

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

CITY OF KITCHENER
265 Cotton Grass Street

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SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. ### to the Official Plan of the City of Kitchener (2014). 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 Map 5 to add a site specific policy area to permit dwelling units to be located in a building without other permitted commercial uses, and to be located on the ground floor.

The amendment is comprised of the following changes:

- Map 5 is amended by adding Specific Policy Area 61
- Adding Policy 15.D.12.61 to Section 15.D.12 to permit dwelling units to be located in a building without other permitted commercial uses, and to be located on the ground floor.

SECTION 3 – BASIS OF THE AMENDMENT

Planning Analysis:

Planning Act, R.S.O. 1990, c. P.13 25.

Section 2 of the Planning Act establishes matters of provincial interest and states that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) The minimization of waste;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- k) The adequate provision of employment opportunities;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) The promotion of built form that,
 - (i) Is well-designed,
 - (ii) Encourages a sense of place, and
 - (iii) Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

These matters of provincial interest are addressed and are implemented through the Provincial Policy Statement, 2020, as it directs how and where development is to occur. The City's Official Plan is the most important vehicle for the implementation of the Provincial Policy Statement, 2020 and to ensure Provincial policy is adhered to.

Provincial Policy Statement, 2020:

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 1.4.3(b) of the PPS promotes all types of residential intensification, and sets out a policy framework for sustainable, healthy, liveable and

safe communities. The PPS promotes efficient development and land use patterns, as well as accommodating an appropriate mix of affordable and market-based residential dwelling types with other land uses, while supporting the environment, public health and safety. Provincial policies promote the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

To support provincial policies relating to the provision of housing, optimization of infrastructure, transit and active transportation, the proposed designation and zoning facilitate a compact form of development which efficiently uses the lands, is in close proximity to transit options including iXpress and other public transit routes, and makes efficient use of both existing roads and active transportation networks. The lands are serviced and are in proximity to commercial and service uses, schools, parks, trails and other community uses. Provincial policies are in support of providing a broad range of housing. The proposed multiple dwelling includes 2 and 3 bedroom ground oriented rental apartments.

Planning staff is of the opinion that the proposed application will facilitate the development of the subject property with housing that is compatible with the surrounding community, helps manage growth, is transit supportive and will make use of the existing infrastructure. No new public roads would be required for the proposed development and Engineering staff have confirmed there is sufficient existing servicing.

Based on the foregoing, staff is of the opinion that this proposal is in conformity with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan):

The Growth Plan supports the development of complete and compact communities that are designed to support healthy and active living, make efficient use of land and infrastructure, provide for a range and mix of housing types, jobs, and services, at densities and in locations which support transit viability and active transportation. Policies of the Growth Plan promote growth within strategic growth areas including major transit station areas, in order to provide a focus for investments in transit and other types of infrastructure.

Policy 2.2.6.1(a) Municipalities will support housing choice through the achievement of the minimum intensification and targets in this plan by identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents.

Policies 2.2.1.4 states that complete communities will:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. public service facilities, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and

- iv. healthy, local, and affordable food options, including through urban agriculture;
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
- g) integrate green infrastructure and appropriate low impact development.

The Growth Plan supports planning for a range and mix of housing options and, in particular, higher density housing options that can accommodate a range of household sizes in locations that can provide access to transit and other amenities.

The subject lands are located within the City's delineated Built-Up Area, and within a planned commercial plaza (Williamsburg Town Centre). Dwelling units are currently permitted to be located on upper floors of commercial buildings and co-location of commercial and residential uses helps support the development of completed communities. The proposed site-specific designation and zoning will support the applicant in delivering an efficient and cost-effective missing-middle, 2 and 3 bedroom, rental housing option in the Williamsburg Town Centre. The location will help make efficient use of existing servicing infrastructure, parks, roads, trails and transit, while also being conveniently located near commercial and service uses, as well as community uses and schools. Planning staff is of the opinion that the applications conform to the Growth Plan.

Regional Official Plan (ROP):

Urban Area policies of the ROP identify that the focus of the Region's future growth will be within the Urban Designated Greenfield Areas. The subject lands are designated Urban Designated Greenfield Areas in the ROP. 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. Regional staff have indicated that they have no objections to the proposed applications, subject to the application of a Holding Provision for noise. Planning staff are of the opinion that the applications conform to the Regional Official Plan.

City of Kitchener Official Plan, 2014 (OP)

The City of Kitchener OP provides the long-term land use vision for Kitchener. The vision is further articulated and implemented through the guiding principles, goals, objectives, and policies which are set out in the Plan. The Vision and Goals of the OP strive to build an innovative, vibrant, attractive, safe, complete and healthy community.

Urban Structure

The Official Plan establishes an Urban Structure for the City of Kitchener and provides policies for directing growth and development within this structure. Intensification Areas are targeted throughout the Built-up Area as key locations to accommodate and receive the majority of development or redevelopment for a variety of land uses. Primary Intensification Areas include the Urban Growth Centre, Major Transit Station Areas, Nodes and Corridors, in this hierarchy, according to Section 3.C.2.3 of the Official Plan. The subject lands are identified as being located with a 'Community Node' on Map 2 of the Official Plan and are designated 'Commercial'.

Community Nodes are located along existing or planned transit corridors, and provide for commercial uses with a mix of residential and institutional uses necessary to support and complete surrounding residential communities. Applicable land use designations include Commercial, Mixed Use, Medium- and High-Rise Residential. The subject Community Node is located along a transit corridor and is intended to achieve a mix of uses and includes lands that are designated Commercial and Medium-Rise Residential. The proposed development is in keeping with the height and density contemplated by the surrounding Medium Rise Residential and is also a suitable height and density for this site.

The Commercial land use designation permits a broad range of uses, including dwelling units on upper floors of buildings also containing other permitted commercial uses. The applicant is proposing to add a Specific Policy Area to the subject lands to permit residential uses to be permitted in a stand-alone building and on the ground floor. Staff is of the opinion that permitted ground floor residential in a stand-alone building on the subject lands will not compromise the planned function of the commercial lands. The proposed building has been designed and is proposed to be located so that it completes 'Main Street' while also providing enhanced elevations along Cotton Grass Street, and additional dwelling units in close proximity to the commercial uses will help to support restaurants, stores and services. Integrating residential uses, can also help make efficient use of parking with shared visitor/commercial parking. The commercial plaza continues to include vacant commercial pads which could provide for additional commercial or mixed use development allowing future intensification and infill.

Urban Design Policies:

The City's urban design policies are outlined in Section 11 of the City's OP. In the opinion of staff, the proposed development satisfies these policies including: Streetscape; Safety; Universal Design; Site Design; Building Design, and Massing and Scale. To address these policies, an Urban Design Brief was submitted and has been reviewed by City staff. The Urban Design Brief is acceptable and outlines the vision and principles guiding the site design and informs the proposed zoning regulations.

Streetscape – The proposed building has been oriented with frontage onto "Main Street" of the Williamsburg Town Centre and Cotton Grass Street. The proposed building has been designed and is proposed to be located so that it contributes to 'Main Street' with front doors facing the private road, new parallel parking, and landscaped areas which will help continue the private streetscape which was previously established near Max Becker Drive. The proposal also provides enhanced elevations along Cotton Grass Street, and new street trees and private landscaping will be implemented through the Site Plan process.

Safety – As with all developments that go through site plan approval, staff will ensure Crime Prevention through Environmental Design (CPTED) principles are achieved and that the site meets emergency services policies.

Universal Design – The development will be designed to comply with Accessibility for Ontarians with Disabilities Act and the Ontario Building Code.

Site Design, Building Design, Massing and Scale – The subject site is designed to have a building that will be developed at a scale that is compatible with the existing and planned surroundings. The 3.5 storey building has been designed to complement and continue the vision for a traditional 'Main Street' and is in keeping with the architecture of the condominium buildings recently constructed along Commonwealth Street (opposite Max Becker Common). The building also presents a front façade toward Max Becker Common, and through the site plan process,

appropriate fencing, barriers and landscape screening will be provided between the parking area and the park.

Transportation Policies:

The Official Plan supports an integrated transportation system which incorporates active transportation, allows for the movement of people and goods and promotes a vibrant, healthy community using land use designations and urban design initiatives that make a wide range of transportation choices viable. The subject lands are located in close proximity to several bus routes, include an iXpress stop within about a 2 minute walk. The building has good access to cycling networks and is within walking distance of elementary schools. The location of the subject lands, in the context of the City's integrated transportation system, supports the proposal for residential development on the subject lands.

Housing Policies:

Section 4.1.1 of the City's Official Plan contains policies with the primary objective to provide for 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 proposed development increases the range of 2 and 3 bedroom rental units available in the city. The proposed development represents 'missing middle' housing that bridges the gap between low rise, low intensity dwellings, and high-rise towers. The wide range of units, in this location, will appeal to a variety of household needs and directly responds to the need for more affordable housing during the current housing crisis.

Official Plan Conclusions

The Official Plan Amendment application requests a Specific Policy Area be added to the subject lands to permit a standalone residential building with ground floor dwelling units. Based on the above-noted policies and planning analysis, staff is of the opinion that the proposed Official Plan Amendment represents good planning and recommends that the proposed Official Plan Amendment be approved.

SECTION 4 – THE AMENDMENT.

1. The City of Kitchener Official Plan (2014) is hereby amended as follows:
 - a) Part D, Section 15.D.12 is amended by adding Specific Policy Area 15.D.12.61 as follows:

“15.D.12.61. **265 Cotton Grass Street**
Notwithstanding the Commercial land use designation and policies, on lands municipally known as 265 Cotton Grass Street:

 - a) Dwelling units are not required to be located in the same building as commercial uses and may be permitted on the ground floor.
 - 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 Road Traffic, and Stationary Noise Study has been approved by the Region and a release has been issued by the Region.

- b) Part F, Map 5 – Specific Policy Areas is amended by adding Specific Policy Area No. 61, to the lands municipally known as 265 Cotton Grass Street, in the Area of Amendment, as shown on the attached Schedule ‘A’.

NOTICE OF PUBLIC MEETING for a development in your neighbourhood 265 Cotton Grass Street



Have Your Voice Heard!



Concept Drawing

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

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

**[www.kitchener.ca/
PlanningApplications](http://www.kitchener.ca/PlanningApplications)**

or contact:

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32 Unit
Stacked
Townhouses



3.5 Storeys



1.5 Parking
Spaces
Per Unit

The City of Kitchener will consider applications to amend the Official Plan and Zoning By-law to permit the property at 265 Cotton Grass Street to be developed with a standalone multiple residential building with a reduced front yard setback and a parking rate of 1.5 spaces per dwelling unit. The applicant is proposing a 32-unit, 3.5 storey stacked townhouse development.

APPENDIX 2: Minutes of the Planning & Strategic Initiatives Committee Meeting (April 3, 2023)

APPENDIX 3 - Minutes of the Meeting of City Council (April ##, 2023)