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

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. ___ to the Official Plan of the City of Kitchener. This amendment is comprised of Sections 1 to 4 inclusive.

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.

This Official Plan amendment is consistent with and conforms to the Provincial Policy Statement (2014), the provincial Places to Grow Act (2005) and Growth Plan for the Greater Golden Horseshoe (2017) and the Regional Official Plan (2009).

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.2.41 is deleted in its entirety;

   c) 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.”;


   e) 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;”

   f) 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);
g) 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.”

h) 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”;

i) 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.”;

j) Part E, Section 17.E.10.5 is amended by deleting “.” at the end of the sentence and replacing it with “; and, a where required, a Bonusing Justification Report.”

k) 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;”;

l) 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;”;

m) 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;”;

n) 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;”;

o) 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;”;

p) 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”;

q) 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.”;

r) 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.”;

s) 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”;

t) 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”;

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

v) 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’;

w) 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 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 Manitou 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, PL 820 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’.

x) 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. 98, 100, 100 ½ AND 110 Victoria St S and 55 Bramm St (Policy 15.D.2.66)” as shown on the attached Schedule ‘J’.

y) 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’.
APPENDIX 1 Notice of the Meeting of Planning and Strategic Initiatives Committee of April 30, 2018 and May 8, 2018

Advertised in The Record – April 6, 2018

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 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 seven (7) separate open houses from March 2015 to June 2017.

A final draft of the city’s new zoning by-law, including mapping, and associated amendment to the city’s Official Plan will be available for public review and comment on the City’s website, www.kitchener.ca/crozby, by April 10, 2018.

Final Draft Zoning By-law

The final draft new zoning by-law is proposed to apply to certain properties across the entire city. The following provides a summary of what is and is not included in the final draft new zoning by-law being tabled at the public meeting:

<table>
<thead>
<tr>
<th>Included in Spring 2018 Final Draft</th>
<th>Not Included in Spring 2018 Final Draft</th>
</tr>
</thead>
<tbody>
<tr>
<td>- General Scope, Administration and Interpretation</td>
<td>- Residential zones</td>
</tr>
<tr>
<td>- Definitions</td>
<td>- General regulations related only to residential zones</td>
</tr>
<tr>
<td>- General Regulations (includes bonusing regulations)</td>
<td>- Certain parking/loading/stacking provisions related to residential zones (e.g. driveway and garage regulations)</td>
</tr>
<tr>
<td>- Parking, Loading, and Stacking</td>
<td>- The application of new zones in specific areas as follows:</td>
</tr>
<tr>
<td>- Urban Growth Centre (Downtown) Zones</td>
<td></td>
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<tr>
<td>- Mixed Use Zones</td>
<td>- Bridgeport East Community Plan Area**</td>
</tr>
<tr>
<td>- Commercial Zones</td>
<td>- North Ward Secondary Plan area</td>
</tr>
<tr>
<td>- Employment Zones</td>
<td>- Lands within the Central Neighbourhood Secondary Plan areas</td>
</tr>
<tr>
<td>- Institutional Zones</td>
<td>- Lands within Planning Around Rapid Transit Station areas</td>
</tr>
<tr>
<td>- Agriculture Zones</td>
<td>- Hidden Valley Community Plan areas</td>
</tr>
<tr>
<td>- Natural Heritage Conservation Zones*</td>
<td>- Upper and Lower Doon Community Plan areas</td>
</tr>
<tr>
<td>- Existing Use Floodplain Zone</td>
<td>- Rosenberg Secondary Plan area</td>
</tr>
<tr>
<td>- Recreation Zone</td>
<td>- Lands with an Official Plan land use that remains under appeal</td>
</tr>
<tr>
<td>- Major Infrastructure and Utility Zone</td>
<td>- The application of the NHC-1 zones on properties proposed to be split zoned NHC-1 and a RES zone</td>
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<tr>
<td>- Stormwater Management Zone</td>
<td></td>
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<tr>
<td>- overlays</td>
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<tr>
<td>- Transition Provisions</td>
<td></td>
</tr>
<tr>
<td>- Zoning Grid Schedules - These will show where the new zones will apply, will include any site specific provisions</td>
<td></td>
</tr>
<tr>
<td>- The Grand River Conservation Authority’s regulated area (for information only)</td>
<td></td>
</tr>
<tr>
<td>- The application of all of the above-mentioned zones on specific properties</td>
<td></td>
</tr>
</tbody>
</table>

*The NHC-1 zone will only be applied to properties that are proposed to be entirely zoned NHC-1 as well as to properties that are proposed to be split zoned NHC-1 and another zone from this final draft
**The proposed NHC-1 and EUF-1 zone will be applied to lands within the Bridgeport East Community Plan Area**

**Draft Official Plan Amendment**

An Official Plan amendment is being proposed to align the detailed review and provisions of the final draft 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; employment lands in the vicinity of Bleams Road and Manitou Drive) 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, two site specific policies (specific policy areas 12 and 30) are proposed to be amended to clarify the intent of the land uses and development parameters permitted on these lands.

The public meeting to consider the final draft of 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 30, 2018 at 7 p.m.
- **Session 2** – Tuesday, May 8, 2018 at 2 p.m.
- **Session 3** – Tuesday, May 8, 2018 at 7 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](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 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).

- **Natalie Goss**, Senior Planner - 519-741-2200 ext. 7067 (TTY: 1-866-969-9994); crozby@kitchener.ca
- **Lauren Nelson**, Planner – 519-741-2200 ext. 7319 (TTY: 1-866-969-9994); crozby@kitchener.ca
- **Richard Kelly-Ruetz**, Technical Assistant (Policy) - 519-741-2200 ext. 7110 (TTY: 1-866-969-9994); crozby@kitchener.ca
APPENDIX 2

Minutes of the Meeting of Planning and Strategic Initiatives Committee – April 30, 2018 and May 8, 2018
ZONE CHANGE APPLICATION ZC15/03/COK/NG

City of Kitchener
COMMUNITY SERVICES DEPARTMENT, PLANNING

DATE: MARCH 27, 2018
CITY OF KITCHENER

OFFICIAL PLAN

AMENDMENT TO MAP 3

LAND USE

Legend

- Low Rise Residential
- Medium Rise Residential
- High Rise Residential
- Mixed Use
- Institutional
- Natural Heritage Conservation
- Open Space
- Area of Amendment
  From Mixed Use
  To High Rise Residential

SCHEDULE 'D'

CITY OF KITCHENER

CITY WIDE

SCALE 1:5,000

DATE: MARCH 27, 2018

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG

ZONE CHANGE APPLICATION ZC15/03/COK/NG

City of Kitchener

COMMUNITY SERVICES DEPARTMENT, PLANNING

FILE: OP15/02/COK/NG_SCHD.mxd
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

ZONE CHANGE APPLICATION ZC15/03/COK/NG

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG

CITY OF KITCHENER
COMMUNITY SERVICES DEPARTMENT, PLANNING

FILE:
OP15/02/COK/NG_SCHE.mxd
City of Kitchener

OFFICIAL PLAN AMENDMENT
AMENDMENT TO MAP 3
LAND USE

Legend
- Low Rise Residential
- Mixed Use
- Commercial Campus
- General Industrial Employment
- Institutional
- Natural Heritage Conservation
- Open Space
- Major Infrastructure and Utilities

Area of Amendment
- From Commercial Campus
  To Commercial

DATE: MARCH 27, 2018

SCALE 1:5,000

FILE: OP15/02/COK/NG_SCHF.mxd
LEGEND

- Low Rise Residential
- Mixed Use
- Commercial
- Heavy Industrial Employment
- General Industrial Employment
- Business Park Employment
- Natural Heritage Conservation
- Open Space

AREA OF AMENDMENT

- From Heavy Industrial Employment
- To General Industrial Employment

SCHEDULE ‘G’

CITY OF KITCHENER

CITY WIDE

SCALE 1:10,000

DATE: MARCH 27, 2018

OFFICIAL PLAN AMENDMENT OP15/02/COK/NG

ZONE CHANGE APPLICATION ZC15/03/COK/NG

City of Kitchener

COMMUNITY SERVICES DEPARTMENT, PLANNING

FILE: OP15/02/COK/NG_SCHG.mxd
CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 5
SPECIFIC POLICY AREAS

Legend
Specific Policy Areas

12. 535 Manitou Dr
25. 689 Doon Village Rd
30. 1011 Homer Watson Blvd

Area of Amendment

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

SCHEDULE 'H'
CITY OF KITCHENER
CITY WIDE

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

City of Kitchener
COMMUNITY SERVICES DEPARTMENT, PLANNING

FILE: OP1502COKNG_SCHH.mxd

DATE: MARCH 27, 2018

METRES
SCALE 1:15,000
REVISED:
OFFICIAL PLAN AMENDMENT OP15/02/COK/NG
ZONE CHANGE APPLICATION ZC15/03/COK/NG

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

Area of Amendment
- From Commercial Campus
- To Commercial

City of Kitchener
COMMUNITY SERVICES DEPARTMENT, PLANNING
FILE: OP15/02/COK/NG_SCHI_mxd

DATE: MARCH 27, 2018
SCALE 1:5,000
REVISED:

SCHEDULE 'I'
CITY OF KITCHENER
CITY WIDE

CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE
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 98, 100, 100 ½ AND 110 Victoria St S and 55 Bramm St (Policy 15.D.2.66)