

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

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Growing Together – 1994 Official Plan Amendment (Secondary Plans)

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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 1994 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 delete the entirety of the King Street East, Victoria Park, and KW Hospital Secondary Plans in order to implement a new land use framework for seven of the City's ten Protected Major Transit Station Areas (PMTSAs).

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 repetitive language with other secondary plans and the parent Official Plan document. Additionally, the existing secondary plan boundaries do not align with the PMTSA boundaries as established by the Region and approved by the Province in April 2023.

The proposed planning framework being brought forward as part of Growing Together focuses on the deletion of 3 secondary plans through this Official Plan amendment and the application of new land uses through a companion Official Plan amendment to the 2014 Official Plan. The deletion of these Secondary Plans, together with the proposed land uses, provide a refined and comprehensive approach to managing growth and development across 7 of the City's 10 PMTSAs, remove repetitive policy language within the Official Plan, and allow the City to more efficiently monitor growth targets set out by the Province and Region.

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 1994 Official Plan is hereby amended as follows:
 - a. Part 3, Section 13 is amended by deleting section 13.2 in its entirety;
 - b. Part 3, Section 13 is amended by deleting section 13.5 in its entirety;
 - c. Part 3, Section 13 is amended by deleting section 13.7 in its entirety;
 - d. Map 10 – King Street East is deleted in its entirety;
 - e. Map 14 – Victoria Park is deleted in its entirety;

- f. Map 15 – Victoria Park Environmental is deleted in its entirety;
- g. Map 18 – KW Hospital is deleted in its entirety.

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

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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 – March 28, 2024