

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

---

CITY OF KITCHENER

27 Roy Street

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

---

CITY OF KITCHENER

27 Roy Street

INDEX

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

APPENDICES

APPENDIX 1	Notice of the Meeting of Planning and Strategic Initiatives Committee of September 12, 2022
APPENDIX 2	Minutes of the Meeting of Planning and Strategic Initiatives Committee – September 12, 2022
APPENDIX 3	Minutes of the Meeting of City Council – September 26, 2022

AMENDMENT NO. \_\_\_\_ TO THE OFFICIAL PLAN  
OF THE CITY OF KITCHENER

---

**SECTION 1 – TITLE AND COMPONENTS**

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

**SECTION 2 – PURPOSE OF THE AMENDMENT**

The purpose of this amendment is to add Special Policy Area 11 to the Civic Centre Secondary Plan and to add a Special Policy Area 11 to Map 9 in the Official Plan. Special Policy Area 11 permits an artisan's establishment and restaurant as permitted uses for the subject property, municipally known as 27 Roy Street.

The amendment comprises of the following changes:

- Map 9 is proposed to be amended by adding Special Policy Area 11 to the lands municipally known as 27 Roy Street.
- Section 13.1.13 is proposed to be amended by adding Special Policy 13.1.3.11 to permit an artisan's establishment and restaurant as permitted uses within a building containing a residential use.

**SECTION 3 – BASIS OF THE AMENDMENT**

The subject lands are located at 27 Roy Street. The subject lands are designated "Office-Residential Conversion" in the Civic Centre Secondary Plan, which forms part of the Official Plan. The purpose of the Office Residential Conversion designation is to "preserve the existing structures in these areas and to serve as a transition area between the higher intensity uses along Weber Street and Queen Street and the Low Rise Residential – Preservation designation of the interior of the neighbourhood". Permitted uses for lands designated as Office-Residential Conversion include the conversion of existing buildings to multiple dwellings up to a maximum of three units. The subject lands are also located within a Major Transit Station Area (MTSA) which is considered a primary intensification area.

An Official Plan Amendment is required to add a Special Policy Area to permit an artisan establishment and restaurant as permitted uses within a building containing a residential use.

The proposed development, being a mixed-use building with three dwellings units and an artisans establishment and restaurant, will implement the planned function set out in the Official Plan for lands within a MTSA as being a compact, dense and transit supportive,

while still maintaining a low-rise form of development.

The proposal is consistent with the Provincial Policy Statement, conforms to the Growth Plan and complies with the Regional Official Plan, as it promotes walkability, is transit-supportive, maximizes the use of existing and new infrastructure, and will permit a compact and complete community through the repurposing of existing space. The additional uses are proposed to be within the existing building, with minor exterior changes including an addition in the rear yard. The proposed development implements the planned function of a Major Transit Station Area as prescribed in the Official Plan.

#### **SECTION 4 – THE AMENDMENT**

1. The Civic Centre Secondary Plan is hereby amended as follows:
  - a. Part 3, Section 13.1.3 Special Policies is amended by adding Special Policy 13.1.3.11 thereto as follows:
    - “11. Notwithstanding the Office-Residential Conversion land use designation and policies applied to the property located at 27 Roy Street, an artisan’s establishment and restaurant shall also be permitted within a building containing a residential use.”
  - b. Map 9 – Civic Centre Neighbourhood Plan for Land Use is amended by adding Special Policy Area No. 11 to the lands municipally addressed as 27 Roy Street as shown on the attached Schedule ‘A’.

APPENDIX 1 - Notice of the Meeting of Planning and Strategic Initiatives -  
Committee of September 12, 2022

APPENDIX 2 - Minutes of the Meeting of Planning and Strategic Initiatives  
Committee - September 12, 2022

APPENDIX 3 - Minutes of the Meeting of City Council - September 26, 2022