

Delegation on the Growing Together Proposal
as presented to PSIC on January 29, 2024
in Staff Report DSD-2024-005

Hal Jaeger

March 18, 2024

“Through Growing Together, very significant capacity for growth is allowed. To help mitigate the impacts of that very significant height and density, we are proposing built-form regulations.”

--Project Manager Adam Clark

Requested Amendments

1. Insert “Zoning permissions do not necessarily reflect heritage preservation requirements” into the Official Plan, after proposed Section 15.D.2.8.
2. Defer consideration of introducing Community Uses and Commercial Uses into SGA-1 zones, or at least into SGA-1 zones in the Olde Berlin Town neighbourhood, to a future date.
3. Reduce the separating distance between patios, decks, and outdoor recreation associated with a restaurant AND SGA-1 zones instead of eliminating the separation distance entirely.
4. Defer consideration of the Proposed Official Plan Amendment regarding removal of Secondary Plans (Attachment C), or at least the Civic Centre Secondary Plan, to a future date.

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Why?

- *The Growing Together project proposes zoning for properties that are subject to heritage preservation directives, including via Heritage District Plans, which prevail in the event of a conflict with zoning.*
- *I ask that we be fair and forthright with all involved, including current and future owners, Planning Staff and Council and declare that integration of zoning and heritage preservation requirements may not have been completed via the Growing Together project. I hope such notification may reduce potential frictions.*

2. Defer consideration of introducing Community Uses and Commercial Uses into SGA-1 zones, or at least into SGA-1 zones in the Olde Berlin Town neighbourhood, to a future date.

Good morning, neighbour. Isn't it a beautiful day?

Indeed! Would you like to pop over for a coffee? Do you take it with one or two mortgages?



The SGA1 Zone

- The SGA1 zone is a low-rise zone. It will permit;
 - Residential uses from detached houses, semis, triplexes, street towns, multiplexes and low-rise apartments.
 - Small commercial and service uses such as home businesses and corner stores.
- The SGA1 zone will limit buildings to low-rise height.
- It will not limit Floor-space ratio (FSR) but will regulate setbacks, building length and built-form.
- Vehicular parking will not be required.
- The SGA1 zone implements the recommendations from the Missing Middle and Affordable Housing Feasibility Study presented to Council on May 8th, 2023.
- It enables a variety of housing forms that already exist within Kitchener's central neighbourhoods.
- This 'gentle' density will allow the low-rise areas of Kitchener's MTSAs to evolve responsibly to meet community needs.

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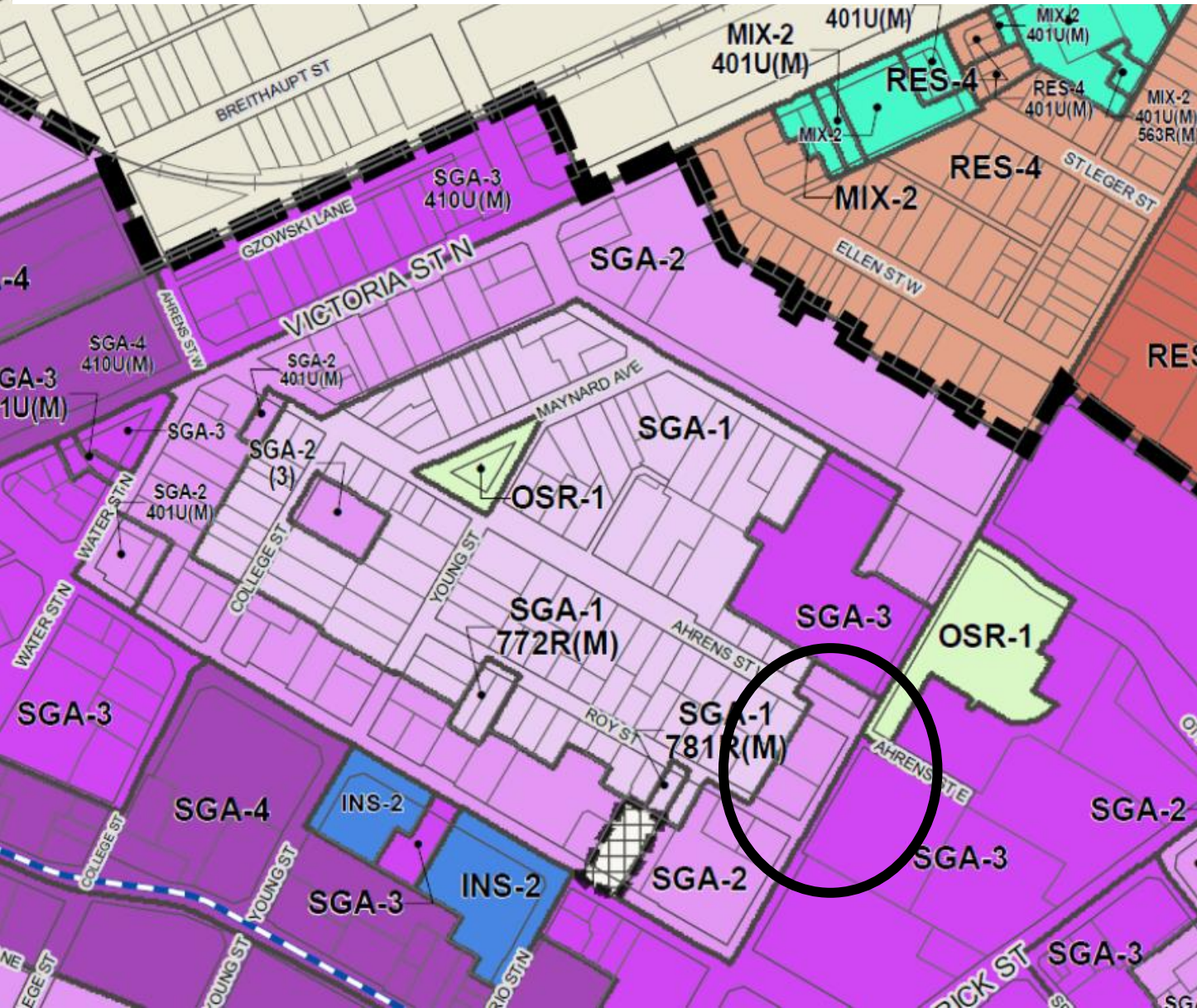
Please defer consideration of introducing Community Uses and Commercial Uses into SGA-1 zones, or at least into SGA-1 zones in the Olde Berlin Town neighbourhood, to a future date.

3. Reduce the separating distance between a) patios, decks, and outdoor recreation associated with a restaurant and b) SGA-1 zones instead of eliminating the separation distance entirely.

“Patios, decks, and outdoor recreation associated with a restaurant may project into a required yard provided that: a) They are located a minimum of 30 metres from any residential zone”

--2019-051 Zoning Bylaw, Section 4.14.8.1

A 20m separating distance would not deny SGA-2 establishments street-facing outdoor areas.





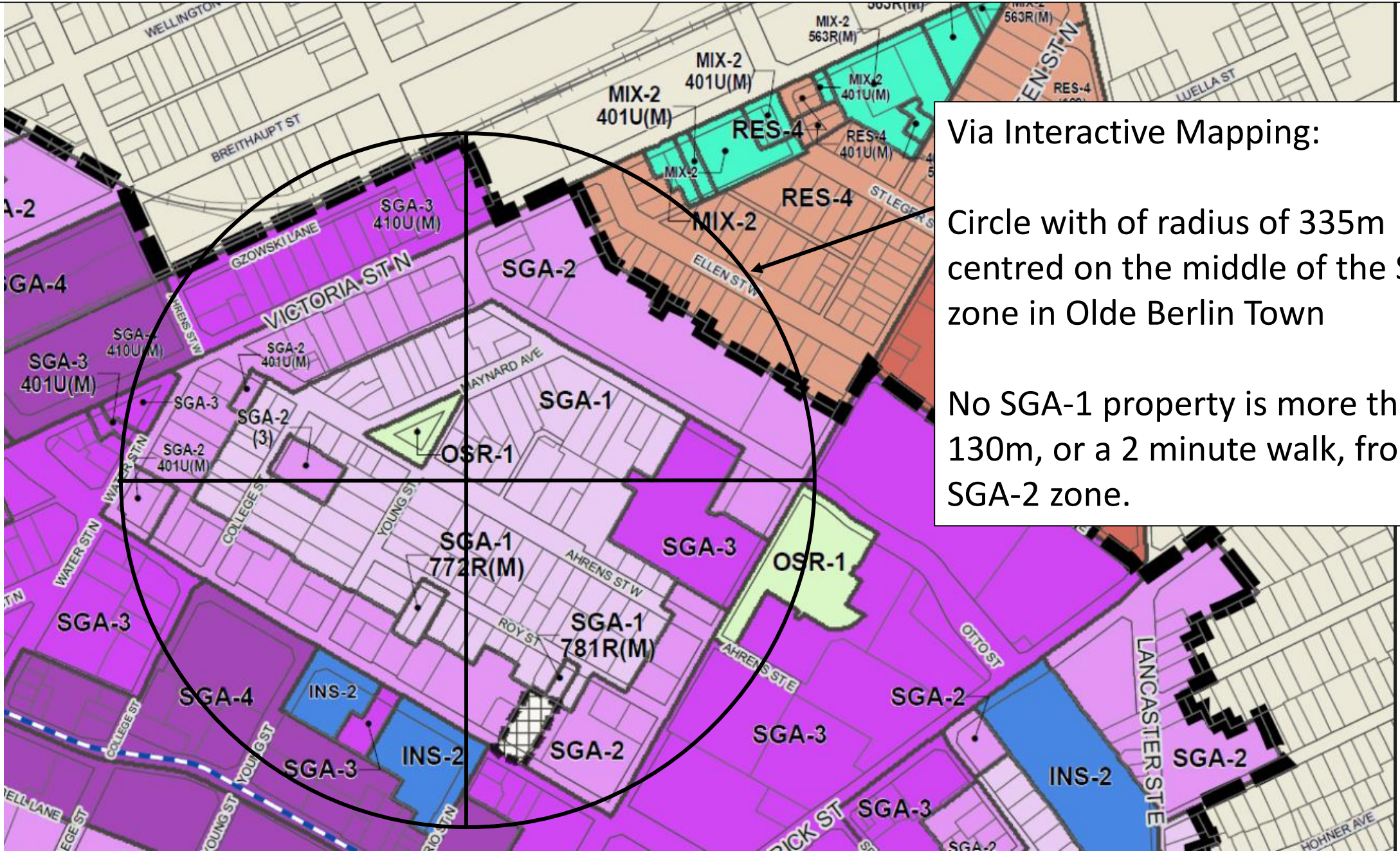
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Why?

- Preserve the useful policies, including those developed in the last few years via the Secondary Plan Review and Neighbourhood Planning review
- Permit different neighbourhoods to address matters in the ways it suits them best – while still conforming to the Strategic Growth Area land-use designations and zoning.

The Olde Berlin Town neighbourhood is already a walkable 15-minute community.



Via Interactive Mapping:

Circle with of radius of 335m centred on the middle of the SGA-1 zone in Olde Berlin Town

No SGA-1 property is more than 130m, or a 2 minute walk, from an SGA-2 zone.

Thank you for your consideration.

From: Growing Together (SM) <GrowingTogether@kitchener.ca>

Sent: March 9, 2023 11:33 AM

To: Growing Together (SM) <GrowingTogether@kitchener.ca>

Subject: Growing Together - Project Launch

Hello:

You are receiving this email because you are on our mailing list for the Neighbourhood Planning Review (NPR) project, which drafted changes to the City's Secondary Plans in our Major Transit Station Areas (MTSA's) between 2018-2021. This email provides a project update.

The planning review process that began with the Planning Around Rapid Transit Stations (PARTS) plans and was advanced through the NPR work is now being continued through the **Growing Together** project.

Growing Together builds upon the previous work done with the community while also responding to new direction from the province, implementing the updated Regional Official Plan, and addressing new and emerging City priorities. **Growing Together** was developed to implement the PARTS Plans and NPR work in a way that is compatible with these, and other, ongoing changes. **Growing Together will focus on updating the land use, zoning and urban design guidelines in 7 of Kitchener's 10 Major Transit Station Areas – those west of the expressway.** This will enable and encourage responsible growth for many years to come.



Growing Together will focus on updating the land use, zoning and urban design guidelines in 7 of Kitchener's 10 Major Transit Station Areas



The initial communication to the public.

❑ Let's Break the Ice!

- We will be asking you three questions to get the conversation started.

❑ Scenario One | Housing Choice

- Place buildings representing 18,000 new housing units on the model.
- This is an amount of growth consistent with our new provincially required target of 35,000 new units by the end of 2031.
- These buildings are a mix of low, medium and high-density housing.



1. The public was directed to focus on adding additional residential units to the model.
2. The public was not informed of the possibility of addressing lands outside of the MTSAs, elimination of the Secondary Plans or addressing new commercial uses in residential areas.

Things to Keep in Mind

- Try to focus broadly on where you'd like to see low, medium and high-rise growth.
- Try not to concentrate your time on specific properties.
 - These workshops help identify how different scales of development can be distributed in MTSAs but they will not directly determine land use or zoning on a site by site basis.
 - Kitchener's MTSAs will need to continue to grow far beyond a 2031 timeline.

On June 19, 2023, Planning Staff presented a summary report on their findings based on the hands-on exercise to Kitchener Council at the PSIC meeting and received direction

“That staff use the community input as summarized in the Growing Together Engagement Summary, attached as Attachment A on Development Services Department report DSD -2023-251, to inform continued work on Growing Together to continue with the project.”

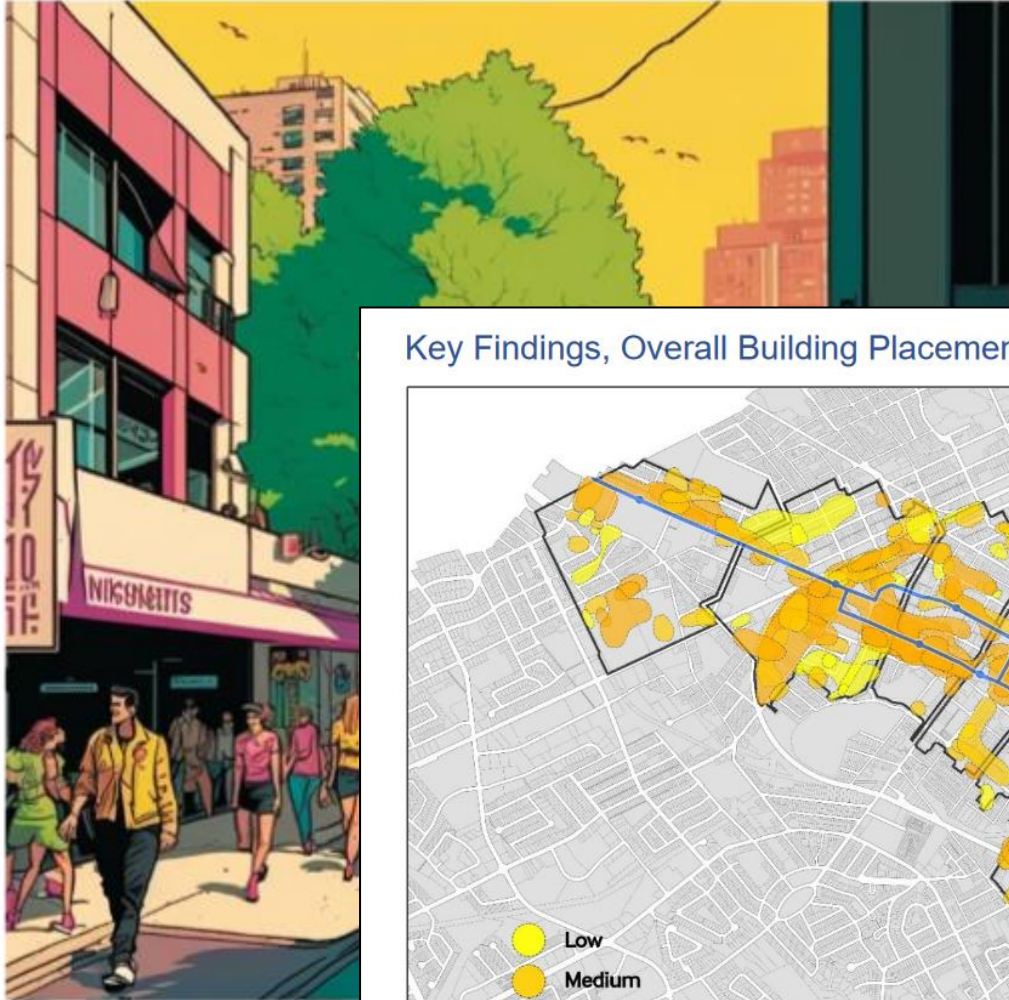
The report addresses the outreach and findings of the 3D modelling exercise consisting of placing additional buildings on the map.

The report does not address the possibility of addressing lands outside of the MTSAs, elimination of the Secondary Plans or addressing new commercial uses in residential areas.

Growing Together

What We Heard: Workshop Engagement Summary

Detailing Public Workshop Engagements Held in March and April of 2023



Prepared by:

Key Findings, Overall Building Placement

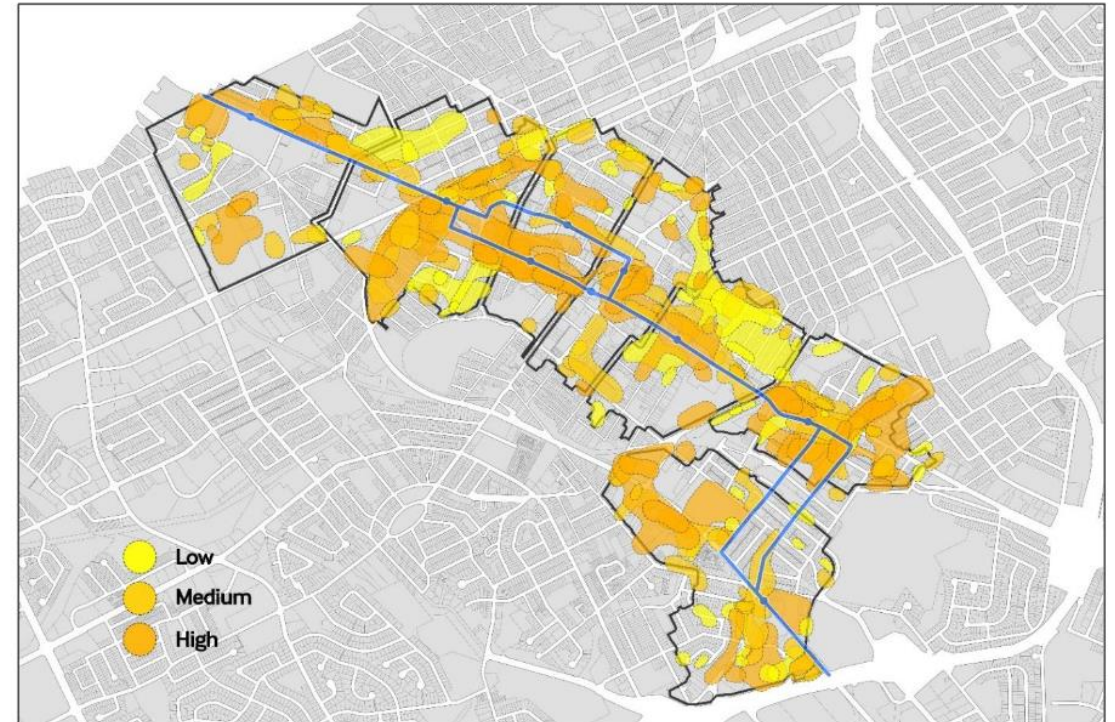


Figure 6: Map showing where all buildings were placed by workshop participants across the six public workshops.

The Draft Approach to Growth & Change of July 4, 2023 states that new zoning categories are being contemplated, with regulations to be released at a later date.

The report does not address the possibility of addressing lands outside of the MTSAs or the elimination of the Secondary Plans. With regard to use, it suggests the SGA-1 zone might contain “Small commercial and service uses such as home businesses and corner stores” (Page 6).

Draft Approach to Growth & Change

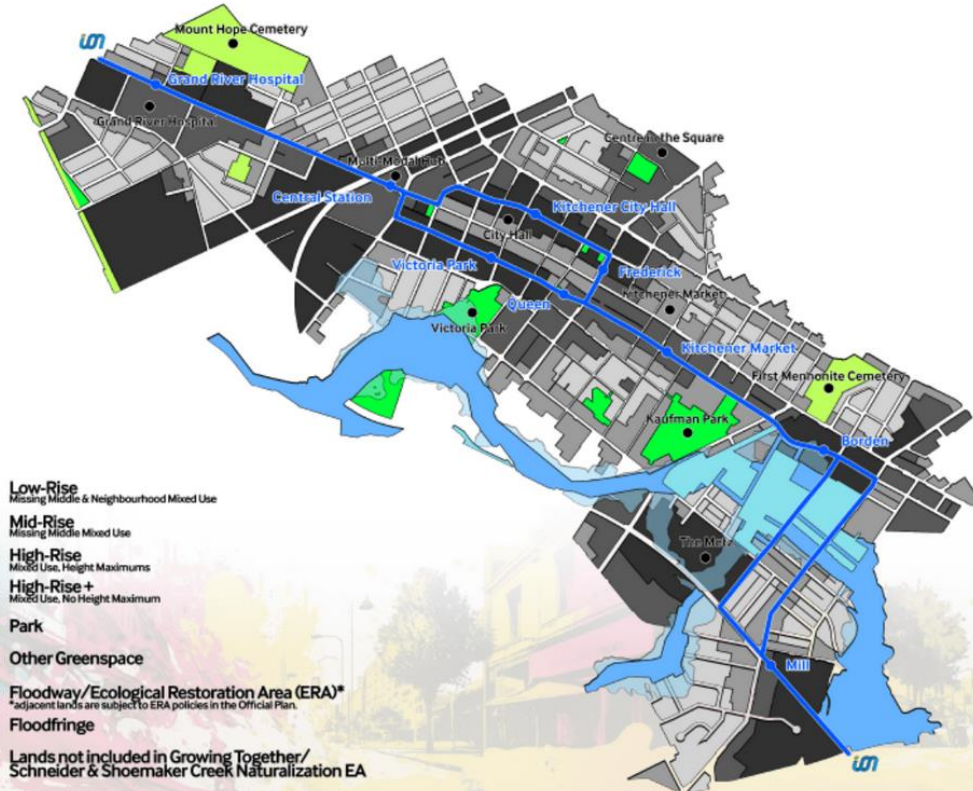
Share your feedback on our draft approach to growth and change

04 Jul 2023



Throughout the past three months, the Growing Together team has been working to develop the [Draft Approach to Growth and Change](#) for Major Transit Station Areas. The draft approach to growth and change aligns with key City objectives to:

- Address the housing crisis by improving housing in Kitchener’s Major Transit Station Areas.
- Address the climate emergency by creating trails and maximizing the use of existing infrastructure at Major Transit Station Areas.
- Encourage a shift towards active transportation communities that provide for people’s daily needs.
- Help bring more people, activity, life, and diversity to Major Transit Station Areas.



The first mention of eliminating the Secondary Plans entirely came on November 3, 2023, alongside the proposal to address lands outside the MTSA boundaries.

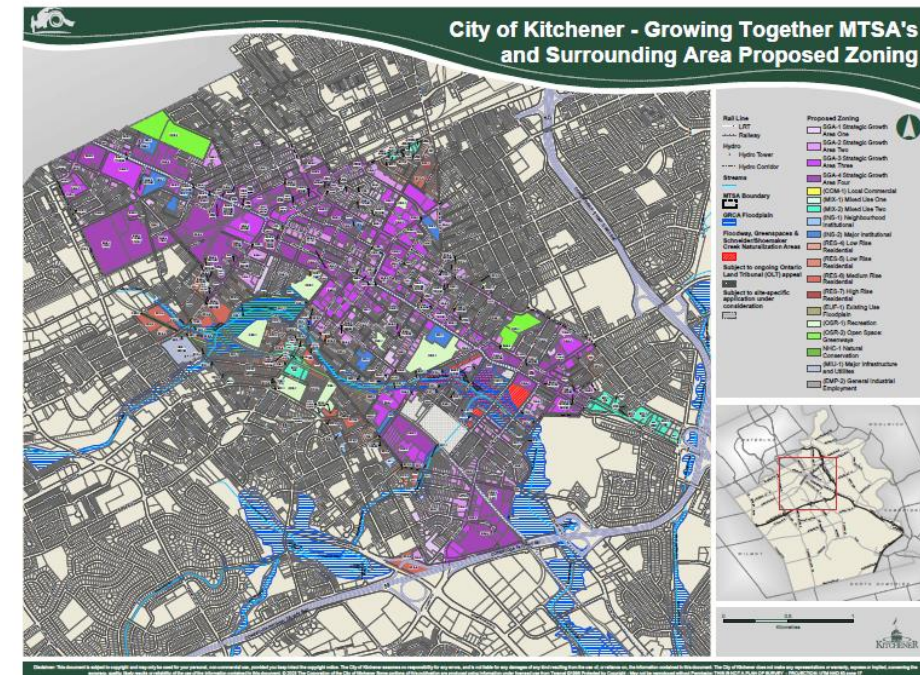
Share your feedback on our final draft Official Plan Amendment and Zoning By-law Regulations

03 Nov 2023



Over the last few months, the Growing Together team has been working on the details of our proposed planning framework that will guide growth and change within Kitchener's Major Transit Station Areas. We are pleased to present those materials here:

- [Draft Official Plan Amendment](#)
- [Draft Zoning By-law Amendment](#)
- [Draft Official Plan and Land Use Mapping](#)
- [Draft Zoning Mapping](#)
- [Growing Together Community Brief](#), which provides an easy-to-understand overview of the project; and
- [Growing Together Community Guide](#), which provides a more detailed and in-depth look at various factors informing Growing Together



The Growing Together proposal now recommends a broad array of commercial uses in low-rise residential areas, and the removal of a minimum separating distance requirement. These could lead to substantial increase in nuisance between neighbours and may not constitute an appropriate transition. This matter merits a more fulsome discussion at a neighbourhood (Secondary Plan) level.

Use	SGA-1
Home Occupations	
Home occupation	(5)
Community Uses	
Adult education school	
Community facility	✓
Cultural facility	✓
Day care facility	✓
Elementary school	
Hospital	
Place of worship	✓
Post-secondary school	
Secondary school	
Social service establishment	✓

Use	SGA-1
Commercial Uses	
Artisan's establishment	✓
Brewpub	✓(6)
Catering services establishment	
Commercial entertainment	
Commercial parking facility	
Commercial school	✓
Conference, convention, or exhibition Facility	
Craftsperson shop	✓
Financial establishment	✓(6)
Fitness centre	✓
Health clinic	✓(6)
Hotel	
Light repair operation	✓
Office	✓
Payday loan establishment	✓(6)
Pawn establishment	✓(6)
Personal services	✓
Pet services establishment	✓
Print shop	✓
Restaurant	✓(6)
Retail	✓
Veterinary services	✓(6)

RETRACTED

Transitions in built-form

A change introduced after
November 3rd Draft...

