

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

**CITY OF KITCHENER
7 Morrison Road**

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INDEX

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

APPENDICES

APPENDIX 1	Notice of the Meeting of Planning and Strategic Initiatives Committee of April 3, 2023
APPENDIX 2	Minutes of the Meeting of Planning and Strategic Initiatives Committee – April 3, 2023
APPENDIX 3	Minutes of the Meeting of City Council – April 17, 2023

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 and Schedule 'A'.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a site-specific policy and amend Map 5 of the 2014 Official Plan to increase the maximum permitted density on the subject lands to facilitate the redevelopment of the lands at 7 Morrison Road with a stacked townhouse development with 32 dwelling units.

SECTION 3 – BASIS OF THE AMENDMENT

The subject lands are located at 7 Morrison Road. The subject lands are designated Low Rise Residential in the 2014 City of Kitchener Official Plan. The Low Rise Residential designation encourages a range of low density housing, including street and cluster townhouse forms, at a maximum net density of 30 units per hectare over the entirety of lands designated Low Rise Residential to a maximum Floor Space Ratio (FSR) of 0.6. The Official Plan supports an increase in FSR to 0.75 without an amendment to the plan.

An Official Plan Amendment is required to add a Site-Specific Policy to permit a maximum Floor Space Ratio (FSR) of 0.9 to facilitate the redevelopment of the lands with a 32-unit stacked townhouse development and a requirement for a Holding Provision.

The subject lands are located in the Centreville/Chicopee neighbourhood. The proposed development includes a low density residential development that will provide another form of low density housing within an established community.

The lands are identified as a 'Community Areas' on Map 2 – Urban Structure in the Official Plan. The planned function of Community Areas is to provide for residential uses as well as non-residential supporting uses intended to serve the immediate residential areas. Lands within Community Areas may be designated as Low Rise Residential, Medium Rise Residential, High Rise Residential, Open Space, Institutional and/or Major Infrastructure and Utilities. Limited intensification may be permitted within Community Areas in accordance with the applicable land use designation and the Urban Design Policies in the Official Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.

The Official Plan Supports an appropriate range, variety and mix of housing types and styles, densities, tenure and affordability to satisfy the varying housing needs of our community through all stages of life. The City favours a land use pattern which mixes and disperses a full range of housing types and styles both across the city as a whole and within neighbourhoods.

The Official Plan contains policies to consider when a site-specific zoning regulation is proposed to facilitate residential intensification or a redevelopment of lands. The overall impact of the site-specific zoning regulations will be reviewed by the City to ensure:

- That any new buildings and any additions and/or modifications to existing buildings are appropriate in massing and scale and are compatible with the built form and the community character of the established neighbourhood,
- That new buildings, additions, modifications and conversions are sensitive to the exterior areas of adjacent properties, and that the appropriate screening and/or buffering is provided to mitigate any adverse impacts, particularly with respect to privacy, and
- That the lands can function appropriately and not create unacceptable adverse impacts for adjacent properties by providing both an appropriate number of parking spaces and an appropriate landscaped/amenity area on the site.

The design, massing, and scale of the development is consistent with adjacent multiple dwelling and townhouse developments. Density, scale, and massing comparisons can be made between the proposed development and similar nearby projects on Grand River Boulevard, Morgan Avenue, the Chicopee Terrace development at 15 Hofstetter Avenue, and the Morrison Woods Development at 24 Morrison Road. The increase in FSR is attributed more to the fact that the subject lands are sloped thus exposing more ground floor area which is counted towards the FSR calculation. If these lands were flat, then FSR would be more in line with 0.6 rather than 0.9. As such, this is more of a technical consideration and therefore any impact is considered negligible. Furthermore, the conceptual site plan has been modified to provide increased interior side and rear yard setbacks to address buffering and planting considerations.

The proposal is consistent with the Provincial Policy Statement, conforms to the Growth Plan and complies with the Regional Official Plan, as it promotes intensification within the built boundary, and a development that is transit- supportive, that maximizes the use of existing and new infrastructure, and assists in development of this area as a compact and complete community through the broad range of uses.

SECTION 4 – THE AMENDMENT

1. The 2014 City of Kitchener Official Plan is hereby amended as follows:

- a) Part D, Section 15.D.12 Area Specific/Site Specific Policy Areas is amended by adding new 15.D.12.60 thereto as follows:

15.D.12.60. 7 Morrison Road

Notwithstanding the Low Rise Residential land use designation and policies on lands municipally known as 7 Morrison Road:

- a) the maximum permitted Floor Space Ratio (FSR) will be 0.9.
- b) a Holding provision pursuant to Section 17.E.13 of the Official Plan will apply to residential uses, day care uses and other sensitive uses. The Holding provision will be lifted

through a by-law amendment and will not be removed until such time as a Record of Site Condition has been acknowledged by the Province and an Updated Environmental Noise Study has been approved by the Region and a release has been issued by the Region for both an RSC and Updated Noise Study.

- c) Part F, Map 5 – Specific Policy Areas is amended by adding Site-Specific Policy Area No. 60 to the lands municipally known as 7 Morrison Road, in the Area of Amendment, as shown on the attached Schedule 'A'.

NOTICE OF PUBLIC MEETING

for a development in your neighbourhood
7 Morrison Road



Concept Drawing

Have Your Voice Heard!

Date: **April 3, 2023**
Time: **7:00 p.m.**
Location: **Council Chambers,
Kitchener City Hall
200 King Street West
or Virtual Zoom Meeting**

To view the staff report, agenda,
meeting details, start time of this item
or to appear as a delegation, visit:

[kitchener.ca/meetings](https://www.kitchener.ca/meetings)

To learn more about this project,
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PlanningApplications](https://www.kitchener.ca/PlanningApplications)**

or contact:

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Floor Space
Ratio of
0.9



Height of
3.5 Metres



Rear Yard
Setback of
6.0 Metres

The City of Kitchener will consider applications to amend the City's Official Plan and Zoning By-law to add a site-specific provision to increase the Floor Space Ratio (FSR) from 0.6 to 0.9, to permit a reduced rear yard setback of 5.5 metres instead of the required 7.5 metres, and to permit a 10 percent visitor parking rate to facilitate the development of 32 stacked townhouse units with 45 parking spaces.

APPENDIX 2

Minutes of the Meeting of Planning and Strategic Initiatives Committee – April 3, 2023

APPENDIX 3

Minutes of the Meeting of City Council – April 17, 2023