

# Staff Report



Development Services Department

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**REPORT TO:** Planning and Strategic Initiatives Committee

**DATE OF MEETING:** August 12, 2024

**SUBMITTED BY:** Garrett Stevenson, Director of Development and Housing Approvals, 519-741-2200 ext. 7070

**PREPARED BY:** Tim Seyler, Senior Planner, 519-741-2200 ext. 7860

**WARD(S) INVOLVED:** Ward 3

**DATE OF REPORT:** July 18, 2024

**REPORT NO.:** DSD-2024-329

**SUBJECT:** Official Plan Amendment Application OPA24/006/W/TS  
Zoning By-law Amendment Application ZBA24/011/W/TS  
1032, 1082 and 1094 Wilson Avenue

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## RECOMMENDATION:

That Official Plan Amendment Application OPA24/006/W/TS for Colt Canada Corporation requesting the change of use from Low Rise Residential to General Industrial Employment for the lands specified and illustrated as the “Area of Amendment” on Schedules ‘A’ and ‘B’, be adopted, in the form shown in the Official Plan Amendment attached to Report DSD-2024-329 as Appendix ‘A’, and accordingly forwarded to the Region of Waterloo for approval; and

That Zoning By-law Amendment Application ZBA24/006/W/TS for Colt Canada Corporation be approved in the form shown in the ‘Proposed By-law’, and ‘Map No. 1’, attached to Report DSD-2024-329 as Appendix ‘B’.

## REPORT HIGHLIGHTS:

- The purpose of this report is to evaluate and provide a planning recommendation regarding the Official Plan Amendment and Zoning By-law Amendment Applications for the subject lands located at 1036, 1082 and 1094 Wilson Avenue. It is Planning staff’s recommendation that the Official Plan and Zoning By-law Amendment Applications be approved.
- The proposed Amendments support the expansion of an existing industrial property by permitting a parking lot expansion within a predominantly employment area while maintaining the existing natural heritage conservation areas.
- Community engagement included:
  - Circulation of a preliminary notice letter to property owners and residents within 240 metres of the subject site;
  - installation of a large billboard notice sign on the property;

\*\*\* This information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

- follow up one-on-one correspondence with members of the public;
- Neighbourhood Meeting held on July 10, 2024;
- postcard advising of the statutory public meeting was circulated to all residents and property owners within 240 metres of the subject site, those who responded to the preliminary circulation; and those who attended the Neighbourhood Meeting;
- notice of the public meeting was published in The Record on July 26, 2024.
- This report supports the delivery of core services.

### **EXECUTIVE SUMMARY:**

The owner of the subject lands, addressed as 1036, 1082 and 1094 Wilson Avenue, is proposing to change the Urban Structure within the Official Plan from 'Community Areas' to 'Industrial Employment Areas', and the Official Plan land use designation from 'Low Rise Residential' to 'General Industrial Employment', and to change the zoning from 'Low Rise Residential One Zone (RES-1)' with Holding Provision '22H' in Zoning By-law 2019-051 to 'General Industrial Employment (EMP-2)' with Site Specific Provision (405) in Zoning By-law 2019-051 and to permit a minimum parking rate of 1 parking space per 105 square metres for manufacturing use, and a minimum parking rate of 1 parking space per 50 square metres for office use. Staff is recommending that the applications be approved.

### **BACKGROUND:**

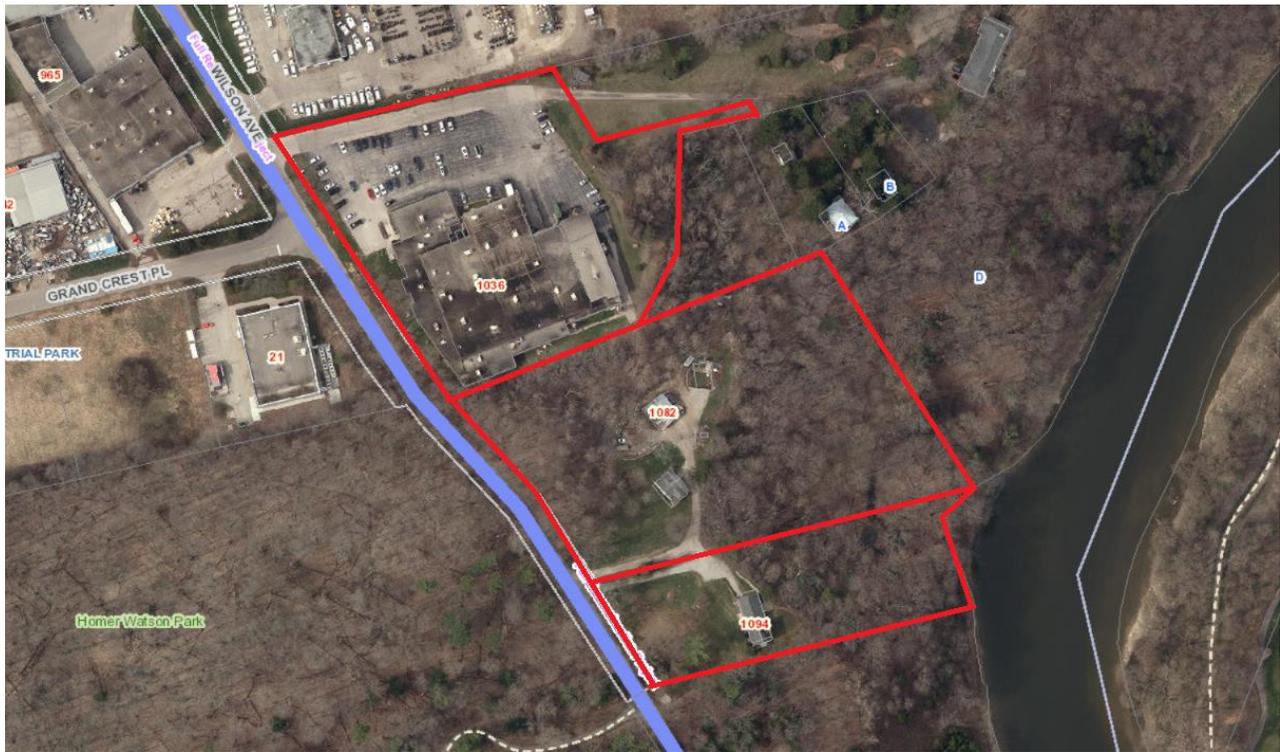
Colt Canada has made applications to the City of Kitchener for an Official Plan Amendment and a Zoning By-law Amendment proposing to permit the expansion of their existing manufacturing facility, and to permit a new parking facility on the subject properties in a predominantly employment area. No expansion is proposed into the existing natural heritage conservation area.

The proposed Official Plan Amendment would change the identification of an industrial land use within the City's Urban Structure to an 'Industrial Employment Areas', and change the land use designation to 'General Industrial Employment'.

The proposed Zoning By-law Amendment would zone the lands 'General Industrial Employment Zone (EMP-2)' and add a new Site Specific Provision (405) to permit an reduced parking rate on site for the manufacturing and office use.

### **SITE CONTEXT:**

The subject properties are located on the east side of Wilson Avenue, in close proximity to the intersection of Wilson Avenue and Wabanaki Drive, and to the Grand River. The property at 1036 Wilson Avenue currently contains an office and manufacturing facility for Colt Canada. The properties at 1082 and 1094 Wilson Avenue each contain a single detached dwelling, with both dwelling units currently vacant. The site is surrounded primarily by employment uses, natural heritage areas, and some low rise residential properties to the east.



**Figure 1 - Location Map: 1036, 1082 and 1094 Wilson Avenue**

**REPORT:**

The applicant is proposing to develop the subject lands by expanding the existing office and manufacturing facility at 1036 Wilson Avenue and relocating the parking lot area to the properties addressed 1082 and 1094 Wilson Avenue. The proposed development includes relocating approximately 110 parking spaces and establishing a three-storey stairwell and enclosed pedestrian bridge connecting the parking area to the existing facility.

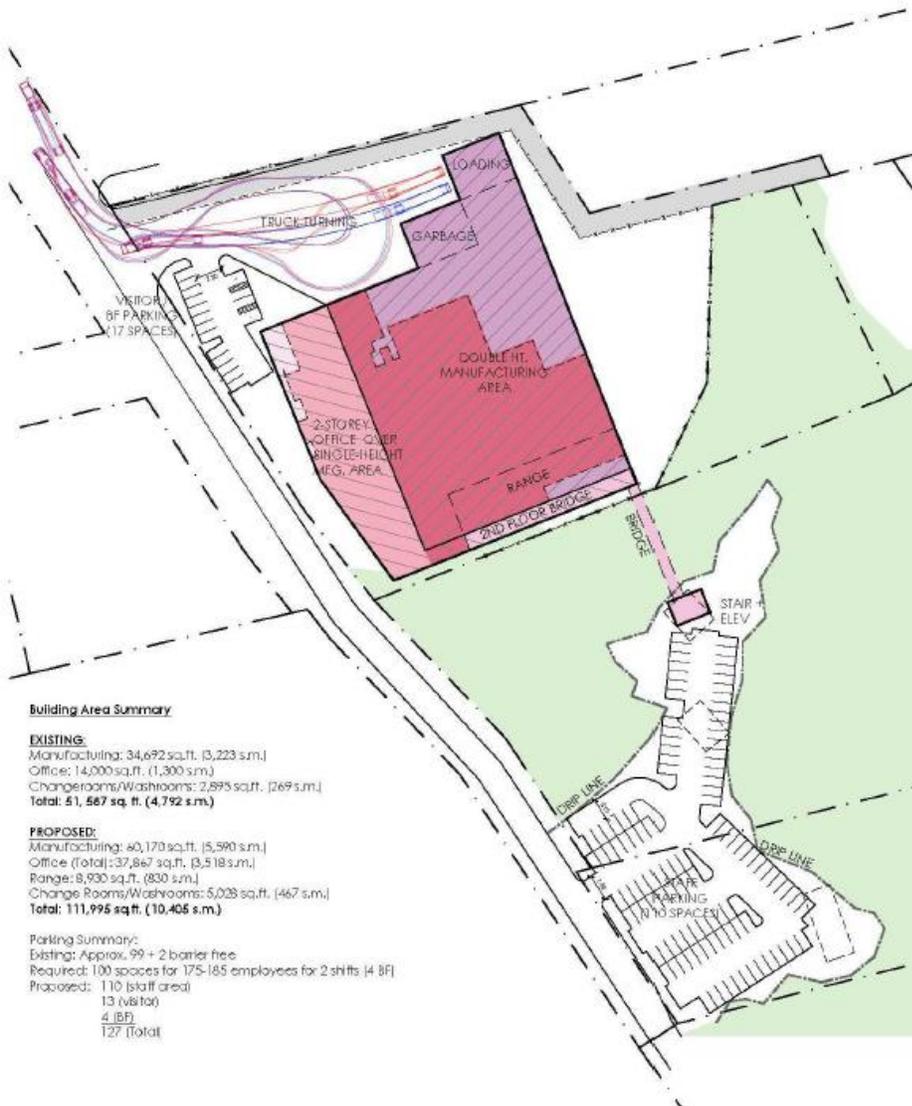
To facilitate the development of 1036, 1082 and 1094 Wilson Avenue with the proposed building addition and parking lot expansion, and Official Plan Amendment and Zoning By-law Amendment are required to change the land use designation and zoning of the lands addressed 1082 and 1094 Wilson Avenue, to align with the existing Official Plan Designation and Zone Category of 1036 Wilson Avenue.

The existing lands at 1082 and 1094 Wilson Avenue are currently identified within the Urban Structure on Map 2 as 'Community Areas' and 'Green Areas' and designated 'Low Rise Residential' and 'Natural Heritage Conservation' on Map 3 – Land Use in the City of Kitchener's Official Plan (2014).

The applicant is proposing to change the Urban Structure identification of the 'Community Areas' to 'Industrial Employment Areas' and the land use designation of the 'Low Rise Residential' areas to 'General Industrial Employment'.

The existing 'Green Areas' Urban Structure identification and the 'Natural Heritage Conservation' land use designation are not being altered and will remain. The proposed new parking area has been designed to fit into lands that are not treed and have largely been previously cleared of trees by the previous homeowners.

The lands are currently zoned 'Low Rise Residential One Zone (RES-1)' and 'Natural Conservation Zone (NHC-1)' with Holding Provision (22H). The portion of the lands currently zoned 'RES-1' are proposed to be zoned 'General Industrial Employment Zone (EMP-2)' with Site Specific Provision (405) to permit a minimum parking rate of 1 parking space per 105 square metres for manufacturing use, and a minimum parking rate of 1 parking space per 50 square metres for office use. The Site Specific Provision will also be added to all three consolidated properties (subject lands).



**Figure 2 – Proposed Development Concept Site Plan**

**Planning Analysis:**

**Planning Act, R.S.O. 1990, c. P.13 25.**

Section 2 of the Planning Act establishes matters of provincial interest and states that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) The minimization of waste;
- h) The orderly development of safe and healthy communities;
- k) The adequate provision of employment opportunities;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) The promotion of built form that,
  - (i) Is well-designed,
  - (ii) Encourages a sense of place, and
  - (iii) Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

These matters of provincial interest are addressed and are implemented through the Provincial Policy Statement, 2020, as it directs how and where development is to occur. The City's Official Plan is the most important vehicle for the implementation of the Provincial Policy Statement, 2020 and to ensure Provincial policy is adhered to.

The Ministry of Municipal Affairs and Housing is proposing an integrated province-wide land use planning policy document, potentially replacing the Provincial Policy Statement and A Place to Grow: Growth plan for the Greater Golden Horseshoe, with a singular Provincial Planning Statement (PPS) which is in draft form and not in effect at the time this report was prepared.

**Provincial Policy Statement, 2020:**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 1.3.1 of the PPS states that Planning authorities shall promote economic development and competitiveness by: providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long term needs; providing opportunities for a diversified economic base, including a range of and choice for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment.

Further, Section 1.3.2.1 of the PPS states that planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

Sections 2.1.1 and 2.1. states that natural features and areas shall be protected for the long term, and that development and site alteration shall not be permitted on adjacent lands to the natural heritage features, unless the ecological function on the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Planning staff is of the opinion that the proposed applications will facilitate the development of an expansion of an employment use that is compatible with the surrounding community and will make use of the existing infrastructure. No new public roads would be required for the proposed development. Further, staff are satisfied that the supporting documents of a scoped Environmental Impact Study, and Slope Stability Study demonstrate that there will be no negative impacts on the surrounding natural features. The parking area is being developed outside of the environmental features.

Based on the foregoing, staff is of the opinion that this proposal is in conformity with the PPS.

**A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan):**

The Growth Plan supports the development of complete and compact communities that are designed to support healthy and active living, make efficient use of land and infrastructure, provide for a range, and mix of housing types, jobs, and services, at densities and in locations which support transit viability and active transportation. Policies of the Growth Plan promote ensuring an adequate supply of land within employment areas, both for traditional industries and for service sector and knowledge-based businesses that warrant such locations, and sites for a broad range of other employment uses. Further, policies of the growth plan support new development or site alteration that demonstrates there are no negative impacts on key natural heritage features or their functions, and avoidance of removal of other natural features and incorporation of the features wherever possible.

The proposed development is intended to occupy existing land, cleared of a majority of trees that have already been altered, with no development within the natural features of the property. The change in use will permit additional employment lands for an established employment use. Based on the foregoing, staff is of the opinion that this proposal is in conformity with the Growth Plan.

**Regional Official Plan (ROP):**

Urban Area policies of the ROP identify that the focus of the Region's future growth will be within the Urban Areas. The subject lands are designated 'Urban Area' and 'Delineated Built Up Area' in the ROP.

Section 1.6 of the Regional Official Plan establishes the overview of the Regional Planning Framework and Section 2.B.1 and 2.C establish policies for the Urban System. The Delineated Built Up Area is intended to support the 15-minute neighborhood and includes an appropriate mix of jobs, local stores and services as well as a full range of housing and transportation options.

Further, an overall goal of the ROP is to collaborate with Area Municipalities, and other stakeholders to foster a diverse, innovative and globally competitive Regional economy. A specific objective is to provide a broad range of accessible employment opportunities throughout Waterloo Region, and maintain a competitive advantage in attracting and retaining people, jobs and investment.

The subject lands contain a Regional Core Environmental Feature on the entirety of the subject lands. The applicant has submitted an Environmental Impact Study to establish the limits of development on site and the impact to the Core Environmental Feature. The Region has no objection to the Environmental Impact Study submitted and agrees with the conclusions and recommendations contained in the study.

Regional staff have indicated that they have no objections to the proposed applications (Appendix 'D'). Planning staff are of the opinion that the applications conform to the Regional Official Plan.

### **City of Kitchener Official Plan (OP)**

The City of Kitchener OP provides the long-term land use vision for Kitchener. The vision is further articulated and implemented through the guiding principles, goals, objectives, and policies which are set out in the Plan. The Vision and Goals of the OP strive to build an innovative, vibrant, attractive, safe, complete and healthy community.

#### Complete Community

A complete community creates and provides access to a mix of land uses including, a full range and mix of housing, including affordable housing, recreation, commerce, community and cultural facilities, health care facilities, employment, parks and open spaces distributed and connected in a coherent and efficient manner. A complete community also supports the use of public transit and active transportation, enabling residents to meet most of their daily needs within a short distance of their homes. Kitchener will be planned as a complete community that creates opportunities for all people to live, work and interact within close proximity. Planning for a complete community will aid in reducing the cost of infrastructure and servicing, encourage the use of public transit and active modes of transportation, promote social interaction, and foster a sense of community.

The applicant is proposing to contribute aspects of a complete community on the subject lands with an expansion of an employment use of an existing manufacturing facility.

#### Urban Structure

The Official Plan establishes an Urban Structure for the City of Kitchener and provides policies for directing growth and development within this structure.

The subject lands are identified as 'Community Areas' and 'Green Areas' within the Urban Structure (Map 2). The planned function of 'Community Areas' is to provide for residential uses as well as non-residential supporting uses intended to serve the immediate residential areas. Within areas identified as 'Community Areas' on Map 2 the applicable land use designation may include Low Rise Residential (the current land use designation), Medium Rise Residential (the proposed land use designation), along with other land use designations. The planned function of 'Green Areas' is to protect and conserve the ecological functions and features and passive and active recreation that these areas provide.

The applicant is proposing to change the 'Community Areas' identification of the subject lands to 'Industrial Employment Area', with no changes to the 'Green Areas'.

The planned function of 'Industrial Employment Areas' is to support and maintain economic activity in the City by providing an adequate supply of land for a range of industrial-related employment uses and appropriate accessory and ancillary uses. Employment growth and intensification is anticipated and encouraged within Industrial Employment Areas.

Staff is of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment will support a development that helps meet the planned function of the Industrial Employment Areas designation and also contributes to the vision for a more sustainable city. This also ensures the continued and long-term viability of the adjacent Industrial Employment Areas. Residential uses in this area of the City are limited and the transition to 'Industrial Employment Area' would be compatible with the character, form and planned function of the surrounding context as the adjacent property contains the same 'Employment Areas' Urban Structure identification.

### Land Use

The subject lands are designated 'Low Rise Residential' and 'Natural Heritage Conservation' (Map 3) in the City of Kitchener Official Plan.

The 'Low Rise Residential' designation permits a full range of low-density housing types which may include single detached dwellings, additional dwelling units, attached and detached, semi-detached dwellings and other forms of low-rise housing.

The intent of the 'Natural Heritage Conservation' designation is to protect and/or conserve our natural heritage features and their ecological functions. The designation may include, locally significant wetlands, environmentally sensitive policy areas, and significant woodlands.

The applicant is proposing to change the 'Low Rise Residential' designation to 'General Industrial Employment' with the 'Natural Heritage Conservation' designation to remain intact. The 'General Industrial Employment' designation provides for a broad range of industrial uses, some of which by virtue of the operation or site utilization may need to locate within an industrial area or require appropriate buffering to mitigate potential impacts on residential areas.

The proposed 'General Industrial Employment' land use designation will permit the relocation of a parking facility, of approximately 110 spaces, to the rear of the property, and allow an existing manufacturing facility to expand their operations. An objective of lands designated 'General Industrial Employment' is to provide appropriate locations and opportunities for a broad range of industrial uses to support a complete and healthy community. Lands which are designated 'General Industrial Employment' may include: construction uses, manufacturing uses, repair operations, warehousing etc.

The proposed applications do not propose to alter any of the boundary of the existing natural feature; the existing designations associated with the natural feature(s) will remain as is. The existing residential uses on the subject lands are isolated and currently designated 'Low Rise Residential' to reflect the existing use rather than to accommodate future residential growth. The paramount land use on these properties is 'Natural Heritage Conservation' which is proposed to be retained. Further the proposed parking facility is

only within the existing footprint of the existing houses, and within the area currently cleared out of the majority of trees.

### Economy

Section 5 of the Official Plan states a strong, robust economy is integral to a complete and healthy community. Objectives consist of supporting a diverse range of employment opportunities which are distributed through out the City, and planning for an adequate supply of lands that is sufficient to accommodate the forecasted employment to the year 2031 in accordance with the policies in Section 15.D.6. It is the opinion of staff that the expansion of the existing manufacturing facility will meet these objectives which will maintain an employment use within the community.

### Urban Design

The City's urban design policies are outlined in Section 11 of the City's Official Plan. As part of the site plan approval process, staff will review, the proposed development to ensure the design meets the intent of these policies, specifically: Streetscape; Safety; Universal Design; Site Design; and Building Design. The proposed site plan will be subject these policies A full site plan was not required at the time of the submission of the Official Plan Amendment and Zoning By-law Amendment Applications but will be required to be submitted at a later date should the land use applications be approved.

### Transportation Policies:

The Official Plan supports an integrated transportation system which incorporates active transportation, allows for the movement of people and goods and promotes a vibrant, healthy community using land use designations and urban design initiatives that make a wide range of transportation choices viable.

An objective of the Transportation polices in the Official plan is to develop, support and maintain a complete, convenient, accessible and integrated transportation system that incorporates active transportation, public transit and accommodates vehicular traffic. Additionally, secured and visitor bicycle parking will be required as part of the Zoning By-law.

### Sustainable Development

Section 7.C.4.1 of the City's Official Plan ensures developments will increasingly be sustainable by encouraging, supporting and, where appropriate, requiring:

- a) compact development and efficient built form;
- b) environmentally responsible design (from community design to building design) and construction practices;
- c) the integration, protection and enhancement of natural features and landscapes into building and site design;
- d) the reduction of resource consumption associated with development; and,
- e) transit-supportive development and redevelopment and the greater use of other active modes of transportation such as cycling and walking.

Development applications are required to demonstrate that the proposal meets the sustainable development policies of the Plan and that sustainable development design standards are achieved.

Sustainable development initiatives will be further explored at the Site Plan Application stage, however the proposal to add additions to the current building and relocate parking will better utilize the existing building and will result in a more compact design.

### **Proposed Official Plan Amendment Conclusions**

The Official Plan Amendment Application requests that the urban structure of the lands identified on Map 2 as 'Community Areas' be changed to 'Industrial Employment Areas', and the land use of the lands designated on Map as 'Low Rise Residential' be changed to 'General Industrial Employment.

Based on the planning analysis, Planning staff is of the opinion that the proposed Official Plan Amendment Application represents good planning and recommends that the proposed Official Plan Amendment be approved in the form shown in Appendix 'A'.

### **Proposed Zoning By-law Amendment (2019-051):**

The subject lands are zoned 'Low Rise Residential One Zone (RES-1)' and 'Natural Conservation Zone (NHC-1)' with Holding Provision (22H). The existing 'RES-1' zoning permits low rise residential uses, such as single detached dwellings, additional dwelling units, and home occupations. The 'NHC-1' zoning permits existing agriculture uses and natural heritage conservation. Holding Provision 22H prohibits new building or structures on the land until such time as adequate City services are available and an Environmental Impact Study by approved by the City's Director of Development and Housing Approvals.

The applicant has requested a Zoning By-law Amendment to change the zoning of the residentially zoned portion of the lands to 'General Industrial Employment (EMP-2)' with Site-Specific Provision (405), and to also lift the Holding Provision (22H). No changes are proposed to the existing 'Natural Heritage Conservation (NHC-1)' zoning of the lands.

The Site Specific Provision is also proposed to permit a reduced minimum parking rate 1 parking space per 105 m<sup>2</sup> of gross floor area for a Manufacturing use, and a parking rate of 1 parking space per 50 m<sup>2</sup> for Office use, to reduce the overall required number of parking spaces.

Staff offer the following comments with respect to proposed Site Specific Provision (405):

- a) A minimum parking rate of 1 parking space per 105 square metres for Manufacturing use; and
- b) A minimum parking rate of 1 parking space per 50 square metres for office use.

The purpose of this regulation is to provide for a reduced parking requirement which is appropriate for the development. The applicant has indicated the number of employees that will be on site per day and the provided calculations meet the requirements of the facility.

Holding Provision 22H prohibits new buildings or structures on the lands until such time as adequate services are available, and an Environmental Impact Study be approved. No new servicing is required for the parking lot area and no further development is proposed outside of the existing footprint of the barn structure for the future stairwell entrance. Staff

have also reviewed and approved an Environmental Impact Study through this application. Both conditions are met through the application and staff have no concerns with the lifting of Holding Provision 22H.

### **Proposed Zoning By-law Amendment Conclusions**

Staff is of the opinion that the proposed Zoning By-law Amendment Application to change the zoning of the lands zoned 'Low Rise Residential One Zone (RES-1)' to 'General Industrial Employment' (EMP-2) with Site-Specific Provision (405) in Zoning By-law 2019-051 represents good planning as it will facilitate the redevelopment of the lands with an expanded employment use that is compatible with the existing area. Staff are supportive of the proposed development and recommend that the proposed Zoning By-law amendment be approved as shown in Appendix 'B'.

### **Department and Agency Comments:**

Circulation of the Official Plan and Zoning By-law Amendment applications was undertaken in May 2024 to all applicable City departments and other review authorities. No major concerns were identified by any commenting City department or agency and any necessary revisions and updates were made. Copies of the comments are found in Appendix 'D' of this report.

The following Reports and Studies were considered as part of this proposed Official Plan and Zoning By-law Amendment Applications:

- Planning Justification Report  
Prepared by: GSP Group, April 2024
- Scoped Environmental Impact Study,  
Prepared by: Aboud & Associates Inc., March 22, 2024
- Geotechnical Investigation  
Prepared by: CMT Engineering Inc, February 1, 2024

## Community Input & Staff Responses

# WHAT WE HEARD



**15 addresses (occupants and property owners within 240 metres) were circulated and notified**



**5 people/households provided comment**



**A City-led Neighbourhood Meeting was held on July 10, 2024 and 9 users logged on**

Staff received written responses from 5 residents with respect to the proposed development. The comments received are included in Appendix 'E'. A Neighbourhood Meeting was held on July 10, 2024. A summary of what we heard, and staff responses are noted below.

<b>What We Heard</b>	<b>Staff Comment</b>
Loss of 2 Residential Units	The land use designation was put in place to acknowledge the 'existing' residential uses on the site. The residential units have been vacant for some time. Staff have to balance different conflicting priorities. This proposal is to ensure the continued and long term viability of the adjacent General Industrial lands, which staff believe will generate additional jobs.
Traffic along Wilson Ave	Transportation staff have reviewed the application and are not concerned with the capacity of the additional vehicles on Wilson Avenue. There is no requirement for a road widening at this time, however Transportation staff are reviewing further to see if a multi-use trail would be a requirement as Wilson Avenue is a major active transportation route with no dedicated pedestrian or cycling facilities at this location.
Impact on Environmental Features	All development is outside of the Natural Heritage Area. The applicant has submitted an Environmental Impact Study, and Slope Stability Study that has been reviewed by City, Regional and GRCA staff,

	with no major concerns. The applications are amending land use permissions for the portion of 1082 and 1094 Wilson Avenue which have already been cleared of trees and natural heritage features. The protections in place as part the land use designation and zoning for the natural heritage features is not changing with this application.
Noise and Lighting Concerns	The property is subject to the City of Kitchener Noise and Lighting By-laws and will be required to adhere to the By-laws. A detailed lighting plan will be required through the site plan application process and will be reviewed to ensure there is limited light trespass off-site.

**STRATEGIC PLAN ALIGNMENT:**

The recommendation of this report supports the achievement of the City’s strategic vision through the delivery of core service.

**FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

The requirement for a municipality to refund planning application fees if a decision is not made within a prescribed timeframe, introduced by *Bill 109, More Homes for Everyone Act, 2022*, has been rescinded. Decisions on combined Official Plan Amendment Applications and Zoning By-law Amendment applications are still required within 120 days to avoid potential appeals to the Ontario Land Tribunal for indecision.

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City’s website with the agenda in advance of the Council / Committee meeting. A large notice sign was posted on the property and information regarding the applications were posted to the City’s website in early June. Following the initial circulation referenced below, an additional postcard advising of the statutory public meeting was circulated to all residents and property owners within 240 metres of the subject lands, those responding to the preliminary circulation and who attended the Neighbourhood Meetings. Notice of the Statutory Public Meeting was also posted in The Record on July 26, 2024 (a copy of the Notice may be found in Attachment ‘C’).

CONSULT – The Official Plan Amendment and Zoning By-law Amendment Applications were circulated to residents and property owners within 240 metres of the subject lands on May 24, 2024. In response to this circulation, staff received written responses from 5

members of the public, which were summarized as part of this staff report. Planning staff also responded to emails from the resident.

**PREVIOUS REPORTS/AUTHORITIES:**

- Planning Act, R.S.O. 1990, c. P.13
- Growth Plan, 2020
- Provincial Policy Statement, 2020
- Region of Waterloo Official Plan
- City of Kitchener Official Plan, 2014
- City of Kitchener Zoning By-law 2019-051

**REVIEWED BY:** Malone-Wright, Tina – Manager, Development Approvals, Development and Housing Approvals Division

**APPROVED BY:** Garrett Stevenson, Director of Development and Housing Approvals

**ATTACHMENTS:**

- Attachment A – Proposed Official Plan Amendment
- Attachment B – Proposed By-law and Map 1
- Attachment C – Newspaper Notice
- Attachment D – Department and Agency Comments
- Attachment E – Public Comments