*.

Strategic growth areas include lands within the Urban Growth Centre (Downtown) and Protected Major Transit Station Areas. These areas will accommodate a significant portion of Kitchener’s growth. Strategic growth areas will prioritize housing and employment growth, sustainability, active transportation and public transit, and high-quality urban design.

The whole of the Downtown is identified as an Urban Growth Centre in both the *Province’s A Place to Grow: Growth Plan for the Greater Golden Horseshoe* and the *Regional Official Plan* which demonstrates the importance of Kitchener’s Downtown. The Urban Growth Centre

Official Plan Policies Proposed to be Amended as part of Growing Together

(Downtown) will accommodate a significant portion of the city's new population and employment growth.

Strategic growth areas include three land use designations: Strategic Growth Area A; Strategic Growth Area B; and Strategic Growth Area C.

Existing Policies 15.2.1 is proposed to be amended as follows:

Objectives

15.2.1. To create and maintain vibrancy, connection and belonging in strategic growth areas.

Existing Policy 15.2.4 is inserted between 15.2.1 and 15.2.3 and proposed to be amended as follows. Subsequent policies are renumbered accordingly.

15.2.2. To increase all forms of residential development in strategic growth areas.

Existing Policies 15.2.2 and 15.2.3 are proposed to be amended as follows:

15.2.3. To encourage non-residential uses that support complete communities.

15.2.4. To support King Street within the Downtown as a primary retail and events destination.

Existing Policy 15.2.5 is proposed to be deleted and subsequent policies are renumbered accordingly.

Existing Policy 15.2.9 is proposed to be amended as follows:

15.2.8. To promote the effective use of existing infrastructure by attracting and encouraging more residents and jobs to strategic growth areas.

Existing Policy 15.2.10 is proposed to be deleted and subsequent policies are renumbered accordingly.

Existing Policies 15.2.11 and 15.2.12 are proposed to be amended as follows:

15.2.9. To support the Downtown as a centre for government, arts, culture, entertainment, and events.

15.2.10. To create and maintain walkable, cyclable, and rollable strategic growth areas.

Existing Policy 15.D.2.1 is proposed to be amended as follows; existing Policy 15.D.2.2 is proposed to be deleted and replaced as follows; existing Policies 15.D.2.3 and 15.D.2.4 are proposed to be amended as follows; and new Policies 15.D.2.5, 15.D.2.6, 15.D.2.7, and 15.D.2.8 are inserted as follows. Subsequent policies are renumbered accordingly.

Policies

Official Plan Policies Proposed to be Amended as part of Growing Together

- 15.D.2.1. The Urban Growth Centre (Downtown) and Protected Major Transit Station Areas, as shown on Map 3 and Map 4, will be the primary focus areas in the city for *intensification*.
- 15.D.2.2. The Strategic Growth Area land use designation will only apply to lands identified on Map 2 as Urban Growth Centre (Downtown) or Protected Major Transit Station Areas. The City may apply the Strategic Growth Area land use designations to other areas through a future City-initiated process.
- 15.D.2.3. The Urban Growth Centre (Downtown) and Protected Major Transit Station Areas will be planned:
- a) as a focal area for public gatherings, institutions, and services, as well as commercial, recreational, cultural, and entertainment uses;
 - b) to accommodate and support major transit *infrastructure*;
 - c) to serve as a high *density* major employment location that will attract provincially, nationally and internationally significant employment uses;
 - d) to accommodate a significant share of the city's population and employment growth; and,
 - e) to provide services and amenities to attract population growth.
- 15.D.2.4. The Urban Growth Centre (Downtown) and Protected Major Transit Station Areas will be planned for continued commercial viability and all other land use designations allowing commercial development will have regard for and in no way compromise this *planned function* of the Urban Growth Centre (Downtown) and Protected Major Transit Station Areas.
- 15.D.2.5. Notwithstanding Policy 4.C.1.8 and 4.C.1.9, site specific applications which seek relief from the implementing zoning through a minor variance(s) or special zoning regulation(s), seek to amend the *Zoning By-law* to change land use permissions, and/or seek to amend this Plan to change from one land use designation to another, will consider the following factors:
- a) *compatibility* with the *planned function* of the subject lands and *adjacent* lands;
 - b) suitability of the lot for the proposed use and/or built-form;
 - c) lot area and consolidation as further outlined in Policy 3.C.2.11;
 - d) compliance with the City's *Urban Design Manual* and Policy 11.C.1.34;
 - e) *cultural heritage resources*, including Policy 15.D.2.8; and,
 - f) technical considerations and other contextual or site specific factors.
- 15.D.2.6. The implementing zoning may regulate matters related to *built form* including, but not limited to, building length, floor plate area, on-site separation between buildings, and off-site separation between buildings.

Official Plan Policies Proposed to be Amended as part of Growing Together

- 15.D.2.7. Large scale *developments* will be expected to provide appropriate landscaping in accordance with the *City's Urban Design Manual* through the Site Plan Control process.
- 15.D.2.8. In a *Heritage Conservation District*, where there is a conflict between the policies in this land use designation and the *Heritage Conservation District Plan*, the *Heritage Conservation District Plan* will prevail.

Existing Policies 15.D.2.5, 15.D.2.6, 15.D.2.7, 15.D.2.8 and 15.D.2.10 are proposed to be amended as follows:

General Uses

- 15.D.2.9. The *City* will direct new *major office* and *major institutional* developments to locate within the Urban Growth Centre (Downtown) and **Protected Major Transit Station Areas**.
- 15.D.2.10. The *City* will discourage the development or retention of some uses within or in close proximity to the Downtown and **Protected Major Transit Station Areas** which would conflict with the *planned function* of the Urban Growth Centre (Downtown) and **Protected Major Transit Station Areas**.
- 15.D.2.11. The *City* will encourage the development and retention of *food stores* within the Urban Growth Centre (Downtown) and **Protected Major Transit Station Areas**.
- 15.D.2.12. The *City* will encourage the development of retention of institutional uses and *cultural facilities* within the Urban Growth Centre (Downtown) and **Protected Major Transit Station Areas**.
- 15.D.2.14. New predominantly auto-exclusive uses such as car washes, drive-through facilities, gas stations, the sale and/or repair of motor vehicles and commercial parking facilities will only be permitted in the Urban Growth Centre (Downtown) and **Protected Major Transit Station Areas** on the basis of a site-specific amendment to this Plan. In considering applications for site-specific Official Plan amendments, such applications will need to demonstrate the following:
- a) The use can maintain consistency with the objectives of this Plan, and in particular the objectives of the Urban Growth Centre (Downtown) and **Protected Major Transit Station Areas**;
 - b) will not conflict with the *planned function* of the Urban Growth Centre (Downtown) and **Protected Major Transit Station Areas**, and will not preclude the intensification of the site;
 - c) maintains the planned scale of the urban environment;
 - d) gives priority to the comfort, safety and efficient movement of *pedestrians* and cyclists.
 - e) the use conforms to the Urban Design Policies of this Plan and to the *Urban Design Manual*; and,
 - f) in the case of *drive-through facilities*:

Official Plan Policies Proposed to be Amended as part of Growing Together

- i) must be located within a mixed use building or a *multi-unit building*;
- ii) the *drive-through facility* does not conflict with the planned character of the area by accommodating the operational and functional requirements of the *drive-through facility*;
- iii) does not conflict with the planned urban design and architectural characteristics of the predominant uses on the site in a *mixed use* development; and
- iv) ensures that if co-located in a *mixed use* development, which includes residential uses and/or office uses, the proposed *drive-through facility* does not compromise the use and enjoyment of outdoor amenity areas, impact other uses on the site as a result of noise and odour effects and, does not affect the functional support systems for the other uses on the site, including loading, refuse pick-up, on-site visitor and resident/tenant vehicular and *pedestrian* circulation, access and egress.

New Policy 15.D.2.15 is proposed to be inserted after Policy 15.D.2.14 as follows:

15.D.2.15. The *City* recognizes that new sensitive uses will be introduced through *development* and *redevelopment* within areas historically designated for industrial employment. The *City* anticipates the eventual relocation of existing industrial uses. In the interim, new sensitive uses should prioritize sensitivity to existing industrial uses, acknowledging their unique operational requirements. Emphasizing land use compatibility, *development applications* for new sensitive uses should proactively engage with industrial stakeholders to address potential conflicts and implement measures that enable coexistence until a full land use transition is realized.

Existing Policy 15.D.2.18 is proposed to be amended as follows:

15.D.2.23. The *City* may limit the height of buildings along King Street to *conserve a historical main street condition intended to serve a public realm where frequent large scale events and celebrations are held*.

Existing Policy 15.D.2.19 including the “Bonusing” header is proposed to be deleted.

New Policies 15.D.2.24 and 15.D.2.25 including the “Parkland” header is proposed to be inserted as follows. Subsequent policies are renumbered accordingly.

Parkland

15.D.2.24. New parks and active or passive recreational uses will be permitted within any Strategic Growth Areas land use designation.

15.D.2.25. As a part of the required parkland dedication, land dedication will be encouraged over alternative forms such as *cash-in-lieu* for the creation of new public parks.

Existing Policies 15.D.2.20 and 15.D.2.22 are proposed to be amended as follows:

Official Plan Policies Proposed to be Amended as part of Growing Together

- 15.D.2.26. The Urban Growth Centre (Downtown) and Protected Major Transit Station Areas will be part of an integrated provincial, regional and city transportation system while at the same time provide a transit-oriented, pedestrian-friendly and walkable environment.
- 15.D.2.28. Where new parking spaces are proposed to be developed in combination with all new development or redevelopment, the City will:
- a) encourage owners/applicants to utilize Transportation Demand Management (TDM) measures;
 - b) encourage parking structures that are integrated with other uses as the desired form of parking;
 - c) encourage off-street parking to be located away from and/or screened from the view of the public realm; and,
 - d) discourage the creation of new surface parking lots and commercial parking facilities.

Existing Policy 15.D.2.23 is proposed to be amended as follows:

Cultural Heritage Resources

- 15.D.2.29. All development or redevelopment will embrace, celebrate and conserve the Cultural Heritage Resources in the Urban Growth Centre (Downtown) and Protected Major Transit Station Areas and will be subject to the Cultural Heritage Resources Policies in Section 12 and subject to any other supporting documents, adopted by Council, including Heritage Conservation District Plans.

Existing Policy 15.D.2.24 is proposed to be deleted.

Existing Policies 15.D.2.27, 15.D.2.28, and 15.D.2.32 are proposed to be amended as follows:

- 15.D.2.32. A high quality of urban design will be expected of the buildings, building elevations, building massing, storefronts, store signs, patios, streetscapes and public spaces to enhance street life and create local pride and interest as well as tourism interest. The City will encourage innovation and architectural excellence in urban development.
- 15.D.2.33. The City will prepare and maintain Urban Design Guidelines for the Downtown and Protected Major Transit Station Areas that will provide new guidelines and standards for new buildings, new storefronts, storefront modifications, new outdoor patios and will also address such elements as the streetscape, massing of buildings, architecture, cultural heritage resource conservation, public art, signage, and the landscaping of private property abutting green areas.
- 15.D.2.37. Where new development or redevelopment is proposed at the edge of a strategic growth area land use designation, the scale and massing will consider compatibility with and transition to the adjacent land use designation.

Existing Policy 15.D.2.33, including the “Green Areas” header, is proposed to be deleted.

Official Plan Policies Proposed to be Amended as part of Growing Together

New Policies 15.D.2.38, 15.D.2.39, and 15.D.2.40, including the “Priority Streets” header are proposed to be inserted as follows. Subsequent policies are renumbered accordingly.

Priority Streets

15.D.2.38. The *City* may identify street segments within the Strategic Growth Area land use designation as *priority streets*. The Zoning By-law may provide additional regulations for *priority streets*.

15.D.2.39. The following will be considered in identifying *priority streets*:

- a) proximity to *rapid transit* and high frequency transit corridors;
- b) proximity to major trip generators; and,
- c) walking, rolling, and cycling connectivity between *Rapid Transit* station stops, key destinations, active uses, *cultural facilities*, and *community infrastructure*.

15.D.2.40. The *City* may require *pedestrian refuge* for *development* and *redevelopment* along *priority streets*.

Within Section 15.D.2, header “Land Use Designations” inclusive of subsequent text, header “City Centre District” inclusive of subsequent text, Policies 15.D.2.34 through 15.D.2.41, header “Civic District” inclusive of subsequent text, Policies 15.D.2.42 through 15.D.2.48, header “Innovation District” inclusive of subsequent text, Policies 15.D.2.49 through 15.D.2.56, header “Market District” inclusive of subsequent text, and Policies 15.D.2.57 through 15.D.2.63 are proposed to be deleted and the following is proposed to be inserted as follows:

Land Use Designations

The *City’s* strategic growth areas include three lands use designations: Strategic Growth Area A, Strategic Growth Area B, and Strategic Growth Area C.

Strategic Growth Area A

The Strategic Growth Area A land use designation is generally intended to accommodate *intensification* within existing predominantly low-rise residential neighbourhoods, lands further away from *Rapid Transit* station stops, and/or lands where existing lots are generally too small to support high rise buildings. It is anticipated that the majority of *development* and/or *redevelopment* will occur through infill including missing middle housing and *compatible* non-residential uses.

15.D.2.41. The Strategic Growth Area A land use designation will accommodate a range of low and medium density residential housing types including those permitted in the Low Rise Residential and Medium Rise Residential land use designation.

15.D.2.42. Where *compatible*, permitted non-residential uses within the Strategic Growth Area A land use designation may include the following:

- a) commercial uses such as, but not limited to, *retail*, commercial entertainment, restaurants, financial establishments, and light repair operations;

Official Plan Policies Proposed to be Amended as part of Growing Together

- b) personal services;
- c) offices;
- d) health-related uses such as health offices and health clinics;
- e) institutional uses such as daycare facilities, religious institutions, community facilities, and educational establishments;
- f) social service establishment; and,
- g) studio and artisan-related uses.

15.D.2.43. To ensure *compatibility*, the implementing zoning may limit the full range and scale of uses listed in Policy 15.D.2.42.

15.D.2.44. No building will exceed 8 storeys in height. The implementing zoning may permit maximum building heights of less than 8 storeys.

15.D.2.45. Where the implementing zoning does not permit the maximum building height outlined in Policy 15.D.2.37, the *City* may consider site specific increases to the permitted building height in accordance with Policy 15.D.2.5. On these lands, a *Zoning By-law Amendment* will be required for a building more than 4 storeys in height.

15.D.2.46. A minimum *Floor Space Ratio* of 0.6 will apply to all *development* and *redevelopment*. The implementing zoning may exempt single detached dwellings, additional dwelling units, semi-detached dwellings, street townhouse dwellings, and low-rise multiple dwellings from the minimum *Floor Space Ratio*.

Strategic Growth Area B

The Strategic Growth Area B land use designation is intended to accommodate significant *intensification* at building heights between those in the Strategic Growth Area A land use designation and those in the Strategic Growth Area C land use designation. Lands designated Strategic Growth Area B are also intended to serve as a transition between *Low Rise Residential Uses* on lands within the Strategic Growth Area A designation, and medium and high *density* uses within the Strategic Growth Area C designation. Some areas within the Strategic Growth Area B land use designation contain smaller lots and/or existing *Low Rise Residential Uses*. While significant intensification is planned for these lands, the implementing zoning may restrict building heights as an interim measure to ensure orderly development through a *development application*.

15.D.2.47. The Strategic Growth Area B land use designation will accommodate a range of medium and high density residential housing types including those permitted in the Medium Rise Residential and High Rise Residential land use designations.

15.D.2.48. Permitted non-residential uses within the Strategic Growth Area B land use designation may include the following:

- a) *compatible* commercial uses such as, but not limited to, *retail*, commercial entertainment, restaurants, financial establishments, hotels, and light repair operations;

Official Plan Policies Proposed to be Amended as part of Growing Together

- b) personal services;
- c) office;
- d) exhibition and/or conference facilities;
- e) health-related uses such as health offices and health clinics;
- f) institutional uses such as hospitals, daycare facilities, religious institutions, community facilities, and educational establishments;
- g) social service establishment; and,
- h) studio and artisan-related uses.

15.D.2.49. No building will exceed 25 storeys in height. The implementing zoning may permit maximum building heights of less than 25 storeys.

15.D.2.50. Where the implementing zoning does not permit the maximum building height outlined in Policy 15.D.2.42, the *City* may consider site specific increases to the permitted building height in accordance with Policy 15.D.2.5. On these lands, a *Zoning By-law Amendment* will be required for a building more than 10 storeys in height.

15.D.2.51. A minimum *Floor Space Ratio* of 1.0 will apply to all *development* and *redevelopment*. The implementing zoning may contain transition regulations to facilitate and permit lands to ultimately meet the minimum *Floor Space Ratio* requirements.

Strategic Growth Area C

The Strategic Growth Area C land use designation is intended to accommodate significant intensification at high *density*. Lands designated Strategic Growth Area C are generally centrally located within *Intensification Areas* and/or represent *redevelopment* opportunities at higher *density*. It is anticipated that some areas within the Strategic Growth Area C land use designation will require the assembly of lands for *development*. Further, some lands designated Strategic Growth Area C are adjacent to lands planned for medium *density* uses or which contain existing *Low Rise Residential Uses*. As such, the implementing zoning may restrict building height as an interim measure to ensure orderly development through a *development application* demonstrating that the policies of this plan are met.

15.D.2.52. Permitted uses may include those permitted in the Strategic Growth Area B land use designation.

15.D.2.53. Lands designated Strategic Growth Area C may have no maximum building height. The implementing zoning may limit building heights.

15.D.2.54. Where the implementing zoning has a maximum building height in accordance with Policy 15.D.2.46, the *City* may consider site specific increases to the permitted building height in accordance with Policy 15.D.2.5.

15.D.2.55. A minimum *Floor Space Ratio* of 2.0 will apply to all *development* and *redevelopment*. The implementing zoning may contain transition regulations to facilitate and permit lands to ultimately meet the minimum *Floor Space Ratio* requirements.

Official Plan Policies Proposed to be Amended as part of Growing Together

Existing Policies 15.D.2.64 through 15.D.2.69 (inclusive of headers) are proposed to be deleted.

Existing Policies 15.D.4.1, 15.D.4.13, 15.D.4.15, and 15.D.4.17 are proposed to be amended as follows:

- 15.D.4.1. Lands designated Mixed Use are located within a City Node, a Community Node, a Neighbourhood Nodes or an Urban Corridor as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.
- 15.D.4.13. Individual freestanding *retail* outlets will be restricted to a maximum *gross floor area* of:
- a) 5,000 square metres within lands designated Mixed Use identified as a City Node or Community Node on Map 2.
 - b) 3,500 square metres within lands designated Mixed Use identified as a Neighbourhood Node on Map 2.
- 15.D.4.15. Notwithstanding the *gross floor area* restrictions of Policies 15.D.4.13 and 15.D.4.14, the City may:
- a) permit *food store* outlets of up to a maximum *gross floor area* of 10,000 square metres within lands designated Mixed Use identified as a City Node or Community Node on Map 2 in both freestanding buildings and *mixed use* developments provided that all applicable policies within this land use designation are satisfied.
 - b) permit *food store* outlets of up to a maximum gross floor area of 5,000 square metres within lands designated Mixed Use identified as an Urban Corridor on Map 2, if the *food store* outlet is located in a *mixed use* development and provided all applicable policies within this land use designation are satisfied.
- 15.D.4.17. The *Floor Space Ratio* requirements for all new residential or *mixed use* building *development* or *redevelopment* within lands designated Mixed Use will be as follows:
- a) A minimum *Floor Space Ratio* of 0.6 and a maximum of *Floor Space Ratio* of 1.0 on lands within a Neighbourhood Node on Map 2.
 - b) A minimum *Floor Space Ratio* of 0.6 and a maximum *Floor Space Ratio* of 2.0 on lands within a City Node, Community Node, or Urban Corridor on Map 2.

Further to the above, the implementing zoning will consider and may contain transition regulations to facilitate and permit lands to ultimately meet the minimum *Floor Space Ratio* requirements as noted above.

Existing Policies 15.D.4.20 and 15.D.4.21 are proposed to be deleted and subsequent policies are renumbered accordingly.

Existing Policies 15.D.12.18 is proposed to be deleted and replaced with new Policy 15.D.12.18 as follows:

Official Plan Policies Proposed to be Amended as part of Growing Together

15.D.12.18. 301 Victoria Street South

Notwithstanding the Major Infrastructure and Utilities land use designation which applies to the lands located on the block generally bounded by Patricia Avenue, Victoria Street South, the Grand River Railway, West Avenue and the Henry Sturm Greenway, the executive and administrative offices of Enova Power Corporation located at 301 Victoria Street South and the associated warehousing and outdoor storage uses shall be permitted uses.

Existing Policies 15.D.12.28 is proposed to amended as follows:

15.D.12.28. Glasgow Street/Strange Street

- a) Notwithstanding the **Strategic Growth Area C** land use designation on lands located near the southwesterly corner of Glasgow Street and Strange Street, the continuation of the existing industrial and commercial parking facility uses will be permitted until such time as the site transitions into uses permitted by the land use designation. The transition of the site may occur in phases.
- b) A Holding provision pursuant to Section 17.E.13 will apply to residential uses, day care uses and other sensitive uses. The Holding provision will not be removed until such time as a Record of Site Condition has been acknowledged by the Province and a release has been issued by the Region.

Existing Policies 15.D.12.39 and 15.D.12.54 are proposed to be deleted and replaced with new Policies 15.D.12.39 and 15.D.12.54 as follows:

15.D.12.39. 607-641 King Street West

Notwithstanding the Strategic Growth Area C land use designation and policies:

- a) Retail uses shall be permitted to have a maximum gross floor area of 10,000 square metres.
- b) Prior to development and/or redevelopment of the lands municipally addressed as 607-641 King Street West, a Master Plan will be required to be completed and approved by the City. The Master Plan will be required to be updated and approved by the City through the City's Site Plan Approval Process prior to and in conjunction with each stage of development and/or redevelopment. Substantial deviation from the approved Master Plan will require Council approval.

15.D.12.54. 79 Joseph Street

Notwithstanding the Open Space land use designation and policies on the lands municipally known as 79 Joseph Street, office uses will also be permitted.

New Policy 15.D.12.69 is proposed to be inserted as follows:

15.D.12.69. 1668 King Street East

Official Plan Policies Proposed to be Amended as part of Growing Together

The maximum permitted floor space ratio shall be 7.6.

Existing Policies 16.D.1.1 and 16.D.1.2 are proposed to be deleted and subsequent policies are renumbered accordingly.

Existing Policy 16.D.1.3 is proposed to be amended as follows:

16.D.1.1. The following Secondary Plans are deferred and do not form part of this Official Plan:

- a) North Ward Secondary Plan
- b) Central Frederick Secondary Plan
- c) Rosenberg Secondary Plan

The land use policies and land use designations in the Secondary Plans contained in Part 3, Section 13 of the 1994 City of Kitchener Official Plan, as amended, continue to apply until such time as the Secondary Plans are reviewed and adopted as part of this Official Plan.

Existing Policy 17.E.6.7 is proposed to be deleted.

The entirety of Section 17.E.17 Bonusing Provisions is proposed to be amended as follows:

17.E.17 Bonusing Provisions

Deleted

Add new Glossary Term for Priority Street to Part F – Schedule A

Priority Street – streets with buildings that contain a mix of non-residential ground floor uses that help achieve complete communities by creating engaging and activated pedestrian places. These places contribute to an enhanced streetscape and pedestrian realm by creating a visually stimulating pedestrian experience. Regulations contained within the *City's Zoning By-law* that may guide the implementation of priority streets that includes, but is not limited to: minimum ground floor façade heights; minimum façade openings; minimum amount of active uses at the street level; and/or restrictions on the location of vehicular parking.