

***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.

**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*.

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.2.8. 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 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*.