

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

CITY OF KITCHENER

Block 1, 58M-711

Sandra Springs Subdivision, Lackner/Keewatin

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AMENDMENT NO. XX 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 3 – Land Use by redesignating Block 1, 58M-711 from ‘Mixed Use’ to ‘Low Rise Residential’

SECTION 3 – BASIS OF THE AMENDMENT

Provincial Planning Statement, 2024:

The PPS 2024 provides municipalities with the tools and flexibility they need to build more homes. Some examples of what it enables municipalities to do are; plan for and support development and increase the housing supply across the province; and align development with infrastructure to build a strong and competitive economy that is investment ready.

Sections 2.1.6 and 2.3.1.3 of the PPS 2024 promote planning for people and homes and directs planning authorities to support general intensification and redevelopment while achieving complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs. Policies further promote, improving accessibility and social equity, and efficiently using land, resources, and existing infrastructure.

Planning staff is of the opinion that the requested amendments will facilitate the development of the subject property with a ‘missing middle’ form of housing that is compatible with the surrounding community, is transit-supportive, and will make use of existing infrastructure. Staff are of the opinion that the requested amendments are consistent with the PPS 2024.

Regional Official Plan (ROP):

The subject lands are designated “Urban Area” and “Built-Up Area” on Schedule 3a of the 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 Area and the proposed development conforms to Policy 2.F of the ROP as the proposed development will support the achievement of the minimum intensification targets within the delineated Built-Up Area

Growth is directed to the Built-Up Area to make better use of infrastructure that can assist in transitioning the Region into an energy efficient, low carbon community. Furthermore, intensification within the Built-Up Area assists the gradual transition of

existing neighbourhoods within the Region into 15-minute neighbourhoods that are compact, well-connected places that allow all people of all ages and abilities to access the needs for daily living within 15 minutes by walking, cycling or rolling. The Region of Waterloo have indicated they have no objections to the proposed applications. (Attachment 'D'). Planning staff are of the opinion that the applications conform to the Regional Official Plan.

The proposed development conforms the ROP, since the proposed development helps to achieve the planned intensification target. Moreover, the proposed built form provides a mix of unit types and is appropriately located along a corridor in which growth can be located close to transit and active transportation services and infrastructure. In addition, Chapter 3 of ROPA 6 establishes policies for housing in the region. The proposed development meets the intent of these policies.

City of Kitchener Official Plan (OP)

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. Intensification Areas are targeted throughout the Built-up Area in key locations to accommodate and receive the majority of development or redevelopment for a variety of land uses. Primary Intensification Areas include the Urban Growth Centre (Downtown), Major Transit Station Areas, City Nodes, Community Nodes, and Urban Corridors, per Policy 3.C.2.3 of the Official Plan. As per policy 3.C.2.4, Secondary Intensification Areas are Neighbourhood Nodes and Arterial Corridors. These areas may experience intensification at a smaller scale. Such intensification may be permitted provided that the planned function of the structure component is not compromised. At this location in Grand River North, a 'Neighbourhood Node' is identified (see Figure 3).

Neighbourhood Nodes are considered Secondary Intensification Areas in the City of Kitchener's Official Plan on Map 2 – Urban Structure. As per 3.C.2.4, Secondary Intensification Areas may experience intensification at a smaller-scale and include Neighbourhood Nodes, Arterial Corridors and other site-specific opportunities. Such intensification may be permitted provided that the planned function of the structure component is not compromised.

The planned function of a Neighbourhood Node is to serve the day-to-day commercial needs of surrounding residential areas and encouraged to be cycling and pedestrian friendly. Within an area identified as a Neighbourhood Node the applicable land use designations may include Mixed Use and/or Commercial. The implementing zoning may impose a minimum and/or maximum percentage or amount of floor space for residential and/or non-residential uses to ensure an appropriate combination of uses and to achieve the planned function of Neighbourhood Nodes.

The proposed Official Plan Amendment will not affect the planned function of the Neighbourhood Node. The size of the Node on Map 2 of the Official Plan is conceptual intended to illustrate a need for commercial/retail lands in the general location shown on Figure 3. This was the interpretation made at the time of subdivision approval in 2016.

As such, Block 1, 58M-711 was considered part of the 'Community Area' and Block 2, 58M-711 was zoned Commercial/Mixed Use tied to the Node.

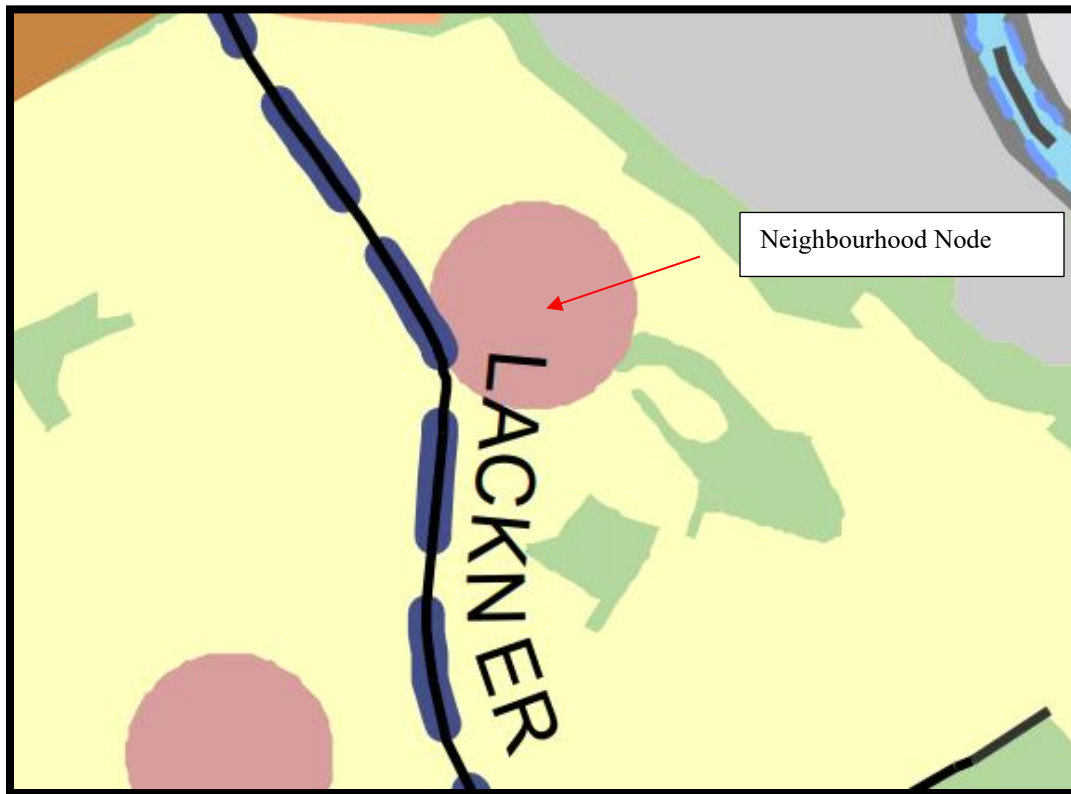


Figure 3 – Neighbourhood Node from Map 2, Urban Structure, Official Plan

Existing and Proposed Land Use Designation

The Official Plan designates the subject block as 'Mixed Use'. The Mixed-Use land use designation is intended to be flexible and responsive to land use pattern changes and demands and permit a broad range of uses at different scales and intensities depending on the lands' geographic location and identification at the urban structure level. As such, an appropriate and compatible mix and range of commercial, retail, institutional and residential uses, at different scales and intensities will be encouraged and supported within lands designated Mixed Use depending on their location within the City's Urban Structure.

Block 1, 58M-711 is proposed to be redesignated 'Low Rise Residential' in the City's Official Plan (Map 3). Low Rise Residential areas are intended to accommodate a full range of low-density housing types including single detached, semi-detached, townhouse, and low-rise multiple dwellings. The Low Rise Residential designation states that the City will encourage and support the mixing and integrating of innovative and different forms of housing to achieve and maintain a low-rise built form. No buildings shall exceed 3 storeys or eleven (11) metres in height. This designation is consistent with the subdivision approval from 2016 and planned nature of the block of land in question. This change will not impact the Node as Block 2, 58M-711 is the planned commercial lands for the subdivision. Block 2 is being preserved to maintain

the important function a commercial block plays in ensuring the achievement of complete communities. As such, it is staff's opinion the reinstatement of the residential land use is technical in nature enabling the developer to move forward in creating more housing as originally planned for the subdivision.

SECTION 4 – THE AMENDMENT

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

- a) Amend Map No. 3 – Land Use, from 'Mixed Use' to 'Low Rise Residential' as shown on the attached Schedule 'A'.


APPENDIX 1

NOTICE OF PUBLIC MEETING

NOTICE OF PUBLIC MEETING

for a development in your neighbourhood
Lackner Boulevard & Keewatin Avenue





Location Map


Have Your Voice Heard!

Planning & Strategic Initiatives Committee
Date: **August 11, 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)
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PlanningApplications](https://www.kitchener.ca/PlanningApplications)**
or contact:
Brian Bateman, Senior Planner
brian.bateman@kitchener.ca
519.783.8905



Mixed Use to
Low Rise
Residential



3-storey
Multiple
Dwellings

The City of Kitchener will consider applications to amend the Official Plan and Zoning-By-law for lands described as Block 1, Plan 58M-711 within the Sandra Springs Subdivision from 'Mixed Use' to 'Low Rise Residential' on Map 3 in the Official Plan and from 'Mixed Use One Zone (MIX-1)' to 'Low Rise Residential Five Zone (RES-5)', in Zoning By-law 2019-051, that would allow for the development of low-rise multiple dwellings.

APPENDIX 2

Minutes of the Meeting of Planning and Strategic
Initiatives Committee – August 11, 2025

APPENDIX 3

Minutes of the Meeting of City Council – August 25,
2025