

## Dianna Sauderson

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**From:** [REDACTED]  
**Sent:** Monday, March 18, 2024 9:10 AM  
**To:** Delegation (SM)  
**Subject:** Comments regarding Report No.DSD-2024-128 at the Council Meeting March 18, 2024

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March 17, 2024

Dear Mayor and City Councillors,  
200 King St W., City of Kitchener

Thank you for the opportunity to submit my comments for the Council Meeting on March 18, 2024

**RE: Report No.DSD-2024-128, the Supplemental Report to DSD-2024-005: Growing Together – Protected Major Transit Station Area Land Use and Zoning Framework**

In addition to transitions from SGA1 zones to adjacent high rise buildings, I am concerned about the following:

**Re: Official Plan Amendments ZBA23/029/K/JZ and OPA23/022/K/JZ**

Please ensure Secondary Plans for Civic Centre Neighbourhood are not removed by the city initiated Official Plan Amendment OPA23/022/K/JZ, (see attachment “C”) and Zoning By-law Amendment Application ZBA23/029/K/JZ (see Attachment ‘E’.)

*i.e.*

*That City Initiated Official Plan Amendment OPA23/022/K/JZ, for the purpose of deleting existing secondary plan policies and mapping from the 1994 Official Plan, be adopted, in the form shown in the Official Plan Amendment attached to Report DSD-2024-128 as Attachment ‘C’, and accordingly forwarded to the Region of Waterloo for approval;*

*And*

*That City Initiated Zoning By-law Amendment Application ZBA23/029/K/JZ to amend Zoning By-law 2019-051, for lands recommended to be removed from existing Secondary Plans be approved in the form shown in the “Proposed By-law” attached to Report DSD-2024-128 as Attachment ‘E’.*

**Re: Official Plan Amendments ZBA23/029/K/JZ and OPA23/017/K/JZ attached to Report DSD-2024-128 as Attachment ‘B’ and as Report DSD-2024-128 as Attachment ‘E’ respectively.**

Do not remove certain Non-PMTSA lands from the Civic Centre Secondary Plan. Re-zoning of properties outside of the PMTSAs should not be considered part of Growing Together.

*i.e.*

*That City Initiated Zoning By-law Amendment Application ZBA23/029/K/JZ to amend Zoning By-law 2019-051, for lands recommended to be removed from existing Secondary Plans be approved in the form shown in the “Proposed By-law” attached to Report DSD-2024-128 as Attachment ‘E’.*

*and*

*That City Initiated Official Plan Amendment OPA23/017/K/JZ, for the purpose of adding lands into the 2014 Official Plan and updating the land use planning framework for specific lands currently within Secondary Plans within the 1994 Official Plan, including amendments to the Urban Structure, Land Use, and Specific Policy Areas, inclusive of mapping and text amendments, be adopted, in the form shown in the Official Plan Amendment attached to Report DSD-2024-128 as Attachment ‘B’, and accordingly forwarded to the Region of Waterloo for approval*

**Special Policies:** 13.1.3 Sections 1,2,3,4 in the existing Civic Centre Secondary Plan need to be retained in the Civic Centre neighbourhood Growing Together PMTSA zoning and non-PMTSA zoning areas to ensure there

is “no through driveways or vehicle access” for the two Gzowski laneways and the Hermie Place laneway in the residential interior of Civic Centre Neighbourhood.

**Regarding amendments to the Official Plan: Section 15.D.2.64.**

Please retain the home-based business (owner occupied) regulation to operate a compatible commercial business when a current residential property, in an existing residential Secondary Plan neighbourhood, becomes a designated SGA1 zone.

**Regarding amendments to the Official Plan: Section 15.D.2.64.**

Please remove restaurants from Section 15.D.2.64. that states . . . “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, and light repair operations.”

**Re: protection of Heritage Conservation Districts within the PMTSA and non-PTMSA zones**

Insert additional statements to ensure the intent of the HCD plans “will” preserve of the character, form, materials and heights etc. under Section 15.D.2.8. which states”

“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.”

**Re: Design in Cultural Heritage Landscapes – Section 11.C.1.35** does not include Heritage Conservation Districts like Section 15.D.2.29 does with the statement “including Heritage Conservation District Plans”

- Please amend the first sentence of **Section 11.C.1.35** from New development or redevelopment in a cultural heritage landscape will a) support” . . etc. to . . . **New development or redevelopment in a cultural heritage landscape, including Heritage Conservation District Plans**, will a) support . . . etc.

REFERENCE: “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.”

Best Regards,

Donna Kuehl

