

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

CITY OF KITCHENER

32-42 Windom 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 to amend the Official Plan by adding Special Policy Area 71 to Map 5 and by adding associated Policy 15.D.12.71 to the text of the Official Plan.

SECTION 3 – BASIS OF THE AMENDMENT

The subject lands are designated ‘Low Rise Residential’ in the Land Use Map (Map 3) in the City of Kitchener Official Plan.

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 designation and zoning facilitate 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, including the Dom Cardillo Trail, the Chicopee Centreville Community Centre, and Howard Robertson Public School. Provincial policies are in support of providing a broad range of housing. The proposed development includes a wide range and distribution of one, two, three and four-bedroom units.

Planning staff is of the opinion that the proposed application will facilitate the intensification of the subject property with a low to medium density residential development that is compatible with the surrounding community, helps manage growth, is transit-supportive and will make use of the existing infrastructure. No new public roads would be required for the proposed development.

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 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, in particular, developments that can accommodate a range of household sizes in locations that can provide access to transit and other amenities.

Planning staff is of the opinion that the applications conform to the Growth Plan.

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. The subject lands are designated Built-Up Area as illustrated in Map 2 in the ROP. On August 18th, 2022, the Regional Municipality of Waterloo adopted ROP Amendment number 6 (ROPA 6), which came into force and effect upon approval by the Minister of Municipal Affairs and Housing on April 11, 2023. The proposed development conforms to Section 2.F of the ROP as the proposed development supports the achievement of the minimum annual 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.

The Region of Waterloo have indicated they have no objections to the proposed application (Attachment 'D'). Planning staff are of the opinion that the applications conform to the Regional Official Plan.

City of Kitchener Official Plan (OP)

The City of Kitchener OP provides the long-term land use vision for Kitchener. The vision is further articulated and implemented through the guiding principles, goals, objectives, and policies which are set out in the Plan. The Vision and Goals of the OP strive to build an innovative, vibrant, attractive, safe, complete and healthy community.

Urban Structure

The subject lands are currently identified as Community Area in the City's Urban Structure (Map 2). The planned function of Community Areas is to provide for residential uses as well as non-residential supporting uses intended to serve the immediate residential areas. Within areas identified as Community Areas on Map 2 the applicable land use designation may include Low Rise Residential, Medium Rise Residential, High Rise Residential, along with other land use designations.

The subject lands are designated 'Low Rise Residential' (Map 3) in the City of Kitchener Official Plan. The Low Rise Residential designation permits multiple dwellings up to 11 metres in height and to a maximum Floor Space Ratio (FSR) of 0.75.

The applicant is proposing to add a Site Specific Policy Area to allow for an increased building height to 15.1 metres and an increased Floor Space Ratio (FSR) of 1.4.

Policy 17.E.13.1. of the City of Kitchener Official Plan require that holding provisions will be applied in situations where it is necessary or desirable to zone lands for development or redevelopment in advance of the fulfillment of specific requirements and conditions, and where the details of the development or redevelopment have not yet been fully resolved. A Holding provision may be used in order to ensure that certain conditions, studies or requirements related to a proposed Zoning By-law Amendment are met.

Urban Design Policies:

The City’s urban design policies are outlined in Section 11 of the City’s OP. In the opinion of staff, the proposed development satisfies these policies including: Streetscape; Safety; Universal Design; Site Design; Building Design, and Massing and Scale Design. To address these policies, an Urban Design Brief was submitted and has been reviewed by City staff. The Urban Design Brief is acceptable and outlines the vision and principles guiding the site design and informs the proposed zoning regulations.

Streetscape – The proposed building has been oriented with pedestrian entrances and balconies facing Windom Road. The proposed built form would activate the streetscape and provide an attractive and animated building wall, with a centralized vehicular entrance in between the proposed buildings.

Safety – As with all developments that go through site plan approval, staff will ensure Crime Prevention through Environmental Design (CPTED) principles are achieved and that the site meets emergency services policies. Wood fencing, 1.8 metres in height, is proposed to surround the interior and screen the private patio areas and the common shared amenity areas along the side and rear property lines. Planning Staff will review lighting plans through a future site plan application to ensure safe levels of lighting are provided in the parking area and pedestrian areas.

Universal Design – The development will be designed to comply with Accessibility for Ontarian’s with Disabilities Act and the Ontario Building Code.

Site Design, Building Design, Massing and Scale – The subject site is designed to have buildings that will be developed at a scale that is compatible with the existing and planned surroundings. There are existing multiple dwellings in the form of townhomes abutting both interior side property lines, and a four-storey apartment building abutting the rear property line. The proposed 3.5 storey stacked townhomes are similar in scale and form to the surrounding neighbourhood.

Transportation Policies:

The Official Plan supports an integrated transportation system which incorporates active transportation, allows for the movement of people and goods and promotes a vibrant, healthy community using land use designations and urban design initiatives that make a wide range of transportation choices viable. The subject lands are located in close proximity to Regional Roads Fairway Road North and King Street East, with transit stops for GRT routes 1, 7, 8, and iXpress 301 in short walking distance. The Fairway Ion Station stop is 2 kilometres to the south. The site has excellent access to cycling networks, including the Dom Cardillo Trail. The location of the subject lands, in the context of the City’s integrated transportation system, supports the proposal for transit-oriented development on the subject lands.

The proposed Official Plan Amendment and Zoning By-law Amendment Applications support a more dense residential development, replacing 6 current units for 58 units. The location of the proposed buildings, secured through the proposed site-specific provisions, will result in a compatible built form that fosters walkability within a pedestrian-friendly environment that allows walking to be safe, comfortable, barrier-free and a convenient form of urban travel. Additionally, secured and visitor bicycle parking is required as part of the Zoning By-law. The applicant is proposing to provide 1 secure bicycle space within each dwelling unit.

Housing Policies:

Section 4.1.1 of the City’s Official Plan contains policies with the primary objective to provide for an appropriate range, variety and mix of housing types and styles, densities,

tenure and affordability to satisfy the varying housing needs of our community through all stages of life. The proposed development increases the range of dwelling units available in the city, and contributes to providing a greater diversity of unit types in the neighbourhood. The development is contemplated to include a range of unit types including, one-, two-, three-, and four-bedroom units. The wide range of units, in this location will appeal to a variety of household needs and directly responds to the need for more affordable housing during the current housing crisis.

Official Plan Conclusions

The Official Plan Amendment application requests that Section 15.D.12 and Map 5— Specific Policy Areas be amended to add Policy 15.D.12.71 and ‘Site Specific Policy Area No. 71, respectively. Based on the above-noted policies and planning analysis, staff is of the opinion that the proposed Official Plan Amendment represents good planning and recommends that the proposed Official Plan Amendment be approved in the form shown in Attachment ‘A’.

SECTION 4 – THE AMENDMENT

The City of Kitchener Official Plan (2014) is hereby amended as follows:

- a) Part C, Section 15.D.12 Area Specific/Site Specific Policy Areas is amended by adding Special Policy 15.D.12.71 thereto as follows:

“71. Notwithstanding the Low Rise Residential land use designation and policies, applied to the lands located at 32-42 Windom Road, the maximum Floor Space Ratio shall be 1.4 and the maximum building height shall be 15.1 metres.

- b) Map No. 5 – Specific Policy Areas is amended by designating the lands, municipally addressed as 32-42 Windom Road, as ‘Low Rise Residential with Special Policy Area 71’ instead of ‘Low Rise Residential’, as shown on the attached Schedule ‘A’.

APPENDIX 1

NOTICE OF PUBLIC MEETING

for a development in your neighbourhood
32-42 Windom Road



Concept Drawing

Have Your Voice Heard!

Planning & Strategic Initiatives Committee

Date: **February 26, 2024**
Location: **Council Chambers,
Kitchener City Hall
200 King Street West
or Virtual Zoom Meeting**

Go to **kitchener.ca/meetings**
and select:

- Current agendas and reports (posted 10 days before meeting)
- Appear as a delegation
- Watch a meeting

To learn more about this project, including information on your appeal rights, visit:

www.kitchener.ca/PlanningApplications

or contact:

Eric Schneider, Senior Planner
eric.schneider@kitchener.ca
519.741.2200 x7843



58 Stacked
Townhouse
Dwelling Units



3.5 Storeys,
Building
Height 15.1m



47
Parking
Spaces

The City of Kitchener will consider applications for an Official Plan Amendment and Zoning By-law Amendment to facilitate the redevelopment of the site with the removal of the two existing residential buildings and replacing them with two 3.5 storey stacked townhouse buildings having a Floor Space Ratio (FSR) of 1.4, a total of 58 residential dwelling units and providing 47 parking spaces.

APPENDIX 2

Minutes of the Meeting of Planning and Strategic
Initiatives Committee – February 26, 2024

APPENDIX 3

Minutes of the Meeting of City Council – February 26,
2024