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

CITY OF KITCHENER
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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. This amendment is comprised of Sections 1 to 4 inclusive.

SECTION 2 – PURPOSE OF THE AMENDMENT
The purpose of the amendment is to update and assign new land uses to 7 Secondary Plans and incorporate these lands into the City’s 2014 Official Plan. The Official Plan Amendment will also add new Urban Design Policies for development in a Major Transit Station Area and development in a Cultural Heritage Landscape, update the Cultural Heritage Resources policies to allow for the requirement of a Visual Impact Assessment and introduce a new industrial employment Land Use designation called “Innovation Employment”.

SECTION 3 – BASIS OF THE AMENDMENT
The City’s ten Secondary Plans, the majority being 25-30 years old, were not included and reviewed as part of the adoption and approval of the City’s 2014 Official Plan. The reasons for this were that one of the Secondary Plans had received a recent approval by the Ontario Municipal Board and eight of the ten Secondary Plans were located within Major Transit Station Areas and were proposed to be reviewed as part of the City’s Station Area Planning exercise (PARTS). It was anticipated that through the PARTS exercise, there would be changes to the existing Secondary Plans to implement the recommendations of the Station Area Plans, including updates and changes to the land use designations, the consolidation of plans or parts of plans into one or more plans, amendment to boundaries of the existing plans or the determination that the Secondary Plans are no longer required.

The City commenced the Neighbourhood Planning Review in 2018 following the completion of three PARTS Plans: Central, Rockway and Midtown. In addition to implementing the PARTS Plans, the Neighbourhood Planning Review also implements Kitchener’s Cultural Heritage Landscape Study (CHLS) and the Residential Intensification in Established Neighbourhoods Study (RIENS).

The effect of the amendment is to update and assign new land uses and incorporate the following 7 Secondary Plans in the 1994 Official Plan into the City’s new Official Plan (2014).

- K-W Hospital Secondary Plan
- Victoria Street Secondary Plan
- Victoria Park Secondary Plan
- Cedar Hill Secondary Plan
- Mill Courtland-Woodside Park Secondary Plan
- King Street East Secondary Plan
- Civic Centre Secondary Plan

In some cases, the boundaries and names of the Secondary Plans, as they were identified and shown in the 1994 Official Plan, have been revised to reflect the completed PARTS Plans, to coincide with identifiable neighbourhoods and streetscapes, and to reflect existing patterns and periods of development.

The K-W Hospital Secondary Plan is proposed to be renamed Midtown Secondary Plan. The Cedar Hill Secondary Plan is proposed to be renamed Cedar Hill and Schneider Creek Secondary Plan and the Mill Courtland-Woodside Park Secondary Plan is proposed to be renamed Rockway Secondary Plan.
In the case of the Victoria Street Secondary Plan as shown in the 1994 Official Plan, given its location outside of the PARTS areas, moving forward the lands affected by this Secondary Plan are proposed to be incorporated into the parent 2014 Official Plan and will no longer be identified as part of a Secondary Plan.

The Official Plan Amendment also proposes to:

- Add a minimum density target to the Major Transit Station Areas and update the Urban Structure Map to revise the Major Transit Station Area boundaries in the vicinity of the Secondary Plans;
- Add new Urban Design Policies to guide development in a Major Transit Station Area and development in a Cultural Heritage Landscapes;
- Update the Cultural Heritage Resources policies to allow the City to require a Visual Impact Assessment;
- Amend the Mixed Use Land Use designation policies with respect to the maximum permitted Floor Space Ratios and building heights in certain Urban Structure Components;
- Identify and add new Cultural Heritage Landscapes to the Official Plan Maps;
- Identify and add new public/private transportation connections to the Secondary Plan areas; and
- Introduce a new industrial employment Land Use designation called “Innovation Employment”.

This amendment will provide direction for growth and development in and around the City’s Major Transit Station Areas during this and the next decade. It continues to pursue areas of policy that this community has embraced for decades, supporting compatible intensification in the appropriate locations while protecting the character of the City’s established neighbourhoods.

The amendment is in conformity with Provincial Policy and the Region’s Official Plan (2009).
SECTION 4 – THE AMENDMENT

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

a) The “Table of Contents” is amended to reflect the additions and deletions of policies, glossary terms and the addition of maps, as per amendments detailed in the paragraphs to follow, including the updating of page numbering accordingly;

b) Part C, Section 3.C.2., Policy 3.C.2.16 is amended by deleting it in its entirety and replacing it with the following:

“3.C.2.16 Major Transit Station Areas are designated in the Regional Official Plan, are identified on Map 2 and are planned to achieve a minimum density target of 160 residents and jobs combined per hectare. Where Station Area Plans have not been completed, the areas on Map 2 are a conceptual representation of the area of a ten minute walking radius centered around the location of Rapid Transit Station Stops”.

c) Part C, Section 3.C.2., Policy 3.C.2.22 a) is amended by deleting the words “have regard for” and replacing them with “will comply with”;


e) Part C, Section 3.C.2., Policy 3.C.2.56 is amended by adding the following sentence “For the purposes of Map 2, Innovation Employment, as designated and shown on Map 3, will be identified as an Industrial Employment Area.” to the end of the policy;


“Views and Vistas

11.C.1.12 The City will have regard for views and vistas when considering development applications and infrastructure projects and in the formulation of urban design guidelines and/or urban design briefs. The City will encourage and support the creation of views and vistas in newly developed areas as they contribute to creating a sense of place, community and neighbourhood identity.”
h) Part C, Section 11.C.1., Policy 11.C.1.34 is amended by adding new subsections f) and g) as follows:

"f) the provision of appropriately sized front porches where they are predominant architectural feature on the street; and

g) the consideration of garage built form, and whether the predominant built form on the street is a detached or an attached garage and the location/setback of the garage relative to the principle dwelling, or no garage at all."

i) Part C, Section 11.C.1., is amended by adding new Policy 11.C.1.35 and new Policy 11.C.1.36 under the new subheading “Design in Cultural Heritage Landscapes” as follows:

“Design in Cultural Heritage Landscapes

11.C.1.35 The City will ensure that new development and/or redevelopment will:

a) be in conformity with the applicable designating by-law passed under Part IV and Part V of the Ontario Heritage Act and/or policies guidelines of the applicable Heritage Conservation Plan;

b) support, maintain and enhance the major characteristics of the cultural heritage landscape;

c) support the adaptive reuse of existing buildings; and,

d) overall, be compatible with the context and character of the existing neighbourhood;

e) maintain the streetscape and the consistent street orientation of the built form;

f) support and maintain existing significant views and vistas;

g) maintain the established building line of the existing building(s) or built form by the incorporation of similar setbacks from the street;

h) have a similar building height that reflects the existing built form, including forms that are stepped back at upper levels to reflect established cornice lines of adjacent buildings or other horizontal architectural forms or features;

i) reflect the character, design, massing and materials of the adjacent and surrounding buildings;

j) the provision of appropriately sized front porches where they are predominant architectural feature on the street; and,

k) the consideration of garage built form, whether the predominant built form on the street is a detached or an attached garage and the
location/setback of the garage relative to the principle dwelling, or no
garage at all.

11.C.1.36 The City will ensure that where additions and/or alterations are proposed to built cultural heritage resources, the following principles will be followed:

a) the maintenance of the basic relations of the horizontal divisions of the building;

b) the maintenance of the original façade components and materials;

c) the replication of the original parts and materials; and,

d) the removal of elements of the building and/or structure that are not part of or hide the original design."

Part C, Section 11.C.1 is amended by adding new Policy 11.C.1.37, new Policy 11.C.1.38 and new Policy 11.C.1.39 under the new subheading “Design in Major Transit Station Areas” as follows:

“Design in Major Transit Station Areas

11.C.1.37 In addition to the policies in this section, development and/or redevelopment and public works will require a high standard of urban design in the Major Transit Station Area particularly in close proximity to the station stop and will require a site-specific urban design brief and/or urban design report in accordance with Section 17.E.10 to demonstrate how the development application exemplifies high quality urban design and will contribute to the public realm and placemaking in the station area and around the station stop.

11.C.1.38 The City will require a built form in the Major Transit Station Area that contributes to placemaking and helps achieve the desired density to support ION. To do this the City will:

a) support high density development close to the station stops;

b) establish minimum lot lines with maximum setbacks to achieve a built form that addresses the street;

c) require that at least one principal entrance be located within the front of the building and a minimum percentage of building frontage be built to the lot line;

d) require variations in building frontages in terms of setbacks and architectural materials;

e) require stepbacks above certain heights to ensure buildings reinforce a pedestrian scale;

f) require service and parking accesses be located at the side or rear of buildings; and,
g) provide further guidance and expectations for new high-rise developments in the City’s *Urban Design Manual*.

11.C.1.39 The City will require *development* and/or *redevelopment* and public works in the Major Transit Station Area particularly in close proximity to ION stops to support and contribute to a high quality of *public realm*. To do this the City will:

a) ensure streetscape treatments and improvements support the *pedestrian* and other active modes of transportation and will not impede access to and from the ION stops;

b) require a minimum *pedestrian* promenade width which includes sidewalks, street furniture, street trees and a landscaping zone. Where public sidewalk does not afford this width, greater building setbacks will be encouraged;

c) require developments to support, maintain and/or increase the tree canopy, where possible, to support the city’s urban forest;

d) restrict impermeable surfaces by requiring Low Impact Development ("LID") water management techniques including materials and plantings that have a relatively high infiltration rate to reduce the impact on the city’s stormwater management system;

e) require landscaping *adjacent* to any loading/service facility that can be seen from the public street;

f) encourage bus shelters, sidewalk canopies and bicycle parking are provided along streets that connect to ION to support active transportation;

g) encourage transit facilities to be located in public places such as community centres, parks and public open spaces, schools, and community facilities;

h) encourage and support the strengthening of the connection between private and public development with the Iron Horse Trail; and,

i) encourage the provision of public open spaces, *public art*, wayfinding clues and other creative placemaking opportunities in private developments."


Part C, Section 12.C.1, Policy 12.C.1.23 e) is amended by deleting and replacing it with the following:

“e) on or adjacent to a property considered to be of Specific Cultural Heritage Landscape Interest.”

Part C, Section 12.C.1, Policy 12.C.1.24 is amended by inserting the text “and/or Visual Impact Assessment” after “Heritage Impact Assessment”;

Part C, Section 12.C.1, Policy 12.C.1.25 is amended by deleting the text “A Heritage Impact Assessment and Heritage Conservation Plan” and replacing it with the text “Any Heritage Impact Assessment, Visual Impact Assessment and/or Heritage Conservation Plan”;

Part C, Section 12.C.1, Policy 12.C.1.26 is amended by inserting the text “and/or Visual Impact Assessment” after “Heritage Impact Assessment” in both instances in the first sentence of Policy 12.C.1.26;

Part C, Section 12.C.1, Policy 12.C.1.26 c) is amended by adding the text “, which may include visualizations that demonstrate the impact of the proposed development or site alteration by providing before and after visualizations of the views;” after the text “site alteration”;

Part C, Section 12.C.1, Policy 12.C.1.26 e) is amended by adding the text “, including the consideration of proposed design refinements, such as modified setbacks and/or stepbacks, reduced building heights or the placement or orientation of the new building(s) on the site to demonstrate the impacts or that there is no loss of vistas or views from the public realm or adverse impacts to the existing streetscape;” after the text “methods”;

Part C, Section 12.C.1, Policy 12.C.1.27 is amended by deleting the text “Heritage Impact Assessment and the Heritage Conservation Plan” and replacing it with the text “Heritage Impact Assessment, the Visual Impact Assessment and/or the Heritage Conservation Plan”;

Part C, Section 12.C.1, Policy 12.C.1.28 is amended by deleting the text “Heritage Impact Assessments, and Heritage Conservation Plans” and replacing it with the text “Heritage Impact Assessments, Visual Impact Assessments and/or Heritage Conservation Plans”;


Part D, Section 15.D.3, Policy 15.D.3.3 is amended by adding the text “Low Rise Residential Limited, Low Rise Residential Limited Office” after the word “designated”;

Part D, Section 15.D.3, Policy 15.D.3.5 is amended by adding the text “Low Rise Residential Limited, Low Rise Residential Limited Office” after the word “designated”;

Part D, Section 15.D.4, Policy 15.D.4.17 a) is amended by deleting the text “1.0” and replacing it with the text “2.0”;
y) Part D, Section 15.D.4, Policy 15.D.4.17 b) is amended by deleting the text “2.0 on lands within a City Node, Community Node or Urban Corridor” and replacing it with the text “3.0 on lands within an Urban Corridor”;

z) Part D, Section 15.D.4, Policy 15.D.4.17 is amended by inserting new c) and reletter c) to d) accordingly;

   “c) A minimum *Floor Space Ratio* of 0.6 and a maximum *Floor Space Ratio* of 4.0 on lands within a City Node or Community Node on Map 2.”

aa) Part D, Section 15.D.4, Policy 15.D.4.17 d) is amended by deleting the text “4.0” and replacing it with the text “5.0”;

bb) Part D, Section 15.D.4, Policy 15.D.4.19 is amended by adding the text “and/or a maximum building height of 8 storeys or 25 metres, whichever is the greater at the highest grade elevation,” after the text “4.0”;

cc) Part D, Section 15.D.4, Policy 15.D.4.20 b) is amended by deleting the words “and/or”, Policy 15.D.4.20 c) is amended by adding the text “; and/or;” after the text “development” and Policy 15.D.4.20 is further amended by adding subsection d) as follows:

   “d) the provision of a minimum of 20% of the total number of dwelling units for *affordable housing*.”

dd) Part D, Section 15.D.4, Policy 15.D.4.21 is amended by deleting it in its entirety and replacing it with the following:

   “15.D.4.21 The City may:

   a) regulate the maximum building height on lands designated Mixed Use within the Urban Growth Centre (Downtown) or Major Transit Station Area on Map 2; and/or

   b) require a graduation in building height to have a step back of building mass and/or require minimum setbacks from lot lines abutting *cultural heritage resources* and/or designations which permit *Low Density Residential Uses*.

   To ensure a compatible transition of built form between low and medium/high intensity of uses, conserve *cultural heritage resources*, views and/or vistas and comply with Canadian Aviation Regulations.”

e) Part D, Section 15.D.4., Policy 15.D.4.22 is amended by relettering subsection “c)” to new subsection “a)” and relettering subsection “a” to new subsection “c”;

ff) Part D, Section 15.D.4, Policy 15.D.4.22 b) is amended by deleting the text “8 storeys or 24 metres” and replacing it with the text “6 storeys or 20 metres”;

gg) Part D, Section 15.D.4, Policy 15.D.4.22 c) is amended by deleting the text “10 storeys or 32 metres” and replacing it with the text “8 storeys or 26 metres”;

hh) Part D, Section 15.D.6 Industrial Employment Preamble is amended by deleting the text “The City’s industrial employment areas” in the first sentence of the third paragraph of the preamble and replacing it with “The City’s primary industrial employment areas” and by deleting the text “These industrial employment areas” in the second sentence of the third paragraph of the preamble and replacing it with “These three industrial employment areas”.

ii) Part D, Section 15.D.6 Industrial Employment Preamble is amended by adding a 4th paragraph as follows:

“This Plan introduces a new type of employment area, and designates these lands as Innovation Employment. Lands designated as Innovation Employment were formerly designated General Industrial, are primarily located within the city’s central neighbourhoods. These lands provide unique opportunities to utilize the existing built form and allow the adaptive reuse or redevelopment of former industrial buildings to recognize a growing trend for ‘start up’, ‘maker space’ and ‘research and development’ employment uses within or in close proximity to the major transit station stops.”


kk) Part D, Section 15.D.6, Policy 15.D.6.5 first paragraph is amended by inserting the text “, identified in Policy 15.D.6.2,” after the text “A conversion of an industrial employment area”; 

ll) Part D, Section 15.D.6, Policy 15.D.6.12 is amended by deleting the text “industrial areas” and replacing it with “industrial employment areas” in both the first and second sentences of this policy; 


nn) Part D, Section 15.D.6, Policy 15.D.6.22 is amended by deleting it in its entirety and replacing it with the following:

“15.D.6.22 Existing residential uses and small free-standing offices may be recognized on lands designated as General Industrial Employment to acknowledge the manner in which these areas have historically developed.”

oo) Part D, Section 15.D.6, Policy 15.D.6.23 is amended by deleting it in its entirety and replacing it with the following:

“15.D.6.23 The zoning of individual sites designated as General Industrial Employment may not allow the full range of industrial employment uses, particularly those which would not be compatible with existing residential development.”

pp) Part D, Section 15.D.6, Policy 15.D.6.29 h) is amending by inserting the text “and other pet services” after the word “veterinary”;
Part D, Section 15.D.6, is amended by adding the subheading “Innovation Employment” after Policy 15.D.6.33 and by adding Policy 15.D.6.34 to Policy 15.D.6.42 inclusive as follows:

“Innovation Employment

15.D.6.34 The Innovation Employment land use designation will apply to lands in the city’s central neighbourhoods, which have historically been used for industrial purposes and which location and built form are ideal to facilitate unique employment opportunities to locate in close proximity to major transit station stops. The permitted uses may include:

a) creative products manufacturing using fabrication methods and large equipment, such as laser cutters, waterjet cutters, computer numerical control (CNC) routers, 3D printers and 4D systems which require appropriately sized production spaces and floor space with high ceilings;

b) an artisan’s establishment, craftsperson space, live/work space, galleries, and studios;

c) digital design and music production and studios;

d) office, including scientific, technological and/or communications establishments such as computer, electronic, data processing, research and development and consulting uses; and may include major office where they are permitted in accordance with the applicable policies in Section 3.C.2

e) light industrial uses such as a repair operations and contractor or service trade uses;

f) post-secondary educational establishments and commercial schools, such as training centers;

g) retail sales permitted accessory to any innovation employment use, provided they are located on the same lot and are to be clearly subordinate to and support the main use to which they are accessory to; and

h) complementary service commercial uses such as restaurants, print shops, computer service facilities, financial establishments, personal services, fitness centers, recreational facilities, day care facilities, health offices and clinics and veterinary and other pet services provided:

i) they are located within a building containing at least one primary permitted Innovation Employment use as identified in Policy 15.D.6.34 a) to g) inclusive;

ii) no individual unit used will exceed 1,500 square metres of gross floor area; and,
they will not conflict or interfere with the satisfactory operation and development of the lands for Innovation Employment purposes.

15.D.6.35 Lands designated Innovation Employment may permit new residential uses, subject to a Zoning By-law Amendment supported by a Land Use Compatibility Study completed to the satisfaction of the Region and the City, to assist with providing a transition between lands designated Mixed Use and for residential uses where it can be demonstrated that the residential uses are compatible with Innovation Employment uses on the subject lands and adjacent lands.

15.D.6.36 Existing residential uses may be recognized on lands designated as Innovation Employment to acknowledge the manner in which these areas have historically developed.

15.D.6.37 Outdoor storage and display areas will generally not be permitted and will be restricted through implementing zoning.

15.D.6.38 A maximum Floor Space Ratio of 2.0 will apply to all new development and redevelopment.

15.D.6.39 Generally no building will exceed 4 storeys or 14 metres in height, whichever is the greater, at the highest grade elevation.

15.D.6.40 Notwithstanding Policies 15.D.6.38 and 15.D.6.39 a maximum Floor Space Ratio of 3.0 and generally a maximum building height of 6 storeys or 20 metres in height, whichever is the greater, at the highest grade elevation, may apply to individual properties where higher density development and/or redevelopment is desirable and appropriate. The following criteria will be considered as the basis for the implementing zoning:

a) the property is located within 450 metres of an existing or planned transit corridor as identified on Map 2;

b) the property is adequately buffered from lands designated Low Rise Residential; and,

c) there is adequate existing or planned infrastructure.

15.D.6.41 New development and redevelopment will comply with the Transit-Oriented Development Policies in the Regional Official Plan and in Section 13.C.3 of this Plan.

15.D.6.42 Innovation Employment lands will be required to incorporate Transportation Demand Management measures and minimize surface parking areas to support reduced parking requirements in Major Transit Station Areas.”

rr) Part D, Section 15.D.12, Policy 15.D.12.28 is deleted;
Part D, Section 15.D.12 is amended by adding Policy 15.D.12.49 as follows:

“15.D.12.49 675 Queen Street South

Notwithstanding the Mixed Use land use designation and policies on lands in an Urban Corridor on Map 2, municipally known as 675 Queen Street South, for the purposes of the application of zoning, the lands will be considered to be located in a Major Transit Station Area.”

Part D, Section 15.D.12 is amended by adding Policy 15.D.12.50 as follows:

“15.D.12.50 80-96 Sydney Street North

Notwithstanding the Low Rise Residential land use designation and policies on lands municipally known as 80-96 Sydney Street North the maximum Floor Space Ratio will be 1.0 and the maximum building height will be 4 storeys or 11.5 metres in height, at the highest grade elevation.”


“Preamble

The City’s Secondary Plans are neighbourhood-scale plans that have been prepared to provide more detailed planning direction pertaining to growth and development in certain areas of the city and to address neighbourhood-specific issues. Several of the City’s Secondary Plans have been prepared for established neighbourhoods in order to conserve and protect the established character in these neighbourhoods where there are pressures for land use changes and intensification. This is particularly true for the neighbourhoods in whole or partly located in Major Transit Station Areas. Other Secondary Plans contained in this section have been prepared for areas in the Designated Greenfield Area where there are significant opportunities for development. The Secondary Plan will help guide the future development of these types of areas in the city to ensure they contribute and complement our complete and healthy community.

16.D.1 General Policies

16.D.1.1. Six of the City’s nine Secondary Plans contain lands that are located within the Major Transit Station Areas as shown on Map 2. The City’s Station Area Planning exercise outlined in Policy 3.C.2.18 for the lands in the Central Neighbourhoods has been completed and the Secondary Plans impacted by Station Area Planning exercise are updated and incorporated into this Official Plan. They include:

a) Midtown Secondary Plan;
b) Victoria Park Secondary Plan;
c) Cedar Hill and Schneider Creek Secondary Plan;
d) Rockway Secondary Plan;

e) King Street East Secondary Plan; and,

f) Civic Centre Secondary Plan.

16.D.1.2. In some cases, the boundaries and names of the Secondary Plans as they were identified and shown in the 1994 Official Plan have been revised to reflect the completed PARTS Plans, to coincide with identifiable neighbourhoods and streetscapes, and to reflect existing patterns and periods of development.

16.D.1.3. The following Secondary Plans are deferred and do not form part of this Official Plan:

a) North Ward Secondary Plan;

b) Central Frederick Secondary Plan; and,

c) Rosenberg Secondary Plan.

The land use policies and land use designations in the Secondary Plans contained in Part 3, Section 13 of the 1994 City of Kitchener Official Plan, as amended, continue to apply until such time as the Secondary Plans are reviewed and adopted as part of this Official Plan.


16.D.2 Land Use Designations in Secondary Plans

16.D.2.1 The land use designations in Part D, Section 15 of this Plan will apply to the Secondary Plans in addition to the land use designations specific to Secondary Plans contained in this section of the Plan.

16.D.2.2 It is not intended that the full range of uses or densities permitted by the land use designations in the Secondary Plans will be permitted in all locations. The permitted uses and scale of uses will be dependent on the urban structure component the site is within, its planned function, compatibility with surrounding areas and the character of the streetscape, cultural heritage resource considerations, technical considerations and other contextual or site-specific factors.

Low Rise Residential Limited

16.D.2.3 The Low Rise Residential Limited land use designation will apply to areas within the central part of the city where the intent is to retain and/or maintain the existing built form and streetscape character of the established neighbourhood.

16.D.2.4 In addition to the applicable Residential policies outlined in Section 15.D.3, the following additional policies will apply to lands designated Low Rise Residential Limited in a Secondary Plan.
16.D.2.5 This designation will accommodate a limited range of low density housing types, including single detached dwellings, additional dwelling units, attached or detached, semi-detached dwellings, and special needs housing.

16.D.2.6 New residential conversions to permit up to a maximum of 3 dwelling units in an existing building in a Heritage Conservation District will only be permitted where there is sufficient floor area for the conversion and where no major structural alterations are required to the exterior of the building to facilitate the conversion.

16.D.2.7 The City will consider reduced parking requirements for additional dwelling units, attached and detached, and residential conversions for lands designated Low Rise Residential Limited in a Major Transit Station Area.

16.D.2.8 New dwelling construction, where permitted, will respect and be *compatible* with the established character of the neighbourhood. Accordingly, in order to ensure compatibility building height, *built form*, setbacks, and details of other architectural elements such as front porches, doors, windows and roof lines may be regulated through the implementing *zoning by-law*.

16.D.2.9 Parking for new or replacement dwellings will be located in driveways at the side of the dwelling or in attached or detached garages and/or carports located at the rear of the main building. New attached garages and/or carports should be set back substantially from the principal front façade and will not be permitted to be constructed so as to extend past or be in line with the principal front façade of the dwelling.

16.D.2.10 The predominant use with the Low Rise Residential Limited designation will be residential. The use of lands for complementary non-residential land uses, in accordance with Policies 15.D.3.27 to 15.D.3.31 will require an amendment to this Plan and the appropriate zoning being in place.

**Low Rise Residential Limited Office**

16.D.2.11 The Low Rise Residential Limited Office land use designation will apply to areas within the central part of the city where the intent is to conserve the existing buildings and built form in these areas and serve as a transition between adjacent higher intensity uses and the existing built form and streetscape character of the established neighbourhood.

16.D.2.12 In addition to the applicable Residential policies outlined in Section 15.D.3, the following additional policies will apply to lands designated Low Rise Residential Limited Office in a Secondary Plan.

16.D.2.13 This designation will accommodate a limited range of low density housing types, including single detached dwellings, additional dwelling units, attached or detached, semi-detached dwellings and special needs housing.

16.D.2.14 New residential conversions to permit up to a maximum of 3 dwelling units in an existing building in a Heritage Conservation District will only be permitted where there is sufficient floor area for the conversion and where no major
structural alterations are required to the exterior of the building to facilitate the conversion.

16.D.2.15 Adaptive reuse of the existing housing stock will be encouraged and minor exterior alterations and additions to existing dwellings will be not be permitted in any front or side yard in a Heritage Conservation District.

16.D.2.16 This designation will accommodate a limited range of non-residential uses such as:

a) artisan’s establishment, studio, craftsman shop;

b) day care facilities;

c) health office;

d) personal services; and,

e) office.

Residential and non-residential uses will be permitted to locate within the same building.

16.D.2.17 Parking for new or replacement residential dwellings will be located in driveways at the side of the dwelling or in attached or detached garages and/or carports located to the rear of the main building. New attached garages and/or carports should be set back substantially from the principal front façade and will not be permitted to be constructed so as to extend past or be in line with the principal front façade of the dwelling.

16.D.2.18 New non-residential conversions will be encouraged to maintain the streetscape façade of the existing building and its architectural details to reflect its residential history. Access to individual dwelling units and non-residential uses will be encouraged to be provided from the interior of the building. Where new accesses need to be provided, these should be located to the side or rear of the existing building.

16.D.2.19 New parking to facilitate non-residential conversions will be located at the side or the rear of a building with appropriate landscaping or fencing to screen it from the street and adjacent properties.

16.D.2.20 The City will consider reduced parking requirements for residential and/or non-residential conversions in a Major Transit Station Area in accordance with Policy 13.C.8.2 where a comprehensive Transportation Demand Management Report is submitted to the satisfaction of the City.

16.D.2.21 New building construction, where permitted, will respect and be compatible with the established character of the neighbourhood. Accordingly, in order to ensure compatibility building height, built form, setbacks, and details of other architectural elements such as front porches, doors, windows and roof lines may be regulated through the implementing zoning by-law.

16.D.3 Secondary Plan Area Specific/Site Specific Policy Areas

16.D.3.1 Mixed Use – Low Rise

Notwithstanding the Mixed Use land use designation and policies for lands designated Mixed Use in an Urban Growth Centre or in a Major Transit Station Area on Map 2:

a) the Floor Space Ratio will be a minimum of 0.6 and a maximum of 2.0; and

b) generally, no building will exceed 4 storeys or 14 metres in height, whichever is greater, at the highest grade elevation.

16.D.3.2 Mixed Use - Medium Rise

Notwithstanding the Mixed Use land use designation and policies for lands designated Mixed Use in an Urban Growth Centre or in a Major Transit Station Area on Map 2:

a) the Floor Space Ratio will be a minimum of 0.6 and a maximum of 3.0; and

b) generally, no building will exceed 6 storeys or 20 metres in height, whichever is greater, at the highest grade elevation.

16.D.3.3 Mixed Use – Medium to High Rise

Notwithstanding the Mixed Use land use designation and policies for lands designated Mixed Use in an Urban Growth Centre or in a Major Transit Station Area on Map 2:

a) the Floor Space Ratio will be a minimum of 0.6 and a maximum of 4.0; and

b) generally, no building will exceed 8 storeys or 26 metres in height, whichever is greater, at the highest grade elevation.

16.D.3.4 Mixed Use Within an Existing Building

Notwithstanding the Mixed Use land use designation and policies on lands in a Major Transit Station Area, the uses listed in the Mixed Use land use designation will only be permitted within an existing building.
16.D.3.5 **79, 81, 91 Moore Avenue, 54-68 Shanley Street, 14 Braun Street**

Notwithstanding the Institutional land use designation and policies on the lands, municipally known as 79, 81, 91 Moore Avenue, 54-68 Shanley Street and 14 Braun Street, the following uses will also be permitted within the existing building and in any additions/modifications to the existing building approved through the site plan approval process:

a) commercial school;
b) multiple dwelling;
c) office;
d) personal services;
e) research and development establishment; and,
f) restaurant permitted accessory to a community facility or a cultural facility.

Consideration for shared or reduced parking requirements is to be reviewed through a site-specific study for these lands and any required reductions in the provision of parking may be implemented through a minor variance application.

16.D.3.6 **19 Schneider Avenue**

Notwithstanding the Low Rise Residential Limited land use designation and policies on the lands municipally known as 19 Schneider Avenue, legally known as Lot 17 and Lot 78, German Company Tract Sub, more particularly described as Part 1 on Reference Plan 58R-14878, a large Residential Care Facility with accessory education facilities will also be permitted.

16.D.3.7 **119 Joseph Street**

Notwithstanding the Low Rise Residential Limited land use designation and policies on the lands municipally known as 119 Joseph Street, legally known as Part of Lot 1, Registered Plan 47, the following uses will also be permitted:

a) artisan's establishment, studio, craftsman shop;
b) convenience retail;
c) financial establishment;
d) health office;
e) office;
f) personal services; and,
g) restaurant.
16.D.3.8 79 Joseph Street

Notwithstanding the Open Space land use designation and policies on the lands municipally known as 79 Joseph Street, legally known as Part of Lot 17, Registered Plan 80, more particularly described as Parts 1 and 2 on Reference Plan 58R-4191, office uses will also be permitted.

16.D.3.9 588-600 Queen Street South

Notwithstanding the Mixed Use land use designation and policies on lands located in a Major Transit Station Area on Map 2, municipally known as 588-600 Queen Street South:

a) the maximum building height will be 11 storeys or 37.5 metres in height, whichever is greater, at the highest grade elevation; and,

b) a Holding provision pursuant to Section 17.E.13 will apply to residential uses and other sensitive uses until the City of Kitchener is in receipt of a letter from the Regional Municipality of Waterloo, advising that the Region’s requirements have been satisfied with respect to the submission of a noise study addressing road and rail traffic noise, based on the proposed site plan, and including mechanisms to implement the study and until such time as a Record of Site Condition has been acknowledged by the Province and a release has been issued by the Region.

16.D.3.10 Courtland Avenue Mixed Use

Notwithstanding the Mixed Use land use designation and policies on the lands abutting Courtland Avenue in a Major Transit Station Area, the maximum building height will be 5 storeys or 16 metres in height, whichever is greater, at the highest grade elevation.

16.D.3.11 235 Madison Avenue South

Notwithstanding the Medium Rise Residential Limited land use designation and policies on the lands municipally known as 235 Madison Avenue South, a Holding provision pursuant to Section 17.E.13 will apply to residential uses and other sensitive uses until such as a Record of Site Condition has been acknowledged by the Province and a release has been issued by the Region.

16.D.3.12 187 Queen Street North and 189 Queen Street North

Notwithstanding the Low Rise Residential Limited land use designation and policies on the lands municipally known as 187 Queen Street North, legally known as Part of Lots 3 and 4, Registered Plan 106, and 189 Queen Street North, legally known as Lots 5 to 8, Registered Plan 106 and Part of Lot 27, Gaukel Survey, a bed and breakfast within the existing building will also be permitted.
Part D, Section 16.D is amended by adding subsection 16.D.4 Midtown Secondary Plan as follows:

16.D.4 Midtown Secondary Plan

Preamble

The Midtown Secondary Plan is located in the central area of Kitchener and extends from the southerly boundary of the railway bisecting King Street West to the northerly boundary with the City of Waterloo and from the westerly side of the backs of the lots Belmont Street and the Iron Horse trail to the easterly side of Moore Avenue. The neighbourhood is adjacent to the City’s Urban Growth Centre (Downtown) located immediately to the south. It straddles both sides of King Street West and is the entrance to the City and Downtown from the City of Waterloo. This area is home to large employment uses, including one of the Region’s hospitals, and established residential uses which enjoy the amenities of an urban neighbourhood in close proximity to two ION stops, the Grand River Hospital and the Central Station stops.

General Policies

16.D.4.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the Midtown Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.

16.D.4.2 The Midtown Secondary Plan is identified and shown on Map 12 contained in Schedule F to this Plan.

Urban Structure

16.D.4.3 Lands located within the Midtown Secondary Plan are located within a Major Transit Station Area or a Green Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.

16.D.4.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.

16.D.4.5 Notwithstanding the Major Transit Station Area identification of the Midtown Secondary Plan, lands proposed to be designated Low Rise Residential Limited, Low Rise Residential Limited Office and Low Rise Residential are not the primary focus for intensification.
16.D.4.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to, and within established neighbourhoods.

**Cultural Heritage Resources**

16.D.4.7 The lands within the Midtown Secondary Plan contain significant *Cultural Heritage Landscapes* as identified on Map 9. Accordingly, the policies in Part C, Section 12 apply to all development, redevelopment and site alteration proposals.

16.D.4.8 The *Cultural Heritage Landscapes* contained within the Midtown Secondary Plan include the following:

a) Gildner Green Neighbourhood Cultural Heritage Landscape;

b) Gruhn Neighbourhood Cultural Heritage Landscape;

c) Mount Hope Cemetery Cultural Heritage Landscape;

d) Union Boulevard Cultural Heritage Landscape;

e) Iron Horse Trail Cultural Heritage Landscape; and,

f) Canadian National Railway Line Cultural Heritage Landscape.

16.D.4.9 Existing built *cultural heritage resources* designated under the *Ontario Heritage Act* and listed as non-designated property on the *Municipal Heritage Register* will be conserved. The following additional property is identified as being of cultural heritage value or interest and should be considered for listing on the *Municipal Heritage Register*:

a) 40 Linwood Avenue/175 Moore Avenue (Mount Hope Cemetery).

16.D.4.10 A *Heritage Impact Assessment* will be required for development applications having the potential to impact property of *Specific Cultural Heritage Landscape Interest*. These properties are identified in the Cultural Heritage Resources Background Study that was prepared to support the Midtown Secondary Plan and include the following:

a) protected heritage property designated under Part IV and/or Part V of the *Ontario Heritage Act*;

b) property listed on the *Municipal Heritage Register* under Section 27 of the *Ontario Heritage Act*;

c) property identified as being of cultural heritage interest and recommended for listing on the *Municipal Heritage Register* (until such time as a decision is made by Council on listing the property); and,
d) property located adjacent to a protected and listed heritage property.

Where development and/or redevelopment is proposed on property that is of Specific Cultural Heritage Interest but not designated or listed under the Ontario Heritage Act, then such Heritage Impact Assessment may be scoped and limited in review to assess visual and contextual impact.

Urban Design

16.D.4.11 The City will encourage development and redevelopment along King Street West to be set back appropriately in order to be able to accommodate and provide soft landscaping and/or trees between the building and the street line.

16.D.4.12 The City will encourage and support the redevelopment of, and improvements to existing laneways with the addition of pedestrian-scaled lighting and wayfinding elements to enhance pedestrian movement, provide recreational opportunities and allow for the development of additional detached dwelling units.

16.D.4.13 In addition to the policies in Section 13.C.1, the City will prioritize active transportation connections in the review of development applications and will encourage and support the following:

a) enhanced pedestrian crossings at Walter Street and Park Street, Walter Street and Agnes Street, Agnes Street and Park Street, Green Street and Park Street, and Dominion Street and Park Street; and,

b) the prioritization of active transportation connections in the form of multi-use pathways and cycling infrastructure as part of development and/or redevelopment applications, infrastructure projects and any road upgrades or reconstruction projects.

16.D.4.14 New residential infill will be encouraged to reflect the character, design, massing and materials of the adjacent and surrounding dwellings, including the provision of appropriately sized front porches where they are predominant architectural feature on the street, and requiring an attached or detached garage to be located and setback a minimum distance from the front façade of the principal dwelling.

Parkland

16.D.4.15 The City will actively search and use the Park Trust Fund, cash-in-lieu and other opportunities to develop new parks in the Midtown Secondary Plan area, particularly on sites that submit development and/or redevelopment applications.

16.D.4.16 The City will designate and support the development of new park space on Pine Street.

16.D.4.17 The City will require a parkland dedication, in the form of lands rather than a cash-in-lieu contribution, for the property at 77 Wellington Street South at such
time as *development and/or redevelopment* applications are received for lands in this location.

**Transportation**

16.D.4.18 The *City* will encourage the extension of local roads in the following locations as shown on Map 11 to support connectivity and active transportation linkages:

a) Green Street from King Street West northeasterly; and,

b) Union Boulevard to Park Street.

16.D.4.19 The *City* will encourage the extension and development of a private streets/laneways in the following locations as shown on Map 11 to support connectivity and active transportation linkages:

a) from King Street West to Braun Street at such time as *development and/or redevelopment* applications are received for lands in this location; and,

b) from the proposed intersection of Union Boulevard and Park Street to Mount Hope Street. The linkage is encouraged to develop as a Woonerf.

16.D.4.20 The following streets and/or multi-use pathways and trails are of cultural heritage value or interest and will be identified as *Heritage Corridors* on Map 9, Map 9a and Map 11:

a) Union Boulevard, from Belmont Avenue West to the boundary with the City of Waterloo; and,  

b) Iron Horse Trail within the limits of the Midtown Secondary Plan.

**Land Use Designations in the Midtown Secondary Plan**


**Area Specific/Site Specific Policy Areas**

16.D.4.23 For area specific/site specific policy areas for the Midtown Secondary Plan, refer to Section 16.D.3 of this Plan.
Part D, Section 16.D is amended by adding subsection 16.D.5 Victoria Park Secondary Plan as follows:

### 16.D.5 Victoria Park Secondary Plan

#### Preamble

The Victoria Park Secondary Plan is located in the central area of Kitchener and extends from the southerly side of Victoria Street South to the northerly side of Highland Road West and Queen Street South, and from the westerly side of Joseph Street to easterly side of West Avenue. The neighbourhood is located adjacent to the Urban Growth Centre (Downtown) and has a well-established 19th and 20th century cultural and architectural history and historic park. Victoria Park which opened in 1896, is an exceptionally fine Romantic Landscape style civic park that is well used for recreational and cultural events. The area has significant building heritage from the earliest surviving building in the City (c. 1816 Joseph Schneider House) to early churches, factories, stately residences, workers’ houses and row houses to early and contemporary multiple dwellings. Part of the Victoria Park Neighbourhood was designated a Heritage Conservation District under Part V of the Ontario Heritage Act in 1997. The Victoria Park Neighbourhood is in close proximity to the Central Station, Victoria Park and Queen ION stops.

#### General Policies

16.D.5.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the Victoria Park Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.

16.D.5.2 The Victoria Park Secondary Plan is identified and shown on Map 13 contained in Schedule F to this Plan.

#### Urban Structure

16.D.5.3 Lands located within the Victoria Park Secondary Plan are located within a Major Transit Station Area, Neighbourhood Node, Urban Corridor, Community Area or a Green Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.

16.D.5.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.

16.D.5.5 Notwithstanding the Major Transit Station Area identification, lands proposed to be designated Low Rise Residential Limited and Low Rise Residential are not the primary focus for intensification.

16.D.5.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to, and within established neighbourhoods.
Cultural Heritage Resources

16.D.5.7 Part of the lands within the Victoria Park Secondary Plan are contained in a Heritage Conservation District Plan, designated under Part V of the Ontario Heritage Act and are a significant cultural heritage resource as identified on Map 9. Part of the Victoria Park Secondary Plan is also identified as a significant cultural heritage landscape. Accordingly, the policies in Part C, Section 12 apply to all development, redevelopment and/or site alteration proposals. In addition, the policies and guidelines of the Victoria Park Area Heritage Conservation District Plan apply to all Part V designated property contained within the Victoria Park Secondary Plan.

16.D.5.8 The Cultural Heritage Landscapes contained within the Victoria Park Secondary Plan include the following:

a) Victoria Park Neighbourhood Cultural Heritage Landscape;

b) Victoria Park Cultural Heritage Landscape;

c) Jubilee Drive Cultural Heritage Landscape;

d) Iron Horse Trail Cultural Heritage Landscape; and

e) Canadian National Railway Line Cultural Heritage Landscape.

16.D.5.9 The identification and conservation of significant views and vistas into and out of Victoria Park will be examined and considered as part of a Parks Master Plan for Victoria Park.

16.D.5.10 Existing built cultural heritage resources designated under the Ontario Heritage Act or listed as non-designated property on the Municipal Heritage Register will be conserved.

16.D.5.11 A Heritage Impact Assessment will be required for development applications having the potential to impact property of Specific Cultural Heritage Landscape Interest. These properties are identified in the Cultural Heritage Resources Background Study that was prepared to support the Victoria Park Secondary Plan and include the following:

a) protected heritage property designated under Part IV and/or Part V of the Ontario Heritage Act;

b) property listed on the Municipal Heritage Register under Section 27 of the Ontario Heritage Act;

c) property identified as being of cultural heritage interest and recommended for listing on the Municipal Heritage Register (until such time as a decision is made by Council on listing the property); and,

d) property located adjacent to a protected and listed heritage property.
Where development and/or redevelopment is proposed on property that is of Specific Cultural Heritage Interest but not designated or listed under the Ontario Heritage Act, then such Heritage Impact Assessment may be scoped and limited in review to assess visual and contextual impact.

16.D.5.12 Development and redevelopment proposed on property located within the Victoria Park Neighbourhood Cultural Heritage Landscape boundary but not designated under the Ontario Heritage Act, is encouraged to consider the policies and guidelines of the Victoria Park Area Heritage Conservation District Plan.

Urban Design

16.D.5.13 The City will encourage and support new development and redevelopment along Victoria Street South to utilize Victoria Street South for site servicing and vehicular access.

16.D.5.14 Development and/or redevelopment adjacent to the Victoria Park Heritage Conservation District will be encouraged to reflect the policies and guidelines in the Victoria Park Heritage Conservation District Plan.

16.D.5.15 New residential infill will be encouraged to reflect the character, design, massing and materials of the adjacent and surrounding dwellings, including the provision of appropriately sized front porches where they are predominant architectural feature on the street, and requiring an attached or detached garage to be located and setback a minimum distance from the front façade of the principle dwelling.

16.D.5.16 The City will encourage and support the creation of a Master Plan for Victoria Park to provide more detailed direction on matters such as:

a) exploring enhanced connections between the park and the surrounding neighbourhood, streets, commercial areas and multi-use pathways and trails;

b) long-term building and facilities planning in the park;

c) identifying areas in the park to remain unchanged and areas in the park where change may be accommodated;

d) defining in more detail, priority locations, significant views and vistas to be conserved to, from and within the park boundary (i.e. to the Clock Tower or the Lang Smoke Stack from the park); and,

e) opportunities for the Henry Strum Greenway to improve and enhance its design and usability as a public space.

16.D.5.17 In addition to the policies in Section 13.C.1, the City will prioritize active transportation connections in the review of development applications and will encourage and support the following:

a) enhanced pedestrian and cycling connections to Victoria Park;
b) enhanced pedestrian crossings at David Street and Water Street and along Victoria Street South and Queen Street South; and,

c) improved accessibility, visibility and wayfinding elements to the Iron Horse Trail, in particular the connection running south along West Avenue from Victoria Park.

**Parkland**

16.D.5.18 The City will actively search and use the Park Trust Fund, cash-in-lieu and other opportunities to develop new parks in the Victoria Park Secondary Plan area, particularly on sites that submit development and/or redevelopment applications.

**Transportation**

16.D.5.19 The following streets and/or multi-use pathways and trails will be identified as Heritage Corridors on Map 9, Map 9a and Map 11:

a) Jubilee Drive.

**Land Use Designations in the Victoria Park Secondary Plan**

16.D.5.20 Where lands are designated Low Rise Residential Limited, Low Rise Residential Limited Office, Low Rise Residential, Medium Rise Residential, Mixed Use, Open Space and Natural Heritage Conservation in the Victoria Park Secondary Plan as shown on Map 13, the applicable land use designation policies in Part D – Section 15 and Part D – Section 16 will apply.

**Area Specific/Site Specific Policy Areas**

16.D.5.21 For area specific/site specific policy areas for the Victoria Park Secondary Plan, refer to Section 16.D.3 of this Plan.

xx) Part D, Section 16.D is amended by adding subsection 16.D.6 Cedar Hill and Schneider Creek Secondary Plan as follows:

## 16.D.6 Cedar Hill and Schneider Creek Secondary Plan

**Preamble**

The Cedar Hill and Schneider Creek Secondary Plan is located in the central area of Kitchener and extends from the southerly side of Benton Street to the northerly side of Stirling Avenue South and from the westerly side of Charles Street East to the backs of the lots on the easterly side of Courtland Avenue East. The neighbourhood is located adjacent to the Urban Growth Centre (Downtown) and is identified as a significant Cultural Heritage Landscape. The Cedar Hill and Schneider Creek Neighbourhood is in close proximity to the Queen, Frederick and Kitchener Market ION stops.
General Policies

16.D.6.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the Cedar Hill and Schneider Creek Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.

16.D.6.2 The Cedar Hill and Schneider Creek Secondary Plan is identified and shown on Map 14 contained in Schedule F to this Plan.

Urban Structure

16.D.6.3 Lands located within Cedar Hill and Schneider Creek Secondary Plan are located wholly within a Major Transit Station Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.

16.D.6.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.

16.D.6.5 Notwithstanding the Major Transit Station Area identification of the Cedar Hill and Schneider Creek Secondary Plan, lands proposed to be designated Low Rise Residential Limited and Low Rise Residential are not the primary focus for intensification.

16.D.6.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to, and within established neighbourhoods.

Cultural Heritage Resources

16.D.6.7 The lands within the Cedar Hill and Schneider Creek Secondary Plan contain significant Cultural Heritage Landscapes as identified on Map 9. Accordingly, the policies in Part C, Section 12 apply to all development, redevelopment and/or site alteration proposals.

16.D.6.8 The Cultural Heritage Landscapes contained within the Cedar Hill and Schneider Creek Secondary Plan include the following:

a) Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape; and

b) Iron Horse Trail Cultural Heritage Landscape.

16.D.6.9 The Cedar Hill and Schneider Creek Neighbourhood contains several Priority Locations at gateway locations which facilitate views into and out of the neighbourhoods, accentuating the unique topography of Cedar Hill interfacing with existing low density residential uses on local streets. They include:
a) the intersection of Charles Street East and Cedar Street looking to the southwest;
b) the intersection of Courtland Avenue East and Cedar Street looking to the northeast;
c) the intersection of Courtland Avenue East and Madison Avenue North looking to the northeast;
d) the intersection of Courtland Avenue East and Peter Street looking to the northeast;
e) the intersection of Charles Street East and Eby Street looking to the southwest;
f) the intersection of Benton Street at St. George Street looking to the southeast; and,
g) the intersection of Benton Street at Church Street looking to the southeast.

Corner properties framing the above referenced intersections are identified as being *Property of Specific Cultural Heritage Landscape Interest*. In these locations, the City will regulate building height, setbacks and *built form* in order to ensure a proper transition towards the stable *low density residential uses* on local streets and to protect and enhance views of the hill and the local streetscape features characteristic of this neighbourhood. New *development* and/or *redevelopment* should appropriately frame the intersection, especially where a building of cultural heritage interest is located at the corner.

16.D.6.10 The Cedar Hill and Schneider Creek Neighbourhood contains various *views and vistas* along the local street and towards structures and/or features of cultural heritage interest. They include:

a) the terminating *vista* to the former Bonnie Stuart factory sign, located at 141 Whitney Place, from the intersection of Courtland Avenue East and Cedar Street South;
b) the terminating *vista* looking down Bruder Avenue to 131 Peter Street;
c) the terminating *vista* looking down St. George Street to 105 Cedar Street South; and,
d) the terminating *vista* looking down Hebel Place to 63 Courtland Avenue East.

16.D.6.11 The *view* atop Cedar Hill from Cedar Street looking to the southwest is a unique view from the Cedar Hill Schneider Creek Neighbourhood of the City and of the countryside beyond. Properties contained within Cedar Hill viewshed are identified as being *Property of Specific Cultural Heritage Landscape Interest*. The City will regulate building height, setbacks and *built form* along Cedar Street and along Courtland Avenue East to protect and enhance this
view. The City will also encourage and support enhancements to the public realm in the location atop of Cedar Hill to contribute and enhance the pedestrian experience and enjoyment of the view.

16.D.6.12 The principal facades of buildings and park frontages will be encouraged to locate and orient themselves at the termination of a street or view corridor or at a street intersection, in order to support and enhance the significance of the Priority Location or the view or vista.

16.D.6.13 Existing low density residential uses in the cultural heritage landscape are primarily located on very narrow local streets, some of them one-way streets, with shallow front yards. The predominant built form in the Cultural Heritage Landscape is single detached dwellings, with most dwellings having front porches and where there is a garage, it is predominantly detached and located at the rear of dwellings.

16.D.6.14 Existing built cultural heritage resources designated under the Ontario Heritage Act and listed as non-designated property on the Municipal Heritage Register will be conserved. The following additional properties are identified as being of cultural heritage interest and should be considered for listing on the Municipal Heritage Register through the City’s four step listing process:

a) the stamped concrete houses on Peter Street between Whitney Place and the end of Peter Street at the footbridge at Schneider Creek, municipally addressed as 123, 125, 127, 128, 129, 130, 131, 132, 133, 134, 135, 138, 139, 140, 141, 143, 144, and 146 Peter Street;

b) 49 and 53 Courtland Avenue East which reportedly have direct ties to the J.M. Schneider and Ahrens families, who were prominent industrialists and community leaders; and,

c) 157-159 Benton Street at the northeast corner of Benton Street and Martin Street, reportedly built in 1879 and the oldest house in the Schneider Creek Neighbourhood area.

16.D.6.15 A Heritage Impact Assessment will be required for development applications having the potential to impact property of Specific Cultural Heritage Landscape Interest. These properties are identified in the Cultural Heritage Resources Background Study that was prepared to support the Cedar Hill and Schneider Creek Secondary Plan and include the following:

a) protected heritage property designated under Part IV and/or Part V of the Ontario Heritage Act;

b) property listed on the Municipal Heritage Register under Section 27 of the Ontario Heritage Act;

c) property identified as being of cultural heritage interest and recommended for listing on the Municipal Heritage Register (until such time as a decision is made by Council on listing the property);

d) property located adjacent protected and listed heritage property.
e) property within and forming part of an identified *Priority Location* (gateway); and,

f) property on Cedar Street South, St. George St. and Courtland Avenue East within and forming part of the identified view shed of the long view atop Cedar Hill.

Where *development* and/or *redevelopment* is proposed on property that is of *Specific Cultural Heritage Landscape Interest* but not designated or listed under the Ontario Heritage Act, then such *Heritage Impact Assessment* may be scoped and limited in review to assess visual and contextual impact.

**Urban Design**

16.D.6.16 Development and/or redevelopment along Courtland Avenue East will be encouraged to address the street and that this street be treated as a main *pedestrian* corridor with wider sidewalks, buildings that address the public realm with high quality design and the accommodation and incorporation of street trees. A safe enhanced *pedestrian* connection will be encouraged to be developed at Peter Street and Courtland Avenue East.

16.D.6.17 New *development* and/or *redevelopment* in this neighbourhood will be designed to respect the significant changes in elevation between neighbouring properties, public realm spaces and views and vistas from the street.

16.D.6.18 New *development* and/or *redevelopment* at the top of Cedar Hill will be designed to mitigate against unwanted, cumulative wind conditions. Specific proposals will require the submission of a wind study and any recommended wind mitigation measures, particularly ones that address the impacts to the *public realm*, will be required to be implemented as part of the *development application*.

16.D.6.19 New residential infill will be encouraged to reflect the character, design, massing and materials of the *adjacent* and surrounding dwellings, including the provision of appropriately sized front porches where they are predominant architectural feature on the street, and requiring an attached or detached garage to be located and setback a minimum distance from the front façade of the principle dwelling.

**Parkland**

16.D.6.20 The *City* will actively search and use the Park Trust Fund, cash-in-lieu and other opportunities to develop new parks in the Cedar Hill and Schneider Creek Secondary Plan area, particularly on sites that submit *development* and/or *redevelopment* applications.

16.D.6.21 The *City* will encourage and support the acquisition of lands *adjacent* to park space to improve the access, usability and visibility of these park spaces from the street. The following additional measures are encouraged to enhance *pedestrian* access and improve the identities of parks in the Cedar Hill and Schneider Creek Secondary Plan.
a) **Kaufman Park** - The *City* will encourage and support the removal of the retaining wall, where possible, to improve access and visibility of the park. New development and redevelopment proposed along Madison Avenue South, abutting the park, will be encouraged to provide public access to Kaufman Park.

b) **Sandhills Park** - The *City* will encourage and support improvements to access and the visibility of Sandhills Park at St. George Street, Cedar Street North and Peter Street through the use of wayfinding signage and landscaping. New development and redevelopment fronting onto Sandhills Park should provide enhanced glazing and building articulation along the rear façade to provide increased natural surveillance onto the park.

c) **Mike Wagner Green** - The *City* will encourage and support measures to improve the identity of Mike Wagner Green through the provision of lighting and signage at the south end of Peter Street.

**Transportation**

16.D.6.22 The *City* will consider the closure of Madison Avenue to Charles Street East to vehicular traffic and enhancing the active transportation network/linkages in this vicinity.

16.D.6.23 The *City* will encourage and support the enhancement of the Benton Street streetscape with improvements to the support the *pedestrian* environment and active transportation linkages.

16.D.6.24 The *City* will encourage and support the enhancement of the connection of Mitchell Street to Benton Street.

**Land Use Designations in the Cedar Hill and Schneider Creek Secondary Plan**

16.D.6.25 Where lands are designated Low Rise Residential Limited, Low Rise Residential, Medium Rise Residential, High Rise Residential, Mixed Use, Innovation Employment, Institutional, Open Space and Natural Heritage Conservation in the Cedar Hill and Schneider Creek Secondary Plan as shown on Map 14, the applicable land use designation policies in Part D – Section 15 and Part D – Section 16 will apply.

**Area Specific/Site Specific Policy Areas**

16.D.6.26 For area specific/site specific policy areas for the Cedar Hill and Schneider Creek Secondary Plan, refer to Section 16.D.3 of this Plan.
Part D, Section 16.D is amended by adding subsection 16.D.7 Rockway Secondary Plan as follows:

16.D.7 **Rockway Secondary Plan**

**Preamble**

The Rockway Secondary Plan is located in the central area of Kitchener and extends from the southerly side of the Rockway Golf Course and Conestoga Parkway to the northerly side of Stirling Avenue South and from the westerly side of Mill Street, incorporating both sides of Mill Street to Stirling Avenue to the easterly side of Charles Street East. The Schneider Creek flows through this neighbourhood and it was once the home to several industrial employers and residential uses to support these industries. With some of the industrial employers leaving the neighbourhood and the introduction of the LRT system into this area is anticipated to diversify and experience a significant amount of growth. This neighbourhood is in close proximity to the Kitchener Market, Borden and Mill ION Stops.

**General Policies**

16.D.7.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the Rockway Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.

16.D.7.2 The Rockway Secondary Plan is identified and shown on Map 15 contained in Schedule F to this Plan.

**Urban Structure**

16.D.7.3 Lands located within the Rockway Secondary Plan are located within a Major Transit Station Area, Urban Corridor, Community Area or Green Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.

16.D.7.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.

16.D.7.5 Notwithstanding the Major Transit Station Area identification of the Rockway Secondary Plan, lands proposed to be designated Low Rise Residential Limited and Low Rise Residential are not the primary focus for intensification.

16.D.7.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to, and within established neighbourhoods.

**Urban Design**

16.D.7.7 The City will encourage and support the redevelopment of existing laneways with the addition of pedestrian-scaled lighting and wayfinding elements to
enhance pedestrian movement, provide recreational opportunities and allow for the development of additional detached dwelling units.

16.D.7.8 The City will encourage and support the provision of pedestrian-scaled lighting and wayfinding elements to the improve the quality of laneways and areas adjacent to the Iron Horse Trail.

Parkland

16.D.7.9 The City will actively search and use the Park Trust Fund, cash-in-lieu and other opportunities to develop new parks in the Rockway Secondary Plan area, particularly on sites that submit development and/or redevelopment applications.

16.D.7.10 The City will require a parkland dedication, in the form of lands rather than a cash-in-lieu contribution, for the property at 321-325 Courtland Avenue East at such time as development and/or redevelopment applications are received for lands in this location.

Transportation

16.D.7.11 The City will encourage the extension of local roads in the following locations as shown on Map 11 to support connectivity and active transportation linkages:

   a) Maurice Street from Ottawa Street South to Kent Street; and,
   b) Hoffman Street to Ottawa Street South.

16.D.7.12 The City will encourage the extension and development of a private streets/laneways in the following locations as shown on Map 11 to support connectivity and active transportation linkages:

   a) the extension of Maurice Street or extensions of a new private street/laneway to Charles Street East at such time as development and/or redevelopment applications are received for lands located at the southwesterly corner of Charles Street East and Sydney Street South;
   b) Stirling Avenue South to Mill Street at such time as development and/or redevelopment applications are received for lands in this location;
   c) the extension of the road network in the vicinity of Palmer Avenue to Borden Avenue South and either a connection back out to Courtland Avenue East or Stirling Avenue South at such time as development and/or redevelopment applications are received for lands in this location; and,
   d) the development of private internal roadways with active transportation linkages in the vicinity of the Mill ION Stop at such time as development and/or redevelopment applications are received for lands in this location.
Land Use Designations in the Rockway Secondary Plan


Area Specific/Site Specific Policy Areas


zz) Part D, Section 16.D is amended by adding subsection 16.D.8 King Street East Secondary Plan as follows:

16.D.8 King Street East Secondary Plan

Preamble

The King Street East Secondary Plan is located in the central area of Kitchener and extends from the southerly side of Montgomery Road to the northerly side of Cedar Street and from the westerly side of Charles Street East to the easterly side of Weber Street East. The neighbourhood is adjacent to the City’s Urban Growth Centre (Downtown) located immediately to the north. It straddles both sides of King Street East and is the entrance to the City and Downtown from the Conestoga Parkway. This area is home to established residential uses which enjoy the amenities of an urban neighbourhood in close proximity to the downtown and two ION stops, the Kitchener Market and the Borden stops.

General Policies

16.D.8.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the King Street East Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.

16.D.8.2 The King Street East Secondary Plan is identified and shown on Map 16 contained in Schedule F to this Plan.

Urban Structure

16.D.8.3 Lands located within the King Street East Secondary Plan are located within a Major Transit Station Area, Urban Corridor or a Green Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.

16.D.8.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.
16.D.8.5 Notwithstanding the Major Transit Station Area identification of the King Street East Secondary Plan, lands proposed to be designated Low Rise Residential Limited and Low Rise Residential are not the primary focus for intensification.

16.D.8.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to and within established neighbourhoods.

**Cultural Heritage Resources**

16.D.8.7 The lands within the King Street East Secondary Plan contain significant Cultural Heritage Landscapes as identified on Map 9. Accordingly, the policies in Part C, Section 12 apply to all development, redevelopment and/or site alteration proposals.

16.D.8.8 The Cultural Heritage Landscapes contained within the King Street East Secondary Plan include the following:

a) Onward Avenue Neighbourhood Cultural Heritage Landscape;

b) First Mennonite Church Cemetery Cultural Heritage Landscape; and,

c) St. Peter’s Lutheran Church Cultural Heritage Landscape.

16.D.8.9 Existing built cultural heritage resources designated under the Ontario Heritage Act or listed as non-designated property on the City’s Municipal Heritage Register will be conserved. The following additional property is identified as being of cultural heritage value or interest and should be considered for listing on the Municipal Heritage Register:

a) 243 Weber Street East (St. Peter’s Lutheran Cemetery)

16.D.8.10 A Heritage Impact Assessment will be required for development applications having the potential to impact property of Specific Cultural Heritage Landscape Interest. These properties are identified in the Cultural Heritage Resources Background Study that was prepared to support the King Street East Secondary Plan and include the following:

a) protected heritage property designated under Part IV and/or Part V of the Ontario Heritage Act;

b) property “listed” on the City’s Municipal Heritage Register under Section 27 of the Ontario Heritage Act;

c) property identified as being of cultural heritage interest and recommended for listing on the Municipal Heritage Register (until such time as a decision is made by Council on listing the property); and,

d) property located adjacent to a protected and listed heritage property.
Where development and/or redevelopment is proposed on property that is of Specific Cultural Heritage Landscape Interest but not designated or listed under the Ontario Heritage Act, then such Heritage Impact Assessment may be scoped and limited in review to assess visual and contextual impact.

Urban Design

16.D.8.11 The City will encourage development and redevelopment along King Street East to provide pedestrian-scaled lighting, streetscape upgrades including the use of gateway features, public art and street trees. Buildings will be encouraged to address the public realm with high quality urban design and provide glazing and articulation to provide natural surveillance to enhance public safety.

16.D.8.12 In addition to the policies in Section 13.C.1, the City will prioritize active transportation connections in the review of development applications and will encourage and support the following:

a) enhanced pedestrian crossings at Cameron Street and King Street East, Pandora Street and King Street East, King Street East and Cedar Street North and Duke Street East and Cedar Street North;

b) enhanced pedestrian connections to the Kitchener Market; and,

c) the provision of street trees and increases in the tree canopy to enhance the pedestrian experience.

16.D.8.13 New residential infill will be encouraged to reflect the character, design, massing and materials of the adjacent and surrounding dwellings, including the provision of appropriately sized front porches where they are predominant architectural feature on the street, and requiring an attached or detached garage to be located and setback a minimum distance from the front façade of the principle dwelling.

Parkland

16.D.8.14 The City will actively search and use the Park Trust Fund, cash-in-lieu and other opportunities to develop new parks in the King Street East Secondary Plan area, particularly on sites that submit development and/or redevelopment applications.

Transportation

16.D.8.15 The City will encourage the extension and development of a private streets/laneways in the following locations as shown on Map 11 to support connectivity and active transportation linkages:

a) the extension of Crescent Street at such time as development and/or redevelopment applications are received for lands in this location.
Land Use Designations in the King Street East Secondary Plan

16.D.8.16 Where lands are designated Low Rise Residential Limited, Low Rise Residential, Medium Rise Residential, High Rise Residential, Mixed Use, Commercial, Institutional and Open Space in the King Street East Secondary Plan as shown on Map 16, the applicable land use designation policies in Part D – Section 15 and Part D – Section 16 will apply.

Area Specific/Site Specific Policy Areas


aaa) Part D, Section 16.D is amended by adding subsection 16.D.9 Civic Centre Secondary Plan as follows:

16.D.9 Civic Centre Secondary Plan

Preamble

The Civic Centre Secondary Plan is located in the central area of Kitchener and extends from the north side of Queen Street North to the south side of Victoria Street North, and from the east side of Weber Street West to Lancaster Street East, incorporating both sides of Lancaster Street. The neighbourhood is located adjacent to the Urban Growth Centre (Downtown) and has a well-established cultural and architectural history associated with many of Kitchener’s (originally Berlin’s) civic leaders in the late 1800s and early 1900s. Approximately two thirds of the existing housing stock was constructed between 1880 and 1917 when the neighbourhood was part of the Town of Berlin. The Civic Centre Neighbourhood was designated a Heritage Conservation District under Part V of the Ontario Heritage Act in 2008. This neighbourhood is in close proximity to the Central Station, Kitchener City Hall and Frederick ION stops.

General Policies

16.D.9.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the Civic Centre Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.

16.D.9.2 The Civic Centre Secondary Plan is identified and shown on Map 17 contained in Schedule F to this Plan.

Urban Structure

16.D.9.3 Lands located within the Civic Centre Secondary Plan are located within a Major Transit Station Area, Urban Corridor, Community Area or Green Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.

16.D.9.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.
16.D.9.5 Notwithstanding the Major Transit Station Area identification, lands proposed to be designated Low Rise Residential Limited, Low Rise Residential Limited Office and Low Rise Residential are not the primary focus for intensification.

16.D.9.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to, and within established neighbourhoods.

**Cultural Heritage Resources**

16.D.9.7 Part of the lands within the Civic Centre Secondary Plan are contained in a Heritage Conservation District Plan, designated under Part V of the Ontario Heritage Act and are a significant cultural heritage resource as identified on Map 9. Part of the Civic Centre Secondary Plan area is also identified as a significant cultural heritage landscape. Accordingly, the policies in Part C, Section 12 apply to all development, redevelopment and/or site alteration proposals. In addition, the policies and guidelines of the Civic Centre Neighbourhood Heritage Conservation District Plan apply to all Part V designated property contained within the Civic Centre Secondary Plan.

16.D.9.8 The Cultural Heritage Landscapes contained within the Civic Centre Secondary Plan include the following:

   a) Civic Centre Neighbourhood Cultural Heritage Landscape.

16.D.9.9 Existing built cultural heritage resources designated under the Ontario Heritage Act or listed as non-designated property on the Municipal Heritage Register will be conserved.

16.D.9.10 A Heritage Impact Assessment will be required for development applications having the potential to impact property of Specific Cultural Heritage Landscape Interest. These properties are identified in the Cultural Heritage Resources Background Study that was prepared to support the Civic Centre Secondary Plan and include the following:

   a) protected heritage property designated under Part IV and/or Part V of the Ontario Heritage Act;

   b) property listed on the Municipal Heritage Register under Section 27 of the Ontario Heritage Act;

   c) property identified as being of cultural heritage interest and recommended for listing on the Municipal Heritage Register (until such time as a decision is made by Council on listing the property); and,

   d) property located adjacent to a protected and listed heritage property.

   Where development and/or redevelopment is proposed on property that is of Specific Cultural Heritage Interest but not designated or listed under the
Urban Design

16.D.9.11 The City will encourage and support the redevelopment of and improvements to existing laneways with the addition of pedestrian-scaled lighting and wayfinding elements to enhance pedestrian movement, provide recreational opportunities and allow for the development of additional detached dwelling units.

16.D.9.12 The Civic Centre Neighbourhood contains Priority Locations at gateway locations which facilitate views into and out of the Heritage Conservation District. They include:

a) the intersection of Victoria Street North and Ahrens Street:

b) the intersection of Victoria Street North and Margaret Avenue;

c) the intersection of Victoria Street North and Ellen Street; and,

d) the intersection of Victoria Street North and St. Leger Street.

In these locations, the City will encourage buildings to be of high quality design and be oriented towards the public realm to providing welcoming wayfinding into the neighbourhood and frame the heritage conservation district.

16.D.9.13 Developments and/or redevelopments of properties located on Victoria Street North and Weber Street West will be encouraged to utilize the arterial street, where it is feasible and satisfactory to the Region and the City, for primary access into these sites. The laneway at the rear of these properties will be encouraged to be utilized for secondary access and will be required to be upgraded and improved to activate the laneway as noted in Policy 16.D.9.11 above.

16.D.9.14 Development and/or redevelopment adjacent to the Civic Centre Heritage Conservation District will be encouraged to reflect the policies and guidelines in the Civic Centre Heritage Conservation District Plan.

16.D.9.15 New residential infill will be encouraged to reflect the character, design, massing and materials of the adjacent and surrounding dwellings, including the provision of appropriately sized front porches where they are predominant architectural feature on the street, and requiring an attached or detached garage to be located and setback a minimum distance from the front façade of the principle dwelling.

Parkland

16.D.9.16 The City will actively search and use the Park Trust Fund, cash-in-lieu and other opportunities to develop new parks in the Civic Centre Secondary Plan area, particularly on sites that submit development and/or redevelopment applications.
Land Use Designations in the Civic Centre Secondary Plan

16.D.9.17 Where lands are designated Low Rise Residential Limited, Low Rise Residential Limited Office, Low Rise Residential, Medium Rise Residential, High Rise Residential, Mixed Use and Open Space in the Civic Centre Secondary Plan as shown on Map 17, the applicable land use designation policies in Part D – Section 15 and Part D – Section 16 will apply.

Area Specific/Site Specific Policy Areas

16.D.9.18 For area specific/site specific policy areas for the Civic Centre Secondary Plan, refer to Section 16.D.3 of this Plan.

bbb) Part F, Schedule A: Glossary of Terms is amended by adding the glossary term “Specific Cultural Heritage Landscape Interest” as follows:

Specific Cultural Heritage Landscape Interest – those properties located within a Cultural Heritage Landscape and that are either formally designated under the Ontario Heritage Act, listed on the Municipal Heritage Register (until such time as a decision is made by Council on listing the property), or located within an identified priority location or viewshed of cultural heritage landscape interest.

ccc) Part F, Schedule A: Glossary of Terms is amended by adding the glossary term “Visual Impact Assessment” as follows:

Visual Impact Assessment - a document comprising text and graphic material including plans, drawings, photographs, visualizations and/or 3D modelling (including both before and after visualizations and modelling) that provides an analysis of the potential visual impacts to the landscape and landscape vistas and views resulting from a proposed development, redevelopment and/or site alteration and the potential effects and mitigation measures as required by official plan policies and any other applicable or pertinent guidelines. A Visual Impact Assessment may be part of or included in a Heritage Impact Assessment.

ddd) Part F, Schedule B: Other Information and Materials, subsection 5. Land Use Compatibility is amended by adding in alphabetical order “Visual Impact Assessment”;

eee) Part F, Schedules/Maps/Appendices is amended by revising Map 2 – Urban Structure by deleting Map 2 and replacing it with Map 2 as shown in the attached Schedule ‘A’;

fff) Part F, Schedules/Maps/Appendices, Map 5 - Specific Policy Areas is amended by deleting “28. Glasgow St/Strange St” and adding “49. 675 Queen Street S” and “50. 80-96 Sydney Street N” shown in the area of amendment in the attached Schedule ‘B’

ggg) Part F Schedules/Maps/Appendices is amended by adding Map 12 - Midtown Secondary Plan as shown in the attached Schedule ‘C’;

hhh) Part F Schedules/Maps/Appendices, Map 3 - Land Use is amended by removing the lands shown in the area of amendment in the attached Schedule ‘D’ and adding them to new Map 12 Midtown Secondary Plan as shown in the attached Schedule ‘C’.
iii) Part F Schedules/Maps/Appendices, Map 3 - Land Use is amended by adding the lands shown in the area of amendment in the attached Schedule ‘E’ (former Victoria Street Neighbourhood Plan For Land Use Secondary Plan);

jjj) Part F Schedules/Maps/Appendices is amended by adding Map - 13 Victoria Park Secondary Plan as shown in the attached Schedule ‘F’;

kkk) Part F Schedules/Maps/Appendices is amended by adding Map 14 - Cedar Hill and Schneider Creek Secondary Plan as shown in the attached Schedule ‘G’;

lll) Part F Schedules/Maps/Appendices, Map 3 Land Use is amending by adding the lands shown in the area of amendment as shown in the attached Schedule ‘H’ (former Mill Courtland-Woodside Park Neighbourhood Plan For Land Use Secondary Plan);

mmm) Part F Schedules/Maps/Appendices is amended by adding Map 15 - Rockway Secondary Plan as shown in the attached Schedule ‘I’;

nnn) Part F Schedules/Maps/Appendices, Map 3 - Land Use is amended by removing the lands shown in the area of amendment in the attached Schedule “J” and adding them to new Map 15 Rockway Secondary Plan as shown in the attached Schedule ‘I’.

ooo) Part F Schedules/Maps/Appendices is amended by adding Map 16 - King Street East Secondary Plan as shown in the attached Schedule ‘K’;

ppp) Part F Schedules/Maps/Appendices, Map 3 - Land Use is amending by adding the lands shown in the area of amendment in the attached Schedule ‘L’ (former King Street East Neighbourhood Plan For Land Use Secondary Plan);

qqq) Part F Schedules/Maps/Appendices is amended by adding Map 17 - Civic Centre Secondary Plan as shown in the attached Schedule ‘M’;

rrr) That Part 5 Schedules Map 20 Central Frederick Neighbourhood Plan For Land Use Secondary Plan is amended by removing the lands shown in the area of amendment in the attached Schedule ‘N’ and adding them to new Map 17 Civic Centre Secondary Plan in the attached Schedule ‘M’.

sss) Part F Schedules/Maps/Appendices is amended by revising Map 9 - Cultural Heritage Resources in the areas of amendments as shown in the attached Schedule ‘O’;

ttt) Part F Schedules/Maps/Appendices is amended by adding Map 9a Detail - Cultural Heritage Resources as shown in the attached Schedule ‘P’;

uuu) Part F Schedules/Maps/Appendices is amended by revising Map 11 - Integrated Transportation System in the areas of amendments as shown in the attached Schedule ‘Q’;

vvv) That the following sections in Part 3 General Land Use Plan, City of Kitchener Official Plan (1994) be repealed (deleted) at such time as Official Plan Amendment No. ___ for the City of Kitchener is approved by the Regional Municipality of Waterloo and in effect:

i) Part 3, Section 13.1 Civic Centre Secondary Plan;
ii) Part 3, Section 13.2 King Street East Secondary Plan;

iii) Part 3, Section 13.3 Cedar Hill Secondary Plan;

iv) Part 3, Section 13.4 Mill Courtland-Woodside Park Secondary Plan;

v) Part 3, Section 13.5 Victoria Park Secondary Plan;

vi) Part 3, Section 13.6 Victoria Street Secondary Plan; and

vii) Part 3, Section 13.7 K-W Hospital Secondary Plan.

That the following maps in Part 5 Schedules, City of Kitchener Official Plan (1994) be repealed (deleted) at such time as Official Plan Amendment No. ____ for the City of Kitchener is approved by the Regional Municipality of Waterloo and in effect:

i) Part 5, Map 9 Civic Centre Neighbourhood Plan For Land Use Secondary Plan;

ii) Part 5, Map 10 King Street East Neighbourhood Plan For Land Use Secondary Plan;

iii) Part 5, Map 11 Cedar Hill Neighbourhood Plan For Land Use Secondary Plan;

iv) Part 5, Map 12 Mill Courtland Woodside Park Neighbourhood Plan For Land Use Secondary Plan;

v) Part 5, Map 13 Mill Courtland Woodside Park Neighbourhood Secondary Plan Floodplain and Environmental Areas;

vi) Part 5, Map 14 Victoria Park Neighbourhood Plan For Land Use Secondary Plan;

vii) Part 5, Map 15 Victoria Park Neighbourhood Secondary Plan Floodplain and Environmental Areas;

viii) Part 5, Map 16 Victoria Street Neighbourhood Plan For Land Use Secondary Plan;

ix) Part 5, Map 17 Victoria Street Neighbourhood Secondary Plan Floodplain and Environmental Areas; and

x) Part 5, Map 18 K-W Hospital Neighbourhood Plan For Land Use Secondary Plan.
PROPERTY OWNERS AND INTERESTED PARTIES ARE INVITED TO ATTEND A PUBLIC MEETING TO DISCUSS
A PROPOSED AMENDMENT TO THE CITY’S OFFICIAL PLAN AND A PROPOSED AMENDMENT TO THE CITY’S ZONING BY-LAW UNDER SECTIONS 22, 26 AND 34 OF THE PLANNING ACT

The City of Kitchener is undertaking a detailed review of the planning framework for seven of Kitchener’s Secondary Plan neighbourhoods. Subject neighbourhoods have outdated secondary plans and zoning by-laws that were created 25-30 years ago. The review involves updating and in some cases revising the Official Plan land use designation and zoning for properties contained within these Secondary Plan areas.

An Official Plan is a long-term planning document, which contains policies and plans related to land use for a 20-year time horizon. Secondary Plans are contained in the City’s Official Plan and provide detailed direction relating to growth and development in specific areas of the city. These plans guide the use of land such as where new housing, commercial businesses, parks should go.

Zoning by-laws are legal documents that divide the city into different land-use zones, specifying permitted uses (e.g. employment or commercial) and required standards (e.g. building size and location).

The purpose of the amendment is to update 7 Secondary Plans and to incorporate these lands into the City’s 2014 Official Plan. The location of the 7 Secondary Plans is shown in the location map below.
The Official Plan Amendment also proposes to:

- To update or assign new land use;
- Add a minimum density target to the Major Transit Station Areas and update the Urban Structure Map to revise the Major Transit Station Area boundaries in the vicinity of the Secondary Plans;
- Add new Urban Design Policies to guide development in a Major Transit Station Area and development in a Cultural Heritage Landscapes;
- Update the Cultural Heritage Resources policies to allow the City to require a Visual Impact Assessment;
- Amend the Mixed Use Land Use designation policies with respect to the maximum permitted Floor Space Ratios and building heights in certain Urban Structure Components;
- Identify and add new Cultural Heritage Landscapes to the Official Plan Maps;
- Identify and add new public/private transportation connections to the Secondary Plan areas; and
- Introduce a new industrial employment Land Use designation called “Innovation Employment”.

The purpose of the proposed Zoning By-law amendment is to:

- Create 3 new base zone categories; a new Mixed Use Zone, “High Rise Mixed Use Four (MIX-4)”, a new Commercial Zone, “Major Transit Station Area Commercial (COM-5)”, and a new employment zone, “Innovation Employment (EMP-6)”;
- Add parking requirements for Major Transit Station Areas (MTSA);
- Add a new glossary term for “Creative Industries”;
- Clarify accessory/ancillary uses in the “EMP-2” Zone;
- Amend the maximum Floor Space Ratio and maximum building heights in the “MIX-1”, “MIX-2” and “MIX-3” Zones;
- Apply the base zone categories in new Zoning By-law 2019-051 to the properties being incorporated into the City’s Official Plan (2014).

The public meeting to consider the proposed Official Plan and Zoning By-law Amendments will be held by the Planning & Strategic Initiatives Committee, a committee of Council which deals with planning matters, on:

**Session 1 - Monday, December 9, 2019 at 4 p.m. (Stakeholder Session)**
**Session 2 - Monday, December 9, 2019 at 7 p.m. (Property Owner Session)**

Council Chambers, 2nd Floor, City Hall
200 King Street West, Kitchener

If you would like to speak at the public meeting, please register in advance at [www.kitchener.ca/delegations](http://www.kitchener.ca/delegations) or by calling the City Clerk’s Office at 741-2200, ext. 7275. Please indicate which public meeting session number you will be attending.
Written submissions can be sent to the Clerks Office, 2nd floor, 200 King Street West, Kitchener, ON, N2G 4G7.

Any person may attend the public meeting and make written and/or verbal representation either in support of, or in opposition to, the above noted zoning by-law and/or Official Plan amendment. **If a person or public body would otherwise have an ability to appeal the decision of the City of Kitchener to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kitchener prior to approval/refusal of the zoning by-law and/or Official Plan amendment, the person or public body is not entitled to appeal the decision.**

**ADDITIONAL INFORMATION** is available on the City’s website [www.kitchener.ca/NPR](http://www.kitchener.ca/NPR), emailing [secondaryplans@kitchener.ca](mailto:secondaryplans@kitchener.ca), by contacting the staff persons noted below, viewing the staff report contained in the agenda (available approximately 10 days before the meeting - https://calendar.kitchener.ca/council - click on the date in the calendar, scroll down & select meeting), or in person at the Planning Division, 6th Floor, 200 King Street West, Kitchener between 8:30 a.m. - 5:00 p.m. (Monday to Friday)

**Tina Malone-Wright**, Senior Planner, Policy, 519-741-2200 x7765 (TTY: 1-866-969-9994); [secondaryplans@kitchener.ca](mailto:secondaryplans@kitchener.ca)

**Preet Kohli**, Technical Assistant (Policy), 519-741-2200 x7041 (TTY: 1-866-969-9994); [secondaryplans@kitchener.ca](mailto:secondaryplans@kitchener.ca)
**Adapted Bus Rapid Transit Corridor**

**Light Rail Transit Corridor**

**Planned Transit Corridor**

**Green Areas**

**Industrial Employment Areas**

**Community Areas**

**Urban Growth Centre (Downtown)**

**Major Transit Station Area**

**Major Transit Station Area Under Review**

**Municipal Boundary**

**City Node**

**Community Node**

**Neighbourhood Node**

**Urban Corridor**

**Arterial Corridor**

**Notes:**

1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

2. In interpreting the boundaries of the Nodes and Corridors it should be noted that the boundaries are approximate and conceptual and should not be considered as exact.

3. Major Transit Station Areas Under Review are conceptually shown as 800 m radius around the Rapid Transit Station and will be refined through the Station Area Planning process.

4. The Rapid Transit Initiative is ongoing and there may be minor changes to the mapping.
CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 5
SPECIFIC POLICY AREAS

Specific Policy Areas
17. 1077 Queens Blvd
18. 152 Shanley St
22. Industrial Employment Area Lands
23. St Leger St (1 Adam St)
27. 6 Shirley Ave
29. 820 Victoria St N
32. 491, 525 and 563 Highland Rd W
34. 809 Wellington St N
39. Breithaupt Block Phase 3

Refer to Urban Growth Centre and Secondary Plans for details

Area of Amendment
To Remove Specific Policy Area
28. Glasgow St/Strange St

To Add Specific Policy Area
49. 675 Queen St S
50. 80-96 Sydney St N

SCHEDULE 'B'
APPLICANT: CITY OF KITCHENER
CITY WIDE

DATE: NOVEMBER 6, 2019

REVISED:
OFFICIAL PLAN AMENDMENT OPA19/004/COK/TMW
ZONING BYLAW AMENDMENT ZBA19/010/COK/TMW
CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE

Area of Amendment
To Remove Lands
And Add to Refer to
Secondary Plan For Detail

SCHEDULE 'D'
APPLICANT: CITY OF KITCHENER
CITY WIDE
DATE: NOVEMBER 6, 2019

OFFICIAL PLAN AMENDMENT OPA19/004/COK/TMW
ZONING BYLAW AMENDMENT ZBA19/010/COK/TMW

FILE: OP19004COKTMW_SchD.mxd

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING
CITY OF KITCHENER
OFFICIAL PLAN AMENDMENT TO MAP 3
LAND USE

APPPLICANT: CITY OF KITCHENER
CITY WIDE

DATE: NOVEMBER 6, 2019

SCHEDULE 'E'

Low Rise Residential
Medium Rise Residential
Mixed Use
Commercial
General Industrial Employment
Institutional
Natural Heritage Conservation
Open Space
Refer to Secondary Plan For Detail
Urban Growth Centre (Downtown)
Refer to Map 4

Area of Amendment

From Refer to Secondary Plan For Detail
To Low Rise Residential
From Refer to Secondary Plan For Detail
To Medium Rise Residential
From Refer to Secondary Plan For Detail
To Mixed Use
From Refer to Secondary Plan For Detail
To Natural Heritage Conservation
From Refer to Secondary Plan For Detail
To Open Space
From Refer to Secondary Plan For Detail
To Major Infrastructure and Utilities

OFFICIAL PLAN AMENDMENT OPA19/004/COK/TMW
ZONING BYLAW AMENDMENT ZBA19/010/COK/TMW

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE: OPA19004COKTMW_SchE.mxd
Note:
1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

Adopted by City Council
Approved by Regional Council - 
Modified by Regional Council -
Effective Date - September 30, 2019
Last Revised -
Revised by Amendments -

1. Mixed Use Low Rise
2. Mixed Use Medium Rise
3. Mixed Use Medium to High Rise
6. 19 Schneider Ave
7. 119 Joseph St
8. 79 Joseph St
9. 588-600 Queen St S

Major Transit Station Area

Flooding Hazard Overlay
- Floodway
- Flood Fringe
Ecological Restoration Areas Overlay

Land Use
- Low Rise Residential Limited
- Low Rise Residential
- Medium Rise Residential
- Low Rise Residential Limited Office
- Mixed Use
- Open Space
- Natural Heritage Conservation

Secondary Plan Boundary

Specific Policy Area
- 1. Mixed Use Low Rise
- 2. Mixed Use Medium Rise
- 3. Mixed Use Medium to High Rise
- 6. 19 Schneider Ave
- 7. 119 Joseph St
- 8. 79 Joseph St
- 9. 588-600 Queen St S
CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE

Area of Amendment
From Refer to Secondary Plan For Detail
To Low Rise Residential
From Refer to Secondary Plan For Detail
To Medium Rise Residential
From Refer to Secondary Plan For Detail
To Mixed Use
From Refer to Secondary Plan For Detail
To Innovation Employment
From Refer to Secondary Plan For Detail
To Institutional
From Refer to Secondary Plan For Detail
To Natural Heritage Conservation
From Refer to Secondary Plan For Detail
To Open Space

OFFICIAL PLAN AMENDMENT OPA19/004/COK/TMW
ZONING BYLAW AMENDMENT ZBA19/010/COK/TMW

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE: OPA19004COKTMW_SchH.mxd

SCHEDULE 'H'

APPLICANT: CITY OF KITCHENER
CITY WIDE
DATE: NOVEMBER 6, 2019

SCALE 1:8,000
REVISED:

1. Low Rise Residential
2. Mixed Use
3. Institutional
4. Natural Heritage Conservation
5. Open Space
6. Refer to Secondary Plan For Detail

0 METRES 250
CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE

Low Rise Residential
Medium Rise Residential
Commercial Campus
Commercial
Heavy Industrial Employment
General Industrial Employment
Institutional
Natural Heritage Conservation
Open Space
Major Infrastructure and Utilities
Refer to Secondary Plan For Detail

Area of Amendment
To Remove Lands
And Add to Refer to
Secondary Plan For Detail

SCHEDULE 'J'

APPLICANT: CITY OF KITCHENER
CITY WIDE

REVISED:
OFFICIAL PLAN AMENDMENT OPA19/004/COK/TMW
ZONING BYLAW AMENDMENT ZBA19/010/COK/TMW

DATE: NOVEMBER 6, 2019

CITY OF KITCHENER
DEVELOPMENT SERVICES DEPARTMENT, PLANNING
CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE

SCHEDULE 'L'
APPLICANT: CITY OF KITCHENER
CITY WIDE
DATE: NOVEMBER 6, 2019

REVISED:
OFFICIAL PLAN AMENDMENT OPA19/004/COK/TMW
ZONING BYLAW AMENDMENT ZBA19/010/COK/TMW

KNIGHT ST E
WEBER ST E
STIRLING AVE
S KINGS AVE
BORDEN AVE N
OTTAWA STN

0 METRES
250
SCALE 1:8,000

Area of Amendment
From Refer to Secondary Plan For Detail
To Low Rise Residential

Low Rise Residential
Medium Rise Residential
Institutional
Open Space
Refer to Secondary Plan For Detail
Urban Growth Centre (Downtown)
Refer to Map 4
City of Kitchener
Official Plan
A complete and healthy Kitchener

Map 17
Civic Centre
Secondary Plan

Note:
1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

Adopted by City Council -
Approved by Regional Council -
Modified by Regional Council -
Effective Date -
Last Revised - September 30, 2019
Revised by Amendments -

Land Use
- Low Rise Residential Limited
- Low Rise Residential
- Medium Rise Residential
- High Rise Residential
- Low Rise Residential Limited Office
- Mixed Use
- Open Space

Secondary Plan Boundary

Specific Policy Area

- 2. Mixed Use Medium Rise
- 3. Mixed Use Medium to High Rise
- 4. Uses in Existing Building
- 12. 187 & 189 Queen St N
- 13. 30 Margaret Ave

Major Transit Station Area

SCHEDULE 'M'
CITY OF KITCHENER OFFICIAL PLAN
AMENDMENT TO MAP 20
CENTRAL FREDERICK
NEIGHBOURHOOD SECONDARY PLAN

SCHEDULE 'N'

APPLICANT: CITY OF KITCHENER

CITY WIDE

DATE: NOVEMBER 6, 2019

OFFICIAL PLAN AMENDMENT OPA19/004/COK/TMW
ZONING BYLAW AMENDMENT ZBA19/010/COK/TMW

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

LEGAL DESCRIPTION

OFFICIAL PLAN AMENDMENT OPA19/004/COK/TMW
ZONING BYLAW AMENDMENT ZBA19/010/COK/TMW

Area of Amendment
To Remove Lands
From Map 20 Central Frederick
Neighbourhood Secondary Plan

Scale 1:4,000

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE: OPA19004COKTMW_SchN.mxd
Heritage Conservation District
Heritage Corridor
Area of Amendment

To Add Cultural Heritage Landscape
6. Gildner Green Neighbourhood
7. Gruhn Neighbourhood
8. Mount Hope Cemetery
9. Union Boulevard
10. Iron Horse Trail
11. Canadian National Railway Line
12. Victoria Park Neighbourhood
13. Victoria Park
14. Jubilee Drive
15. Cedar Hill and Schneider Creek Neighbourhood
16. Onward Avenue Neighbourhood
17. First Mennonite Cemetery
18. St Peter's Lutheran Cemetery
Heritage Conservation District
Heritage Corridor
Cultural Heritage Landscape

2. 4 Floral Crescent (Rockway Gardens)
4. Gildner Green Neighbourhood
7. Gruhn Neighbourhood
8. Mount Hope Cemetery
9. Union Boulevard
10. Iron Horse Trail
11. Canadian National Railway Line
12. Victoria Park Neighbourhood
13. Victoria Park
14. Jubilee Drive
15. Cedar Hill and Schneider Creek Neighbourhood
16. Onward Avenue Neighbourhood
17. First Mennonite Cemetery
18. St Peter’s Lutheran Cemetery

Notes:
1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.
2. Please note that not all Cultural Heritage Resources identified in accordance with Policy 12.C.1.3 of this Plan are shown on Map 9.

Adopted by City Council - Approved by Regional Council - Modified by Regional Council - Effective Date - Last Revised - September 30, 2019 Revised by Amendments -