Mill Courtland Woodside Park 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 Mill Courtland Woodside Park 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 Mill Courtland Woodside Park 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 Mill Courtland Woodside Park Secondary Plan:

- Planning Around Rapid Transit Station - PARTS Rockway Plan: This Plan reviewed the following, in and around the stations stops (Completion date: December, 2017):
  - Lands uses
  - Mobility
Public Realm, and
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 (March 28, 2019)
• Mill Courtland Woodside Park Secondary Plan Urban Design Charrette (April 24, 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
<table>
<thead>
<tr>
<th>Max. Floor</th>
<th>Max. # of Stories</th>
<th>Purpose of Proposed Use</th>
<th>Proposed Permitted Use</th>
<th>Non-Residential Uses</th>
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</thead>
<tbody>
<tr>
<td>4.0</td>
<td>6.0</td>
<td>Residential (RES) Zones</td>
<td>Res. 3-7 High Rise</td>
<td>Home Occupation</td>
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<td>7.0</td>
<td>Residential (RES) Zones</td>
<td>Res. 2-6 Medium Rise</td>
<td>Office, Residential</td>
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<td>10.0</td>
<td>10.0</td>
<td>Residential (RES) Zones</td>
<td>Res. 1-4 Low Rise</td>
<td>Non-Residential Use</td>
</tr>
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Note: The specific provisions will be drafted and applied to ensure proper development with design and neighborhood character elements and cultural heritage objectives and other site contextual considerations.
<table>
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<td>EUP-1</td>
<td>Employment/Utility Planning without Zoning</td>
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<tr>
<td>NHC-1</td>
<td>Neighborhood Character</td>
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<tr>
<td>OSV-2</td>
<td>Open Space</td>
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<tr>
<td>COM-5</td>
<td>Commercial</td>
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<tr>
<td>MIX-4</td>
<td>Mixed Use</td>
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- **Purpose of Proposed Land Use**
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  - **NHC-1**: Neighborhood Character
  - **OSV-2**: Open Space
  - **COM-5**: Commercial
  - **MIX-4**: Mixed Use
  - **INS-1**: Institutional
  - **EUP-6**: Employment/Zoning