Neighbourhood Specific Planning Review
Proposed K-W Hospital / Midtown Neighbourhood Secondary Plan

Open House
April 18, 2019
Agenda and Format

6:30 p.m.  Arrival, Sign-in

Rotating around room with individual opportunity to review the panels, write down information and ideas and discuss project review with staff

6:45 p.m.  Overview Presentation

Rotating around room with individual opportunity to review the panels, write down information and ideas and discuss project review with staff

8:30 p.m.  Conclusion – Thank you for attending

Have a great night!
Background

• The Secondary Plans were deferred as part of the new Official Plan (2014)
  ➢ Station Area Planning – PARTS Midtown Plan and PARTS Central Plan
  ➢ Urban Design Guidelines
  ➢ Cultural Heritage Landscape Implementation Study
  ➢ RIENS Study
Planning Around Rapid Transit Stations (PARTS) Study – PARTS Midtown Plan

8.1 Land Use Plan

Following the creation, evaluation and public review of various Alternative Scenarios, a Preferred Scenario evolved and was refined based on a series of technical considerations and feedback. The Key Directions and Strategies from the Land Use and Built Form, Mobility and Public Realm sections culminated in this final Land Use Plan. A description of the key characteristics, potential building heights and built form density for each of the different land use designations are provided on the opposite page.

This Land Use Plan helps achieve the vision and objectives for the PARTS Midtown area and it provides a wide range of uses at densities that can be transit/LRT-supportive, which will help contribute to a healthy and complete community. These land uses will be implemented through the City’s Official Plan and Zoning By-law and may require some site-specific treatment related to uses or built form/density.

Map Legend

- Study Area Boundary
- Focus Area Boundary
- ION Line & Stops
- Mixed-Use High Density
- Mixed-Use Medium Density
- Mixed-Use Low Density
- Commercial
- Innovation Employment
- Institutional
- Established Low-Rise Residential
- Low Rise Residential
- Medium Rise Residential
- High Rise Residential
- Parks
- Open Spaces
- Active Frontage
- Site Specific Policy Area

Scale (approx): 400m
PARTS Midtown Plan – Public Realm Framework

KEY DIRECTIONS
1. Enhance the King Street streetscape.
2. Introduce an urban square as part of the redevelopment of the King/Union parking lot.
3. Introduce streetscape improvements to enhance the character of Glasgow Street.
4. Improve & enhance the Park Street experience.
5. Enhance the KW Collegiate & Vocational School playing fields as a broader community asset.
6. Encourage the provision of new park and trail connections south of Glasgow Street.
7. Incorporate opportunities for stormwater management LID in all new parks and public spaces.

The Public Realm Framework Map Legend
- Study Area Boundary
- Focus Area Boundary
- ION Line & Stops
- King Street Streetscape
- Park Street Streetscape
- Glasgow Street Streetscape
- Existing Park Space
- Proposed New Park Space
- Existing Open Space/Cemetery
- Proposed New Open Space
- Waterloo Region District School Board Playing Fields
- Existing Street Tree Locations
- Proposed Street Trees
PARTS Midtown Plan– Mobility Framework

**KEY DIRECTIONS**
1. Introduce a new street and block pattern northeast of King Street.
2. Improve the cycling network and enhance connectivity between existing trail systems.
3. Reinforce Glasgow Street's role as a connective street.
4. Develop a parking strategy.
5. Transform Mount Hope Street Into A Complete Street.

**The Mobility Framework Map Legend**
- Study Area Boundary
- Focus Area Boundary
- ION Line & Stops
- Proposed Streets
- Proposed Lanes
- Active Transportation Network (existing)
- Active Transportation Network (proposed)
- Pedestrian Connection (proposed)
- Trucks/Servicing Route
- Bike Share Station (proposed)
  Indicates areas where the provision of bike share facilities over time could help to support travel between the LRT station and destinations within the station area.
- Shared Parking (proposed)
  Indicates potential areas for future structured shared parking considerations.
- Priority Crossings
  Indicates areas where intersection improvements such as enhanced markings and reduced curb radii should be directed to enhance the safety of pedestrians and cyclists crossing the street.

*Scale (approx.)*
Planning Around Rapid Transit Stations (PARTS) Study – PARTS Central Plan
Cultural Heritage Landscape Study

Identification of 55 Cultural Heritage Landscapes across the City
Cultural Heritage Landscape Implementation
Urban Design Guidelines – Design for Residential Infill In Central Neighbourhoods

Neighbourhood Specific Design Charrette – May, 2019
Process

• In a position to commence the review of the Secondary Plans through a process called a Neighbourhood Specific Planning Review
• The implementation of various studies; i.e. PARTS, CHLS, RIENS
• Now reviewing the existing K-W Hospital Neighbourhood Secondary Plan
Proposed Boundary Airphoto
Proposed Changes to Map 3 – Land Use

Legend:
- Major roads
- Minor roads
- Major utility network
- Minor utility network
- Waterway
- Public open space
- Ecologically sensitive areas
- Ecological restoration areas
- Agricultural areas
- Industrial areas
- Residential areas
- Commercial areas
- Parks
- Protected areas
- Natural heritage areas
- Conservation areas
- Major infrastructure and centres

Proposed changes and new land use areas are highlighted on the map.
# Land Uses Visualization

<table>
<thead>
<tr>
<th>Low Rise Residential with specific policy area</th>
<th>Low Rise Residential</th>
<th>Medium Rise Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.png" alt="Image" /></td>
<td><img src="image2.png" alt="Image" /></td>
<td><img src="image3.png" alt="Image" /></td>
</tr>
</tbody>
</table>

**DESCRIPTION:** Same as low rise residential land use, however specific policy area may limit some of the dwelling types that will be permitted and will limit the number of units in a dwelling to 2 units. Consideration will also be given to further regulating garages, building height and density. Analysis to be completed to confirm the properties to which the specific policy area will apply.

**DESCRIPTION / RANGE OF PERMITTED USES:** Low density housing types, including single detached dwellings, duplex dwellings, semi-detached dwellings, and where appropriate and compatible, other low density dwelling types such as street townhouse dwellings and small-scale multiple dwellings.

**FSR:** Maximum of 0.6

**MAX. BUILDING HEIGHT:** 3 storeys (4 if onto a Regional Rd or City Arterial St)

<table>
<thead>
<tr>
<th>High Rise Residential</th>
<th>Institutional</th>
<th>Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image4.png" alt="Image" /></td>
<td><img src="image5.png" alt="Image" /></td>
<td><img src="image6.png" alt="Image" /></td>
</tr>
</tbody>
</table>

**DESCRIPTION / RANGE OF PERMITTED USES:** High density multiple dwellings and special needs housing to achieve a high intensity of residential use.

**FSR:** Minimum of 2.0 / Maximum of 4.0

**MAXIMUM BUILDING HEIGHT:** None

<table>
<thead>
<tr>
<th>Mixed Use</th>
<th>Mixed Use with specific policy areas</th>
<th>Innovation Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image7.png" alt="Image" /></td>
<td><img src="image8.png" alt="Image" /></td>
<td><img src="image9.png" alt="Image" /></td>
</tr>
</tbody>
</table>

**DESCRIPTION:** Permits a broad range and compatible mix of commercial, retail, institutional, and residential uses, either on the same site or within the same building.

**RANGE OF PERMITTED USES:** Retail, office uses, daycare, health care/clinic, personal services, religious institutions, commercial entertainment, restaurants, studio, artist-related uses, and the same residential uses permitted in Medium and High Rise Residential.

**FSR:** Minimum of 0.6 / Maximum of 4.0

**MAXIMUM BUILDING HEIGHT:** None

**MAXIMUM NON-RES. GROSS FLOOR AREA:**
- for SP. 2: 7,500 sq.m.
- for SP. 3: 10,000 sq.m.

**FSR:**
- for SP. 2 & 3: minimum of 0.6 / maximum of 2.0

**MAXIMUM BUILDING HEIGHT:**
- for SP. 2: 24 m.
- for SP. 3: 32 m.
- for SP. 4: 18 m.
- for SP. 5: 24 m closer to residential areas and unlimited height fronting King St.
- for SP. 7: 18 m closer to residential areas and unlimited height fronting King St.

**DESCRIPTION:** These areas are intended for institutional uses that are of a neighbourhood, community, or regional nature.

**RANGE OF PERMITTED USES:** Secondary and post-secondary educational facilities, long-term care facilities, social, cultural, and administrative facilities, small-scale institutional uses compatible with surrounding uses such as public and private elementary schools, libraries, day care centers, and places of worship.

**DESCRIPTION:** These areas provide for a comprehensive and connected open space system of parks and trails, a buffer between land uses, and increase the opportunities for recreation and general enjoyment in an active or passive manner.

**RANGE OF PERMITTED USES:** Outdoor Active Recreation, Outdoor Passive Recreation, Community Facility and Cemeteries.

**DESCRIPTION:** Recognizes a growing demand for employment lands for ‘start-ups’ and ‘makers’. Predominantly office and high-tech manufacturing.

**RANGE OF PERMITTED USES:** Creative production industries, artisan’s establishment, studio (art and music), craftsmen shop, live/work space, shared facilities, galleries, studios, office space for creative professionals, and retail sales associated with production of goods and materials.

**FSR:** Minimum of 0.6 / Maximum of 2.0

**MAXIMUM BUILDING HEIGHT:** 6 storeys
## Proposed Residential Zones

<table>
<thead>
<tr>
<th>Secondary Plan Land Use</th>
<th>Proposed RES ZONE</th>
<th>Purpose of Proposed RES ZONE</th>
<th>Proposed Permitted Residential Uses</th>
<th>Proposed Permitted Non-Residential Uses</th>
<th>Max. # of Storeys</th>
<th>Min. and Max. Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Rise Residential</td>
<td>RES-3</td>
<td>Accommodate a limited range of low density dwelling types in low rise areas.</td>
<td><img src="image1" alt="Diagram" /></td>
<td>Home Occupation</td>
<td>3.4 if fronting onto Regional Rd or City Arterial St</td>
<td></td>
</tr>
<tr>
<td></td>
<td>RES-4</td>
<td>Accommodate a range of low density dwelling types that allow up to four dwelling units on a range of lot sizes in low rise areas</td>
<td><img src="image2" alt="Diagram" /></td>
<td>Home Occupation</td>
<td>The site specific may limit height and FSR depending on property context and heritage attributes (TBD)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>RES-5</td>
<td>Accommodate the widest range of low density dwelling types on the widest range of lot sizes in low rise areas.</td>
<td><img src="image3" alt="Diagram" /></td>
<td>Home Occupation</td>
<td>Max – 0.6</td>
<td></td>
</tr>
<tr>
<td>Medium Rise Residential</td>
<td>RES-6</td>
<td>Accommodate medium density dwelling types and some complementary non-residential uses in medium rise residential areas</td>
<td><img src="image4" alt="Diagram" /></td>
<td>Artisan’s Establishment, Community Facility, Convenience Retail, Day Care Facility, Office, Home Occupation, Studio</td>
<td>8 storeys</td>
<td>Min – 0.6 Max – 2.0</td>
</tr>
<tr>
<td>High Rise Residential</td>
<td>RES-7</td>
<td>Accommodate high density dwelling types and a range of complementary non-residential uses in high rise residential areas</td>
<td><img src="image5" alt="Diagram" /></td>
<td>Artisan’s Establishment, Community Facility, Convenience Retail, Day Care Facility, Financial Establishment, Health Office, Office, Personal Services, Home Occupation, Studio</td>
<td>None</td>
<td>Min – 2.0 Max – 4.0</td>
</tr>
</tbody>
</table>

- Uses/zones subject to additional regulation and site specifics
- Additional site specific provisions will be drafted and applied to relevant properties to implement urban design and neighbourhood character elements and cultural heritage objectives and other site contextual considerations.
## Proposed Non-Residential Zones

<table>
<thead>
<tr>
<th>Secondary Plan Land Use</th>
<th>Proposed ZONE</th>
<th>Purpose of Proposed ZONE</th>
<th>Proposed Permitted Uses*</th>
<th>Max. # of Storeys</th>
<th>Min. and Max. Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional</td>
<td>INS-1</td>
<td>Accommodate institutional uses intended to serve surrounding residential communities</td>
<td>Artisan’s Establishment, Auditorium, Cemetery, Community Centre, Continuing Care Community, Cultural Facility, Day Care Facility, Health Office, Hospice, Place of Worship, Residential Care Facility, Elementary School</td>
<td>4 Storeys (Max. height – 14 metres)</td>
<td>Max – 1.0</td>
</tr>
<tr>
<td></td>
<td>INS-1 (Sp. 8)</td>
<td>Uses allowed in INS-1 plus Commercial School, Multiple dwelling, Office, Personal Services, Research and Development Establishment, and Restaurant (permitted only as accessory to a Community Facility or a Cultural Facility). Shared/reduced parking rates to be studied through a future site specific study. Uses permitted in existing buildings and/or any approved additions/modifications only</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>INS-2</td>
<td>Accommodate institutional uses that are intended to serve a region and/or city-wide population</td>
<td>Auditorium, Cemetery, Community Centre, Continuing Care Community, Cultural Facility, Day Care Facility, Funeral Home, Health Office, Hospice, Place of Worship, Residential Care Facility Large, Secondary School, Health Clinic, Health Office, Hospital, Post-Secondary School, Social Service Establishment</td>
<td>A base shall be required for buildings greater than 14 metres in height</td>
<td></td>
</tr>
<tr>
<td>Mixed Use</td>
<td>MIX-4 (Sp.2)</td>
<td>Accommodate a variety of uses within mixed use buildings within the City’s Major Transit Station Areas.</td>
<td>Adult Education School, Artisan’s Establishment, Brewpub, Commercial Entertainment, Commercial School, Community Facility, Computer, Electronic, Data Processing or Server Establishment, Craftsperson Shop, Cultural Facility, Day Care Facility, Dwelling Unit, Financial Establishment, Fitness Centre, Health Clinic, Hospice, Hotel, Light Repair Operation, Lodging House, Multiple Dwelling, Office, Personal Services, Pet Services Establishment, Place of Worship, Print Shop, Research and Development, Restaurant, Retail, Secondary School, Small Residential Care Facility, Social Service Establishment, Veterinary Services, Large Residential Care Facility, Payday Loan Establishment, Post-Secondary School</td>
<td>8 Storey</td>
<td>Min – 0.6 Max – 2.0</td>
</tr>
<tr>
<td></td>
<td>MIX-4 (Sp.3)</td>
<td>Accommodate a variety of uses within mixed use within the City’s Major Transit Station Areas.</td>
<td>Uses allowed in MIX-2 plus Large Residential Care Facility, Payday Loan Establishment, Post-Secondary School</td>
<td>10 Storeys</td>
<td>Min – 0.6 Max – 2.0</td>
</tr>
<tr>
<td></td>
<td>MIX-4</td>
<td>Accommodate a variety of uses within mixed use buildings at a high density within the City’s Major Transit Station Areas.</td>
<td>Same as allowed in MIX-3</td>
<td>None</td>
<td>Min – 0.6 Max – 4.0</td>
</tr>
<tr>
<td></td>
<td>MIX-4 (Sp.4)</td>
<td>Same as above</td>
<td>Same as allowed in MIX-3</td>
<td>Max. height – 18 metres</td>
<td>Min – 0.6 Max – 4.0</td>
</tr>
<tr>
<td></td>
<td>MIX-4 (Sp.5 &amp; 7)</td>
<td>Same as above</td>
<td>Same as allowed in MIX-3</td>
<td>Unlimited height fronting King St. and limited height to 18 or 24 metres closer to residential areas</td>
<td>Min – 0.6 Max – 4.0</td>
</tr>
<tr>
<td>Innovation Employment</td>
<td>EMP-7</td>
<td>Accommodate the employment lands for ‘start-ups’ and ‘makers.</td>
<td>Creative Production Industries, Artisan’s Establishment, Studio (Art and Music), Craftsman Shop, Live/Work Space, Galleries, Studios, Office Space For Creative Professionals, High-Tech Manufacturing, Retail Sales associated with High-Tech Manufacturing</td>
<td>6 Storeys</td>
<td>Min – 0.6 Max – 2.0</td>
</tr>
<tr>
<td>Open Space</td>
<td>OSR-2</td>
<td>Accommodate comprehensive and connected parkland and open space system</td>
<td>Outdoor active recreation, outdoor passive recreation and cemeteries</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Uses/zones subject to additional regulation and site specifics
* Additional site specific provisions will be drafted and applied to relevant properties to implement urban design and neighbourhood character elements and cultural heritage objectives and other site contextual considerations
Overview of Information Provided this Evening – Your Feedback and Comments

- Sign-In and General Information
- Neighbourhood Planning Review Process
- Existing and Proposed Land Use and Zoning
- PARTS, Zoning Details and Urban Design
Process/Next Steps

• Work has begun on the review of the K-W Hospital / Midtown Neighbourhood Secondary Plan
• This is the first Open House/Engagement Session on the preliminary work
• Will collect and consider the comments and feedback from the Open House materials
• Urban Design Charrette – May 2019
• Revisions to the land use designation and zoning
• Further consultation/engagement
• Committee/Council consideration late Fall 2019?
FOR ONGOING AND ADDITIONAL INFORMATION on this project or to provide written comments at any time, please view the City’s website at: https://www.kitchener.ca/NPR

Email comments to secondaryplans@kitchener.ca

or contact the Project Manager
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