King Street East Secondary Plan
Fact sheet

**Official Plan** - is a long-term planning document, which contains policies and plans related to land use for a 20-year time horizon for the city as a whole. The Official Plan gets direction from and must conform to Provincial and Regional policies. A new Official Plan for the City was approved on November 19, 2014.

The Secondary Plans were deferred as part of the approval of the 2014 Official Plan to allow for the completion of background studies that would provide direction regarding appropriate land use and policy framework in the Secondary Plan areas.

**Secondary Plans** - are contained in the City’s Official Plan and contain land use policies and mapping which provide more detailed direction pertaining to growth and development in specific areas of the city.

These plans guide the use of land such as where housing, commercial businesses, institutional uses and parks should be located and provide policies for new development or redevelopment.

The King Street East Secondary Plan is just over 25 years old and needs to be updated. To help implement new directions from the province, region, city and other agencies, we are evaluating and updating the existing Secondary Plans to create new ones.

**Urban Design Guidelines** - as part of the Neighbourhood Secondary Planning process that is currently underway for the King Street East area, City staff will be developing a set of neighbourhood specific urban design guidelines in addition to the draft urban design guidelines for ‘Residential Infill in Central Neighbourhoods’.

These guidelines will address things like building placement, suggested setbacks, garage location/projections, landscaping, building design and massing, and other aspects of design and place making unique to the neighbourhood.

**Zoning By-law** - establishes and regulates the use of land by implementing the policies of our Official Plan and the Urban Design Guidelines, including:

- Permitted use of land
- Height and location of structures
- Lot size
- Density of development
- Parking requirements

**Background studies supporting King Street East Secondary Plan:**

- Planning Around Rapid Transit Station - PARTS Rockway Plan and PARTS Central Plan: These Plans reviewed the following, in and around the stations stops (Completion date: December, 2017):
  - Lands uses
  - Mobility
  - Public Realm, and
o Technical considerations and Implementation

- Kitchener’s Cultural Heritage Landscape Study (CHLS) (Completion date: December, 2014):
  o Provided a working inventory of the City of Kitchener’s cultural heritage landscapes which serves as a planning tool in the assessment and management of these resources as the community changes and evolves.

- Residential Intensification in Established Neighbourhoods Study (RIENS) (Completion date: February, 2017):
  o The report looked at the planning approval process for development in established neighbourhoods
  o The report contained recommendations to support appropriate and compatible infill.

Next Steps:

- Preparing land use and zoning maps based on the recommendations from the background studies and reports
- Presenting proposed Land Use and Zoning for public feedback (April 04th, 2019)
  We are here
- King Street East Secondary Plan Urban Design Charrette (April/May, 2019) will provide:
  o an opportunity for public to visualize the proposed build form due to upcoming changes; and
  o a direction for zoning bylaw and built form
- Consider public feedback, technical reports and make changes accordingly
- Finalize land use, zoning and related polices and present it to the council
- More information can be found on the City’s website https://www.kitchener.ca/NPR
- Feedback and comments can be emailed here secondaryplans@kitchener.ca
King Street East Secondary Plan - Proposed Zoning
### Proposed Residential (Res) Zones

<table>
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<tr>
<th>Uses</th>
<th>Non-Permitted Uses</th>
<th>Res Zone</th>
<th>Purpose</th>
<th>Plan Land Use</th>
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<tr>
<td>Residential</td>
<td></td>
<td>RES-6</td>
<td>Medium Residential</td>
<td>Residential</td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td>RES-5</td>
<td>Low Commercial</td>
<td>Commercial</td>
</tr>
<tr>
<td>Mixed Use</td>
<td></td>
<td>RES-4</td>
<td>Mixed Use</td>
<td>Mixed Use</td>
</tr>
</tbody>
</table>

### Additional Considerations
- Site-specific considerations will be studied and applied to relevant proposals to implement urban design and neighborhood-oriented elements and cultural heritage objectives and

### Uses
- Home Occupation
- Mixed Use
- Commercial

### Plan Land Use
- Residential
- Commercial
- Mixed Use

### Floor Area Requirements
- Max.
- Min.
- Stories
- Floor Area per Unit
- Accessory Dwelling Units
- Guest Room Units
- Accessory Use

### Building Height
- Max.
- Min.

### Other Site Considerations
- Site-specific considerations will be studied and applied to relevant proposals to implement urban design and neighborhood-oriented elements and cultural heritage objectives and
<table>
<thead>
<tr>
<th>Purpose of Proposed Use</th>
<th>ZONE</th>
<th>Proposed Plan</th>
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<tbody>
<tr>
<td>Institutional</td>
<td>NS-1</td>
<td>Proposed Institutional uses adjacent to surrounding uses</td>
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<tr>
<td>Residential communities</td>
<td>NS-2</td>
<td>Proposed Institutional uses</td>
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<tr>
<td>Community Cultural Center</td>
<td>NS-3</td>
<td>Proposed Institutional uses</td>
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<tr>
<td>Cultural Center</td>
<td>NS-4</td>
<td>Proposed Institutional uses</td>
</tr>
</tbody>
</table>

**Non-Residential Zones**

**Zone Definitions**

- **Mixed Use**
  - Accommodation and a variety of uses
  - Workplace, mixed use within the city's core
  - No manufactures or service buildings
  - Municipal services, Core commercial, mixed use, commercial, core commercial, mixed use, commercial, mixed use

- **Commercial**
  - Core commercial, mixed use, commercial, mixed use
  - Core commercial, mixed use, commercial, mixed use

- **Open Space**
  - Core commercial, mixed use, commercial, mixed use
  - Space, commercial, mixed use, commercial

- **Transportation**
  - Core commercial, mixed use, commercial, mixed use
  - Core commercial, mixed use, mixed use

- **Residential**
  - Core commercial, mixed use, mixed use
  - Core commercial, mixed use, mixed use

**Proposed Uses**

- **proposals permitted uses:**
  - Mixed use, core commercial, mixed use, commercial
  - Core commercial, mixed use, commercial
  - Mixed use, core commercial, mixed use
  - Core commercial, mixed use, commercial

**Floor Area**

- **Floor Area max. - 4.0**
  - 1 story
  - 2 stories

- **Floor Area min. - 0.5**
  - 1 story
  - 2 stories

**Height**

- **Height max. - 4.0**
  - 1 story
  - 2 stories

**Proposed Space**

- **Proposed Space**
  - Open Space
  - Commercial
  - Institutional
  - Mixed Use

**Accommodation**

- **Accommodation:**
  - Accommodation for use within the city's core
  - Accommodation for use within the city's core

**Transportation**

- **Transportation:**
  - Core commercial, mixed use, mixed use
  - Core commercial, mixed use, mixed use

**Existing Uses**

- **Existing Uses:**
  - Core commercial, mixed use, mixed use
  - Core commercial, mixed use, mixed use