

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

CITY OF KITCHENER

Growing Together – Non-PMTSA Lands

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

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. ### 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 to incorporate modifications to the text and mapping of the Official Plan in order to implement a consistent land use planning framework for lands that have been part of one of the following secondary plans but not located within a Protected Major Transit Station Area (PMTSA): Civic Centre; King Street East; Cedar Hill; Mill Courtland Woodside Park; Victoria Park, Victoria Street, and KW Hospital.

SECTION 3 – BASIS OF THE AMENDMENT

Planning staff have undertaken the Growing Together project, which includes developing a new planning framework for the City's PMTSAs. This project continues the planning review process that began in 2013 with the Planning Around Rapid Transit Stations (PARTS) plans and advanced through the Neighbourhood Planning Review (NPR) project through 2021.

A significant portion of the lands within the 7 PMTSAs that form the Growing Together study area are currently located within existing secondary plans. These secondary plans are comprised of policy text and land use mapping. The existing secondary plan policies include policy language that is repetitive with other secondary plans and the 2014 Official Plan document. Additionally, the existing secondary plan boundaries do not align with the confirmed PMTSA boundaries as established by the Region and approved by the Province in April 2023.

This Official Plan amendment removes certain lands from the Civic Centre, Cedar Hill, Mill Courtland Woodside Park, and Victoria Street Secondary Plans, and removes all lands from the King Street East, Victoria Park, and KW Hospital Secondary Plans, and includes them within the 2014 Official Plan with new land uses. The application of new land use designations on the applicable lands provides a land use planning approach that is consistent with the rest of the City and removes policy duplication.

Urban Structure Modifications

Planning staff are recommending that lands identified as the "Area of Amendment" on Schedule 'A' be amended as shown on Schedule 'A'. The Urban Structure modifications are administrative in nature, with the proposed mapping seeking to reflect the accurate urban structure component for the "Area of Amendment", which includes lands previously depicted as being located within the conceptually drawn 800m radius around rapid transit stations but not located within a PMTSA.

Land Use Modifications

Planning staff are recommending that lands identified as "Lands subject to this amendment" on Schedule 'B' be amended as shown on Schedule 'B'. The proposed land use amendments would generally implement an equivalent land use designation from the 2014 official Plan as the land use designation applied through the respective secondary plan.

Specific Policy Area Modifications

Planning staff are recommending that Specific Policy Area 18 be repealed and replaced, and that Specific Policy Area 69 and 70 be added to the 2014 Official Plan, as shown on Schedule 'C'. These Specific Policy Areas reflect the unique land use conditions of the property and respect recent development application decisions on the part of City Council.

Existing policy 15.D.12.18 is recommended to be repealed and replaced as the subject property, 134 & 152 Shanley Street, is subject to site-specific zoning provisions and is currently under construction. Existing policy 15.D.12.18 is recommended to be replaced with existing Special Policy Area 1 in the Victoria Street Secondary Plan, referred to as policy 13.6.4.1 of Part 3, Section 13 of the 1994 Kitchener Official Plan. Policy 13.6.4.1 states “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.”

Specific Policy Area 69 is existing Special Policy Area 7 in the King Street East Secondary Plan, referred to as policy 13.2.3.7 of Part 3, Section 13 of the 1994 Kitchener Official Plan. Policy 13.2.3.7 states “The maximum permitted floor space ratio shall be 7.6.”

Specific Policy Area 70 is existing Special Policy Area 11 in the King Street East Secondary Plan, referred to as policy 13.2.3.11 of Part 3, Section 13 of the 1994 Kitchener Official Plan. Policy 13.2.3.11 states “The maximum permitted floor space ratio shall be 6.0.”

Planning staff are of the opinion that the Official Plan Amendment is consistent with and conforms to the Planning Act, Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and the Regional Official Plan (2010), as amended, and represents good planning.

SECTION 4 – THE AMENDMENT

1. The City of Kitchener Official Plan is hereby amended as follows:
 - a. Part D, Section 15.D.12 is amended by repealing Specific Policy Area 15.D.12.18 and replacing it with the following:

“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.”;
 - b. Part D, Section 15.D.12 is amended by adding Specific Policy Area 15.D.12.69 after Specific Policy Area 15.D.12.68 as follows:

“15.D.12.69. **1668 King Street East**
The maximum permitted floor space ratio shall be 7.6.”;
 - c. Part D, Section 15.D.12 is amended by adding the following after policy 15.D.12.69 as follows:

“15.D.12.70. **1770 King Street East, 815 & 825 Weber Street East**

The maximum permitted floor space ratio shall be 6.0.”;
 - d. Map 2 – Urban Structure is amended by:

- i) Amending lands identified as “Lands subject to this amendment” as shown on the attached Schedule ‘A’;
- e. Map 3 – Land Use is amended by:
 - i) Amending lands identified as “Lands subject to this amendment” as shown on the attached Schedule ‘B’;
- f. Map 5 – Specific Policy Areas is amended by:
 - i. Adding Specific Policy Area 18 – 301 Victoria St S identified as “Lands to be Added subject to this amendment” as shown on the attached Schedule ‘C’;
 - ii. Adding Specific Policy Area 69 – 1668 King St E identified as “Lands to be Added subject to this amendment” as shown on the attached Schedule ‘C’;
 - iii. Adding Specific Policy Area 70 – 1770 King St E, 815 & 825 Weber St E identified as “Lands to be Added subject to this amendment” as shown on the attached Schedule ‘C’.

NOTICE OF A PUBLIC MEETING proposing changes to land use and zoning in Kitchener's Protected Major Transit Station Areas



Map of Growing Together study area



Land Use & Zoning



Growth & Change



Built Form

Adam Clark, Senior Urban Designer

519.741.2200 x 7027

growing.together@kitchener.ca

Have Your Voice Heard!

Planning & Strategic Initiatives Committee

Date: **January 29, 2024**
Location: **Council Chambers
Kitchener City Hall
200 King Street West
or Virtual Zoom Meeting**

Go to **kitchener.ca/meetings**

- current agendas and reports (posted 10 days before meeting)
- appear as a delegation
- watch meeting

To learn more, visit:

www.engagewr.ca/growingtogether

The City of Kitchener will consider city-initiated applications to amend the Official Plan and Zoning By-law for Protected Major Transit Station Areas (PMTSAs) west of the expressway and lands adjacent to PMTSAs within existing secondary plans. These amendments will introduce new land uses, and zoning to guide growth and change in Kitchener's PMSTAs and surrounding lands.

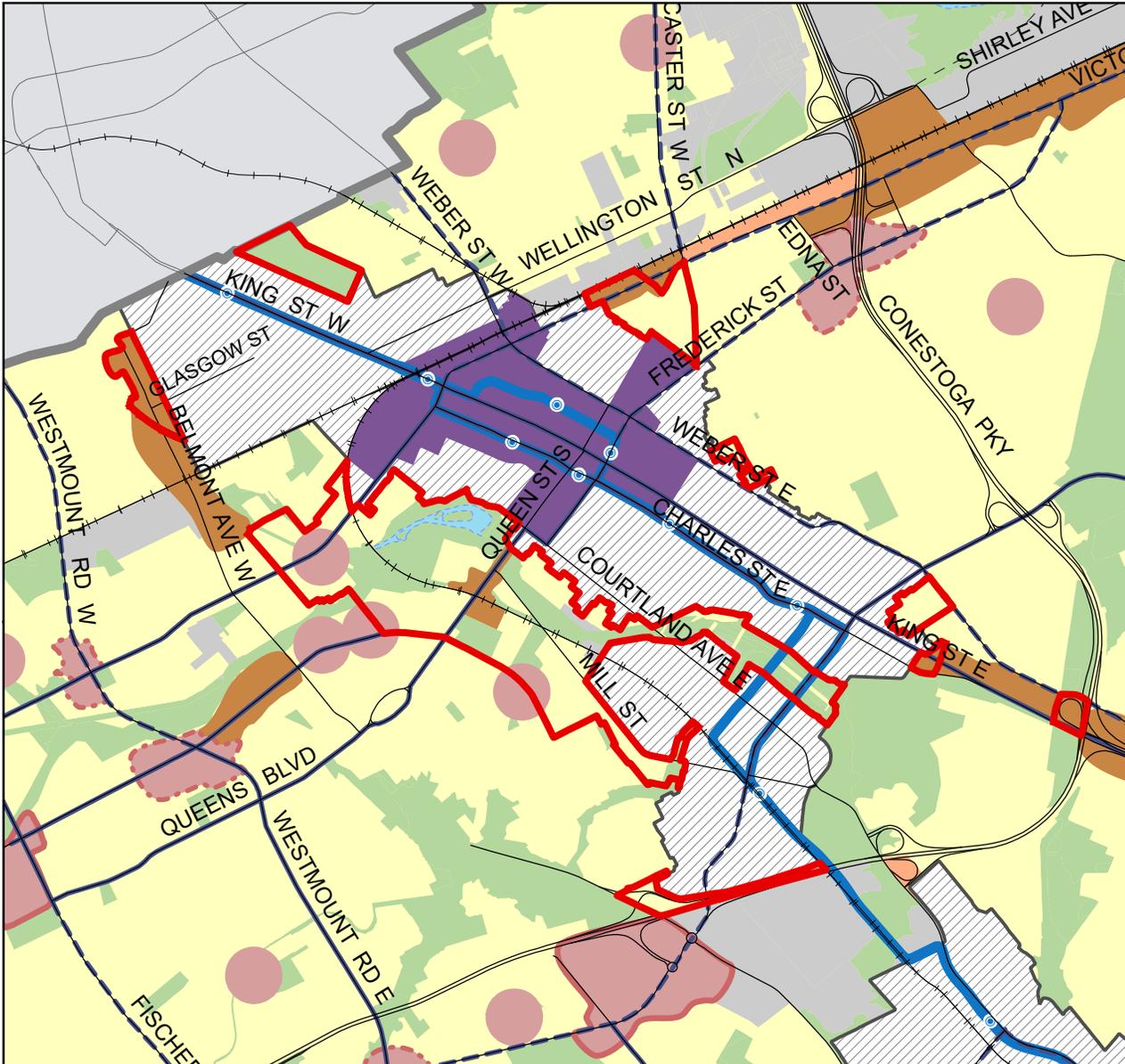
APPENDIX 2

Minutes of the Meeting of Planning and Strategic Initiatives
Committee – January 29, 2024

APPENDIX 3

Minutes of the Meeting of City Council – February X, 2024

**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 2
URBAN STRUCTURE**



Intensification Areas

- Urban Growth Centre (Downtown)
- Protected Major Transit Station Area
- City Node
- Community Node
- Neighbourhood Node
- Urban Corridor
- Arterial Corridor

Other Areas

- Community Areas
- Industrial Employment Areas
- Green Areas

Transit

- Existing Transit Corridor
- Planned Transit Corridor
- Light Rail Transit Corridor
- Rapid Transit Station

Area of Amendment

- Lands subject to this amendment

SCHEDULE 'A'

APPLICANT: CITY OF KITCHENER

CITY OF KITCHENER



SCALE 1:35,000

DATE: NOVEMBER 24, 2023

REVISED:

OFFICIAL PLAN AMENDMENT OPA23/017/K/JZ

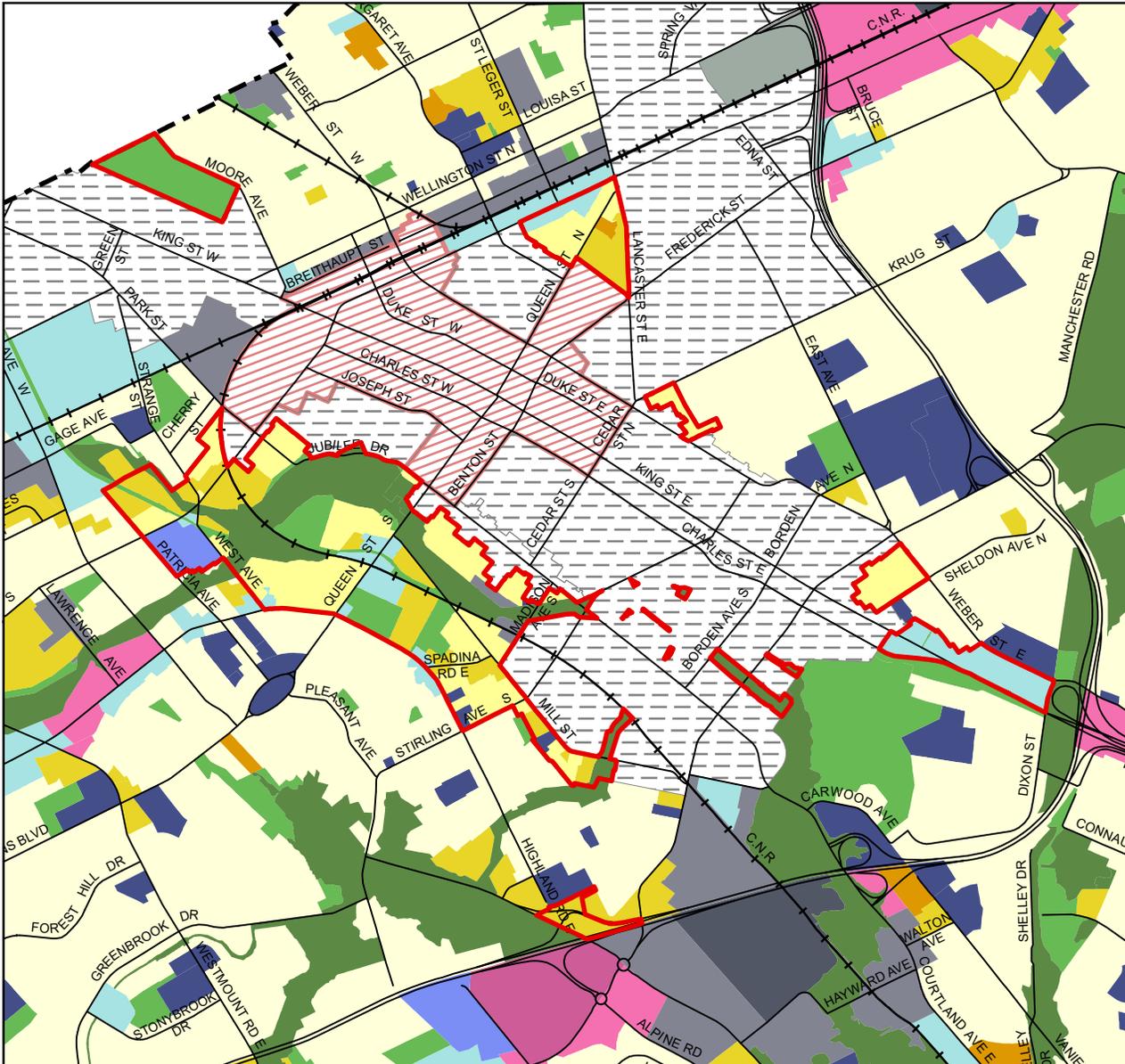
ZONING BY-LAW AMENDMENT ZBA23/029/K/JZ

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
OPA2323017KJZ_MAP2
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**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE**



- Low Rise Residential
- Medium Rise Residential
- High Rise Residential
- Mixed Use
- Commercial Campus
- Commercial
- Heavy Industrial Employment
- General Industrial Employment
- Business Park Employment
- Institutional
- Natural Heritage Conservation
- Open Space
- Major Infrastructure and Utilities
- Urban Growth Centre (Downtown)
Refer to Map 4
- Refer to Secondary Plan For Detail
- Area of Amendment**
- Lands subject to this amendment

SCHEDULE 'B'

APPLICANT: CITY OF KITCHENER

CITY OF KITCHENER



SCALE 1:30,000

DATE: NOVEMBER 24, 2023

REVISED:

OFFICIAL PLAN AMENDMENT OPA23/017/K/JZ

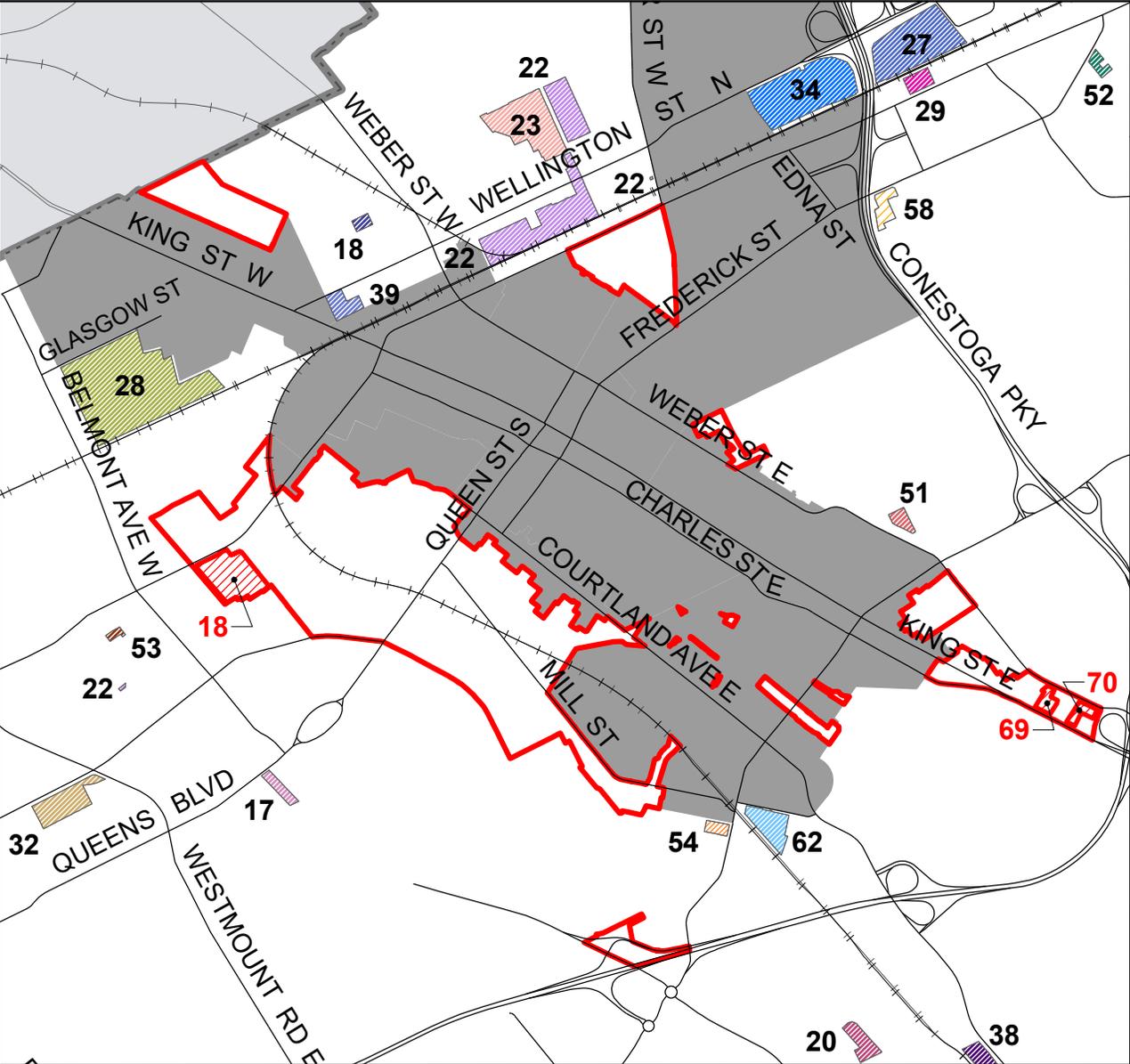
ZONING BY-LAW AMENDMENT ZBA23/029/K/JZ

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
OPA23017KJZ_MAP3
.mxd

**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 5
SPECIFIC POLICY AREAS**



- Specific Policy Areas**
- 17. 1077 Queens Blvd
 - 18. 134-152 Shanley St
 - 20. 65 Hanson Ave and 300 Ardelt
 - 22. Industrial Employment Area
 - 23. St Leger St (1 Adam
 - 27. 6 Shirley
 - 28. Glasgow St/Strange St
 - 29. 820 Victoria St N
 - 32. 491, 525 and 563 Highland Rd W
 - 34. 809 Wellington St N
 - 38. Block Line Rd & Courtland Ave
 - 39. Breithaupt Block Phase 3
 - 51. 155 & 169 Borden Ave
 - 52. 859 & 867 Frederick St & 39 Avon
 - 53. 298 Lawrence
 - 54. 368-382 Ottawa St S & 99-115 Pattandon Ave
 - 58. 507 Frederick St & 40 & 44 Becker St
 - 62. 455-509 Mill St
 - For Details Refer to Urban Growth Centre and Secondary Plans
- Area of**
- Lands to be Removed subject to this amendment
 - Lands to be Added subject to this amendment
18. 301 Victoria St S
69. 1668 King St E
70. 1770 King St E & 815-825 Weber St E



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|------------------------------|-------------------------|----------|---|
| SCHEDULE 'C' | 0 METRES 1000 | REVISED: | OFFICIAL PLAN AMENDMENT OPA23/017/K/JZ |
| APPLICANT: CITY OF KITCHENER | SCALE 1:30,000 | | ZONING BY-LAW AMENDMENT ZBA23/029/K/JZ |
| CITY OF KITCHENER | DATE: NOVEMBER 24, 2023 | | City of Kitchener DEVELOPMENT SERVICES DEPARTMENT, PLANNING |
| | | | FILE: OPA23017KJZ_MAP3 .mxd |