

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

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146-162 Victoria Street South and 92-110 Park Street

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

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. XX to the Official Plan of the City of Kitchener. This amendment is comprised of Sections 1 to 4 inclusive.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of the Official Plan Amendment is to amend the Official Plan by adding Site Specific Policy Area 6 to Map 4 -Urban Growth Centre (Downtown) and by adding associated Site Specific Policy Area 15.D.2.69 to the text of the Official Plan.

SECTION 3 – BASIS OF THE AMENDMENT

The subject lands are currently designated as Mixed Use within the Urban Growth Centre (UGC). The lands are identified as Urban Growth Centre in the urban structure of the Official Plan.

Planning staff are recommending to add Site Specific Policy Area 6 to Map 4 (Urban Growth Centre).

The planned function of the Urban Growth Centre is to accommodate a significant share of the region’s and the city’s future population and employment growth.

The subject lands are located within the City’s delineated Urban Growth Centre (UGC), and within a Major Transit Station Area (MTSA) in the 2014 Kitchener Official Plan. In the City’s Official Plan on Map 2 – Urban Structure the lands appear within the MTSA circle for both the Victoria Park Ion Station and the Central Ion Station. Urban Growth Centres plan to accommodate significant population and employment growth. The Region of Waterloo commenced the Regional Official Plan Review (ROPR) project and as part of that work, revised MTSA boundaries were endorsed by Regional Council. These lands are located within the Regionally endorsed MTSA boundary. The proposed development represents intensification and will help the City achieve density targets in the MTSA. The proposed zoning will support a higher density housing option that will help make efficient use of existing infrastructure, parks, roads, trails and transit. The proposed development directly implements Policies 2.2.3 1 (a) (b) and (d) which identifies that Urban Growth Centres will be planned a to accommodate significant population growth. The mixed use development is also proposed to include several unit types that vary in sizes, increasing the variety of housing options for future residents. Staff is of the opinion that this proposal is in conformity with the Growth Plan.

Planning staff is of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment applications will facilitate the intensification of the subject property with a mixed-used development that is compatible with the surrounding community and will make efficient use of the existing infrastructure. The proposed development will create more housing options in the Downtown within walking distance to jobs and amenities. No new public roads would be required for the proposed development and Engineering staff have confirmed there is capacity in the sanitary sewer to permit this amount of intensification on the subject lands. Staff is of the opinion that this proposal is in conformity with the PPS.

Planning staff is of the opinion that the proposed Official Plan Amendment conforms to the Regional Official Plan (ROP). Regional policies identify that Urban Growth Centres are to be planned and developed to accommodate a significant share of the region's future population and employment growth. The proposed development conforms to Policy 2.D.1 of the ROP as this neighbourhood provides for the physical infrastructure and community infrastructure to support the proposed residential development, including transportation networks, municipal drinking-water supply and wastewater systems, and a broad range of social and public health services. Regional policies require Area Municipalities to plan for a range of housing in terms of form, tenure, density and affordability to satisfy the various physical, social, economic and personal support needs of current and future residents. The proposed development conforms to Policy 2.D.2 of the ROP as the development promotes higher density development close to transit stops, promotes an appropriate mix of land uses, and supports a compact urban form that locates transit supportive uses within a comfortable walking distance within a Major Transit Station Area.

The subject lands are designated as Mixed Use' (Map 4, Urban Growth Centre) in the City of Kitchener Official Plan. The Mixed Use land designation is intended to be flexible and responsive to land use pattern changes and demands and permit a broad range of uses and intensities. The mix of uses within the same building is preferred. Redevelopment of properties will be encouraged to achieve a high standard of urban design, be compatible with surrounding areas, be transit supportive and cycling pedestrian friendly. Inclusion of commercial and retail uses, rather than solely residential developments, are encouraged to contribute to the vibrancy of the surrounding area. Lands designated Mixed Use have the capacity to accommodate additional density and intensification of uses. The primary residential uses permitted are medium and high rise residential uses.

SECTION 4 – THE AMENDMENT

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

- a) Part D, Section 15.D.2. is amended by adding Site Specific Policy Area 15.D.2.69 as follows:

"15.D.12.69. 146-162 Victoria Street South & 92-110 Park Street

Notwithstanding the Mixed Use land use designation on lands municipally known as 146-162 Victoria Street South and 92-110 Park Street, a maximum Floor Space Ratio (FSR) of 11.7 shall be permitted.

A Holding provision pursuant to Section 17.E.13 will apply to residential uses, day care uses and other sensitive uses. The Holding provision will not be removed until such time as a Record of Site Condition has been acknowledged by the Province and a release has been issued by the Region."

- b) Amend Map No. 4 – Urban Growth Centre (Downtown) by:

- i) Adding Specific Policy Area "6. 146-162 Victoria Street South and 92-110 Park Street (Policy 15.D.2.69)" to the 'Area of Amendment', as shown on the attached Schedule 'A'.

APPENDIX 1- Newspaper Notice

NOTICE OF PUBLIC MEETING for a development in your neighbourhood

146-162 Victoria Street South & 92-110 Park Street



Concept drawing



Mixed Use



38 Storeys,
122 Metres



Floor Space
Ratio of 11.68

Have Your Voice Heard!

Date: **June 13, 2022**

Time: **6:00 p.m.**

Location: **Virtual Zoom Meeting**

To view the staff report, agenda, find meeting details or to appear as a delegation, visit: **kitchener.ca/meetings**

To learn more about this project, including information on your appeal rights, visit:

www.kitchener.ca/planningapplications

or contact:

Eric Schneider, Senior Planner

519.741.2200 x 7843

eric.schneider@kitchener.ca

The City of Kitchener has received applications for Official Plan Amendment and Zoning by-law Amendment to facilitate a mixed-use, multi-tower development consisting of a shared mid-rise podium 6 storeys in height, with 3 residential towers atop of the podium each proposed to be 25, 36 and 38 storeys in height, having 1,124 dwelling units, 1,750 square metres of ground floor commercial space, 699 car parking spaces and 675 bicycle parking spaces.