

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

CITY OF KITCHENER

288-292 Lawrence Avenue

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

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. ## to the Official Plan of the City of Kitchener (2014). 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:

- Amend Map 2 – Urban Structure by identifying the lands as ‘Community Areas’ instead of ‘Industrial Employment Areas’ in the City’s Urban Structure ‘.
- Amend Map 3 – Land Use by redesignating the lands from ‘General Industrial Employment’ to ‘Low Rise Residential’.

SECTION 3 – BASIS OF THE AMENDMENT

The subject properties, 288 and 292 Lawrence Avenue, are identified as ‘General Industrial Employment Areas’ on Map 2 – Urban Structure and are designated as ‘General Industrial Employment’ on Map 3 - Land Use of the City of Kitchener Official Plan.

The Provincial Planning Statement, Regional Official Plan (ROP) and Kitchener Official Plan (KOP) all have policy direction to ensure the long-term protection of employment lands through different policy directives.

The former Provincial Policy Statement (replaced by Provincial Planning Statement) previously required that employment land conversions could only be considered through a Municipal Comprehensive Review (MCR) and not via applicant-initiated amendment. The ROP and KOP (supported by the Comprehensive Review of Employment Lands (CREL) background study) also require a MCR to consider the conversion.

On April 6, 2023, the Province introduced the *Helping Homebuyers, Protecting Tenants Act (Bill 97)*. Among many other changes, Bill 97 amends the definition of “area of employment” in the Planning Act, which now means *an area of land designated in an Official Plan for clusters of business and economic uses*. The Planning Act goes on to describe that business and economic uses include uses like manufacturing, research and development in connection with manufacturing; warehousing/goods movement; associated retail uses. Further, the Planning Act states that if an institutional or commercial use (including retail and office) are currently permitted uses in an Official Plan and designated as employment land, those areas are no longer areas of employment and as such are allowed to be considered for other uses, through site specific applications.

The definition of "area of employment" in Bill 97 came into effect on October 24, 2024, to align with the Provincial Planning Statement (PPS 2024) which came into effect on October 20, 2024. The PPS 2024 updates the *employment area* definition as "*those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.*"

Due to the above-mentioned changes, site specific Official Plan Amendment and Zoning By-law Amendment applications can now be considered by the City that seek to permit new non-employment uses (e.g., residential, commercial or institutional) in Kitchener's employment areas. A MCR is no longer required, but the KOP provides relevant conversion policies that should be assessed for any such amendment request.

An Official Plan amendment is proposed to extend the existing boundary of the "Community Areas" urban structure element onto the subject lands and designate the land use as 'Low Rise Residential'. This is a logical extension given adjacency to other lands identified as "Community Areas". 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 including 3 storey multiple dwellings. The proposed change in land use will facilitate the development of a 3-storey multiple dwelling comprised of 18 residential units.

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;
- j) The adequate provision of a full range of housing, including affordable housing;
- 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.

As noted above, Bill 97 amended the definition of "area of employment" in the Planning Act, which now means *an area of land designated in an Official Plan for clusters of business and economic uses*. The Planning Act goes on to describe that business and economic uses include uses like manufacturing, research and development in connection with manufacturing; warehousing/goods movement; associated retail uses. Further, the Planning Act states that if an institutional or commercial use (including retail and office) are currently permitted uses in an Official Plan and designated as employment land, those areas are no longer areas of employment and as such are allowed to be considered for other uses, through site specific applications.

These matters of provincial interest are addressed and are implemented through the Provincial Planning Statement, 2024, 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 Planning Statement, which is currently under review (*Kitchener 2051*).

Provincial Planning Statement (PPS) 2024:

The Provincial Planning Statement (PPS 2024) encourages the development of livable communities. It also provides a framework for planning authorities to ensure the wise use of resources while protecting Ontario's long-term prosperity and environmental and social well-being. It directs growth to built-up areas and promotes a mix of land uses that efficiently use resources, minimize negative environmental impacts, and support active transportation and transit use. As noted in the previous section, the definition of area of employment has narrowed in scope which would now exclude this section of Lawrence Avenue as existing permitted land uses include office. The Planning Act states that if an institutional or commercial use (including retail and office) are currently permitted uses in an Official Plan and designated as employment land, those areas are no longer areas of employment and as such are allowed to be considered for other uses, through site specific applications. Consequently, Section 2.8.2.5 of the PPS would not apply to 288-292 Lawrence Avenue. Notwithstanding, the Region's/City's existing conversion policies shall apply until such time as the City prepares its new Official Plan.

Consideration of Provincial Legislation:

The existing Lawrence Avenue land use permissions permit limited retail and office and would therefore no longer qualify as an area of employment as defined in the Planning Act. As such, these applications for 288 and 292 Lawrence Avenue may be considered by the City of Kitchener.

Due to the above-mentioned changes, site specific Official Plan Amendment and Zoning By-law Amendment applications can now be considered that seek to permit new non-employment uses (e.g., residential, commercial or institutional) in an employment area. A MCR is no longer required, but the KOP provides relevant conversion policies that should be assessed for any such amendment request.

Policy 2.8.1.1 of the PPS 2024 requires the assessment of compatibility in instances where sensitive uses are proposed in proximity to industrial land uses. The Planning

Justification Report (PJR) prepared by Up Consulting (dated September 18, 2024) reviews applicable policies from the Provincial Policy Statement 2020, which was in force until October 20, 2024. The PPS documents and this application provide an emphasis on intensification within a designated built-up area on serviced land, support an increase to the range and mix of housing in the City of Kitchener (in this case, purpose-built rental units), and promote use of alternative modes of transportation to private automobiles (through the provision of limited parking and proximity to pedestrian infrastructure and transit options).

Given proximity to general industrial uses, land use compatibility is assessed in Land Use Compatibility Report (prepared by Up Consulting, dated September 3, 2024), Planning staff are in general agreement with the findings of the study. Compatibility with existing industrial and sensitive (residential) uses nearby is also addressed by the Noise Study, which is discussed in the ROP section below.

Applications proposing to introduce non-employment uses (e.g. residential) on lands designated "General Industrial" or "Business Park" are no longer subject to a MCR. Despite this, Official Plan policies (Region and City) encourage the planning and retention of employment areas that are regionally significant and locally significant. While conversion of employment areas to non-employment uses can be considered through site specific amendments, it is not a foregone conclusion that residential or other non-employment uses are always the best of use these lands. Planning staff acknowledge that while a MCR is no longer required, it is appropriate to evaluate the proposed applications against the policy direction in the ROP and KOP for employment land conversions to determine the appropriateness of the requested land use change.

Regional Official Plan (ROP):

Bill 23, *More Homes Built Faster Act, 2022*, introduced significant changes to the Planning Act to streamline the development process and increase housing supply across the province. Planning responsibilities from the Region of Waterloo have been transferred to the City of Kitchener and other area municipalities as of January 1, 2025. As a result, the Region no longer has a ROP as it is now an Official Plan for area municipalities who are responsible for implementation of the ROP until it is repealed or amended through a future Area Municipal planning exercise. For purposes of these applications, Regional staff have provided their comments on the subject applications prior to January 1, 2025 which have been consideration in the formation of the planning recommendation of the subject applications.

The subject lands are designated 'Urban Area' and 'Delineated Built-Up Area' in the ROP. Section 1.6 of the ROP establishes the Regional Planning Framework and Section 2.B.1 and 2.C establish policies for the Urban System. Section 2.F establishes policies and intensification targets within the Delineated Built-Up Area, which is set at 60 percent annually for the City of Kitchener. Development in the Built-Up Area is intended to provide gentle density and support the achievement of 15-minute neighbourhoods.

ROP policies are reviewed in section 4.d of the Planning Justification Report submitted by the applicant. The proposed application provides for residential density in a compact

mid-rise built form that will contribute to the achievement of Kitchener's intensification target for the Delineated Built-Up Area, while providing housing types not widely available in the immediate neighbourhood (one-bedroom and live/work units). The development is also located in proximity to a range of commercial and employment land uses and is appropriately located in proximity to two corridors well-served by transit (Victoria Street South and Highland Road West), as well as the Henry Sturm Greenway.

Policies that relate to land conversion from employment to non-employment are found in 2.H.1.12 of the ROP. According to the ROP, the Region, in collaboration with the area municipalities, may permit conversion of lands within existing *employment areas* to non-employment uses only through a *municipal comprehensive review* (MCR) of this Plan where it has been demonstrated that:

- a. there is a need for the conversion;
- b. the lands are not required over the horizon of this Plan for employment purposes for which they are designated;
- c. the affected area municipality will maintain sufficient employment lands to accommodate the forecasted employment growth allocated to in Table 1 of this Plan;
- d. the proposed uses will not adversely affect the overall viability of the employment area, or the achievement of the minimum intensification and density targets and other policies in this Plan; and
- e. there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

Staff's analysis is as follows:

- a. Lawrence Avenue contains a mixture of commercial, institutional, retail, industrial commercial, residential and office uses. The subject lands currently are used for residential purposes and surrounding area are predominantly residential. Having a more intense residential use at this location will not compromise existing employment uses, as demonstrated by the land use compatibility study. Moreover, this application is a request to increase the intensity of an existing residential use.
- b. The lands are not required over the horizon of the Plan for employment needs as they are not identified as 'Employment Areas' on Map 3 of the ROP. None of Kitchener's local employment lands are required to achieve long term employment forecasts. However, Kitchener's local employment lands play a role in neighbourhood scale employment opportunities.
- c. While sufficient inventory of designated Employment Areas are identified on Map 3, which do not include Lawrence Avenue, Local Employment Lands (LELs) serve as locations for employment uses. The ROP identified LELs as contributing to local long-term employment opportunities, but not necessarily the industrial and warehousing jobs typical of employment lands. Specifically, consideration for the following ROP policies is required when considering these applications:

2.H.1.14 The Region supports and encourages area municipalities to identify and designate local employment lands outside of the employment

areas designated on Map 3, and to develop policies to protect these lands for employment uses over the long-term.

- 2.H.1.15 *Where a development application is submitted to redevelop any local employment lands located outside of the employment areas designated on Map 3, the Region encourages the area municipality to retain space for a similar number of jobs to remain accommodated on the site.*

Lawrence Avenue is an LEL. Kitchener's LELs are being comprehensively reviewed as part of Kitchener 2051. Currently, applications for the conversion of LELs to non-employment uses may be considered through site-specific applications. While the ROP encourages the City to plan for LEL's long term retention for employment where appropriate, it is important to review specific locational criteria in the review of these applications to evaluate any long-term impacts to employment lands.

- d. The proposed use is an intensification of existing residential uses. An intensification of residential uses in this location was considered through the Compatibility Study undertaken by the applicants which demonstrated no impact on the continued viability of the surrounding employment lands. The proposed conversion will not negatively affect achieving minimum density and intensification targets, and
- e. There is existing/planned infrastructure including transit, parks, and shopping nearby to accommodate the proposed non-employment use.

In addition, Chapter 3 of ROPA 6 establishes policies for housing in the Region – the provision of the proposed unit types in the development meets the policy intent of section 3.A. Overall, Regional staff are satisfied that these applications conform to the ROP.

Given proximity to existing general industrial operations, land use compatibility was assessed in a Land Use Compatibility Report (prepared by Up Consulting, dated September 3, 2024). This has been reviewed by staff and in summary staff are in general agreement with the findings of the study. Compatibility with existing industrial and sensitive (residential) uses nearby was further examined in a Noise Study, which is discussed below.

Regional Planning staff have received the Noise Study prepared in support of this application entitled Noise Feasibility Study, 288-292 Lawrence Avenue Development, prepared by GRIT Engineering Inc. (dated July 17, 2024). In accordance with the recommendations of the study, Regional staff note that the installation/provision of central air conditioning and inclusion of the following noise warning clause in all agreements and offers of purchase and sale, lease/rental agreements, and a future condominium declaration (as applicable) should be secured in a registered development agreement between the owner/developer and the City of Kitchener:

"This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by

the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.”

In addition, and as identified in the study, a detailed noise study addressing final design of the site and its impact on surrounding sensitive land uses and itself should be prepared prior to site plan approval. Staff recommend that a Holding Provision be applied to the subject lands in order to require this updated study, with the following suggested wording:

That a holding provision shall apply to the entirety of the subject lands until a satisfactory detailed stationary noise study has been completed and implementation measures addressed to the satisfaction of the City of Kitchener. The detailed stationary noise study shall review the potential impacts of noise (e.g. HVAC systems) on the sensitive points of reception and the impacts of the development on adjacent noise sensitive uses.

A Record of Site Condition (RSC) is required due to the presence of a medium-risk potential threat of contamination in the Threats Inventory Database on the subject lands (associated with a previous use of the lands – Peerless Turf Care Inc.). In addition, there are medium-risk threats located on the adjacent lands at 298 Lawrence Avenue.

A Holding Provision is proposed to be implemented through the implementing amending zoning by-law requiring the submission of the RSC and MECP Acknowledgement Letter to the City’s satisfaction.

City of Kitchener Official Plan (KOP), 2024.

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.

Urban Structure

The Official Plan establishes an Urban Structure, shown on Map 2, for the City of Kitchener and provides policies for directing growth and development within this structure. The subject properties are identified as ‘Industrial Employment Areas’ in the City’s Urban Structure (Official Plan Map 2).

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 are anticipated and encouraged within Industrial Employment Areas. Industrial Employment Areas will be protected from non-employment uses that would destabilize their planned function in accordance with policies in Section 15.D.6. For the purposes of Policy 15.D.6.5, residential, institutional, non-ancillary commercial, non-ancillary retail and major retail will be considered a non-employment use and any conversion to such uses use will require a MCR.

Official Plan policy 5.C.1.4. states that "*lands designated for Industrial Employment are critical to the local economy and are anticipated to accommodate a significant share of employment growth to 2031 and beyond. Policies 15.D.6.5 through 15.D.6.7 inclusive address the protection of industrial employment areas from conversion to non-employment uses.*"

Due to the above-mentioned legislative changes, Lawrence Avenue lands are not considered an area of employment however they remain a LEL. Site specific Official Plan Amendment and Zoning By-law Amendment applications can be considered that seek to permit new non-employment uses (e.g., residential, commercial or institutional) on LELs. A MCR is no longer required, but the KOP provides relevant conversion policies that should be assessed for any such amendment request.

It is Planning staff's recommendation that it is appropriate to evaluate the subject application in consideration of KOP policies 15.D.6.5 through 15.D.6.7, as follows:

- 15.D.6.5. *A conversion of an industrial employment area to a non-employment use, which includes any use not otherwise permitted in the industrial employment area designations of this Plan, may only be permitted through a municipal comprehensive review where it has been demonstrated that:*
- a. there is a need for the conversion;*
 - b. the conversion will not compromise the City's ability to meet the employment forecasts of this Plan as allocated by the Region and further defined in the City's Comprehensive Review of Employment Lands Study;*
 - c. the conversion will not adversely affect the overall viability of the industrial employment area and achievement of other density targets set out in this Plan and will not impact the ability of adjacent industrial employment areas to be used or continue to be used for employment purposes;*
 - d. there is existing or planned infrastructure to accommodate the proposed conversion;*
 - e. the lands are not required in the long term for the employment purposes for which they are currently designated; and,*
 - f. cross-jurisdictional issues have been considered.*
- 15.D.6.6. *For the purposes of Policy 15.D.6.5:*

- a. *residential, institutional, non-ancillary commercial, non-ancillary retail and major retail will be considered a non-employment use and any conversion to such uses use will require a municipal comprehensive review;*
- b. *for the purposes of this Policy, major retail will mean a development having a collective minimum retail gross floor area of 5,000 square metres or greater and any freestanding building or individual retail outlet in a multi-unit building within the development cannot exceed 2,500 square metres in gross floor area;*
- c. *the addition of any non-employment uses constitutes a conversion.*

15.D.6.7. *Proposals to convert from one industrial employment area land use designation to another industrial employment area land use designation may be permitted provided that a sufficient and adequate supply of industrial employment area in each category remains and that the conversion to another industrial employment area land use designation does not adversely impact any adjacent sensitive land uses and will not compromise the function and ability of the industrial employment areas to continue to be used for the purposes originally contemplated under this Plan*

In addition to ROP policies discussed above, consideration for the local context is important. Similar KOP policies 15.D.6.5 through 15.D.6.7 also address employment land conversions. Planning staff can recommend approval for the following reasons:

- a) Lawrence Avenue contains a mixture of lands uses and the amendment to the Official Plan requested is a request to increase the intensity of an existing residential use through a land use designation change. A more intense residential use at this location will not compromise existing employment uses, as demonstrated by the land use compatibility study. The size of the subject lands lends themselves to a medium density residential use and would likely be too small for the full range of employment uses.
- b) The subject lands are not required over the horizon of the KOP for employment needs. None of Kitchener's LELs are required to achieve long term employment forecasts. However, Kitchener's LELs play a role in neighbourhood scale employment opportunities. Kitchener's LELs are being comprehensively reviewed as part of Kitchener 2051. Currently, applications for the conversion of LELs to non-employment uses may be considered through site-specific applications.
- c) Intensified residential uses will not adversely affect the overall viability of existing adjacent operations that continue to be used for employment uses as evidenced by the Compatibility Study. Kitchener's LELs play a role in neighbourhood scale employment opportunities. The proposed applications seek a more intense residential use at this location will not compromise existing employment uses.
- d) There is existing infrastructure including bus transit, parks, and shopping nearby to accommodate the proposed intensified residential use.
- e) The subject lands are not required in the long term for employment purposes because they are not identified as Employment Areas on Map 3 of the ROP. Sufficient inventory of designated Employment Areas does not include Lawrence

Avenue. Applications for conversion of LELs to non employment uses may be considered as LELs contribute to local long-term employment opportunities, but not necessarily the industrial and warehousing jobs typical of employment lands.

- f) Any applicable cross-jurisdictional issues have been considered.

The applicant is proposing to change the urban structure element for 288-292 Lawrence Avenue from 'Industrial Employment Areas' to 'Community Areas' to permit a more intensive residential use as well as non-residential supporting uses intended to serve the immediate residential areas. The proposed 'Low Rise Residential' land use designation is appropriate to implement the 'Community Areas' urban structure element, as discussed in the following paragraphs.

Existing and Proposed Land Use

The subject properties, 288 and 292 Lawrence Avenue, are designated 'General Industrial Employment' on Map 3 (Land Use) of the City of Kitchener Official Plan.

The General Industrial Employment designation permits a wide range of light industrial uses along with recognizing existing residential within those older mixed industrial and residential areas of the city. New residential uses are generally discouraged particularly in those industrial areas that are identified protected employment areas. Lawrence Avenue is no longer a protected employment area. Conversion does not require a MCR. However, until new policies are introduced through Kitchener 2051, conversion policies under the existing ROP and City's 2014 Official Plan will apply as noted previously.

The proposed land use designation is 'Low Rise Residential'. 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 including 3 storey multiple dwellings. Staff support this designation for the following reasons:

- a) A 3-storey multiple dwelling is a compatible and complimentary building form. The surrounding existing residential areas are comprised of singles, semis, townhouses and multiple dwellings;
- b) The conceptual plan showing a 3-storey multiple dwelling with 18 parking spaces can accommodated on the subject lands in accordance with zoning regulations and urban design manuals guidelines and standards;
- c) While the subject lands are not needed to meet the City's residential intensification targets, the proposal provide a more intense residential density in a compact mid-rise built form that will contribute to complete communities by providing housing types not widely available in the immediate neighbourhood (one-bedroom and live/work units). While not all LELs are appropriate uses, these applications seek to intensify an existing residential permission;
- d) Infrastructure already exists at this location to support residential intensification, including Belmont Park, public transit on Victoria Street and Highland Road and shopping located nearby and within walking distance; and
- e) In consideration of the land use compatibility study, a more intense residential use will not in the opinion of staff, impair the planned function of the area for nearby existing employment uses.

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 conceptual site plan will be subject to 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 later should the land use applications be approved.

Transportation Policies:

The Official Plan supports an integrated transportation system that 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.

The objective of the Transportation policies 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.

Conclusion

The Official Plan Amendment Application requests that the Urban Structure of the lands identified on Map 2 as 'Industrial Employment Areas' be changed to 'Community Areas', and the land use designated on Map 3 as 'General Industrial Employment' be changed to 'Low Rise Residential'.

Based on the planning analysis, Planning staff are of the opinion that the proposed Official Plan Amendment Application represents good planning as the proposal represents a more intensive residential use on an existing residential property within an area characterized as mixed-use despite the Industrial land use designation. Notwithstanding, the Region/City's conversion policies apply even though a MCR is no longer required. Planning staff are satisfied that conversion consideration required by ROP and KOP policies have been adequately evaluated and recommend that the proposed Official Plan Amendment be approved.

SECTION 4 – THE AMENDMENT

The City of Kitchener Official Plan (2014) is hereby amended as follows:

- a) Amend Map No. 2. – Urban Structure, from 'Industrial Employment Areas' to 'Community Areas', as shown on the attached Schedule A;
- b) Amend Map No. 3 – Land Use, from 'General Industrial Employment' to 'Low Rise Residential' as shown on the attached Schedule 'B'

APPENDIX 1

NOTICE OF PUBLIC MEETING

NOTICE OF PUBLIC MEETING

for a development in your neighbourhood
288-292 Lawrence Avenue



Have Your Voice Heard!
Planning & Strategic Initiatives Committee

Date: **April 14, 2025**
Location: **Council Chambers,
Kitchener City Hall
200 King Street West
or Virtual Zoom Meeting**

Go to kitchener.ca/meetings
and select:

- Current agendas and reports (posted 10 days before meeting)
- Appear as a delegation
- Watch a meeting

To learn more about this project, including information on your appeal rights, visit:
www.kitchener.ca/PlanningApplications
or contact:
Brian Bateman, Senior Planner
brian.bateman@kitchener.ca
519.783.8905

Concept Drawing



Residential Multiple Dwelling



18 Dwelling Units



18 Vehicle & 18 Bicycle Parking Spaces

The City of Kitchener will consider applications to amend the City's Official Plan and Zoning By-law that would allow for the development of a 3-storey multiple dwelling with 18 dwelling units and 18 parking spaces at 288-292 Lawrence Avenue. The applications are proposing to amend the Official Plan and Zoning By-law to permit 'Residential Use' of the subject properties instead of 'Industrial Employment Use'.

APPENDIX 2

Minutes of the Meeting of Planning and Strategic
Initiatives Committee – April 14, 2025

APPENDIX 3

Minutes of the Meeting of City Council – April 28, 2025