

Name	Comment/Question	Staff Response	Status
Hal Jaeger	Is there a mechanism that can be employed to ensure the OLT uses the City’s interpretation in the event of a conflict in policy 12.18. “Interpretation of the intent of this Plan, or any part thereof, will be made by the City. Where terms such as “appropriate”, “acceptable”, “adequate”, “wherever possible”, “where feasible”, “sufficient”, or “relevant” are used, the determination of compliance will be made by the City.” Would it help, in the event of a conflict headed for resolution at the Tribunal or elsewhere, if the interpretation is to be that of the Director of Long-Range Planning?	OLT hearings are "hearings de novo" meaning that they make decisions based on the evidence presented to them. There is no ability to have an Official Plan policy that requires a similar interpretation.	No Change Required
Hal Jaeger	Can policy 12.31.b. be edited? It reads “Any proposal to expand the urban boundary will demonstrate: b. the proposed expansion will make not make lands available lands that would exceed land needs to 2051”	This policy has been revised.	Change Made
Hal Jaeger	<p>Can anything be done to ensure that decisions of Council are constrained to the range of matters on which there was consultation? For example, I believe Council’s decision to increase the height limit on SGA-3 from 25 to 28 storeys, on the fly, without advice from Staff and without the possibility of 28 storeys being under consideration, to not constitute providing required consultation. Can any such motions be deferred to a future exercise?</p> <p>Can policy 12.126 be modified? It reads “Inclusionary Zoning policies will be informed by ongoing monitoring and periodic assessment reports in accordance with Provincial requirements, or more frequently as necessary, to create and increase the supply of affordable housing without negatively impacting new market housing supply.” I am concerned that someone could always argue that IZ produces some amount of drag on new housing supply. Can you please qualify the policy along the lines of the following modification in green: “Inclusionary Zoning policies will be informed by ongoing monitoring and periodic assessment reports in accordance with Provincial requirements, or more frequently as necessary, to create and increase the supply of affordable housing without significantly compromising negatively impacting needed new market housing supply.”?</p>	<p>Planning staff provides professional planning recommendations to Council. Decisions are Council's to make.</p> <p>The Inclusionary Zoning policies regarding monitoring and assessments are a requirement of the Planning Act.</p>	No Change Made

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Gwen Wheeler	<p>I have been reading the Urban Forest section of the draft official plan. There is some very good language in there.</p> <p>Can you tell me if the section on Development or Site Alteration is providing new measures for tree canopy protection and growth or if what appears in the draft official plan reflect current practices? I'm particularly interested in 6.85 which requires a developer to submit a tree management plan that includes a tree replacement scheme. To date I have seen very little in the way of tree canopy protection or tree replacement as part of downtown and midtown developments. Any plans to improve the tree canopy is welcomed.</p>	<p>The City's Tree Management Policy is used in the development application process to inform requirements for the assessment of vegetation on development sites. The City is currently reviewing and updating tools related to trees on private property.</p>	No Change Required
Tanner Bergsma	<p>I've reviewed the first draft and received some feedback from several community members. Would it be possible to include a page acknowledging and thanking the City staff and the volunteers on the Working Group, along with their names? For a document of this importance, that addition would be valuable.</p>	<p>Thank you for the suggestions. It will continue to be considered as part of the final Official Plan that gets brought before Council.</p>	Continue to be Considered
Maria Kyveris, PK Homes	<p>I would like to re-iterate my comments in our previous meetings around urban boundary expansions. I appreciate the slide where you discuss this but as I previously mentioned, affordability is strongly tied to the economic cycle of 'supply and demand'. With limited land supply and projected high demand in the future – affordability will continue to erode unless we open up the supply. As the City is close to its municipal boundaries – I would suggest conversations with adjacent townships start now to plan for the future growth of our community in an affordable manner. Without action now, the situation will be desperate in the very near future.</p> <p>We have talked about the problem in a circular manner for 20+ plus years, it is time to do something about it, and I would suggest doing the same thing over and over again and expecting a different result may not be the best path forward.</p> <p>I beg you to please consider change that will benefit all in a positive way moving forward.</p> <p>I appreciate the City's forward thinking, which is why I believe you can have an impact.</p>	<p>The draft Official Plan set out policies and criteria to guide proponent-initiated urban boundary expansions. Based on the Population and Employment Forecast Update and Housing Needs Assessment completed as part of this project, there is sufficient land within the urban area to meet the City's projected population and employment needs to 2051.</p>	No Change Required

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Andrea Sinclair, MHBC - Cooper Construction	<p>Thank you for taking the time to meet with us to further discuss the Kitchener OP. We appreciate that staff are continuing to review the Bingemans Centre corridor designation in the 2051 Official Plan, and we remain hopeful that the second draft can bring better alignment between the City’s objectives, and the objectives of our clients. I believe there remains a shared interest in continuing to attract investment and employment to this area of the City, but we believe this can be done without applying the overly restrictive policy framework of the PPS. Our clients continue to be extremely concerned about the loss of permitted uses and the devaluing of these properties as a result. While we appreciate that these properties will gain some new uses, a number of those uses (including heavy repair and salvage/scrap yards) would seem inappropriate for the Bingemans corridor. Other uses, such as battery storage systems, provide extremely limited employment when compared to many of the uses that are being removed, and are rarely located in urban areas. For the Cooper properties, there remains significant vacant industrial/warehouse space that could be tenanted with a range of employment uses as well as complementary uses (all of which are currently permitted). Cooper is struggling with leasing 355 Shirley with the current zoning and having further restrictions could leave this building vacant for quite some time. Final site plan approval for the vacant Cooper property has been put on hold given the change in the current economic market, but in its current form, features two buildings, one of which is of a size that is not conducive for large logistics or manufacturing but rather smaller tenants with different business uses that current zoning permits. Eliminating these uses would make this building unleaseable. Cooper has been exploring a wide range of options for these properties and has met with several end users that could provide significant employment, but are employment uses that would not be permitted under the more restrictive policy regime the City is proposing.</p>	<p>No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.</p>	<p>No Change Made</p>

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Andrea Sinclair, MHBC - Bingemans	<p>With respect to Bingemans, there has been a long-term vision of adding hotel space to support the existing conference centre and tourism related uses. The removal of this opportunity is a significant concern to Bingemans and undermines the site-specific policy framework that is currently in place. Also of concern to Bingemans is the introduction of uses that may be not be compatible with the existing sensitive uses that existing on the property (campground).</p> <p>The 2024 PPS directs planning authorities to promote economic development and competitiveness by “providing opportunities for a diversified employment economic base, including maintaining a range and choice of suitable sites 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”. By maintaining the existing wide range of employment uses along the Bingemans Centre corridor, as requested, we are aligned with this Provincial Policy directive.</p> <p>The 2024 PPS also directs that industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse impacts are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available outside of employment areas (Policy 2.8.1.2). The inference of this policy is that Provincially defined employment areas should not include and are not compatible with sensitive land uses. In our opinion the Bingemans corridor has evolved as a mixed-use employment area, with frequent transit service available via the Lackner/Victoria transit route within walking distance of much of the Bingemans Centre corridor.</p> <p>It remains our opinion that the City does not need to designate this area of Kitchener as an employment area as defined by the PPS to ensure provincial consistency. Continuing to provide for the wide range of employment uses is consistent with the PPS; protects the existing sensitive use; and provides an opportunity</p>	<p>No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.</p>	No Change Made

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	for a diversified economic base taking into account the needs of existing and future businesses.		

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Julia Kossowski	<p>Thank you for the additional information, Natalie! You mention how 7.57c would be used to "guide that proposal". What does that mean exactly? Are the requirements defined under 7.57c subject to judgment calls or can they even be excluded or ignored in some cases? Thank you for noting that all central neighbourhood CHL's have some overlap with the SGAs. Your GIS team could very quickly confirm the percentage of overlap between central neighbourhood CHLs and the overall total of Mixed Use A/B/C. (it's a 5-min exercise for them). Would you please request this of them? Otherwise, I'm relying on my eyeball best guess and it looks to me like < 5%. I suppose my hope is that central neighbourhood CHL's can be excluded from Mixed Use A/B/C as it better preserves the CHLs while not greatly impacting the overall land area of the Mixed Use A/B/C. That said, I still feel strongly that the Strategic Growth Areas from the 2014 Official Plan are a better overall plan for Kitchener. The expansion of Mixed Use A/B/C in the Kitchener 2051 plan is unnecessary and will negatively impact the goal of intensifying the core areas around the major transit hubs. Lastly - thank you for helping to coordinate the Walkshop for the Westmount CHL this week - as well as the survey. Would you have any idea on the anticipated timing of the next draft of the OP?</p>	<p>Policies have been added to the second draft to clarify criteria that an applicant must consider should they seek a change in the Official Plan or Zoning Bylaw.</p>	<p>Change Made</p>

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Astrid Woerner	<p>I am writing to respectfully express my support for a thoughtful and balanced approach to future planning in the Westmount area.</p> <p>As the City of Kitchener continues to grow and evolve under the vision of Kitchener 2051, I would encourage the designation of all of Westmount as a single land use category: “Neighbourhood Growth Area.” Establishing a unified designation would help ensure consistency in planning decisions, provide clarity for residents and developers alike, and support a more cohesive vision for the neighbourhood’s future.</p> <p>At the same time, I believe it is equally important to preserve the character, livability, and established fabric of Westmount. To that end, I respectfully request that the City consider introducing special Cultural Heritage Landscape (CHL) policy provisions for the area. In particular, measures such as three-storey height limits and appropriate setback requirements, similar to those already proposed for other protected neighbourhoods within Kitchener 2051, would help guide growth in a manner that is both sensitive and sustainable.</p> <p>This approach would allow Westmount to accommodate growth while maintaining the qualities that make it a valued and distinctive community. It strikes a necessary balance between intensification and preservation—ensuring that development enhances, rather than disrupts, the neighbourhood.</p> <p>Thank you for your time and for your continued commitment to thoughtful city-building. I appreciate your consideration of these suggestions and your efforts to engage the community in shaping Kitchener’s future.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Melissa Larion (GRCA)	<p>We recommend including a reference to protecting people and property from natural hazards/impacts of climate change in this section.</p>	<p>Agreed; content has been added.</p>	Change Made
Melissa Larion (GRCA)	<p>The Grand’s Canadian Heritage River designation is not based on ecological values. We recommend replacing this sentence – “In recognition of the cultural heritage values, archaeological potential, recreational, scenic and ecological values, it has been recognized as a “Canadian Heritage River”.</p> <p>Recommended wording: In recognition of its cultural heritage and</p>	<p>Policy revised to enhance clarity.</p>	Change Made

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	<p>recreational values, it has been recognized federally as a Canadian Heritage River.</p>		
<p>Melissa Larion (GRCA)</p>	<p>Similarly, The Grand River (Page 10, Policy 2.35) references the ecological values of the river as it relates to the Canadian Heritage Rivers System (CHRS) designation. Recommended wording: As a “Canadian Heritage River” since 1994, the City will continue to recognize the river’s heritage values, its archaeological potential, and its recreational, cultural heritage and scenic attributes.</p>	<p>Policy revised to enhance clarity.</p>	<p>Change Made</p>
<p>Andrea Witzel</p>	<p>I have lived in the Westmount neighbourhood for 58 of my 63 years, and my husband has lived here for 71, raising 4 children and now 3 grandchildren within a 4 block radius. It has recently come to my attention that the Westmount neighbourhood has been identified as a neighbourhood growth area or strategic growth area / mixed use A, and as such 6 to 8 storey buildings could be allowed on our streets. I also understand that despite the fact that Westmount was designated by the city as a cultural heritage landscape, no provisions have been made to preserve the nature of our neighbourhood. Several other historic areas have been protected with restrictions of 3 storey heights and setbacks aligning with existing buildings, which seems appropriate for a neighbourhood of our history and character. I am hoping that you will advocate for similar restrictions for the Westmount area and that you understand how fundamentally this kind of development would impact the nature of this very special community.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	<p>Change Made</p>

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Andreas Kitzmann	<p>Part 1</p> <p>I am writing to express serious concerns regarding the proposed changes to the Westmount neighbourhood outlined in the draft Official Plan, Kitchener 2051. In particular, I strongly oppose the expansion of the Strategic Growth Area and the proposed designation of significant portions of Westmount as “Mixed Use A.”</p> <p>Under the City’s current Official Plan, growth and intensification have been carefully directed toward designated Strategic Growth Areas and Major Transit Station Areas around LRT stations, with adjacent Mixed-Use Areas identified through long-term study and public consultation. Importantly, until now, these designations did not include any part of the Westmount neighbourhood. This approach reflected a thoughtful balance between accommodating growth and preserving the historical character and livability of established residential areas. The draft Official Plan represents a substantial departure from this precedent. The proposed expansion of the Strategic Growth Area west of Belmont Avenue to Dunbar Street, extending north to Union Street and south to Brandon Avenue, would fundamentally alter the character of Westmount. Designating this area as Mixed Use A—permitting commercial buildings, offices, and residential towers of up to eight storeys—is incompatible with the neighbourhood’s historical development, urban form, and quality of life.</p> <p>Westmount is a well-established, predominantly residential neighbourhood with a distinct heritage character, human-scale streetscapes, and a strong sense of community. Introducing commercial uses and mid-rise towers into this context risks eroding the very qualities that make Westmount a desirable place to live. Increased traffic, noise, shadowing, loss of privacy, and pressure on existing infrastructure would negatively affect both current residents and future families seeking stable residential environments.</p> <p>Moreover, the City has already identified and planned for mixed-use intensification in locations that are far better suited to this form of development—namely areas directly adjacent to LRT</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>stations and existing commercial corridors. These locations were the focus of nearly a decade of study, culminating in policy frameworks adopted by Council as recently as March 2024. Expanding mixed-use permissions into Westmount undermines that work and raises questions about consistency, transparency, and long-term planning integrity.</p>		

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Andreas Kitzmann	<p>Part 2</p> <p>Growth is necessary, and intensification can be beneficial when it is context-sensitive and strategically located. However, a blanket mixed-use designation applied to a historic residential neighbourhood is neither appropriate nor necessary to meet Kitchener's growth objectives. There are many other areas within the city that can accommodate density and mixed-use development without sacrificing established neighbourhood character or residents' quality of life.</p> <p>I urge the City to reconsider the proposed Mixed Use A designation for Westmount and to maintain the neighbourhood's residential focus within the Official Plan. At minimum, this proposal warrants further study, clearer justification, and meaningful engagement with the affected community.</p> <p>Thank you for the opportunity to provide input on the draft Official Plan. I appreciate your consideration of these concerns and trust they will be taken seriously.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Angela King	<p>I am a homeowner in the City of Kitchener and resident of the Westmount Neighborhood. I have the following concerns with the Kitchener 2051 Plans:-->Designation of the east part of Westmount as a Strategic Growth Area/Mixed Use A-->The entire Westmount neighbourhood should be designated as a Neighbourhood Growth Area because we are all one cultural heritage landscape-->There should be provisions specific to Westmount added to the plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other areas already have extra protections such as 3 storey height restrictions and setback limits, and Westmount should too.I am also wondering what, if any, International NGO influence there was in building the 2051 plans for Kitchener?</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Annabelle Ternet-Archibald and William Archibald	<p>I am writing to you on behalf of my husband and me as residents of Westmount since 2000 to express our concerns and objections to this proposed designation. The reasons are as follows:</p> <p>In view of the fact that in 2014 Westmount was designated a CHL (Cultural Heritage Landscape) it would be wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape. Therefore provisions should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener’s most significant areas of cultural heritage. Other CHLs already have extra protections such as 3-story height restrictions and setback limits.</p> <p>In conclusion we are a special community with our unique older homes, mature trees and heritage street lights. Once you take away what makes us special you lose a part of community history and will never recover.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Anne Jackson	<p>I am writing to express my defence of the Westmount neighbourhood as a Cultural Heritage Landscape deserving of protection against proposed zoning changes that would undermine the nature of this unique historic region. Having lived in this neighbourhood for nearly 25 years, I have enjoyed the quiet beauty and safety of this unique residential area and am dedicated to preserving its cultural significance as a residential, low-rise area.</p> <p>The Kitchener 2051 plan states that “The city will conserve cultural heritage resources including...Cultural Heritage Landscapes (CHL)”. In 2014, the City of Kitchener established the historic Westmount Neighbourhood as an official Cultural Heritage Landscape (CHL) based on its cultural heritage value and historical integrity. The current proposed zoning changes in the Kitchener 2051 plan that would subdivide the neighbourhood into two areas, allowing growth and</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific</p>	Change Made

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	<p>development of up to 8 storey buildings, is completely inconsistent with the recognition of this neighbourhood as a CHL, and would fundamentally alter the cherished area that is Westmount. The whole Westmount neighbourhood deserves protections against such development, now and ongoing.</p> <p>Thank you for your careful attention and understanding of this exceptional residential area and its heritage value.</p>	<p>direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	
Barb Trotter	<p>Part 1 Hello. I'm writing to voice my strenuous objection to the proposed zoning changes to the Westmount East area. I am quite frankly appalled to discover how the Kitchener Planning Department is once again choosing to ignore the value of features that make a city attractive to visitors and prospective residents. In most other cities, I would even say worldwide, planners seem to understand the benefits of preserving older enclaves, with their charming, eclectic architecture, areas that tourists and prospective newcomers flock to. Westmount is one such area, meriting designation as an area of historical and cultural value. A book has been written to detail its story and a monument has been erected in its centre to mark its important background. But beyond even those salient features is also a vibrant community mix of widely varied house sizes and incomes that offers a strong sense of belonging and inclusion in this peaceful, leafy neighbourhood. The quality of life that marks this area is exactly what is highlighted in progressive community planning. Ask any real estate agent to identify the most desirable residential areas in the city, and Westmount will most certainly be at or near the top of the list. Like most citizens, I used to believe a planning department would safeguard city livability, which includes preservation of established valuable areas such</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>as Belmont Village and Westmount. However, in Kitchener, we continually discover that we are sadly mistaken in such beliefs. Development might be inevitable, but it should not be rampant and never at the expense of our health and heritage. Other cities have amply demonstrated the possibility of finding a balance. Westmount is not even directly adjacent to the ION route, and the parts of Westmount targeted by the proposed changes are actually the more densely populated sections – not a logical choice if the goal is residential intensification. Once again, the analogy seems to be that the people charged with guarding the henhouse are instead helping the foxes.</p>		
Barb Trotter	<p>Part 2 I also strongly object to the ongoing practice of failing to provide direct well-in-advance notification to the people most affected by proposed changes. And I don't mean just notices in newspapers or on the website – I mean communication by mail explicitly stating that proposals could result in permanent negative changes in an area. For average citizens, even attempting to keep up with what is happening in our municipal government can feel like a full-time job, which is why we have a planning department that should be acting as a watchdog. So I find it highly disturbing that we are once again learning about the proposed changes when it feels late in the game, particularly when you've chosen a deadline that falls during a very busy time of year for most people. I sincerely trust that this deadline will be extended to allow further input, such as mine. And despite my past experience with this kind of process, I also continue to live in hope that my elected representatives and the departments</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific</p>	Change Made

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	<p>that answer to them will find a way to protect the distinctive character of areas such as Westmount that add lustre to the quality of life and liveability of this city.</p> <p>Thank you for reading. If you require further comments or can provide more information about other ways to voice objections, please let me know.</p>	<p>direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	
Barry Boots	<p>I have been a resident of the Westmount neighbourhood since 1976. In those fifty years I have seen all kinds of piecemeal changes but throughout them the unique character of the neighbourhood has persisted. It is recognized citywide for its distinctive housing and streetscapes. This is why in 2014 the City of Kitchener wisely designated it as a Cultural Heritage Landscape (CHL). In view of this, I wish to register my strong opposition to the significant changes proposed in the current draft of Kitchener 2051.</p> <p>Given its designation as a CHL, it is inappropriate to attempt to divide the neighbourhood into two parts, a Strategic Growth Area and a Neighbourhood Growth Area. Since no rationale is given for this action, it appears entirely arbitrary. Whatever designation is adopted finally should be applied to the entire CHL. Regardless, both proposed designations have the potential to disrupt irreparably the residential integrity of the neighbourhood. The majority of the buildings in the neighbourhood are two storeys or less. Permitting six or eight storey buildings, including commercial ones, is inappropriate, especially when current street widths, street layouts and lot sizes are considered. The volume of additional traffic and vehicle parking such structures would generate could not be accommodated. Instead, it would seem more appropriate to</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>restrict buildings in the neighbourhood to three storeys together with setback limits such as those that are already in place in other CHLs in the city. I can see no reason why Westmount should be treated differently from other CHLs.</p>		
<p>Melissa Larion (GRCA)</p>	<p>We recommend adding the word “hydraulic” into this sentence – “Minimize the threat to life, social disruption, and destruction of property and natural resources as a result of surface ponding, stormwater flows, and flooding through the re-establishment and protection of natural floodplain hydrologic and hydraulic functions.”</p>	<p>Agreed; objective has been updated to reflect the suggested edit.</p>	<p>Change Made</p>
<p>Beverly Harris</p>	<p>please add my name to the list of constituents who are concerned about the proposed amendment to the official plan; specifically, as it affects the westmount neighbourhood, where i live.more particularly, i want to understand why the city proposes to increase density significantly in the westmount “cultural heritage landscape” when it has seen fit to restrict increased density in other CHLs (for example, queens boulevard).</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the</p>	<p>Change Made</p>

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		SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Ev Danis	<p>This Kitchener plan 2051 for Westmount is really outrageous, and if followed, will destroy a part of the city filled with cultural heritage.</p> <p>Westmount is a beautiful neighborhood with homes that are unique, charming and beautiful. Introducing this plan and allowing 6 and 8 storey buildings and commercial space will tarnish the area. Rather, it should be given the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHL's already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too.</p> <p>It also doesn't make any sense splitting Westmount into 2 areas! Westmount is ONE neighbourhood...and always has been. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape.</p> <p>Anyone you talk to speaks of the Westmount area as a special part of the city. We should be working to preserve this beautiful part of the city, not destroy it.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Melissa Larion (GRCA)	Reference to the GRCA should be removed since conservation authorities are not responsible for managing or regulating cultural heritage as it relates to plan review or permitting.	No change; the policy commits the City to engaging with different interest holders.	No Change Made

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Melissa Larion (GRCA)	As noted above, please remove reference to ecological features as they relate to the CHRS designation for the Grand River. It was designated based on recreational and cultural heritage attributes only.	No change; the policy commits the City to collaborating with different interest holders.	No Change Made
Melissa Larion (GRCA)	We recommend replacing “buffer zones” with “development setbacks”.	Agreed; policy language has been updated.	Change Made
Melissa Larion (GRCA)	We recommend removing e) as it appears to be covered under c) in policy 10.48 in the natural hazards section	Agreed; existing policy e). has been removed as it is a duplicate.	Change Made
Melissa Larion (GRCA)	In rare circumstances, large scale municipal projects involve flood protection/bank stabilization work. We recommend that this policy provide acknowledgement of this, perhaps referring back to the public infrastructure policies.	New policy added to the general Natural Hazards section.	Change Made
Melissa Larion (GRCA)	Due to changes to the Conservation Authorities Act (See Sections 21.1.1 and 21.1.2 of the Conservation Authorities Act and Ontario Regulation 596/22), GRCA cannot review for cumulative hydrogeological impacts. GRCA’s review of aggregate applications are advisory in nature and now relate to impacts on natural hazards and wetlands as they relate to flooding and erosion only. We recommend that reference to GRCA be removed from this policy.	Agreed; policy language has been updated.	Change Made
Melissa Larion (GRCA)	We recommend that policy 12.65 (or associated ones) include a reference to the requirement for water balances.	Agreed; policy language has been updated.	Change Made
Melissa Larion (GRCA)	We suggest including defining roles and responsibilities and timing in policy 12.65.	Agreed; policy language has been updated.	Change Made
Melissa Larion (GRCA)	To make this definition more specific to the City of Kitchener and similar to the wording used in Ontario Regulation 41/24, we recommend that this definition be simplified to the following: Flooding Hazard – the inundation of areas adjacent to a shoreline or a river or stream system not ordinarily covered by water. Within the Grand River watershed, the flooding hazard limit is based on the Hurricane Hazel storm event standard or the 100-year return period flood, whichever is greater. Maps	Agreed; definition has been revised.	Change Made

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Melissa Larion (GRCA)	<p>Map S-1 includes wetlands, which appear to use MNR data layers. We recommend that consideration be paid to using GRCA's data layers to map wetland extents since they are updated regularly (and refer to MNR data to determine historical wetland evaluation status). GRCA's most recent data layers should be used for watercourses too and on Map 7 (Natural Hazards).</p>	Agreed; Relevant maps updated.	Change Made
Lloyd Fridenburg	<p>Incentivising Downsize for Older Adults Kitchener has an aging population in many sub-divisions. Many single-family homes are now occupied by 1 or 2 people. It is very difficult to downsize and still live in Kitchener. The city should take a serious look at better utilization of single-family housing by making it easier to relocate in Kitchener. This might include things like eliminating city-controlled costs associated with moving. And/or providing other incentives aimed at encouraging older adults to downsize so that space can be better utilized. It is much cheaper for older adults, even single adults, to remain in a 3 or 4 bedroom house than it is to move into smaller, easier managed accommodations. I strongly believe that there is an opportunity to add a specific section to Housing that would encourage the city to pursue downsizing initiatives. Chapter 3 pg. 29 – perhaps define the work “home”. It has different meanings to different people. Pg. 29 – 3.1 is 15 years of land stockpile random or based on a calculation. Pg. 29 – 3.2 same as above for 3 yr supply.</p>	<p>The housing section encourages housing of all forms. The city structure is based on growth in all neighbourhoods in all kinds of housing.</p>	No Change Required

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Brett Barrett	<p data-bbox="317 183 397 215">Part 1</p> <p data-bbox="317 224 1131 459">I am writing to express my deep concern regarding the proposed land use designations for the Westmount neighbourhood as part of the Kitchener 2051 plan. Specifically, I am opposed to the introduction of 6 and 8 storey buildings and expanded commercial uses within a neighbourhood that has long been recognized for its unique historical character and cultural heritage value.</p> <p data-bbox="317 508 1131 711">As you know, in 2014 the City of Kitchener formally identified the historic Westmount Neighbourhood as a Cultural Heritage Landscape (CHL). This designation was based on its cultural heritage significance, architectural integrity, and cohesive historic form. The City’s own 2014 CHL report highlighted Westmount’s defining features, including:</p> <ul data-bbox="317 719 1131 1068" style="list-style-type: none"> • Its gently curving street pattern and landscaped boulevards, created as part of a Depression era make work project; • The distinctive centre medians on Union Boulevard, Rusholme Road, and Claremont Avenue; • Historic streetlights and mature plantings that contribute to its garden suburb character; • A collection of well maintained homes dating from the 1920s through the 1940s, with a long period of stylistic evolution; and • The integration of the Westmount Golf Course as a defining element of the community. <p data-bbox="317 1109 1131 1312">Westmount is more than a neighbourhood – it is a living representation of Kitchener’s architectural, cultural, and social history. It is precisely the type of area the Kitchener 2051 plan states it intends to protect, given the plan’s commitment to “conserve cultural heritage resources including...Cultural Heritage Landscapes.”</p> <p data-bbox="317 1360 1131 1482">For this reason, it is inconsistent and inappropriate to divide the Westmount CHL into two separate land use designations and permit 6 storey buildings in one portion and 8 storey buildings in another. This approach directly contradicts both the</p>	<p data-bbox="1158 183 2413 605">In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p data-bbox="1158 646 2413 849">The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	neighbourhood's established CHL status and the stated goals of the City's own long range planning framework.		

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Brett Barrett	<p>Part 2I would also note that several other Cultural Heritage Landscapes in Kitchener, including the Pandora, Caryndale, Rockway, and Queen’s Boulevard neighbourhoods, have already received specific protective provisions in the Kitchener 2051 plan. These provisions include limiting new development to 3 storeys and requiring new building setbacks to align with existing historical setbacks. Westmount deserves the same level of protection and consistency. I therefore respectfully request the following changes to the Kitchener 2051 plan: 1. The land use designation for the entire Westmount area should be “Neighbourhood Growth Area.” Westmount is one neighbourhood, with a unified historical identity and a full Cultural Heritage Landscape designation. The same designation and development regulations should apply throughout. The “Mixed Use A” Strategic Growth Area should not be expanded into Westmount and should instead end at Belmont Avenue, as set out in the 2014 Official Plan. 2. Specific protective provisions should be added for Westmount, consistent with other CHL neighbourhoods. These should include limiting new development to a maximum of 3 storeys and requiring new building setbacks to match the historic setbacks that define the streetscape. Such provisions would ensure that future development respects and reinforces the neighbourhood’s established cultural heritage character. I strongly support city building that accommodates growth, but this must be done thoughtfully, in a way that honours and preserves the irreplaceable cultural landscapes that make Kitchener unique. Westmount’s established CHL status, its architectural and historical significance, and its cohesive neighbourhood identity make it fully deserving of the same protections granted to other heritage neighbourhoods in our city. Thank you for your attention to this important matter. I respectfully urge Council and planning staff to revise the draft Kitchener 2051 land use plan to ensure the full protection of the historic Westmount neighbourhood.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Bridget Lewis	<p>I attended the pop-up yesterday and signed the sheet indicating my attendance but it was so busy that I had to be brief when I spoke to staff and Councillor Johnston.</p> <p>I want it on record that I too am opposed to the designation of the east part of Westmount as a Strategic Growth Area/ Mixed Use A. I live at XXXX, in a house built in 1940. I cannot fathom an 8 storey building beside me or across the street let alone anywhere in the neighbourhood. All of Westmount should be designated as a Neighbourhood Growth Area (although 6 storey buildings is not a whole lot better than 8 storey buildings) because we are one Cultural Heritage Landscape. What I heard yesterday was the need for increased housing, what was not mentioned is that Westmount, out of all of the other CHLs, was targeted for SGA/Mixed Use A because of the proximity to LRT and bus lines. Westmount is one of the most significant areas of cultural heritage and it deserves the extra protections, such as 3 storey height restrictions and setback limits that other CHLs in the City of Kitchener have.</p> <p>This change in the draft 2051 Official Plan has certainly antagonized the neighbourhood. Why?</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Cheryl Besant	<p>I am a resident in the Westmount neighbourhood and I am deeply concerned with the Kitchener 2051 plan for it. It is wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape. There should be provisions specific to Westmount added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections such as 3-storey height restrictions and setback limits, and Westmount should too.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria</p>	Change Made

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Colin Johnson	<p>I am writing to voice my strong opposition to the proposed zoning changes for Westmount in the draft Kitchener 2051 Official Plan. Westmount is not just a residential area; it is a designated Cultural Heritage Landscape (CHL). The City affirmed its value in 2014, recognizing its historical integrity and unique character. The current proposal to split the neighbourhood and allow 6 to 8-storey buildings (Strategic Growth Area / Mixed Use A) undermines this designation and threatens to destroy the very qualities that make Westmount worth protecting. While I support responsible city growth, it should not come at the expense of our established heritage neighbourhoods. Placing high-density developments in a CHL is a contradictory approach that ignores the area's existing context and history. I align with my neighbours in requesting the following changes to the draft plan: 1. Eliminate the "Strategic Growth Area" designation for the eastern portion of Westmount. 2. Apply the "Neighbourhood Growth Area" designation to the entire Westmount neighbourhood. 3. Enforce a 3-storey height limit and maintain historic setbacks to ensure new developments respect the streetscape, consistent with protections in other CHL areas. Please demonstrate that the City values its heritage commitments. Be assured that your stance on this issue will be a primary factor in determining my vote in future municipal elections.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Colleen Boehmer	<p>Hello,</p> <p>I am a resident of Westmount neighborhood at XXX since 1993. I am deeply opposed to the proposed plans in the Kitchener 2051 plan for my neighbourhood. It is simply wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape! Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections such as 3 story height restrictions and setback limits, and Westmount should too.</p> <p>There are so few established and unique untouched neighbourhoods in our community and it would be a crime to change the heritage and beauty of Westmount. Many of the homes are well kept older homes with tree lined streets and lovely street lights ideal for raising a family. I am proud to live in Westmount and chose this neighbourhood to raise our children and enjoy the beauty of an established and historically important neighbourhood. Please preserve that and protect Westmount neighbourhood.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Damian Fozard	<p>I am writing to formally and unequivocally object to the proposed designation of the eastern portion of Westmount as a Strategic Growth Area / Mixed Use “A” Neighbourhood Growth Area under the Kitchener 2051 plan.</p> <p>This proposal is fundamentally misguided.</p> <p>Westmount is not a collection of interchangeable sub-areas that can be selectively intensified without consequence. It is a single, coherent cultural heritage landscape. Fragmenting it for planning convenience ignores the very characteristics that make Westmount historically, architecturally, and socially significant. Designating the eastern portion of Westmount for mixed-use intensification is incompatible with its established heritage value. It undermines the integrity of the neighbourhood as a whole and sets a precedent that erodes the principle of cultural heritage landscape protection in Kitchener.</p> <p>All of Westmount should instead be recognized and designated consistently as a Cultural Heritage Landscape. Moreover, the Kitchener 2051 Plan must include provisions specific to Westmount that provide meaningful, enforceable protections. Other Cultural Heritage Landscapes in the city already benefit from such measures, including explicit height limits, setback requirements, and development constraints designed to preserve neighbourhood character. Westmount—one of Kitchener’s most significant heritage areas—deserves no less. Absent these protections, the City risks sacrificing long-term cultural value for short-term planning flexibility. Growth can and should occur in Kitchener, but not by hollowing out irreplaceable heritage landscapes that define the city’s identity. I urge the committee to reject the proposed mixed-use designation for any part of Westmount and to amend the Kitchener 2051 Plan to provide comprehensive, neighbourhood-wide heritage recognition and protection.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Dan and Judy Garrett	<p>Part 1 We read the entire First Draft official Plan Kitchener 2051 several times. As we think you are aware by now, this first draft has caused a tidal wave of concern amongst many of the approximately 500 homes in the WCHL area. We have never seen this type of upset among neighbours in our 41 years here. Below, we have listed a number of positive ideas for the planning staff (and politicians) to review as you move beyond the draft stage of planning.</p> <p>1) The WCHL as a complete “15 minute neighbourhood”: As the WCHL now exists we think it is virtually a complete “15 minute neighbourhood”. It uses active, non-vehicular transportation more than many other neighbourhoods whether it be for work, pleasure or business. Belmont Village and the WCHL are literally attached together in a physical and functional manner. There is a close business relationship with Belmont Village as local neighbourhood residents frequently go back and forth, often by foot or bicycle to frequent any of the SEVENTY (70) businesses that exist on Belmont Avenue between Union Blvd. and Glasgow Street. These businesses provide a myriad of services ranging from doctor and dental offices, restaurants, financial planning, small delicatessens, bakeries, hair stylists, pharmacies, child therapy, etc. etc. As well, on the east side Belmont Avenue from Glasgow Street to the railway bridge near Gage Avenue there are ten other varied small businesses plus 48 medical offices in a building at 564 Belmont Avenue as well as some undeveloped land.</p> <p>2) Areas for Possible Local Population Intensification to help absorb some of the projected city growth:</p> <p>a) Belmont Avenue: From Union Boulevard to Glasgow Street, sooner or later, multiple new mid-rise condos/apartments will rise on both sides of this Belmont Avenue block with retail outlets on their ground floors. This is similar to what is already planned for the new 660 Belmont Condo development. From Glasgow Street to the railway bridge on Belmont’s east side (excluding the large medical building at 564 Belmont) the small scattered one storey businesses (and a church) are in an area ripe for development of further condos and apartments.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Dan and Judy Garrett	<p>Part 2</p> <p>b)The Air Boss Property - 101 Glasgow Street: This property (14 acres) is for sale and is only 400 meters from the Glasgow/Belmont intersection which touches the southern end of the WCHL. The real estate promotional material for this proposal estimates at least 2000 units of various types at this site.</p> <p>c) The Large paved Parking Lot (used by WRHN - Midtown Hospital) on Glasgow St. is less than 400 meters from the Belmont/Glasgow Intersection. When the new hospital is built (10 years away) this space could possibly be developed for housing of different types.</p> <p>d) Very large Uniroyal parking lot between Park Street and Strange Street is for sale - residential development - about 450 meters from Belmont /Glasgow intersection.</p> <p>3) Summary and Other Points:</p> <p>a) Belmont Village is a large commercial business area as it stands right now and it will probably expand down Belmont Avenue towards Gage St.. There is absolutely no need for other businesses to be scattered within the residential area of the WCHL as proposed by the draft official plan 2051.</p> <p>b) Significant intensification involving thousands of possible housing options is possible along Belmont Avenue from Union Boulevard to the railway bridge before Gage Avenue, the Air Boss property on Glasgow and the hospital parking lot on Glasgow as well as the very large Uniroyal parking lot on Strange Street. Aggressive population intensification by expansion of the Strategic Growth Area/Mixed Land use A into the Eastern portion of WCHL as outlined in the draft 2051 plan is not needed nor warranted.</p> <p>c) WCHL is already a model “15 minute neighbourhood” in the City of Kitchener.</p> <p>d) Any further development in the WCHL should be less than three stories (11 meters) with appropriate setbacks as the CHL’s of Pandora Queen’s Blvd., Carnydale, and Rockway have been allowed.</p> <p>e) It then follows that there is no need or purpose to divide the</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>WCHL into two separate land use areas as proposed in the draft 2051 plan.</p> <p>f) 6 and 8 storey buildings are incompatible with the WCHL - Canada's first Suburb.</p>		
Daniella De Tina	<p>My name is Daniella De Tina. I live at XXX, Kitchener ON N2M 1R9. I am writing in regards to a major concern I have with the 6-story and 8-story development plan for the Westmount neighbourhood. Put simply, the building heights in all of Westmount should be restricted to 3-storeys in a similar way that other Cultural Heritage landscapes are protected in the draft Kitchener 2051 plan. I moved to Kitchener-Waterloo from Toronto in 2020 and have come to love and cherish the Westmount neighbourhood. We should make sure the next generation is able to enjoy the beautiful community and cultural heritage I have come to love in the past 6 years. I believe Westmount should be designated as a Neighbourhood Growth area and not divided into two different land designations. Provisions specific to Westmount should be added to the Kitchener 2051 plan to protect the cultural heritage landscape I am privileged to call home.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the</p>	Change Made

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		SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.	
Jennifer Gaudet, MHBC, on behalf of 2870251 Ontario Inc - 650 Riverbend Drive	Seeking commercial first designation for the entire northern end of riverbend drive rather than Innovation employment proposed in order to facilitate a mixed use building (office and res).	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	Check Back
Bridget Lewis	<p>I attended the pop-up yesterday and signed the sheet indicating my attendance but it was so busy that I had to be brief when I spoke to staff and Councillor Johnston.</p> <p>I want it on record that I too am opposed to the designation of the east part of Westmount as a Strategic Growth Area/ Mixed Use A. I live at XXX, in a house built in 1940. I cannot fathom an 8 storey building beside me or across the street let alone anywhere in the neighbourhood. All of Westmount should be designated as a Neighbourhood Growth Area (although 6 storey buildings is not a whole lot better than 8 storey buildings) because we are one Cultural Heritage Landscape. What I heard yesterday was the need for increased housing, what was not</p>	In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.	Change Made

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	<p>mentioned is that Westmount, out of all of the other CHLs, was targeted for SGA/Mixed Use A because of the proximity to LRT and bus lines. Westmount is one of the most significant areas of cultural heritage and it deserves the extra protections, such as 3 storey height restrictions and setback limits that other CHLs in the City of Kitchener have.</p> <p>This change in the draft 2051 Official Plan has certainly antagonized the neighbourhood. Why?</p>	<p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	
<p>Jennifer Gaudet, MHBC, on behalf of 2870251 Ontario Inc - 650 Riverbend Drive</p>	<p>Include the subject lands within the Commercial First designation and give consideration to including all properties located at the north end of Riverbend Drive within the Commercial First designation as illustrated in Figure 2 herein.</p>	<p>No change has been made. The draft Official Plan outlines criteria for conversions of lands designated Innovation Employment.</p>	<p>No Change Made</p>
<p>Jennifer Gaudet, MHBC, on behalf of 2870251 Ontario Inc - 650 Riverbend Drive</p>	<p>Clarify the policy framework applicable to Heritage Corridors, and whether the Walter Bean Trail is considered a cultural heritage landscape in the First Draft. Further clarification is requested as to whether any redevelopment of the subject lands would need to be supported by a Heritage Impact Assessment or similar heritage study under the policy framework of the First Draft.</p>	<p>Staff continue to consider this and will include updated content in the final Official Plan.</p>	<p>Continue to be Considered</p>

Name	Comment/Question	Staff Response	Status
David Annable	<p>My name is Dave Annable and I have been a resident of the Old Westmount neighborhood for my entire 48 year life. I am disturbed to hear Kitchener’s 2051 plan teams’ notion that the area I live in is considering changing bylaw to allow for low rise residential. This in no way is keeping with what these properties were originally intended for nor would I support this. • It is wrong to designate the east part of Westmount as a Strategic Growth Area / Mixed Use A. • All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape. • Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too. I truly hope this recommendation be omitted or amended.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
David Grant	<p>We strongly object to designation of an eastern portion of the Westmount neighbourhood as a Strategic Growth Area.</p> <p>My wife and I were born and raised in KW. My wife grew up on Beverley St. We moved about ten years ago from Waterloo to XXX in Westmount. We are now in our 70’s and retired.</p> <p>The Westmount neighbourhood is a gem - a unique, varied and historic neighbourhood that should be retained and protected. Its designation as a Cultural Heritage Landscape should continue. Moreover, new development in the Westmount neighbourhood should be restricted to three stories and restricted to the existing setbacks.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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David Kresky	<p>Part 1</p> <p>I am supportive of a review of the 2014 official plan. As a lifelong resident of the City of Kitchener, I have seen planning success and planning failures through the decades. But through all of these, the essential residential character of Kitchener has been maintained, to the city’s great success and appeal. This proposal is a big fail.</p> <p>Overall, the Kitchener 2051 draft official plan proposal destroys the neighbourhood fabric of the entire city of Kitchener. Throughout the City, what were previously low rise exclusively residential areas, are now proposed to be “neighbourhood growth areas”, permitting commercial establishments, and 6-storey residential buildings.</p> <p>The exception is the exclusively-selected protected areas designed Neighbourhood CHL (Cultural Heritage Landscape). Apparently, the objectives of this plan are not of value or significance in these exclusively-designated areas. Of note, these neighbourhood CHLs are not referenced in the summary plan being handed-out at Open House meetings which presumably are there to inform those attending of the implications, nor did any planners at said meeting that I attended suggest that otherneighbourhoods are being protected.</p> <p>The summary document of the proposed plan is misleading in the description of Neighbourhood Growth Areas as “gentle intensification”. The replacement of existing family dwellings with multi-storey residential and commercial buildings, is not gentle intensification. It is the destruction of the neighbourhoods of the existing voters and ratepayers. The Planning department is fixated on future growth. Those people are not here now, those people are not voting and those people do not pay taxes here. We, the people of Kitchener, demand that the Council reflect the wants and desires of the people who live here now! Our vision. Our community. Our shared vision.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>Not the vision of the planners. Not the vision of people who don't live here now. In fact, the City of Kitchener website specifically states "About Love My Hood: Residents take the lead. The city supports them along the way." We love our hood and we expect our city government to support our hood.</p>		

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David Kresky	<p>Part 2Page 12 of the full proposal states “All residents have a basic human right to a home. Wherever and however you make it, a home should provide the basic stability, dignity, and connection to community that a household needs to thrive.”</p> <p>There is no stability in this plan, only chaos. What homeowner in their right mind would feel secure in investing in their property when at any moment, their neighbourhood could change dramatically with repair shops, pizza joints, cannabis dispensaries, traffic and parking issues, and destruction of the neighbourhood tree cover and esthetics. I participated at the Open House at the Victoria Hills Community City and the scores of attendees made it clear that we as the current residents, voters and taxpayers are absolutely opposed to this proposal. This proposal needs to be revisited and modified significantly, to reflect the wants and desires and vision of the current residents and taxpayers of this city. The 2014 plan is a solid plan, developed in anticipation of the ION and future growth.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Derek Koehler	<p>I am writing as a resident of the Westmount Neighbourhood because I am strongly concerned about the draft Kitchener 2051 Official Plan as it applies to our community.</p> <p>The proposed redesignation of much of Westmount as a Neighbourhood Growth Area, permitting buildings up to 6 storeys, and the expansion of Mixed Use A permissions along Belmont Avenue, allowing buildings up to 8 storeys, represent a significant departure from the existing Low-Rise Residential framework. In my view, these blanket permissions are not sufficiently justified by local context.</p> <p>Westmount is a recognized Cultural Heritage Landscape, defined by its historic street pattern, mature tree canopy, and cohesive low-rise built form. Permitting mid-rise and mixed-use development of this scale across the neighbourhood raises concerns regarding compatibility, appropriate transitions, and conformity with the City’s own heritage and urban design objectives.</p> <p>All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>Westmount should not be divided and have two different land use designations. This designation would limit permitted heights and densities to levels that are compatible with its heritage context and established built form.</p> <p>While I support the City's broader goals related to growth and housing choice, sound planning policy requires that intensification be context-sensitive and aligned with established neighbourhood character. Applying city-wide growth designations to a heritage neighbourhood without clear, place-specific limits risks setting an undesirable precedent and undermining long-term planning consistency.</p> <p>I respectfully urge the City to add provisions to the Kitchener 2051 plan specific to Westmount to give it the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too.</p>		

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Diane McInnis	<p>I am writing to express my concerns about the City's 2051 Plan which could divide the Westmount neighbourhood into two different new land use designations, as well as the potential rezoning in the neighbourhood, allowing for 6-8 story buildings which could impact the stability and economic vibrancy of Westmount.</p> <p>Westmount is an old and established neighbourhood. It was originally and specifically designed with its boulevards, lampposts, tree canopy after the historic Westmount area in Montréal.</p> <p>All great cities have quiet, beautiful, and stable neighbourhoods. People generally do not flip homes in Westmount, they seek to purchase homes in which to raise their families, and build community. This is something worth preserving. This is not about nimbyism. If there were issues in the area about neglected properties, vacant homes,, and a need for revitalization and/or intensification, I could understand its potential for rezoning. However, it would be a loss to the city at large, and definitely to this community, to rezone this old and established neighbourhood to permit six and eight story apartments which would invariably result in more transitional housing, less stability, and a loss to the integral architectural beauty.</p> <p>City planning needs to be thoughtful, intelligent, and planned with integrity. It cannot be slapdash. We as a community must preserve what is working, and thoughtfully consider how we can improve areas of thee city that would benefit from revitalization and intensification.</p> <p>I strongly oppose any steps by the city to rezone and alter the historic beauty and integrity of Westmount.</p> <p>Thank you for taking the time to consider my concerns.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Ed Allensen	<p>My household wishes to strongly voice our disagreement to the inclusion of Westmount as a Strategic Growth Area/Mixed use "A". We strongly believe all of Westmount should be designated as a Neighbourhood Growth Area, in fact like the Victoria Park area an Historical Designation would be appropriate due to its significant areas of cultural heritage. We are requesting your support on council to keep Westmount in the CHL designation with appropriate three-story restrictions and setback limits.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Elsie Millerd	<p>I live in the Westmount neighbourhood of Kitchener, an area of the city which was beautifully developed in the first half of the 20th century by families who helped create the economy of our area. The houses are artistically designed and have been lovingly maintained. The streets are tree-lined providing shade in the heat of the summer. Gardens are well kept. People come from other parts of the city to walk which was especially noted during the COVID lock down. The quiet neighbourhood streets provide safe bicycle routes across the area. All these features help to meet building blocks 4 and 5 of the Kitchener 2051 official plan and provide for environmental protection as well as citizen physical, mental and spiritual health. With a dearth of parkland or green space in this area, Westmount neighbourhood plays a special role in the overall health of our city.</p> <p>In 2014 the City of Kitchener designated the Westmount neighbourhood as a cultural heritage landscape (CHL). Other CHL neighbourhoods in Kitchener have protective safe guards including the restriction of buildings to three storeys. Yet, the Kitchener 2051 plan would designate the Westmount neighbourhood as either "Mixed Use A," allowing 8-storey buildings or "Neighbourhood Growth Area," permitting 6-storey buildings.</p> <p>I believe that this kind of intensification would destroy environmental protection and the sense of place which supports community connection.</p> <p>There is plenty of room along the Belmont strip, which is already a "Mixed Use A" area, to grow and provide the amenities to service the surrounding neighbourhoods which are within walking distance including Westmount.</p> <p>For the above reasons, I recommend and ask you to please designate all of Westmount neighbourhood a Cultural Heritage Landscape and provide it with the same protective safeguards as other Cultural Heritage Landscapes in our city. This includes 3-storey height restrictions and setback limitations.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	Thank you for carefully considering this request to preserve a beautiful and healthy part of our city for the citizens of Kitchener to enjoy for years to come.		
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South	we suggest that policy 5.9 should be revised to state “applications... should demonstrate how the proposal...” to account for the transition period prior to the development of energy-efficient development standards;	Policy revised for clarification.	Change Made

Name	Comment/Question	Staff Response	Status
123 Pioneer Drive 1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	policy 7.88 does not account for site context and operational aspects, particularly for commercial developments. We suggest replacing “will” with “should” before “activated by orienting...” to provide adequate flexibility;	Policy revised to provide flexibility to account for the gradual evolution of existing, internal facing, car-oriented sites	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	policies 7.91-7.95 should be revised to specify amenity area is required as part of development with a residential component, not for all development. For example, Draft Policy 7.91 should read “The City will require the provision of amenity area as part of development with a residential component through the implementing by-laws”;	Policy revised to provide clarity.	Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West750 Ottawa St South123 Pioneer Drive1375 Weber St East	the use of “will” should be replaced with “should” in policy 7.102 in order to provide flexibility to account for site context and operational aspects;	Policy revised to provide clarity.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	reference to the Urban Design Manual should be removed from policy 7.108, as this document “contains guidelines to ensure new development is consistent with the City’s vision and policies for urban design...” and as such, is not intended to be followed exactly;	The placemaking policies have been updated in the second draft.	Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	Policy 8.15 should be revised - “where appropriate” should be included following “Development will...” to provide flexibility for site-specific development context;	Connections can be contextually appropriate but pedestrian connection and safety in site design is a must. No changes are recommended to the policy.	No Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	Policy 8.35 - “will” should be changed to “should” before “prioritize matters such as...” to provide appropriate flexibility of parking considerations for commercial uses, particularly in auto-oriented areas;	Policy revised to provide clarity.	Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	We suggest that policy 10.89 be removed;	This was a typo and has been corrected.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	In policy 11.2 we suggest “will” be replaced with “should” to allow for flexibility in the application of the policy requirements;	This policy has been removed as there are other policies in the draft Official Plan that capture this sentiment.	Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	policy 11.6 would require consideration of criteria that are above and beyond the four tests for a Minor Variance as outlined under the Planning Act. We recommend replacing “will” with “should” before “...consider the following factors” to provide appropriate flexibility in how applications may be considered and evaluated;	The minor variance policies provide guidance on the Planning Act "four tests". The policies have been updated in the second draft.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	it is not always appropriate or feasible under all circumstances to redevelop with the non-residential gross floor area maintained for new development. In most cases, exact replacement of commercial space in new development is not achievable when considering the scale of the existing non-residential uses as large format shopping destinations. The form of development and the delivery of non-residential space within a mixed-use redevelopment context, in our experience, differs from the existing large format store, often in smaller storefronts and in buildings with smaller footprints. In our submission, we suggest the City consider incorporating “where appropriate” after “...maintained or increased through development” to provide flexibility for a range of redevelopment scenarios;	Staff recognize that it is not always feasible to develop with non-residential GFA maintained for a new development. The policy provides for the ability, through an application and supporting commercial function study, to seek changes to this policy/requirement.	No Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	In policy 11.15 “will” should be replaced with “should” before “... only be considered for approval...” to account for site-specific and operational considerations where a drive-through facility may be appropriate but may not meet all of the required criteria in the policy. Note that consideration for any new drive-through facilities is also addressed through urban design guidelines/urban design briefs, implementing Zoning By-laws, and/or Site Plan approval;	These policies are existing policies from the 2014 Official Plan. Staff continue to recommend that they be maintained. Development applications, such as minor variances or zoning amendments can be utilized for changes due to operation and site-specific considerations with appropriate studies.	No Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St	We request clarification as to the intent of policy 11.46, as it is vague and does not clearly define the type of uses that would be discouraged, or how they will be discouraged;	This policy was first introduced through the land use and zoning changes in the protected major transit station areas. Staff will continue to consider whether additional clarification can be added.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
South123 Pioneer Drive1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	additions to existing low rise buildings and other interim development, as well as new low rise infill commercial buildings, should not be discouraged. We suggest incorporating language to provide flexibility for existing low rise commercial buildings where redevelopment with medium and high rise buildings are not currently contemplated;	The policy has been updated.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	Floor Space Ratio requirements are more appropriately regulated through the implementing Zoning By-law. In our submission, we suggest removing this policy or revising the language to provide for flexibility in the Official Plan;	In the mixed use land use designations, as they apply to the city's proposed strategic growth areas, it is important that minimum densities are established. it is noted that there are transition provisions in the policy enabling a gradual increase in density.	No Change Made

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive 1375 Weber St East	Commercial uses must consider vehicular access for operational purposes and functional site access on a site-specific basis. We suggest policy 12.95 be removed, as it undermines the purpose of a Minor Variance application. Similarly, Draft Policies 12.96-12.98 also require considerations for Minor Variance applications that go above and beyond the requirements of the four tests under the Planning Act. Further evaluation of the implications of these additional criteria should be considered.	The minor variance policies provide guidance on the Planning Act "four tests". The policies have been updated in the second draft.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of CP REIT Ontario Properties Limited - 875 Highland Road West 750 Ottawa St South 123 Pioneer Drive	We request clarity regarding the intent of policies 11.10 through 11.12. The policies are vague and do not clearly articulate the goals and objectives of the City, nor do the policies provide clarity on the City's evaluation of commercial uses within various nodes. In our submission, we suggest that these policies be reevaluated to provide clarification for implementation, and incorporate clear requirements for commercial uses. We also suggest incorporating flexibility in the policy language to account for the range of needs for commercial uses;	These policies have been updated in the second draft. Additional changes continue to be considered.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
1375 Weber St East			
Hal Jaeger	<p>Part 1 I have a few more comments and questions to add on the draft OP. In the following comments, text in blue is proposed to be added or cut. With regard to:</p> <p>1. the definition of Adverse Impacts – “may include but will not be limited to: shadows over private amenity areas or on building façades for an unacceptable duration, issues of privacy, overlook conditions, negative microclimatic impacts, light pollution (such as light trespass or glare), odour, vibration, noise pollution urban heat island effects, visual clutter, or obstruction of views and/or vistas”,</p> <ul style="list-style-type: none"> • Please include that an impact is deemed to exist if it imposes more than that which is permitted in building to the maximum building envelope under zoning. • Please define “unacceptable duration” so that it is within the City’s capacity to ensure compliance. If it is not defined, residents will not know their rights, OPA and ZBA applicants will not know how much they may push the envelope and, should a matter be appealed, the Tribunal may make a decision that differs from what the City would decide. <p>2. the definition of Compatible – “land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area without causing unacceptable adverse effects, adverse environmental impacts, or adverse heritage impacts. Compatibility or compatible should not be narrowly interpreted to mean “the same as” or even as “being similar to”. When used in a cultural heritage context, while it should not be narrowly interpreted to mean “the same as”, it should have regard for and be consistent with the existing built form in terms</p>	<p>1. The City must consider applications for Official Plan and Zoning Bylaw amendments, this includes changes to maximum building envelopes where zoning regulations exist. Policies are included in the second draft Official Plan with criteria that must be considered for changes to land use and zoning. OLT decisions are considered "hearings de novo" meaning a decision is made based only on the evidence provided at the hearing. An Official Plan cannot contain policies regarding OLT processes or decisions.</p> <p>2. Policies are included in the second draft Official Plan with criteria that must be considered for changes to land use and zoning.</p>	No Change Made

Name	Comment/Question	Staff Response	Status
	<p>of massing, setbacks, setbacks, and design.”</p> <ul style="list-style-type: none">• Please define that a use and build that meets the limits of the designation and zoning is deemed compatible, and that all other proposals are to be evaluated relative to the impact of the use and maximum building envelope permitted under zoning and other overlay requirements (e.g., Heritage District Plan requirements).		

Name	Comment/Question	Staff Response	Status
Hal Jaeger	<p>Part 23. Policy 11.132. 22 “Weber Street Westa. Notwithstanding the Mixed Use A land use designation and policies of this Plan, the maximum building height will be 19 storeys and 59 metres” • Please do not add this policy. The OLT appeal re: 22 Weber St W is still under dispute, with the decision under review (Tribunal’s disposition letter attached). If the Tribunal refuses the OPA/ZBA, please designate and zone this property in the same way as its flanking neighbours along Weber St W, within the Heritage District.4. Policy 12.1. “This Plan is a statement of policy. It sets out the City’s land use policy direction; however, some flexibility in interpretation may be permitted by Planning Staff, provided that the intent is maintained.” suggest adding that flexibility in interpretation is at the discretion of City staff5. 12.3. Where differences of opinion arise as to the meaning of any part of this Plan, an interpretation may be made by the City after hearing all interested parties. Suggest striking out " Where such interpretation is not accepted by an interested party, the party may apply to the Courts or other Body having jurisdiction over such matters."6. 12.31. Any proposal to expand the urban boundary will demonstrate: k. “an evaluation of alternative locations which avoid lands designated Prime Agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands designated Prime Agricultural” • Do we want to enable development on Prime Agricultural Land within the timeframe of the next OP?7. 12.32. “Any development application proposing to expand Strategic Growth Areas will demonstrate.” • Do we want to permit Strategic Growth Area expansion without also applying PMTSA status, so that we can procure some IZ units?8. Would you like to clarify that the option to not meet guidelines be reserved for Planning Staff?</p>	<p>3. There has been a decision by the OLT in this matter and the decision will be complied with through this Official Plan.4. Official Plan policies are meant to be interpreted. Through development processes staff engage in conversations with applicants and community members about the application and policy and zoning interpretations. The existing policy language is recommended to be maintained. 5. This policy reflects the process that is used when there are disputes regarding Official Plan interpretations.6. The draft Official Plan maintains the built boundary approved through the Region of Waterloo’s Official Plan Amendment Number 6. The Provincial Planning Statement enables applicant initiated requests to expand the urban area and also includes criteria that must be considered including the criteria regarding prime agricultural lands. This policy will be maintained.7. The boundaries of a protected major transit station area can only be approved by the Province. Policies regarding the expansion of strategic growth areas does not include the expansion of protected major transit station areas.8. See response to comment 4.</p>	No Change Made

Name	Comment/Question	Staff Response	Status
Gerry Young, Ruth Cruikshank	<p>As a longtime resident of Westmount I am writing to object to the Kitchener 2051 plan proposal. Our area has a proud history of design, having one of North America's most lauded designer as its creator. Not a hodge-podge, bits and pieces kind of unplanned creation, but a well thought out design of beautiful streets and boulevards with a commercial area attached to it. This should be preserved.</p> <p>Splitting Westmount into two areas and permitting 6 and 8 storey buildings will destroy the character of the neighbourhood. There needs to be a three storey limit for the combined area. The city needs to protect the Westmount area. It is a cultural treasure.</p> <p>Should you actually request feedback from the neighbourhood, you would find us united in our opposition to this proposal. We are counting on you to do the right thing!</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Greg Shepherd	<p>Part 1 We are the leadership group of the Westmount 2051 Team, a group of residents of the Westmount neighbourhood who are concerned about proposed changes to the Westmount neighbourhood as contemplated by Kitchener 2051. Kitchener 2051 proposes that Westmount will be divided into 2 areas with different land use designations. Part of Westmount is proposed to be “Strategic Growth Area – Mixed Use A” that will permit, among other things, buildings of 8 storeys. The other part of Westmount is proposed to be “Neighbourhood Growth Area” that will permit, among other things, buildings of 6 storeys. These proposals are not appropriate for Westmount as we will explain. We recognize that Kitchener 2051 contemplates that the implementing bylaws may permit maximum building heights of fewer than the number of stories contemplated in “Neighborhood Growth Areas” and “Strategic Growth Areas – Mixed Use A”. However, it would be preferable to have explicit recognition in Kitchener 2051 that the Westmount neighbourhood will benefit from limitations on the number of stories so there is less risk that the implementing bylaw will permit buildings of up to 6 or 8 storeys, respectively. Westmount is one neighbourhood and the same land-use designation and development rules should apply throughout. That land use designation for the entire Westmount area should be “Neighborhood Growth Area”. In addition, Kitchener 2051 should include specific protective provisions for Westmount. The plan already includes special provisions for several historic neighbourhoods (e.g. the Pandora, Caryndale, Rockway and Queen’s Boulevard neighbourhoods) which restrict development to 3-storeys and require new building setbacks to align with existing building setbacks. Similar restrictions should apply to Westmount.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Greg Shepherd	<p>Part 2</p> <p>In 2014, the Westmount neighbourhood was designated by the City as a Cultural Heritage Landscape (CHL) and Kitchener 2051 specifically states: “The city will conserve cultural heritage resources including...Cultural Heritage Landscapes”.</p> <p>Westmount is a neighbourhood with a truly unique and cherished character. Its gently curving streets, historic streetlights, and beautifully maintained homes from the 1920’s to 1940’s make Westmount a living piece of our City’s history.</p> <p>We ask that the City designate all of Westmount as “Neighbourhood Growth Area” and add Westmount-specific CHL provisions to Kitchener 2051 (just as the City has done for the Pandora, Caryndale, Rockway and Queen’s Boulevard neighbourhoods) such as restricting building heights to 3 stories or 11 metres and requiring setbacks to align with existing setbacks.</p> <p>We have prepared Westmount-specific CHL provisions to be inserted into Kitchener 2051 that is attached. It is a new section, fully written in the identical layout to the other CHL sections such as 7.75 (Pandora Neighbourhood CHL) — just tailored to the Westmount East & West Neighbourhood using information from the Cultural Heritage Landscape Study 2014.</p> <p>We have been in communication with the residents of the Westmount neighbourhood and we have received a significant support for this submission. We anticipate that you may receive several communications from residents about this issue.</p> <p>Thank you for your consideration. We would be pleased to discuss with you at your convenience.</p> <p>Thank you,</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>WESTMOUNT 2051 TEAM LEADERSHIP GROUP Provided suggested CHL policy language</p>		
<p>Jennifer Passy (WCDSB)</p>	<p>I was going through the land use schedule and noted something that may be a long standing inconsistency, which I question if we can resolved now through the OP review?The Board and City exchanged land to support the development of the Stanley Park Community Centre. However, from the zoning and the OP schedules it appears as though the Institutional / Open Space zoning and subsequently designations were never rationalized to reflect the lands exchanged. This now means that half of our St. Daniel CES property is zoned and designated open space. I would welcome hearing from you about an opportunity to tidy this up.See email for associated maps</p>	<p>The second draft includes the necessary mapping updates.</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North</p>	<p>we suggest the policy should be revised to state “applications... should demonstrate how the proposal...” to account for the transition period prior to the development of energy-efficient development standards;</p>	<p>Policy revised for clarification.</p>	<p>Change Made</p>
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North</p>	<p>this policy does not account for site context and operational aspects, particularly for commercial developments. We suggest replacing “will” with “should” before “activated by orienting...” to provide adequate flexibility;</p>	<p>Policy revised to provide flexibility to account for the gradual evolution of existing, internal facing, car-oriented sites</p>	<p>Change Made</p>
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway</p>	<p>these policies should be revised to specify amenity area is required as part of development with a residential component, not for all development. For example, Draft Policy 7.91 should read “The City will require the provision of amenity area as part of development with a residential component through the implementing by-laws”;</p>	<p>Policy revised to provide clarity.</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
Road South 2905 King St East 1080 Victoria St North			
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	the use of “will” should be replaced with “should” in order to provide flexibility to account for site context and operational aspects;	Policy revised to provide clarity.	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	“where appropriate” should be included following “Development will...” to provide flexibility for site-specific development context;	Connections can be contextually appropriate but pedestrian connection and safety in site design is a must. No changes are recommended to the policy.	No Change Made

Name	Comment/Question	Staff Response	Status
Heather Miskelly	<p>I am writing to express my concern and disagreement with elements of the proposed Kitchener 2051 plan as they relate to the Westmount neighbourhood.</p> <p>My husband and I chose to move from Toronto in 2020 specifically to Westmount to grow our family because of its welcoming, residential character. Allowing commercial buildings within the neighbourhood risks eroding the very qualities that make it one of Kitchener-Waterloo's oldest, most beautiful, and most sought-after areas. Westmount's historic homes, tree-lined streets, and strong sense of community are irreplaceable. As our region grows, it is essential that we protect the historic and neighbourly feel that draws families here in the first place.</p> <p>I believe it is wrong to designate the east part of Westmount as a Strategic Growth Area / Mixed Use A. Westmount is a single, connected cultural heritage landscape and should be treated consistently.</p> <p>I strongly feel that all of Westmount should be designated as a Neighbourhood Growth Area.</p> <p>In addition, provisions specific to Westmount should be added to the Kitchener 2051 plan to ensure the neighbourhood receives the protections it deserves as one of Kitchener's most significant cultural heritage areas. Other CHLs already benefit from additional measures, including three-storey height restrictions and setback limits, and Westmount should receive the same consideration.</p> <p>Instead of allowing the rezoning of Westmount it would be beneficial to encourage further development of Uptown Waterloo and Belmont Avenue. There is a lack of a true city centre feel with large retail stores and local coffee shops. The uptown Waterloo mall is half vacant and could be a hub for stores that would attract residents. My husband is from Ireland and all the cities there have true city centres with a mix of large retail shops (Zara, H&M, etc), local shops, coffee shops and restaurants. It would be beneficial for Waterloo to focus on building a true city centre to set our city apart from other Ontario cities. This would allow for further commercial development in a</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>growing city without rezoning historic neighbourhoods.</p> <p>Thank you for taking the time to review community feedback.</p>		
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North</p>	<p>“will” should be changed to “should” before “prioritize matters such as...” to provide appropriate flexibility of parking considerations for commercial uses, particularly in auto-oriented areas;</p>	<p>Policy revised to provide clarity.</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North</p>	<p>We suggest that this policy be removed;</p>	<p>This was a typo and has been corrected.</p>	<p>Change Made</p>
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North</p>	<p>we suggest “will” be replaced with “should” to allow for flexibility in the application of the policy requirements;</p>	<p>This policy has been removed as there are other policies in the draft Official Plan that capture this sentiment.</p>	<p>Change Made</p>
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway</p>	<p>this policy would require consideration of criteria that are above and beyond the four tests for a Minor Variance as outlined under the Planning Act. We recommend replacing “will” with “should” before “...consider the following factors” to provide appropriate flexibility in how applications may be considered and evaluated;</p>	<p>The minor variance policies provide guidance on the Planning Act "four tests". The policies have been updated in the second draft.</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
Road South 2905 King St East 1080 Victoria St North			
Ingrid Bloos	<p>It has come to my attention that the City of Kitchener has tentative plans to alter the zoning of our Westmount neighbourhood.</p> <p>This letter is to challenge the logic of this (ill-thought out) intention as well as to challenge its veracity.</p> <p>This neighbourhood is one of the City's historic treasures and should unalterably, remain so. I challenge you to walk through and/or reside in this neighbourhood and come to a different conclusion. Seriously, what are you thinking?!</p> <p>This is a neighbourhood steeped in history and cultural heritage. It is wrong not to both protect and preserve this historic neighbourhood. It is particularly wrong to divide, alter or designate the east part of the Westmount Neighbourhood to designate it as 'part' of a strategic growth area. We are ONE continuous cultural heritage landscape. This neighbourhood deserves and requires protection to remain so. It takes a mature and visionary perspective to do so. I implore you to aspire to that, to be that.</p> <p>The City has recognized, designated and protected other neighbourhoods from such growth plans and as such, determined ways in which to satisfy both aspects of historic preservation as well as the need for growth.</p> <p>Protecting historic neighbourhoods by restricting building to 3-storey heights as well as set-back limits already exist as examples by which some semblance of balance occurs.</p> <p>Why is east Westmount deemed as exempt from this more wise and thoughtful perspective? Its history is evident. Its cultural presence which has served to shape the city is irrefutable. At the very least, the Westmount neighbourhood deserves to be treated with such respect.</p> <p>Let your legacy be one of thoughtful growth. Power and change through unalterable recklessness is a short-lived and ultimately</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>weak expression of such power. Dividing the continuous cultural heritage landscape of the Westmount neighbourhood under the guise of 'growth' is a short-sighted solution and is simply wrong. Challenge The Kitchener 2051 Plan. Protect the Westmount Neighbourhood as ONE undifferentiated and continuous cultural heritage landscape.</p>		
Janelle Santi	<p>As a resident of the Westmount neighbourhood, I would like to voice my concerns about the plan to change our land use designation.</p> <p>I personally feel it is wrong to change these designations to Strategic Growth Area / Mixed Use A or Neighbourhood Growth Area. In 2014, the Westmount neighbourhood was designated by the City as a Cultural Heritage Landscape. As you know, the Kitchener 2051 plan specifically states "The city will conserve cultural heritage resources including... Cultural Heritage Landscapes".</p> <p>It is wrong to now backtrack on this statement and also inconsistent to divide this CHL into two separate land use designations and permit 6-storey buildings in one area and 8-</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>storey buildings in the other area. It is reasonable to ask that building heights in all of Westmount be restricted to 3-storeys everywhere so that Westmount is protected in similar ways that other CHL-designated neighbourhoods are already protected in the draft of Kitchener 2051. Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too.</p>	<p>were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	
Janice Husted	<p>The Kitchener2051 is a wrecking ball. Westmount is a designated and cherished cultural heritage landscape known for its gently curving streets, historic streetlights, and beautifully maintained homes from 1920s to 1940s and serves as an important heritage attraction to visitors (living in and outside of the Waterloo Region). It also provides a large tree canopy for the city with benefits such as shade in the summer; climate change resilience; cleaner air and water; sense of wellbeing; and habitat for wildlife. (Community Canopy City of Kitchener). It is also provides a desirable, busy, and safe area for walking for both Westmount and non-Westmount residents (with and without dogs). Westmount is a vibrant community There is a strong sense of community (support neighbours and shops, organize concerts, etc.) and a sense of belonging. Isn't this the goal for building healthy communities? If so, why destroy? In sum, the Kitchener2051 is short on imagination. In my view moving forward does not involve wrecking healthy and unique parts of a community. Regards, Janice Husted P.S. The plan creates major traffic congestion issues for Glasgow, Belmont, Union, Dunbar, Westmount, John Street and likely other streets.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
<p>Jennifer Shepherd</p>	<p>My home is at XXX and I have lived here for 12 years.</p> <p>When I was moving "home" to Kitchener, after living in Toronto for over 20 years, Westmount is the only neighbourhood I wanted to move to. Westmount is a highly desirable neighbourhood because of its history, the cultural significance, the beautiful homes and streetscapes, the walkability, and as I expect you are learning our neighbourhood residents have a very strong sense of community. We care.</p> <p>I strongly feel that you should:</p> <ul style="list-style-type: none"> • Designate all of Westmount as a single land use designation of “Neighbourhood Growth Area”, and • Add special CHL policy provisions for Westmount such as 3 storey height limits and setback requirements similar to what is being offered to other protected neighbourhoods identified in Kitchener 2051. <p>With regret, I am unable to attend the open house on Wednesday. Please be respectful of Westmount and everything it offers.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	<p>Change Made</p>
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North</p>	<p>it is not always appropriate or feasible under all circumstances to redevelop with the non-residential gross floor area maintained for new development. In most cases, exact replacement of commercial space in new development is not achievable when considering the scale of the existing non-residential uses as large format shopping destinations. The form of development and the delivery of non-residential space within a mixed-use redevelopment context, in our experience, differs from the existing large format store, often in smaller storefronts and in buildings with smaller footprints. In our submission, we suggest the City consider incorporating “where appropriate” after “...maintained or increased through development” to provide flexibility for a range of redevelopment scenarios;</p>	<p>Staff recognize that it is not always feasible to develop with non-residential GFA maintained for a new development. The policy provides for the ability, through an application and supporting commercial function study, to seek changes to this policy/requirement.</p>	<p>No Change Made</p>

Name	Comment/Question	Staff Response	Status
John and Barb Goemans	<p>I have been informed about an open house February 25th to have my questions answered about the City of Kitchener's redoing the City's Official Plan. I took the liberty to review with what has been proposed and am very disappointed with what is being recommended for the Westmount area to the point of dismay, frustration and anger. At a high level, I can't for the life of me understand the rationale for changing the existing designation. The proposal for one part of the Westmount Neighbourhood becoming a "Strategic Growth Area" allowing for up to 8 (EIGHT) storey buildings/commercial buildings and offices and the other part a "Neighbourhood Growth Area" allowing for up to 6 (SIX) storey buildings/commercial buildings. This is just plain wrong. What I would like to know is what were the "directions", criteria and rationale given to the planners to propose this? Will this be offered by the presenters at the open house? Westmount is a neighbourhood that is truly unique and of cherished character. It is occupied by responsible homeowners ranging from young families to empty nesters and retired couples who have lived there for many years that take pride in their properties in this beautiful neighbourhood. It should not be turned into what has been proposed. It smacks of "economic" neighbourhood "block busting." I might add, given my past personal experience, the height restrictions placed on many new buildings in Kitchener is just a "guideline" to be negotiated away by developers by proposing certain concessions to appease the town council. Please do not destroy this part of Kitchener that makes the City a friendly and exciting place to live.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
John and Rachel Burns	<p>As long-time residents of the Westmount area, we would like to voice our concerns with the proposed Kitchener 2051 Plan.</p> <p>We feel that it is wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A.</p> <p>We strongly feel that you should:</p> <ol style="list-style-type: none"> 1) Designate all of Westmount as a single land use designation of “Neighbourhood Growth Area”, and 2) Add special CHL policy provisions for Westmount such as 3 storey height limits and setback requirements similar to what is being offered to other protected neighbourhoods identified in Kitchener 2051. 	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North	<p>We request clarity regarding the intent of these policies. The policies are vague and do not clearly articulate the goals and objectives of the City, nor do the policies provide clarity on the City’s evaluation of commercial uses within various nodes. In our submission, we suggest that these policies be reevaluated to provide clarification for implementation, and incorporate clear requirements for commercial uses. We also suggest incorporating flexibility in the policy language to account for the range of needs for commercial uses;</p>	<p>These policies have been updated in the second draft. Additional changes continue to be considered.</p>	Continue to be Considered
Laura Jamieson, Zelinka Priamo Ltd,	<p>“will” should be replaced with “should” before “... only be considered for approval...” to account for site-specific and operational considerations where a drive-through facility may be appropriate but may not meet all of the required criteria in the</p>	<p>These policies are existing policies from the 2014 Official Plan. Staff continue to recommend that they be maintained. Development applications, such as minor variances or zoning amendments can be utilized for changes due to operation and site-specific considerations with appropriate studies.</p>	No Change Made

Name	Comment/Question	Staff Response	Status
<p>on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North</p>	<p>policy. Note that consideration for any new drive-through facilities is also addressed through urban design guidelines/urban design briefs, implementing Zoning By-laws, and/or Site Plan approval;</p>		
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North</p>	<p>We request clarification as to the intent of this policy, as it is vague and does not clearly define the type of uses that would be discouraged, or how they will be discouraged;</p>	<p>This policy was first introduced through the land use and zoning changes in the protected major transit station areas. Staff will continue to consider whether additional clarification can be added.</p>	<p>Continue to be Considered</p>
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080</p>	<p>additions to existing low rise buildings and other interim development, as well as new low rise infill commercial buildings, should not be discouraged. We suggest incorporating language to provide flexibility for existing low rise commercial buildings where redevelopment with medium and high rise buildings are not currently contemplated;</p>	<p>This policy has been updated.</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
Victoria St North			
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North</p>	<p>Floor Space Ratio requirements are more appropriately regulated through the implementing Zoning By-law. In our submission, we suggest removing this policy or revising the language to provide for flexibility in the Official Plan;</p>	<p>In the mixed use land use designations, as they apply to the city's proposed strategic growth areas, it is important that minimum densities are established. it is noted that there are transition provisions in the policy enabling a gradual increase in density.</p>	<p>No Change Made</p>
<p>Laura Jamieson, Zelinka Priamo Ltd, on behalf of Canadian Tire Group of Companies - 385 Fairway Road South 2905 King St East 1080 Victoria St North</p>	<p>Commercial uses must consider vehicular access for operational purposes and functional site access on a site-specific basis. We suggest this policy be removed, as it undermines the purpose of a Minor Variance application. Similarly, Draft Policies 12.96-12.98 also require considerations for Minor Variance applications that go above and beyond the requirements of the four tests under the Planning Act. Further evaluation of the implications of these additional criteria should be considered.</p>	<p>The minor variance policies provide guidance on the Planning Act "four tests". The policies have been updated in the second draft.</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
Andrea Sinclair, MHBC on behalf of Bingemans East Development s Ltd and 425 Bingemans Centre Drive Ltd	Requesting mainting 2014 OP use permissions in general industrial designation	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	No Change Made
Andrea Sinclair, MHBC on behalf of Bingemans Inc. - 425 Bingemans Centre Dr.	Requesting mainting 2014 OP use permissions in general industrial designation	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	No Change Made
Andrea Sinclair, MHBC on behalf of Equitable Life Insurance Company of Canada c/o BentallGreen Oak (Canada) LP - 520 Bingemans Centre Drive	Requesting mainting 2014 OP use permissions in general industrial designation	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	No Change Made
Andrea Sinclair, MHBC on behalf of Forest Glen	Unqualified Support	Comment acknowledged.	No Change Required

Name	Comment/Question	Staff Response	Status
Holdings Ontario Ltd - 700 Strasburg Rd.			
Andrea Sinclair, MHBC on behalf of LH Holdings Ontario Ltd - 700-720 Westmount Road E	Unqualified Support	Comment acknowledged.	No Change Required
Brandon Flewwelling, Gsp on behalf of Hogg Fuel and Supply - 5 Hill St.	An active development application for OPA ZBA is being considered on the site to redesignate the property from general industrial to high density residential and to rezone from general industrial to site specific high rise residential. We request that Staff reconsider the proposed designation.	No change from what is proposed. The Industrial and Employment Lands Study completed in support of Kitchener 2051 identified the subject lands as General Industrial. A re-evaluation of Industrial Growth Areas depicted on Map 2 was undertaken to determine the alignment of these lands with "Employment Areas" as defined in the 2024 Provincial Planning Statement. The draft Official Plan identifies the subject lands as being part of an Employment Area.	No Change Made
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	See email for full submission Concern over the feasibility of the minimum density target applied to their property area, parkland dedication, the expected timeline of the Dundee Secondary plan, hedgerow mapping, the requirements for energy modelling, the requirement for groundfloor commercial in mixed use designations, school needs studies, trails/walkways in natural areas, and request the removal of 1878 New Dundee Rd from cultural heritage policies	Components of this submission are provincial interest.	Check Back
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	Minimum Density and Infrastructure Capacity the minimum density target of 84 residents and jobs per hectare accomodates considerably more persons and jobs than we believe is attainable in this suburban context and should be reduced	Potentially delete the 84 from policy, and rely on Dundee specifics. Decision on hold until we review Watson's comprehensive work.	Check Back

Name	Comment/Question	Staff Response	Status
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	Parkland identified on the Schlegel Lands on the City's Draft Preferred Land Use Plan significantly exceeds the 5% maximum prescribed by the Planning Act	We acknowledge that the 10m2 per person target is different than the tools we may use to get there. Pending Dundee team discussion with parks	Check Back
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	The Secondary Plan needs to contain policies that direct and guide the independent and timely access to services for all landowners	Dundee policy has been drafted and shared with landowners	Indirect
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	mapping of identified or historic hedgerows should be deleted from Dundee Secondary Plan mans until further technical analysis is completed	Mapping of hedgerows will be shown at an appropriate scale, historic hedgerows will not be shown	No Change Made
Brandon Flewwelling, GSP on behalf of Schlegel Urban Developments	Adjust the language in the energy policies to emphasize encouraging rather than requiring further study of energy models on individual development applications	No change. Energy policies are onside of legislation in our opinion	No Change Made
Brandon Flewwelling, GSP on behalf of Schlegel	Supports a mix of uses along Blair Creek Drive but does not support mandatory ground floor commercial or minimum non-residential FSR requirements	preamble and to polices applying to CF and MU have been revised to speak to the different study pathways to determining an appropriate amount of commercial at the neighbourhood scale, and how of the 'may tools' (11.10 and 11.11 from the Nov. draft) will be applied.	Change Made

Name	Comment/Question	Staff Response	Status
Urban Development s			
Brandon Flewwelling, GSP on behalf of Schlegel Urban Development s	Supports permitting school sites within all land use designations and requests that any school needs study not be required by a landowner	school needs study not proposed. No change	No Change Made
Brandon Flewwelling, GSP on behalf of Schlegel Urban Development s	Prohibiting trails and walkways in natural spaces and buffers is missing an opportunity to provide connectivity between neighbourhoods and passive recreational opportunities	No. Wide trails are not consistent with the NHC	No Change Made
Brandon Flewwelling, GSP on behalf of Schlegel Urban Development s	Remove 1878 New Dundee Rd from any cultural heritage policies or mapping	Staff continue to consider this and will include updated content in the final Official Plan.	Continue to be Considered
Brandon Simon, the Planning Partnership, on behalf of Savic Homes Ltd - 1358, 1378, 1388, 1402, and 1430-1442	See email for full submission Request that the former land use designation of high rise residential be applied to their properties	Specific Policy Area 33 on Map 5 denotes the referenced properties. The policy language associated with the Specific Policy Area states: "Despite the Neighbourhoods land use designation applying to the lands shown on Map 3, the maximum permitted height is in accordance with the Site Plan approved for the subject property on date of passing of this Plan, or if there is no Site Plan approved, the maximum Floor Space Ratio is 4.0."	No Change Required

Name	Comment/Question	Staff Response	Status
Highland Rd West			
Dave Aston, MHBC on behalf of Christie Digital Systems Canada Inc. - 809 Wellington St. N	Requesting the special policy be reinstated for the subject property to recognize the current permitted uses	The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Staff continue to dialoge with the commentor. Additional changes may be advanced in the final Official Plan.	Continue to be Considered
Dave Aston, MHBC on behalf of Funshine Development s - 526 Lancaster St. W	<p>On behalf of our client, Funshine Developments, please accept these comments regarding the City of Kitchener Draft Official Plan, as it relates to lands referred to as 526 Lancaster Street West, City of Kitchener.</p> <p>We appreciate the City's efforts in preparing the draft Official Plan and the opportunity to provide comments as the City moves toward completion of the Official Plan Review.</p> <p>The subject lands are currently development with a Tim Hortons on a portion of the lands and the remaining (eastern) portion of the lands are vacant. The draft Official Plan proposes to 'split' designate the lands as Commercial First and Innovation Employment. The lands are proposed to be redesignated Commercial First on the western portion and Innovation Employment on the eastern portion in the current draft of the Official Plan. The lands have not been identified as an 'area of employment' and both of the designations permit a range of uses.</p> <p>Based on our review of the draft Official Plan and the property's surrounding context, we respectfully request that:</p> <ul style="list-style-type: none"> - The 'Commercial First' designation be extended to include all of the property. <p>In our opinion, the designation of all for the lands as Commercial First would be a more appropriate designation and provide a more cohesive and permissible framework to support</p>	No change from what is proposed. There is an opportunity for a site specific application with policies to satisfy with study requirements for change in land use from an employment land use to a non-employment land ues.	No Change Made

Name	Comment/Question	Staff Response	Status
	<p>the full development potential of the property in support of the City's general objectives. The property is not directly adjacent to any other employment lands or Innovation Employment lands. The property is directly adjacent to existing high rise residential buildings.</p> <p>We have recently completed a pre-application process with the City of Kitchener and there were no major concerns identified with the potential to develop the eastern portion of the property as a mixed use building with residential apartment use above the ground floor non-residential/commercial uses.</p>		
<p>Emily Elliott, MHBC on behalf of 2013029 Ontario Ltd - 6 Shirley Avenue</p>	<p>seeking commercial rather than general industrial land use designationsite curretly used for warehouse as a in interim use, planning commercial campus in the long termawaiting hwy 7 to redeveloped. Requesting commercial permissions and urban corridor permissions to be retained.</p>	<p>These lands were identified as an employment area through ROPA 6. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS. The city's consultant assessed the employment areas for PPS 2024 conformity and determined that this site meets the criteria to be considered part of an area of employment. As such, no change is recommended.</p>	<p>No Change Made</p>
<p>Emily Elliott, MHBC on behalf of 2804031 Ontario Ltd</p>	<p>Requesting Car dealership as permitted use in the SGA designation.</p>	<p>No change made. Car dealerships have significant compatibility challenges with residential development are generally directed away from mixed use designations Such as Commercial first. There may be merit in discussing whether an auto oriented commercial designation may be supportable considering it is surrounded by the expressway.</p>	<p>No Change Made</p>

Name	Comment/Question	Staff Response	Status
Emmet Vanson, Six Nations of the Grand River Elected Council	<p>Haldimand Tract and 1701 Nanfan Treaty Preamble</p> <p>Six Nations of the Grand River (SNGR) Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of SNGR. The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on its ability to exercise Aboriginal and Treaty Rights that are not only set out in the treaties themselves but are also recognized and affirmed in Section 35 of the Constitution Act, 1982. These treaty lands are subject to unresolved litigation and any infringement upon our treaty rights must be fully mitigated by the proponent. The 1701 Nanfan Treaty guarantees SNGR's right to harvest and hunt on this property for perpetuity. Without the Kitchener 2015 Official Plan being further refined, SNGR's rights will be undermined. SNGR must be accommodated to mitigate any harm to its treaty rights caused by the proponent.</p>	<p>Comment acknowledged.</p>	<p>No Change Required</p>
Emmet Vanson, Six Nations of the Grand River Elected Council	<p>Protected Countryside is proposed for NO urban development while green areas are simply considered for "directing" development away from. SNGREC requires stronger wording to protect green areas. There are no longer enough green areas to considering developing more of them.</p>	<p>The City's existing Official Plan and draft Official Plan do not enable development or site alteration in the sensitive and significant Kitchener Natural Heritage System lands shown on Maps 3 and 6. The "green areas" wording referred to throughout the draft Official Plan also includes less sensitive/significant Open Space lands that are intended for more active recreation (e.g., parks, trails). Less prohibitive language (e.g., direct "development away from") acknowledges that municipal site alternative may be required to manage these more active spaces.</p>	<p>No Change Required</p>
Emmet Vanson, Six Nations of the Grand River Elected Council	<p>Please include language that mentions the requirement of protecting the Grand River in the contexts of Indigenous cultural impacts, environmental health, and water protection.</p>	<p>We agree that the Grand River is important for all of the reasons that have been noted. This proposed up-front section of the draft Official Plan places emphasis on and acknowledges the importance of the Grand River setting the stage for Official Plan policies that are more detailed throughout the balance of the draft Official Plan. At the outset of the draft Official Plan, it is intentional to describe the river's significance. We appreciate the suggestion of modified language to reflect the importance of Indigenous cultural impacts, environmental health, and water protection. Updates to these policies are being considered with these suggestions in mind and any updates will be reflected in the final Official Plan.</p>	<p>Continue to be Considered</p>

Name	Comment/Question	Staff Response	Status
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC requests the removal of “maintain” from this policy considering how every development causes negative impacts and development without environmental enhancement is an unacceptable negative impact without enhancement. The closest a development can get to a net-zero impact would be with extensive environmental enhancement.	It is important to retain the word “maintain” in addition to “restore” and “improve” as within Kitchener there are places where sensitive species and ecosystems continue to thrive.	No Change Required
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC requests the inclusion of greater consequences than restoration and greater environmental enhancements for illegal environmental impacts	When there are removals of environmental features or areas without necessary approvals, Kitchener continues to process any future development application on the lands treating the lands as if the removal has not occurred. Through the development application process, the city and other agencies will work with the applicant and landowner to re-create/restore the environmental feature. Additionally, the city has by-laws, such as the Site Alteration By-law and Tree/Woodland Conservation By-laws, where there is the ability to lay charges. However, laying of charges is often a last resort as the preference is to work with the landowner to restore the environmental feature.	No Change Required
Emmet Vanson, Six Nations of the Grand River Elected Council	Regarding the Urban Forest policies, Native species are seemingly an afterthought; however, they are a necessary backbone to a sustainable future and urban forest. SNGREC requests the inclusion of native species in the opening paragraphs of the “The Urban Forest” section. Non-native trees might require less maintenance but are not the future climate-survival species that should be considered.	Native species are always the default tree species for plantings/replanting as they are often best adapted for survival in this climatic zone. In the urban forest section of the draft Official Plan, however, it is important to acknowledge the role of planted, often non-native tree species with respect to other functions such as shade, carbon sequestration, urban wildlife habitat and cultural heritage values. Staff continue to consider the suggestions above as value added language in the preamble to this section to provide additional and set context.	Continue to be Considered
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC encourages the City to pursue more advanced goals rather than the current mild goals for tree canopy cover. The 3% increase from both 2019-2050 and 2050-2070 may be difficult to achieve, however SNGREC encourages taking the 3% as more of a baseline expectation rather than the goal – or to make two tiers of goals. Having a smaller goal will be used by developers to do as little as possible to improve canopy cover.	The proposed Official Plan policy about tree canopy cover goals is based on Council approved tree canopy targets from 2022. The tree canopy targets are part of Kitchener’s Sustainable Urban Forest Strategy which applies to all trees on public and private lands.	No Change Made
Emmet Vanson, Six Nations of the Grand River Elected Council	What protections are planned for Highly Vulnerable Aquifers (HVAs)?	HVAs are part of designated vulnerable areas shown on Maps S-2 through S-6 in the draft Official Plan. Designated vulnerable areas are required to conform to the Grand River Source Protection Plan which has rules about uses and activities that may be prohibited, restricted, or regulated. The Region of Waterloo reviews development applications and building permits for source protection concerns, enforces prohibitions in the most vulnerable areas for high-risk activities, and negotiates risk management plans.	No Change Required

Name	Comment/Question	Staff Response	Status
Emmet Vanson, Six Nations of the Grand River Elected Council	Do these snow considerations exist in general for natural heritage features? SNGREC requests that clear wording states that snow storage away from NHS features is required for all sites with NHS features.	City environmental planning staff require this as part of the review of development applications. It also may be recommended as part of an approved Environmental Impact Study which must be implemented as part of conditions of development.	No Change Required
Emmet Vanson, Six Nations of the Grand River Elected Council	We ask for all new OPs to include language similar to Brant County's OP: "Proponents of development or redevelopment proposals throughout the County shall engage with Indigenous Communities being the Six Nations of the Grand River and the Mississaugas of the Credit First Nation prior to submission of an application for development or redevelopment. Proof of engagement shall be provided as part of a complete application. This is required as it is the only meaningful way to implement PPS 6.2.2, mandating Indigenous engagement.	Section 1, policy 1.1 of the draft Official Plan contains an approach and commitment to early Indigenous engagement and consultation. This policy was developed in consideration of other municipal Official Plan policies. It provides a commitment to early engagement and provides flexibility to work with First Nations on a circulation process that works for all.	No Change Made
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC requests the inclusion of a section allowing the City to determine if an EIS was completed in good faith and with sufficient scientific evidence, and if poorly done, a new EIS from a new consultant can be required,	City environmental planning staff review EISs and make comments on them until the EIS is revised to meet such standards.	No Change Made
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC requests that an EIS is required for aggregate mining proposals – this is not referenced in the aggregate policies of this OP. SNGREC opposes aggregate mining within Significant Woodlands, Significant Valleys, and Significant Areas of Natural and Scientific Interest or within the habitat of endangered or threatened species. Regarding endangered or threatened species, the permits required by the Provincial and Federal governments would not function as protection, and avoidance should be prioritized.	The draft Official Plan contains a series of policies consistent with the PPS regarding Mineral Aggregate Operations. It includes a policy that references zoning by-law amendments to permit this land use and states that they will be evaluated based on, among other things, whether the proposed operation will have adverse effects on the natural heritage system. This policy, together with the implementation policies in section 12, that include complete applications requirements, enable environmental studies, including an EIS or other environmental studies to be required for these types of applications.	No Change Made
Emmet Vanson, Six Nations of the Grand River	Regarding Map 10, while section 10.92 states that these are approximate and are for refinement, SNGREC encourages early refinement to both protect environmental or otherwise sensitive features and reduce public concern.	The draft Official Plan contains a series of policies consistent with the PPS regarding Mineral Aggregate Operations. It includes a policy that references zoning by-law amendments to permit this land use and states that they will be evaluated based on, among other things, whether the proposed operation will have adverse effects on the natural heritage system. This policy, together with the implementation policies in section 12, that include complete applications requirements,	No Change Made

Name	Comment/Question	Staff Response	Status
Elected Council		enable environmental studies, including an EIS or other environmental studies to be required for these types of applications.	
Emmet Vanson, Six Nations of the Grand River Elected Council	SNGREC requests the inclusion of a section explicitly mentioning protecting and expanding the Huron Natural Area, including the environmental aspects in addition to the cultural aspects.	The Huron Natural Area is protected by the existing Official Plan by being designated as part of Kitchener’s natural heritage system. Further the Huron Natural Area is zoned natural heritage conservation which prohibits development. Further, existing Official Plan policies, which are proposed to be maintained, ensure that development occurring on lands surrounding the Huron Natural Area, which has been zoned for urban uses for quite some time, is assessed for potential environmental impact through mandatory EISs and is designed (e.g. water management, habitat enhancement, buffer design and planting) to implement all required avoidance, mitigation and compensation measures to ensure continued protection of the adjacent Huron Natural Area.	No Change Made
Emmet Vanson, Six Nations of the Grand River Elected Council	Regarding setbacks and environmental protections, SNGREC requests the inclusion of a section encouraging and setting a goal to go above and beyond on environmental protections such as setbacks, and the improvement of sections already relating to environmental enhancement and protections. This is within the city’s power based as per MMAH: “With respect to the enhanced setbacks to natural features, any municipality can go above and beyond the requirements of the PPS to address matters of importance to a specific community, as long as the municipal policy does not conflict with any PPS policy. Please see page 4 of the 2024 PPS – “Policies Represent Minimum Standards”.	The PPS provides minimum standards of which the city can go beyond. Kitchener’s existing Official Plan already goes beyond the minimum standards with respect to the natural heritage system. Further, specific setbacks from any element of the natural heritage system are determined through site-specific EISs required at the time of any development application adjacent to the natural heritage system. This permits appropriate consideration unique to any given property or development such as soils, slopes, significance/sensitivities of the natural heritage system features and functions, the type of development or site alteration etc. which can only be determined at the time of a development application.	No Change Required
Kevin Muir, Zehr Group - Victoria Road properties	We appreciate that PPS 2024 changes have further limited where auto-related, space-extensive commercial uses can locate in municipalities. However, the drafted Auto-Oriented Commercial permissions strip away many permitted uses currently permitted in the “Commercial” designation (such as indoor commercial recreation, restaurants, personal services, offices, financial establishments, health offices/clinics). Zehr Group owns properties along the Victoria Road corridor affected by the drafted Auto-Oriented Commercial designation, which currently are tenanted by a combination of uses permitted by the Auto-Oriented Commercial designation as well as those only permitted by the current Commercial designation. We don’t support removal of the latter permitted uses that would limit	Staff continue to consider this and will include updated content in the final Official Plan.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	<p>future tenancing and leasing of these properties and existing buildings. We note there is a distinction between the north and south side of this portion of the Victoria Street corridor in terms of existing activities (more auto-focused on the north side) and the contextual rear-yard situation (rail on the north side, residential on the south side). Our preference would be the Commercial First designation be extended to the Zehr Group properties like what is proposed for other properties on the south side of Victoria Street (or a tailored site-specific that protects the current permitted uses).</p>		
Kevin Muir, Zehr Group	In policy 11.8, would these design guidelines or something other tool?	Yes this would be design guidelines.	No Change Made
Kevin Muir, Zehr Group	In policy 11.81, would such additional uses necessitate an Official Plan Amendment or would it just be a Zoning By-law Amendment?	No change recommended. The policy is intentionally vague to allow discretion on the part of the development planner depending on what is being proposed. There's another policy that prohibits residential uses within this designation (auto-oriented commercial).	No Change Made
Kevin Muir, Zehr Group	In policy 11.85, what does the reference to limitations on the "orientation" mean?	Policy revised to remove "amount and orientation of private vehicle".	Change Made
Kevin Muir, Zehr Group	<p>We support the 6-storey height cap in the Neighbourhood designation, a very good enabler of mid-rise development while allowing discretion to compatibility and fit. Similar to our comment for Policy 11.20 above, does it warrant some commentary / policy in Kitchener 2051 regarding the matters that go into the City's consideration of compatibility?</p>	<p>Additional policy language has been added to the Mixed Use A and Neighbourhoods land use designation. This language provides greater clarity around what will be considered as part of determining the appropriate implementing regulations.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Kevin Muir, Zehr Group	Would policy 11.92 preclude residential uses that are mixed-income developments (where some of the units may be a different affordability threshold and/or market rate than that of the “affordable housing” definition)? Would severances of an Institutional property to create a new, associated parcel for affordable housing be permitted under this policy?	No change recommended. Yes, this would preclude residential uses that are mixed-income developments as of right. We understand amendments may be required to facilitate development and in some cases, may be desirable.	No Change Made
Kevin Muir, Zehr Group	What would constitute an examination of other permitted uses and City acquisition? What documentation would be required? (Policy 11.93)	Policy language has been revised to better align with other conversion tests in other land use designations.	Change Made
Kevin Muir, Zehr Group	What constitutes a “phased” development? Would this be a site plan approval in phases or construction in phases? Of note, subsection (i) does not appear to work with multi-building sites where the first phase is a building at the back of a site, away from the public frontage, and that does not contain any non-residential space. (policy 11.50 g)	A phased development is a multi-building development counted in construction phases. Policy has been revised to reduce prescriptiveness.	Change Made
Kevin Muir, Zehr Group	Understanding this is an “encourage” policy, we would suggest that the design preference should be parking structures, either integrated or free-standing, rather than just integrated ones. Free-standing parking structure options provide a similar benefit of more efficient parking accommodation away from the public realm but provided in a more cost-effective manner. (policy 11.7b)	Policy has been deleted..	Change Made
Kevin Muir, Zehr Group	these policies make reference to “non-residential”, “commercial” and “retail” throughout. Are these distinctions intentional (i.e. 11.11b. commercial uses on the ground floor versus non-residential uses on the ground floor)?	Policy revised to ensure consistency in language; removed reference to "retail" and used "commercial" instead.	Change Made

Name	Comment/Question	Staff Response	Status
Kevin Muir, Zehr Group	It is not entirely clear the distinction between these two policies (11.9a is for Mixed Use outside of PMTSAs and is a “will”; 11.10a is for the same plus Commercial First and is a “may”).	Minor modifications have been made to maintain the policy language specific to lands designated mixed use. Map 2 depicts Strategic Growth Areas and identifies the extent of PMTSAs.	Continue to be Considered
Kevin Muir, Zehr Group	It would be helpful to have examples of what this would mean in the context of development applications. (policy 3.20b)	Comment acknowledged.	No Change Made
Kevin Muir, Zehr Group	What implications do the Bill 60 changes regarding green standards have on these policies, if any?	Comment acknowledged.	No Change Made
Kevin Muir, Zehr Group	The numerical representation is a little confusing for policy 3.6 and 3.7 is there a reason percentages are not used instead?	Policy has been revised.	Change Made
Kevin Muir, Zehr Group	Policy 3.19 is unclear. A development can not do all three of those things at the same (seems like it means “avoid but if not minimize and mitigate”).	Minor policy revision has been made.	Change Made
Kevin Muir, Zehr Group	Policy 7.108 is somewhat confusing as to when it would be applied. Relief implies a minor variance which has its own tests and does not involve the Urban Design Manual. Compliance should be a matter of zoning and not urban design guidelines.	Policy has been revised; language has changed from relief to amendment.	Change Made

Name	Comment/Question	Staff Response	Status
Kevin Muir, Zehr Group	In policy 7.92, Is this amenity area requirement meant to be indoor and/or outdoor spaces?	The referenced policy has been revised and a glossary defined term for "amenity area" has been added for greater clarity.	Change Made
Kevin Muir, Zehr Group	What policy does the “geographic application of the policy above” reference? (in policy 11.11)	The geographic application refers to area-specific policies or regulations that may be applied in response to further work completed by the City. Staff continue to assess the policy language to improve clarity as part of developing the final Official Plan.	Change Made
Kevin Muir, Zehr Group	“directions and standards” for architecture / exterior building design should be excluded given the recent Planning Act changes regarding site plan approval. (policy 11.17)	This policy has been revised and moved to a different chapter. The Urban Design Guidelines will continue to function as guidelines.	Change Made
Kevin Muir, Zehr Group	Is this compatibility consideration meant through site plan approval or to be implemented through zoning regulations? Is this meant to include the transition between two Mixed Use designations (i.e. between Mixed Use C and B or Mixed Use B and A)? Does it warrant some commentary in Kitchener 2051 regarding the matters that go into the City’s consideration of compatibility (such as a policy of “here are the types of things that are considered”?) (policy 11.20)	Additional policy language has been added throughout the draft Official Plan to provide greater clarity on matters of compatibility and transition.	Change Made

Name	Comment/Question	Staff Response	Status
Kevin Muir, Zehr Group	It would be helpful to have some examples of when the last sentence of this policy would apply to consider its implications (“Request for relief from built form regulations may require an amendment to this Plan where it compromises the objectives of this Plan.”). It is difficult to understand how this would be evaluated with few built form metrics and more generalized design expectations in the First Draft policies. (policy 11.3)	No change recommended. An example of when this would apply would be a large format commercial development along a priority street.	No Change Made
Kevin Muir, Zehr Group	What constitutes the “historical mid-rise main street condition”? Presumably this aligns with the current SGA-2 special provision of maximum 6 storeys for new buildings? (policy 11.49)	No change proposed. This policy was brought forward through the Growing Together West project to implement the land use planning framework in the City's 7 PMTSAs west of the expressway. This policy aligns with the current SGA-2 special provision of maximum 6 storeys for new buildings specifically along King Street West in Downtown Kitchener.	No Change Made
Kevin Muir, Zehr Group	Is there any indication of how primary and secondary function are defined and/applied? Would this be a gross floor area consideration, physical extent of the site, or something else? (policy 11.72)	The policy has been revised to remove "primary" from the policy. The intent is to not have residential impact the commercial function of the property.	Change Made

Name	Comment/Question	Staff Response	Status
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	<p>WRDSB-Specific Commentary: The WRDSB owns a secondary school site on Fischer-Hallman Road, purchased in 1993. This property is currently identified within the Regional Recharge Area (RRA) and associated Protected Countryside designation. The WRDSB has commissioned an independent environmental study of the site, which concludes that, with appropriate mitigation measures, development can satisfy policies related to the protection and enhancement of aquifers and drinking water sources. The WRDSB respectfully requests an amendment to Policy 11.138 to explicitly permit schools as a use on this site, contingent upon the application of environmental protection measures identified through technical studies. Alternatively, the WRDSB requests:</p> <ul style="list-style-type: none"> •Regional Recharge Area (Map S-2): Exclude the WRDSB site from the RRA designation. •Map 1 (Urban Area and Countryside) & Map 2 (City Structure): Expand the Urban Area boundary to include the site as part of the Designated Greenfield Area. •Map 3 (Land Use): Designate the site as Institutional or Community Facility to reflect its intended public use. 	<p>City and Regional staff have collaborated on this response and confirm the following:- ROP policy 6.H.1 was established as a site specific policy through minutes of settlement on 2015 ROP appeals. This policy was never intended to grant broader development permissions or institutional uses, such as schools, rather it functioned as an intentional, narrow exemption signaling that a municipal park was a permitted use despite the underlying regional recharge area and protected countryside designations. The policy explicitly states that the extent of the municipal park use will be determined by the City's master plan for the park. This language effectively limits the policy's application to the footprint of the park itself.- Regional staff maintain that a public school, in combination with the municipal park represents a significantly more intensive use than contemplated by Policy 6.H.1. Regarding design-based mitigation, Regional staff recommend a precautionary approach. While acceptance of mitigation of RRA lands already within the urban areas has been accepted previously, these measures require rigorous, permanent maintenance and are prone to failure over time. Furthermore, there are no effective legal tools to enforce the ongoing maintenance or end-of-life replacement of infrastructure that is privately owned.- removal of the lands from the RRA would require additional studies. The applicant would need to work directly with the Region on study requirements. Studies used in other areas on lands that were added to the urban area and remained RRA are not designed with the intent to justify the removal of the RRA designation.- There has not been sufficient studies or justification provided through the current submission for staff to assess the appropriateness of an urban boundary expansion.</p>	No Change Made

Name	Comment/Question	Staff Response	Status
John Metcalfe	<p>Part 1 I commend the City for developing a long-term vision for Kitchener. Without an open and vigorous discussion of how the City is to grow, the design of this City will be left to the shifting whims of profit-seeking developers and financiers. I will, however, strenuously resist the acceptance and implementation of the most recently proposed plan, especially with respect to its attempt to alter the zoning of a large part of the Old Westmount community west of Belmont Avenue, as outlined in the Kitchener 2051 Draft Official Plan Summary.</p> <p>Families have struggled to set down their roots in this community. Many have spent decades in various kinds of higher density housing in order to move to this beautiful neighbourhood of single family homes. And having joined the Old Westmount community, they have made significant investments of time, effort and money to create a superior environment for nuclear and extended families, unrivalled in KW.</p> <p>I understand the pressure on developers to grow clusters of more and more profitable higher-density housing and commercial venues. Indeed, the worldwide shortage of housing has not been caused by the existence of communities of single family dwellings. Rather, it can be traced to pressure on landlords and financiers everywhere to use investments in housing so as to produce ever more and higher returns. (See, for example, the work of Patrick Condon, professor of urban design, University of British Columbia).</p> <p>And let us not be fooled into thinking this change in zoning from "Neighbourhood" to "Mixed Use A" will result in a few larger homes becoming cafes or restaurants. The end of this change will inevitably be an ever-growing sprawl of large rental projects—like the recently approved eight-story apartment complex for Belmont Village, which will now surely be taller under the new plan—throughout the rezoned area.</p> <p>In the face of this high-density sprawl that trades away beautiful homes in an established and vibrant community for mainly unaffordable apartments, our representatives need to protect the communities of the people they ostensibly represent. My neighbours and I see this threat to our community</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>as sufficient motivation to become more actively involved in municipal politics. Moreover, the glaring lack of openness and debate surrounding the introduction of this most recent new plan, is seen by some as a sign of the waning focus of our current representatives on protecting the most valuable aspects of Kitchener.</p>		

Name	Comment/Question	Staff Response	Status
John Metcalfe	<p>Part 2</p> <p>Lest someone reject my comments as empty “nimbyism,” I would remind the reader that this label is a tool used to quash debate, rather than to present an argument. The label exaggerates divisions in an attempt to silence conversation. Advocates of an increased supply of affordable housing can achieve this goal without needlessly destroying established, beautiful, and well-functioning communities.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Josh Bancic	<p>I am writing to express my concerns regarding the proposed planning designations for the Westmount neighbourhood within the Kitchener 2051 plan. I feel that designating the east portion of Westmount as a Strategic Growth Area / Mixed Use A is inappropriate and inconsistent with the character of the neighbourhood. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape. This approach would better reflect the historical, cultural, and architectural significance of the area and would support thoughtful, context-sensitive development that aligns with the established character of the neighbourhood. Additionally, I strongly encourage the City to include provisions specific to Westmount within the Kitchener 2051 plan to ensure it receives the protections it deserves as one of Kitchener’s most significant areas of cultural heritage. Other Cultural Heritage Landscapes already benefit from additional safeguards, such as three-storey height restrictions and defined setback limits. Westmount should be afforded</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>similar protections to preserve its integrity. Thank you for your time and consideration. I appreciate the opportunity to provide input and would welcome further discussion on how best to protect and plan for Westmount in a manner that respects its heritage value.</p>		
<p>Judy and Ernie Ginsler</p>	<p>We are writing in regards to the proposed changes to land-use designation in the Westmount Neighbourhood. We realize that the deadline for comments has passed, but, since we only found out about this through our Neighbourhood Association on Saturday evening, we hope that we can still have input.</p> <p>As long-time residents of Old Westmount, we are confused about the proposed changes to zoning. Specifically, why would commercial and 8 story residential buildings be allowed in an established, predominantly single-family residential neighbourhood with virtually no vacant land?</p> <p>We have no objection to higher density in our neighbourhood, but that could mean replacing existing single-family homes with duplexes or triplexes, as is already being done on William and Park Streets, for example. Eight story buildings and commercial uses don't fit with the long-established and very successful character of the Westmount Neighbourhood.</p> <p>We were also wondering why we never heard about this proposed plan until so recently. We would have attended meetings if we had known about them. Was this publicized, and if so, how?</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p> <p>Kitchener 2051 is a comprehensive city-wide process. The full engagement process and all documents are available on the Kitchener 2051 engage page. Since the launch of Kitchener 2051 in 2024, pop-ups have been held in person at various stages in all wards across the city. A community</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
		<p>working group was formed in Summer 2024 with representatives from all wards and was reflective of Kitchener’s demographic make-up. The community working group met monthly for 18 months between summer 2024 and this past February to guide and shape Kitchener 2051. Additionally, email notifications, ads the Record, and social media was used extensively. As this is a city-wide project mailouts to all property owners and occupants did not occur and was not required.</p>	
<p>Judy Donaldson</p>	<p>I understand that it is a requirement to put together an official plan every decade and that density is favoured over sprawl. I also realize that my email will sound like NIMBYism and I suppose it is to an extent because I do happen to currently live in the Westmount Neighbourhood. I really respect and admire the intentional planning that went into creating this unique neighbourhood with all of its set back regulations etc nearly a century ago, and I appreciate that almost every resident looks after their homes and properties with care, some investing heavily in restoration as needed.</p> <p>For those who haven’t, I suggest reading Susan Mavor’s book on the Westmount Neighbourhood.</p> <p>Please record my position regarding Kitchener's Draft Plan amendment affecting the area west of Belmont to Westmount, south of Union to Gage. It is my opinion that:</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
	<ul style="list-style-type: none"> • it is wrong to designate the east part of Westmount as a Strategic Growth Area / Mixed Use A • all of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape • provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too. 	<p>direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	
<p>Julia Kossowski</p>	<p>Part 11 am the property owner of XXX in the Westmount Neighbourhood of Kitchener. I am writing to share my concerns regarding the City of Kitchener's draft Official Plan (Kitchener 2051) and the expansion of the Strategic Growth area into the Westmount Neighbourhood. The Westmount Neighbourhood is an incredibly special, diverse, and historic community in Kitchener. The tree-lined streets, accessibility & walkability, the significant historic character, and diversity in housing types (large lots with large homes balanced cohesively with smaller lots/homes, duplexes, and low-rise apartments) makes this a neighbourhood worth preserving. I know the City of Kitchener agrees, as you have identified this community as a Cultural Heritage Landscape. I have always appreciated this complete community - a neighbourhood where homeowners and tenants have easy access to our day-to-day needs as well as options for accessible public transportation. For these reasons, I was especially upset by the proposal in the draft Official Plan. My concern centres on the dramatic expansion of the Strategic Growth Area west of Belmont Village into Westmount. Specifically, the existing Official Plan designates a Strategic Growth Area east of Belmont Ave and a Mixed Use land area</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	<p>Change Made</p>

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	along the east and west side of the commercial area along Belmont Ave. Meanwhile, the area west of Belmont Ave's Mixed Use land is designated as "Low Rise Residential".		

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Julia Kossowski	<p>Part 2 - However, the draft Official Plan has drastically expanded the Strategic Growth Area to include a proposed "Mixed Use A" designation for Westmount land bounded arbitrarily by Dunbar St to the west, City limits to the north, Belmont Ave to the east and Brandon Ave to the south. This proposed expansion does not reflect the boundary of the previously identified intensification areas which have been established over the past decade of planning at the City of Kitchener.</p> <p>The reason I find this particularly frustrating is that I have been following the City's station area planning process for many years. This transparent process included extensive analysis and consultation in order to define the Strategic Growth Areas / Major Transit Station Areas. To suddenly see proposed changes to those areas entirely ignores the analysis and consultation that has already occurred. For instance, you'll be aware that the City has spent nearly a decade considering the land use framework for transit station areas, culminating with Growing Together, a major initiative to update the City's planning framework for its Strategic Growth Areas / Major Transit Station Areas to encourage responsible growth and facilitate significant opportunities for intensification. This Project has won international awards and has unanimous council and strong local support. This Project was based on the Strategic Growth Areas previously established by the City and Region and did not include the expanded area proposed in the new draft Official Plan. To arbitrarily expand these Strategic Growth Areas / Mixed Use areas negates the quality of the Project and means the unique nature of the Westmount land was not even considered in the new frameworks.</p> <p>In short, this neighbourhood was never identified as an intensification area despite years of study in the vicinity - consequently, the unique Westmount Neighbourhood has not been considered in the new planning frameworks that were developed under the Growing Together Project to encourage responsible growth. Ultimately, for the integrity of the City's planning, it is critical that any new Mixed Use areas respect the boundaries previously set for Mixed Use and Strategic Growth</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>Areas / Major Transit Station Areas.</p> <p>I am concerned that this expansion will result in haphazard development which will erode the Westmount community character which myself, and my fellow neighbours, value so tremendously. I am also concerned about the negative impact to the Cultural Heritage Landscape of this historic community.</p>		
<p>Julia Kossowski</p>	<p>Part 3 - . Lastly, I am concerned about properly supporting the beloved Belmont Village. This valued commercial area deserves to thrive which is best achieved when commercial uses are adjacent and dense.</p> <p>To summarize, my feedback on the draft official plan is to please reduce the expanded boundaries of the Mixed Use A land to align with the existing Strategic Growth Areas / Mixed Use area in the current Official Plan. Moreover, all land designated as "Low Rise Residential" in the current Official Plan in Westmount should remain as "Neighbourhood" in the draft Official Plan.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p>	<p>Change Made</p>

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		<p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	
<p>Julia Kossowski</p>	<p>Part 1 - I am the property owner of XXX in the Westmount Neighbourhood of Kitchener. My family and I have lived here for seven years and we are currently raising our two children in this neighbourhood. I am writing to share my concerns regarding the City of Kitchener's draft Official Plan (Kitchener 2051). I am concerned about two issues - firstly, the expansion of the Strategic Growth area ("Mixed Use A") into the Westmount Neighbourhood, and, secondly, the new Neighbourhood Growth Area designation which has been proposed across most of the Westmount Neighbourhood. These two designations encourage 8-storey and 6-storey buildings in Westmount which are not aligned with the current fabric of the community. The Westmount Neighbourhood is an incredibly special, diverse, and historic community in Kitchener. The tree-lined streets, accessibility & walkability, the significant historic character, and diversity in housing types (large lots with large homes balanced cohesively with smaller lots/homes, duplexes, and low-rise apartments) makes this a neighbourhood worth preserving. I know the City of Kitchener agrees, as you have identified this community as a Cultural Heritage Landscape. I have always appreciated this complete community - a neighbourhood where homeowners and tenants have easy access to our day-to-day needs as well as options for accessible public transportation. You are aware that the existing 2014 Official Plan designates a</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	<p>Change Made</p>

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	<p>Strategic Growth Area east of Belmont Ave, while the Westmount Neighbourhood is all designated as "Low Rise Residential" which would permit up to 3-storey buildings. However, the new draft Official Plan Kitchener 2051 has drastically expanded the Strategic Growth Area to include a proposed "Mixed Use A" designation for Westmount land bounded arbitrarily by Dunbar St to the west, City limits to the north, Belmont Ave to the east and Brandon Ave to the south. Meanwhile, a new Neighbourhood Growth Area has been blanketed across the remainder of Westmount. This proposed expansion of Growth Areas does not reflect the boundary of the intensification areas which were established over the past decade of planning at the City of Kitchener.</p>		

Name	Comment/Question	Staff Response	Status
Julia Kossowski	<p>Part 2- The reason I find this particularly frustrating is that I have been following the City's station area planning process for many years. This transparent process included extensive analysis and consultation in order to define the Strategic Growth Areas / Major Transit Station Areas. To suddenly see proposed changes to those areas entirely ignores the analysis and consultation that has already occurred. For instance, you'll be aware that the City has spent nearly a decade considering the land use framework for transit station areas, culminating with "Growing Together", a major initiative to update the City's planning framework for its Strategic Growth Areas / Major Transit Station Areas to encourage responsible growth and facilitate intensification. This Project has won international awards and has unanimous council and strong local support. This Project was based on the Strategic Growth Areas established by the City and Region in 2014 and did not include the expanded areas proposed in the new draft Official Plan (2051). To arbitrarily expand these Growth areas negates the quality of the Project and means the unique nature of the Westmount land was not even considered in the new frameworks.</p> <p>In short, the Westmount neighbourhood was never identified as an intensification area despite years of study in the vicinity - consequently, the unique Westmount Neighbourhood has not been considered in the new planning frameworks that were developed under the Growing Together Project to encourage responsible growth. Ultimately, for the integrity of the City's planning, it is critical that any new Growth areas respect the 2014 boundaries.</p> <p>The proposal to allow 6-storey buildings in the Neighbourhood Growth Area (the majority of Westmount and surrounding streets) and 8-storey buildings in the Strategic Growth Area (Mixed Use A) (in the area east of Dunbar Road) risks causing haphazard development in Westmount which will erode the community character which myself, and my fellow neighbours, value so tremendously. I envision further complications from</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>increased street parking and increased traffic in an already congested community - especially around Westmount Public School. I am also concerned about the inevitable negative impact to the Cultural Heritage Landscape of this historic community.</p>		
<p>Julia Kossowski</p>	<p>Part 3- Lastly, I am concerned about properly supporting the beloved Belmont Village. This valued commercial area deserves to thrive which is best achieved when commercial uses are adjacent and dense. To summarize, my feedback on the draft official plan is to first acknowledge that the Westmount neighbourhood is one single community and should not have a division of different land designations across it - in other words, the entirety of Westmount should be the same designation. Secondly, provisions should be added to the Official Plan that ensure that development within the Westmount CHL is limited to 3-storeys in height and that any new building setbacks align with existing building setbacks to maintain the unique character of this neighbourhood.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the</p>	<p>Change Made</p>

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		<p>first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	
<p>Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board</p>	<p>Regarding policy 2.27 - We encourage the City consider expanding this policy to recognize the importance of other institutional uses in Downtown, including elementary and high schools as well as child care facilities, adult and alternative education programs and administrative offices of the Boards.</p>	<p>This policy establishes city structure and does not preclude a range of institutional uses from occurring in accordance with the underlying land use.</p>	<p>No Change Required</p>
<p>Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board</p>	<p>It is our opinion that elementary schools should not be classified as a Major Institutional use; we request the City review the definition of Major Institutional and its reference to Community Facilities to clarify that elementary schools will not be considered Major Institutional uses.</p>	<p>The policy has been clarified to exclude elementary schools as a major institutional use.</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	Further, as future secondary schools will need to be located near new development within Neighbourhoods, limiting these uses to transit corridors could prevent new secondary schools from being built where required. We request confirmation from the City that future secondary schools will be allowed with the same flexibility provided under the Planning Act and not restricted to transit corridors.	Staff confirm that the Official Plan provides the flexibility for school uses as required by the Planning Act. This policy suggests a preference for the location of schools.	No Change Required
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	It is our interpretation that elementary schools would be considered a local institutional use; we request clarification of this interpretation and suggest that a Local Institutional definition be added.	Staff confirm that a local institutional use includes elementary schools. A definition of local institutional has not been included at this time.	No Change Made

Name	Comment/Question	Staff Response	Status
Katherine Metcalfe	<p>Part 1 - I am writing to express my serious concerns regarding the proposed zoning changes affecting the Westmount neighbourhood area west of Belmont Avenue, as outlined in the Kitchener 2051 Draft Official Plan Summary. I have lived in the Westmount neighborhood for decades. I attended Westmount P.S., and now own a home in this neighbourhood, where I am raising a young family. I intend to continue to live in this neighbourhood well past 2051. Firstly, I would like to highlight that I received no direct notice of the proposed changes under the draft official plan, even though my current address falls within an area directly impacted by them. I find this to be of significant concern, given the substantial negative impact this change will have on the place my family calls home. Our beloved neighbourhood is a robust and well-established community that has been home to generations of families, including my own. The buildings in this area are its residents' homes. This is a neighbourhood. It has been a neighbourhood for almost a century, far longer than many areas in the City, and as a whole it holds historic value for the City of Kitchener. Its character is reflective of decades of thoughtful development and investment by its residents. The proposed zoning changes of a segment of this neighbourhood, from "Neighbourhood" to "Mixed Use A" west of Belmont Avenue, undermines the very essence of this area. There is a significant difference between a "new coffee shop in an old Victorian house on the corner" and "buildings of up to 8 storeys", the latter of which is wholly inappropriate. Belmont Village is already a vibrant commercial area, supported by its surrounding residents. It has sufficient space for all the coffee shops necessary to support the Westmount neighbourhood for decades to come. The proposed zoning change seeks to encourage significantly higher-density development and risks undermining the very qualities that make this neighbourhood successful and desirable, with no clear benefit to the residents of either the Westmount neighbourhood and the City as a whole.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Katherine Metcalfe	<p>Part 2</p> <p>While I understand and appreciate the City's broader goals related to growth, housing, and transportation, this proposed change appears to encourage the decimation of an established, family-oriented neighbourhood in favour of increasing higher-density and commercial sprawl. Such an approach places a disproportionate burden on communities that are already functioning well and contributing positively to the City's social fabric. Introducing high-density and commercial expansion, beyond their current bounds, along Belmont Avenue would fundamentally alter this neighbourhood's character and would result in significant negative impacts to its residents and the surrounding areas. Higher-density and commercial development should be thoughtfully directed toward areas that can accommodate it without causing substantial harm to well-established communities. Growth and intensification do not need to come at the expense of families and neighbourhoods where residents have built their lives and where community cohesion is strong.</p> <p>I respectfully urge the City to reconsider the proposed inclusion of zoning changes for this area west of Belmont Avenue in the Kitchener 2051 Draft Official Plan and to prioritize planning approaches that protect established neighbourhoods while pursuing growth in a balanced, thoughtful, and sustainable manner.</p> <p>Thank you for your consideration of this feedback. I would appreciate the opportunity to provide further input on this important matter, as the planning process continues. I trust that the concerns of affected residents will be carefully weighed to ensure that the Final Official Plan does in fact reflect the priorities, experiences and hopes of the families living in this community.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Kathleen Kresky	<p>Part 1 - I am supportive of a review of the 2014 official plan. However, the Kitchener 2051 draft official plan proposal destroys the neighbourhood fabric of the entire city of Kitchener. Throughout the City, what were previously low rise exclusively residential areas, are now proposed to be “neighbourhood growth areas”, permitting commercial establishments, and 6-storey residential buildings. The exception is the exclusively-selected protected areas designed Neighbourhood CHL (Cultural Heritage Landscape) which are described in the full document. Apparently, the objectives of this plan are not of value or significance in these exclusively-designated areas. Of note, these neighbourhood CHLs are not referenced in the summary plan being handed-out at Open House meetings which presumably are there to inform those attending of the implications, nor did any planners at said meeting that I attended suggest that other neighbourhoods are being protected. The summary document of the proposed plan is misleading in the description of Neighbourhood Growth Areas as “gentle intensification”. The replacement of existing family dwellings with multi-storey residential and commercial buildings, is not gentle intensification. It is the destruction of the neighbourhoods of the existing voters and ratepayers. The Planning department is fixated on future growth. Those people are not here now, those people are not voting and those people do not pay taxes here. We, the people of Kitchener, demand that the Council reflect the wants and desires of the people who live here now! Our vision. Our community. Our shared vision. Not the vision of the planners. Not the vision of people who don’t live here now. In fact, the City of Kitchener website specifically states “About Love My Hood: Residents take the lead. The city supports them along the way.” We love our hood and we expect our city government to support our hood.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Kathleen Kresky	<p>Part 2</p> <p>Page 12 of the full proposal states “All residents have a basic human right to a home. Wherever and however you make it, a home should provide the basic stability, dignity, and connection to community that a household needs to thrive.” There is no stability in this plan, only chaos. What homeowner in their right mind would feel secure in investing in their property when at any moment, their neighbourhood could change dramatically with repair shops, pizza joints, cannabis dispensaries, traffic and parking issues, and destruction of the neighbourhood tree cover and esthetics.</p> <p>I participated at the Open House at the Victoria Hills Community City and the scores of attendees made it clear that we as the current residents, voters and taxpayers are absolutely opposed to this proposal.</p> <p>This proposal needs to be revisited and modified significantly, to reflect the wants and desires and vision of the current residents and taxpayers of this city. The 2014 plan is a solid plan, developed in anticipation of the ION and future growth.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Kerry Long	<p>It was good to see you at the meeting last night. I appreciate that you attended and were taking an active role in the discussions. There definitely seems to be a lot of interest from the Westmount community in the Kitchener 2051 plan and the impact that it will have on our neighbourhood community. I have a couple of comments about the venue and communication by city staff. 1) I think the space was inadequate for a proper presentation. The maps of the plans for Kitchener 2051 were set out on a small table in a small area that was difficult to access. Also the presentation was fragmented into two meeting areas which inhibited a proper flow for the public to view. 2) I felt that overall the communication ability of the city staff was not good. The communication timelines for decisions that have been made and are yet to be made was not clear. Effective and clear communication is critical when a proposal such as the one the city is embarking on is made. 3) Finally I feel that the city planning staff did not have a good understanding of, or empathy with the people who are not in favour of such drastic changes proposed for our neighbourhood. The fact that the Westmount neighbourhood has been recognized as a “cultural heritage landscape” but that fact was not recognized in this proposed plan didn’t seem to be important to any of the staff I met. Also the fact that 6 and 8 story buildings are proposed was met with the comment that “ if you love your neighbourhood so much why don’t you want more people to live there?” Not a very professional or respectful response to a very valid concern. I left with the impression that city planning staff felt that our concerns were not really valid and there was very little that we could do about it because this is what the future is and should be. I’m sure that the city planning department will have a post mortem on this meeting and I hope that future community meetings are conducted on a more effective manner. Could you please add me to the email list for all future updates on Kitchener 2051?</p>	<p>Thank you for your comments. The Kitchener 2051 pop-up held on February 26th was a smaller venue. It was selected as it is a community facility providing an opportunity for anyone to attend the pop up whether solely for that purpose or for community members who were at the community center for other reasons. We appreciate your feedback and will consider venue size and locations going forward. Thank you for sharing about your experiences at the pop-up. In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consultants work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Kristen Barisdale, GSP on	<p>Policy 7.124 states that institutional uses such as...schools are listed as permitted where compatible. Confirmation is needed that schools are permitted in all mixed use designations.</p>	<p>Staff confirm that the intent is to permit schools in the mixed use land use designations. Further updates to policies continue to be considered.</p>	Continue to be

Name	Comment/Question	Staff Response	Status
behalf of Waterloo Region District School Board and Waterloo Catholic District School Board			Considere d
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	We support the broad range of permitted uses within the Institutional designation.	Comment acknowledged.	No Change Required
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	We request the City consider simply permitting affordable housing on lands designated as Institutional with no requirement that such housing be associated with an existing Institutional use.	Institutional sites and uses are an important part of complete communities. The intent of this land use designation is to primarily accommodate insitutional uses while allowing affordable housing options as a potential land diversification option that enables the intent of the land use designation to be maintained.	No Change Made
Kristen Barisdale, GSP on behalf of	We object to the inclusion of this policy (11.93) as it significantly restricts the Boards' ability to dispose of surplus sites for fair market value as directed by the Province.	This policy has been revised such that city consideration for acquisition is separated from the land use designation conversion tests.	Change Made

Name	Comment/Question	Staff Response	Status
Waterloo Region District School Board and Waterloo Catholic District School Board			
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	The Boards have no objection to this policy in principle. However, they are only supportive of Policy 7.123 if Policy 11.93 is removed for the reasons outlined above.	First draft policy 11.93 has been revised such that city consideration for acquisition is separated from the land use designation conversion tests.	Change Made
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	It is our interpretation that based on Policy 7.124 as well as a review of the permitted uses in the noted designations, elementary and secondary schools will be permitted in the mixed use land use designation; we request confirmation of this interpretation.	Staff confirm that elementary and secondary schools are permitted in the mixed use land use designation	No Change Required
Kristen Barisdale, GSP on behalf of Waterloo	It is our interpretation that based on Policy 2.32, elementary schools, secondary schools, alternative and adult education facilities as well as child care centres will be permitted within Urban Centres; we request confirmation that this interpretation is correct.	Staff confirm that these uses are permitted in urban centers.	No Change Required

Name	Comment/Question	Staff Response	Status
Region District School Board and Waterloo Catholic District School Board			
Kristen Barisdale, GSP on behalf of Waterloo Region District School Board and Waterloo Catholic District School Board	we request confirmation of our interpretation of Community Facilities as related to the broader range of educational programming operated by the Boards.	Staff agree that community facilities include a broad range of educational programming operated by the boards.	No Change Required

Name	Comment/Question	Staff Response	Status
Metrolinx	<p>That any development within 300m of the Metrolinx Rail Corridor shall conform to the “Metrolinx Adjacent Development Guidelines - GO Transit Heavy Rail Corridors” and “Metrolinx Overbuild Development Guidelines - GO Transit Heavy Rail Corridors”. That any work within, or in close proximity to, the Metrolinx Rail corridor shall require a Metrolinx Work Permit in combination with other associated requirements as determined applicable by Metrolinx, with all costs to be borne by the owner / applicant. That any development adjacent to the Metrolinx Rail Corridor shall provide the required setback and standard safety barrier (berm) or receive approval of an alternative barrier as detailed in a Rail Safety Report, to be reviewed by Metrolinx and its Technical Advisor, with all costs to be borne by the owner / applicant. In addition, sufficient setback for future building maintenance and other related works in proximity to the property line should also be considered. That any development adjacent to the Metrolinx Rail Corridor shall install the Metrolinx Standard Security Fence along the property line, save and except for where substitutes are deemed satisfactory by Metrolinx. That any development adjacent to the Metrolinx Rail Corridor shall not alter any drainage patterns, flows and / or volumes, onto Metrolinx-owned lands, absent review and approval by Metrolinx and its Technical Advisor, with all costs to be borne by the applicant / owner. That any vegetation within 3.5m of the mutual property line with Metrolinx shall be restricted to low lying vegetation only. That any development within 300m of the Metrolinx Rail Corridor shall require an Acoustical Study, which shall include the current rail traffic data and the Standard Metrolinx Noise Warning Clause, to the satisfaction of Metrolinx and the City of Kitchener. That any development within 75m of the Metrolinx Rail Corridor shall require a Vibration Study, to the satisfaction of Metrolinx and the City of Kitchener. That any development adjacent to the Metrolinx Rail Corridor shall require execution of agreements with Metrolinx as deemed applicable, including but not limited to, Adjacent Development Agreement, Crane Swing Agreement, Shoring System and Permission to Enter Agreement, and Non-</p>	<p>Policy 12.8 in Chapter 12 broadly addresses the requirements for all actions, directions, submission requirements, mitigation measures, and/or demonstrations required by this Plan for development, heritage permit applications, infrastructure, site alteration, and/or other planning matters to be completed to the satisfaction of the City, in collaboration with any agency or organization identified by the City as having a relevant interest.</p>	<p>No Change Required</p>

Name	Comment/Question	Staff Response	Status
	<p>Disclosure Agreements. That any development within 300m of the Metrolinx Rail Corridor shall require registration of an Environmental Easement for Operational Easement in favour of Metrolinx, over the subject lands.</p>		
<p>Patty Graham, SRM Architects + Urban</p>	<p>We are looking to define a small former residential portion of the property as General Industrial, to align with the rest of the site at 888 Guelph Street, Kitchener.</p>	<p>Map 2 and 3 have been revised to include the referenced property as having a General industrial land use designation.</p>	<p>Change Made</p>
<p>Designers on behalf of Delta Elevator</p>	<p>This step will help simplify the eventual zoning alignment required for the site. If you have any questions, please feel free to give our office a call.</p>		

Name	Comment/Question	Staff Response	Status
Co Ltd. - 888 Guelph St	Please see email for full letter		
Richard Kelly- Ruetz, GSP on behalf of 321 Courtland Ave Development s Inc	That the content of Special Policy Areas 9a and 9b from the Mill Courtland Woodside Park be carried forward in the City's new official plan. This will ensure the specific uses and vision for the Site are maintained and recognized in the City's emerging policy framework – including height limits and the range and type of permitted non-residential uses.	A Specific Policy Area for 321-325 Courtland Avenue has been added to Map 5. Development permissions granted by Council have been reflected.	Change Made
Hal Jaeger	<p>Further to my comment on Policy 11.132. "22 Weber Street West</p> <p>a. Notwithstanding the Mixed Use A land use designation and policies of this Plan, the maximum building height will be 19 storeys and 59 metres"</p> <ul style="list-style-type: none"> • Please do not add this policy. The OLT appeal re: 22 Weber St W is still under dispute, with the decision under review (Tribunal's disposition letter attached). If the Tribunal refuses the OPA/ZBA, please designate and zone this property in the same way as its flanking neighbours along Weber St W, within the Heritage District. <p>If the Kitchener 2051 team feels it must include Policy 11.132 in the draft, could you please at least preface it with something along the lines of "IF the OLT decision of September 17, 2025 on case OLT-22-002377 (30 Duke v. Kitchener (City)) holds"?</p>	The Official Plan is required to comply with this OLT decision.	No Change Required

Name	Comment/Question	Staff Response	Status
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	We request that the City include policies within the Draft Kitchener 2051 Official Plan to enable the application of flexible implementing zoning in the Rosenberg Secondary Plan area, in accordance with the 2019 Council motion.	Comment acknowledged. The land use planning framework proposed through the draft Official Plan broadly aligns with the Rosenberg Secondary Plan.	No Change Made
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	We appreciate the additional flexibility and permitted uses within the mixed use designation; referencing the 2019 Council motion noted above, we request confirmation that the application of the 'Strategic Growth Area' and 'Mixed Use A' designation will maintain permissions for low rise residential dwellings within the subdivision, as currently permitted and planned for since the original approvals.	Confirmed - the Mixed Use A land use designation allows for a range of low rise residential housing types.	Check Back
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of Huron/Strasburg	1. Historic and Existing Recognition of the Subject Lands as Part of a Node requesting the continued recognition of the Huron-Strasburg intersection as a strategic growth area	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington	2. Concerns with the Proposed Height Cap The former OP did not have a height cap, where the draft introduces a 12 storey height cap on subject lands with the potential for future applications to increase height, which leaves uncertainty	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made

Name	Comment/Question	Staff Response	Status
Park Real Estate Capital Inc - SW corner of Huron/Strasbourg			
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of Huron/Strasbourg	3. Concerns with the New Commercial Designation and Drive-Through Restrictions reduced commercial flexibility materially weakens the development potential of the property	Drive-through facilities have been added as a permitted use within the Commercial First land use designation.	Check Back

Name	Comment/Question	Staff Response	Status
Kim Fellows	<p>I am writing to express my strong support for protecting Westmount as a whole, unified neighbourhood within the Kitchener 2051 Official Plan. Westmount is not just a collection of streets — it is a culturally significant landscape with a shared history, character, and sense of place that has been carefully shaped over generations. What I value most about living in and around Westmount is its human scale, mature tree canopy, walkability, and the consistency of its built form. The neighbourhood’s architecture, setbacks, and streetscapes work together to create a cohesive environment that supports community connection and quality of life. This character is fragile and, once altered by inappropriate development, cannot be restored.</p> <p>I am deeply concerned about the prospect of 6-storey and 8-storey development being introduced into Westmount. Buildings of this scale would fundamentally alter the neighbourhood’s character, overwhelm existing homes, and erode the cultural heritage landscape that makes Westmount so distinctive. Such development would create a sharp and damaging contrast with the surrounding built form and set a precedent that threatens the integrity of the entire neighbourhood.</p> <p>Westmount should be recognized and protected as one cultural heritage landscape, not divided by differing land use designations. I strongly urge the City to designate all of Westmount as a “Neighbourhood Growth Area.” The Strategic Growth Area “Mixed Use A” designation should not be expanded into Westmount and should continue to end at Belmont Avenue, consistent with the 2014 Official Plan.</p> <p>In addition, I respectfully request that Westmount-specific protective provisions be added to the Kitchener 2051 Plan. Other recognized cultural heritage landscapes — including Pandora, Caryndale, Rockway, and Queen’s Boulevard — already benefit from additional protections such as 3-storey height limits and requirements that new building setbacks align with existing ones. Westmount deserves the same level of thoughtful protection to ensure compatible development that</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>respects its established character.</p> <p>Westmount is one of Kitchener’s most significant cultural heritage areas. I ask that the City recognize this by keeping the neighbourhood intact, applying consistent land use rules throughout, and adding the protections necessary to preserve its character for current residents and future generations.</p>		
<p>Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of Huron/Strasbourg</p>	<p>4. Request for a Mixed Use B Designation A mixed use b designation would be more appropriate given the sites historic identification as a node</p>	<p>No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.</p>	<p>No Change Made</p>

Name	Comment/Question	Staff Response	Status
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of Huron/Strasburg	See email for full submission Seeking alignment of the land use for the property with the council adopted amendment that applies to the site	No changes have been made to this property due to active appeal.	No Change Made
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of Huron/Strasburg	1. Historic and Existing Recognition of the Subject Lands as Part of a Node requesting the continued recognition of the Huron-Strasburg intersection as a strategic growth area	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made
Andrea Sinclair, MHBC on behalf of 2517291 Ontario Inc C/o Lexington Park Real Estate Capital Inc - SW corner of	2. Concerns with the Proposed Height Cap The former OP did not have a height cap, where the draft introduces a 12 storey height cap on subject lands with the potential for future applications to increase height, which leaves uncertainty	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made

Name	Comment/Question	Staff Response	Status
Huron/Strasburg			
Dave Aston, MHBC on behalf of Hallman Brierdale Ltd - (Brigadoon) east side of strasburg road at Robert Ferrie Dr	requesting a portion of the subject property be designated mixed use A	No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.	No Change Made
Michael Witmer, GSP on behalf of DGF Group - 491, 525, and 563 Highland Rd West	revise typo on special provision reffers to Mix Use A nto Mixed Use B	Specific Policy Area reference has been revised to reflect the proposed Mixed Use B land use designation.	Change Made
Michael Witmer, GSP on behalf of DGF Group - 491, 525, and 563 Highland Rd West	seeking better connection between 11.9 (not net reduction) and 11.12(retail imact sstudy to relax requirements). A Strict intepretation of 1:1 replacement will hamper redevelopment	Through future City-initiated work, detailed commercial needs may be identified at the city-wide and/or neighbourhood scale. The resulting outcomes from that future body of work may result in changes to the implementing bylaw to address those outcomes. For development applications seeking to alter the commercial requirements following the City-initiated work has been completed, an applicant-initiated Commercial Function Study would be required to demonstrate that a sufficient amount, type, and quality of commercial space would remain.	No Change Required

Name	Comment/Question	Staff Response	Status
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	We request confirmation that the location and extent of land use designations in the City's draft OP will be interpreted as conceptual and minor revisions and adjustments to these extents should be permitted without the need to amend the Official Plan	Policy 12.11. notes "the boundaries between the various land uses are approximate and should not be considered as exact except where they coincide with major roads, rivers, and other clearly defined physical features."	No Change Required
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	We request confirmation that's the proposed density of 84 people and jobs per hectare is to be applied as a target but not enforced on a site-specific basis as a minimum density requirement.	Confirmed - the density target is not intended to be applied on a site-specific basis.	No Change Made
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision,	suggest the use of percentages for clarity in policy 3.6	Policy has been revised to remove percentages.	Change Made

Name	Comment/Question	Staff Response	Status
485 and 495 Huron Road, 1340 Fischer- Hallman Road			
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer- Hallman Road	We appreciate the City's continued commitment to progressive policies which allow for the establishment of a range and mix of housing options	Comment acknowledged.	No Change Made
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer- Hallman Road	We request clarification on how policy 11.74 will be implemented, and additional direction on where the non-residential requirements are outlined in the Commercial First designation	Policy 11.74 has been revised to cross-referenced with the relevant corresponding policy for greater clarity.	Check Back

Name	Comment/Question	Staff Response	Status
Lara Johnson	<p>I am writing to formally express my deep concern and strong objection to the proposed land use changes for the Westmount neighbourhood within the draft Kitchener 2051 Official Plan. I have been a resident of Westmount for 26 years. Over these decades, I have come to deeply cherish the unique history, the mature tree canopy, and the distinct character that makes this neighbourhood special. It is not just a collection of houses; it is a Cultural Heritage Landscape (CHL) that the City itself recognized and designated in 2014 for its historical integrity and value.</p> <p>I understand that cities must grow and that densification is a reality we face. However, densification plans do not need to destroy everything in their path. Some things are simply worth preserving. The current proposal to divide Westmount and allow 6 to 8-storey buildings (Strategic Growth Area / Mixed Use A) is a direct threat to the heritage fabric of this community. It is inconsistent to label an area a CHL while simultaneously zoning it for development intensities that would irreversibly alter its landscape.</p> <p>I strongly urge you to reconsider the draft plan. Specifically:</p> <ol style="list-style-type: none"> 1. Remove the "Strategic Growth Area" designation from the eastern part of Westmount. 2. Designate all of Westmount as a "Neighbourhood Growth Area." 3. Implement specific protective provisions for Westmount—similar to those granted to other CHL neighbourhoods—that restrict building heights to 3 storeys and enforce setbacks that align with the existing streetscape. <p>Please respect the designation you placed on this neighbourhood in 2014. We can achieve city growth without sacrificing the specific neighbourhoods that provide Kitchener with its identity and history.</p> <p>Please know that this issue is of such importance to me that your decision on this matter will be a decisive factor in how I vote in future municipal and city elections.</p> <p>I look forward to your response and hope to see a revised plan that protects Westmount for future generations.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Lara Johnson	<p>I attended the community council at Victoria Hills - the staff were lovely and answered my questions.</p> <p>I got a better looks at the maps and am dismayed that the plan is looking to rezone from Dunbar to Belmont. These are historical homes (one of which is mine - she's almost 100 yrs old!) that were developed at the same time as the rest of the neighbourhood. They should be protected along with the rest and not carved out for 8 storey buildings. It would make sense to keep the neighbourhood intact - there is plenty of space to develop high rises along ession (already zoned for that) and all down Belmont towards Highland.</p> <p>I reiterate my strong protest that my house, property and home could become surrounded by 8 story mixed-use buildings. I thought we were safe due to the historical designation of the neighbourhood.</p> <p>Thanks you - I look forward to hearing where councillors and the mayor stand on this concerning issue. Development is needed, but not at the cost of homes in one of the most historically significant neighborhoods in the region - some things are worth preserving.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road	clarify that residential uses may be permitted in stand-alone buildings provided that the site contains nonresidential uses	Additional clarity provided in new preamble for Mixed Use and Commercial First policies.	Change Made

Name	Comment/Question	Staff Response	Status
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer- Hallman Road	We recommend that clearer tests are established to conclude when such a relief would trigger an amendment to the Official Plan (policy 11.3)	Additional clarity and policy language has been added throughout the Official Plan with respect to when amendments to the Official Plan, Zoning Bylaw, or both, would be required.	Change Made
Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer- Hallman Road	We strongly recommend that a broader range of housing be permitted to recognize the evolving nature of institutional uses (policy 11.92)	No change recommended. The institutional land use designation is intended to permit institutional uses , in addition to residential care facilities and affordable housing.	No Change Made

Name	Comment/Question	Staff Response	Status
<p>Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road</p>	<p>Harvest Park Subdivision – 30T-08203 Stage 5, 6, 7, 9 Lands</p> <ol style="list-style-type: none"> The Stage 5, 6, 7, and 9 lands are presently designated Low Rise Residential under the current Official Plan. The Kitchener 2051 Official Plan proposes to re-designate these lands to the Neighbourhoods designation. Our review notes that the active Official Plan Amendment (OPA25/002/N/ES) and Zoning Bylaw Amendment (ZBA25/005/N/ES) applications affecting Stages 5, 6, 7, and 9 align with the proposed policy changes for the Neighbourhoods designation in the Kitchener 2051 Official Plan. Notably: <ul style="list-style-type: none"> Removal of the maximum net residential density of 30 uph from 15.D.3.10; Removal of the maximum floor space ratio policies from 15.D.3.11; Increase in maximum building height from 3 storeys or 11 metres as outlined in 15.D.3.12; and Removal of a specific list of permitted residential built forms from 15.D.3.8. 	<p>No changes have been made. The Neighbourhoods land use designation broadly captures the specific references in the comment submission.</p>	<p>No Change Required</p>
<p>Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road</p>	<p>Stage 8 Lands</p> <ol style="list-style-type: none"> The Stage 8, Block 1 lands in the Harvest Park Subdivision are designated Institutional under the current Official Plan with site specific permissions under policy 15.D.12.4. to permit Low Rise Residential uses in accordance with Policy 15.D.3 if the Official Plan. The Kitchener 2051 Official Plan proposes to maintain the Institutional designation on these lands and permit through Special Policy 11.124e) residential uses in accordance with the Neighbourhoods designation. It is appreciated that the City is carrying over this site-specific policy into the Kitchener 2051 Official Plan. It is requested that the institutional designation and site-specific policy to permit residential uses in accordance with the Neighbourhoods designation also be applied to Stage 8, Block 2 in the Harvest Park Subdivision. Both Blocks 1 and 2 have been identified as required for school block purposes. The current zoning for Block 1 is INS-1 with site specific provisions (186),(306),(308) and (310) which permits the institutional school use as well as 	<p>Mapping and policy changes have been made. The Institutional designation and site-specific policy have been applied to Block 8 Stage 2.</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
	<p>permitted uses within the RES-5 zone. The current zoning for Block 2 is COM-1 with site specific provisions (263),(264),(306),(309) and (310) which permits commercial uses as well as place of worship and multiple dwellings.</p>		
<p>Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road</p>	<p>Stage 10 Lands</p> <p>1. The Stage 10 lands in the Harvest Park Subdivision are presently designated Mixed Use under the current Official Plan with some site specific permissions under policy 15.D.4.12.</p> <p>2. The Kitchener 2051 Official Plan proposes to re-designate these lands to the Commercial First designation which differs significantly from the present Mixed-Use designation and does not afford the same site specific permissions as the current Official Plan.</p> <p>o Permitted Uses: The current Official Plan permits medium and high rise residential uses in accordance with the Medium and High Rise Residential designations. The Kitchener 2051 Official Plan removes these as permitted uses and instead states that residential uses are permitted as complementary uses. As New Policy 11.73 states that new uses can be considered by way of a Zoning By-law Amendment provided specific criteria are met, and given that there is presently an active Official Plan Amendment and Zoning By-law Amendment which includes the Stage 10 lands and proposes to establish these Medium and High-Rise Residential designations, we request that a site specific policy be included in the Kitchener 2051 Official Plan to continue to explicitly allow for Medium and High Density Residential uses on these lands.</p> <p>o Maximum gross floor area for non-residential uses: we request that a site-specific policy be included for the subject lands to continue the policy established by the Ontario Municipal Board and</p>	<p>No changes have been made. Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to clarify the Commercial First land use policies.</p>	<p>Continue to be Considered</p>

Name	Comment/Question	Staff Response	Status
	<p>establish a maximum non-residential gross floor area of 3,250 square metres on these lands. We also request that a site-specific policy be included to state that New Policy 11.74 does not apply to the Stage 10 lands</p>		
<p>Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road</p>	<p>525 Erinbrook Drive – SP23/019/E/TS1. The lands at 525 Erinbrook Drive (“Erinbrook Lands”) are presently designated Institutional under the current Official Plan. The draft OP proposes to re-designate these lands to Mixed Use.2. Presently the Erinbrook Lands are being developed with a 72-unit multiple residential development as approved by Site Plan Application SP23/019/E/TS. This residential use will continue to be permitted through New Policy 11.51 which allows for low and medium density residential housing types. Additional policy changes address increased maximum building heights (New Policy 11.54 and 11.55) as well as minimum floor space ratio requirements (New Policy 11.56).3. We request consideration to designate the lands Neighbourhood to reflect the approved residential use site plan.</p>	<p>No change recommended. This property meets multiple criteria for strategic growth area. The proposed Strategic Growth Area land use designation reflects the development under construction.</p>	<p>No Change Made</p>

Name	Comment/Question	Staff Response	Status
<p>Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road</p>	<p>Trussler Subdivision – 30T-08204 (Stage 1 Blocks 130, 131, 132 & 136 and Stage 2 Block 35)</p> <p>1. The Stage 1 Blocks 130, 131 and 136 and Stage 2 Block 35 lands in the Trussler Subdivision are presently designated Low Rise Residential. 2. The Stage 1 Block 132 lands are presently designated Mixed Use and Low Rise Residential. 3. The draft OP proposes to re-designate all of the above noted blocks as Neighbourhoods. 4. Our review has noted that the draft OP maintains the intent of the Low Rise Residential designation and does not further restrict development options on these Blocks. We have no concerns with this proposed redesignation. 5. It is noted the mixed use designation has been removed from the Block 132 lands. A site plan amendment is currently in process for these lands which includes live-work units as well and multiple residential buildings. As the Neighbourhood designation does not preclude the proposed uses we have no concerns with the proposed designation. 6. We acknowledge Special Policy Area 11.130 has been included in the draft OP to recognize an educational establishment is permitted on lands described as Block 1, Stage 3 in Draft Plan of Subdivision 30T-08204, notwithstanding the Low Rise Residential designation applied through the draft OP.</p>	<p>No changes are proposed in response to this comment.</p>	<p>No Change Made</p>
<p>Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road</p>	<p>485 and 495 Huron Road – SP22/128/H/TS and SP23/005/H/TS</p> <p>1. 485 and 495 Huron Road are presently designated Mixed Use and Commercial and identified Community Node and Green Areas in the Urban Structure. 2. 485 Huron Road is proposed to be designated in the draft OP as Commercial First. 3. 495 Huron Road is proposed to be designated in the draft OP as Neighbourhood. It is noted that the Neighborhood designation permits a maximum of 6 storeys. 4. Policy 15.D.4.20 of the current OP provides that lands designated Mixed Use identified as a Community Node are permitted to a maximum building height of 10 storeys or 32 metres. We request that the lands addressed as 485 and 495 Huron Road be identified as a Strategic Growth Area. We further request that the Mixed Use</p>	<p>No changes have been made to this property due to active appeal. Policy language outlining criteria for strategic growth area expansions is provided for in the draft Official Plan.</p>	<p>No Change Made</p>

Name	Comment/Question	Staff Response	Status
	<p>B designation be applied for the lands addressed as 495 Huron Road. The intent of this request is to continue the policy established in the current OP to permit a maximum building height of 10 storeys.</p>		
<p>Rachel Wolf, MHBC on behalf of Activa Holdings - 525 Erinbrook Drive, Trussler Subdivision, 485 and 495 Huron Road, 1340 Fischer-Hallman Road</p>	<p>1340 Fischer-Hallman Road -30T-25201</p> <ol style="list-style-type: none"> 1. The Activa owned property at 1340 Fischer-Hallman Road is currently designated as Mixed Use Two, Medium Density Residential Two, Neighbourhood Park, Open Space and Natural Heritage Conservation in the Rosenberg Secondary Plan. 2. The draft OP proposes to designate the lands as Mixed Use B, Natural Heritage Conservation (NHC), and Open Space. 3. The extent of lands redesignated as Natural Heritage Conservation does not align in all instances with the extents identified through the studies and investigations prepared in support of draft plan 30T-25201. We request that policies be added in the NHC designation that indicates that the limits of the Natural Heritage Conservation designation are interpreted as approximate and that delineation of the actual boundary of these 	<p>Comment acknowledged. The draft Official Plan contains policies to this effect.</p>	<p>No Change Required</p>
<p>Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg</p>	<p>Schlegel appreciates the additional density and land uses permissions and suggests that additional policies be added to enable maintaining and expanding existing permissions which have been long-established and will continue for the foreseeable future due to market demand and community needs.</p>	<p>Comment acknowledged.</p>	<p>No Change Made</p>

Name	Comment/Question	Staff Response	Status
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	section 2.36-2.41 request that 84 r+j/ha target not be a minimum target	No change recommended. The density target for 84 residents and jobs per hectare remains in, cumulatively, across the entire Designated Greenfield Area. The target does not apply on a site-specific basis.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	note any exlusions regarding how DGA density is measures (not out NHC etc) NHC 6.1-6.88 reuest than NHC boundaries be indicated as preliinary	No change. The features have already been identified through the KNHS Technical Background Report	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	request policy that allows for removal of ecological restoration area, subject to study	No change. The features have already been identified through the KNHS Technical Background Report.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven	parkland should be limited to the planning act maximum, distributed evenly, and should not unfairly burden landowners	No change recommended. Parkland dedication is evaluated specific to each development application.	No Change Made

Name	Comment/Question	Staff Response	Status
Development) - 2118 New Dundee Road			
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	We request that privately owned public spaces (POPS) can be proposed by proponents as part of parkland dedication for development applications on a site-by-site basis.	No change recommended. Parkland dedication results in the land being conveyed to the City. POPS remain in private ownership.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	recomend a policy that provides for dual zoning should the shool board not need a site (caledon example provided)	No change. Current policies are permissive of schools. Dual zoning specific policies can be added at the time of a development application.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	encourage the City to include forward-thinking policy that provides flexibility for development in areas where municipal infrastructure is proposed but may not yet be built . may be subject to Holding provisions or Draft Plan conditions (ex. policy 9.13)	Policy 9.13 revised to include reference to conditions of subdivision approval.	Change Made
Zechariah Bouchard, GSAI on	request a policy enabling front ending and cost charing agreements	Policy 12.37 in the second draft of the Official Plan addresses front-ending and cost-sharing agreements.	No Change Required

Name	Comment/Question	Staff Response	Status
behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road			
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	<p>We suggest that Commercial First land use policies should be reviewed and refined to recognize future market uncertainties. As currently drafted, the Commercial First policies prioritize and protect for commercial uses, which we recognize is an important planning intent. However, we are concerned that the policies as drafted may represent overprotection and may stunt the comprehensive development of Commercial First areas – and thus the ultimate health of local commercial areas. We emphasize that land use policy should be flexible enough to apply across the lifetime of a planning horizon.</p>	<p>No change. The permitted uses within the Commercial First land use designation offer broad flexibility and allow for a range of permitted uses. Preamble language has been revised to convey the intent of this land use designation.</p>	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	<p>Policy 11.72 states that “residential uses may be permitted only in conjunction with commercial uses, provided they do not compromise the primary commercial function of the lands...”. We are concerned that this policy and the surrounding contextual policy do not clearly indicate what form those residential uses may (or may not) take, which does not provide certainty for future development. Greater clarity leads to greater certainty for development applications, which may help streamline future development applications.</p>	<p>No change. The policy speaks to residential uses broadly, rather than forms. Protecting the commercial function of these lands is the primary intent of the Commercial First land use designation.</p>	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development	<p>Further to the above, policy 11.10 states that the City may require a minimum amount of non-residential uses, may require ground-floor commercial uses, may establish minimum targets at a neighbourhood scale, or may regulate through implementing by-laws. We appreciate Official Plan policy that is not too prescriptive, however, our concern is that</p>	<p>No change. Future work undertaken by the City regarding commercial properties and uses city-wide may provide more detailed direction with respect to the identification of commercial gross floor area targets and other relevant regulations.</p>	No Change Made

Name	Comment/Question	Staff Response	Status
) - 2118 New Dundee Road	without clarity on what forms/uses are permitted or prohibited – this may lead to unnecessary application costs and delays. Whether in the form of flexible policy or urban design guidelines, we request clarity on the intention for Commercial First areas.		
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	Alternatively, if the intent is to leave Commercial First permissions broad to allow inherent flexibility in how commercial uses are delivered, we request that the policy directly permits a range of stand-alone residential and non-residential uses. Applicants should be encouraged to demonstrate to the City’s satisfaction how the commercial target and Official Plan intent is being met through their proposals – creating opportunity for creative solutions and site-specific options for landowners.	No change. The Commercial First land use designation does not require mixed use buildings. Residential uses may be permitted on lands designated Commercial First provided that it does not compromise that predominantly commercial function of that property.	No Change Made
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	Seeking clarity that commercial is not required in the first phase of development in commercial first designation	Policy 11.71a addresses this comment. The provision of non-residential uses in the first phase of development or retention of commercial uses on the site until such time as new non-residential uses are built will need to be demonstrated through a phasing plan for lands designated Commercial First.	No Change Required
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	minor refinements to OP should not need an OPA	The extent of refinements will be assessed at the time of a pre-submission meeting with the City and/or submission of a development application. Policies throughout the draft Official Plan provide guidance on when amendments to the Plan and/or implementing bylaws may be required.	No Change Required

Name	Comment/Question	Staff Response	Status
Zechariah Bouchard, GSAI on behalf of 2163846 Ontario Inc (Branthaven Development) - 2118 New Dundee Road	consider approving dundee SP seperately	Comment acknowledged. The Dundee Secondary Plan is being advanced through a separate planning process.	No Change Required
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	Schlegel suggests that the Official Plan be flexible in defining “mixed use” by continuing to allow standalone commercial buildings in mixed use areas, enabling but not requiring ground floor commercial uses in a residential building, minimizing the application of minimum commercial floor area requirements, and limiting the use of minimum floor space ratios on large existing retail sites. Alternatively, policy language could be added to focus any mixed use requirements on projects that are large enough to feasibly support residential and non-residential uses.	Comment acknowledged. Staff continue to consider these comments and will bring forward additional clarity as part of the final Official Plan. The policies for lands designated Mixed Use outside of Protected Major Transit Station Areas do not require ground floor commercial uses, with standalone commercial buildings being permitted.	Continue to be Considered
Larry Kotseff	<p>I'm all about level of detail. OPs are generally too long, ZBL is where details should be provided</p> <p>-Preambles: what happens over time when they get stale? Do you need to amend the OP?</p> <p>-Anything to do with process should be dealt with outside the plan. These change over time</p> <p>-Don't like the indigenous bit in there, better deal with at the province, but I understand why you have to have it here.</p> <p>CPPS: (facilities and matters/community benefits) - its almost set up to allow density bonusing. LK thinks what we are doing may be illegal. CPPS section, similarities to Waterloo and requiring affordable housing outside of PMTSAs, thinks it may be may be illegal.</p>	Comment acknowledged.	No Change Made

Name	Comment/Question	Staff Response	Status
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	In response to market demand and community needs, Schlegel requests flexibility in the Official Plan policies to ensure the implementing zoning by-law has sufficient leeway to permit existing and new uses beyond those explicitly listed in the 'Mixed Use B' designation.	The Mixed Use B land use designation offers a range of residential and non-residential permitted uses. More details on how these permissions may be applied will be available when the implementing bylaw is being developed.	No Change Made
Michael Witmer, GSP on behalf of DGF Group - 491, 525, and 563 Highland Rd West	policy says zoning may provide for gradual evolution of a site toward the 1.0 FSR minimum. Seeking stronger language like 'will regulate'	The Official Plan enables for zoning regulations to consider the gradual transition to increased densities. This may not be appropriate in all locations. As such, staff continues to recommend the existing policy wording.	No Change Made
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	We note that the maximum building height of 6 storeys is less than the 8 storey height permitted under the current 'Medium Rise Residential' permissions of the 2014 Official Plan; Schlegel requests that their existing height permissions be maintained in the Official Plan.	No change recommended. The Mixed Use A land use designation allows for a maximum building height of 8 storeys and the Neighbourhoods land use designation allows for a maximum building height of 6 storeys.	No Change Made
Michael Witmer, GSP on behalf of DGF Group - 491, 525, and 563 Highland Rd West	strict zoning that requires commercial on ground floor can deter development. (no change suggested)	Comment acknowledged.	No Change Required

Name	Comment/Question	Staff Response	Status
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenbergs	To reflect the potential wide range of growth opportunities on each parcel, we ask the City to consider including both Cotton Grass Street parcels within the 'Strategic Growth Area' and applying a mixed use designation, which would allow flexibility for a range of low, medium, and high density uses.	Change has been made as the referenced property meets the criteria set out for Strategic Growth Areas in the draft Official Plan.	Change Made
Michael Witmer, GSP on behalf of DGF Group - 491, 525, and 563 Highland Rd West	<p>we ask that the City consider outlining:</p> <ul style="list-style-type: none"> Whether minimum and maximum parking standards are being reduced or eliminated, either City-wide or in specific areas or land use designations; How parking requirements will be addressed through the Zoning By-law; and How existing commercial sites will be treated where current parking ratios may not align with new rates and may have site-specific rates that were previously established. 	Minimum and maximum parking standards are not being considered through the Official Plan at this time. A subsequent comprehensive zoning bylaw review process will determine parking requirements, including any transition of existing rates.	No Change Required
Lisa Moraitis	<p>I have recently been informed about Kitchener's new draft official plan known as "Kitchener 2051".</p> <p>I enjoy living in the Westmount neighborhood, and I have concerns about the plan. I believe it is wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A.</p> <p>All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape (CHL). Also, as a CHL recognised by the City as such since 2014, provisions specific to Westmount should be added to Kitchener 2051. Other CHL neighbourhoods (Pandora, Caryndale, Rockway, and Queen's Boulevard) are being proposed by the City to have stronger protections such as three-storey height limits and setback requirements. I think it is important for Westmount to have similar safeguards in Kitchener 2051.</p> <p>I love living in Westmount. It is truly a unique area in the city with</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>so much charm.</p> <p>I do have one additional question, can you confirm that the Kitchener 2051 does not change anything for Westmount Golf and Country Club, as it will still be a permitted use as a “golf course” within the land use designation “open space”.</p>	<p>heights through implementing zoning to 3 storeys.</p> <p>The proposed land use for the Westmount Golf and Country Club remains open space. Open space continues to permit golf courses as a use.</p>	
<p>Ryan Mounsey, Urban Insights - 101 Hazelglen Dr Plaza</p>	<p>On behalf of the property owner, to request explicit recognition of greater height and density potential on the property</p>	<p>The Commercial First land use designation that is proposed to apply to these lands permits up to 12 stories as requested.</p>	<p>No Change Required</p>

Name	Comment/Question	Staff Response	Status
Margaret Hunking	<p>It has come to my attention that there is a proposed plan by the City of Kitchener to change the zoning of Westmount. This particular part of Kitchener/Waterloo was developed in 1914 and is the subject of a wonderful book called Westmount “ THE TIE THAT BINDS THE TWIN CITIES by Susan Sunders Mavor. It was written to recognize 100 years of historical significance and it describes how this beautiful residential neighborhood was carefully planned and modeled after a development in Montreal. In 2014 Westmount was designated as a cultural heritage landscape and should remain that way. To allow 6 and 8 story structures as well as commercial buildings and offices in this neighborhood is to disrupt the original plan and the history it contains. I have lived at XXX for almost 30 years and have enjoyed the privilege of being close to the city centre with shops and offices while valuing the peace and beauty of a residential neighborhood. Kitchener seems to have a propensity of removing historical architecture such as Kitchener City Hall and all the beautiful century homes that used to line Queen St. in downtown Kitchener. The City of Kitchener should reflect on the mistakes of the past and make sure protections specific to Westmount be added to the Kitchener 2051 plan as one of Kitchener’s most significant areas of cultural heritage.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Ryan Mounsey, Urban Insights - 418 Vanier Drive	<p>On behalf of the property owner, to request explicit recognition of greater height and density potential on the property</p>	<p>These land were recently designated through Growing Together East. No further changes are recommended.</p>	No Change Made

Name	Comment/Question	Staff Response	Status
Mariska Siderius	<p>The proposed plan to change the designation of Westmount outlined in the draft official plan, Kitchener 2051, is a sign of significant disrespect of Mr. Rieder. He carefully and with consideration, planned Westmount in the early 1900s and built the most attractive residential neighbourhood in the City of Kitchener. His thoughtful plan and the development has been documented in the book "Westmount - the tie that binds the twin cities" - by Susan Mavor. As City planners one would assume staff would be aware of this book, although it is clear that whomever came up with this proposal for Westmount is ignorant of the historical significance of this area, and has never walked along the boulevards and admired this part of town that residents have nurtured from its origin.</p> <p>Canadians often lament the lack of historic buildings and walkable treelined neighbourhoods, and here we have Westmount; a beautiful and unique area in mid-town that the City wants to ruin without hesitation. There is ample opportunity for commercial, 8-high buildings closer to the vicinity of Belmont: the Air Boss lot consisting of 14.5 acres that is for sale, the land along Belmont towards Victoria, as well as the Grand River hospital property that will be available once the hospital moves. These areas are close to the LRT routes and make much more sense for intensification and commercial opportunities.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Martin Miskelly	<p>I am writing to express my serious concern and disagreement with elements of the proposed Kitchener 2051 plan as they relate to the Westmount neighbourhood. My family chose Westmount intentionally. We moved here because of its historic homes, tree-lined streets, and the rare sense of continuity and community that has been preserved over generations. It remains one of the most beautiful and intact neighbourhoods in the city precisely because it has not been subject to incompatible planning decisions. For this reason, I believe it is wrong to designate the eastern portion of Westmount as a Strategic Growth Area or Mixed Use Area. Westmount is a single, connected cultural heritage landscape. Dividing it into different growth philosophies ignores that reality and risks undermining the character of the whole neighbourhood. All of Westmount should instead be designated as a Neighbourhood Growth Area. Introducing multi-storey commercial or mixed-use buildings into the interior of this community would fundamentally change its scale, rhythm, and livability. Once those permissions exist, the change is permanent. The qualities that make Westmount special, and that draw families, visitors, and investment to Kitchener in the first place, cannot be rebuilt after the fact. There are many other parts of the city that are actively seeking intensification, revitalization, and new commercial energy. Directing growth to those areas would strengthen Kitchener without sacrificing one of its most significant heritage environments. In addition, I strongly urge the City to include provisions specific to Westmount within the Kitchener 2051 plan to ensure the neighbourhood receives the protections it deserves as a Cultural Heritage Landscape. Other CHLs already benefit from clear measures such as three-storey height limits and defined setback requirements. Westmount should be afforded the same level of care and consistency. Growth is important, but it must be done thoughtfully and in the right places. Protecting Westmount protects an irreplaceable part of Kitchener's identity. Thank you for your time and consideration.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Mary Kuntz	<p>-It is wrong to designate the east part of Westmount as a Strategic Growth Area /Mixed Use A -All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape -Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protection it deserves as one of Kitcheners most specific areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too.</p> <p>Even though I won't be here in 2051, I'm concerned for future Kitchener residents that they will lose an historical, beautiful residential area to strategic growth.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Meghan Hennessey	<p>I am writing to share my concerns regarding the proposed redevelopment of Earl Street through the Dunbar/Westmount neighbourhood as outlined in the Kitchener 2051 Plan.</p> <p>I live at XXX, the first home built on the street in 1929. I recognize and support the need for growth and evolution in our city - change is essential. However, it must be carefully balanced with respect for our historic neighbourhoods and community character.</p> <p>The Westmount neighbourhood has been designated by the City as a Cultural Heritage Landscape (CHL). As such, I urge Council to adjust Kitchener 2051 Plan to better protect this area by:</p> <ul style="list-style-type: none"> • Restricting development to a maximum of three storeys, and • Requiring new building setbacks to align with existing neighbourhood setbacks. <p>These measures would allow thoughtful growth while preserving the heritage, scale, and liveability that define Westmount.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>(Also I will acknowledge that although it is unlikely someone would knock down one of the homes to build an 8-storey building, the possibility could exist and it would truly be a sad shame - especially as our population grows with people from outside of Kitchener who may not appreciate the heritage).</p> <p>I am unable to attend the Open House on Feb 25 as I'm out of town, so I respectfully request that these comments be included and acknowledged as part of the community feedback process. Please also let me know if there are additional channels where my feedback should be formally submitted.</p>	<p>direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	
<p>John Lubczynski, Region of Waterloo</p>	<p>Frequent Transit The Plan currently uses a variety of terms to describe high-frequency transit service: "frequent transit," "frequent public transit," "high frequency transit," and "Grand River Transit Frequent Transit Network." - Where the policy intent specifically refers to the Regional Council endorsed network, the term "Frequent Transit Network" should be used. In all other general instances, use the more generic term "frequent transit."</p>	<p>agree revised to be more consistent</p>	<p>Change Made</p>
<p>John Lubczynski, Region of Waterloo</p>	<p>Transit Corridor The document currently uses "existing transit corridor," "transit corridor," "public transit rights of way," and "transit route." For clarity, we recommend simplifying these to just "transit corridor." In addition, the qualifier "existing" should continue to be used specifically on Map 2 to differentiate between planned and operational corridors.</p>	<p>agree revised to be more consistent</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>Transit - The terms "transit," "conventional transit," and "public transit" are used interchangeably, without a clear distinction in meaning. Where "public transit" is used we suggest removing the qualifier and simply use "transit."</p> <p>When differentiating non-rapid service from rapid transit, use "transit" instead of the longer "conventional transit." If the term "public transit" is intended to include all public providers like Metrolinx GO or VIA Rail, consider referring to these separately as "inter-regional transit."</p>	agree revised to be more consistent	Change Made
John Lubczynski, Region of Waterloo	<p>Rapid Transit</p> <p>Multiple terms refer to higher-order transit: "rapid transit," "ION," "higher order transit," "Light Rail Transit," and "Adapted Bus Rapid Transit." While all these terms generally refer to higher-capacity, faster transit service, they could be interpreted differently.</p> <p>To ensure clarity, when referring generally to this type of service, we suggest using the defined term "rapid transit." The specific terms "ION LRT" or "ION rapid transit" should be reserved for instances that specifically reference the existing or planned ION corridors, tracks, stations, or system components.</p>	agree revised to be more consistent	Change Made
John Lubczynski, Region of Waterloo	<p>The policy indicates that Strategic Growth Areas will “accommodate and support major transit infrastructure and active transportation”. We suggest adding the words "transit operations and" after the words "accommodate and support":</p> <p>“b. accommodate and support transit operations and major transit infrastructure, and active transportation;”</p> <p>This change would clarify the need to also support transit operations and the unimpeded movement of transit vehicle, ensuring optimal use of major transit infrastructure.</p>	No change recommended. Official Plan policy language has remained silent on operational elements.	No Change Made
John Lubczynski, Region of Waterloo	<p>(in reference to locating jobs close to frequent transit within Strategic Growth Areas) there is no similar policy direction dedicated to accommodating transit within the City’s other major industrial areas that fall outside of Strategic Growth Areas.</p> <p>To support equitable access to jobs, we recommend adding new policy language (like Policies 2.9.b and 2.13.b) that supports the integration of transit infrastructure and active transportation throughout the City’s industrial areas.</p>	agree. added.	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>four identified Urban Centre locations are listed in the text but do not appear to be mapped on any Official Plan schedules. Without clear mapped boundaries, it is not possible to determine the size of these Urban Centres, or their relationship to the overall city structure. Recommend to delineate the four Urban Centres on Map 2 (Urban Structure)</p> <p>the draft policies for urban centres lack policy direction requiring transit integration. recommended wording to address this would be to add the term “frequent transit” to Policy 2.31, as follows: “2.31 Urban Centres will be planned to accommodate more homes, shops, and frequent transit, and services with great places in between.”</p>	mapping to be clarified. agreed and revised on transit language	Change Made
John Lubczynski, Region of Waterloo	the term "rapid transit" is inconsistently capitalized in Policies 7.112 a. and b. For consistency, we suggest standardizing the term to "rapid transit" (lowercase) unless it is referring to a proper part of a proper name (e.g., the "ION Rapid Transit Corridor"). the term “high frequency transit corridors” in Policy 7.112 a. is potentially ambiguous and does not align with standard Regional transit terminology. If the policy is intended to refer specifically to the Regionally endorsed transit network, use the term "Frequent Transit Network." If the policy is intended as a general reference to any street with robust transit service, revise the policy to read:“a. proximity to rapid transit corridors and transit corridors with frequent service.”	agree revised to be more consistent	Change Made
John Lubczynski, Region of Waterloo	Preamble page 72, recommend clarifying the preamble to distinguish between personal automobiles and other private transportation modes. The phrase "move away from our reliance on private vehicles" in the fifth paragraph may be too broad. As written, it could inadvertently include transportation options that the Official Plan should be promoting, such as micromobility (e.g., e-scooters and e-bikes) and car sharing programs. For greater clarity, we suggest replacing “private vehicles” with “private automobiles.”	agreed. Revised	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>We recommend clarifying and broadening the reference to “Regional Transportation Demand Management Plan,” as follows: “8.7 The City will support the Region’s Integrated Mobility Plan, GRT Business Plan, other applicable plans as amended, and relevant Transportation Demand Management policies and initiatives.”</p> <p>This proposed language provides necessary flexibility and ensures the policy better aligns with all Regional plans relevant to transit and transportation demand management.</p>	<p>No change made. The policy language has maintained support for the Regional Transportation Demand Management program.</p>	No Change Made
John Lubczynski, Region of Waterloo	<p>We suggest broadening the language to consider a wider range of necessary infrastructure - The current reference to "waiting areas" is vague and non-inclusive of all necessary infrastructure (e.g., seating, shelters, real-time information, lighting). we suggest using the more comprehensive term "transit amenities"</p>	<p>agree. Revised</p>	Change Made
John Lubczynski, Region of Waterloo	<p>The phrase "future rapid transit lines" in this policy lacks certainty and is not used elsewhere in the document. For consistency, we suggesting replacing this with “planned rapid transit corridors” to provide a greater level of certainty for investment.</p>	<p>agree. revised</p>	Change Made
John Lubczynski, Region of Waterloo	<p>the Plan's current definition of Crime Prevention Through Environmental Design (CPTED) focuses primarily on First-Generation principles (physical design and security). CPTED has evolved to consider social equity, community engagement, and the social environment.</p> <p>Given the Official Plan’s focus on equity, we suggest refining the Plan’s definition of CPTED to promote a more integrated and modern approach.</p>	<p>agree. CPTED term revised to be less jargony and speak to the principles of safety</p>	Change Made
John Lubczynski, Region of Waterloo	<p>We suggest refining the policy direction to better support bike share, micro-mobility systems, and emerging technologies, as follows: “8.22 The City will support and enhance a city-wide bike share and micro-mobility system as part of the integrated mobility network and promote new and innovative mobility modes through participation in Provincial pilot projects and other initiatives.”</p>	<p>agree and revised</p>	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>we suggest replacing all the policy references to "public transit" with "transit". we recommend adding a brief preamble in this section to highlight the Region and GRT's role in transit service delivery, as follows:</p> <p>"The Region of Waterloo plans for and operates Grand River Transit (GRT), the transit service provider in Kitchener. GRT operates a comprehensive system, including conventional buses, ION light rail trains, an express bus network, community and flexible transit, and door-to-door transit service for riders with disabilities using specialized vehicles. GRT provides accessible connections throughout the mobility network throughout the mobility network, from urban centres and major transit station areas to industrial areas and neighbourhoods."</p>	agree and revised	Change Made
John Lubczynski, Region of Waterloo	<p>We recommend revising this policy to require bus stop design to comply with GRT's design guidelines, as follows:</p> <p>"8.26 Public transit stops and stations will be designed to provide safe, efficient, and effective access for all users, in accordance with GRT's Bus Stop Design Guidelines and other applicable guidelines as amended."</p>	agree, revised	Change Made
John Lubczynski, Region of Waterloo	<p>We recommend refining the proposed policy on goods movement to also include mention micro-mobility solutions for last-mile delivery, as follows:"8.32 The City will encourage goods movement strategies that reduce the environmental and mobility impacts of commercial vehicles, including zero emissions and last-mile delivery zones and supporting emerging and innovative micromobility cargo solutions through supportive policies and infrastructure."</p>	agree. revised	Change Made
John Lubczynski, Region of Waterloo	<p>We note that transit service and amenities are not reflected in the draft policy's list of priorities. To ensure transit is appropriately considered, we recommend the following revisions:</p> <p>"8.37 The City will actively manage curbside space and competing priorities including active transportation, access to transit and transit amenities, vehicle parking including carshare parking, pickup and drop off space, electric vehicle charging, and deliveries.</p>	agree. revised	Change Made
John Lubczynski, Region of Waterloo	<p>We suggest strengthening the first mobility network objective (Page 76) to be more concise and goal oriented.</p> <p>The intent of the second objective, "Plan for a mobility network with differentiated speeds and users' capacities," could be clarified.</p>	Agree this has been rideved to talk about conctect sensitive and achieving the planned function	Change Made

Name	Comment/Question	Staff Response	Status
	For example, is this referring to segregating users by mode (e.g., transit vs. cars) or prioritizing speed for certain corridors and user types?		
John Lubczynski, Region of Waterloo	The phrase “maximize the use of infrastructure” in the second objective may set an overly strict goal that can conflict with other necessary objectives. For improved clarity, and to align with the terminology used in the Provincial Planning Statement, 2025, we suggest using the more balanced term "optimize" instead of "maximize."	agree. revised to say optimize	Change Made
John Lubczynski, Region of Waterloo	<p>the draft wording may be too narrow as it focuses on underutilization and does not cover all potential impacts on infrastructure, which could potentially include strain from over development. To ensure this policy covers both the risks of down-zoning and up-zoning , we suggest broadening it by adding the phrase “and/or unmitigable impacts to” after the word “utilization.”</p> <p>In addition, the term “municipal infrastructure” is used here and elsewhere in the Plan, but the term “municipal” is not explicitly defined - this term technically includes both the City and the Region of Waterloo, we suggest clarifying this to ensure inter-jurisdictional alignment. we recommend either adding a definition of "municipal infrastructure" in the Plan’s glossary; or adding new language in the Implementation Section to explicitly state that it includes Regional infrastructure.</p>	agree. Have revised. Did not make recommended change to add a term 'municipal infrastructure.' Municipal has the plain meaning, defined term not required	Change Made
John Lubczynski, Region of Waterloo	<p>To provide more explicit and focused direction for supporting multi-modal goals, we suggest the following revisions: “11.2.c “Prioritize pedestrian comfort, safety, accessibility, pedestrian access to transit, and convenience over private vehicular access, parking, movement, and functionality, in accordance with the Mobility policies of this Plan; In addition, as noted previously, we suggest replacing the term “private vehicular” in this policy with “private automobiles” for improved clarity.</p>	11.2 has been deleted in its entirety (no cheat sheet)	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>the current language does not ensure the consistent provision of transit infrastructure through the development approval process. To align with current ROP Policy 5.A.11, we recommend the following revision:</p> <p>“12.51 Notwithstanding Policy 12.50, the City and/or Region will require the dedication of lands at no expense to the municipality for:</p> <p>a) Additional right-of-way widenings at any location along a Regional road or City street, at intersections, or from major traffic generators to accommodate transit and active transportation infrastructure, landscaping, and intersection improvements; and</p> <p>b) Necessary lands or easements for the implementation of the Regional transit network and rapid transit system, including rights-of-way, stations, and related facilities.</p> <p>The closing of a road section listed in Schedule D, F, or any other street in the city will not require an Official Plan Amendment. Streets may be closed by by-law in accordance with the Municipal Act and subject to an approved Class Environmental Assessment.”</p>	There is no legal authority to do this. No revision	No Change Made
John Lubczynski, Region of Waterloo	<p>transportation and utility corridors are not clearly defined or mapped in the Plan, which may lead to implementation challenges from a transit perspective.</p> <p>To address this ambiguity we suggest adding specific transit examples to the policy language, as follows:</p> <p>“12.87.d To adopt measures to mitigate negative impacts or safety concerns resulting from the proximity of lands to transportation and utility corridors, including light rail transit corridors and rapid transit stations, non-compatible land uses, or any other source of nuisance or hazard to public health and welfare;”</p>	These examples do not add value in our opinion. No change	No Change Made
John Lubczynski, Region of Waterloo	Crime Prevention through Environment Design (CPTED)We suggest revising this definition to include a more balanced approach using both First – Second Generation CPTED principles to support equity objectives.	deleted definition	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>Mobility Network</p> <p>we recommend incorporating the transit specific infrastructure and other minor edits to the definition, as follows.</p> <p>“Mobility Network – a comprehensive network of streets, roads, bike lanes, trails, multi-use paths, transit stops and stations, transit priority lanes, rapid transit corridors, and sidewalks used by people and vehicles to safely move around the city.”</p>	<p>mostly agree. changes we made to expand the definition</p>	Change Made
Paul A Paleczny	<p>I am very concerned.</p> <ul style="list-style-type: none"> • it is wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed A • All of our Westmount neighbourhood should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape • provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections such as 3-storey height restrictions and setback limits, and Westmount should too. 	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
John Lubczynski, Region of Waterloo	<p>Map 2 (City Structure) and Map 11 (Integrated Transportation System)</p> <p>There is a discrepancy in the terminology used for the same transit corridors across Maps 2 and 11.</p> <p>Map 2 identifies “Light Rail Transit Corridors”, whereas Map 11 refers to the same corridors using the longer phrase “Light Rail Transit Corridor Public Transit Right of Way” for the same corridors. To maintain consistency, we recommend adopting the shorter term "Light Rail Transit Corridors," assuming the distinction regarding “public transit right of way” is not critical to policy implementation.</p>	<p>agree and addressed</p>	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>Adapted Bus Rapid Transit</p> <p>Both Map 2 and Map 11 identify “Adapted Bus Rapid Transit Corridors”. However, since the Plan does not contain any specific policies or planning implication tied directly to the designation of “Adapted Bus Rapid Transit Corridors, their inclusion on the maps is redundant and should be deleted.</p> <p>Furthermore, on Map 2, the term “Adapted Bus Rapid Transit Corridor” should be replaced with "Existing Transit Corridor" designation to reflect its status.</p>	agree and addressed	Change Made
John Lubczynski, Region of Waterloo	<p>Corridor Inconsistencies</p> <p>We have identified some inaccuracies in the mapping of Existing and Planned Transit Corridors on Map 2.</p> <p>We request that you follow up directly GRT staff to obtain the most current and accurate mapping data.</p>	agree and mapping revisions underway	Change Made
John Lubczynski, Region of Waterloo	<p>References to “Regional Roads” and “Streets”</p> <p>The term "regional roads" is capitalized inconsistently across the document. We suggest standardizing the term to "Regional roads" throughout the Plan when referring to roads under the Region of Waterloo’s jurisdiction.</p> <p>For consistency, and to avoid confusion with local streets under the City’s jurisdiction, we suggest changing all instances of "Regional streets" to "Regional roads".</p>	agree and addressed	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>Preamble: Regional Roads - We generally agree with the described function of Regional roads, but recommend refining it to incorporate the following themes:</p> <p>Jurisdiction and Roles: As the authority responsible for the planning, design, construction, and maintenance of the Regional Road network, the Region manages traffic flow and safety through signals, signage, and pavement markings. This includes proactive infrastructure improvements such as signal optimization, sight-line enhancements, and road rehabilitation.</p> <p>Planned Function: Regional roads are planned to be safe, accessible, multimodal corridors that connect communities and accommodate walking, biking, transit, automobiles, and heavy trucks. As arterial roads, they often feature wider lanes and strict access controls to facilitate the efficient movement of people and goods between local City streets, Provincial highways, and major employment areas. To balance these requirements, the Region employs a context-sensitive design approach that classifies Regional roads based on urban/rural context and prioritizes placemaking or mobility, depending on surrounding land uses. In transit-supportive areas, this approach ensures the road infrastructure supports a walkable, pedestrian-oriented public realm, allowing these corridors to function as vibrant focal points while maintaining their regional mobility role.</p>	<p>revision made to increase clarity and describe roles and responsibilities amount various governments and agencies</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>we recommend refining this policy by adding a new Policy 8.49 regarding truck routes. This new policy will ensure alignment with current ROP Policy 5.A.30, which establishes that Regional roads are truck routes. Our suggested revisions are as follows:</p> <p>“8.31. The City, in consultation with the Region, will direct the movement of goods movement by heavy trucks to Regional roads in accordance with Policy 8.49, and to City arterial streets as identified in the City’s relevant transportation plans.”</p> <p>“8.49. All Regional roads identified on Map 11 are classified as truck routes for the movement goods, unless the Region imposes prohibitions or time restrictions on specific sections of the Regional road network where:</p> <ul style="list-style-type: none"> a) The roadway is not designed or constructed for heavy truck traffic or long vehicles; b) There are critical height or weight restrictions; c) Adjacent land uses are primarily front-lotted urban residential, and a suitable alternate route is available; or d) Other safety or operational considerations are identified by the Region in consultation with the City.” 	disagree - no change: Where truck routes go need to be determined through TMP and RTMP direction. These suggestions are to technical and belong in Regional by-laws rather than City OP	No Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>A discrepancy exists between draft Policy 8.43 and ROP Policy 5.A.35 regarding the securing of road widenings along Regional roads during the development and site plan application process. Current draft Policy 8.43 states the City "may secure Designated Right-of-Way Allowance in accordance with Schedule F." In contrast, Policy 12.50 and current ROP Policy 5.A.35 both state these widenings "... will be obtained by dedication prior to, or as a condition of, the approval of the development application and/or site plan..." in accordance with Regional guidelines.</p> <p>The use of permissive language ("may") in Policy 8.43 introduces uncertainty and risk to the long-term integrity of the Regional road network.</p> <p>To ensure alignment with the ROP we request that Policy 8.43 be revised to replace "may" with "will".</p> <p>we suggest the following revision: "8.43 The City will secure the Designated Right-of-Way Allowance for each Regional Road listed in Schedule 'F', in accordance with the Implementation policies of this Plan and any associated Regional guidelines."</p>	disagree: existing language covers land taking where legally enabled. There is no authority to taking lands other than those described in the schedule	No Change Made
John Lubczynski, Region of Waterloo	<p>we recommend the policy be revised to prioritize the functional integrity of the Regional road network - clarifying that the fundamental requirement for development is to maintain a safe and functional Regional road network, rather than simply balancing competing planning objectives. To address this, we recommend the following revision to Policy 8.45: "8.45 The City will consult with the Region on development applications fronting Regional roads to ensure the functional integrity and safety of the Regional road network are preserved and enhanced. This consultation will focus on reducing collision potential, ensuring uniform access design standards, and protecting the planned function of the road while supporting the intensification, walkability, and health and safety objectives of this Plan."</p>	disagree: this a fundamental are disagree on how the region has designed their urban roads over the decades. This language doubled down on many of these areas disagreement	No Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>We recommend that Policy 8.47 be revised to fully align with current ROP Policy 5.A.25.</p> <p>The draft policy uses the permissive phrase “may require transportation impact studies” for development applications (along Regional roads). ROP Policy 5.A.25 explicitly requires a transportation impact study to assess the impact of a development proposal on the Regional road network when certain traffic thresholds are met.</p> <p>Policy 8.46 should be revised to clarify that when the Region requests a study, based on "significant traffic" traffic threshold, the transportation impact study and its subsequent recommendations are mandatory. We suggest the following wording:</p> <p>“8.46 Where a proposed development is likely to generate significant traffic as defined in Regional guidelines, the City, if requested by the Region, will require the submission of a Transportation Impact Study in accordance with Regional guidelines. This study will assess the impact on the Regional road network and review opportunities to encourage alternative modes of transportation, including walking, cycling, and public transit. The proponent will be responsible for providing any recommended improvements, land dedication, easements, noise attenuation, fencing, grading, transit and active transportation amenities, stormwater management, and any required Regional permits. All such studies and required measures will be the financial responsibility of the proponent.”</p>	disagree: we as planning authority must satisfy ourselves that study requirements are appropriate in consultation with relevant agencies.	No Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>we recommend a revision to ensure full alignment with current ROP Policies 5.A.32 and 5.A.33. The policy framework should explicitly state that access must be provided from local City streets wherever feasible and that the Region maintains the authority to deny access to a Regional road where safety or operational requirements cannot be met. We suggest the following revision to Policy 8.47 and the addition of a new Policy 8.48: "8.47. Access to Regional roads will be subject to the requirements of the Regional Road Access By-law and any associated Regional guidelines. Direct access to Regional Roads will be restricted as follows: a) Access will be provided from a City street wherever feasible, as determined by the Region in consultation with the City; b) Access will be discouraged or restricted near intersections, at-grade railway crossings, road abutments, along lanes specifically identified for exclusive vehicular turning movements, or where sight distances are not met; and c) Openings in a centre median for a private access will only be permitted for significant trip generation or transit movements where appropriate traffic controls can be implemented." "8.48 Where the Region determines that safe access to a Regional road cannot be provided, or where proposed new access, either individually or in combination with existing accesses, is detrimental to the integrity of the Regional road, the Region may deny such access." Upon the inclusion of the revised Policies 8.47 and 8.48 as proposed above, we recommend that the current draft Policy 8.48 (which requires compliance with the Regional Road Access By-law) be deleted. The updated language provides a more comprehensive framework, rendering the original Policy 8.48 redundant.</p>	disagree, this is too detailed. Policy refers to guidelines and the regional road access by-law	No Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>Land Use Compatibility, Noise, Vibration, and other Emissions</p> <p>The draft policies require refinement to align with the PPS requirements for "major facilities."</p> <p>While the draft references the "Airport" and "major goods movement," it lacks explicit protection for other major facilities defined in the PPS, including the Region's wastewater treatment plant in Kitchener.</p> <p>while Policies 10.76 and 10.77 emphasize mitigation through studies, the PPS outlines a hierarchy of "avoidance first." To ensure consistency with the PPS, we recommend the following:</p> <ol style="list-style-type: none"> 1. Include a definition of "major facilities" consistent with the PPS that explicitly encompasses "sewage treatment facilities". 2. Revise the policy framework to protect the long-term operational and economic viability of major facilities by directing sensitive land uses away from them, in accordance with Provincial guidelines. 3. Ensure land use compatibility policies reflect the Provincial hierarchy of "avoidance, minimization, and mitigation." 4. Explicitly state that development within the vicinity of a Regional wastewater treatment plant is subject to Provincial guidelines, and that such applications must be circulated to the Region for review and comment. 	<p>major facilitates are described in preamble. Definition not needed in our opinion. Revisions made to add sewage treatment plant.</p> <p>Sensitive land uses are directed away from Major facilitates by the arrangement of land use designations in this plan. The direction policy not needed</p> <p>3. we satisfied ourselves that the preamble, policies in combination with the mapping achieve this hierarchy</p> <p>4. no change this is addressed in new 10.84</p>	Change Made
John Lubczynski, Region of Waterloo	<p>the draft Official Plan lacks specific policies regarding the physical collection of waste. To ensure safe and efficient service, the Region has established new "Waste Collection Requirements for Residential Services" under Regional Waste By-law 17-007. Developments should be designed to accommodate this new system. To ensure future development aligns with these updated standards, we suggest adding the following new Policy 4.17: "4.17 Residential development shall be designed in accordance with the Region of Waterloo's "Waste Collection Requirements for Residential Service", in accordance with Regional Waste By-law, as amended, to ensure safe vehicle maneuvering and efficient collection service. Where residential recycling is provided through</p>	<p>partially revised. The suggestions were to specific and give too much primacy to specialists outside the City</p>	Indirect

Name	Comment/Question	Staff Response	Status
	the Circular Materials producer responsibility organization, applicants must demonstrate that the site design meets the specific requirements of the service provider."		
John Lubczynski, Region of Waterloo	To provide a more proactive level of protection for the airport and its long-term viability, we recommend the following revised policy: "10.86 The City supports and will protect the long-term operation and economic role of the Airport in recognition of its status as a significant regional transportation asset and the essential service it provides to the public."	agree and revised	Change Made
John Lubczynski, Region of Waterloo	<p>We request the following revisions to Policy 10.87 subsections a), c), and d) to strengthen the policy framework for safeguarding airport operations and ensuring compatibility with sensitive land uses:</p> <p>10.87 The City, in planning for land uses in the vicinity of the Airport, will:</p> <p>a)Prohibit any land use or structure which could affect access to or the operation of the Airport, cause a potential aviation safety hazard, or be non-compatible for reasons of public health, safety, or environmental concerns;</p> <p>b)[No change]</p> <p>c)<u>Ensure that development or expansion of existing sensitive land uses within the Airport's area of high noise impact (30 Noise Exposure Forecast/Noise Exposure Projection) may only be permitted subject to a site-specific study that identifies how noise impacts can be minimized and mitigated, and demonstrates no negative impact to the Airport's long-term function.</u></p> <p>c)Prohibit new residential development and other sensitive land uses in the vicinity of the Airport above 30 Noise Exposure Forecast (NEF)/ Noise Exposure Projection (NEP).</p> <p>d)Require the provision of warning clauses and signage through the</p>	<p>a. agree and revise</p> <p>b. no change</p> <p>agree. But on further consideration and review, policies addressed development and redevelopment with 30 NEF/NEP are designated NHC and open space so no development or redevelopment is permitted</p> <p>d. Disagree, this is too detailed for an OP</p>	Change Made

Name	Comment/Question	Staff Response	Status
	development review process, to the satisfaction of the Region, advising owners in the vicinity of the Airport of potential lighting and height restrictions and of the potential for noise-related impacts. e)[No change] f)[No change]		

Name	Comment/Question	Staff Response	Status
Ric and Ellen Trafford	<p>Almost 51 years ago,we,Ric and Ellen Trafford,came to this city for a job interview and to consider whether we,as a newly married couple, might want to settle as permanent residents where we would raise our family and contribute to the civic fabric of the community.The two most important questions for us were whether we would be offered the job and whether the city could offer us an historic residential neighbourhood in which to make our home.After the job interview,we asked directions to that neighbourhood and were told to drive into the Westmount area of the city.As we travelled those streets we immediately knew that if the job opportunity came we were ready to move to Kitchener.And that is because we had fallen in love with the neighbourhood of Westmount!</p> <p>Having now lived in the Westmount community for the past 43 years and called dear old XXX street our home,we are heartbroken to hear that the very political entity that should be tasked with protecting this historic and architecturally significant neighbourhood are the ones who are attempting to diminish it!</p> <p>We do not write this only as residents of Westmount who selfishly want to protect our own vested interests,but we write this as longtime,civically minded contributors to the City of Kitchener as a whole.In our opinion,all members of a community like Kitchener should take a moral position to protect what makes our community special.Sadly,to put growth as the only important goal over protecting what makes this city special is very shortsighted in our humble opinion!Much of the very important cultural history of this proud city has already been lost as many early and important buildings have been raised</p> <p>to progress.Please do not continue this trend by now undermining one of the last but very important physical reminders of what makes the City of Kitchener proud to be.</p> <p>After living out our lives here in the City of Kitchener for the past 51 years,43 as residents of the historic and architecturally important neighbourhood of Westmount,we sincerely hope that</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>another young couple might want to call Kitchener home after they drive the beautiful streets of Kitchener's proud past. The neighbourhood of Westmount is a gem to the city of Kitchener! Please do not miss its brilliance! Do not miss its value to the City of Kitchener as the proud city it should continue to be!</p>		
Richard Cook	<p>Our home is at XXX and we have lived here for 12 years. Westmount is a highly desirable neighbourhood because of its history, the cultural significance, the beautiful homes and streetscapes, the walkability, and as I expect you are learning our neighbourhood residents have a very strong sense of community. We care. I strongly feel that you should:</p> <ul style="list-style-type: none"> • Designate all of Westmount as a single land use designation of "Neighbourhood Growth Area", and • Add special CHL policy provisions for Westmount such as 3 storey height limits and setback requirements similar to what is being offered to other protected neighbourhoods identified in Kitchener 2051. <p>With regret, I am unable to attend the open house on Wednesday. Please be respectful of Westmount and everything it offers.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an</p>	Change Made

Name	Comment/Question	Staff Response	Status
		<p>SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	
<p>John Lubczynski, Region of Waterloo</p>	<p>Proposed Policy 11.61 states the City "... may consider site specific increases to the permitted building height in accordance with the policies applying to all land use designations..." the general policies in Section 11.1 do not currently contain reference to the Region of Waterloo International Airport or the requirement to evaluate aeronautical impacts. we recommend revising Policy 11.61 to include an explicit cross-reference to Policy 10.87 as follows: "11.61 Where the implementing zoning does not permit the maximum building height outlined immediately above, the City may consider site specific increases to the permitted building height in accordance with Policy 10.87 and the policies applying to all land use designations. On these lands, a Zoning By-law Amendment will be required for a building more than 10 storeys in height."</p>	<p>Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.</p>	<p>No Change Made</p>
<p>John Lubczynski, Region of Waterloo</p>	<p>we note the omission of current ROP Policy 7.B.23, which prohibits urban expansions onto lands currently designated as "Regional Recharge Areas". Although this prohibition is appropriately included in the draft Official Plan under Policy 6.40, we recommend cross-referencing these policies. To achieve this, we suggest revising Policy 12.31 to explicitly add the protection of Regional Recharge Areas to the listed criteria or provide a direct reference to the limitations set out in Policy 6.40.</p>	<p>The draft urban expansion policies are consistent with the PPS and acknowledge the importance of the urban area boundary and the regional recharge area.</p>	<p>No Change Made</p>

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>we suggest that the City consider refining the policies to explicitly reference consultation and coordination with the Region on matters that intersect with Regional service areas and legislative mandates .</p> <p>identifying the Region as a key agency partner in these policies would ensure that planning and infrastructure decisions remain aligned at both levels of government.</p>	<p>We acknowledge and appreciate the Region's continued role in the development approvals process in areas that are within the Region's areas of interest. The draft policies reflect required consultation and coordination with the Region and other interested parties.</p>	No Change Made
John Lubczynski, Region of Waterloo	<p>To ensure alignment with the PPS, we recommend refining this framework to reflect the comprehensive coordination contemplated by PPS Policy 6.2.1.PPS Policy 6.2.9 and 6.2.10 outline specific provisions for coordination with adjacent planning authorities to ensure growth is managed consistently across municipal boundaries. we suggest the following:1.Add a new policy to implement PPS Policy 6.2.1, guiding the City to adopt a coordinated, integrated and comprehensive approach when dealing with planning matters involving the Region, adjacent municipalities, and other agencies. This should specifically include the coordination of infrastructure and matters listed in Policy 6.2.1 subsections a) through f).2.Divide Policy 12.42 into two distinct parts to clarify the City's approach to integrated planning for growth management:Part A (Cross-Border Coordination) – City will coordinate growth management with adjacent planning authorities in alignment with the PPS Polices 6.2.9 and 6.210. This includes shared responsibility for population allocations, density targets, and settlement area planning.Part B (Regional Service Integration) - Maintain the current intent of Policy 12.42 but refine the language to ensure growth management is coordinated and directly integrated with the Region's mandate to plan and deliver key Regional services and infrastructure.</p>	<p>These policies have been updated to provide additional clarity.</p>	Change Made

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>we recommend refining these policies to integrate the Region’s role and ensure its services and mandates are addressed early, as follows:</p> <ol style="list-style-type: none"> 1) Incorporate the current practice of circulating pre-submission materials on planning applications to the Region for early review. 2) Require the submission of studies or information identified by the Region during pre-consultation as a prerequisite for a complete application. This facilitates the early identification of Regional requirements and the provision of customized Terms of Reference, ensuring studies are prepared to the "qualified professional" standards referenced in Policy 12.59(c) from the outset. 3) Include a commitment to consult with the Region to confirm that all applicable Regional conditions and mandates have been satisfied prior to final approval. This ensures the City’s decisions are supported by necessary technical clearances. 4) Where the City initiates a peer review involving Regional service areas (e.g., hydrogeology or transportation modeling), we suggest a collaborative approach to ensure the review satisfies the requirements and legislative mandates of both levels of government. 	<p>The policies regarding complete applications ensure that relevant agencies and interested parties, including the Region, are included as appropriate.</p>	No Change Made
John Lubczynski, Region of Waterloo	<p>these maximum heights, particularly Mixed-Use C designation, may exceed the height limits established by the proposed federal Airport Zoning Regulations (AZR) for the Region of Waterloo International Airport.</p> <p>Based on our initial assessment of the proposed land use mapping, we have identified the following areas where building envelopes and construction equipment (cranes) may conflict with the protected airspace:</p> <ol style="list-style-type: none"> 1) Lackner Blvd. & Ottawa Street (MU-B / MU-A): The proposed AZR limit is approximately 30m ASL. While 8-storey buildings (MU-A) may sit just below this limit, construction cranes would likely penetrate protected airspace. 2) Fairway Road & Morgan Avenue (MU-B): The allowable height is approximately 72m ASL. Depending on the intermediate height defined for MU-B, there is a potential for crane-related height conflicts. 3) Fairway Road & Highway 8 (MU-C): The allowable height is 	<p>Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.</p>	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	<p>approximately 120m ASL. A 28-storey building (approximately 100m) would leave little vertical clearance for construction cranes.</p> <p>4) Sportsworld Area (MU-C): The allowable height is approximately 126m ASL. As with the Fairway/Highway 8 area, a 28-storey building would result in tight tolerances for necessary construction equipment.</p>		
John Lubczynski, Region of Waterloo	<p>we recommend replacing the general requirement for an "Airport Compatibility Study" with explicit requirements for the following:</p> <ul style="list-style-type: none"> •Aeronautical Obstruction Assessment: To evaluate potential impacts on Obstacle Limitation Surfaces (OLS), including building heights, construction cranes, and potential hazards such as solar glint or glare. •NAV Canada Land Use Evaluation: To ensure proposed developments do not interfere with electronic navigation aids, radar, or communication frequencies. Wildlife and Bird Hazard Management Plan: To assess and mitigate land-use features that may attract birds or other wildlife (e.g., specific stormwater management designs or landscaping), thereby reducing the risk of strikes to aircraft. 	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered
Kevin Muir, Zehr Group	Presumably this policy (11.5f) means non-residential uses are permitted in the upper storeys of freestanding commercial and mixed-use building as well as on the ground floor?	Policy has been removed as other policies provide clarity.	Change Made
John Lubczynski, Region of Waterloo	<p>Further to our initial comments of December 23, 2025, Regional staff are providing additional recommendations regarding the Region of Waterloo International Airport.</p> <p>Our comments focus on refining the City's proposed holding provisions to align with Transport Canada's recent commitment to update the Airport Zoning Regulations (AZRs).</p>	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	<p>Please let me know if you have any questions or would like to discuss these updates further.</p>		
<p>Ron Donaldson</p>	<p>Please record my position regarding Kitchener's Draft Plan amendment affecting the area west of Belmont to Westmount, south of Union to Gage. It is my opinion that:</p> <ul style="list-style-type: none"> • it is wrong to designate the east part of Westmount as a Strategic Growth Area / Mixed Use A • all of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape • provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too. 	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	<p>Change Made</p>

Name	Comment/Question	Staff Response	Status
Ross Weber	<p>I live on XXX. I'm writing with respect to the Official Plan, and the concerns raised by the "Westmount2051" group. I am not able to attend this evening, but am writing to share my thoughts and views.</p> <p>I should come as no surprise that a 6 storey building in this area is not what the residents want. An 8 storey building on Earl St would be absurd.</p> <p>To paint the whole area with the broad brush of 'Neighbourhood Growth' or 'Strategic Growth' is inappropriate. I'd accept there may be some opportunity for intensification at specific pockets (perhaps on Brandon or Katherine, if there was sufficient access to Westmount Rd or Belmont).</p> <p>If this is truly what council thinks is best, I think it should first obtain a fresh mandate from voters in the fall.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
John Lubczynski, Region of Waterloo	<p>Upon further technical review with our airport staff, we recommend updating draft Policy 10.87 (f) to transition away from individual, case-by-case aeronautical assessments toward a streamlined process based on the proposed updates to the Airport Zoning Regulations (AZRs). This shift will streamline the development approval process while providing more robust protection for the airport's airspace.</p> <p>On December 1, 2025, Transport Canada formalized a Commitment Agreement with the Region to update the AZRs for the Region of Waterloo International Airport. This agreement underscores the Government of Canada's commitment to this process. While this update is anticipated to take two to three years, the proposed AZRs now provide a recommended benchmark for protecting airspace, removing the need for developers to rely on individual technical assessments.</p>	<p>Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.</p>	Continue to be Considered

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>Our previous letter included a preliminary assessment of the City’s proposed height permissions within Mix-Use designations. This analysis identified potential conflicts with protected airspace in several high-risk areas. As previously noted, to facilitate a comprehensive evaluation, we request the City’s proposed land use designation linework in CAD or GIS format. This information will enable airport staff to perform a detailed analysis of potential airspace conflicts before the second draft of the Official Plan is finalized.</p>	<p>Relevant information was provided to the Region.</p>	<p>No Change Required</p>
Sandy Bloos and Paul Russwurm	<p>Dear Council,</p> <p>This letter is to implore you to understand and reconsider your “Kitchener 2051 Plan” and the consequences it will have on our already designated CHL landscape neighbourhood.</p> <p>We have been home owners for the past 30 years and have had the joy of raising our family here. This is a tight knit community, street by street, home by home.</p> <p>We enjoy group barbecues, corn roasts, pot lucks, farewell parties and neighbours meandering across the street with their coffee to chat with other neighbours.</p> <p>We look out for each others homes when on vacation, shovel snow for each other and share tips and advice on maintaining our older homes and our neighbourhood.</p> <p>Our children walked to school and played outside with confidence, as there was always someone to turn to. It takes a village.....</p> <p>The sense of community is truly valuable and it is our hope that our newly married daughter will raise her family here and enjoy the same stability.</p> <p>Having 3 and 6 story buildings and businesses, scattered among this heritage neighbourhood will completely cause an imbalance of living.</p> <p>Cars and parking are already an issue with the build up of the surrounding area. Space is at a premium.</p> <p>Please reconsider this decision and let us and future families enjoy this heritage neighbourhood and all it’s lifelong benefits.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	<p>Change Made</p>

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John Lubczynski, Region of Waterloo	<p>Please note the following typographical errors on page 18 of our previous comments. In the sections listed below, references to ASL (Above Sea Level) should be replaced with AGL (Above Ground Level). We apologize for any confusion caused by this oversight.</p> <p>1) Lackner Blvd. & Ottawa Street (MU-B / MU-A): The proposed AZR limit is approximately 30m ASL AGL (Above Ground Level). While 8-storey buildings (MU-A) may sit just below this limit, construction cranes would likely penetrate protected airspace.</p> <p>2) Fairway Road & Morgan Avenue (MU-B): The allowable height is approximately 72m ASL AGL. Depending on the intermediate height defined for MU-B, there is a potential for crane-related height conflicts.</p> <p>3) Fairway Road & Highway 8 (MU-C): The allowable height is approximately 120m ASL AGL. A 28-storey building (approximately 100m) would leave little vertical clearance for construction cranes.</p>	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered
John Lubczynski, Region of Waterloo	<p>Natural Heritage System (NHS) section focuses on ecological health, cold-water streams, and the Grand River baseflow. Water Resource System (WRS) section combined ecological and source water focus (deep aquifers). To avoid redundancy, we recommend consolidating the two preambles, or using the WRS version as it offers broader language. In addition, the Regional Recharge Area (RRA) glossary definition duplicates information found in both preambles. We recommend removing the definition to prevent inconsistencies and rely instead on the preamble for the description of RRAs.</p>	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	<p>NHS Policy 6.39 states Map S-2 to be used as an overlay to land use designations. WRS last paragraph of the preamble states Map S-2 to be used as an overlay to land use designations. To ensure internal consistency, we recommend selecting one location for this direction and apply it consistently throughout the Plan</p>	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	<p>NHS 6.40 prohibits expansion of the urban area into RRAs. Policy 1.9 contains identical prohibition on urban area boundary expansions into RRAs. We recommend maintaining policy 1.9 to avoid duplication. Given the significance of this, the City may</p>	This comment will be addressed in the final Official Plan.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	wish to relocate this policy to Official Plan's general urban expansion section for better visibility		
John Lubczynski, Region of Waterloo	NHS policy 6.41 (a) general prohibition of Category 'A' and restricted industrial uses. Policy 1.10(i-ii) specific prohibition of new Category 'A' uses; permits certain industrial uses under certain conditions stormwater methods (i.e. no direction infiltration of run-off into dry wells). We recommend using policy 1.10 as it is more precise. It also adds new flexibility to permit certain industrial uses (subject ot criteria)	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	NHS policy 6.341 (b-c) rquires maintenance of hydrologic functions and use of BMPs. Policy 1.10 (iii-iv) sets 50,000 L/day threshold for water taking; narrows the application of this policy to "major development" as opposedd to the current term "development". We recommend using policy 1.10 because it provides measurable technical benchmarks (L/day) which are easier to enforce	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	NHS policy 6.42 mandates an EIS for development applications within the RRA to demonstrate no impact on NHS. General requirements: relies on hydro-g studies in accordance with source water policies. We recommend reviewing the necessity for an EIS in policy 6.42 to avoid redundancy and ensure the correct technical studies are triggered. If a proposed development is within or adjacent to Core Environmental Feature, an EIS is already requied under Natural Heritage policies. However, if no such feature exist, the RRA designation along should not trigger an EIS. the RRA's hydrologic function is more appropriately address through a Hydro-g sutdy.	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	NHS no policy. RRA policy 1.11 exempts agricultrual buildings if impervious cover is under 10%. We recommend using policy 1.11 to provide clarity for the farming community	This comment will be addressed in the final Official Plan.	Continue to be Considered
John Lubczynski, Region of Waterloo	Policy 6.43 mandates and Zoning By-law overlay to implement rules. No similar policy for RRA. Policy 6.43 is useful implementation tool. We suggest moving this policy into the WRS section to esnure the zoning reflects the updated soruce protection mapping.	Policy has been updated.	Change Made

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John Lubczynski, Region of Waterloo	<p>I'm following up on my previous email regarding the City's draft Regional Recharge Area (RRA) policies. In reviewing the latest version, we noticed some differences between the language in the Natural Heritage System section and the Water Resource System section.</p> <p>To help streamline things, I've prepared the attached table. It highlights the policy differences in the two sections and provides a few recommended options for your consideration to ensure the Plan is internally consistent.</p>	<p>Region and City staff continue to work on this matter. Further updates may be reflected in the final Official Plan.</p>	Continue to be Considered
Sue Rutledge	<p>I have received information about the Kitchener 2051 plan and I am very angry and disappointed that my neighbourhood is even being considered as a strategic growth area/Mixed Use A. ALL of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape. Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage.</p> <p>I DO NOT WANT 6 AND 8 STOREY BUILDINGS IN MY NEIGHBOURHOOD! Period. What are you thinking?? There is more than enough areas in the city to do this and the fact that you are willing to ruin one of the most beautiful neighbourhoods in the city is abhorrent. Shame on you! I'm tired of lifestyles being ruined because our liberal govt decided that it was ok to let in a million newcomers to the country, with Ontario specifically being overwhelmed with the lack of infrastructure to accommodate. Figure something else out!</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Sue Savor	<p>Part 1 - The decision by the Ontario government to transfer planning to the municipalities rather than the region, while maintaining essential services connected to infrastructure with the region is potentially disastrous. The recent revelation by the region that our water distribution is under question, that infrastructure needs a good deal more work than previously thought, and that aging infrastructure, lower levels of water, and pressures from rapid growth are impacting the water supply capacity within the Mannheim service area are very serious concerns. This is all happening before many of the approved large towers and suburban developments have been built, including the southwest Kitchener development which is on a significant recharge zone for the aquifers that provide drinking water most of the region. A third party review is underway and development applications have been temporarily suspended. This kind of news is very late in the game. A high level of continual scrutiny from an environmental and infrastructure assessment team, and an acceptance of limited growth in an area with a finite groundwater supply ought to have been established and defended when the directive to add “one million” people to our region came from Queen’s Park. The one million target growth was completely arbitrary, and it came from an undereducated Premier who knows nothing about our region’s complicated resources. We have lost a good deal of our human scaled areas. Character has been stripped away in the urgency to meet a population goal that no one has ever adequately explained. Not every part of the world feels that rapid growth is key to the future; ask the Scandinavian countries. They are environmentally forward and sensitive to their infrastructure and people. They are doing quite well.</p>	<p>The Region of Waterloo identified a water supply capacity constraint in late 2025. The City continues to receive and evaluate development proposals while the Region of Waterloo works through interim solutions. The City is carefully reviewing all development applications on a case-by-case basis, proceeding with those that do not result in increased water demand. The City acknowledges that some aspects of a development proposal may not be able to proceed until water capacity is confirmed by the Region of Waterloo. Kitchener 2051 and the resultant new Official Plan is planning for growth longer-term - to 2051. It is important that work continues on Kitchener 2051 as it is essential to manage growth, infrastructure investments, and community needs over the next 25 years. Further revisions to the second draft Official Plan may be required in response to the water supply capacity constraint.</p> <p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Sue Savor	<p>Part 2 - Halting development is critical to our survival. We need to hear from environmentalists about our water supply and the ramifications and recommendations they point out regarding industry and housing must be heeded. Preserving the few neighbourhoods that are treed, quiet, pleasant to live in and visit, is critical for our well-being. The Official Plan amendment, which extends the east side of the Westmount neighbourhood to include the Strategic Growth Area with Mixed Use A designation is an example of the erosion of what makes our cities livable. We do not need more unaffordable towers, particularly in low rise, well established residential neighbourhoods. The attraction of neighbourhoods that are walkable, green, and friendly, is precisely because they do not have condo towers, financial institutions, and dentist offices for scenery. What's the point of destroying a beautiful community? The time is well past to question unfettered growth. Help the many who are struggling. Preserve the beauty we have left. I am a home owner at XXX, Kitchener Ontario, and I frequent this area often on bicycle and on foot. It provides a balm to the relentless concrete and blandness infecting our region. Please withdraw this harmful amendment.</p>	<p>The Region of Waterloo identified a water supply capacity constraint in late 2025. The City continues to receive and evaluate development proposals while the Region of Waterloo works through interim solutions. The City is carefully reviewing all development applications on a case-by-case basis, proceeding with those that do not result in increased water demand. The City acknowledges that some aspects of a development proposal may not be able to proceed until water capacity is confirmed by the Region of Waterloo. Kitchener 2051 and the resultant new Official Plan is planning for growth longer-term - to 2051. It is important that work continues on Kitchener 2051 as it is essential to manage growth, infrastructure investments, and community needs over the next 25 years. Further revisions to the second draft Official Plan may be required in response to the water supply capacity constraint. In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Susan Saunders Mavor	<p>Part 1 - I write regarding Kitchener 2051- draft official plan. I have been a resident of the Westmount neighborhood for 69 years.</p> <p>I am the author of Westmount: The Tie that Binds the Twin Cities: An Illustrated History of Westmount's 100 Years which was published by the University of Waterloo in 2011. The century-old Westmount neighborhood stands today as the Canada's first suburb. In the phraseology of its 1924 creation, it was noted as "Canada's first 'Detached Private Residential District'" established when Kitchener adopted Canada's first comprehensive city plan.</p> <p>I write in support of keeping the Westmount neighborhood as one neighborhood as it was designated in the City of Kitchener's Cultural Heritage Landscapes (CHL) in 2014-- a single neighborhood with uniform development rules applying throughout. Retaining the 2014 CHL designation acknowledges the neighborhood's unique history and Westmount should be the subject of CHL provisions as the City is enacting for other neighborhoods - Pandora, Rockway, Queens Boulevard and Caryndale.</p> <p>Westmount was created in 1912 by local industrialist Talmon Rieder who had established several rubber manufacturing companies, including the Dominion Tire Company and the Berlin Rubber Company. These ventures significantly contributed to Kitchener's rapid expansion and earned it the nickname "the rubber capital of Canada."</p> <p>Rieder became familiar with the City Beautiful Movement and was inspired by Frederick Law Olmsted's design of Montreal's Mount Royal Neighbourhood. His vision for Westmount involved collaboration with landscape architect John Olmsted culminating in Registered Plan 248. The full development of the Westmount neighborhood was postponed due to wars, a depression, and Rieder's death in 1922. Landownership shifted among notable figures such as A. R. Kaufman, E. O. Weber, and E. F. Seagram.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Susan Saunders Mavor	<p>Part 2 - As noted above, a consequential historical action in preserving aspects of Rieder’s original vision was taken by A. R. Kaufman, a local industrialist and Chair, City Planning Commission. In 1924, under Kaufman’s direction, Kitchener adopted Canada’s first comprehensive city plan, with zoning bylaws naming Westmount as the nation’s first “Detached Private Residential District.” The accompanying bylaws and regulations shaped Westmount into a solely residential area by controlling land use, prohibiting industry, enforcing building codes, and determining property valuation and taxes. The fact that Westmount is Canada’s “first suburb” created as part of Canada’s “first comprehensive city plan” makes it arguable that Westmount is perhaps the most significant CHL in Kitchener. It makes no sense that the draft official plan did not propose to include special CHL provisions for Westmount as it is doing for the four other neighborhoods noted above. The CHL study highlights Westmount’s defining features: a consistent residential land-use pattern; architect-designed homes by figure such as Eberhard Ziegler; Forsey Page and Steele and Carl Rieder; mature tree-lined streets; landscaped gardens by designers including Norman Dryden and George Giesecke, and Stanley Thomson’s Westmount Golf Course. These elements collectively create a coherent urban form characterized by regular setbacks, curving streets, wide boulevards, and landscaped medians. Proposals to divide Westmount into multiple land-use designations and permit six- or eight-storey buildings would undermine these defining characteristics. Introducing buildings of varying heights and setbacks would erode the neighborhood’s historic streetscape and diminish its cultural heritage value. For over a century, Westmount residents have contributed significantly to Kitchener’s civic, economic, and cultural life including leadership in industry, education, insurance and as members of provincial and federal legislatures. This legacy is inseparable from the neighborhood’s physical form and planning history. The Kitchener 2051 plan states that the city will conserve cultural heritage resources, including Cultural Heritage Landscapes. The current proposals</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>for Westmount do not meet this objective. Failing to apply CHL provisions comparable to those used for other CHL neighborhoods is inconsistent and risks the loss of one of the City's most significant cultural landscapes. I respectfully urge the City to reconsider the proposed changes and to retain Westmount as a single, unified Cultural Heritage Landscape with consistent development policies that reflect its national historical significance.</p>		

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Ted Mavor	<p>I am aware that there is some consideration of changing the land use designation for sections of Waterloo Region. Given that Waterloo Region has been noted as having limits on its ground water, it does not make sense to plan for limitless growth & development with increased population !</p> <p>If the Region's population was curtailed & perhaps reduced then there would be less damage to the environment , fewer homeless peoples , less garbage , less traffic & congestion , enhanced public access to health care plus LOWER TAXES.</p> <p>Our drastic climate changes would be levelled out with less people . There would be less plastic in our water (oceans & drinking) which would enhance people's health generally. With the savings from not expanding there would be greater opportunity to improve current infrastructure (water, sewers etc)</p> <p>There should be more focus on family planning & birth control. What we enjoy now should not be destroyed by developers . Let's look after what we have now & not spread our resources too thinly</p>	<p>The Region of Waterloo identified a water supply capacity constraint in late 2025. The City continues to receive and evaluate development proposals while the Region of Waterloo works through interim solutions. The City is carefully reviewing all development applications on a case-by-case basis, proceeding with those that do not result in increased water demand. The City acknowledges that some aspects of a development proposal may not be able to proceed until water capacity is confirmed by the Region of Waterloo. Kitchener 2051 and the resultant new Official Plan is planning for growth longer-term - to 2051. It is important that work continues on Kitchener 2051 as it is essential to manage growth, infrastructure investments, and community needs over the next 25 years. Further revisions to the second draft Official Plan may be required in response to the water supply capacity constraint.</p> <p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Ted Mavor	<p>I am a voter from the City of Kitchener concerned about the possible future vision for the Westmount neighborhood. I have lived in the Westmount area since 1972, and I was attracted to this neighborhood because of the current and historical amenities. My wife Susan has resided here since 1957. I was involved with my wife's historical research for Westmount: The Tie that Binds the Twin Cities: An Illustrated History of Westmount's 100 Years which was published by the University of Waterloo in 2011. We have advocated for the maintenance of the Westmount neighborhood and its unique and cherished character. I have served on neighborhood/University committees plus city of Kitchener's economic advisory committee, reviewing the issues about the neighborhood and the city. Proposals to divide Westmount into multiple land-use designations and permit six- or eight-storey buildings would undermine these defining characteristics. Introducing buildings of varying heights and setbacks would erode the neighborhood's historic streetscape and diminish its cultural heritage value. I write in support of keeping the Westmount neighborhood as one neighborhood as it was designated in the City of Kitchener's Cultural Heritage Landscapes (CHL) in 2014-- a single neighborhood with uniform development rules applying throughout. Retaining the 2014 CHL designation acknowledges the neighborhood's unique history and Westmount should be the subject of CHL provisions as the City is enacting for other neighborhoods - Pandora, Rockway, Queens Boulevard and Caryndale. I respectfully urge the City to reconsider the proposed changes and to retain Westmount as a single, unified Cultural Heritage Landscape with consistent development policies that reflect its national historical significance.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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The Johnson's	<p>We are writing to you as a family residing in Westmount to express our deep concern and strong objection to the proposed land use changes for our neighbourhood in the draft Kitchener 2051 Official Plan.</p> <p>We chose to make Westmount our home because of its unique character, its mature trees, and its history. It is a designated Cultural Heritage Landscape (CHL), a status the City granted in 2014 to protect its integrity. Our children will be the third generation of our family to live in this neighbourhood, and we want them to grow up appreciating this heritage, not watching it be dismantled. The current proposal to divide the neighbourhood and allow 6 to 8-storey buildings (Strategic Growth Area / Mixed Use A) threatens to destroy the very qualities that make Westmount worth protecting.</p> <p>While we support responsible city growth, it should not come at the expense of our established heritage neighbourhoods. Placing high-density developments in a CHL is a contradictory approach that ignores the area's existing context and history. We align with our neighbours in requesting the following changes to the draft plan:</p> <ol style="list-style-type: none"> 1. Eliminate the "Strategic Growth Area" designation for the eastern portion of Westmount. 2. Apply the "Neighbourhood Growth Area" designation to the entire Westmount neighbourhood. 3. Enforce a 3-storey height limit and maintain historic setbacks to ensure new developments respect the streetscape, consistent with protections in other CHL areas. <p>Please demonstrate that the City values its heritage commitments. Be assured that your stance on this issue will be a primary factor in determining how we vote in future municipal elections and whether we continue to reside in this city in the future.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Tim Woodall	<p>To whom it may concern,</p> <p>The Kitchener 2051 plan for Westmount is unacceptable. It is wrong to designate the east part of Westmount as a Strategic Growth/ Mixed Use Area.</p> <p>All of Westmount should be designated as a Neighborhood Growth Area because we are one cultural heritage landscape. Provisions specific to Westmount should be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHL's already have extra protections, such as 3 storey height restrictions and setback limits, and Westmount should too.</p> <p>The proposed change in designation ignores the nature of the neighborhood. There is no place suitable for higher stature buildings that won't infringe on the privacy of existing residents. The addition of commercial properties will also be detrimental to the neighborhood's existing lifestyle by increasing traffic congestion and creating 2 tier allowances. There is no benefit to the average neighborhood resident. Only the affluent or developers will benefit financially and the neighborhood will pay for it through unnecessarily higher taxes, decreased privacy, increased traffic, and decreased residential appeal. Please consider the needs and wants of the existing residents and not the desires of developers.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Tom Nagy	<p>We in the Westmount neighbourhood received this rather surprising email yesterday. I am generally in the loop on Kitchener policy, and am an organizer and attendee of many local events (founder of Little Libraries of KW, Board member of Belmont Village Bestival and other local organizations). However, this is the first that I'd heard that my neighbourhood would be rezoned. I have procedural and substantive concerns with this change. With regard to procedure, I don't believe that sufficient notice has been given to residents that these changes are underway. My neighbours, some of them also involved in local activities, are not aware of this change - one described it today as "shocking". Many in the neighbourhood are retirees, and may not be sufficiently online for your process. I myself live on email, and still didn't know about this change. I believe a physical mail-out to every household in this area, highlighting the zoning change, is warranted. Substantively, I believe that allowing 8-storey buildings in our area would fundamentally change the nature of the neighbourhood. The commercial and office zoning in this area will also likely contribute to radically making over the Westmount area. We should be encouraging rootedness and recognizing the implicit place-making that happens naturally in an area, while allowing these neighbourhoods to grow in ways that they want to grow. I don't believe that these changes are in harmony with our neighbourhood. I recognize that change is inevitable, but I don't believe that appropriate and adequate consultation (to develop this aspect of the plan) nor a process of informing the public has happened here. A reasonable way to proceed from here would be to pause the process, send a letter to each home in the neighbourhood (including homes out to Westmount, given the radius that a 8-storey building affects) highlighting the zoning change, and then convene public consultation meetings on this topic a few weeks later. I would be happy to discuss this further.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys. Kitchener 2051 is a comprehensive city-wide process. The full engagement process and all documents are available on the Kitchener 2051 engage page. Since the launch of Kitchener 2051 in 2024, pop-ups have been held in person at various stages in all wards across the city. A community working group was formed in Summer 2024 with representatives from all wards and was reflective of Kitchener's demographic make-up. The community working group met monthly for 18 months between summer 2024 and this past February to guide and shape Kitchener 2051. Additionally, email notifications, ads the Record, and social media was used extensively. As this is a city-wide project mailouts to all property owners and occupants did not occur and was not required.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Tom Slomke	<p>Part 1 - I will not be in the country when Kitchener Staff proposed to hold the promised Pop-Up meetings on the proposed draft Official Plan for 2051.</p> <p>So, I prepared a letter to express my thoughts and feelings on it. I have sent a copy of the letter to Councillor Margaret Johnston. Thank you for responding to my email. I shall be away during the time the “Pop-Up” meetings are scheduled, so I felt compelled to put some of my thoughts in a letter to you. My friends the neighbourhood will be attending the proposed meeting and will likely advise you of their concerns directly. I know you have been receiving emails.</p> <p>The Westmount Neighbourhood, now better known as ‘Old Westmount’ was a celebrated residential community, designed in a new fashion in the early years of the twentieth century. This is aptly documented in Susan Mavor’s book published in or around 2011.</p> <p>As such it deserves to be treated as a neighbourhood and not simply a series of streets measured from other land use features.</p> <p>I believe that four criteria were employed in the determination of where the Strategic Growth area should be expanded. One is proximity to the LRT. Avondale Ave, the central street in the Earl, Avondale Dunbar streets that form the Mix Use Area A designation area is 1.5 to 1.8 kilometres from an LRT station, depending upon the route taken and the station destined. This is twice the distance promoted by the Growth Strategy.</p> <p>Route 4 does conveniently service this area, but it services much of the west end of the city in a similar way.</p> <p>It (the neighbourhood) directly abuts the Belmont Village area, thus laying the principle that all areas abutting a commercial area be so designated, a proposition that is not repeated throughout the draft proposed plan. Commercial Plaza’s such as Krug Street, Greenbrook, Pioneer Park Plaza and the Lancaster Street corridor are not receiving Mixed Use Area A designations for instance.</p> <p>I think there is only very weak justification for the extension of the Strategic Growth Area west of Belmont Avenue.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Tom Slomke	<p>Part 2 - I am dismayed with the response that Official Plan Policies are not in themselves the determinate of development, as the next step of 'the Zoning Process' must also be considered before land use changes become 'legalized'. You know as well as I that in the 'Zoning Process' much reliance is placed on the policies of the Official Plan. Further, there is the chance that pre-zoning is undertaken, possibly during a time when the process is not closely followed by some person in the neighbourhood. Protection begins now, at the Official Plan stage, and the proposal to designate any land west of the Iron Horse Trail should be aborted now. It would appear from the draft document that the ideas of community planning are being abandoned in favour of 'the numbers game' and gaining density, regardless of the consequences. This trend does not auger well for the "Old Westmount Community". This forces the community to use more political tactics than reliance upon solid planning statements in the Official Plan when consideration of development proposals are being assessed. I am sure you are aware that demographic and economic conditions are somewhat cyclical and change over time. Today, there is a need for apartments and economy in costs. There were times in the past when the market wanted more amenities for wealthy and growing families. Who knows when this might return, but I will guess that someday these conditions will return. 'Old Westmount', while aging, would fulfill future family needs, for those who wish the charm of older areas and its proximity to work, shopping and entertainment opportunities. It is reckless to ruin such a neighbourhood for short term density needs. Currently, Earl and Avondale are completely occupied, with no land vacancies, and the homes are in generally good to excellent condition. I believe it improper for the City to signal to investors, to acquire property in this location for potential redevelopment. But that is precisely what the Mixed-Use Area A designation is doing. - I would wish to you to consider the 'story' of the central parts of Waterloo. In 1960, the then new zoning by-law pre-zoned most of the central part of Waterloo (from Weber to Westmount, from Kitchener Border to Columbia</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>Street) as General Residential, which allowed single detached homes right up to high rise apartments. The area was being abandoned by families and becoming an area of rentals, illegal duplexes, boarding houses etc. Very little apartment re-development was occurring, but investors were buying up future sites.</p>		

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Tom Slomke	<p>Part 3 In the early 70's when this trend was recognized, community planning exercises created the Central Residential District plan, which lead to a wholesale down-zoning in 1979 to the current zoning which allows for some low density-low rise development. Families became confident that the CRD would be a good place to live and returned. Today much of the area would be characterized by good solid family neighbourhoods and a credit to the community. It would appear that Waterloo is retaining these planning policies, contrary to the current proposal by Kitchener.</p> <p>I suggest that Kitchener investigate and learn from this story and back away from the over designation of good neighbourhoods to the sake of current need for density. I have yet to see any evaluation of the amount of land needed to be designated for redevelopment in order to meet the community's future needs. And in particular, the "Old Westount Neighbourhood".</p> <p>Further to the issue of planning for this area, I thank you for leading me to the Wrap-Up of the Belmont Village Urban Corridor Study released on September 3, 2024, wherein, it states that Part 2 of the Study will occur as part of the Kitchener Official Plan 2051 Update. Unfortunately, I see nothing that addresses the promise of a review of existing documents nor the formulation of any additional or distinct policies pertaining to Belmont Village. Am I missing something, could one point me in the right direction. Lastly, I have one thought on roads. The neighbourhood (has paid for and) enjoys the boulevarded streets in our neighbourhood. I get frightened when I hear transportation planners talk about the need for widened streets. I think Union Boulevard is particularly vulnerable to a transformation from a residential boulevard to a four-lane thoroughfare with multi-use bike trails on both sides. Could there be a policy that states that it is the Official Plan's policy that such boulevards be maintained. Just asking. In conclusion, I think it appropriate for staff to make amendments to the first draft of the 2051 Official Plan by adjusting the boundaries for the Strategic Growth Area (and the corresponding Mixed Area A) back to the Iron Horse Trail, and to include policies pertaining to</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>the physical development of Belmont Village. Reasons for this adjustment can be stated as a combination of the concerns by the residents/homeowners, and the need to reflect other recent studies in the area (the Cultural Heritage study and the Belmont Village Study).</p>		
<p>John Lubczynski, Region of Waterloo</p>	<p>Focuses on ecological health, cold-water streams, and the Grand River baseflow. Combined ecological and source water focus (deep aquifers). To avoid redundancy, we recommend consolidating the two preambles, or using the WRS version as it offers broader language. In addition, the RRA glossary definition duplicates information found in both preambles. We recommend removing the definition to prevent inconsistencies and rely instead on the preamble for the description of RRAs.</p>	<p>Preambles and glossary terms have been streamlined since the first draft. Further refinements are expected to Official Plan preambles and glossary terms.</p>	<p>Continue to be Considered</p>

Name	Comment/Question	Staff Response	Status
Westmount 2051 Team Leadership Group	<p>Part 1 - Further to our communication of February 6th we write to reiterate our comments in that communication (see that e-mail below) and to confirm our understanding of comments that we heard at the Open House on February 25th with City Planning Staff and Councillor Johnston. We were pleased that there was a large contingent of City Planning Staff in attendance. We were also pleased to see that a significant number of residents attended and demonstrating their engagement in this project. We understand that City Staff will review the proposed land use designation of Strategic Growth Area (SGA) that is currently proposed for the portion of the Westmount neighbourhood east of Dunbar Road. The criteria that were used to determine SGAs was explained to us. Notwithstanding such criteria, we felt encouraged by a remark from Staff that the definition of SGAs could be adjusted, with a suggested change that we would support being the addition of a restriction to the criteria for SGAs that SGAs must be outside of areas designated as a cultural heritage landscape (CHL) areas. Such a change would achieve our objective of changing the area east of Dunbar Road from SGA to Neighbourhood Growth Area (NGA).</p> <p>As previously indicated, we believe all Westmount should be NGA as one CHL.</p> <p>A further critical issue is that Westmount-specific CHL provisions must be inserted into Kitchener 2051. We are aware that all neighbourhood CHLs will benefit from section 7.57c of Kitchener 2051. However, as a CHL recognised by the City as such since 2014, provisions specific to Westmount should be added to Kitchener 2051. Other CHL neighbourhoods — Pandora, Caryndale, Rockway, and Queen’s Boulevard — are being proposed by the City to have stronger protections such as 3 storey height limits and setback requirements. Westmount needs to have similar safeguards in Kitchener 2051.</p> <p>We understand the City plans to engage with its consultants to finalize CHL provisions for Westmount and that such engagement will involve participation of the residents of Westmount to provide input. We understand that City Staff is undertaking to accelerate that work with the objective of</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>including Westmount-specific CHL provisions into Kitchener 2051 so that such provisions will be contained in Kitchener 2051 before its submission to City Council for final approval and adoption. We urge the City to move forward on this work with due haste.</p>		

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Westmount 2051 Team Leadership Group	<p>Part 2 - As part of this process and, in addition to input from residents, we encourage City Staff and its consultants to read Susan Saunders Mavor's book entitled "Westmount – The Tie that Binds the Twin Cities". It is a 2011 Publication of the University of Waterloo Library (ISBN 9780920834503). Without doubt, it is the definitive history of the Westmount neighbourhood spanning from Belmont Avenue in the east to Westmount Golf Course in the west. It is a wealth of information, including many photographs, supporting the need for Westmount-specific CHL provisions in Kitchener 2051. Any background research needed is already in this book; this should make the consultant's job much easier, and allow for shorter timelines. Such an extensive reference would not have been available for the other 4 special CHL neighbourhoods of Pandora, Caryndale, Rockway, and Queen's Boulevard. In addition, the City prepared its summary of the cultural heritage attributes of the Westmount neighbourhood in 2014. Hopefully, that good work that was undertaken under the care of Leon Bensason who was the City's Coordinator of Cultural Heritage Planning before he retired is not going to be discarded. Nothing has changed about the description and attributes of the neighbourhood since 2014. .</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Westmount 2051 Team Leadership Group	<p>Part 3 - Our communication of February 6th contained Westmount-specific CHL provisions that we prepared for insertion into Kitchener 2051. It is a new section, fully written in the identical layout to the other CHL sections such as 7.75 (Pandora Neighbourhood CHL) — just tailored to the Westmount East & West Neighbourhood. Given (i) the work that has been done by Susan Saunders Mavor in her book, (ii) the City's work in 2014 about the Westmount CHL and (iii) the work we did in the preparation of Westmount-specific CHL provisions for insertion into Kitchener 2051, there ought to be no reason why the City's consultant cannot complete the work required to insert Westmount-specific CHL provisions into Kitchener 2051 prior to its finalization and adoption by City Council. The work has been substantially completed. We anticipate the consultant will be able to complete its work quickly, representing great saving to all of us (including Council members) as Kitchener taxpayers. Please keep us informed of the City's progress on updating the draft of Kitchener 2051. Given (i) the work that has been done by Susan Saunders Mavor in her book, (ii) the City's work in 2014 about the Westmount CHL and (iii) the work we did in the preparation of Westmount-specific CHL provisions for insertion into Kitchener 2051, there ought to be no reason why the City's consultant cannot complete the work required to insert Westmount-specific CHL provisions into Kitchener 2051 prior to its finalization and adoption by City Council. The work has been substantially completed. We anticipate the consultant will be able to complete its work quickly, representing great saving to all of us (including Council members) as Kitchener taxpayers</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Westmount Neighbourhood Association	<p>Hello Westmount Neighbours,</p> <p>A concerned neighbour has shared some important information about proposed changes the City of Kitchener is considering to make to land-use designation in Westmount's east side. In the spirit of sharing and passing along information that pertains to our neighbourhood, we thought many of you would appreciate learning more. If you have questions, or wish to join a group of individual neighbours more involved in this matter, please let us know and we will get you in touch.</p> <p>*****</p> <p>These changes are proposed in the new draft Official Plan (titled Kitchener 2051), which is currently under development. For context, the City's current/existing Official Plan supports future intensification by designating "Strategic Growth Areas" ("Major Transit Station Areas") around LRT stations. These areas also have adjacent "Mixed Use Areas" which allow for commercial buildings, offices, and low-rise residential towers, among other things. The City has been undertaking studies related to growth within Strategic Growth Areas for about a decade. In fact, City Council adopted a policy framework to implement this work through an amendment to the Official Plan and Zoning By-law in March 2024. Up until that time, these Strategic Growth Areas and Mixed Use areas did not include any part of the Westmount Neighbourhood.</p> <p>The new draft Official Plan, however, has expanded the Strategic Growth Area to include Westmount land, specifically the area west from Belmont Ave all the way to Dunbar St, north to the city limits (approx Union St), and south to Brandon Ave. The City is proposing that this land be designated as "Mixed Use A," which would allow for commercial buildings, offices, and low-rise residential towers up to 8-storeys high.</p> <p>A side-by-side comparison of the maps from the current/existing Official Plan... and from the new draft Official Plan are included at the bottom of this email.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>If you wish to submit feedback to those involved in researching these plans at City of Kitchener, please send your email to: kitchener2051@kitchener.ca</p> <p>Please note that the City gave a deadline of December 12th to submit feedback, but we have reason to believe that they will consider comments submitted past this date.</p> <p>If you would like to learn more, here are some helpful links:</p> <p>Draft Official Plan Website: https://www.kitchener.ca/development-and-construction/official-plan/</p> <p>Growing Together Project: https://www.kitchener.ca/strategic-plans-and-projects/projects/growing-together/</p> <p>Growing Together West: https://www.engagewr.ca/growingtogetherwest</p>		
<p>John Lubczynski, Region of Waterloo</p>	<p>Policy 6.39 states Map S-2 to be used as an overlay to land use designations.</p> <p>Last paragraph of the preamble states Map S-2 to be used as an overlay to land use designations.</p> <p>To ensure internal consistency, we recommend selecting one</p>	<p>Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.</p>	<p>Continue to be Considered</p>

Name	Comment/Question	Staff Response	Status
	location for this direction and applying it consistently throughout the Plan.		
John Lubczynski, Region of Waterloo	Policy 6.40: Prohibits expansion of the Urban Area into RRAs.Policy 1.9: Contains identical prohibition on Urban Area boundary expansions into RRAs.We recommend maintaining Policy 1.9 to avoid duplication. Given the significance of this policy, the City may wish to relocate this policy to Official Plan’s general urban expansion section for better visibility.	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered
John Lubczynski, Region of Waterloo	<p>Policy 6.41(a): General prohibition of Category ‘A’ and restricted industrial uses.</p> <p>Policy 1.10(i-ii): Specific prohibition of New Cat ‘A ‘uses; permits certain industrial uses under certain conditions stormwater methods (i.e., no direction infiltration of run-off into dry wells).</p> <p>We recommend using Policy 1.10 as it is more precise. It also adds new flexibility to permit certain industrial uses (subject to criteria).</p>	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered
John Lubczynski, Region of Waterloo	<p>Policy 6.41(b-c): Requires maintenance of hydrologic functions and use of BMPs.</p> <p>Policy 1.10(iii-iv): Sets 50,000 L/day threshold for water taking; Narrows the application of this policy to “major development” as opposed to the current term “development”.</p> <p>Recommend using Policy 1.10 because it provides measurable technical benchmarks (liters per day) which are easier to enforce.</p>	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
John Lubczynski, Region of Waterloo	<p>Policy 6.42: Mandates an EIS for development applications within the RRA to demonstrate no impacts on NHS.</p> <p>General Requirement: Relies on hydrogeological studies in accordance with source water policies.</p> <p>We recommend reviewing the necessity for an EIS in Policy 6.42 to avoid redundancy and ensure the correct technical studies are triggered. If a proposed development is within or adjacent to a Core Environmental Feature, an EIS is already required under Natural Heritage policies. However, if no such features exist, the RRA designation alone should not trigger an EIS. The RRA's hydrologic function is more appropriately addressed through a hydrogeological study.</p>	<p>Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.</p>	Continue to be Considered
Barb Trotter	<p>Part 1 - Hello. I'm writing to provide my feedback from the Open House last Wednesday. I arrived with questions that remained unanswered, and more arose upon reflection after I left, so I would like to receive answers to them now. I'll number them below.</p> <p>First, as I have in the past, I want to comment on the process. My primary reaction at the Open House was dismay. It was certainly apparent that a commendable amount of work has gone into preparing the draft 2051 Official Plan. However, I was left with the same sense I had following the initial public zoom meeting for the 660 Belmont project. Again, my feeling was that the Planning team were there to "sell" the draft – that you were defending the decisions you had already made. I suspect that when you've put such an extensive amount of work and effort into a project, you might become invested in maintaining what you've developed, rather than feeling open to making changes based on what you hear, even from substantial or overwhelming numbers of concerned citizens. I truly hope I'm very much mistaken.</p> <p>As I have mentioned before, it seems to me that the entire Planning process is skewed. The people who will be most affected by possible Planning decisions should be consulted</p>	<p>Thank you for sharing. I can confirm that the first draft Official Plan is a draft that was released late last year. It is a draft that was released for the purposes of having conversations. The pop-ups provided an opportunity for dialogue, for staff to explain what informed the proposed policies and directions. No decisions have been made. A decision on the Official Plan rests with Council.</p> <p>Kitchener 2051 is a comprehensive city-wide process. The full engagement process and all documents are available on the Kitchener 2051 engage page. Since the launch of Kitchener 2051 in 2024, pop-ups have been held in person at various stages in all wards across the city. A community working group was formed in Summer 2024 with representatives from all wards and was reflective of Kitchener's demographic make-up. The community working group met monthly for 18 months between summer 2024 and this past February to guide and shape Kitchener 2051. Additionally, email notifications, ads the Record, and social media was used extensively. As this is a city-wide project mailouts to all property owners and occupants did not occur and was not required.</p> <p>As part of establishing the draft Strategic Growth Area's, a number of criteria were explored that can best support accommodating new and existing residents. These criteria are available on the Kitchener 2051 project engage page.</p> <p>The Official Plan has and continues to recognize the value of Kitchener's cultural heritage resources. The draft Official Plan includes updated policies on cultural heritage resources, landscapes and archaeology. Growth within cultural heritage landscapes as well as all of Kitchener's neighbourhoods has always occurred and will continue. Understanding the cultural heritage attributes of each CHL is important as we continue to shape growth in each area in the future.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	<p>BEFORE any draft is put together. And I mean directly – not just notices on the website or in the paper. I might be misunderstanding the context of the 200-metre parameter for direct notification, but I am most certainly within 200 metres of the Old Westmount neighbourhood slated for drastic and irreversible changes, and I received no notification by mail until I heard from my Neighbourhood Association, by which time it was too late to make your inflexible December 12th deadline. I see in one of your handouts from Wednesday night that you gathered information from what you call Community Conversation Kits. I'm not sure what these are, but I do know that I was not aware that these were being employed in the Westmount community, and indeed, I have not spoken with anyone who was consulted ahead of the draft plan or who knew about the proposed changes at all.</p>		

Name	Comment/Question	Staff Response	Status
Barb Trotter	<p>Part 2 - Question 1. The question I asked the first staff member I spoke with was “Why Old Westmount? What led you to decide that Old Westmount was a prime candidate for destruction?” I was told that it was based on surveys and input, but that all of that information was confidential and could not be shared. I said I didn’t need to know who had provided the input, just what the content was, and I received the same response – it’s confidential. Not exactly transparent, then. I fail to understand why taxpayers cannot be advised of the true reasoning behind decisions that have the potential to ruin their specific community. So I would very much like to have the answer to that question, preferably in a discussion – either face to face or by zoom or telephone. Question 2. In all of my interactions with Planning staff both in the past in regard to Belmont Village and on Wednesday evening, with the exception of my conversation about Cultural Heritage Landscapes (see below), I can recall no member of the Planning staff who acknowledged the value of preserving sections of the city that hearken back to our past. Unlike planners of most of the cities in the world, you don’t seem to value charming, characterful areas like Belmont Village and Old Westmount that constitute the heart and soul of an urban area or to recognize the critical role these unique locales play in attracting tourists and residents. We have a sad history of destroying these elements of our city: the old City Hall and the stately houses on Queen and Margaret spring to mind. As I’ve pointed out before with respect to high-rises in Belmont Village, no one says, “Let’s go visit that high-rise canyon.” It is the older, human-scaled areas of a city that contribute to its liveability, and I note that Kitchener does not even appear in this year’s Globe and Mail list of Canada’s 100 most liveable cities. I did hear mention of the value of historic areas at the Council meeting where a decision was made to allow a high-rise building at 660 Belmont. That meeting began with the honouring of Jean Haalboom for her heritage preservation work. However, it ended by opening the door to the replacement of Belmont Village with what will eventually become one of those high-rise canyons, ensuring the loss of a small, quaint enclave that both residents</p>	<p>Part 2 -In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys. A population and employment forecast update and housing needs assessment was completed as part of Kitchener 2051. These assessments informed the forecast population numbers. As part of Kitchener 2051 different approaches to growth were considered. They are summarized in this report to Council along with the assessment of each approach. Thank you. Zoning by-laws, which are one planning tool that is used to implement the Official Plan, provides additional rules on building height including heights in meters.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	of the entire Region and visitors from beyond it enjoy because of its human-scale representation of a friendlier past.		

Name	Comment/Question	Staff Response	Status
Barb Trotter	<p>Part 3 - The irony of the disconnect between the words and the actions was not lost on me. And at the Open House I noted that one map appeared to allow buildings in excess of 20 storeys on the west side of Belmont Village. I wonder whether a funeral service might be in order to mark the demise of the Village. In any event, I'd like to hear and attempt to understand why the Planning Department appears to disregard the value of older established areas of the city.</p> <p>Question 3. This question has to do with Cultural Heritage Landscapes. I understand from a conversation at the Open House that what we thought was a previous designation had not, in fact, been finalized, and that the formal designation step has now been taken, for which I am grateful. From what I was also told, I believe that protections have been implemented in only a small number of specific cases that do not include Old Westmount. One of the favoured few is Gruhn Street because of the danger posed by the development allowed along the ION route. Given that houses on Earl Street are actually older than those on Gruhn, I find it interesting that protections aren't viewed as necessary for at least that part of Old Westmount, especially in light of the danger explicitly posed by your own draft plan. Indeed, I have to say I find it counterintuitive that you've now completed the designation step for Cultural Heritage Landscapes and in the same breath are planning for their destruction. My view would be that if all of these areas are deemed valuable enough to be designated, then they should all be completely protected right away. I would appreciate a detailed explanation.</p> <p>In a previous email submitted in December but not permitted to be included in the original input, I have already talked about the historical significance of the entire Old Westmount neighbourhood, which in my opinion should make it a prime candidate for protection. At the very least, perhaps the 2051 plan could include a clause to protect all of the Cultural Heritage Landscapes, with provisions to re-examine individual</p>	<p>Part 3 - Thank you for sharing. I can confirm that the first draft Official Plan is a draft that was released late last year. It is a draft that was released for the purposes of having conversations. The pop-ups provided an opportunity for dialogue, for staff to explain what informed the proposed policies and directions. No decisions have been made. A decision on the Official Plan rests with Council.</p> <p>Rest assured that all comments are read and considered. As planners we have a responsibility to consider all comments provided throughout the process. Often this means balancing comments from a variety of viewpoints, along with consideration of technical information to form a professional planning opinion. This professional planning opinion forms a recommendation for Council's consideration.</p>	Change Made

Name	Comment/Question	Staff Response	Status
	ones at a later date if conditions change in a way that might warrant further consideration.		

Name	Comment/Question	Staff Response	Status
Barb Trotter	<p>Part 4 - Question 4. That brings me to my next question. It seems to me that the entire premise of the wholesale dismantling of the Old Westmount neighbourhood arises from your belief in a predicted Kitchener population of 450,000. What I'd like to know is whether you've considered the possibility that that number might not actually materialize, given factors already in evidence or others that might arise: the Federal Government's restrictions on immigration and international students; the increase in the number of employers requiring a return to in-office (e.g., in Toronto) rather than remote working; the decline in the condominium market; the above-noted absence of Kitchener from Canada's 100 most liveable cities; and of course, the major difficulties that have recently come to light in regard to the Regional water supply. All of these and more that I have no knowledge of and cannot foresee might mean that the numbers will be lower than you anticipate so that protecting special, distinctive areas like Belmont Village and the Old Westmount from irreparable damage now with a provision to revisit conditions in the future could make sense. Numerous buildings have been approved, purportedly to address the housing shortage, but for the most part, their price-tags are well beyond financial feasibility for those seeking homes. Some of these buildings have yet to be constructed or are only partially filled. Other areas in the city appear to be empty land. Surely you could find a way to preserve more of the features that give heart and soul to a city and not be so tied to their widespread replacement by large expanses of soul-draining rows of 8-storey blocks and high-rise canyons. Given research on the negative effects of these kinds of skylines, I sincerely hope that such development will be accompanied by recommended budget increases for mental health support. And I reiterate that it seems to me to be preferable to preserve parts of the city that can never be replaced – at least temporarily – until clear evidence of exigent need to demolish them can be demonstrated. I do not believe we are now at that point. I would also note that the same considerations should apply to every scrap of green space in the city, especially given that I was</p>	See responses above	Change Made

Name	Comment/Question	Staff Response	Status
	<p>informed at the Open House that the Provincial Government no longer has any interest in compelling developers to provide green space with their projects or even to contribute money in lieu. All of the Cultural Heritage Landscapes and green spaces should be treated as precious havens that can help enhance the mental health of future Kitchener urbanites. If you don't find these ideas to be reasonable changes in the proposed plan, I'd like to know why not.</p>		

Name	Comment/Question	Staff Response	Status
Barb Trotter	<p>Part 5 - In fact, you could follow the guidelines listed on page 18 of your handout: Designate and protect cultural heritage resources; opt for human-scaled design and protect it in these areas; preserve and enhance landmarks, views, and vistas. The heading for this page is “Sense of Place: Supporting Community Connection.” The Old Westmount neighbourhood more than meets both of those criteria and has been a strong, cohesive community for more than a century. As it says in the introductory paragraph, it would be wonderful if you could honour the irreplaceable parts of Kitchener that make it unique, and support the preservation of the joyful place and landscapes that Old Westmount and Belmont Village represent. In fact, this area actually acts as a sort of park. People come to Westmount to walk its streets because they find enjoyment in being surrounded by the diverse array of house sizes that provide an appealing parade of varied styles and eclectic architecture; the tree canopy; and the pleasing display of disparate gardens. And I would also note that when I talk to people who know the Old Westmount area, both those in the city and others who now live elsewhere, and I tell them what you’re planning, their responses are invariably incredulity and disbelief that such changes would even be entertained. I’m begging you to reconsider your decisions about rezoning the Old Westmount neighbourhood. Again, if you’re unwilling to take that step, I’d like to know exactly why not.</p>	See responses above	Change Made

Name	Comment/Question	Staff Response	Status
Barb Trotter	<p>Part 6 - Question 5. I noted that on the documents I saw at the Open House, the building height allowances seemed to be expressed in storeys. Regardless of whether you make the amendments I'm convinced would provide a positive outcome for the city, I ask that at the very least you change the height permissions to metres because a 6-storey building with 12-foot ceilings would equate to a 9-storey building with 8-foot ceilings, or half again as tall as might be expected from indicating allowances in storeys. If you don't find this acceptable, I'd like to hear valid reasons why not.</p> <p>End note. I was also told that I should keep writing to you, which I can certainly do. However, my previous experience with Planning issues included more than 50 oral and 160 written presentations at Council meetings, plus 83 pages of input collected at group meetings with concerned citizens, all of which had little to no effect on the outcome. My fervent hope is that this time the Planning Department will prove more responsive to input like mine and that you will actually make meaningful changes to the draft that will avoid the regrettable loss of unique, invaluable, and irreplaceable areas of the city. Please find a way to make that happen.</p> <p>I thank you for reading and hopefully for responding to my questions. I look forward to discussing them with you.</p>	See responses above	Change Made
John Lubczynski, Region of Waterloo	No Policy. Policy 1.11: Exempts agricultural buildings if impervious cover is < 10%. We recommend using Policy 1.11 to provide clarity for the farming community.	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered
John Lubczynski, Region of Waterloo	<p>Policy 6.43: Mandates a Zoning Bylaw overlay to implement rules.</p> <p>No similar policy.</p> <p>Policy 6.43 is useful implementation tool. We suggest moving this policy into the WRS section to ensure the zoning reflects the updated source protection mapping.</p>	Staff continue to consider these comments. Further refinements are expected to Official Plan source water protection policies.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
Abby Donovan	<p>I am writing to express my concerns regarding the proposed planning designations for the Westmount neighbourhood within the Kitchener 2051 plan.</p> <p>I feel that designating the east portion of Westmount as a Strategic Growth Area / Mixed Use A is inappropriate and inconsistent with the character of the neighbourhood. All of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape. This approach would better reflect the historical, cultural, and architectural significance of the area and would support thoughtful, context-sensitive development that aligns with the established character of the neighbourhood.</p> <p>Additionally, I strongly encourage the City to include provisions specific to Westmount within the Kitchener 2051 plan to ensure it receives the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other Cultural Heritage Landscapes already benefit from additional safeguards, such as three-storey height restrictions and defined setback limits. Westmount should be afforded similar protections to preserve its integrity.</p> <p>Thank you for your time and consideration. I appreciate the opportunity to provide input and would welcome further discussion on how best to protect and plan for Westmount in a manner that respects its heritage value.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Karen Doehn	<p>Part 1 - Thanks for your time discussing my concerns at the two Community Pop-Ups this week re Kitchener 2051.</p> <p>You requested I email you an electronic version of the comments I gave you at the Pop-Ups. You will find this in the 4 page attachment to this email. Please confirm you have received this email and have been able to open the attachment.</p> <p>As well, more communication would be appreciated regarding the items I have brought to your attention.</p> <p>The Current Haphazard Countryside Line is Causing and Will Continue to Cause Problems</p> <p>Currently the following files are under review: - File 30T-25201 (161 Gehl Place) and 30T-25202 (236 Gehl Place) ... The File Manager is Eric Schneider. Please note the entire south boundary (approximately 1,081M long) of the 236 Gehl Place Development comes up against my 1478 Trussler Road farm property.</p> <p>-File 30T-18201 and 30T-18202 ... The File Manager is Evan Wittmann.</p> <p>All abutting farm property owners to these applications have voiced concerns both verbally and in writing. Garrett Stevenson and the Ward Councillor for this area Ayo Owodunni have been included in some of the communication. All or most of the concerns seem to stem from the location of the current Countryside Line. The current Countryside Line in this block causes urban farming concerns and also does not allow for a comprehensive block plan if the remaining 25% of the block will be developed.</p>	<p>Comment acknowledged. The draft Official Plan outlines criteria for applicant-initiated urban boundary expansions. The draft Official Plan provides sufficient land within the urban area to meet the City's projected population and employment figures to 2051.</p>	<p>No Change Made</p>

Name	Comment/Question	Staff Response	Status
Karen Doehn	<p>part 2 - One urban farming concern with the current Countryside Line and applications that have been submitted is there is no adequate buffer for spray drift when farmers are spraying chemicals on their crops. Another concern is keeping people off farming properties including woodlots owned by farmers. A comprehensive block plan for the entire block becomes difficult or impossible if the entire block is not within the urban boundary. For example, the above-mentioned files have submitted plans that cut off all possible Trussler – Bleams – Fischer-Hallman – Huron inner block road connectivity for the approximate 25% non urban portion of the block with the rest of the block if it is developed in the future. No future planning is good planning if it does not consider that the approximately 25% of the block has a possibility of being developed in the future. Please communicate with the File Managers for 30T-25201, 30T-25202, 30T-18201 and 30T-18202 for all the details re concerns they have received regarding the location of the current Countryside Line in this block. Current & Possible Future Features of the Trussler – Bleams – Fischer-Hallman – Huron Block</p>	<p>Comment acknowledged. The draft Official Plan outlines criteria for applicant-initiated urban boundary expansions. The draft Official Plan provides sufficient land within the urban area to meet the City's projected population and employment figures to 2051.</p>	<p>No Change Made</p>

Name	Comment/Question	Staff Response	Status
Karen Doehn	<p>part 3 -Fischer-Hallman Road</p> <p>This road of the block offers many retail options particularly at the Bleams - Fisher-Hallman roundabout and at the Huron – Fischer-Hallman roundabout. Both of these locations include a grocery store, restaurants (including fast-food) and at least one pharmacy and bank.</p> <p>-RBJ Schlegal Park is a 42-acre parkland located at south west corner of the Fischer-Hallman Road and Huron Road roundabout. Current Park features include a playground with splashpad, artificial turf fields, natural turf fields, cricket pitch, outdoor fitness equipment, pickleball, tennis and basketball courts.</p> <p>A new rec complex is currently under construction and is scheduled to be completed in 2026. Kitchener Mayor Berry Vrbanovic said the complex was meant to be Kitchener’s “premier recreation destination”. The new complex includes a new tournament-sized indoor turf field for both soccer and cricket, an aquatic center with an eight-lane competition pool and a walking track. There will be a gymnasium to support basketball, volleyball, badminton and pickleball.</p> <p>The 1664 Huron Road entrance to this park is about half of a kilometer to the most easterly portion of the Countryside Line in the Trussler – Bleams – Fischer-Hallman – Huron block.</p> <p>Schools</p> <p>This block already contains two schools which provide both educational and recreational opportunities. Current schools are the:</p> <p>-Janet Metcalfe Public Elementary School at 335 Seabrook Drive with approximately 760 students.</p> <p>-Holy Trinity Catholic Elementary School at 200 Rosenberg Way with a capacity of 527 students.</p> <p>There is the possibility of a future Secondary School with two sport fields on 17.3 acres with an estimated student population of 1,700 students in the 236 Gehl Place subdivision.</p> <p>Other Existing Community Features include the:</p> <p>-Kitchener Library Southwest Branch at 100 Rosenberg Way - This 14,000 square foot library features a demonstration</p>	<p>Comment acknowledged. The draft Official Plan outlines criteria for applicant-initiated urban boundary expansions. The draft Official Plan provides sufficient land within the urban area to meet the City's projected population and employment figures to 2051.</p>	<p>No Change Made</p>

Name	Comment/Question	Staff Response	Status
	<p>teaching kitchen, recording studio, after-hour rental space, learning gardens and outdoor programming space.</p> <p>-Williamsburg Community Centre at 200 Rosenberg Way which is attached to the Holy Trinity Catholic Elementary School - This 17,000 square foot Williamsburg Community Centre portion includes a double gymnasium, four program rooms, office space and potential for an outdoor rink.</p>		

Name	Comment/Question	Staff Response	Status
Karen Doehn	<p>Part 4- What Has Happened Within the Trussler - Bleams - Fischer-Hallman - Huron Block</p> <p>1-This entire block has been part of the City of Kitchener since 1973.</p> <p>2-All developers who owned land within this block designated to be “Protected Countryside” succeeded in getting this designation removed.</p> <p>3-All developers who owned land outside the urban boundary in this block succeeded in getting their land inside the urban boundary and their land has or is scheduled to be developed.</p> <p>4-Some developers have succeeded in getting their land eligible for development by the Ontario Land Tribunal ruling The City of Kitchener underestimated their “Land Needs Assessment” in the past, etc.</p> <p>5-The remaining approximate 25% of this block is not owned by developers. Some owners, including farmers, have indicated for many years they would like their lands to be included inside the urban boundary. The owners (including me) do not have the know how or funds available to hire land use professionals to make their properties eligible for development. Owners also do not have the know how or funds available to hire land use professionals to advocate for road stubs, etc., regarding possible future development of their land.</p>	<p>Comment acknowledged. The draft Official Plan outlines criteria for applicant-initiated urban boundary expansions. The draft Official Plan provides sufficient land within the urban area to meet the City's projected population and employment figures to 2051.</p>	<p>No Change Made</p>

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Name	Comment/Question	Staff Response	Status
Karen Doehn	<p>_part 5</p> <p>DRAFT Land Use Designations Map on Page 22 According to my understanding there are errors on this map in the Trussler – Bleams – Fischer-Hallman – Huron block. Should the “Prime Agriculture” area in the map on Page 22 in this block not be the same as “The Countryside” area on Page 8? Please note File 30T-25201 (161 Gehl Place) and 30T-25202 (236 Gehl Place) contain draft subdivision plans. Accordingly, I would expect these areas to be indicated as “Neighbourhood” on the Page 22 map and not “Prime Agriculture”. “The Countryside” Comments on Page 9I would suggest a change regarding “for generations to come”. Since there are so many unpredictable variables, it is hard to forecast when it will be best for The City of Kitchener for some of “The Countryside” to be inside the urban boundary. If Kitchener would determine before generations pass that it makes sense to include some of “The Countryside” in urban development the wording here should be more accommodating to this. A suggestion to consider is replacing “for generations to come” with “as long as it makes sense to do so”. “Prime Agriculture” Comments on Page 23 Please consider changes to the last sentence “By keeping these lands intact and productive, we support the health of our community today and preserve the ability to feed future generations.” Cities should not cause unnecessary urban sprawl onto prime agricultural land but sometimes it is best for a city if they do expand onto prime agricultural land. What is best for The City of Kitchener sometime in the future might mean a different land use for some of the current land that is designated “Prime Agriculture” while at the same time future generations will still be able to be fed. The wording here should be more accommodating to this. A suggestion to consider is changing this sentence to read “We will keep these lands intact and productive as long as it makes sense to do so.”</p>	<p>Comment acknowledged. The draft Official Plan outlines criteria for applicant-initiated urban boundary expansions. The draft Official Plan provides sufficient land within the urban area to meet the City's projected population and employment figures to 2051.</p>	<p>No Change Made</p>
<p>Emily Elliott, MHBC on behalf of</p>	<p>Further to our meeting a couple weeks ago, we have prepared a supplementary comment letter to the City’s OP review process. This letter is further to December 2025 submission (attached)</p>	<p>No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees</p>	<p>No Change Made</p>

Name	Comment/Question	Staff Response	Status
2013029 Ontario Ltd - 6 Shirley Ave	but provides a detailed description of the long-standing commercial permissions for 6 Shirley.	them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	
Emily Elliott, MHBC on behalf of 2013029 Ontario Ltd - 6 Shirley Ave	We request that the approach to the urban structure component and land use designation for the subject lands proposed in the draft Official Plan be revised to reflect the long-standing permission for commercial development on the subject lands. Further, we request that the site-specific policy permitting large scale offices be maintained. The proposed designation in the Final Draft Official Plan results in the subject lands being placed in an Employment Area, which will severely limit the redevelopment potential of the subject lands in the manner envisioned by our clients.	No change from what is proposed. The PPS and draft OP policy language allows for the continuation of lawfully established uses on a property as of October 20, 2024 in a way that sees them as being legal and conforming. Additional uses that are currently permitted but have not yet been established will not be carried forward, in keeping with the PPS.	No Change Made
Richard Kelly- Ruetz, GSP on behalf of Schlegel Urban Development s - Rosenberg	To maintain flexibility and longstanding permissions, Schlegel will seek to retain existing permissions through the future implementing zoning and we request that the City enable this through the Draft Official Plan. *proposed policy language included in attachment	The land use planning framework proposed through the draft Official Plan broadly aligns with the Rosenberg Secondary Plan. The future implementing bylaws would reflect the permissions set out in the Official Plan.	No Change Required

Name	Comment/Question	Staff Response	Status
Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenberg	It is important to Schlegel that land use changes proposed through the City's Draft Official Plan do not significantly alter the original planned function of these relatively recent planning approvals to ensure a reasonable level of predictability for developers, homebuilders, residents, and future tenants of this emerging community in southwest Kitchener.*proposed policy language included in attachment	The land use planning framework proposed through the draft Official Plan broadly aligns with the Rosenberg Secondary Plan.	No Change Required
Sam Vakili	<p>I'd like to connect with the appropriate individuals in charge of proposed zoning changes to the Westmount area. As a resident of the neighborhood for over 10 years, the addition of 6 story buildings to the neighborhood is clearly out of touch with the ambiance created in the area. Whom may I express further concerns about this short sighted decision to destroy the neighborhood through overpopulation?</p> <p>I'm a resident of Westmount and am requesting the survey for the westmount CHL designation. Thanks in advance.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria</p>	Change Made

Name	Comment/Question	Staff Response	Status
		<p>were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	
<p>Richard Kelly-Ruetz, GSP on behalf of Schlegel Urban Developments - Rosenbergs</p>	<p>In the spirit of this flexibility, Schlegel will seek to generally maintain existing permissions through the implementing zoning, including any existing permissions for stand-alone commercial buildings and stand-alone residential buildings. We reiterate the comments from our December submission and request that mixed use requirements be applied flexibly and that Draft Official Plan policies be softened to enable “encouraging” rather than “requiring” items like minimum commercial floor areas and mandating ground floor commercial uses with residential above (i.e. Policies 11.9-11.15, 11.56, and 11.62).</p>	<p>Comment acknowledged. Staff continue to consider these comments and will bring forward additional clarity as part of the final Official Plan.</p>	<p>Continue to be Considered</p>

Name	Comment/Question	Staff Response	Status
Pierre Filion	<p>Part 1 - I am writing to share my perspectives regarding the Kitchener 2051 draft plan. My principal concerns relate to the expansive nature of the Strategic Growth Areas (SGAs) and the insufficient clarity around how densification will be allocated within these areas, as well as how such changes will be harmonized with the existing character of neighbourhoods. Having been a planning professor for nearly four decades, much of my research has centred on effective strategies for urban densification. My work, published in international planning journals and presented at major conferences, consistently indicates that targeted, concentrated densification strategies are far more effective than those that spread density broadly. I am concerned that the draft plan's proposed mechanisms for managing density within SGAs will lead to a diffuse pattern of densification. Such an approach would undermine the benefits typically associated with densification for future residents, disrupt the established scale of existing neighbourhoods, and potentially give rise to "planning blight" across the significant portions of Kitchener encompassed by the SGAs. The draft plan rightly emphasizes the importance of limiting urban sprawl and preserving rural land by increasing density within Kitchener's existing urban fabric. This objective is praiseworthy. However, the plan falls short in providing clear criteria for the distribution and management of densification within SGAs. While it sets out broad guidelines, these lack the level of precision seen in zoning bylaws. For example, on page 113, the plan states: "[Development will] assure compatibility with the exterior areas of adjacent properties in accordance with the placemaking policies of the plan." It also notes, "Development will be regulated through built form regulations, rather than density, in most cases. Built form regulations may include, but are not limited to, building setbacks, height, physical separation, maximum building length, or maximum floor plate area." Given such broadly defined objectives, city planners will likely assess development proposals on a case-by-case basis. This could result in significant variability in municipal decisions. The lack of precise guidance will be particularly problematic when planning</p>	<p>A report on a preferred approach to growth was considered by committee of council in August 2025. It outlined 3 approaches to growth - supporting transit approach; new urban centers approach; and evolving neighbourhoods approach. Each approach to growth was evaluated through a series of technical criteria and community parameters. The community parameters were used by community members through 2 in person events, interactive community conversation kits, and an online survey. The evaluation and community input showed similar results of each approach to growth. The recommended preferred approach to growth, endorsed by Council, includes the best elements from each of the approaches. Directing people and jobs to urban centers and strategic growth areas reflects the evaluation results by enabling more homes in areas where people are close to community facilities and amenities, contributing to a high quality of life. The Preferred Approach supports Kitchener's economy by directing new people away from Industrial Areas, minimizing potential land use compatibility issues. It also directs people and jobs to areas with existing or planned frequent transit service, providing people with options on how they ultimately move around the city. While the areas identified above are proposed to accommodate a significant share of growth, all neighbourhoods of the City will continue to grow and change to meet the needs of the people who live, or who may want to live there.</p>	No Change Made

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	<p>decisions are appealed to the Ontario Land Tribunal, which currently favours development. There is a strong possibility that Kitchener's efforts to prevent proposals from taking maximum advantage of SGAs' development possibilities may be overturned, resulting in random densification, conflicts between new projects and neighbourhood scales, and a general lack of predictability in planning outcomes.</p>		

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Pierre Filion	<p>part 2 - Focusing densification within pre-determined hubs, instead of dispersing it throughout the SGAs, would greatly enhance living conditions for new residents. The selection of redevelopment sites could prioritize areas with access to high-order public transit—such as is presently the case for Major Transit Station Areas and Protected Major Transit Station Areas—as well as zones near existing clusters of retail, services, institutions, parks, and naturalized spaces. These residential density hubs could, in turn, attract additional amenities, with the ground floors of multi-storey buildings accommodating shops and services. Multi-functional density hubs would offer their residents the convenience of walking to many daily destinations. This benefit could be amplified by improvements to the pedestrian environment, such as thoughtful urban design, reduced space for vehicles, and continuous, engaging street façades. The positive impacts of these hubs would also extend to residents of nearby low-density neighbourhoods. These hubs would provide easy access to shopping, services, and institutions, encouraging more walking within existing neighbourhoods. Furthermore, by providing alternatives to car use for new high-density residents, these hubs would help moderate the increase in neighbourhood traffic that typically accompanies population growth. For these advantages to materialize, it is essential to define and designate the multi-functional density hubs in the Kitchener 2051 plan. These hubs could vary in size, with major ones situated near ION stations and smaller hubs distributed based on proximity to established density, retail, services, institutions, parks, and green spaces. Strategic placement would ensure that surrounding low-density neighbourhoods also benefit from pedestrian access to daily amenities. If residential density is instead scattered across the SGAs, these benefits will not be realized. The opportunity to leverage the advantages of increased density will be squandered, and additional problems may arise. With fewer opportunities to walk to daily needs, new high-density developments are likely to generate more traffic, for which existing street patterns are ill-suited.</p>	<p>A report on a preferred approach to growth was considered by committee of council in August 2025. It outlined 3 approaches to growth - supporting transit approach; new urban centers approach; and evolving neighbourhoods approach. Each approach to growth was evaluated through a series of technical criteria and community parameters. The community parameters were used by community members through 2 in person events, interactive community conversation kits, and an online survey. The evaluation and community input showed similar results of each approach to growth. The recommended preferred approach to growth, endorsed by Council, includes the best elements from each of the approaches. Directing people and jobs to urban centers and strategic growth areas reflects the evaluation results by enabling more homes in areas where people are close to community facilities and amenities, contributing to a high quality of life. The Preferred Approach supports Kitchener’s economy by directing new people away from Industrial Areas, minimizing potential land use compatibility issues. It also directs people and jobs to areas with existing or planned frequent transit service, providing people with options on how they ultimately move around the city. While the areas identified above are proposed to accommodate a significant share of growth, all neighbourhoods of the City will continue to grow and change to meet the needs of the people who live, or who may want to live there.</p>	<p>No Change Made</p>

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Pierre Filion	<p>Part 3 - Perhaps more troubling is the potential for planning uncertainty at the scale of the entire SGAs, which encompass a significant portion of Kitchener and houses a large share of its population. The disconnect between the broad areas open to redevelopment and the limited actual market for redeveloped sites means that while every property might be candidates for new construction, only a few will see change. Without the predictability afforded by zoning and without clear guidance in the Kitchener 2051 plan, densification will be driven more by property speculation than by sound planning principles, undermining quality of life for both new and existing residents. Such uncertainty can foster planning blight, where ambiguity about future land uses lead to the deterioration of the built environment. Prospective buyers may hesitate, speculators prioritizing land value over building upkeep will move in, and many owners may be discouraged from investing in property improvements.</p> <p>A similar scenario unfolded around Downtown Kitchener following zoning changes in the 1960s, which anticipated a wave of high-rise residential construction that never materialized. Even though zoning protections were eventually reinstated, the legacy remains: vacant lots and neglected buildings, remnants of a period when redevelopment potential was significantly overestimated. The Kitchener 2051 plan risks repeating this mistake across all SGAs. Identifying compact hubs for high-density growth would better match actual development demand and improve living conditions for all residents.</p> <p>While the goals of the Kitchener 2051 draft plan are admirable, its approach to densification requires refinement. An intensification strategy focused on specific sectors within the SGAs would enhance the experience of those opting for higher-density housing and generate broader community benefits, while mitigating the negative consequences of an overly diffuse redevelopment pattern. Planning's essential role is to provide predictability. While urban development regulations must adapt to changing circumstances, it is preferable to pursue focused, strategic interventions over broad, sweeping policies that</p>	<p>A report on a preferred approach to growth was considered by committee of council in August 2025. It outlined 3 approaches to growth - supporting transit approach; new urban centers approach; and evolving neighbourhoods approach. Each approach to growth was evaluated through a series of technical criteria and community parameters. The community parameters were used by community members through 2 in person events, interactive community conversation kits, and an online survey. The evaluation and community input showed similar results of each approach to growth. The recommended preferred approach to growth, endorsed by Council, includes the best elements from each of the approaches. Directing people and jobs to urban centers and strategic growth areas reflects the evaluation results by enabling more homes in areas where people are close to community facilities and amenities, contributing to a high quality of life. The Preferred Approach supports Kitchener's economy by directing new people away from Industrial Areas, minimizing potential land use compatibility issues. It also directs people and jobs to areas with existing or planned frequent transit service, providing people with options on how they ultimately move around the city.</p> <p>While the areas identified above are proposed to accommodate a significant share of growth, all neighbourhoods of the City will continue to grow and change to meet the needs of the people who live, or who may want to live there.</p>	No Change Made

Name	Comment/Question	Staff Response	Status
	introduce unnecessary uncertainty, as is the case with the current Kitchener 2051 draft plan SGA framework.		

Name	Comment/Question	Staff Response	Status
Pierre Filion	<p>Part 4 - There are a few additional comments I would like to voice:• While the Kitchener 2051 draft plan emphasizes heritage, the heritage value of old central Kitchener neighborhoods receives little attention. These areas are an important reflection of Kitchener's history, particularly its early German heritage. Both the residential and industrial landscapes within these neighborhoods merit protective measures. In addition, the layout of certain older neighborhoods, such as parts of Westmount and the area surrounding St. Mary's Hospital, reflects the influence of the City Beautiful Movement, which shaped Kitchener's planning in the early twentieth century. By adhering to the movement's principles, Kitchener was at the forefront of city planning during this era, standing out among Canadian cities as an example of advanced planning according to the standards of the time. • Serious reservations arise concerning the demographic projections used as the foundation for the Kitchener 2051 proposals. Current economic uncertainty makes all forecasting highly unpredictable. After years of substantial demographic growth, the population of Waterloo Region is now stabilizing, in part due to policy changes affecting the admission of international students. However, one aspect of demographic growth is more predictable: the size of future age cohorts. Canada has experienced decades of below-replacement birth rates, and these rates have dropped further since the early 2020s. While immigration has fueled population growth, the global trend toward lower birth rates—including in countries that have been major sources of Canadian immigrants—suggests this may no longer be a reliable expectation. The Kitchener 2051 draft plan should recognize in its forecasting the worldwide demographic shift and the resulting uncertainty.</p>	<p>A report on a preferred approach to growth was considered by committee of council in August 2025. It outlined 3 approaches to growth - supporting transit approach; new urban centers approach; and evolving neighbourhoods approach. Each approach to growth was evaluated through a series of technical criteria and community parameters. The community parameters were used by community members through 2 in person events, interactive community conversation kits, and an online survey. The evaluation and community input showed similar results of each approach to growth. The recommended preferred approach to growth, endorsed by Council, includes the best elements from each of the approaches. Directing people and jobs to urban centers and strategic growth areas reflects the evaluation results by enabling more homes in areas where people are close to community facilities and amenities, contributing to a high quality of life. The Preferred Approach supports Kitchener's economy by directing new people away from Industrial Areas, minimizing potential land use compatibility issues. It also directs people and jobs to areas with existing or planned frequent transit service, providing people with options on how they ultimately move around the city. While the areas identified above are proposed to accommodate a significant share of growth, all neighbourhoods of the City will continue to grow and change to meet the needs of the people who live, or who may want to live there.</p>	<p>No Change Made</p>

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Pierre Filion	<p>Part 5</p> <ul style="list-style-type: none"> • The Kitchener 2051 draft plan lacks measures aimed specifically at improving housing affordability, relying instead on increased supply largely through densification. The ongoing housing affordability crisis demonstrates that supply-driven solutions alone are insufficient. Despite considerable housing construction over the last decade, most new units have been large single-family homes or small, expensive high-rise condominiums. These forms of housing have done little to improve access for average- and low-income households seeking units appropriate to their needs. Recent experience shows that planning must take an active role in promoting housing types that are both affordable and suitable for families. • Much is made in the planning literature of the missing middle, which would allow the production of less expensive forms of housing. Lower, smaller wood-framed buildings can deliver cheaper units than taller concrete structures. The construction and development industry would, however, need to adapt to the production of this missing middle. Another advantage of this form of housing is that it affords a soft form of densification, which respects the scale of existing neighbourhoods while delivering the density increase the Kitchener 2051 draft plan promotes. Gildner Street, just west of Grand River Hospital, illustrates how different forms of housing can be accommodated while respecting the scale of a street's built environment. This street includes different forms of single-family housing along with a low-rise purpose-built apartment building and detached homes that have been transformed into apartments, in some case with additions to the original home. Yet, the street maintains its low-rise and green character, with lawns and mature trees. I see this as an example to be replicated. 	<p>A report on a preferred approach to growth was considered by committee of council in August 2025. It outlined 3 approaches to growth - supporting transit approach; new urban centers approach; and evolving neighbourhoods approach. Each approach to growth was evaluated through a series of technical criteria and community parameters. The community parameters were used by community members through 2 in person events, interactive community conversation kits, and an online survey. The evaluation and community input showed similar results of each approach to growth. The recommended preferred approach to growth, endorsed by Council, includes the best elements from each of the approaches. Directing people and jobs to urban centers and strategic growth areas reflects the evaluation results by enabling more homes in areas where people are close to community facilities and amenities, contributing to a high quality of life. The Preferred Approach supports Kitchener's economy by directing new people away from Industrial Areas, minimizing potential land use compatibility issues. It also directs people and jobs to areas with existing or planned frequent transit service, providing people with options on how they ultimately move around the city.</p> <p>While the areas identified above are proposed to accommodate a significant share of growth, all neighbourhoods of the City will continue to grow and change to meet the needs of the people who live, or who may want to live there.</p>	No Change Made

Name	Comment/Question	Staff Response	Status
Richard Kelly-Ruetz, GSP on behalf of 321 Courtland Ave Development s Inc	<p>The site is approved for nearly 4,000 units and over 100,000ft² of commercial floor area. Build-out of the 25-acre subdivision will take years, therefore, it is our client’s principal interest to ensure that the entitlements secured through the 2023 OPA/ZBA/Draft Plan approvals remain unchanged through the Kitchener 2051 Official Plan update. While the City is not undertaking a comprehensive Zoning By-law update at this time, we intend to also monitor that process and would be happy to tailor site-specific zoning for the Site if necessary to ensure the current zoning provisions for the site remain in place.</p> <p>In our read of the new Official Plan there are emerging policy areas that were not applicable at the time of the initial applications for the Site, including inclusionary zoning and energy transition policies. It is our submission that any future applications on the Site should not be subject to these policies. It is our submission that the Mixed Use B designation can be applied to the site, with the introduction of a site-specific provision addressing the matters herein, including stipulating that the height may exceed 28 storeys.</p> <p>Please see full comments attached for further context.</p>	<p>A Specific Policy Area for 321-325 Courtland Avenue has been added to Map 5. Development permissions approved by Council have been reflected in the second draft of the Official Plan.</p>	Change Made
John Lubczynski, Region of Waterloo	<p>Further to our letter dated December 23, 2025, Regional staff are providing the following additional comments regarding the City’s proposed new Official Plan and its relationship to the Regional airport. Our earlier comments identified several high-risk areas where maximum building heights and associated construction equipment (e.g., cranes) could potentially conflict with protected airport airspace. Since that time, Regional Airport staff have completed a more detailed technical review of the draft Official Plan’s maximum building heights in relation to the proposed federal Airport Zoning Regulations (AZRs). This refined analysis was undertaken using GIS and CAD data provided by City staff, allowing for a direct comparison between proposed land use designations with the applicable protected airspace surfaces. The attached drawing illustrates the relationship between the proposed AZR elevations and draft Map 3 (Land Use). Based on our analysis, Regional staff have identified specific areas where permitted maximum building heights</p>	<p>Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.</p>	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	and/or necessary construction equipment, may conflict with protected airspace, as summarized below:		
John Lubczynski, Region of Waterloo	<p>This area remains the highest priority for mitigation. Our detailed analysis indicates available height clearances as low as approximately 13 metres for MU-A lands and 31 metres for MU-B lands. Given these tight tolerances, the proposed building heights are likely to conflict with the current and proposed AZRs and would significantly restrict the use of construction cranes. The critical areas are east of Oldfield Drive, where the lowest maximum heights decrease from 40 meters Above Ground Level (AGL) to as low as 13m AGL.</p> <p>It is also important to note that the current AZRs are generally more restrictive than the proposed new AZRs, meaning that building heights in this area are already significantly constrained. A key example is the area east of Lackner Boulevard which is currently being developed with a 6-storey apartment building at 1100 Lackner Place. In that instance, the Region has restricted the height of construction cranes and accepted temporary impacts to its Instrument Flight Procedures. The Region continues to work closely with the developer to mitigate and limit impacts on airport operations. To ensure the City's proposed new Official Plan aligns with the proposed AZRs while still supporting intensification, we recommend the following policy options for the Lackner Boulevard and Ottawa Street area:</p> <p>a)</p> <p>Lower the maximum permitted height for MU-B and MU-A lands in this specific node to align with the proposed AZR; or</p>	Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.	Continue to be Considered

Name	Comment/Question	Staff Response	Status
	<p>b) Modify the MU-A and MU-B limits on Map 3 to exclude areas east of Oldfield Drive. These lands should be replaced with a designation that establishes maximum heights compatible with the AZR. This is the preferred approach as the high ground elevations in these specific areas represent the highest risk to airport operations.</p>		
<p>John Lubczynski, Region of Waterloo</p>	<p>While most building envelopes in the MU-C and MU-B areas are expected to remain below the AZR (with clearances of about 104 metres and 79 metres AGL), the AZR may potentially restrict the height of construction cranes required for these projects. Please be advised that it is likely not feasible to construct to the maximum allowable building height without a crane exceeding the AZR limit.</p>	<p>Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.</p>	<p>Continue to be Considered</p>
<p>John Lubczynski, Region of Waterloo</p>	<p>Potential conflicts for permanent structures within the proposed MU-C designation in this area appear minimal. However, the proposed AZRs may impose a ceiling on crane heights at approximately 124 metres AGL. As with the Fairway PMTSA, please be advised that it may not be feasible to reach maximum building heights without a crane exceeding the AZR.</p>	<p>Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.</p>	<p>Continue to be Considered</p>
<p>John Lubczynski, Region of Waterloo</p>	<p>Outside of the specific nodes identified above, the clearance between the proposed AZRs and the maximum 28-storey (approximately 100m) would generally be sufficient to</p>	<p>Staff continue to consider these comments. Further refinements are expected to Official Plan airport policies to strengthen land use compatibility.</p>	<p>Continue to be Considered</p>

Name	Comment/Question	Staff Response	Status
	accommodate both permanent buildings and construction equipment.		
Janet Seally and Richard Fuller	<p>Part 1 - We have lived in our current home since 1997, and since we moved to Kitchener in 1988, have always lived within a couple of blocks of the Belmont Village. Up front please allow us to state the following:</p> <ul style="list-style-type: none"> • that it is wrong to designate the east part of Westmount as a Strategic Growth Area/Mixed Use A • that as one cultural heritage landscape, the whole of Westmount should be designated as a Neighbourhood Growth Area • that Westmount should not be divided and have two different land use designations <p>Before providing more context below, we would request that provisions specific to Westmount be added to the Kitchener 2051 plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too.</p> <p>Features of our neighbourhood</p> <ul style="list-style-type: none"> • The tree canopy keeps the streets cooler and more walkable in summer • The boulevards/medians provide greenery and are visually appealing, and we appreciate the underground wiring • The historic street lamps are special, and replacing the old ones in a sympathetic way was a good move • The neighbourhood has numerous historic homes in which community builders lived and continue to live • People tend to stay a long time so there is good community development; until about 2011 or so, we had next-door neighbours who had been in their home since the 1940s • There is a good mix of housing styles, along with apartment buildings along Westmount, Belmont, etc.; when our kids were at Westmount Public School we liked the mix of kids from the Westmount neighbourhood along with the newer Canadians • The pedestrian-friendly Belmont Village is an integral part of the neighbourhood and is a model for how neighbourhoods should be developed with its small shops, restaurants and services • The re-use of former industrial buildings such as the nearby Catalyst137 is valued • Being next to the Iron Horse Trail is a bonus 	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Janet Seally and Richard Fuller	<p data-bbox="317 181 1021 214">Part 2 - Preserving Westmount for our future neighbours</p> <ul data-bbox="317 289 1139 743" style="list-style-type: none"> <li data-bbox="317 289 1139 354">• We should maintain the above features as there are not many neighbourhoods in Kitchener-Waterloo which such 'curb appeal' <li data-bbox="317 360 1139 457">• Kitchener and Waterloo have torn down many buildings of interest - we learned of the former Kitchener City Hall within a day of moving here; let's proceed more carefully in the future <li data-bbox="317 464 1139 604">• Let's not allow the unique and special Belmont Village to become too precious; we know rent affordability for small business owners, restaurants, etc. has been an issue for several years now <li data-bbox="317 610 1139 743">• Development throughout the whole Westmount neighbourhood should be limited to 3-storey buildings, with setbacks, so that the current vistas are maintained <p data-bbox="317 750 1139 961">Final thoughts We believe the intensification along Belmont is good, but be careful to maintain the character of the Belmont Village as it is a unique and special draw to the area (think Belmont Village Bestival). Consider including the Belmont Village in the CHL. Continued intensification along parts of Westmount could also work.</p> <p data-bbox="317 1003 1139 1164">It is this neighbourhood that has kept us living in Waterloo Region for such a long time. While we occasionally consider moving back to a couple of other cities we have lived in, we continue to be attracted to this area and hope that it maintains what makes it special.</p>	<p data-bbox="1150 181 2413 604">In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p data-bbox="1150 646 2413 847">The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

Name	Comment/Question	Staff Response	Status
Kristen Yri	<p>part 1 - I am writing to express my opinion regarding the proposed changes to the Westmount neighbourhood outlined in the draft Official Plan, Kitchener 2051. I strongly believe it is wrong to designate the east part of Westmount as a Strategic Growth Area/ "Mixed Use A." All of Westmount should be designated as a Neighbourhood Growth Area. The area is one cultural heritage landscape. I would also like to call for specific provisions for Westmount to be added to the Kitchener 2051 play to protect it as one of Kitchener's significant cultural heritage area. I believe that growth and intensification should remain attached to Strategic Growth Areas and Major Transit Station Areas around the LRT stops, with adjacent Mixed-Use Areas identified through long-term study and public consultation. The Westmount neighbourhood was not included in these designations prior. I would imagine it was because the city respected the historical character of Westmount, its accessibility and livability for families, and its scenic beauty, setbacks, gardens, and attractive architecture of older homes. The draft Official Plan is a clear and unnecessary departure from this precedent. The proposed expansion of the Strategic Growth Area west of Belmont Avenue to Dunbar Street, from Union Street to Brandon Avenue, would destroy the neighbourhood character of Westmount. If commercial buildings, residential towers, and other businesses were allowed to in this area of Dunbar to Earl, Union to Brandon, the neighbourhood community, walkability, beauty, safety, and historical character would be lost. Having lived in this neighbourhood for 27 years, I can attest to all of the aforementioned positives of the area, in particular its community feel and quality of life. Such development would bring hundreds more cars to the area, which would also put children playing near streets, at risk.</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	<p>Change Made</p>

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Kristen Yri	<p>part 2 - Westmount is, as you know, a residential neighbourhood with a unique character, small-scale streetscapes, and friendly neighbours. It is a walkable area, with many chatting, and meeting while walking dogs or heading out for an evening stroll. Commercial use and mid-rise towers would damage the very qualities that make Westmount a desirable place to live. I know that we waited years to buy a house in Westmount because houses would sell immediately as a result of the desirable nature of the neighbourhood and close proximity to excellent schools. I lived through a shift like this in another part of Kitchener, and the noise, continuous car traffic, lack of parking, logjams of cars, loss of privacy, and damage to the existing infrastructure wrecked the neighbourhood, and it has not recovered. I worry the same will happen here, and Westmount will become less stable, and a more transient area where future families will not want to reside.</p> <p>Kitchener City has already identified and planned for mixed-use intensification in locations that are far better suited to this form of development—namely areas directly adjacent to LRT stations and existing commercial corridors. These locations were the focus of nearly a decade of study, culminating in policy frameworks adopted by Council as recently as March 2024. Expanding mixed-use permissions into Westmount undermines that work and raises questions about consistency, transparency, and the integrity of long-term planning. I understand that growth is needed. Intensification can be beneficial when it is context-specific and strategic. Designating Westmount as Strategic Growth Area/Mixed Use A, is thoughtless and inappropriate, and it's not necessary to meet Kitchener's growth objectives. Other areas in the city can accommodate density and mixed-use development without sacrificing established neighbourhood character or residents' quality of life, and indeed, developing those would contribute to a healthy, youthful urban environment that could attract younger working people to the area.</p> <p>The City must reconsider the proposed Mixed Use A designation for Westmount and maintain the neighbourhood's residential</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	focus within the Official Plan. Thank you for the opportunity to provide input on the draft Official Plan. I appreciate your consideration of my and other neighbours' concerns, and I trust they will be taken seriously.		

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Barb Trotter	<p>1. I noted that my street, and indeed, the west side of Belmont Avenue as well, do not appear to meet the 3 first-level criteria for inclusion in a Strategic Growth Area, and I ask that Old Westmount be exempted and removed from the SGA. 2. I would like to see amendments to the draft Official Plan: a. On page 4, where the table identifies places to protect, Cultural Heritage Landscapes should be added. b. Those areas, and especially Old Westmount, should be exempt and removed from SGAs. c. The allowable height of buildings in Old Westmount should be restricted to 3 storeys (or 7.5 meters) at most, with no commercial space. 3. Exactly why would it be unacceptable to protect Old Westmount from irreparable damage now with a provision to revisit conditions in the future? 4. What else would be required in order to save this neighbourhood? 5. I've offered my take on what might be considered "confidential," which I suspect is prior conversations with developers, and I consider it unacceptable that they are able to drive the desecration of the few remaining exceptionally beautiful unique heritage areas of the city. 6. The fact that you're telling me you'll be making changes without looking at all of the input is exactly why I feel so strongly about more effective early notification of residents who will be affected by proposed changes. It feels as if the whole planning process is skewed in favour the first and loudest voices – those of the developers. 7. And if they are indeed the primary determining factor, and you're choosing to cater to their desires, then the answer to the question you ask on Engage Kitchener – "Did we get it right?" – is most definitely "No, you didn't."</p> <p>Please, please, please for the next draft of the Official Plan, make the changes requested by the numerous residents who strenuously object to the proposed zoning, so that we can then say, "Yes, you did."</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations. The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made
Barb Trotter	<p>Thank you for your response. What you've said here made it sound as if you won't be changing this draft before it gets to Council. However, at the walkshop, I believe you confirmed that the draft will be amended based on citizen input before that happens. Question: Will we have a chance to see an amended draft with an opportunity for further adjustments before it goes</p>	<p>The second draft Official Plan is part of this staff report and was posted with the agenda in advance of the committee of council meeting. There will be no decisions on the second draft and the recommendation from staff is that Council direct staff to consider comments provided on the second draft as part of the preparation of a new Official Plan for their decision.</p>	No Change Required

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	<p>to Council? Comment: On Engage Kitchener, if I'm reading it correctly, the phase you're describing has the heading "Launch of Draft Official Plan – Did we get it right?" If you're truly wanting an answer to that question, in the case of Old Westmount, I would like to be recorded as a "No."</p>		
Barb Trotter	<p>I'm glad it's not too late. However, I don't consider this strategy a reliable way to contact all citizens since it presupposes that everyone is constantly reading your website and keeping 100% current with what you post there. Such vigilance would represent an enormous amount of unpaid work on the part of all citizens just to find out which suggested changes might affect them. I live in a ward in this city, and prior to the December 12th deadline, I was never notified about a pop-up or that it was being held about an issue that has the potential to wreck such havoc with my community. Questions: How did you select who would be included in the pop-up for my ward? How were the "representatives" of the community selected and what criteria ensured that they reflected the make-up of my area? I don't know of anyone from my neighbourhood who participated, and it is apparent that the opinions expressed by what you considered to be representatives did not reflect those of the majority of residents in this area. Question: Who received the email notifications? As I said, the first notification I received about what might be planned was from our Neighbourhood Association and was too late to meet what I consider to be your unreasonably fixed deadline, especially given that you appear to be saying now that you had 18 months to ensure that everyone affected was advised. Not everyone is on social media. I'm also glad we can dialogue now.</p> <p>Further comment: It was wonderful to receive the postcards about the Cultural Heritage walkshop. At the walkshop, I had a brief conversation with Garrett about notification, and he said it's not practical or cost-effective to send postcards citywide.</p> <p>Suggestion: If you could implement a policy whereby all ward councillors and all neighbourhood associations are notified about new initiatives by email, along with a request to forward</p>	<p>The members of the Kitchener 2051 Community Working Group were selected from an open volunteer call that was widely advertised online and through social media. There were over 100 applications from across the city. The Community Working Group had representation from each ward, including ward 8. The Kitchener 2051 engagement process included much more than the Community Working Group. A detailed description is in the staff report. The email distribution list for Kitchener 2051 has over 200 people and includes everyone who has provided a written submission/email, provided contact information at pop-ups, and those who requested to be included. Members of Council are kept informed at key milestones through the Kitchener 2051 process.</p>	No Change Required

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	them to residents in that ward or neighbourhood, I would think the cost would be minimal and you would reach significantly more residents. I'd appreciate your thoughts about that idea.		

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Barb Trotter	<p>I've tried to decipher the maps you've indicated, but some of them are rather opaque because of the lack of street names. However, based on what I can find, my residence does not seem to meet the main criteria for inclusion in a Strategic Growth Area: • We are not in the ION station catchment area, not near Ottawa Street, and not within 400 m of the nearest GRT frequent transit route, which runs up Westmount Road. That means my residence does not appear to me to meet the first-level requirements for SGA designation. • With respect to the level 2 requirements, which say "Additionally," I'm assuming they apply only if one of the first 3 applies. Again, I had trouble deciphering the maps. • We might be close enough to the Iron Horse Trail, (although houses on Dunbar wouldn't be) but as with the frequent transit route, not close enough to Westmount Road. • I'm not sure which parts of Belmont Ave retail space are more than 25,000 square feet, but we would be close enough to that if they meet the square footage requirements. • We are not close enough to a 5,000 square foot grocery store. • I don't see anything identified as an Urban Centre on the map you've indicated, but I found a list of 4 in the text, the closest of which is Highland Road West and Fischer Hallman Road, well beyond 800 m. Comments: I would think many areas of the city might meet the GRT stipulation as well as one or more of the secondary ones, but they have not been designated SGAs. And none of them is the exceptional historic and cultural treasure that Westmount is. Regardless of your measurements, I would strongly suggest that the Westmount Cultural Heritage Landscape, and indeed any of the Cultural Heritage Landscapes, should be considered exceptions to these criteria, and to this end, I would also advocate amendments to the draft: on page 4, where the table identifies places to protect, Cultural Heritage Landscapes should be added, and those areas should be removed from Strategic Growth Areas. After all, when we're talking about the Kitchener part of old Westmount that lies within Rieder's original boundaries, we're looking at only one relatively small section of the entire area of the city, but it deserves to be treated as the urban treasure it represents, and</p>	<p>As part of establishing the draft Strategic Growth Area's, a number of criteria were explored that can best support accommodating new and existing residents. Proximity to a range of transportation options and commercial retail uses were important considerations. The proposed Westmount strategic growth area is within 400m of the GRT frequent transit route. This includes existing and planned routes. The area is also within 400m of a "City Spine" trail - the Iron Horse Trail, and within 400 meters of retail spaces along Belmont Village.</p>	<p>No Change Required</p>

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	<p>should be the last area to be designated for strategic growth. Further note re confidentiality: I also can't imagine that any of the items you've listed in your response would be considered confidential since they're all on the public website. I'm afraid my previous experience with the planning process has left me more than a little cynical and mistrustful, and I hope you'll forgive me for expressing my conclusion that the same process we encountered with respect to Belmont Village is also the only explanation that makes sense to me in terms of confidentiality: advance meetings in which developers provided their input motivated by financial gain. It would go a long way toward answering my "Why Westmount?" question. If this indeed constitutes the "confidential" part of the initial process, I find it hugely unacceptable because I believe that when developers look at an area such as Westmount, their vision consists entirely of dollar signs. I truly hope your perspective can be broader than theirs; that you'll be more deeply aware of the value of links to the past that anchor an urban area; that you can recognize Westmount's essence as already being the kind of closely knit, connected, livable community that is the goal; and that you can build in Cultural Heritage Landscape protections that not only restrict the height requirements, but also exclude the Old Westmount neighbourhood from the Strategic Growth Area altogether – at least for now.</p>		

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Barb Trotter	<p>Comment: While there have definitely been changes in Old Westmount, I'm not sure that very many of them would qualify as growth? And acceptable growth that also preserves the value of the cultural heritage in this area most certainly does not include 8-storey buildings and commercial enterprises. I'll combine my other comments for this response with the one below since they both relate to CHLs.</p>	<p>The Official Plan has and continues to recognize the value of Kitchener's cultural heritage resources. The draft Official Plan includes updated policies on cultural heritage resources, landscapes and archaeology. Growth within cultural heritage landscapes as well as all of Kitchener's neighbourhoods has always occurred and will continue. Understanding the cultural heritage attributes of each CHL is important as we continue to shape growth in each area in the future.</p> <p>Cultural Heritage Landscapes and Heritage Conservation Districts are not exceptions to these criteria. Rather, additional policies are included in the second draft Official Plan providing further guidance for development in the context of Westmount's heritage attributes.</p> <p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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Barb Trotter	<p>Thank you for expressing support for CHLs, and also for the postcards and walkshop. It was good to be able to speak with Planning staff in person. Comments: I hope that the fact that, despite the rain, so many people showed up to convey their passion for our neighbourhood and to advocate for its preservation will help persuade you to implement sufficient protections to prevent its replacement by 6- to 8-storey buildings and commercial space. I hope you won't mind if I point out that, in my opinion, stating that you recognize the value of heritage areas and taking action to truly protect them are not the same thing. I also have to say that I was concerned that the tour leader of my group, who I assume will be making decisions, is from Toronto and might not have sufficient understanding of what this area means to residents and the context of the history of Kitchener. She read the presentation from her phone, and was reciting what I'd be fairly certain the majority of participants already knew. Indeed, some of them reported multi-generational ties to the neighbourhood, in at least one case, dating back to original landowners. These kinds of connections represent a further unique, deeply felt reason for preserving this area.</p>	<p>Comment acknowledged.</p>	<p>No Change Required</p>
Barb Trotter	<p>I'm not sure you've addressed my point – you've said that you've been working on this draft for a year and a half, which means that circumstances, most notably the water issues, have already changed since your initial assessment or since this study was conducted, which must have occurred prior to its publication. Even if you choose to accept the numbers in the report, I would reiterate that we're talking about only a small fraction of the total area of the city, and that you could preserve it now while making provision for exigent circumstances that might arise in the future. Arranging it the other way around offers no option to change your decision – once Westmount is gone, it's gone for good – an irreparable loss. Question: Exactly why would it be unacceptable to protect Old Westmount from irreparable damage now with a provision to revisit conditions in the future? Comment: I note that the Executive Summary of this report</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it</p>	<p>Change Made</p>

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	<p>begins by saying that “the City aims to involve everyone in the O.P. process,” which didn’t happen in the Westmount neighbourhood until now.</p>	<p>continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	
<p>Barb Trotter</p>	<p>I did scan this (approaches to growth) report, but saw nothing in it about preserving Cultural Heritage Landscapes. Thank you for this. I did attend, and appreciated the opportunity. However, it has taken me a minute to process what I heard at the walkshop, and I realize I missed asking about what I now think might be the crux of the matter at this stage, and that is the Strategic Growth Areas. When you’re talking about “layers,” I’m thinking that SGAs might be the defining “layer” at the Official Plan level? I suspect that if there is to be any hope of saving this exceptional area, it would need to happen now through removal from the SGA. Questions: Is this accurate? Which would take precedence – SGAs or CHLs? In other words, even if protections were implemented under the CHL provisions, can the zoning development indicated on the current map still take place? If so, then what I want to know now is what will it take to persuade you to rethink the inclusion of old Westmount in the Strategic Growth Area and would that be sufficient to amend the zoning that would lead to its destruction? If this isn’t accurate, then what else would be required in order to save this neighbourhood?</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	<p>Change Made</p>

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Barb Trotter	<p>I would note that I happened to see in the draft Official Plan that there's at least one place where you state "8 storeys or 25 metres, whichever is the lesser" (page 136). Question: I'm wondering whether you couldn't do that throughout the draft Official Plan? And I'm glad you mentioned zoning. I think I did hear someone say that the provision for the possibility of an additional 50% in height beyond the by-law stipulation will no longer be available. Comment/questions: I'd like some assurance that built-in restrictions will prevent developers from applying for and obtaining amendments that will enable them to build up beyond whatever height restrictions are ultimately included in the Official Plan. Will this be the case? Or will they be able to apply for zoning amendments and have them approved for much higher buildings, as in the case of 660 Belmont? Again, what will it take to prevent that from happening?</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The Planning Act enables and requires municipalities to accept applications to amend the Official Plan and Zoning Bylaw. The additional policies outlined above will provide guidance on those applications.</p>	Change Made
Barb Trotter	<p>Question: So I'm now back to my original question. How likely is it really that your careful consideration of our input will result in actual substantive changes that will help preserve old Westmount, such as its removal from the SGA? You have certainly heard from a substantial number of residents who have expressed the view that this neighbourhood should not be slated for strategic growth that involves 6- to 8-storey buildings and commercial space but for preservation as a heritage architectural park. Since the "variety of viewpoints" you refer to likely includes those of developers, in this case, I would like to see you stand firm on the side of historic preservation overriding purely financial gain. I live in hope and would be overjoyed to have you confirm that you can do that. I thank you for reading and hopefully for responding to my questions. I look forward to discussing them with you. I reiterate my thanks for reading yet again. However, since I'm likely misunderstanding the process and might be mistaken in some of my assessments, I would very much appreciate a clear explanation of what is required in order to achieve removal of old Westmount from the SGA and</p>	<p>The Kitchener 2051 process prioritized hearing from communities and groups that have typically been underrepresented in Official Plan processes, like equity-denied communities, renters, and people who have experienced homelessness, poverty and housing precarity, among others. It is acknowledged that voices that have historically influenced planning processes will continue to be considered. This will be done while ensuring that the voices of those that have traditionally been underrepresented have an equal opportunity for influence. Moving away from traditional engagement processes may be an uncomfortable, yet necessary part of an equitable engagement approach. Additionally, In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p>	No Change Required

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	prevention of its replacement with 6- to 8-storey buildings and commercial space.		

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Scott Nevin	<p>I've reviewed the draft Official Plan and have several concerns. You propose to significantly expand the nodes and corridors identified in the current Plan to include broader "Strategic Growth Areas"; and you propose to substantially increase the permitted maximum height in "Neighbourhood Growth Areas" (currently generally a maximum of 3 storeys) to up to 6 Storeys. Having worked many years as a municipal planner, I was, and remain, a supporter of intensification. However, I do not believe the above-noted proposals represent good planning. With respect to the significant expansion of nodes and corridors in the existing Plan into more broadly defined Strategic Growth Areas, I'm concerned about the impacts this will have on focussing significant growth to the Urban Growth Centre and Major Transit Station Areas; areas where much public investment has been made to attract and accommodate growth. Let's not undermine the previous good work and momentum that's underway. I'm also particularly concerned about the identification of the eastern portion of the Westmount neighbourhood as a SGA, with up to 8 storeys permitted, as noted below.</p> <p>Regarding the proposed increase to 6 storeys in Neighbourhood Growth Areas, I am concerned that in many cases 6 storeys would be inappropriate. I believe focussing on nodes and corridors is better planning; focus height and density on areas where transit and supporting commercial / community uses are, or can be located.</p> <p>I note your Four Units work, and implementing Official Plan and zoning by-law, allowed 'gentle density' within neighbourhoods, while limiting new freestanding buildings to heights of to 4.5 to 6 metres; substantially less than 6 storeys being considered here.</p> <p>I am specifically concerned with the 8 storey and 6 storey scenarios in the Westmount neighbourhood. Westmount has been identified by the City as a Cultural Heritage Landscape, in part, because of the nature of the collection of homes there (relatively low rise, low density) which remain relatively intact,</p>	<p>In response to feedback, heritage consultants were retained to confirm and validate aspects of the Westmount CHL. Based on the consults work and input received from a neighbourhood "walkshop" and online survey, new CHL policies are included in the second draft Official Plan for the Westmount East CHL. This includes a policy that directs the implementing zoning bylaw to establish maximum building heights that are in keeping with the existing heights that the heritage consultant confirmed were a heritage attribute and existing zoning of 3 storeys. Further, the policy requires a public zoning amendment process for any development that is seeking to increase building heights beyond 3 storeys. Further study is required to confirm attributes for the Westmount West CHL. Additionally, Official Plan policies have been added in the second draft describing how the city will undertake implementing zoning including things that will be considered. A policy has also been added that outlines criteria for all development applications which includes cultural heritage considerations.</p> <p>The delineation of all SGAs across the city was reviewed against the criteria outlined in report DSD-2026-151 and also available on the project engage page and areas that did not meet the criteria were removed. The second draft maintains the first draft delineation of the SGA for Westmount as it continues to meet the criteria for being an SGA. The new Westmount CHL policies provide specific direction on building heights within the SGA/Mixed Use and Neighbourhoods land uses limiting heights through implementing zoning to 3 storeys.</p>	Change Made

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	<p>on generous lots with healthy setbacks allowing for substantial landscaped areas. Your documents speak to the fact that the 'high state of preservation is indicative of a community cherished by its inhabitants'. I am concerned that 8 storey and 6 storey buildings are not congruent with these values.</p> <p>I also note the existing Official Plan defines 'community character' as something that should be protected (not preserved) as growth and change is managed. The new Plan speaks to conserving the character of CHLs. However, the introduction of 6 and 8 storey buildings in the Westmount neighbourhood would seem inconsistent with these policies.</p>		