Neighbourhood Specific Planning Review
Proposed New Mill Courtland Woodside Park
Neighbourhood Secondary Plan

Open House
March 28, 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 Central/Rockway Plans
  - Urban Design Guidelines
  - Cultural Heritage Landscape Study
  - RIENS Study
Planning Around Rapid Transit Stations (PARTS) Study – PARTS Rockway Plan

8.1 Land Use Plan

To support the implementation of the Key Directions and Strategies for built form and land use, a new land use framework has been created recommending new land use designations for the station area as well as showing new connections and public realm amenities. These land use designations should inform the development of a secondary plan for the station area, as well as related zoning by-law updates. A description of the intent of the different land use designations as well as an appropriate range of densities for each is provided on the opposite page.

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
- General Employment
- Institutional
- Established Low-Rise Residential
- Low Rise Residential
- Medium Rise Residential
- High Rise Residential
- Parks
- Open Space
- Natural Heritage Conservation
- Two-Zone Policy Area (Floodplain) Overlay over land use designation.
- Site Specific Policy Area
- Active Frontage

Scale (approx.) 400 m
Planning Around Rapid Transit Stations (PARTS) Study – PARTS Rockway Plan (Mobility)

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
Planning Around Rapid Transit Stations (PARTS) Study – PARTS Rockway Plan (Public Realm)

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)
Urban Design Guidelines – Design for Residential Infill In Central Neighbourhoods

Design for Residential Infill In Central Neighbourhoods

- MCWP Neighbourhood Design Charrette – Wed. April 24th, 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 Mill Courtland Woodside Park Neighbourhood Secondary Plan
Secondary Plan (1994 Official Plan)
Proposed Boundary
Proposed Changes to Map 3 – Land Use
## Mill Courtland Woodside Secondary Plan – Land Uses

<table>
<thead>
<tr>
<th>Low Rise Residential with specific policy area</th>
<th>Low Rise Residential</th>
<th>Medium Rise Residential</th>
<th>High 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>
<td><img src="image4.png" alt="Image" /></td>
</tr>
</tbody>
</table>

### Low Rise Residential
- **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 multiple dwelling to 4 units where a multiple is permitted. Consideration will also be given to further regulating garages, building height and density. Analysis will be completed to confirm the properties to which the specific policy area will apply.

### Low Rise Residential
- **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
- **Maximum Building Height**: 3 storeys (4 if onto a Regional Rd or City Arterial St)

### 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 0.8 / maximum of 2.0
- **Maximum Building Height**: 8 storeys

### High Rise Residential
- **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

### Mixed Use with specific policy area
- **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, art-related uses, and the same residential uses permitted in Medium and High Rise Residential.
- **Maximum Non-Residential Gross Floor Area**: for SP2 is 7500 sq.m. and for SP3 is 10,000 sq.m.
- **FSR**: minimum of 0.8 / maximum of 2.0
- **Maximum Building Height**: for SP2 it is 24 m. and for SP 3 it is 32 m.

### Mixed Use
- **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, art-related uses, and the same residential uses permitted in Medium and High Rise Residential.
- **FSR**: minimum of 0.8 / maximum of 4.0
- **Maximum Building Height**: none

### Station Area Commercial
- **Description**: Allows commercial uses predominantly serving the City’s Major Transit Station Areas.
- **Range of Permitted Uses**: Arts/Entertainment Establishment, Brewpub, Catering Services 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

### Innovation Employment
- **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, artist’s establishment, studio (art and music, craftsman shops, live/work space, shared facilities, galleries, studios, office space for creative professionals, and retail sales associated with production of goods and materials.
- **Maximum Building Height**: 6 storeys

### 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 increases 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

### Natural Heritage
- **Description**: These natural heritage features are intended to be protected and managed for their ecological functions. Natural heritage features can include provincially or locally significant wetlands, valleys, woodlands, threatened or endangered species habitat, and lands subject to natural hazards or flooding. No new development is permitted in these areas.
- **Range of Permitted Uses**: Conservation activities, forest, fish, and wildlife management; and small scale passive recreation activities (i.e. trails)
## 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>Low Rise Residential</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="image" alt="Icon" /></td>
<td>Home Occupation</td>
<td>3, 4 if fronting onto Regional Rd or City Arterial St</td>
<td>Max – 0.6</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="image" alt="Icon" /></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>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="image" alt="Icon" /></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="image" alt="Icon" /></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>

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- 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>Innovation Employment</td>
<td>EMP-6</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>TBU</td>
<td>TBU</td>
</tr>
<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-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, Cluster Townhouse Dwelling, Commercial Entertainment, Commercial School, Crafts-person 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, Crafts-person 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>
<tr>
<td>Natural Heritage</td>
<td>NHC-1</td>
<td>protect and/or conserve natural heritage features and their ecological functions</td>
<td>Existing Agriculture and Natural Heritage Conservation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation</td>
<td>EUF-1</td>
<td>Recognize existing uses within a floodway or floodplain</td>
<td>Existing uses</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 MCWP 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 – Wed. April 24th, 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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