

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

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61 and 65 Roy Street

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INDEX

SECTION 1	TITLE AND COMPONENTS
SECTION 2	PURPOSE OF THE AMENDMENT
SECTION 3	BASIS OF THE AMENDMENT
SECTION 4	THE AMENDMENT

APPENDICES

APPENDIX 1	Notice of the Meeting of Planning and Strategic Initiatives Committee of October 4, 2021
APPENDIX 2	Minutes of the Meeting of Planning and Strategic Initiatives Committee – October 4, 2021
APPENDIX 3	Minutes of the Meeting of City Council – October 18, 2021

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**SECTION 1 – TITLE AND COMPONENTS**

This amendment shall be referred to as Amendment No. \_\_\_\_ to the Official Plan of the City of Kitchener. This amendment is comprised of Sections 1 to 4 inclusive and Schedule 'A'.

**SECTION 2 – PURPOSE OF THE AMENDMENT**

The purpose of this amendment is to add a Special Policy to the Civic Centre Secondary Plan and to add a Special Policy Area to Map 9 in the 1994 Official Plan to increase the maximum permitted number of residential units to five on each of the properties, municipally known as 61 and 65 Roy Street.

The amendment comprises of the following changes:

- Map 9 is amended by adding Special Policy Area No. 10 to the lands municipally known as 61 and 65 Roy Street.
- Adding Special Policy 13.1.3.10 to Section 13.1.13 to permit the conversion of existing buildings to a multiple dwelling with a maximum of five dwelling units:
  - Specific Policy 13.1.3.10 amends one policy in the Office-Residential Conversion designation:
    - Policy 13.1.2.6 is amended to permit the conversion of existing buildings to a multiple dwelling with a maximum of five dwelling units.

**SECTION 3 – BASIS OF THE AMENDMENT**

The subject lands are located at 61 and 65 Roy Street. The subject lands are designated "Office Residential Conversion" in the Civic Centre Secondary Plan, which forms part of the 1994 Official Plan. The purpose of the Office Residential Conversion designation is to "preserve the existing structures in these areas and to serve as a transition area between the higher intensity uses along Weber Street and Queen Street and the Low Rise Residential – Preservation designation of the interior of the neighbourhood". Permitted uses for lands designated as Office Residential Conversion include the conversion of existing buildings to multiple dwellings up to a maximum of three units. The subject lands are also located within a Major Transit Station Area (MTSA) which is considered a primary intensification area.

An Official Plan Amendment is required to add a Special Policy to permit multiple dwellings up to a maximum of five units within the existing buildings. This will allow for vacant office space within each building to be better utilized for residential use. No

changes are proposed to the building footprints and no additional floor area is proposed to be added.

The proposed development will implement the planned function as set out in the Official Plan for lands within a MTSA as being a compact, dense and transit supportive, while still maintaining a low-rise form of development.

The proposal is consistent with the Provincial Policy Statement, conforms to the Growth Plan and complies with the Regional Official Plan, as it promotes walkability, is transit-supportive, maximizes the use of existing and new infrastructure, and assists in development of this area as a compact and complete community through the repurposing of vacant office space. The additional units are proposed to be within the existing buildings. The proposed development implements the redevelopment objectives for the Major Transit Station Area as prescribed in both the current and newly adopted Official Plan and is, therefore, good planning.

#### **SECTION 4 – THE AMENDMENT**

1. The Civic Centre Secondary Plan in the 1994 City of Kitchener Official Plan is hereby amended as follows:
  - a. Part 3, Section 13.1.3 Special Policies is amended by adding Special Policy 13.1.3.10 thereto as follows:

“10. Notwithstanding the Office-Residential Conversion designation and policies applied to the properties located at 61 and 65 Roy Street, the conversion of existing buildings to multiple dwellings with a maximum of five units per building shall be permitted.”
  - b. Map 9 – Civic Centre Neighbourhood Plan for Land Use is amended by adding Special Policy Area No. 10 to the lands municipally known as 61 and 65 Roy Street, as shown on the attached Schedule A.

APPENDIX 1      Notice of the Meeting of Planning and Strategic Initiatives  
Committee of October 4, 2021

APPENDIX 2      Minutes of the Meeting of Planning and Strategic Initiatives  
Committee – October 4, 2021

APPENDIX 3      Minutes of the Meeting of City Council – October 18, 2021