

15 Laurentian Drive

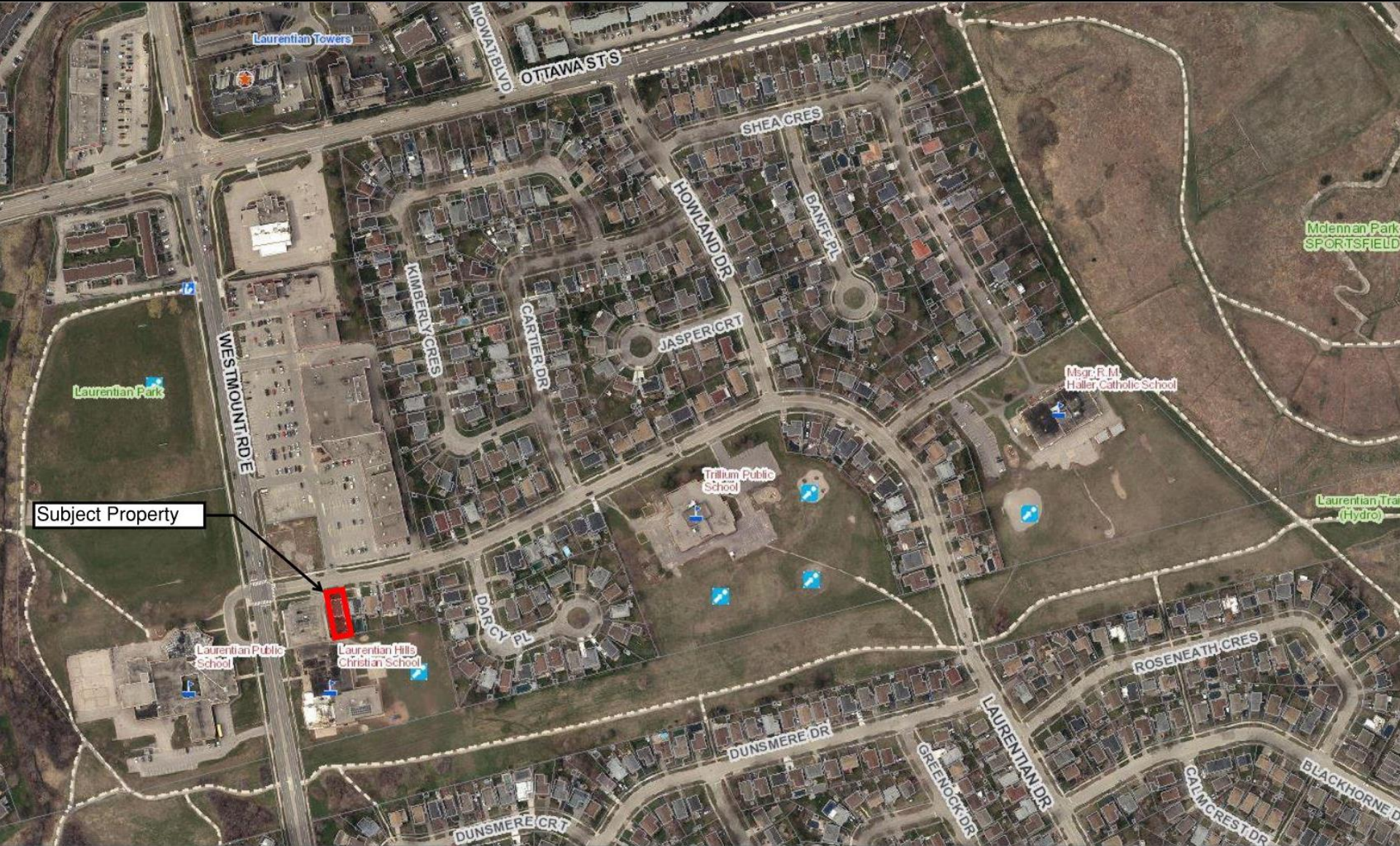
**Official Plan Amendment Application OPA24/003/L/AP
Zoning By-law Amendment Application ZBA24/003/L/AP**

Owner: Kitchener Waterloo Christian School Society

Planning & Strategic Initiatives Committee

April 22, 2024

15 Laurentian Drive Site Context



Subject Property

Laurentian Towers

MOWAT BLVD

OTTAWA STS

SHEA CRES

HOWLAND DR

DANFEL PL

KIMBERLY CRES

CARTIER DR

JASPER CRT

Laurentian Park

WESTMOUNT RDE

Mrs. R. M. Haller Catholic School

McDennan Park SPORTSFIELD

Laurentian Trail (Hydro)

Trillium Public School

Subject Property

Laurentian Public School

Laurentian Hills Christian School

DARCY PL

DUNSMERE DR

ROSENEATH CRES

LAURENTIAN DR

GREENOCK DR

DUNSMERE CRT

CALMCREST DR








BLACKHORNE DR

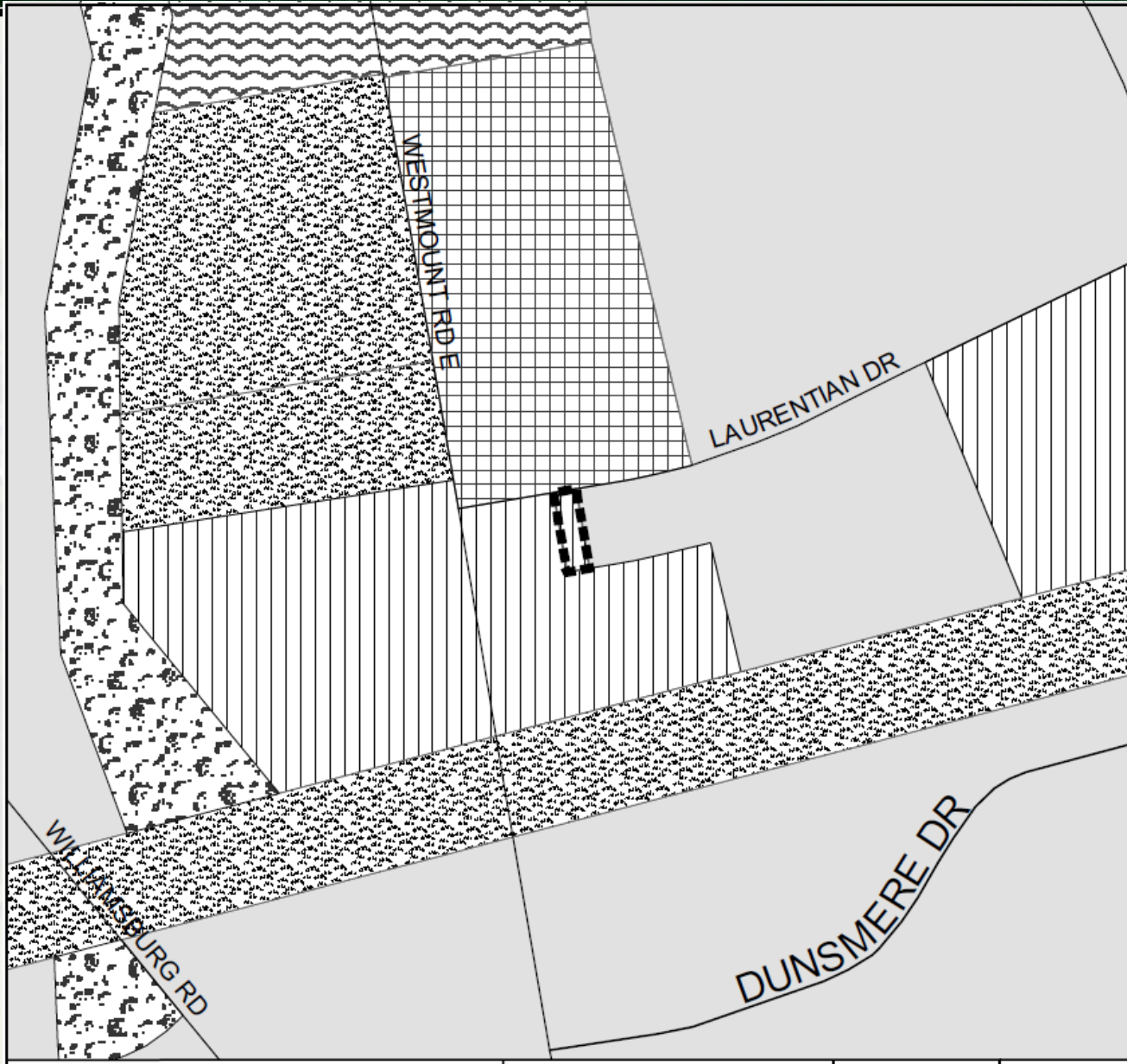
Current and Proposed Official Plan Designation



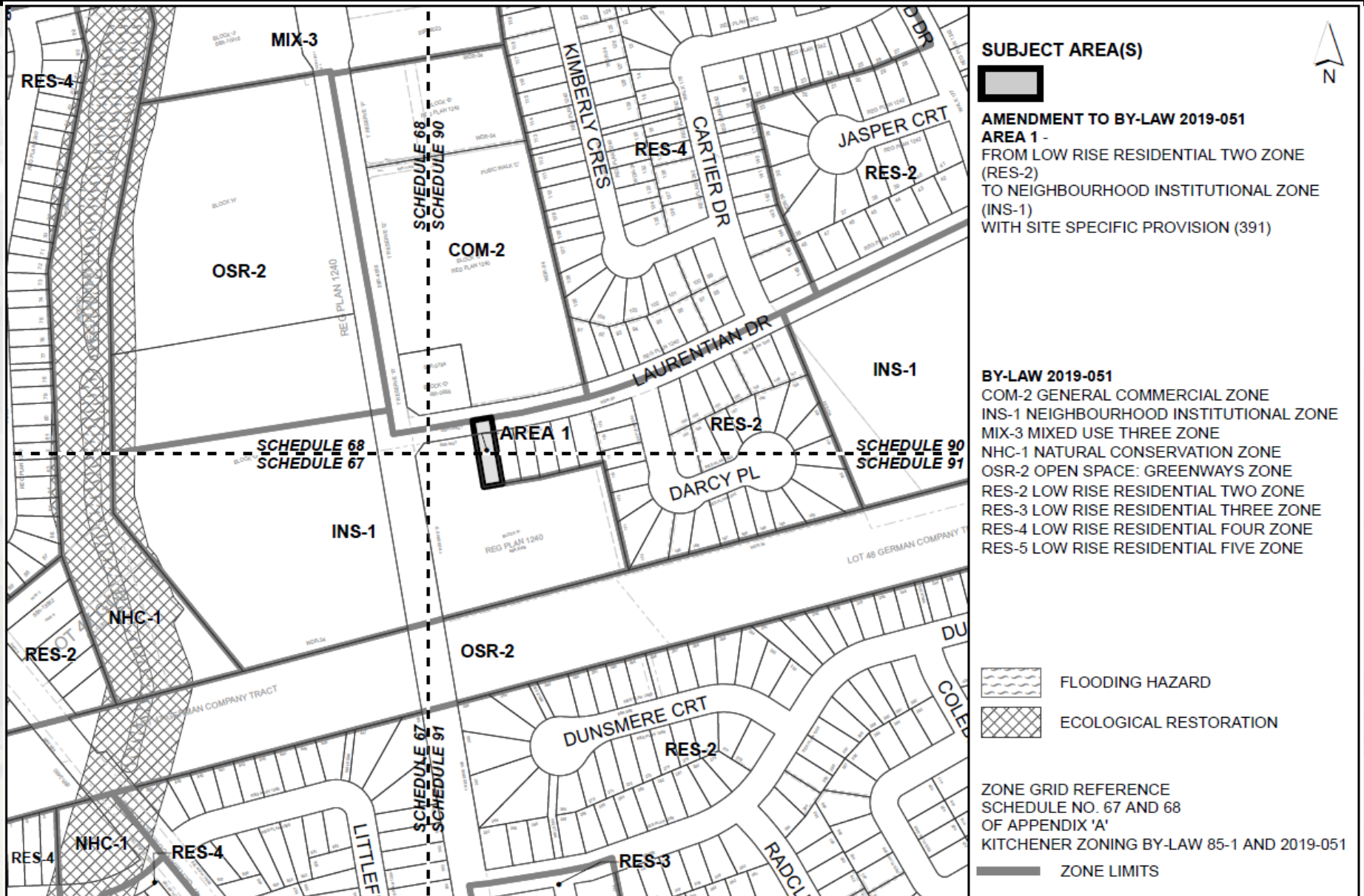
CITY OF KITCHENER OFFICIAL PLAN AMENDMENT TO MAP 3 LAND USE



-  Low Rise Residential
-  Mixed Use
-  Commercial
-  Institutional
-  Natural Heritage Conservation
-  Open Space
- Area of Amendment
-  From Low Rise Residential
To Institutional



Current and Proposed Zoning



Opportunity



The requested amendments:

- Represent a rare opportunity to expand land for ‘Institutional’ use and add to the City’s Institutional land inventory.
- Would increase the viability and functionality of an existing institutional use.
- Would facilitate a land use that is close to transit, does not require servicing or road upgrades, and supports and strengthens the use of existing active transportation networks.
- May facilitate the continued sharing of facilities and amenities with the surrounding community.

Conclusion



- Staff received two written comments through the public engagement process, which have been addressed in the staff report.
- The requested OPA and ZBA applications demonstrate good planning principles and are consistent with Provincial, Regional and City planning policies.
- Development and Housing Approvals staff recommends that the OPA application be adopted and that the ZBA application be approved.

Reference Slides



Official Plan - Land Use



Legend

- Refer to Secondary Plan For Detail
- Urban Growth Centre (Downtown) Refer to Map 4
- Area Under Deferral
- Low Rise Residential
- Medium Rise Residential
- High Rise Residential
- Mixed Use
- 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

