AMENDMENT NO. ____ TO THE OFFICIAL PLAN

OF THE CITY OF KITCHENER

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

CITY OF KITCHENER

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SECTIONS 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 Official Plan Amendment is to incorporate certain modifications to the text and schedules to support the approval of the city’s new comprehensive zoning by-law. The effect of the changes are to clarify the intent of certain policies; redesignate a number of properties to reflect the intended future use of these lands, update Bonusing implementation policies, and; modify site specific policies and policy areas.

SECTION 3 – BASIS OF THE AMENDMENT

The effect of the amendment is to incorporate certain modifications to the text and schedules to support the approval of the city’s new comprehensive zoning by-law. It is necessary to align the detailed review and provisions of the new comprehensive zoning by-law with the policies and mapping of the Official Plan.


SECTION 4 – THE AMENDMENT

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

   a) Part D, Section 15.D.1 is amended by deleting the word “uses” after the word “following” and before the word “may” in paragraph one;

   b) Part D, Section 15.D.2.37 is amended by deleting “c) automobile-related commercial uses; and,” and by renumbering d) to c) ;

   c) Part D, Section 15.D.2.41 is deleted in its entirety;

   d) Part D, Section 15.D.2.59 c) is amended by deleting the words “automobile-related commercial as well as those industrial uses” and replacing with the words “new industrial uses, especially those”;

   e) Part D, Sections 15.D.2.60 and 15.D.2.61 are amended by deleting them in their entirety and replacing them with the following:

      “15.D.2.60 The maximum Floor Space Ratio for all new development or redevelopment will be 3.0. Notwithstanding the foregoing, for lands bounded by Duke Street, Eby Street, Market Lane and Scott Street and for lands with frontage on Duke Street, the maximum Floor Space Ratio will be 1.0.”;

g) Part D, Section 15.D.4.22 b) is amended by deleting “24” after the word “or” and replacing it with “25”;  

h) Part D, Section 15.D.5.12 is amended by adding the following after g):  
   “h) hotel;”  

i) Part D, Section 15.D.5.12 is amended by renumbering h) to l) as i) to m);  

j) Part D, Section 15.D.5.16 is amended by adding the following after k):  
   “l) religious institutions;”  

k) Part D, Section 15.D.5.16 is amended by renumbering l) to n) as m) to o);  

l) Part D, Section 15.D.5.20 a) is amended by adding the following after iv):  
   “v) convenience retail.”  

m) Part D, Section 15.D.12.4 c) is amended by deleting i) in its entirety and replacing it with the following:  
   “i) a maximum Floor Space Ratio of 2.0;”  

n) Part D, Section 15.D.8.5 d) is amended by deleting it in its entirety and renumbering 15.D.8.5 e) to 15.D.8.5 d);  

o) Part D, Section 15.D.12.4 c) is further amended by adding the following after ii)  
   “iii) a maximum building height of 36 metres.”  

p) Part D, Section 15.D.12.30 is amended by deleting the text in the name of the specific policy “1011 Homer Watson Boulevard” and replacing it with “1011 and 1111 Homer Watson Boulevard”;  

q) Part D, Section 15.D.12.30 is amended by adding the following after d):  
   “e) Notwithstanding the General Industrial Employment land use designation and policies on the lands legally described as Part of Lot 31, Registered Plan 1489, more particularly described as Blocks 1-3, 7-14 and, 23 of Draft Approved Plan of Subdivision 30T-13202 (last revised July 27, 2016), municipally known as 1011 and 1111 Homer Watson Boulevard, the following additional uses will also be permitted:  
   i) canine or feline grooming and associated boarding and training;  
   ii) commercial recreation, for Block 2 only;  
   iii) computer, electronic or data server or processing establishment;  
   iv) financial establishment;  
   v) health office;  
   vi) private club or lodge;  
   vii) scientific, technological or communications establishment;  
   viii) surveying, engineering, planning or design establishment only as an accessory use to a permitted use or located in a building used for other permitted uses, and shall not exceed 25 per cent of the gross floor area to a maximum gross floor area of 10,000 square metres; and,  
   ix) veterinary services.”;  

r) Part D, Section 15.D.12 is amended by adding new Policy 15.D.12.48 as follows:
"15.D.12.48  110, 130 & 136 Fergus Avenue

Notwithstanding the Low Rise Residential land use designation, on lands municipally known as 110, 130 & 136 Fergus Avenue, the maximum Floor Space Ratio shall be 0.85 and the maximum building height shall be 12.5m and 4 storeys.

s) Part E, Section 17.E.10.5 is amended by adding the words “, a Bonusing Justification Report a where required,” after the words “urban design report”;

t) Part E, Section 17.E.17.2 a) is amended by deleting it in its entirety and replacing it with the following:
“a) energy, water and/or waste conservation measures, including enhanced stormwater management;”;

u) Part E, Section 17.E.17.2 g) is amended by deleting it in its entirety and replacing it with the following:
“g) public parking operated in conjunction with the City in a structure not visible from a public street;”;

v) Part E, Section 17.E.17.2 j) is amended by deleting it in its entirety and replacing it with the following:
“j) the conservation and maintenance of cultural heritage resources;”;

w) Part E, Section 17.E.17.2 k) is amended by deleting it in its entirety and replacing it with the following:
“k) the construction or retrofit of sites and/or buildings at, or equivalent to LEED standards or similar site or building rating system;”;

x) Part E, Section 17.E.17.2 m) is amended by deleting it in its entirety and replacing it with the following:
“m) the provision of privately-owned indoor or outdoor amenity areas which are accessible to and equipped for the use by the general public for passive or active recreation or for public gatherings;”;

y) Part E, Section 17.E.17.2 n) is amended by deleting it in its entirety and replacing it with the following:
“n) the provision of public art”;

z) Part E, Section 17.E.17.2 o) is amended by deleting it in its entirety and replacing it with the following:
“o) the provision of dwelling units, in a variety of dwelling unit sizes, in the Urban Growth Centre (Downtown) in mixed use buildings.”;

aa) Part E, Section 17.E.17.2 is amended by adding the following after o):
“p) the provision of enhanced streetscape elements;
q) the provision of architectural excellence;
r) the provision of a food store in a multi-unit building or mixed use building; or
s) the provision of business incubator space for a social, environmental, health, creative industry, technology, finance or other related hub.”;
bb) Part E, Section 17.E.17.6 is amended by adding “or prior to the execution of a site plan agreement” after “or prior to the transfer of development rights,” and before “the City will require the owner to enter into one or more legal agreements to be registered on title”;

c) Part E, Section 17.E.17 is amended by adding the following after section 17.E.17.6:
“17.E.17.7 The City may require a Bonusing Justification Report as part of a complete application.”;

17.E.17.8 The City may provide further guidance for the implementation of Bonusing such as a Bonusing Implementation Guide”;

d) Part F, Schedule B: Other Information and Materials is amended by inserting the following to 6. Planning after “Affordable Housing Report”;
“Bonusing Justification Report”;

e) Amend Map No. 2 – Urban Structure by:
 i) Identifying 956-962 Glasgow Street as a ‘Community Area’ instead of ‘Community Node’ as shown on the attached Schedule ‘A’;

ff) Amend Map No. 3 – Land Use by:
 i) Designating 956-962 Glasgow Street ‘Low Rise Residential’ instead of ‘Commercial’, as shown on the attached Schedule ‘B’;
 ii) Designating 95 Fairway Road North, 99 Fairway Road North, 86 Morgan Avenue, 88 Morgan Avenue and, 94 Morgan Avenue ‘Low Rise Residential’ instead of ‘Institutional’, as shown on the attached Schedule ‘C’;
 iii) Designating 5-7 Rittenhouse Road ‘High Rise Residential’ instead of ‘Mixed Use’ as shown on the attached Schedule ‘D’;
 iv) Designating 507 Frederick Street ‘Commercial’ instead of ‘Mixed Use’, as shown on the attached Schedule ‘E’;
 v) Designating 707 Ottawa Street South, 715 Ottawa Street South, 721 Ottawa Street South, 725 Ottawa Street South, 795 Ottawa Street South, 800 Ottawa Street South, 44 Alpine Road and, 300 Homer Watson Boulevard ‘Commercial’ instead of ‘Commercial Campus’ as shown on the attached Schedule ‘F’;
 vi) Designating 35-37 Bleams Road, 45-45 Bleams Road, 81 Bleams Road, 115 Bleams Road, 44, Otonabee Drive, 45 Otonabee Drive, 60 Otonabee Drive, 63 Otonabee Drive, 70 Otonabee Drive, 120 Otonabee Drive, 130 Otonabee Drive, 146 Otonabee Drive, 154 Otonabee Drive, 160 Otonabee Drive/36 Sasaga Drive, 45 Sasaga Drive, 65 Sasaga Drive, 107 Manitou Drive, 133 Manitou Drive, 149 Manitou Drive, 209 Manitou Drive, 227 Manitou Drive, 241 Manitou Drive, 257 Manitou Drive, 277 Mannitou Drive, 299 Manitou Drive, 50 Manitou Drive, 110 Manitou Drive, 148 Manitou Drive, 262 Manitou Drive, 270-280 Manitou Drive, 300 Manitou Drive, 326-332 Manitou Drive, 334 Manitou Drive and, 440 Manitou Drive ‘General Industrial Employment’ instead of ‘Heavy Industrial Employment’ as shown on the attached Schedule ‘G’;
 vii) Designating 685 Fisher Hallman Road, 715 Fischer Hallman Road, PT Towerview Av PL 820 Kitchener, PT 1, 58R6858, and; PT LOT 1-3, PL820 Kitchener, PT LT 47 German Company Tract Kitchener, as in B46046 and
360874 (thirdly and fourthly), Lying W of PT9 58R10182, Kitchener ‘Commercial’ instead of ‘Commercial Campus’, as shown on the attached Schedule ‘I’;

viii) Designating 155 Westwood ‘Low Rise Residential’ instead of ‘Institutional’, as shown on the attached Schedule ‘K’;

ix) Designating 525 Highland Road West and, 563 Highland Road West ‘Commercial’ instead of ‘Mixed Use’, as shown on the attached Schedule ‘L’;


xi) Designating 4 Dodge Drive and, 321 Blair Creek Drive ‘Low Rise Residential’ instead of ‘Open Space’, as shown on the attached Schedule ‘N’;

xii) Designating 389 Pinnacle Drive ‘Institutional’ instead of ‘Natural Heritage Conservation’, as shown on the attached Schedule ‘O’;

xiii) Designating 10 South Creek Drive ‘Medium Rise Residential’ instead of ‘Mixed Use’, as shown on the attached Schedule ‘P’;

xiv) Designating 110 Fergus Avenue ‘Low Rise Residential’ instead of ‘Institutional’, as shown on the attached Schedule ‘Q’;

xv) Designating 1016A Wilson Avenue, 1016B Wilson Avenue, 1016D Wilson Avenue, 1082 Wilson and 1094 Wilson Avenue ‘Low Rise Residential’ instead of ‘Open Space’ and ‘Natural Heritage Conservation’, as shown on the attached Schedule ‘S’;

xvi) Designating a portion of 508 Riverbend Drive ‘Business Park Employment’ instead of ‘Natural Heritage Conservation’, as shown on the attached Schedule ‘T’;

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


ii) Renaming Specific Policy Area 2 in the legend from “2. 445 King St W (Policy 15.D.2.66)” to “2. 445 King St W (Policy 15.D.2.64)”, as shown on the attached Schedule ‘J’;


iv) Remaining Specific Policy Area 4 in the legend from “4. 98, 100, 100 ½ AND 110 Victoria St S and 55 Bramm St (Policy 15.D.2.68)” to “4. 100 and 104 Garment St (Policy 15.D.2.66)” as shown on the attached Schedule ‘J’.

hh) Amend Map No. 5 – Specific Policy Areas by:

i) Adding the lands legally described as Part of Lot 31, Registered Plan 1489, more particularly described as Blocks 1-3, 7-17 and, 22-23 of Draft Approved Plan of Subdivision 30T-13202 (last revised July 27, 2016), municipally known as 1011 and 1111 Homer Watson Boulevard to Specific Policy Area 30 as shown on the attached Schedule ‘H’;
ii) Renaming Specific Policy Area 30 in the legend from “30. 1011 Homer Watson Blvd” to “30. 1011 and 1111 Homer Watson Blvd”, as shown on the attached Schedule ‘H’;

iii) Adding a new Specific Policy Area – 48. 110, 130 & 136 Fergus Avenue, as shown on the attached Schedule ‘R’;

iv) Adding additional portions of 508 Riverbend Drive to Specific Policy Area 9 as shown on the attached Schedule ‘U’;
APPENDIX 1 Notice of the Meeting of Planning and Strategic Initiatives Committee of April 15, 2019

Advertised in The Record – March 22, 2019

PROPERTY OWNERS AND INTERESTED PARTIES ARE INVITED
TO ATTEND A PUBLIC MEETING TO DISCUSS
A PROPOSED NEW ZONING BY-LAW AND A PROPOSED AMENDMENT TO THE CITY’S OFFICIAL PLAN
UNDER SECTIONS 22, 26 AND 34 OF THE PLANNING ACT

The City of Kitchener is conducting a comprehensive review of its zoning by-law (CRoZBy) to ensure that it reflects the city’s Official Plan. 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).

Two STATUTORY PUBLIC OPEN HOUSES, as per the Planning Act, were held on June 10 and 11, 2014 to obtain preliminary ideas or suggestions to be considered in drafting the city’s new zoning by-law. Because of the amount of information and zones being reviewed, a first draft of the new zoning by-law was tabled through a series of components beginning in March 2015. The first draft new zoning by-law was made available for public comment through eight (8) separate open houses from March 2015 to February 2019.

A STATUTORY PUBLIC MEETING, as per the Planning Act, was held in two-parts on April 30 and May 8, 2018. The final draft new zoning by-law and associated amendment to the city’s Official Plan was tabled at this meeting and written and verbal submissions were made directly to Council. Staff reviewed in detail and responded to the submissions and in the majority of instances, the submissions have resulted in improvements to the final by-law.

The city’s final new zoning by-law, including mapping, and associated amendment to the city’s Official Plan will be available on the City’s website, www.kitchener.ca/crozby, by March 22, 2019.

Proposed New Zoning By-law (Stage 1)
The first stage of the new Zoning By-law includes the framework of the document, the definitions, general regulations, parking requirements, and every zoning section with the exception of residential. It will apply to approximately 3,500 properties, but will not include residential properties or those areas that are, or will be, undergoing specific neighbourhood planning reviews (e.g. Secondary Plan areas, Hidden Valley, station areas, etc.).

Official Plan Amendment
An Official Plan amendment is being proposed to align the detailed review and provisions of the proposed new zoning by-law with the Official Plan. Specifically, the Official Plan amendment proposes to adjust the land uses in certain areas of the City (e.g. properties adjacent to commercial campus (e.g. Sunrise Centre) lands to better align with new zoning; employment lands in the vicinity of Bleams Road and Manitou Drive) and permitted uses in land use designations to better reflect the intended use of these lands in the future. The Official Plan amendment also proposes to clarify the maximum permitted floor space ratio in the Market District of downtown and clarify Planning Act Bonusing community benefits and process. Additionally, four site specific policies (specific policy areas 9, 12, 30 and 48) are proposed to be amended/added to clarify the intent of the land uses and development parameters permitted on these lands.

The public meeting to consider the City’s new zoning by-law and associated amendment to the City’s Official Plan will be held by the Planning & Strategic Initiatives Committee, a Committee of Council which deals with planning matters, on:

Session 1 – Monday, April 15, 2019 at 3:30 - 5:30 p.m.
Session 2 – Monday, April 15, 2019 at 7:00 p.m.
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 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 Office of the City Clerk, 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/crozby](http://www.kitchener.ca/crozby), emailing crozby@kitchener.ca or 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](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).

Sarah Coutu, Planner (Policy) - 519-741-2200 x7069 (TTY: 1-866-969-9994)
Richard Kelly-Ruetz, Technical Assistant (Policy) - 519-741-2200 x7110 (TTY: 1-866-969-9994)
APPENDIX 2

Minutes of the Meeting of Planning and Strategic Initiatives Committee – April 15, 2019
APPENDIX 3

Minutes of the Meeting of City Council – TBD
CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE

Legend

- Low Rise Residential
- Mixed Use
- Commercial
- Institutional
- Natural Heritage Conservation
- Open Space

Area of Amendment
- From Institutional
- To Low Rise Residential

SCHEDULE 'C'

CITY OF KITCHENER
CITY WIDE

SCALE 1:5,000
DATE: MARCH 14, 2019

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG
ZONE CHANGE APPLICATION ZC15/03/COK/NG

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE: OP15/02/COK/NG_SCHC.mxd
ZONE CHANGE APPLICATION ZC15/03/COK/NG

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG

CITY OF KITCHENER
OFFICIAL PLAN AMENDMENT TO MAP 3
LAND USE

Legend
- Low Rise Residential
- Medium Rise Residential
- Mixed Use
- Commercial
- Business Park Employment
- Refer to Secondary Plan For Detail

Area of Amendment
- From Mixed Use To Commercial
To add the lands legally described as Pt of Lt 31, RP 1489, more particularly described as Blocks 1-3, 7-17 and, 22-23 of Draft Approved Plan of Subdivision 30T-13202 (last revised July 27, 2016), municipally known as 1011 and 1111 Homer Watson Blvd To Specific Policy Area 30
And rename to 1011 and 1111 Homer Watson Blvd
CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE

Legend
- Low Rise Residential
- Commercial Campus
- Institutional
- Open Space

Area of Amendment
- From Commercial Campus To Commercial
- From Commercial Campus To Open Space
- From Low Rise Residential To Open Space

CITY OF KITCHENER
OFFICIAL PLAN AMENDMENT OP15/02/COK/NG
ZONE CHANGE APPLICATION ZC15/03/COK/NG

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE: OP15/02/COK/NG_SCHI.mxd

SCHEDULE 'I'
CITY OF KITCHENER
CITY WIDE
SCALE 1:5,000
DATE: MARCH 14, 2019
REVISED:
0 200 METRES
CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 4
URBAN GROWTH CENTRE (DOWNTOWN)

Legend
Urban Growth Centre (Downtown)
- Boundary
Land Use Designation
- City Centre District
- Innovation District
- Mixed Use
Specific Policy Area
- Boundary

Area of Amendment
To Renumber Specific Policy Area Policies
1. From Multimodal Transit Hub (Policy 15.D.2.65) to Multimodal Transit Hub (Policy 15.D.2.63)
2. From 445 King St W (Policy 15.D.2.66) to 445 King St W (Policy 15.D.2.64)
3. From David St/Queen St S/Courtland Ave E (Policy 15.D.2.67) to David St/Queen St S/Courtland Ave E (Policy 15.D.2.65)
4. From 98, 100, 100 ½ and 110 Victoria St S and 55 Bramm St (Policy 15.D.2.68) to 100 and 104 Garment St (Policy 15.D.2.66)

CITY OF KITCHENER
ZONE CHANGE APPLICATION ZC15/03/COK/NG

SCHEDULE 'J'
CITY OF KITCHENER
CITY WIDE
DATE: MARCH 14, 2019

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG
FILE: OP1502COKNG_SCHj.mxd
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

City of Kitchener
CITY OF KITCHENER
OFFICIAL PLAN AMENDMENT TO MAP 3
LAND USE

Legend
- Low Rise Residential
- Medium Rise Residential
- Mixed Use
- Institutional
- Natural Heritage Conservation
- Open Space

Area of Amendment
- From Institutional
- To Low Rise Residential

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG
ZONE CHANGE APPLICATION ZC15/03/COK/NG

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE: OP15/02/COK/NG_SCHK.mxd

REVISED:

DATE: MARCH 14, 2019

SCHEDULE 'K'

CITY OF KITCHENER
CITY WIDE

SCALE 1:5,000
ZONE CHANGE APPLICATION ZC15/03/COK/NG

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG

Legend
- Low Rise Residential
- Medium Rise Residential
- High Rise Residential
- Mixed Use
- Commercial
- Institutional
- Natural Heritage Conservation
- Open Space

Area of Amendment
- From Mixed Use
- To Commercial

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE: OP15/02/COK/NG_Schl.mxd

DATE: MARCH 14, 2019

SCALE 1:5,000

METRES

0 200
CITY OF KITCHENER
OFFICIAL PLAN AMENDMENT TO MAP 3 LAND USE

Legend
- Low Rise Residential
- Medium Rise Residential
- Mixed Use
- Commercial
- Institutional
- Natural Heritage Conservation
- Open Space
- Refer to Secondary Plan For Detail

Area of Amendment
- From Mixed Use
  To Commercial

SCHEDULE ‘M’

CITY OF KITCHENER
CITY WIDE

REVISED:

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG
ZONE CHANGE APPLICATION ZC15/03/COK/NG

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

DATE: MARCH 14, 2019

0 METRES
200

FILE: OP15/02/COK/NG_SCHM.mxd
CITY OF KITCHENER
OFFICIAL PLAN AMENDMENT TO MAP 3
LAND USE

Legend
- Low Rise Residential
- Commercial
- Institutional
- Natural Heritage Conservation
- Open Space

Area of Amendment
- From Natural Heritage Conservation
- To Institutional

SCHEDULE 'O'
CITY OF KITCHENER
CITY WIDE

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG
ZONE CHANGE APPLICATION ZC15/03/COK/NG

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

DATE: MARCH 14, 2019
SCALE 1:5,000
REVISED:
CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE

Legend
- Low Rise Residential
- Mixed Use
- Commercial
- Institutional
- Natural Heritage Conservation
- Open Space

Area of Amendment
From Institutional
To Low Rise Residential

SCHEDULE 'Q'
CITY OF KITCHENER
CITY WIDE
SCALE 1:5,000
DATE: MARCH 14, 2019

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG
ZONE CHANGE APPLICATION ZC15/03/COK/NG
City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING
FILE: OP15/02/COK/NG_SCHQ.mxd
CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 5
SPECIFIC POLICY AREAS

Legend

Specific Policy Areas

Area of Amendment

To add Specific Policy Area

48. 110, 130 & 136 Fergus Ave

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

Legend
- Low Rise Residential
- Heavy Industrial Employment
- General Industrial Employment
- Natural Heritage Conservation
- Open Space

Area of Amendment
1. From Open Space To Low Rise Residential
2. From Natural Heritage Conservation To Low Rise Residential

SCHEDULE 'S'
CITY OF KITCHENER
CITY WIDE
SCALE 1:5,000
DATE: MARCH 14, 2019

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG
ZONE CHANGE APPLICATION ZC15/03/COK/NG

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING
FILE: 0P15/02/COK/NG_SCHS.mxd