The Official Plan is a legal document that contains goals, objectives and policies to manage and direct physical and land use change and their effects on the cultural, social, economic and natural environment within the city.

Official Plan policies:

- direct growth and development decisions in the city.
- governs all aspects of community growth and development, community services, movement of goods and people, conservation and protection of the cultural and natural environment, and the preservation of agricultural resources.
- also includes population and employment forecasts and density and residential intensification level targets

- City Council adopted a new Official Plan in June 2014
  - Ontario Planning Act requires municipalities to amend Zoning By-laws within 3 years of a new Official Plan being in effect
Secondary Plans

Secondary plans are used to provide more detailed direction pertaining to growth and development in specific areas of the city, indicating the manner in which the goals, objectives, policies and land use designations of the Official Plan will be implemented within respective areas.

In the past Secondary Plans have generally been prepared for existing Built-Up Areas in the city but they may also be prepared in the Designated Greenfield Area.

Once approved, these Plans are incorporated into the Official Plan by formal amendment. Existing secondary plans were created 25-30 years ago.

These were deferred from being incorporated into the new Official Plan (2014) until LRT Station Area Planning was completed (2016-2017)
Neighbourhood Planning Reviews

- The City of Kitchener is undertaking a detailed review of the land use and planning framework for many specific neighbourhoods. These are typically locations where there are outdated secondary plans or community plans created 25-30 years ago to help guide the use of land (e.g. where new housing could go, commercial businesses, environmental conservation land, parks, etc.) and policies for new development or redevelopment. To help implement new directions from the province, region, city and other agencies, we are evaluating and updating existing plans to create new ones.

- This process involves creating new policies and mapping that will be added to our Official Plan, updating zoning, considering new urban design guidelines and implementing our cultural heritage landscapes. The locations we will review are primarily in the central neighbourhoods, but there are also several other places in the city where we will be engaging with landowners and the neighbourhood to help update these plans. Through this, we will be implementing the Planning Around Rapid Transit Stations (PARTS) Study/Plans, Kitchener’s Cultural Heritage Landscape Study (CHLS), and the Residential Intensification in Established Neighbourhoods Study (RIENS).
# King Street East Secondary Plan – Land Uses

## Low Rise Residential

**with specific policy area**

- **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.

## Medium Rise Residential

- **DESCRIPTION / RANGE OF PERMITTED USES:** medium density housing types including townhouse dwellings in a cluster development, multiple dwellings, and special needs housing.
- **FSR:** minimum of 0.6 / maximum of 2.0
- **MAXIMUM BUILDING HEIGHT:** 8 storeys

## Mixed Use in Urban Corridor

- **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, day care, health office/clinic, personal services, religious institutions, commercial entertainment, restaurants, studio, artisan-related uses, and the same residential uses permitted in Medium and High Rise Residential.
- **MAXIMUM Non-Residential Gross Floor Area:** 7500 sq.m.
- **FSR:** minimum of 0.6 / a maximum of 2.0
- **MAXIMUM BUILDING HEIGHT:** 24 m.

## Mixed Use in MTSA

- **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, day care, health office/clinic, personal services, religious institutions, commercial entertainment, restaurants, studio, artisan-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

## Institutional

- **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.

## Open Space

- **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.
King Street East Secondary Plan – Existing Zoning
## Proposed Residential (RES) 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><strong>Low Rise Residential</strong></td>
<td>RES-3</td>
<td>Accommodate a limited range of low density dwelling types in low rise areas.</td>
<td>Single Detached Dwelling, Second Detached Dwelling Unit, Hospice, Small Residential Care Facility</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>Single Detached Dwelling, Second Detached Dwelling Unit, Semi Detached Dwelling, Street Townhouse Dwelling, Fourplex, Hospice, Small Residential Care Facility</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>Single Detached Dwelling, Second Detached Dwelling Unit, Semi Detached Dwelling, Street Townhouse Dwelling, Cluster Townhouse Dwelling, Multiple Dwelling, Lodging House, Hospice, Small Residential Care Facility, Large Residential Care Facility</td>
<td>Home Occupation</td>
<td></td>
<td>Max – 0.6</td>
</tr>
<tr>
<td><strong>Medium Rise Residential</strong></td>
<td>RES-6</td>
<td>Accommodate medium density dwelling types and some complementary non-residential uses in medium rise residential areas</td>
<td>Cluster Townhouse Dwelling, Multiple Dwelling, Lodging House, Hospice, Large Residential Care Facility</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>
</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 (Max. height – 14 metres)</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</td>
<td>Max – 1.0</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>MIX-4 (Sp.2) &amp; MIX-2 (in Urban Corridor)</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, Cluster Townhouse Dwelling, Commercial Entertainment, Commercial School, 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, Restaurant, 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></td>
<td>Min – 0.6 Max – 4.0</td>
</tr>
<tr>
<td>Commercial</td>
<td>COM-5</td>
<td>Accommodate transit supportive and transit-oriented commercial uses within the City’s Major Transit Station Areas.</td>
<td>Artisan’s Establishment, Brewpub, Catering Service Establishment, Commercial Entertainment, Commercial School, Conference, Convention or Exhibition Facility, Craftsperson Shop, Day Care Facility, Financial Establishment, Fitness Centre, Health Clinic, Health Office, hotel, Payday Loan Establishment, Pet Services Establishment, Personal Services, Retail Outlet, Propane, Studio</td>
<td></td>
<td></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
PARTS Rockway Mobility Framework Map

KEY DIRECTIONS
1. Introduce a Fine-Grained Street & Block Network to Break Up Large Sites.
2. Extend the Iron Horse Trail Network.
3. Transform Kent Ave into a Complete Street.
4. Improve the Pedestrian & Cycling Conditions on Borden Avenue Between Charles Street & the Aud.

The Mobility Framework Map Legend
- Study Area Boundary
- Focus Area Boundaries
- ION Line & Stops
- Potential Street Connections: Indicates possible public/private driveway/street connections to be further determined through a future process.
- Active Transportation Network (existing)
- Active Transportation Network (proposed)
- 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.
- 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. 400m)

MILL STOP
BORDEN STOP
PARTS Rockway Public Realm Framework Map

KEY DIRECTIONS

1. Facilitate the Ecological Restoration of Schneider & Shoemaker Creek Corridors, along with Improved Stormwater Management.
2. Develop a New Park Space / Urban Plaza at the Mill Stop.
3. Introduce New Parks & Open Spaces as a Component of all Large-Scale Developments.
4. Create Opportunities for Green Infrastructure Within Large Development Blocks, Parks & Open Spaces.
5. Introduce Streetscape Improvements on King St. to Catalyze Redevelopment & Enhance its Gateway Function

The Public Realm Framework Map Legend
- Study Area Boundary
- Focus Area Boundaries
- ION Line & Stops
- Priority Parkland Acquisition Areas
- Natural Heritage Conservation
- Two-Zone Policy Area (Floodplain) Overlay over land use designation.
- Existing Park Space
- Potential Locations for New Park Space Indicates possible public/private park spaces to be further determined through a future process.
- Existing Open Space / Cemetery
- Existing Street Tree Locations

Scale (approx): 400m

KITCHENER ROCKWAY
Zoning is used to regulate:

- Use of land;
- Location of buildings and structures;
- Types of buildings permitted and their associated uses; and
- Lot dimensions, parking requirements, building heights and setbacks from the street/lot lines.

**WHAT IS A SITE SPECIFIC PROVISION?**

Site specific provisions are added to the base zone to provide additional regulations. Some examples are as follows:

- Garage permissions and location
- Size and location requirements for front porches
- Height limits

**WHAT IS AN URBAN DESIGN GUIDELINE:**

Urban Design Guidelines establish the objectives, priorities and expectations for urban design in Kitchener. The guidelines apply to projects across the City and address such things as building types, streetscapes and the public realm. The manual is used by City staff and the development industry in the review and approval of specific types of development applications, such as official plan amendments, zone by-law, site plan control and minor variance applications. The guidelines are inherently flexible and negotiable and do not have the same regulatory power as other tools such as the Zoning By-law.
EXAMPLES OF ZONING REGULATIONS

Achieving a Consistent Building Setback
Any new (or additions to) single detached, semi-detached or street townhouse dwellings required to have a setback from a street that is based on the average setback of the two neighbouring properties.

A tolerance of 1 metre from the average setback has been incorporated into the regulation to provide flexibility. This regulation is in place already in Central Neighbourhoods (REINS Areas).

Garage Projections & Permission
Garage projections & permissions can be implemented using of zoning regulations and/or urban design guidelines

Sample Urban Design Guideline: Where the existing streetscape does not contain street facing garages, only detached recessed garages should be permitted.
## HOW IMPORTANT IS IT THAT THE CITY REGULATE ...

<table>
<thead>
<tr>
<th>Entry Features / Focal Points</th>
<th>Very Important</th>
<th>Important</th>
<th>Indifferent</th>
<th>Not Important</th>
<th>Do not Regulate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Question: How important is it that the City regulates this feature? (ie: protect the built form contributing to significant views within and into the neighbourhood)</td>
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</table>

<table>
<thead>
<tr>
<th>Building Design, Materials &amp; Colours</th>
<th>Very Important</th>
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## POTENTIAL CONSERVATION TOOLS IDENTIFIED:

<table>
<thead>
<tr>
<th>Neighbourhood Character Element</th>
<th>Potential Conservation Tools</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Secondary Plan Policy</td>
</tr>
<tr>
<td>Front Porches</td>
<td>✓</td>
</tr>
<tr>
<td>Garages</td>
<td>✓</td>
</tr>
<tr>
<td>Built Form Transitions</td>
<td>✓</td>
</tr>
<tr>
<td>Building Design, Materials, Colours</td>
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</tr>
<tr>
<td>Setbacks</td>
<td>✓</td>
</tr>
<tr>
<td>Entry Features / Focal Points</td>
<td>✓</td>
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## HOW IMPORTANT IS IT THAT THE CITY REGULATE ...

### Front Porches

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<thead>
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<th>Indifferent</th>
<th>Not Important</th>
<th>Should not Regulate</th>
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</thead>
<tbody>
<tr>
<td>Question: How important is it that the City regulates this feature? (ie: requires front porches on all new low-rise infill developments?)</td>
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</table>

### Garages

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<th>Should not Regulate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Question: How important is it that the City regulates garages (ie: setback, location on lot etc.)</td>
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</tbody>
</table>

### Built Form Transition

<table>
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<td>Question: How important is it that the City regulates this feature? (ie: requires new development to respect existing built form?)</td>
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### Setbacks

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<tr>
<td>Question: How important is it that the City regulates this feature? (ie: requires that buildings form a consistent street edge?)</td>
<td></td>
<td></td>
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