

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

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Growing Together – Protected Major Transit Station Areas

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INDEX

SECTION 1	TITLE AND COMPONENTS
SECTION 2	PURPOSE OF THE AMENDMENT
SECTION 3	BASIS OF THE AMENDMENT
SECTION 4	THE AMENDMENT

APPENDICES

APPENDIX 1	Notice of the Meeting of Planning and Strategic Initiatives Committee – January 5, 2024
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 18, 2024

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

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### **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 new land use planning framework for seven of the City's ten Protected Major Transit Station Areas.

### **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 parent 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.

The recommended planning framework being brought forward as part of Growing Together focuses on the application of new "Strategic Growth Area" land use designations on lands within a PMTSA and previously designated in a secondary plan, or lands with an existing Urban Growth Centre land use designation. The amendment does not apply to lands with an active development application and/or lands subject to an Ontario Land Tribunal (OLT) appeal. The application of the recommended Strategic Growth Area land use designations provides a consistent land use planning approach across all PMTSAs and it applies exclusively to the regionally established and provincially approved boundaries.

The following text provides additional information on the basis of this Official Plan Amendment.

#### **Urban Structure Modifications**

City staff are recommending that lands identified as the "Area of Amendment" on Schedule 'A' be assigned "Protected Major Transit Station Areas" on Map 2 – Urban Structure. The Urban Structure modifications are administrative in nature, as the recommended mapping amendment would reflect the PMTSA boundaries that were established by the Region through Regional Official Plan 6 (ROPA 6) and approved by the Minister of Municipal Affairs and Housing on April 11, 2023.

#### **Land Use Modifications**

City staff are recommending that lands identified as "Lands subject to this amendment" on Schedule 'B' be redesignated as shown on Schedule 'B'. The purpose of the recommended land use changes are to introduce and apply 3 new Strategic Growth Area land uses to lands within the affected PMTSAs, and redesignate lands from existing land use designations in applicable secondary plans or from existing Urban Growth Centre land use designations to equivalent land use designations in the 2014 City of Kitchener Official Plan. New Strategic Growth Area land uses were developed to apply within these PMTSAs to help ensure that there is a land use framework that performs well in complex, challenging, and highly diverse areas.

### **Protected Major Transit Station Areas and Urban Growth Centre**

Planning staff are recommending that existing Official Plan Map 4 Urban Growth Centre be repealed and replaced with the map contained in Schedule 'C' to delineate the boundaries of the Protected Major Transit Station Areas within Kitchener and maintain the delineation of the Downtown Kitchener Urban Growth Centre. The map contained in Schedule 'C' is consistent with the delineated Protected Major Transit Station Area boundaries identified in Region of Waterloo Official Plan Amendment 6.

### **Specific Policy Area Modifications**

Planning staff are recommending amendments to several Specific Policy Areas, as shown on Schedule 'D'.

Existing policy 15.D.12.18 is recommended to be repealed as 134 & 152 Shanley Street are subject to site-specific zoning provisions and is currently under construction. This specific policy area number is recommended to be repurposed for a specific policy area for 301 Victoria Street South, subject to another amendment, which is an existing Special Policy Area of the Victoria Street Secondary Plan that applies to this property. This amendment will bring the existing Specific Policy Area into the 2014 Official Plan from the Victoria Street Secondary Plan.

Existing policy 15.D.12.28 pertaining to Glasgow/Strange Street is recommended to be amended to change the land use reference from Mixed Use to Strategic Growth Area C to align with the recommended land use change for these lands.

Existing policy 15.D.12.39 is recommended to be repealed as the recommended official plan amendment will make the existing Specific Policy Area that applies to these lands unnecessary. The Specific Policy Area applying to Breithaupt Block Phase 3 includes language that establishes a maximum floor space ratio of 4.5. This specific policy area number is recommended to be repurposed for a specific policy area for 607-641 King Street West which is an existing Special Policy Area for these lands from the KW Hospital Secondary Plan. This amendment will facilitate the deletion of the KW Hospital Secondary Plan.

Existing policy 15.D.12.54 is recommended to be repealed as the recommended official plan amendment will make the existing Specific Policy Area that applies to these lands unnecessary. The Specific Policy Area applying to 368-382 Ottawa Street South & 99-115 Pattandon Avenue includes language that establishes a maximum floor space ratio of 2.5. This specific policy area number is proposed to be repurposed for a specific policy area for 79 Joseph Street which is an existing Special Policy Area for these lands from the Victoria Park Secondary Plan. This amendment will facilitate the deletion of the Victoria Park Secondary Plan.

Existing policy 15.D.12.62 is recommended to be repealed as the recommended official plan amendment will make the existing Specific Policy Area that applies to these lands unnecessary. The Specific Policy Area applying to 455-509 Mill Street includes language that establishes a maximum floor space ratio of 8.5.

### **Cultural Heritage Resources Modifications**

Planning staff are recommending text amendments to Section 12 – Cultural Heritage Resources of the Official Plan to implement policies specific to the Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape and mapping amendments to Map 9 of the Official Plan, as shown on Schedule 'E'. Planning staff are recommending that Map 9 be amended to introduce the geographic extent of all Cultural Heritage Landscapes (CHL) located wholly within the Growing Together geography, allowing for the continued conservation of cultural heritages resources within the City. Text amendments are recommended to be added to confirm that where there is a conflict between the Official Plan and a Heritage Conservation District Plan, the Heritage Conservation District Plan prevails.

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), and represents good planning.

#### **SECTION 4 – THE AMENDMENT**

1. The City of Kitchener Official Plan is hereby amended as follows:
  - a. Map 2 – Urban Structure is amended as shown by “Lands subject to this amendment on the attached Schedule ‘A’”;
  - b. Map 3 – Land Use is amended as shown by “Lands subject to this amendment” as shown on the attached Schedule ‘B’”;
  - c. Map 4 – Urban Growth Center (Downtown) is repealed in its entirety and replaced with Map 4 Protected Major Transit Station Areas and Urban Growth Centre on the attached Schedule ‘C’”;
  - d. Map 5 – Specific Policy Areas is amended by:
    - i. Deleting existing Specific Policy Area 39 ‘Breithaupt Block Phase 3’ and replacing it with new Specific Policy Area 39 ‘607-641 King St W’ as shown on the attached Schedule ‘D’”;
    - ii. Deleting existing Specific Policy Area 54 ‘368-382 Ottawa St S & 99-115 Pattandon Ave’ and replacing it with new Specific Policy Area 54 ‘79 Joseph St’ as shown on the attached Schedule ‘D’”;
    - iii. Deleting existing Specific Policy Area 62 ‘450-509 Mill St’ as shown on the attached Schedule ‘D’”;
  - e. Map 9 – Cultural Heritage Resources is amended as shown by “Lands to be added subject to this amendment” on the attached Schedule ‘E’”;
2. The City of Kitchener Official Plan is hereby further amended by replacing the term “Major Transit Station Areas” with “Protected Major Transit Station Areas” throughout.;
3. The City of Kitchener Official Plan is hereby further amended by adding the portions of the below text that are highlighted in grey, and deleting the portions of the below text in with a ~~strikethrough~~ thereto as follows:
  - a. Part B, Section 2.B.1 is amended by adding the following after the section titled “Healthy Community”:

#### **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 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 is 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 along 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.

- b. Part C, Section 3, Policy 3.C.2.12 is amended as follows:

"3.C.2.12 The Urban Growth Centre (Downtown) is ~~the~~ 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.";

- c. Part C, Section 3, Policy 3.C.2.14 is amended as follows:

"3.C.2.14 The Urban Growth Centre (Downtown) is planned to be a vibrant regional and citywide focal point and destination and is intended to be ~~the city's~~ 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.";

- d. Part C, Section 3, Policy 3.C.2.15 is amended as follows:

"3.C.2.15 ~~Depending on the intended design character, range of uses and densities deemed appropriate for achieving the overall planned function of the Urban Growth Centre (Downtown) as shown on Maps 1, 2 and 4, The predominant land use designations for the Urban Growth Centre (Downtown) as detailed in Section 15.D.2 will include~~

~~the City Centre District, Civic District, Innovation District, Market District, and Mixed Use Strategic Growth Area A, Strategic Growth Area B, and Strategic Growth Area C.~~"

- e. Part C, Section 3.C.2 is amended by adding "Protected" to the heading titled "Major Transit Station Area";
- f. Part C, Section 3, Policy 3.C.2.16 is amended as follows:

"3.C.2.16. ~~Protected Major Transit Station Areas are designated delineated in the Regional Official Plan, and are identified on Map 2 and Map 4. and are a conceptual representation of the area of a ten minute walking radius centered around the location of Rapid Transit Station Stops. Major Transit Station Areas are Protected Major Transit Station Areas in accordance with Section 16(16) of the Planning Act.~~"

- g. Part C, Section 3, Policy 3.C.2.17 is amended as follows:

~~Notwithstanding a) through d) above, Major Transit Station Areas may include lands within stable residential neighbourhoods which are not the primary focus for intensification. The planned function of these areas will be reviewed and confirmed through the course of future Station Area Planning exercises.~~

~~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.~~

- h. Part C, Section 3.C.2 is amended by adding new policy 3.C.2.18 as follows:

"3.C.2.18. The following Protected Major Transit Station Areas shall be planned to achieve the following minimum densities:

- a) Grand River Hospital Station: 160 residents and jobs combined per hectare;
- b) Central Station: 160 residents and jobs combined per hectare;
- 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.**"

- i. Part C, Section 3, existing Policy 3.C.2.18 is renumbered to 3.C.2.19 and Part C, Section 3 existing policy 3.C.2.19 is renumbered to 3.C.2.20;
- j. Part C, Section 3 existing policy 3.C.2.20 is deleted in its entirety;
- k. Part C, Section 3 policy 3.C.2.48 is 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 ~~where lands are designated Institutional as identified on Map 2 and shown on Map 3 and~~ in accordance with the applicable land use policies in Section 15.”

- l. Part C, Section 3, Figure 6: Summary of the Urban Structure and Predominant Land Uses is amended by adding the portions of the below text that are highlighted in grey, and deleting the portions of the below text in with a strikethrough thereto as follows:

**Figure 6: Summary of the Urban Structure and Predominant Land Uses**

Structure Component	Predominant Land Use Designation
Urban Growth Centre (Downtown)	<del>City Centre District</del> <b>Strategic Growth Area A</b>
	<del>Civic District</del> <b>Strategic Growth Area B</b>
	<del>Innovation District</del> <b>Strategic Growth Area C</b>
	<del>Mixed Use</del>
<b>Protected Major Transit Station Area</b>	<del>TBD by Station Area Plan Exercise</del> <b>Strategic Growth Area A</b>
	<b>Strategic Growth Area B</b>
	<b>Strategic Growth Area C</b>

- m. Part C, Section 6, policy 6.C.3.17 is amended as follows:

- 6.C.3.17. The *City*, in planning for land uses in the vicinity of the Region of Waterloo International Airport, *will*:
- a) ensure conformity with the applicable policies in the Regional Official Plan;
  - b) prohibit any land use or structure which could affect the operation of the Airport, cause a potential aviation safety hazard, or be incompatible for reasons of public health, safety or environmental concerns;
  - c) ensure that *sensitive land uses* are designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants;
  - d) require the provision of warning clauses, where appropriate through the development review process, advising owners in



the vicinity of the Region of Waterloo International Airport of potential lighting and height restrictions and of the potential for noise-related impacts; and,

- e) ensure conformity with Transport Canada’s Region of Waterloo International Airport Zoning Regulations; and
- f) use holding provisions in the Zoning By-law to require a land use assessment or aeronautical assessment to determine building and structure heights, including temporary structures, for lands identified within the identified within the Land Use Assessment CYKF – KITCHENER/WATERLOO, ON RNAV (RNP) Y RWY 08-RNP0.3” prepared by IDS North America dated October 3, 2023 until such time as the Region of Waterloo completes their Region of Waterloo International Airport Master Plan update in progress in 2024 and any necessary updates to the Federal Airport Zoning Regulations have been completed.

n. Part C, Section 11 is amended by adding the following policies after policy 11.C.1.33, 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;
- 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 will:

- 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 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.”

o. Part C, Section 12 is amended by adding the following after policy 12.C.1.49:

**“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.

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.”;

- p. Part D, Figure 9: Land Use Designations is amended as follows:

**Figure 9: Land Use Designations**

LAND USE CATEGORY	LAND USE DESIGNATION
<p style="text-align: center;"><del>Urban Growth Centre (Downtown)</del> Strategic Growth Area</p>	<p style="text-align: center;">City Centre District Strategic Growth Area A</p>
	<p style="text-align: center;">Civic District Strategic Growth Area B</p>
	<p style="text-align: center;">Innovation District Strategic Growth Area C</p>
	<p style="text-align: center;">Mixed Use Innovation District</p>
	<p style="text-align: center;">Market District</p>

- q. Part D, Section 15.D.2 is amended by deleting the title “Urban Growth Centre (Downtown) and replacing it with “Strategic Growth Area”;
- r. Part D, Section 15.D.2 is amended by deleting the text in the preamble in its entirety and replacing it with the following:

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

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

- s. Part D, Section 15, objective 15.2.1 is amended by replacing “a *lively* and *livable* Downtown” with “vibrancy, connection and belonging in strategic growth areas”;

- t. Part D, Section 15, objective 15.2.2 is amended as follows:

“15.2.2 To encourage non-residential uses that support complete communities and support the location of unique and niche retail and commercial uses and those retail and commercial uses that support residential development within the downtown and within adjacent neighbourhoods.”

- u. Part D, Section 15, objective 15.2.3 is amended as follows:

“15.2.3. To support King Street within the City Centre District and the Market District Downtown as a primary *retail* and *events* destination”;

- v. Part D, Section 15, objective 15.2.4 is amended as follows:

“15.2.2 To increase all forms of residential development within the Urban Growth Centre (Downtown) in strategic growth areas.”

- w. Part D, Section 15, objective 15.2.5 is deleted in its entirety;

- x. Part D, Section 15, objectives 15.2.6 through 15.2.8 are renumbered as objectives 15.2.5 through 15.2.7;

- y. Part D, Section 15, objective 15.2.9 is amended by being renumbered 15.2.8 and is further amended as follows:

“15.2.8. To promote downtown vitalization and the effective use of existing infrastructure by attracting and encouraging more residents and jobs to the Urban Growth Centre (Downtown) strategic growth areas.”

- z. Part D, Section 15, objective 15.2.10 is deleted in its entirety;

- aa. Part D, Section 15, objective 15.2.11 is amended by being renumbered 15.2.9, and is further amended as follows:

“15.2.9. To support and facilitate the Urban Growth Centre (Downtown) as a centre for government, of arts, culture, cultural, and entertainment, and events. A gathering place for events and experiences as a means to encouraging tourism and fostering community and neighbourhood identity and contributing to a vibrant and creative city”

bb. Part D, Section 15, objective 15.2.12 is amended by being renumbered 15.2.10, and as is further amended as follows:

“15.2.10. To create and maintain a cycling and pedestrian friendly and walkable Urban Growth Centre (Downtown) walkable, cyclable, and rollable strategic growth areas.”

cc. Part D, Section 15, objective 15.2.13 is amended by being renumbered as objective 15.2.11;

dd. Part D, Section 15, policy 15.D.2.1 is amended as follows:

15.D.2.1. The Urban Growth Centre (Downtown) and Protected Major Transit Station Areas, as shown on Map 3 and Map 4, and also known as the City of Kitchener Downtown, will be the primary focus areas in the city for intensification.

ee. Part D, Section 15, policy 15.D.2.2 is amended by repealing the text in its entirety and replacing it as follows:

“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.”

ff. Part D, Section 15, policy 15.D.2.3 is amended as follows:

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, investment in institutional and region-wide public 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 or 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.

gg. Part D, Section 15, policy 15.D.2.4 is amended as follows:

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.

hh. Part D, Section 15 is amended by adding new policies 15.D.2.5 through 15.D.2.8 after policy 15.D.2.4:

“15.D.2.5. Notwithstanding policies 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 amendment to the Zoning By-law, and/or seek to amend this Plan 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.

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."

- ii. Part D, Section 15, existing policy 15.D.2.5 is amended by being renumbered 15.D.2.9, and is further amended as follows:

"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, ~~particularly within the Innovation District.~~"

- jj. Part D, Section 15, existing policy 15.D.2.6 is amended by being renumbered to 15.D.2.10, and is further amended as follows:

"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."

- kk. Part D, Section 15, existing policy 15.D.2.7 is amended by being renumbered 15.D.2.11, and is further amended as follows:

"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."

- ll. Part D, Section 15, existing policy 15.D.2.8 is amended by being renumbered 15.D.2.12, and is further amended as follows:

“15.D.2.12. The City will encourage the development and retention of institutional uses and cultural facilities within the Urban Growth Centre (Downtown) and Protected Major Transit Station Areas.”

- mm. Part D, Section 15, existing policy 15.D.2.9 is amended by being renumbered 15.D.2.13

- nn. Part D, Section 15 existing policy 15.D.2.10 is amended by being renumbered 15.D.2.14, and is further amended as follows:

“15.D.2.14. New predominately 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 sitespecific 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;”

- oo. Part D, Section 15is amended by adding the following after policy 15.D.2.14:

“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.”

- pp. Part D, Section 15, existing policies 15.D.2.11 through 15.D.2.17 are amended by being renumbered, as 15.D.2.16 through 15.D.2.22 accordingly;

- qq. Part D, Section 15, existing policy 15.D.2.18 is amended by being renumbered 15.D.2.23, and is further amended as follows:

15.D.2.23. The City ~~will~~ ~~may~~ limit the ~~scale and~~ height of buildings along the ~~street edge along~~ King Street West between Water Street and Queen Street where appropriate to ensure adequate sun exposure, enhancement of the pedestrian realm and to ensure human scale of development to conserve a historical mid-rise main street condition intended to serve a public realm where frequent large scale events and celebrations are held.



rr. Part D, Section 15, existing policy 15.D.2.19 is deleted in its entirety, inclusive of the subheading titled "Bonusing";

ss. Part D, Section 15 is amended by adding the following after policy 15.D.2.23:

**"Parkland**

15.D.2.24. New parks and active or passive recreational uses will be permitted within any Strategic Growth Area 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.";

tt. Part D, Section 15, policy 15.D.2.20 is amended by being renumbered 15.D.2.26, and is further amended as follows:

"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.";

uu. Part D, Section 15, existing policies 15.D.2.21 and 15.D.2.22 is amended by being renumbered 15.D.2.27 and 15.D.2.28 accordingly;

vv. Part D, Section 15, existing policy 15.D.2.23 is amended by being renumbered to policy 15.D.2.29, and is further amended as follows:

"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."

ww. Part D, Section 15, existing policy 15.D.2.24 is amended by being deleted in its entirety;

xx. Part D, Section 15, existing policies 15.D.2.25 and 15.D.2.26 are amended by being renumbered 15.D.2.30 and 15.D.2.31, accordingly;

yy. Part D, Section 15, existing policy 15.D.2.27 is amended by being renumbered 15.D.2.32, and is further 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. ~~Further direction on contributing to high quality design for particular areas of the Urban Growth Centre (Downtown) is contained in the Urban Design Policies in Section 11 and the design guidelines for the Downtown in the City's Urban Design Manual.~~"

zz. Part D, Section 15, existing policy 15.D.2.28 is amended by being renumbered to policy 15.D.2.33, and is further amended as follows:

“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.”

aaa. Part D, Section 15, existing policies 15.D.2.29 through 15.D.2.31 inclusive are amended by being renumbered, as 15.D.2.34 through 15.D.2.36 accordingly;

bbb. Part D, Section 15, existing policy 15.D.2.32 is amended by being renumbered 15.D.2.37, and is further amended as follows:

“15.D.2.37. Where new development or redevelopment is proposed ~~between two land use districts or between a land use district and a central neighbourhood~~ at the edge of a strategic growth area land use designation, the scale and massing ~~of both sides of the street should be coordinated to provide a uniform streetscape and pedestrian experience~~ it will consider *compatibility* with and transition to the *adjacent* land use designation.”

ccc. Part D, Section 15, existing policy is amended by deleting section 15.D.2.33, inclusive of the subheading titled “Green Areas”, in its entirety;

ddd. Part D, Section 15, is amended by adding the following policies after new policy 15.D.2.37:

**“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*.”;

eee. Part D, Section 15.D.2 under the heading “Land Use Designations” is amended as follows:

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

within the ~~The Urban Growth Centre (Downtown) that at the time of the application of the Strategic Growth Area land uses were part of active development applications or were under appeal continue to be designated, including lands designated Innovation District and Market District. is comprised of four Downtown land use designations; the City Centre District, the Civic District, the Innovation District, and the or Market district and the Mixed use land use designation. Each of the land use designations represent the uique character of each of these areas within the Urban Growth Centre (Downtown) as established over time and which character is expected to continue to be enhanced during the horizon of this Plan.~~

- fff. Part D, Section 15.D.2 is amended by deleting in its entirety the heading titled “City Centre District” and all text contained under this heading;
- ggg. Part D, Section 15.D.2.34 through policy 15.D.2.41, inclusive, is deleted in its entirety;
- hhh. Part D, Section 15 is amended by deleting in its entirety the heading titled “Civic District” and all text contained under this heading;
- iii. Part D, Section 15, existing policy 15.D.2.42 through policy 15.D.2.48, inclusive, is deleted in its entirety;
- jjj. Part D, Section 15, existing policies 15.D.2.49 through 15.D.2.62 are renumbered 15.D.2.41 through 15.D.2.55 accordingly;
- kkk. Part D, Section 15 existing policy 15.D.2.63, inclusive of its heading titled “Lands Within Mixed Use Areas” is deleted in its entirety;
- lll. Part D, Section 15 is amended by adding the following after policy 15.D.2.62:

**“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.2.63. 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.2.64. 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;
- 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.2.65. To ensure *compatibility*, the implementing zoning may limit the full range and scale of uses listed in Policy 15.D.2.42.

15.D.2.66. No building will exceed 8 storeys in height. The implementing zoning may permit maximum building heights of less than 8 storeys.

15.D.2.67. 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.2.68. 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.2.69. 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.2.70. 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;
- 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.2.71. No building will exceed 25 storeys in height. The implementing zoning may permit maximum building heights of less than 25 storeys.

15.D.2.72. 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.2.73. 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.2.74. Permitted uses may include those permitted in the Strategic Growth Area B land use designation.

15.D.2.75. Lands designated Strategic Growth Area C may have no maximum building height. The implementing zoning may limit building heights.

15.D.2.76. 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.2.77. 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.”

mmm. Part D, Section 15 is amended by deleting in its entirety the heading titled “Area Specific/Site Specific Policy Areas”;

nnn. Part D, Section 15, existing policy 15.D.2.64 through existing policy 15.D.2.69, inclusive, is deleted in its entirety;

ooo. Part D, Section 15, policy 15.D.4.1 is amended as follows:

“15.D.4.1. Lands designated Mixed Use are located within the ~~Urban Growth Centre (Downtown)~~, a Protected Major Transit Station Area, a City Node, a Community Node, a Neighbourhood Nodes or a ~~an~~ Urban Corridor as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.”

ppp. Part D, Section 15, policy 15.D.4.13 is amended as follows:

~~“e) 2,500 square metres within lands designated Mixed Use identified as an Urban Growth Centre (Downtown) or Urban Corridor on Map 2.”;~~

qqq. Part D, Section 15, policy 15.D.4.15 is amended as follows:

“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 Growth Centre (Downtown) or 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.”;

rrr. Part D, Section 15. Policy 15.D.4.17 is amended as follows:

~~“c) A minimum Floor Space Ratio of 0.6 and a maximum Floor Space Ratio of 4.0 on lands within the Urban Growth Centre (Downtown) or Major Transit Station Area.”;~~

sss. Part D, Section 15 is amended by deleting policies 15.D.4.20 and 15.D.4.21 in their entirety;

ttt. Part D, Section 15, policies 15.D.4.22 through 15.D.4.24 are renumbered, as 15.D.4.20 through 15.D.4.22 accordingly;

uuu. Part D, Section 15, policy 15.D.12.28 is amended as follows:

“a) Notwithstanding the ~~Mixed Use~~ 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.”;

vvv. Part D, Section 15 is amended by deleting policy 15.D.12.39 in its entirety and replacing it with:

**“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.”;

www. Part D, Section 15 is amended by deleting 15.D.12.54 in its entirety and replacing it with:

**“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.”;

xxx. Part D, Section 15 is amended by deleting policy 15.D.12.62 in its entirety:

yyy. Part D, Section 15 is amended by adding the following after policy 15.D.12.68:

**“15.D.12.69. 1668 King Street East**

The maximum permitted floor space ratio shall be 7.6.”;

zzz. Part D, Section 16 is amended by deleting policies 16.D.1.1 and 16.D.1.2 in its entirety;

aaaa. Part D, Section 16, existing policy 16.D.1.3. is amended by being renumbered 16.D.1.1, and is further amended as follows:

16.D.1.3. The following Secondary Plans are deferred and do not form part of this Official Plan:

- a) Civic Centre Secondary Plan
- b) ~~King Street East Secondary Plan~~
- eb) Cedar Hill Secondary Plan
- ec) Mill Courtland-Woodside Park Secondary Plan
- e) ~~Victoria Park Secondary Plan~~
- fd) Victoria Street Secondary Plan
- g) ~~K-W Hospital Secondary Plan~~
- he) North Ward Secondary Plan

if) Central Frederick Secondary Plan

ig) Rosenberg Secondary Plan

bbbb. Part E, Section 17 is amended by adding new policy 16.D.1.2 after policy 16.D.1.1 as follows:

“Despite policy 16.D.1.1, for lands within the Secondary Plans referenced within policy 16.D.1.1 that are also shown on Map 3 of this Official Plan, all of the policies of this Official Plan shall prevail.”

cccc. Part E, Section 17 existing policy 16.D.1.4 is amended by being renumbered 16.D.1.3;

dddd. Part E, Section 17 is amended by deleting policy 17.E.6.7 in its entirety;

eeee. Part F – Schedule A is amended by adding “Protected” before “Major Transit Station Area” for the Glossary of Term definition for “Intensification Areas”;

ffff. Part F – Schedule A is amended as follows:

“**Complete Community** - a complete community, also referred to as a 15-minute neighbourhood, meets people’s needs for daily living throughout at entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.”;

gggg. Part F – Schedule A is amended by adding the following after “Priority Location” in the Glossary of Terms:

“**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.”;

hhhh. Part F – Schedule A is amended by adding “Protected” before “Major Transit Station Area” for the Glossary of Term definition for “Station Area Plan”;

iiii. Part F – Schedule A is amended by adding “Protected” before “Major Transit Station Area” for the Glossary of Term definition for “Transit-Oriented Development”.



# 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

growingtogether@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](https://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](https://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

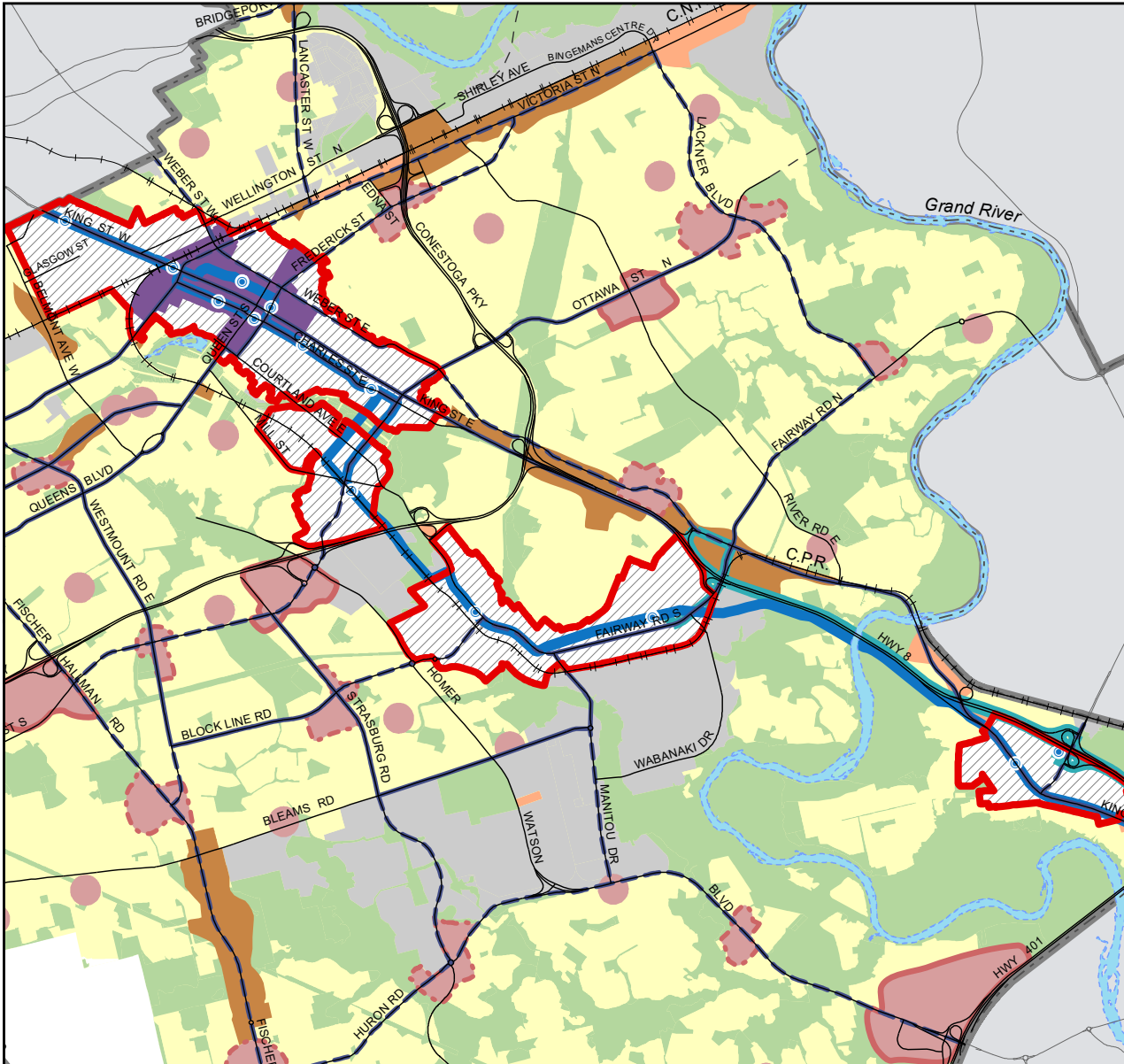
Minutes of the Meeting of Planning and Strategic Initiatives  
Committee – January 29, 2024

APPENDIX 3

Minutes of the Meeting of City Council – March 18, 2024

## **SCHEDULE 'A'**

**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
- Adapted Bus Rapid Transit Corridor
- Rapid Transit Station

**Area of Amendment**

- Lands subject to this amendment

**SCHEDULE 'A'**

APPLICANT: CITY OF KITCHENER

CITY OF KITCHENER



SCALE 1:65,000

DATE: NOVEMBER 24, 2023

REVISED:

OFFICIAL PLAN AMENDMENT OPA23/016/K/JZ

ZONING BY-LAW AMENDMENT ZBA23/028/K/JZ

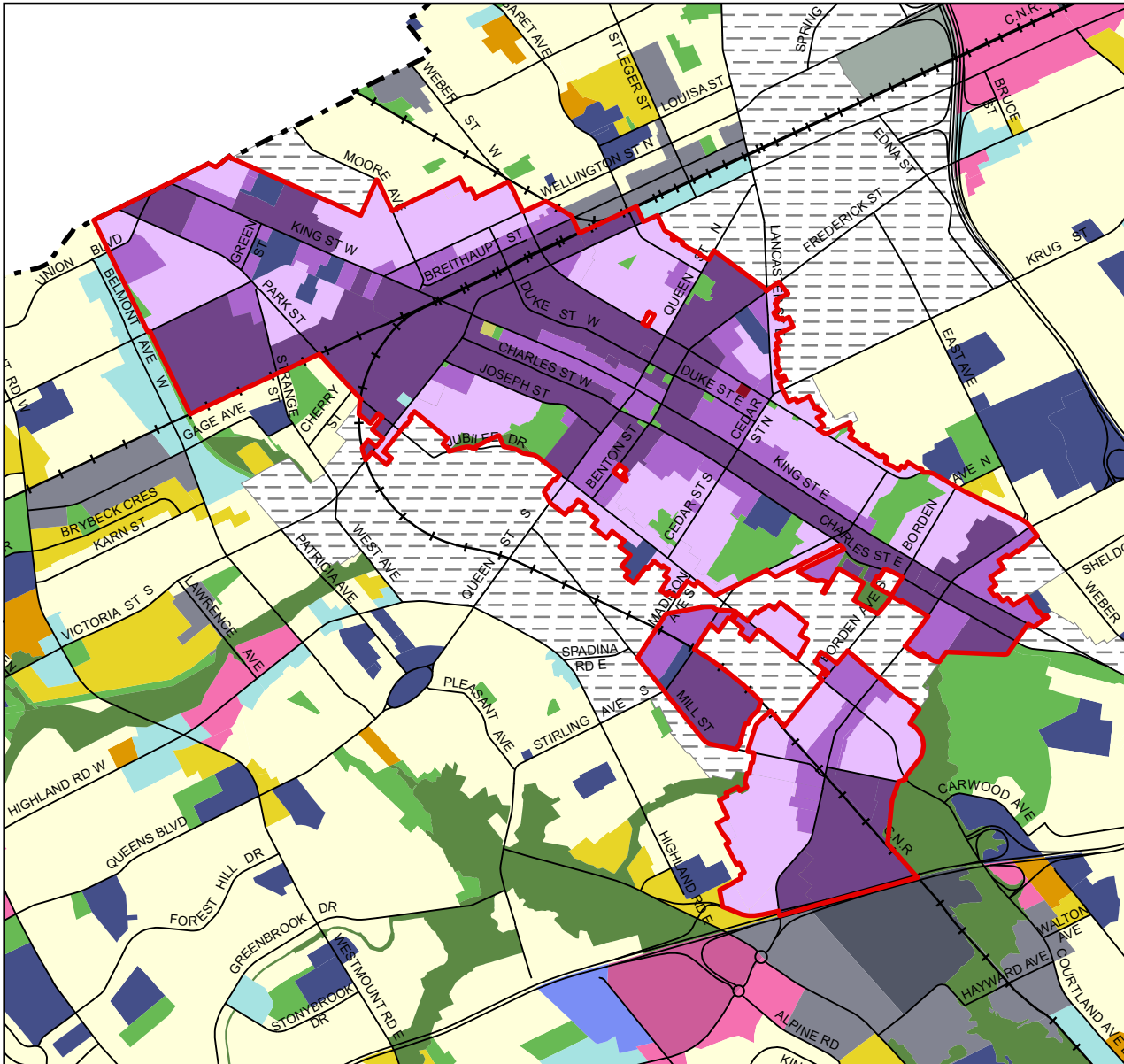
**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

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## **SCHEDULE 'B'**

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



- Low Rise Residential
  - Medium Rise Residential
  - High Rise Residential
  - Mixed Use
  - Strategic Growth Area A
  - Strategic Growth Area B
  - Strategic Growth Area C
  - Innovation District
  - Market District
  - Commercial Campus
  - Commercial
  - Heavy Industrial Employment
  - General Industrial Employment
  - Business Park Employment
  - Institutional
  - Prime Agriculture
  - Rural
  - Natural Heritage Conservation
  - Open Space
  - Major Infrastructure and Utilities
  - Refer to Secondary Plan For Detail
- Area of Amendment**
- Lands subject to this amendment



<b>SCHEDULE 'B'</b>	<p>0 METRES 1000</p>	REVISED:	OFFICIAL PLAN AMENDMENT OPA23/016/K/JZ
APPLICANT: CITY OF KITCHENER	SCALE 1:30,000		ZONING BY-LAW AMENDMENT ZBA23/028/K/JZ
CITY OF KITCHENER	DATE: MARCH 11, 2024		<p><b>City of Kitchener</b></p> <p>DEVELOPMENT SERVICES DEPARTMENT, PLANNING</p>
			<p>FILE: OPA23016KJZ_MAP3 .mxd</p>

## **SCHEDULE 'C'**





City of Kitchener  
**Official Plan**  
 A complete and healthy Kitchener

**Map 4**

**Protected Major Transit Station Areas and Urban Growth Centre**

**Major Roads**  
 — Existing  
 - - - Planned

**Railway**  
 + + +

**ION Light Rail**

**Grand River**

**Municipal Boundary**

0 1 2 km

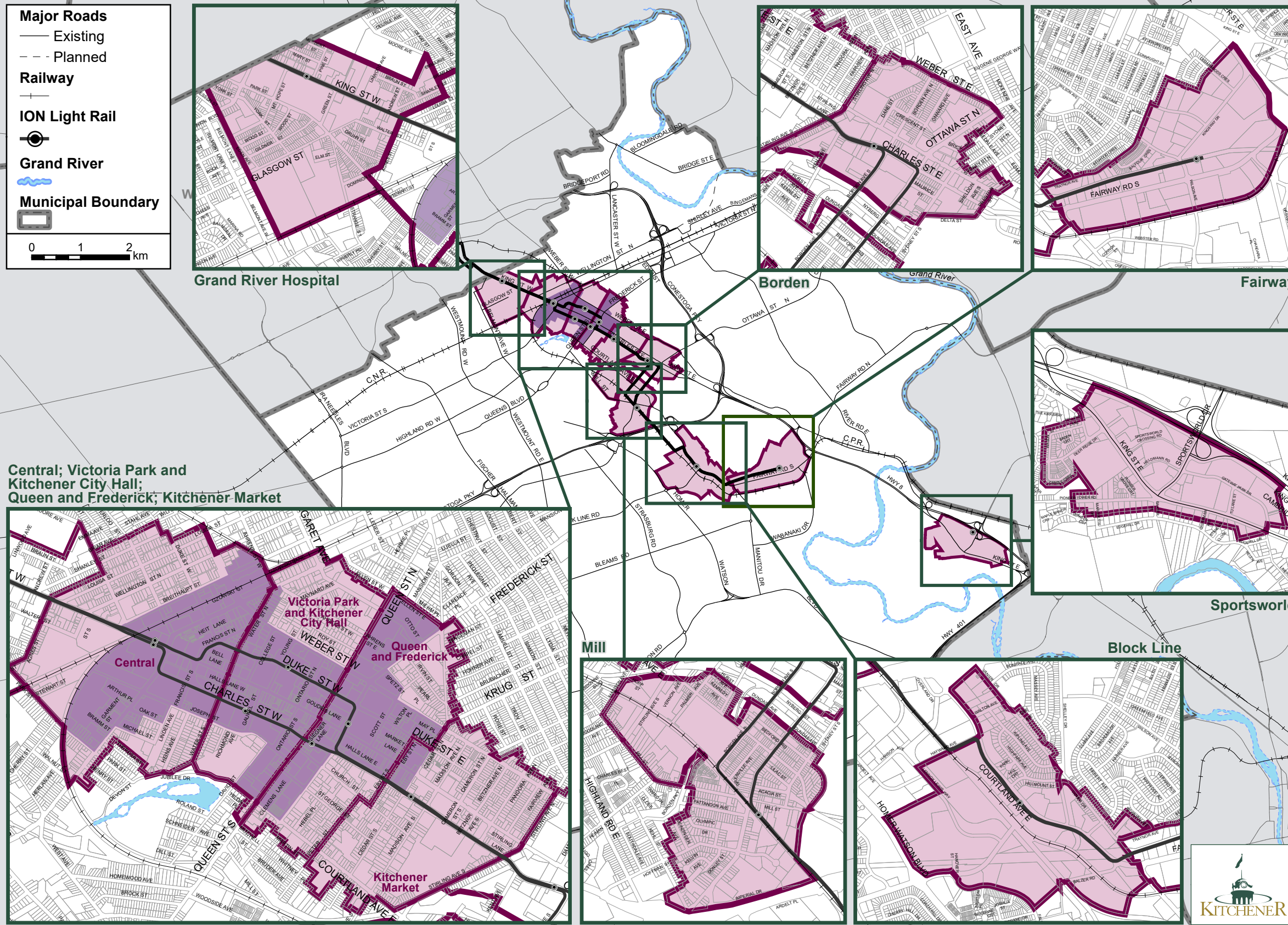


**Legend**

**Protected Major Transit Station Area**



**Urban Growth Centre (Downtown)**



Notes:  
 1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

Adopted by City Council -  
 Approved by Regional Council -  
 Effective Date -  
 Last Revised - November 22, 2023  
 Revised by Amendments -

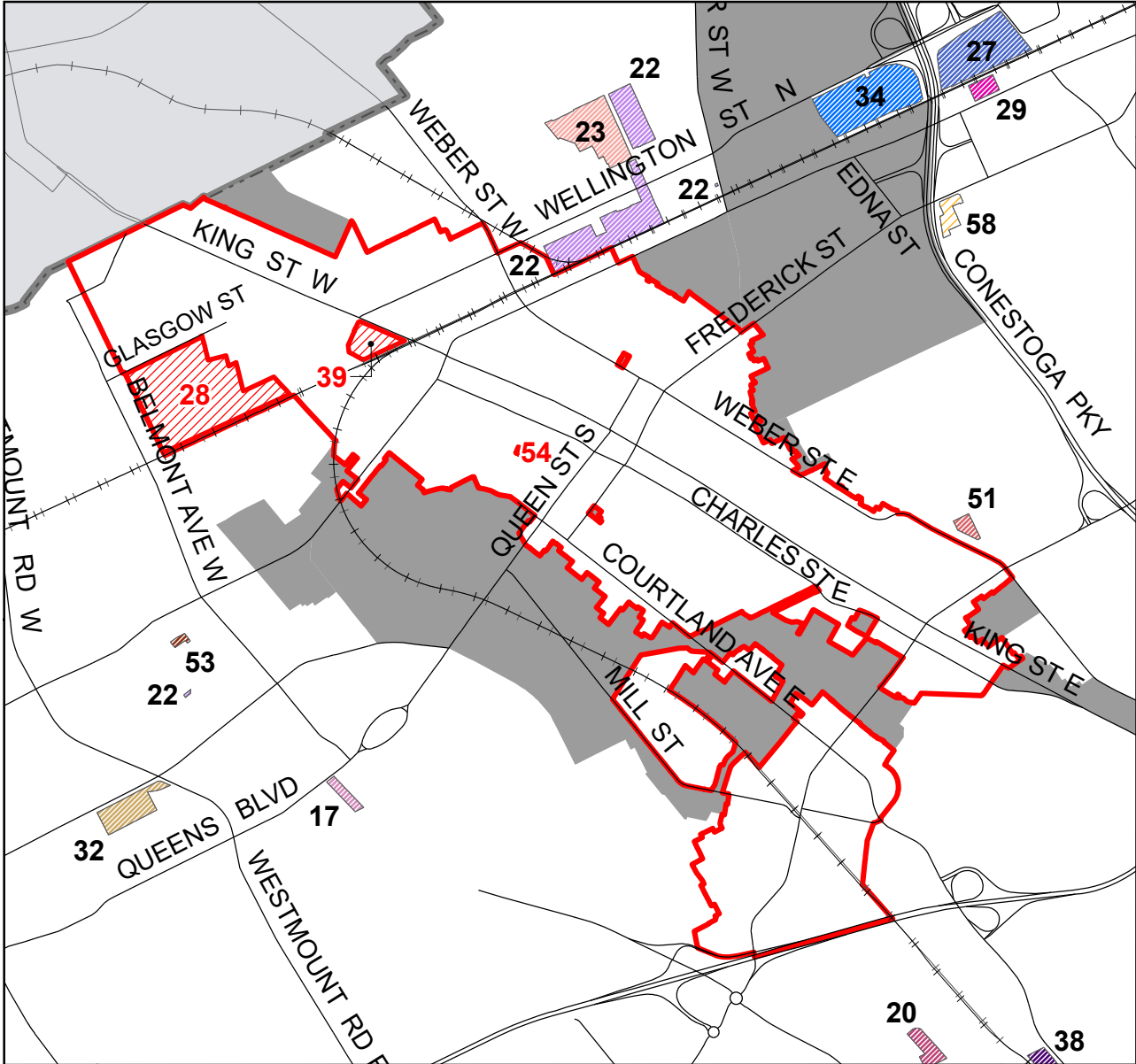
AODA: If you require this document in an accessible format, please contact Planning Division, [planning@kitchener.ca](mailto:planning@kitchener.ca) 519-741-2426



## **SCHEDULE 'D'**



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



**Specific Policy Areas**

- 17. 1077 Queens Blvd
- 20. 65 Hanson Ave and 300 Ardelt
- 22. Industrial Employment Area Lands
- 23. St Leger St (1 Adam St)
- 27. 6 Shirley Ave
- 29. 820 Victoria St N
- 32. 491, 525 and 563 Highland Rd W
- 34. 809 Wellington St N
- 38. Block Line Rd & Courtland Ave E
- 51. 155 & 169 Borden Ave N
- 53. 298 Lawrence Ave
- 58. 507 Frederick St & 40 & 44 Becker St
- For Details Refer to Urban Growth Centre and Secondary Plans

**Area of Amendment**

- Lands to be Removed subject to this amendment
- Lands to be Added subject to this amendment

- 28. Glasgow St/Strange St
- 39. 607-641 King St W
- 54. 79. Joseph St



**SCHEDULE 'D'**

APPLICANT: CITY OF KITCHENER

CITY OF KITCHENER



SCALE 1:30,000

DATE: NOVEMBER 24, 2023

REVISED:

OFFICIAL PLAN AMENDMENT OPA23/016/K/JZ

ZONING BY-LAW AMENDMENT ZBA23/028/K/JZ

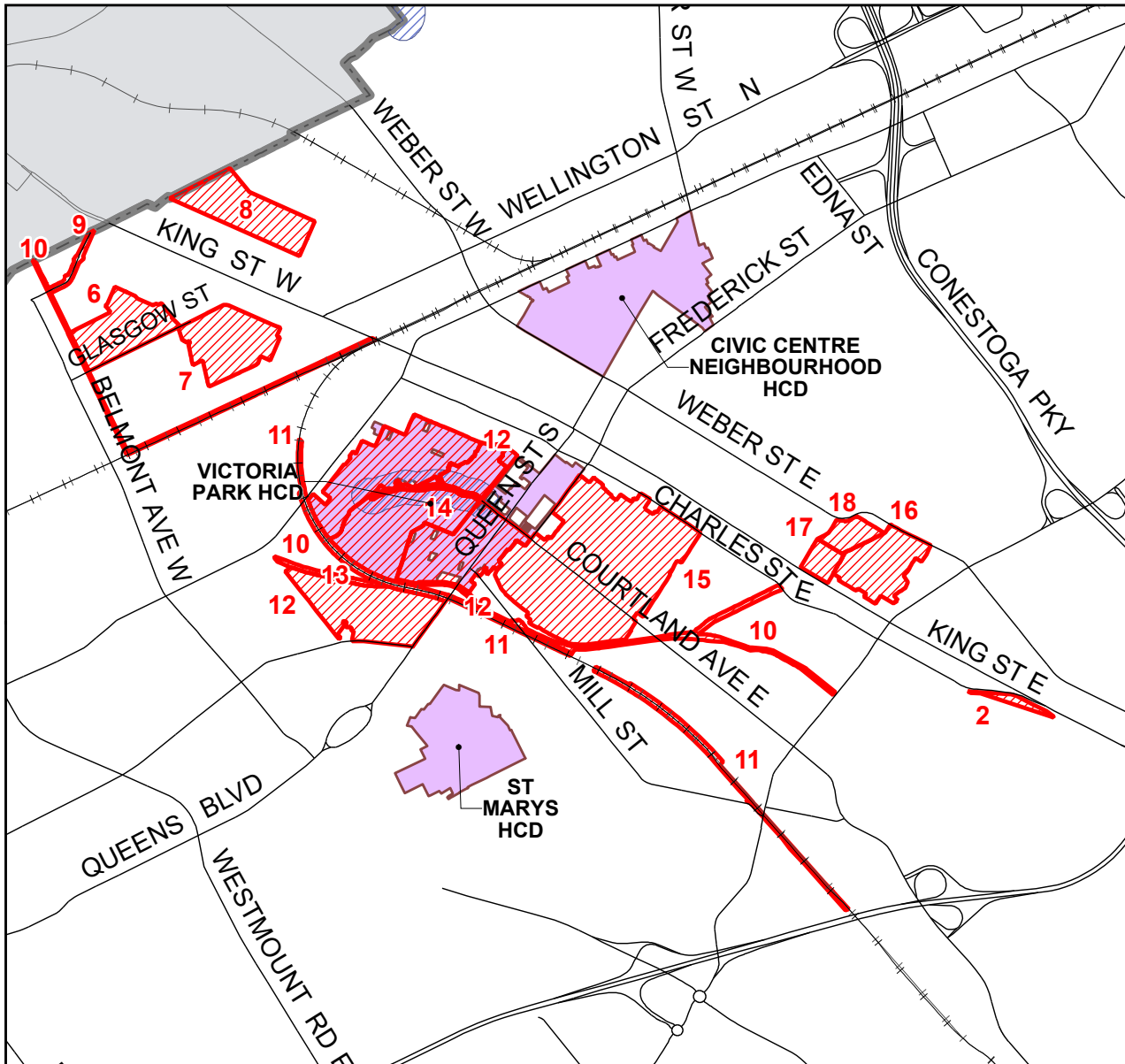
**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:  
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## **SCHEDULE 'E'**

**CITY OF KITCHENER  
OFFICIAL PLAN  
AMENDMENT TO MAP 9  
CULTURAL HERITAGE RESOURCES**



- Heritage Conservation District**
- Heritage Corridor**
- Canadian Heritage River**
- Area of Amendment**  
 Lands to be Added subject to this amendment
- Cultural Heritage Landscape**
- 2. 4 Floral Crescent (Rockway Gardens)
  - 6. Gildner Green Neighbourhood
  - 7. Gruhn Neighbourhood
  - 8. Mount Hope Cemetery
  - 9. Union Boulevard
  - 10. Iron Horse Trail
  - 11. Canadian National Railway Line
  - 12. Victoria Park Neighbourhood
  - 13. Victoria Park
  - 14. Jubilee Drive
  - 15. Cedar Hill and Schneider Creek Neighbourhood
  - 16. Onward Avenue Neighbourhood
  - 17. First Mennonite Cemetery
  - 18. St Peter's Lutheran Cemetery



<b>SCHEDULE 'E'</b>		REVISED:	OFFICIAL PLAN AMENDMENT OPA23/016/K/JZ
APPLICANT: CITY OF KITCHENER	SCALE 1:30,000		ZONING BY-LAW AMENDMENT ZBA23/028/K/JZ
CITY OF KITCHENER	DATE: NOVEMBER 24, 2023		<p><b>City of Kitchener</b> DEVELOPMENT SERVICES DEPARTMENT, PLANNING</p> <p>FILE: OPA23016KJZ_MAP9 .mxd</p>