# Appendix E – KING STREET EAST SECONDARY PLAN

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1.0 Objective
The King Street East Secondary Plan was adopted by City Council in May 1994 and was approved by Regional Council in May 1995. Given this secondary plan is nearly 25 years old, City Planning Staff evaluated the existing secondary plan, in conjunction with other municipal documents and consultation to create an updated version. This plan applies new land use designations and zoning regulations which reflects direction from the City, Region, Province and other external agencies.

1.1 Location Map
2.0 Considerations

2.1 Planning Around Rapid Transit Stations (PARTS) – Central & Rockway Study Areas

The PARTS Plans were conducted to ensure the City of Kitchener’s station areas are developed in stable ways that support local transit and add value to communities. The studies completed thus far include recommendations for the following: Land use; Engineering infrastructure; Pedestrian and cycling connection enhancements; Transportation demand management measures; Public realm and streetscape improvements in surrounding areas; Road and parking implications; Community infrastructure; and, Public art opportunities.

The PARTS Central Plan and PARTS Rockway Plan were intended to be guiding documents with goals and strategies to be implemented through an Official Plan Amendment, a Secondary Plan, a Zoning By-law Amendment, and updates to the Urban Design Manual. The Preferred Plans (Land Use Maps) developed through this process act as a guide for the King Street East Secondary Plan. Incorporation of new land use designations and zones with updated regulations were considered in conjunction with the existing conditions and uses of properties, and their existing permissions and special policies and regulations. Any deviation between the Preferred Plans and the draft King Street East Secondary Plan were done through Staff review and public comment and consultation to achieve the best land use planning suited to the existing and future development of the community.

2.2 Residential Intensification in Established Neighbourhoods Study (RIENS)

The City of Kitchener undertook RIENS in hopes to develop a clear and fair process for approving development projects in established neighbourhoods. Typically development proposals are considered based on the size and impact on the surrounding area, and the zoning by-laws and urban design standards in place. The intent of the recommendations of this study was to further ensure that new development blends and is compatible with the neighbourhood.

2.3 Urban Design Guidelines (UDG)

The Urban Design Manual is a guide for the development community, residents, special-interest groups, city council and staff for details on our city’s urban design guidelines and standards. The recent update of Part A of the Urban Design Manual was approved on September 9, 2019 by council as part of the Community and Infrastructure Services Committee agenda. The guidelines were last updated in 2000 and Kitchener has since seen rapid change and intensification throughout the city, triggering a desire to ensure that the guidelines reflect the evolving expectations for the design of buildings and public spaces.

Urban Design staff held a public design charrette for the King Street East neighbourhood on May 16, 2019. The intent of the charrette was to directly speak to and address residents’
concerns and identify opportunities for better design in their community. These neighbourhood specific guidelines will be brought forward for approval as part of the Secondary Plans for each neighbourhood. Upon approval of the secondary plan for this neighbourhood, the neighbourhood specific design guidelines will be added as part of the area specific guidelines for Central Neighbourhoods.

2.4 Cultural Heritage Landscapes (CHL) Study

The CHL Study was undertaken to determine how to best creatively conserve the historical integrity and early development pattern of our city, while encouraging new growth. Identifying historic places that blend the built and natural environment that have key ties to the events, people and activities that form the shape of our city were accounted through an inventory detailing these CHLs. A comprehensive summary of the findings and recommendations of this study for CHLs within the King Street East neighbourhood is below.
King Street East Secondary Plan
Cultural Heritage Resources Background Study

Introduction

Our cultural heritage resources provide a link to the past and are an expression of the City’s culture and history. They contribute in a significant way to Kitchener’s identity and unique character, and help instill civic pride, foster a sense of community and a sense of place. The conservation of cultural heritage resources also contributes to making our neighbourhoods a more interesting and appealing place to live, work and play.

The Province of Ontario, through the Provincial Policy Statement (a planning document that provides policy direction on matters of Provincial interest related to land use planning and development), requires that municipalities conserve significant built heritage resources and significant cultural heritage landscapes (CHLs).

With this in mind, the conservation of cultural heritage resources has been an important consideration in work undertaken by the City as part of the comprehensive planning review of the King Street East Secondary Plan area. This work, which culminates in updating the policies and land use planning framework of the King Street East Secondary Plan, aims to encourage development and growth in a manner that is respectful of cultural heritage and contributes to making the neighbourhoods within this area unique and distinctive.

Built Heritage Resources

Built heritage resources are buildings and structures that may have either design/physical, historic/associative, or contextual heritage value. The designation and listing of heritage property on the Municipal Heritage Register is an important tool in the City’s efforts to conserve its built heritage resources.

Designation under the Ontario Heritage Act provides the strongest heritage protection available for conserving heritage resources, and allows a municipality to control proposals for demolition and alteration through a heritage permit system. While a “listed” property is afforded a more limited measure of protection, the City can require studies such as a heritage impact assessment and/or a conservation plan to guide the consideration of new development and identify measures to avoid or mitigate negative impacts to significant cultural heritage resources and attributes.

Currently, there are 16 built heritage resources within the King Street East Secondary Plan boundary and included on the City’s Municipal Heritage Register. Of these 16 properties, 1 is formally designated through a heritage designation under the Ontario Heritage Act, and 15
properties are “listed” as non-designated properties. Current designated and listed properties within the King Street East Secondary Plan boundary are identified on Map 2.

**Cultural Heritage Landscapes**

While the City has long maintained a heritage register of significant built heritage resources, efforts to identify and conserve significant cultural heritage landscapes (CHLs) is a relatively new undertaking. In 2014, an inventory of 55 significant cultural heritage landscapes in Kitchener was established. Cultural heritage landscapes are defined in the Provincial Policy Statement as a geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples of cultural heritage landscapes include, but are not limited to, parks, main streets, cemeteries, trailways, industrial complexes, and neighbourhoods.

Within a cultural heritage landscape, there are often buildings, structures, landscape features and other attributes that collectively illustrate a historical theme. Themes considered to be significant are those that are essential to understanding the evolution of a City and that underpin its identity. The Kitchener CHL Study concluded that several established residential neighbourhoods that maintain a high degree of heritage integrity and are representative of the planning concepts and housing styles of the period in which they were developed, are worthy of being conserved.

The 2014 Kitchener CHL Study identifies the Onward Avenue Neighbourhood, St. Peter’s Lutheran Cemetery, and First Mennonite Church Cemetery as significant cultural heritage landscapes within the King Street East Secondary Plan area. In addition, a portion of the Central Frederick Neighbourhood CHL as identified in the 2014 CHL Study, is located within the King Street East Secondary Plan boundary (see Map X). Consideration of this latter CHL will be addressed in future studies and will not form part of the CHL work being undertaken with the King Street East Secondary Plan.

Onward Avenue Neighbourhood is one of 12 established residential neighbourhoods of considerable value and significance identified in the study. The **Onward Avenue Neighbourhood** is a stable, mature neighbourhood associated with the expansion of Kitchener, and a marker for the rapid industrial and population growth in the first quarter of the 20th century. The Onward Neighbourhood is representative of the City Beautiful movement with its curved streets embellished by boulevards, and the area remains virtually unchanged since its development in terms of its vegetation, street pattern, and buildings.

The **First Mennonite Church Cemetery** is one of the earliest religious congregations in Waterloo County. The cemetery is still in use and is well-maintained, with new stones mixed in with the
very old. The cemetery is of cultural heritage value in that it is the final resting place of some of the earliest settlers to the area, and for the associated significance of the headstones, monuments, and inscriptions. The cemetery is designated under Part IV of the *Ontario Heritage Act*.

**St. Peter’s Lutheran Cemetery** has been in continuous operation since its acquisition and consecration in 1871. It is considered to be the largest Lutheran cemetery in Canada.
A Phased Approach to CHL Conservation

Taking stock and identifying the cultural heritage resources that are important to a community is a critical first step in any conservation strategy. For each CHL identified in the 2014 CHL Study, the study provides a description of the landscape; establishes a preliminary boundary of interest;
identifies the historical integrity, and cultural and community values associated with the landscape; and finally, describes the character defining features of the CHL.

While the Study does not in itself protect CHLs, it serves as the first of three phases of work involved in establishing appropriate CHL conservation strategies for each landscape, as follows:

**Phase 1** – *Establish an inventory of Significant CHLs and identify priority CHLs for further study and analysis.*

**Phase 2** – *Conduct fieldwork, analysis and property owner engagement in identifying heritage attributes and a preferred conservation strategy for select CHLs.*

**Phase 3** – *Implementation and management of a preferred CHL conservation strategy or strategies.*

Phase 1 noted above is complete. Priority CHLs have been identified including the Onward Avenue Neighbourhood, First Mennonite Church Cemetery, and St. Peter’s Lutheran Cemetery CHLs. Phase 2 is in progress for select priority CHLs. This includes work undertaken by City Planning staff in arriving at the cultural heritage policies included in this Secondary Plan. The timing associated with the third and final phase of the City’s CHL conservation strategy is in part dependent upon the nature and complexity of the strategies recommended for each CHL. Strategies affording the best protections are typically those governed by Provincial legislation such as the Ontario Heritage Act (e.g. heritage designation and listing of heritage property), and the Planning Act (e.g. Secondary Plan policies, assignment of appropriate land use and zoning, implementation of neighbourhood design guidelines through site plan control).

**Fieldwork and Analysis**

The 2014 Kitchener CHL Study identifies the Onward Avenue Neighbourhood, First Mennonite Church Cemetery, and St. Peter’s Lutheran Cemetery as significant CHLs. City staff reviewed the built heritage resources located within the King Street East Secondary Plan area, including the cultural heritage landscapes, and analyzed existing heritage protections in place for properties located within the King Street East Secondary Plan area boundary and proposed land use and associated zoning.

**Onward Avenue Neighbourhood**

The following attributes, identified in the 2014 Kitchener CHL Study, contribute to the cultural heritage value or interest of the Onward Avenue Neighbourhood CHL:

- Curved and linked street patterns embellished by boulevards;
- Variety of arts and crafts houses:
  - Brick masonry construction
  - Porches
- Gabled roofs
- Scale of dwellings; and
- Building setbacks from the street.
First Mennonite Church Cemetery

The following attributes, identified in the 2014 Kitchener CHL Study, contribute to the cultural heritage value or interest of the First Mennonite Church Cemetery:

- Shape and texture of original topography;
- Informal layout of access roads and paths; and
- Variety and design of the commemorative memorials found including headstones, monuments, inscriptions, and a variety of stone types.

St. Peter’s Lutheran Cemetery

The following attributes, identified in the 2014 Kitchener CHL Study, contribute to the cultural heritage value or interest of the St. Peter’s Lutheran Cemetery CHL:

- Park-like setting;
- Carefully kept grounds;
- Gravel drives and mature trees; and
- Original terrain.
Review of Land Use & Zoning

Staff reviewed and considered preliminary land use designations assigned to property as part of the Secondary Plan review and made note of where proposed land use and associated zoning could conflict with CHL conservation interests (e.g. permitting a form of development that may not achieve an appropriate transition in scale with the existing historic low-rise character on certain residential streetscapes). This information was then considered in assigning land use designations which balance opportunities for growth and development with heritage conservation objectives.

Public Engagement & Comments

A public information open house regarding the King Street East Secondary Plan was held on April 4, 2019 and proposed land use and zoning designations were presented. An urban design charrette was held on May 16, 2019 and residents had the opportunity to provide recommendations and feedback regarding neighbourhood-specific urban design guidelines for the King Street East Secondary Plan area.

Some of the comments received in response to the open house and urban design charrette highlighted the significance of the Onward Avenue Neighbourhood CHL and the development of appropriate guidelines to minimize the impact of anticipated intensification on the character of the neighbourhood.

Recommendations to address cultural heritage interests within the King Street East area

Having examined the cultural heritage value and attributes of the King Street East Secondary Plan area, and having considered the feedback in and put received from property owners and the public through the Secondary Plan process, the following measures are recommended to be applied to address cultural heritage interests and objectives.

Refinement of Boundaries

Based on a review of the cultural heritage resources located within the existing boundary of the Onward Avenue Neighbourhood CHL, there are two properties that should be excluded from the CHL boundary, including the property at the northwest corner of King Street East and Dane Street and the property located directly south of the intersection of King Street East and Onward Avenue. These properties lack the CHL features and attributes common among other properties within the CHL boundary, and these non-contributing properties are recommended to be excluded from the CHL boundary. A copy of the refined CHL boundary is included within Map 1.
Measures to be considered in the King Street East Secondary Plan

- Establish area design guidelines that support cultural heritage conservation objectives.

Area specific design guidelines applying to the King Street East Secondary Plan and to be considered in guiding and reviewing development and other Planning applications, should support and be consistent with heritage conservation interests and objectives. This would include adding design guidelines to encourage new development to reflect the desirable aspects of the established character of the Onward Avenue Neighbourhood CHL, including detached rear yard garages, brick as the dominant building material, front porches, and gabled roofs.

The area specific design guidelines are also applicable to areas adjacent to the First Mennonite Church Cemetery and the St. Peter’s Lutheran Cemetery to help guide future infill development and the preservation of the existing character of these CHLs.

- Identify Property of Specific CHL Interest, where a Heritage Impact Assessment may be required for CHL conservation

Currently, as part of the assessment of proposed development impact on built heritage resources, and as referenced in the Provincial Policy Statement under the Planning Act, the City may require a Heritage Impact Assessment (HIA) for planning applications potentially impacting a cultural heritage resource located on property that is designated or listed under the Ontario Heritage Act, and on property located adjacent to protected (designated) heritage property. The City’s Official Plan also states that the City may require the submission of a HIA for development, redevelopment and site alteration that has the potential to impact an identified cultural heritage landscape.

It is recommended that within the King Street East Secondary Plan area, that the City have the ability to require a HIA for planning and development applications having the potential to impact property identified as being of specific CHL interest. Such properties are identified on Map 2 and include the following:

- Protected heritage property designated under Part IV of the Ontario Heritage Act;
- Property “listed” on the City’s Municipal Heritage Register under Section 27 of the Ontario Heritage Act;
- Property identified as being of cultural heritage interest and recommended for listing on the Municipal Heritage Register (until such time as a decision is made by Council on listing the property); and
- Property located adjacent to protected and listed heritage property.

Where development is proposed on property that is of specific CHL interest but not designated or listed under the Ontario Heritage Act, then such HIA can be expected to be scoped and limited in review to assess visual and contextual impact.
Measures to be considered under the Official Plan

- Onward Avenue Neighbourhood, First Mennonite Church Cemetery, and St. Peter’s Lutheran Cemetery to be identified on Map 9 in the Official Plan as Cultural Heritage Landscapes.

Measures to be considered under the Ontario Heritage Act

- Existing built heritage resources designated under the Ontario Heritage Act and listed as non-designated property on the City’s Municipal Heritage Register shall be conserved.

- The following additional property is identified as being of cultural heritage interest and should be further reviewed and considered for listing on the Municipal Heritage Register through the City’s 4-step listing process:
  - 243 Weber Street East (St. Peter’s Lutheran Cemetery).
King Street East Secondary Plan - Properties of Specific Cultural Heritage Landscape Interest
### 3.0 Process Timeline

<table>
<thead>
<tr>
<th>Date</th>
<th>Staff Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Staff begins Neighbourhood Planning Reviews and commences the Cedar Hill Secondary Plan. This review incorporates the Planning Around Rapid Transit Stations (PARTS) Study, Kitchener’s Cultural Heritage Landscape Study (CHLS), and the Residential Intensification in Established Neighbourhoods Study (RIENS).</td>
</tr>
<tr>
<td>2017/18 - May 2018</td>
<td>Staff prepare material with relation to specific neighbourhood character topics to present to the public for feedback about what works well within their community.</td>
</tr>
</tbody>
</table>
| April 4, 2019    | **Public Information Meeting #1**  
|                  | Staff present information in an open house setting with the draft land use designations and zones for the neighbourhood. The public have the opportunity to ask staff questions and submit any further comments by comment form or through e-mail following the meeting. |
| April 2019 – December 2019 | Public comments are received and reviewed by Staff. Updated draft maps for land use and zoning are finalized. Final recommendations for this secondary plan will be brought forward to council in Fall/Winter 2019. |
| September – October 2019 | Internal City Staff review of all draft secondary plan policies and mapping. |
| October 11, 2019 | All property owners within the Secondary Plan area are sent notice of a Statutory Public Meeting. |
| December 9, 2019 | **Public Information Meeting #2**  
|                  | Staff present all draft maps for six secondary plans, including land use and zoning maps for King Street East. The public have the opportunity to ask staff questions and submit final comments by comment form or e-mail following the meeting. |
| December 2019    | Staff conduct a final review of all secondary plan maps with public comments received and prepare a report for council. Final draft maps are finalized. |
| Spring 2020      | **Secondary Plans Report to Committee/Council** |
4.0 Public Consultation Materials

4.1 Open House #1
   Notice of Open House
   Staff Presentation
   Information Panels/Maps
   Handout
   Scanned Sign In Sheets
   Scanned Comment Forms
   Public Comments Received by Email
March 18, 2019

Neighbourhood Residents, Property Owners and Interested Community Members

RE:       Public Open House – Neighbourhood Specific Secondary Plan Review
          King Street East Secondary Plan
          Process of Applying Land Use Designations and Zoning Regulations

The City would like to formally invite you to participate in the Neighbourhood Planning Review of the City’s Secondary Plans. We are commencing the review of the King Street East Secondary Plan and in the process of applying new Land Use Designations and Zoning Regulations. See location map below for the boundary of this study area.

A Public Open House is scheduled as outlined below:

WHEN: Thursday, April 4, 2019
6:30 p.m. – 8:30 p.m. (Drop-in format)
Brief Staff Presentation to Provide Background and Describe Process - 6:45 pm
LOCATION: Rockway Centre - 1405 King St. E.
An updated land use framework within the City’s Secondary Plan areas was deferred as part of the review of our new 2014 Official Plan. The Official Plan serves as a roadmap for the City to follow in managing future growth, land uses, and other matters. The Secondary Plans were deferred to allow for the completion of other studies that would inform the appropriate land use and policy framework. The completed studies include the Planning Around Rapid Transit Stations (PARTS) Study, Kitchener’s Cultural Heritage Landscape Study, and the Residential Intensification in Established Neighbourhoods (RIENS) Study. The City is now reviewing the Secondary Plans and in the process of applying new Land Use Designations and Zoning Regulations.

As a result of the background studies and work that has been done, a small portion of the King Street East Secondary Plan is proposed to be merged with the parent policies of the Official Plan.

Draft Land Use Designations and Zoning Regulations have been applied to the properties in the boundary of the study area for your consideration and review at the Open House scheduled for April 4th, 2019.

Your input is important and Planning Staff look forward to hearing from you on April 4th, 2019!

Information shared at the meeting will also be available online (posted on the project website after the meeting). If you are unable to attend this meeting, you are welcome to provide your input through the project website: https://www.kitchener.ca/NPR or to secondaryplans@kitchener.ca.

Please do not hesitate to contact me if you have any questions or comments.

Yours truly,

Tina Malone-Wright, MCIP, RPP
Senior Planner – Policy

c. Brandon Sloan, Manager, Long Range and Policy Planning
   Alain Pinard, Director of Planning
   Councillor Debbie Chapman
   Councillor Sarah Marsh
Neighbourhood Specific Planning Review
Proposed New King Street East Secondary Plan

Open House
April 4, 2019
### Agenda and Format

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:30 p.m.</td>
<td>Arrival, Sign-in</td>
</tr>
<tr>
<td></td>
<td>Rotating around room with individual opportunity to review the panels, write down information and ideas and discuss project review with staff</td>
</tr>
<tr>
<td>6:45 p.m.</td>
<td>Overview Presentation</td>
</tr>
<tr>
<td></td>
<td>Rotating around room with individual opportunity to review the panels, write down information and ideas and discuss project review with staff</td>
</tr>
<tr>
<td>8:30 p.m.</td>
<td>Conclusion – Thank you for attending</td>
</tr>
<tr>
<td></td>
<td>Have a great night!</td>
</tr>
</tbody>
</table>
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
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 (left)
Planning Around Rapid Transit Stations (PARTS) Study – PARTS Rockway Plan

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

**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

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**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**
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 King Street East Neighbourhood Secondary Plan
Proposed Boundary
Boundary Changes
Proposed Changes to Map 3 – Land Use
Proposed New Secondary Plan

Proposed Land Use
King Street East Secondary Plan

- ION Light Rail
- Rail Segment
- Streams
- Land Parcel

Proposed Land Use
- Low Rise Residential
- Medium Rise Residential
- Institutional
- Mixed Use
- Commercial
- Open Space

Secondary Plan Boundary
- Specific Policy Area
  1. Low Rise Residential
  2. Low Density Mixed Use
  3. Medium Density Mixed Use
  4. 10-14 Rosedale Ave/107-113 Ottawa St N

Flooding Hazard Overlay
- Floodway
- Flood Fringe

Ecological Restoration Areas Overlay

PARTS Boundary
## Land Uses Visualization

### Low Rise Residential

- **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.
  - **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)

### 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 / 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.
- **Maximum Non-Residential Gross Floor Area:** For SP2 is 7500 sq.m and for SP3 is 10,000 sq.m.
- **FSR:** Minimum of 0.6 / Maximum of 2.0
- **MAXIMUM BUILDING HEIGHT:** None

### Station Area Commercial

- **DESCRIPTION:** Allow commercial uses predominately serving the City’s Major Transit Station Areas.
- **RANGE OF PERMITTED USES:** 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

### 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
Proposed Zoning
# 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>![Images of housing types]</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>![Images of housing types]</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>![Images of housing types]</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>![Images of housing types]</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</th>
<th>Min. and Max. Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Institutional</strong></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><strong>Mixed Use</strong></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 Storeys</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 buildings 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><strong>Commercial</strong></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><strong>Open Space</strong></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 King Street East 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 – April/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

Tina Malone-Wright, MCIP, RPP
Project Manager/Senior Planner
519-741-2200 x7765 (TTY:1-866-969-9994)
tina.malonewright@kitchener.ca
Regulatory Framework and Official Plan

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 – Air Photo
King Street East Secondary Plan - Existing Land Use

Existing Landuse Secondary Plan
- Low Rise Conservation
- Low Rise Multiple Residential
- Low Density Multiple Residential
- Medium Density Multiple Residential
- Low Density Commercial Residential
- Neighbourhood Institutional
- Mixed Use Corridor
- Neighbourhood Mixed Use Centre
- Open Space

Proposed Secondary Plan Boundary

Changes to Existing Secondary Plan Boundary
1. Removed - Added to Map 3

Special Policy Area

Flooding Hazard Overlay
- Floodway
- Flood Fringe

Ecological Restoration Areas Overlay
# King Street East 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>
</tr>
</thead>
<tbody>
<tr>
<td>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 two 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.</td>
<td>DESCRIPTION / RANGE OF PERMITTED USES: Low density housing types, including Single Detached Dwelling, Duplex Dwelling, Semi-Detached Dwelling, 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)</td>
<td>DESCRIPTION / RANGE OF PERMITTED USES: Medium density housing types including Cluster Townhouse Dwellings, Multiple Dwellings, and Special Needs Housing. FSR: Minimum of 0.6 / Maximum of 2.0 MAXIMUM BUILDING HEIGHT: 8 storeys</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mixed Use in Urban Corridor</th>
<th>Mixed Use in MTSA</th>
<th>Mixed Use with specific policy area 2 and 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>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 Institution, Commercial Entertainment, Restaurant, 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 / Maximum of 2.0 MAXIMUM BUILDING HEIGHT: 24 metres</td>
<td>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 Institution, Commercial Entertainment, Restaurant, 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. (SP.2) or 10,000 sq.m (SP.3). FSR: Minimum of 0.6 / Maximum of 2.0 MAXIMUM BUILDING HEIGHT: 24 metres (SP.2) or 32 metres (SP.3).</td>
<td>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 Institution, Commercial Entertainment, Restaurant, 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. (SP.2) or 10,000 sq.m (SP.3). FSR: Minimum of 0.6 / Maximum of 2.0 MAXIMUM BUILDING HEIGHT: 24 metres (SP.2) or 32 metres (SP.3).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Station Area Commercial</th>
<th>Institutional</th>
<th>Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>DESCRIPTION: Allow commercial uses predominately serving the City’s Major Transit Station Areas. RANGE OF PERMITTED USES: 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 Retail Outlet, and Studio.</td>
<td>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.</td>
<td>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.</td>
</tr>
</tbody>
</table>
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></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></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></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></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.
<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>Adult Education School, Artisan’s Establishment, Cemetery, Community Facility, Continuing Care Facility, Cultural Facility, Day Care Facility, Elementary School, Funeral Home, Health Clinic, Hospice, Large Residential Care Facility, Place of Worship, Secondary School, Small Residential Care Facility, Social Service Establishment</td>
<td>4 Storeys (Max. height – 14 metres)</td>
<td>Max – 1.0</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/Server Establishment, Craftsperson Shop, Day Care Facility, Dwelling Unit, Financial Establishment, Fitness Centre, Health Clinic, Hospice, Hotel, Large Residential Care Facility, Light Repair Operation, Lodging House, Multiple Dwelling, Office, Payday Loan Establishment, Personal Services, Pet Services Establishment, Place of Worship, Post-Secondary School, Print Shop, Research and Development Establishment, Restaurant, Retail, Secondary School, Small Residential Care Facility, Social Service Establishment, Veterinary Services</td>
<td>8 Storeys</td>
<td>Min – 0.6 Max – 2.0</td>
</tr>
<tr>
<td></td>
<td>MIX-2 (in Urban Corridor)</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>Adult Education School, Artisan’s Establishment, Brewpub, Commercial Entertainment, Commercial School, Community Facility, Computer/Electronic/Data Processing/Server Establishment, Craftsperson Shop, Day Care Facility, Dwelling Unit, Financial Establishment, Fitness Centre, Health Clinic, Hospice, Hotel, Large Residential Care Facility, Light Repair Operation, Lodging House, Multiple Dwelling, Office, Payday Loan Establishment, Personal Services, Pet Services Establishment, Place of Worship, Post-Secondary School, Print Shop, Research and Development Establishment, Restaurant, Retail, Secondary School, Small Residential Care Facility, Social Service Establishment, Veterinary Services</td>
<td>No limit</td>
<td>Min – 0.6 Max – 4.0</td>
</tr>
<tr>
<td></td>
<td>MIX-4 (SP.3)</td>
<td>Same as above.</td>
<td>Same as uses allowed in MIX-4</td>
<td>10 Storeys</td>
<td>Min – 0.6 Max – 2.0</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>Amusement Park, Artisan’s Establishment, Automotive Detailing and Repair Operation, Brewpub, Car Wash, Catering Service Establishment, Commercial Entertainment, Commercial Parking Facility, Commercial School, Computer/Electronic/Data Processing/Server Establishment, Conference/Convention/Exhibition Facility, Convenience Retail, Craftsperson Shop, Day Care Facility, Drive-Through Facility, Financial Establishment, Fitness Centre, Funeral Home, Gas Station, Health Clinic, Hospice, Hotel, Large Merchandise Retail, Light Repair Operation, Office, Pawn Establishment, Payday Loan Establishment, Personal Services, Pet Services Establishment, Place of Worship, Print Shop, Propane Retail Outlet, Research and Development Establishment, Restaurant, Retail, Retail of Motor Vehicles and Major Recreational Equipment, Veterinary Services, Warehouse</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**
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>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Design, Materials &amp; Colours</th>
<th>Very Important</th>
<th>Important</th>
<th>Indifferent</th>
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</table>

### 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>
<td>✓</td>
</tr>
<tr>
<td>Setbacks</td>
<td>✓</td>
</tr>
<tr>
<td>Entry Features / Focal Points</td>
<td>✓</td>
</tr>
</tbody>
</table>
**Neighbourhood Planning Review**

**City of Kitchener**

**NEIGHBOURHOOD CHARACTER**

### HOW IMPORTANT IS IT THAT THE CITY REGULATE...

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

<table>
<thead>
<tr>
<th>Garages</th>
<th>Very Important</th>
<th>Important</th>
<th>Indifferent</th>
<th>Not Important</th>
<th>Should not Regulate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Question: How important is it that the City regulate garages (i.e., setback, location on lot etc.)</td>
<td></td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Built Form Transition</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? (i.e., requires new development to respect existing built form?)</td>
<td></td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks</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? (i.e., requires that buildings form a consistent street edge?)</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
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
Technical considerations and Implementation

- **Kitchener’s Cultural Heritage Landscape Study (CHLS) (Completion date: December, 2014):**
  - 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):**
  - The report looked at the planning approval process for development in established neighbourhoods
  - 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:
  - an opportunity for public to visualize the proposed build form due to upcoming changes; and
  - 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](https://www.kitchener.ca/NPR)
- Feedback and comments can be emailed here [secondaryplans@kitchener.ca](mailto:secondaryplans@kitchener.ca)
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**King Street East Secondary Plan Review - Public Open House #1**

**April 04, 2019**

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King Street East Secondary Plan Review
Public Open House #1 Comment Form

Write your additional comments here:

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Thank you for taking the time to fill out this form. To ensure that we receive only one set of comments from each individual, staff can only consider comments if they include a name and address.

Name: ___________________________________________________________________

Mailing Address: 291 Weber St E (also own 287)

Email: ___________________________________________________________________
Thank you for attending the King Street East Secondary Plan Review Public Open House #1. Please answer the following 3 questions and provide your feedback using this comment sheet. Please return the form to staff via e-mail to secondaryplans@kitchener.ca or alternatively mail this comment letter to City Hall at 200 King Street West, P.O. Box 1118 before April 26, 2019.

1. What are your comments about the land use designations?

_________________________________________________________________________________

_________________________________________________________________________________

_________________________________________________________________________________

2. What are your comments about the zoning?

I own 2 Weber St properties currently RG that I don't feel should be downzoned because slightly higher density will be consistent w current blgs, and give more people a chance to live there.

3. What else should be considered to ensure that future development in this area is compatible with the existing neighbourhood character?

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King Street East Secondary Plan Review
Public Open House #1 Comment Form

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1. What are your comments about the land use designations?

2. What are your comments about the zoning?

3. What else should be considered to ensure that future development in this area is compatible with the existing neighbourhood character?

King Street East Secondary Plan Review
Write your additional comments here:

Engaging Mike Doe to do the feasibility study along with density to the grade related uses you want then allow further FSR on the upper floor area.

...the proponent has clear economic incentives to actually build a mixed use building. (Like those in your photos on the board.) Allow reduction in parking for true mixed use in a building. (Because true mixed use means we have even less need to own that car!).

Ottawa should be mixed use!

(But ok, as per Brandon, there is a mix in use.)

Thank you for taking the time to fill out this form. To ensure that we receive only one set of comments from each person, please include a name and address.

Name: ____________________________

Mailing Address: _______________________

Email: ________________________
Good afternoon Stephanie and Pierre,

Thank you for your interest in the KW Hospital/Midtown Secondary Plan Review process and for your feedback.

Your comments are appreciated! They have been logged and will be considered moving forward in the review process.

We have also ensured that your contact information is included on our notification list to keep you informed of the project and upcoming meetings.

If you have any questions or additional comments, please feel free to contact us.

Regards,

Tina Malone-Wright, MCIP, RPP
Senior Planner - Policy | Planning | City of Kitchener
519-741-2200 Ext. 7765 | TTY 1-866-969-9994 | tina.malonewright@kitchener.ca
Kind regards,
Stephanie

STEPHANIE MIRTITSCH, BES, MCIP, RPP | Planner

MHBC Planning, Urban Design & Landscape Architecture
540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 ext. 737 | F 519 576 0121 | smirtitsch@mhbcplan.com

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May 13, 2019

Tina Malone-Wright, MCIP, RPP Senior Planner – Policy
Planning Division, 6th Floor
City of Kitchener
200 King Street West
Kitchener, Ontario N2G 4G7

Dear Ms. Malone-Wright:

RE: K-W Hospital / Midtown Neighbourhood Secondary Plan – 800 King Street West
OUR FILE 19121A

We are writing on behalf of the owner of the property municipally addressed as 800 King Street West in the City of Kitchener (the subject lands). The subject lands currently contain a three storey commercial building and associated surface parking, with approximately 230 parking spaces at the rear of the building.

The subject lands are located within the Study Area of the K-W Hospital / Midtown Neighbourhood Secondary Plan.

The subject lands are currently designated ‘Mixed-Use Corridor’ in the 1994 Official Plan, and are located within the K-W Hospital Neighbourhood Plan. The Neighbourhood Plan designates the subject lands ‘Mixed Use Corridor’. The subject lands are also zoned ‘High Intensity Mixed Use Corridor MU-3’, and have not yet been incorporated as part of the Comprehensive Zoning By-law (CRoZBy) review process.

Background

The subject lands and overall Study Area is part of an existing Secondary Plan area which was deferred as part of the City’s Official Plan Review in 2014 to allow for other studies to be completed.

Since 2014, the Planning Around Rapid Transit Stations (PARTS) plans have been completed to inform the land use direction and policy framework for the areas around the ION LRT stations. Other studies that have been completed include the Cultural Heritage Landscape Study, and the Residential Intensification in Established Neighbourhoods (RIENS) Study.
It is our understanding that these studies have informed the land use and policy direction for the K-W Hospital / Midtown Neighbourhood.

Pre-consultation and Proposed Development

A pre-consultation meeting for the subject lands was held on October 9, 2018. At the pre-consultation meeting, the PARTS plan was discussed and it was identified that the front portion of the property has been identified as ‘High Density Mixed Use’ and the rear portion has been identified as ‘Medium Rise Residential’.

In our opinion, the ‘Medium Rise Residential’ designation for a portion of the site is not consistent with the existing ‘Mixed-Use Corridor’ Official Plan designation or the MU-3 zone, which contemplate intensive, transit supportive development, including multiple dwellings with a maximum floor space ratio (FSR) of 4.0. The owner wishes to develop the entire site in accordance with the current Official Plan and Zoning By-law permissions.

The PARTS plan also contemplates a more formal connection to Braun Street and the King Street entrance of the subject lands. We believe that this could be considered through the ultimate redevelopment proposal for the site, as well as many of the additional comments received in the pre-consultation meeting related to design and transportation.

Next Steps

It is our opinion that the entire property should be designated ‘High Density Mixed Use’ to allow for the current development permissions on the site to continue. We believe that the concerns related to access, setbacks, design and parking identified in the pre-consultation meeting can be appropriately mitigated through the design of the site and building.

We would like to request a meeting with you to discuss the next steps of the Secondary Plan process, and the proposed development. Please kindly contact the undersigned with some available times at your earliest convenience. We look forward to working with you through this process.

Yours truly,

MHBC

[Signatures]

Pierre J Chauvin MA, MCIP, RPP
Partner

Stephanie Mirtitsch, BES, MCIP, RPP
Planner
Hi Sarah,
Thank you for the email and the information and concerns about land use designation and zoning of the lots on the southwesterly side of Weber Street from Ottawa to Stirling.

The properties are currently zoned “R6” and “R7” which permit multiples to a maximum FSR of 0.6 and 1.0 respectively. At the Open House these properties were shown as proposed to be zoned new “RES-4” which would only permit a multiple dwelling with 4 dwelling units. I did hear similar verbal feedback at the Open House on the reduction of density in this location and we have also had some written comments submitted to us expressing the same concerns.

We will be reviewing these comments in the upcoming weeks and I expect that we will be making some revisions to the land use plan.

Thank you for keeping me in the loop!
Tina

Tina Malone-Wright, MCIP, RPP
Senior Planner - Policy | Planning | City of Kitchener
519-741-2200 Ext. 7765 | TTY 1-866-969-9994 | tina.malonewright@kitchener.ca

HI Tina,

Can you please confirm: have you heard concerns about zoning changes along Weber from Ottawa to Stirling? I’ve heard from one resident who says:

At the secondary plan meeting, a concern was raised about the zoning on weber street and the proposed reduction to a low-density residential from Ottawa to Stirling. It already has a number of mid-level apartments and seems a bit odd to change that standard. It is one of the places where reasonably-priced housing can be found near downtown.
Downtown Development Committee as she is a property owner of two of the affected homes, and began discussion as part of the feedback for that meeting, but I thought it worthwhile to keep you in the loop on that information.

Sincerely,

Sarah

Sarah Marsh
Ward 10 Kitchener City Councillor
Office 519-741-2786
Cell 519-807-8006
Sarah.marsh@kitchener.ca
@marsh_ward10

www.kitchener.ca
Good afternoon,

Thank you for your email and your interest in the new King Street East Secondary Plan Review.

I appreciate that you tried to send some images this morning but unfortunately given their size I did not receive them with your email.

As we have discussed, the maximum FSR and maximum building height work together to achieve an appropriate built form, particularly where higher densities abut low rise residential uses. The built form can be limited by the maximum FSR or building height. Although the lands have a maximum permitted FSR of 4.0, the built form is limited in height by Special Regulation Provision 543R. The maximum permitted FSR does not permit the built form on the property to exceed 24 metres at the highest point without a planning application of some type.

As we also discussed, for the purposes of illustrating intended/proposed built form at the first Open House, it was more appropriate to apply a MIX-2 zoning to these properties. The MIX-2 zone is consistent with existing zone permissions as they relate to building height. If it is possible to achieve a maximum FSR of 4.0 and also meet the current height permissions noted in 543R, then a site-specific policy/regulation could be added to the proposed Mixed Use land use designation and proposed MIX-2 to permit an FSR up to 4.0.

Currently, a proposal which exceeds both the existing maximum building height of 24 metres and maximum FSR of 4.0 would require site-specific amendments to both the Secondary Plan/Official Plan and Zoning By-law.

The Secondary Plan Review process is not intended to consider site-specifics amendments outside of the existing land use permissions or the proposed base land use designation and zone category intended to be applied to the subject lands. The process to consider such change is an owner-initiated application wherein the appropriate justification, studies and reports are submitted in order to consider such a site-specific amendment. The first step in consideration of such amendments is the Pre-Submission Consultation meeting.
If your proposal requires site-specific amendments to implement and you would like staff feedback on the proposal, I suggest you make application for a Pre-Submission Consultation meeting.

Thanks

Tina Malone-Wright, MCIP, RPP
Senior Planner - Policy | Planning | City of Kitchener
519-741-2200 Ext. 7765 | TTY 1-866-969-9994 | tina.malonewright@kitchener.ca

From: [Email Address]
Sent: Friday, May 03, 2019 10:38 AM
To: Tina MaloneWright <Tina.MaloneWright@kitchener.ca>
Subject: Fw: 1440 King St. E. - De-intensification

Tina... play apologies but the email wouldn't go through because it was too big of a file.

Here are the other two images.

Thanks...

From: [Email Address]
Sent: Friday, May 03, 2019 9:31 a.m.
To: tina.malonewright@kitchener.ca
Subject: 1440 King St. E. - De-intensification

Hello Tina,

Hope all is well.

My apologies for not getting this to you earlier.

It is a bit of time consuming process to get the designer to make everything exact.

I am forwarding a couple of images of a building that we would like to propose.

The general shape of the building and the placement of the building are correct. We have placed it among the neighbouring buildings so that you can see if it fits nicely with its height.

1. When you look at the aerial view of our proposed building, you will see that it is set very close to King, and that there is a lot of space between the building and the rear neighbours.

2. We are fortunate to have a lot of space between our property and the property to the left.... there is a swath of land that is city owned. This space helps the building fit nicely among the other properties.

3. The designer did not design the correct number of parking spaces in the rear design... there is actually more rows as can be seen in the aerial view.

4. The current design shows a bit of a podium with some store fronts, but all that is relatively flexible.

5. The building sits across the street from Rockway, so the park and the building would compliment each other very nicely.

6. There is another small children's park behind the property.

7. The property ONLY has 2 neighbours at the back of the property that are zoned low density residential that it could possibly affect. All the other properties touch/abutting the property are zoned medium to high density. There are no residential properties across the street that we would need to deal with.

84
8. Picking a better location to build a tall building could not be less intrusive to a neighbourhood as there are not very many neighbours that would be directly affected by it. The location is ideal for a taller building.

9. This property is the ONLY property on this side of King Street in the proposed rezoning area that can have a distance of approximately 200 feet from the back of the building to the nearest Low Density Residential. All the other properties would be much closer to neighbours.

10. The colours and design of the building are open to change during the site plan process. What is important is that we get the general massing of the building so that we can maximize the use of this site.

11. There are not very many sites of this size in the proposed zone change area. It would be a shame to see such a formidable site de-intensified, when it can easily accommodate an attractive signature building and yet not affect many neighbours. This is a very unique and rare site.

12. We would like to see if it is possible to extend the zoning that would allow a taller building and still keep our FSR of 4 times.

13. Please note that we would have at a minimum, one layer of underground parking, and possibly a second.

Please take a look at the attached images, and give me some feedback.

If you have some ideas for the design of the building, we are flexible, but really do not want to lose our FSR of 4.

We see that your process is going relatively fast as you have booked another neighbourhood meeting. Please let us know if we need to hire consultants to help us through this process.

Thanks,
Good afternoon Mary,

Thank you for your interest in and for attending the first meeting on the new King Street East Secondary Plan Review.

We very much appreciate receiving your comments/feedback on the information that was presented at the Open House and these comments will be considered moving forward through the review process.

In particular I will review your comment as it relates to the downzoning of lands on Weber Street East.

We have ensured that your contact information is included on our notification list to keep you informed of the project and upcoming meetings.

If you have any additional comments or feedback, please do not hesitate to contact us.

Regards,

Tina Malone-Wright, MCIP, RPP
Senior Planner - Policy | Planning | City of Kitchener
519-741-2200 Ext. 7765 | TTY 1-866-969-9994 | tina.malonewright@kitchener.ca
See why Canada’s 28th Governor General David Johnston says Canada needs more SHAD
King Street East Secondary Plan Review
Public Open House #1 Comment Form

Thank you for attending the King Street East Secondary Plan Review Public Open House #1. Please answer the following 3 questions and provide your feedback using this comment sheet. Please return the form to staff via e-mail to secondaryplans@kitchener.ca or alternatively mail this comment letter to City Hall at 200 King Street West, P.O. Box 1118 before April 26th, 2019.

1. What are your comments about the land use designations?

2. What are your comments about the zoning?

3. What else should be considered to ensure that future development in this area is compatible with the existing neighbourhood character?

Write your additional comments here:

King Street East Secondary Plan Review
King Street East Secondary Plan Review
Public Open House #1 Comment Form

I commented earlier that I’m surprised at down zoning on Weber St.
Properties currently R6 will be switched to lowest density.

The homes in question aren’t representative of the interior neighbouring interior streets. Much more of a marathon of 1930’s, 50’s, 70’s. Inconsistent styles and no contiguos streetscape on Weber.

Leaving R6-like density would allow tasteful medium walk-up apartments or stacked town homes - a nice use of a major regional road for those who need affordable rentals, but don’t want to live in a tower.

Thank you for taking the time to fill out this form. To ensure that we receive only one set of comments from each individual, staff can only consider comments if they include a name and address.

Name: [Blank]
Mailing Address: 291 Weber St E
Email: [Blank]
Hello Ivy Holt,
Thank you for your input and comments on the new King Street East Secondary Plan.

One of the objectives of this Secondary Plan Review Process to review the proposed land use and zoning and recommend an appropriate built form and transition that minimizes impacts on adjacent low rise residential properties. We too want to ensure that a mix of land uses are provided in the appropriate locations to facilitate an appropriate range, variety and mix of housing types, styles, densities, tenure and affordability to satisfy the housing needs of the neighbourhood and community.

Thank you for your comments and feedback. They are very much appreciated.

We have your contact information and have added it to our notification list to keep you informed of the project and upcoming meetings.

If you have any additional comments or feedback, please do not hesitate to contact us.

Regards,

Tina Malone-Wright, MCIP, RPP
Senior Planner - Policy | Planning | City of Kitchener
519-741-2200 Ext. 7765 | TTY 1-866-969-9994 | tina.malonewright@kitchener.ca

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Hello Tina Malone-Wright,

From: Ivy Holt
Sent: Sunday, April 14, 2019 2:02 PM
To: Secondary Plans <SecondaryPlans@kitchener.ca>
Subject: High rises along King St. in King East

Hello Tina Malone-Wright,
I am a 10 year resident in the King East area of Kitchener, a homeowner with young young children and I hope to raise my family here for many years to come. We love this area and are very excited about the many developments that have already taken place to make downtown Kitchener a safer and more vibrant place to live (LRT, crosswalks, bike lanes, etc).

However, after seeing the massive 20+ story high rise buildings go up in Waterloo along King St. I started to become concerned that the same would happen to King East in Kitchener. I understand the need for housing in the downtown area and the need for affordable housing but would like to see a limit to the number of stories allowed for new high rise towers in this area.

The developers I assume do not live in this neighbourhood and do not care about the impact these towers would have on residents in the area. They care about making money. I hope that the city government will be considering the impact on locals over the potential loss of income to developers.

My main concern is the loss of sunlight for the nearby houses/neighbourhoods. I am passionate about maintaining and building the urban tree canopy in Kitchener and creating habitats for pollinators through flower gardening. If a 20+ high rise were to go in along King St. on the west side of King the residences on the east side would lose almost half of the day's natural sunlight.

I am in support of creating high density housing downtown with a limit of 12 stories. I am also hoping the City is ensuring that a suitable number of units will be affordable for families with lower incomes (single parent families, refugees, people living with disabilities etc).

Thank you for taking the time to hear my concerns,
Ivy Holt
Hi [Name],

Thank you for attending the meeting and reaching out to me afterwards. I’m sorry we didn’t have the full spectrum of zoning information at the meeting.

Firstly, as promised here is the link to the existing zoning: MU-2 (which permits a max height of 24 metres, FSR of 4.0).
https://app2.kitchener.ca/appdocs/Zonebylaw/PublishedCurrentText/Sections//Section%2054%20- %20Medium%20Intensity%20Mixed%20Use%20Corridor%20Zone%20(MU-2).pdf
Special Regulation 541R
https://app2.kitchener.ca/appdocs/Zonebylaw/PublishedCurrentText/Appendix%20D%20-%20Special%20Regulation%20Provisions%20for%20Specific%20Lands//541R.pdf

However in addition to MU-2 zoning a special regulation (541R) has been added to the site to provide for maximum height restrictions within X number of metres from a residentially zoned property. In the case of the subject property, despite the current maximum permitted FSR in the MU-2 Zone of 4.0, the 541R limits the height of development on the subject lands to a maximum of 19.5 metres at a minimum distance from the residentially zoned properties. The intent of this building height + setback regulation would be to provide built form transition, limit shadowing, overlook and privacy impacts.

The maximum FSR and maximum building height work together to achieve an appropriate built form, particularly where higher densities abut low rise residential uses. The built form can be limited by the maximum FSR or building height.

Given the height restrictions in 541R, it may not be possible for a developer to achieve a maximum FSR of 4.0 (this depends on the lot size).

See definition of FSR provided below:

"Floor Space Ratio" means the figure obtained when the building floor area on a lot is divided by the lot area. In the case of a building or part thereof located above a street or lane, calculation of the floor space ratio shall include that portion of the building floor area and that portion of the area of the street or lane between the lot line and the centre line of the street or lane. In the case of a building on a lot within more than one zone having different floor space ratio regulations, floor space ratios shall be obtained using only that portion of the building floor area and only that portion of the lot area within each zone. (By-law 92-232, S.3(c))

The proposed zoning for the site is MIX 4 Sp. 3 which has a maximum FSR of 2.0 and a maximum building height of 10 storeys. Through the Secondary Planning process, staff will be reviewing the special regulation 541R to determine if changes are required to ensure there are appropriate setbacks and building stepbacks needed to properly provide built form transition, limit shadowing, overlook and privacy impacts.

This is a lot of information in an email. If you wish to discuss the proposed changes further, I would recommend booking an appointment with myself and Tina (copied on this email).

Many thanks,

Dayna Edwards, M.PL, MCIP, RPP
Senior Planner (Urban Design) | Planning Division | City of Kitchener
519-741-2200 ext. 7324 | TTY 1-866-969-9994 | dayna.edwards@kitchener.ca
Hello Dayna,

My wife and I attended the info session at Rockway on the 4th and we chatted for a bit. We live at 16 Borden Ave North, separated by one residential lot from the commercial property at 926-936 King East. That lot is currently zoned MU-2/541R, slated to go to MIX-4/Sp.3.

Our concern as I mentioned at the meeting is that a high building constructed on that lot would effectively shade our house and yard for much of the day as well as making privacy impossible. I’m finding it difficult to interpret the restrictions and requirements for that lot, and of course they would change depending on use anyway.

The maximum height for MIX-4/Sp.3 in the proposed changes is 8 storeys. Can you give us any indication of whether or not a building of that height would be permitted on the site? Failing that, what is the formula for calculating the FSR – I can’t find that in the documents or online info.

Thank you for your time,
Hi [name]

Thank you for your email and for attending the first meeting on the King Street East Secondary Plan Review.

It was a pleasure to meet you as well!

We had a great conversation concerning your property at 112 Onward Avenue and I appreciate receiving your email and comments that you would like to maintain similar land use and zoning permissions for your property reflected in the new Secondary Plan.

As discussed this property is located at the corner of Onward and Weber, a good size lot, and could support and maintain the residential uses that are permitted by the current “Low Rise Multiple Residential” land use designation and existing Residential Six Zone (R-6).

Your comments are documented and we will continue to keep you informed as this project moves forward.

If you have any additional questions or comments, please do not hesitate to contact me.

Thank you again for following up with your email.

Regards,

Tina

Tina Malone-Wright, MCIP, RPP
Senior Planner - Policy | Planning | City of Kitchener
519-741-2200 Ext. 7765 | TTY 1-866-969-9994 | tina.malonewright@kitchener.ca
Hi Tina,

My wife [REDACTED] and I met you at Thursday evening's meeting re the King Street East Secondary Plan. We live at the corner of Onward Ave and Weber St and were concerned about our property's zoning being changed from its current "Medium Rise Residential" to the proposed "Low Rise Residential". You'd suggested that maintaining the current zoning wouldn't be a problem and asked that I send you an email to remind you of our conversation. So here it is!

And thanks for your help! It was a pleasure meeting you.
Good afternoon

Thank you for your email, your attendance at the Open House and your interest in the King Street East Secondary Plan Review.

The boundary between the lands proposed to be zoned MIX-4 and MIX-2 in the new Secondary Plan was determined by the PARTS Rockway Plan. Lands that are proposed to be zoned MIX-2 were not identified to be included in the final boundary of the Major Transit Station Area. Only lands within the MTSA were given the new MIX-4 Zone.

The property at 1440 King Street East is currently zoned MU-3, with Special Regulation Provision 543R.

I have included the excerpt of 543R from Zoning By-law 85-1 for your information below.

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

543. Notwithstanding Sections 54.2 and 55.2 of this By-law, within the lands zoned MU-2 and MU-3 as shown as affected by this subsection on Schedules 143 and 174 of Appendix "A", the following special regulations shall apply:

a) the maximum building height shall be 7.5 metres within 16.0 metres of residentially zoned properties;

b) the maximum building height may be increased to 13.5 metres, provided that a minimum setback of 16.0 metres from residentially zoned properties is provided; and

c) the maximum building height shall be 13.5 metres, however, the building height may be increased to a maximum of 24.0 metres provided that for each additional metre of building height beyond 13.5 metres a minimum of 0.6 metres of additional setback from residentially zoned properties is provided.

(By-law 2010-156, S.54)

The maximum FSR and maximum building height work together to achieve an appropriate built form, particularly where higher densities abut low rise residential uses. The built form can be limited by the maximum FSR or building height.

In the case of the subject property, despite the current maximum permitted FSR in the MU-3 Zone of 4.0, the 543R limits the height of development on the subject lands to a built form similar to the existing MU-2 Zone and proposed MIX-2 Zone, a maximum of 24 metres at a minimum distance from the residually zoned properties.

Given the height restrictions in 543R, it may not be possible to achieve a maximum FSR of 4.0?

For the purposes of illustrating intended/proposed built form at the first Open House, it was more appropriate to apply a MIX-2 zoning to these properties. The MIX-2 zone is consistent with existing zone permissions as they relate to building height.
We are still working through the zoning permissions and can do some further modelling to see what the approximate resultant FSR is under the existing height limitations noted in 543R and whether something more than 2.0 can be achieved. If it is possible to achieve a maximum FSR of 4.0 and also meet the current height permissions noted in 543R, then a site-specific policy/regulation could be added to the proposed Mixed Use land use designation and proposed MIX-2 to permit this.

Thank you for your comments and feedback.

We have your contact information and have added it to our notification list to keep you informed of the project and upcoming meetings.

If you have any additional comments or questions, please do not hesitate to contact me.

Regards,

Tina Malone-Wright, MCIP, RPP
Senior Planner - Policy | Planning | City of Kitchener
519-741-2200 Ext. 7765 | TTY 1-866-969-9994 | tina.malonewright@kitchener.ca

From: [Redacted]
Sent: Friday, April 05, 2019 2:54 PM
To: Tina MaloneWright <Tina.MaloneWright@kitchener.ca>
Subject: DE-Intensification of property

Hello Tina,

We were at your presentation last night at the Rockway Center for the proposed changes in zoning along King.

We are the property owners at 1440 King St. E.

We own what is probably one of the larger developable properties in the proposed zone changes (almost an acre of land). This is not including the 2 sites already proposed .... the Drewlo Site and the Car Quest site. It would be a shame for the city to not take advantage of such an ideal site as ours for intensification.

Our current zone is MU3, which allows for a FSR of 4 times.

Your current proposal seems to have stopped with the new MIX4 zoning just 2 properties from us. The two properties between us and the MIX4 zone are already fully developed properties with a 12 storey and an 8 storey building. The proposal that you have, seems to be reducing the FSR on our property by half to a FSR of 2 times.

We would like to discuss the possibilities of extending the MIX 4 over to our property. It would include the 2 developed properties (which will remain the same) and ours. We believe that a proper designed, taller building on our property with 4 times FSR, and with proper set backs from the 2 residential properties behind us would fit nicely into the fabric of the future of King (the third property behind us is a city park, which would be an ideal fit with a larger development). Many of the properties along King have residential zones behind them, very similar to ours, however our property is over 300 feet deep, which allows for quite a bit of distance from the 2 residential properties that abut us at the back. There is no other property in the MIX4 with that kind of depth and distance from residential. A property designed building would be able to give enough buffer from the 2 neighbours, and allow for a great looking building with appropriate intensification.

We are not sure why the line was arbitrarily picked to be where it was, but would like to see our property included in the MIX4 zone. This would allow for the site to be developed properly with an appropriate sized building with 4 times FSR coverage.
I understand that you are out of office till the 8th. Please call me so that we can discuss our property further.

Thanks,
Hi Tina,
Can you ensure that Stephen and I are on the circulation list?
Thanks,
Pierre

Hi,
Thank you for your email last week. Just getting back into the office and trying to get caught up.

The lands located at 206 Duke Street East are contained in the King Street East Neighbourhood Secondary Plan.

As you may be aware we have begun the review of the Secondary Plans and King Street East is tentatively scheduled for a first Open House next month. This is the first introduction of proposed land uses/zoning for the new Secondary Plan and engagement/consultation on neighbourhood character which could be translated into secondary plan policies, urban design guidelines and area or site-specific zoning regulations.

Following the engagement/consultation, which may also include a design charrette, we will be taking the feedback, revising the plan as appropriate, drafting policies with a view to bringing the new King Street East Secondary Plan, policies and zoning to a Committee/Council for adoption/approval at the earliest late fall of this year.

Notification of the review of the King Street East Secondary Plan will be sent out by mail to all property owners and to those persons on our email distribution list.

Regards,
Tina

Tina Malone-Wright, MCIP, RPP
Hi Tina -

When do you anticipate the new zoning for this parcel will be in place?

Thank you!

Hi Tina -

Hope you are well

As the new owner of subject lands, we wish for the Medium Density Multiple Residential designation to be applied to this anomaly current I-1 zone along with the R-7 zone as per the neighbours as you work through the various updates in the zoning / OP / urban design

Thank you!

Best,

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## 5.0 Public Comments and Staff Responses

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<tr>
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<th>Commenter Details</th>
<th>Individual Comment Submission or Comment Sheet</th>
<th>Staff Response</th>
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</thead>
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<tr>
<td></td>
<td></td>
<td>Question 1: What are your comments about the land use designations? Question 2: What are your comments about the zoning? Question 3: What else should be considered to ensure that future development in this area is compatible with the existing neighbourhood character? Additional Comments</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>287 and 291 Weber Street East Written: April 4, 2019</td>
<td>2) I own 2 Weber Street properties currently R6 that I don’t feel should be downzoned because slightly higher density will be consistent with current bldgs + give more people a chance to live there.</td>
<td>The properties at 287 and 291 Weber Street East are proposed to be zoned new RES-5 which is comparable to the existing R-6 zone.</td>
</tr>
<tr>
<td>2</td>
<td>Written: April 4, 2019</td>
<td>Ongoing Mixed Use to do the following - allowing initial density for the grade related uses you want - then allow further FSR for the upper floor uses - So the proponent has clean economic incentive to actually build a mixed use building (like the one in your photos on the boards!) - Allow reduction of parking for true mixed use in a building because true mixed uses means we have even less need to own that car! - Ottawa should be mixed use! - but ok, as per Brandon, true mixed use</td>
<td>Thank you for your comments. The new MIX-4 zone to be applied in the MTSAs is under review and will consider these comments.</td>
</tr>
<tr>
<td>3</td>
<td>Written: April 4, 2019</td>
<td>1. I am in the support of the ‘Low Rise Residential’ with specific policy area. Specifically, I support limiting the number of dwellings unit to two, regulating garages (ensuring setbacks), building heights and density. I live on Borden Ave. N. within the study area. 2. I am in support of changing zoning from RES-5 to RES-3, as proposed. It is appropriate, given that this neighbourhood is included in the ‘Onward Ave. Neighbourhood’ (L-NBR-3) as defined in 2014 Cultural Heritage Landscape Study’. 3. Building setbacks., Garages in rear, Building heights, Building setbacks from side yard property lines, Harmonious designs with neighbouring properties, Additions to rear of houses, rather than front, Porches in keeping with character of street 4. Thank you for your work to maintain the character of our neighbourhood. It is a unique place, and I am pleased that the city is interested in preserving it, despite that the development is inevitable in the city. It would be nice if transitions could be managed between low rise residential and mixed use corridor so they aren’t jarring e.g. stepped height requirements or similar. Please keep me posted on the next steps. Thanks.</td>
<td>In keeping in accordance with Bill 108, the new RES-3 zone needs to be revised to allow for three dwelling units on a lot, provided that the appropriate zoning regulations can be met. Staff is reviewing the application of site specific regulations for building setbacks, garages, building heights, harmonious designs, additions, and porches as we apply the residential zones to individual streets.</td>
</tr>
<tr>
<td>#</td>
<td>Commenter Details</td>
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</tr>
<tr>
<td>4</td>
<td>1440 King Street East Written: April 5, 2019</td>
<td>We are the property owners at 1440 King St. E. We own what is probably one of the larger developable properties in the proposed zone changes (almost an acre of land). This is not including the 2 sites already proposed .... the Drewlo Site and the Car Quest site. It would be a shame for the city to not take advantage of such an ideal site as ours for intensification. Our current zone is MU3, which allows for a FSR of 4 times. Your current proposal seems to have stopped with the new MIX4 zoning just 2 properties from us. The two properties between us and the MIX4 zone are already fully developed properties with a 12 storey and an 8 storey building. The proposal that you have, seems to be reducing the FSR on our property by half to a FSR of 2 times. We would like to discuss the possibilities of extending the MIX 4 over to our property. It would include the 2 developed properties (which will remain the same) and ours. We believe that a proper designed, taller building on our property with 4 times FSR, and with proper set backs from the 2 residential properties behind us would fit nicely into the fabric of the future of King (the third property behind us is a city park, which would be an ideal fit with a larger development). Many of the properties along King have residential zones behind them, very similar to ours, however our property is over 300 feet deep, which allows for quite a bit of distance from the 2 residential properties that abut us at the back. There is no other property in the MIX4 with that kind of depth and distance from residential. A property designed building would be able to give enough buffer from the 2 neighbours, and allow for a great looking building with appropriate intensification. We are not sure why the line was arbitrarily picked to be where it was, but would like to see our property included in the MIX4 zone. This would allow for the site to be developed properly with an appropriate sized building with 4 times FSR coverage.</td>
<td>The boundary between the lands proposed to be zoned MIX-4 and MIX-2 in the new Secondary Plan was determined by the PARTS Rockway Plan. Lands that are proposed to be zoned MIX-2 were not identified to be included in the final boundary of the Major Transit Station Area. Only lands within the MTSA were given the new MIX-4 Zone. The property at 1440 King Street East is currently zoned MU-3, with Special Regulation Provision 543R. The maximum FSR and maximum building height work together to achieve an appropriate built form, particularly where higher densities abut low rise residential uses. The built form can be limited by the maximum FSR or building height. In the case of the subject property, despite the current maximum permitted FSR in the MU-3 Zone of 4.0, the 543R limits the height of development on the subject lands to a built form similar to the existing MU-2 Zone and proposed MIX-2 Zone, a maximum of 24 metres at a minimum distance from the residentially zoned properties. Given the height restrictions in 543R, it may not be possible to achieve a maximum FSR of 4.0? For the purposes of illustrating intended/proposed built form at the first Open House, it was more appropriate to apply a MIX-2 zoning to these properties. The MIX-2 zone is consistent with existing zone permissions as they relate to building height. We are still working through the zoning permissions and can do some further modelling to see what the approximate resultant FSR is under the existing height limitations noted in 543R and whether something more than 2.0 can be achieved. If it is possible to achieve a maximum FSR of 4.0 and also meet the current height permissions noted in 543R, then a site – specific policy/regulation could be added to the proposed Mixed Use land use designation and proposed MIX-2 to permit this.</td>
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<td>It is a bit of time consuming process to get the designer to make everything exact. I am forwarding a couple of images of a building that we would like to propose. The general shape of the building and the placement of the building are correct. We have placed it among the neighbouring buildings so that you can see it fits nicely with its height. 1. When you look at the aerial view of our proposed building, you will see that it is set very close to King, and that there is a lot of space between the building and the rear neighbours. 2. We are fortunate to have a lot of space between our property and the property to the left.... there is a swath of land that is city owned. This space helps the building fit nicely among the other properties. 3. The designer did not design the correct number of parking spaces in the rear design... there is actually more rows as can be seen in the aerial view. 4. The current design shows a bit of a podium with some store fronts, but all that is relatively flexible. 5. The building sits across the street from Rockway, so the park and the building would complement each other very nicely. 6. There is another small children's park behind the property. 7. The property ONLY has 2 neighbours at the back of the property that are zoned low density residential that it could possibly affect. All the other properties touch/abutting the property are zoned medium to high density. There are no residential properties across the street that we would need to deal with. 8. Picking a better location to build a tall building could not be less intrusive to a neighbourhood as there are not very many neighbours that would be directly affected by it. The location is ideal for a taller building. 9. This property is the ONLY property on this side of King Street in the proposed rezoning area that can have a distance of approximately 200 feet from the back of the building to the nearest Low Density Residential. All the other properties would be much closer to neighbours. 10. The colours and design of the building are open to change during the site plan process. What is important is that we get the general massing of the building so that we can maximize the use of this site. 11. There are not very many sites of this size in the proposed zone change area. It would be a shame to see such a formidable site de-intensified, when it can easily accommodate an attractive signature building and yet</td>
<td>Thank you for your submission. The intent of the secondary plan review process is to review the appropriate land use designation and zoning for lands in the secondary plan area and not the review of site specific proposals. It is suggested that you go through the pre-submission consultation process to obtain comments on this site specific proposal. The maximum FSR and maximum building height work together to achieve an appropriate built form, particularly where higher densities abut low rise residential uses. The built form can be limited by the maximum FSR or building height. Although the lands have a maximum permitted FSR of 4.0, the built form is limited in height by Special Regulation Provision 543R. The maximum permitted FSR does not permit the built form on the property to exceed 24 metres at the highest point without a planning application of some type. As we also discussed, for the purposes of illustrating intended/proposed built form at the first Open House, it was more appropriate to apply a MIX-2 zoning to these properties. The MIX-2 zone is consistent with existing zone permissions as they relate to building height. If it is possible to achieve a maximum FSR of 4.0 and also meet the current height permissions noted in 543R, then a site-specific policy/regulation could be added to the proposed Mixed Use land use designation and proposed MIX-2 to permit an FSR up to 4.0. Currently, a proposal which exceeds both the existing maximum building height of 24 metres and maximum FSR of 4.0 would require site-specific amendments to both the Secondary Plan/Official Plan and Zoning By-law. The Secondary Plan Review process is not intended to consider site-specifics amendments outside of the existing land use permissions or the proposed base land use designation and zone category</td>
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|    |                  | Question 1: What are your comments about the land use designations?  
Question 2: What are your comments about the zoning?  
Question 3: What else should be considered to ensure that future development in this area is compatible with the existing neighbourhood character?  
Additional Comments | intended to be applied to the subject lands. The process to consider such change is an owner-initiated application wherein the appropriate justification, studies and reports are submitted in order to consider such a site-specific amendment. The first step in consideration of such amendments is the Pre-Submission Consultation meeting.  
If your proposal requires site-specific amendments to implement and you would like staff feedback on the proposal, I suggest you make application for a Pre-Submission Consultation meeting.  
One of the objectives of this Secondary Plan Review Process to review the proposed land use and zoning and recommend an appropriate built form and transition that minimizes impacts on adjacent low rise residential properties. We too want to ensure that a mix of land uses are provided in the appropriate locations to facilitate an appropriate range, variety and mix of housing types, styles, densities, tenure and affordability to satisfy the housing needs of the neighbourhood and community.  
Thank you for your comments and feedback. |
| 6  | Written:  
April 14, 2019 | I am a 10 year resident in the King East area of Kitchener, a homeowner with young young children and I hope to raise my family here for many years to come. We love this area and are very excited about the many developments that have already taken place to make downtown Kitchener a safer and more vibrant place to live (LRT, crosswalks, bike lanes, etc). However, after seeing the massive 20+ story high rise buildings go up in Waterloo along King St. I started to become concerned that the same would happen to King East in Kitchener. I understand the need for housing in the downtown area and the need for affordable housing but would like to see a limit to the number of stories allowed for new high rise towers in this area. The developers I assume do not live in this neighbourhood and do not care about the impact these towers would have on residents in the area. They care about making money. I hope that the city government will be considering the impact on locals over the potential loss of income to developers. My main concern is the loss of sunlight for the nearby houses/neighbourhoods. I am passionate about maintaining and building the urban tree canopy in Kitchener and creating habitats for pollinators through gardening. If a 20+ high rise were to go in along King St. on the west side of King the residences on the east side would lose almost half of the day’s natural sunlight. I am in support of creating high density housing downtown with a limit of 12 stories. I am also hoping the City is ensuring that a suitable number of units will be affordable for families with lower incomes (single parent families, refugees, people living with disabilities etc). | |
<p>| 7  | 16 Borden Avenue North | My wife Connie and I attended the info session at Rockway on the 4th and we chatted for a bit. We live at 16 Borden Ave North, separated by one residential lot from the commercial property at 926-936 King East. That | Thank you for attending the meeting and reaching out afterwards. I’m sorry we didn’t have the full spectrum of zoning information at the meeting. |</p>
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<td>Question 1: What are your comments about the land use designations? Question 2: What are your comments about the zoning? Question 3: What else should be considered to ensure that future development in this area is compatible with the existing neighbourhood character? Additional Comments</td>
<td>In addition to MU-2 zoning a special regulation (541R) has been added to the site to provide for maximum height restrictions within X number of metres from residentially zoned property. In the case of the subject property, despite the current maximum permitted FSR in the MU-2 Zone of 4.0, the 541R limits the height of development on the subject lands to a maximum of 19.5 metres at a minimum distance from the residentially zoned properties. The intent of this building height + setback regulation would be to provide built form transition, limit shadowing, overlook and privacy impacts. The maximum FSR and maximum building height work together to achieve an appropriate built form, particularly where higher densities abut low rise residential uses. The built form can be limited by the maximum FSR or building height. Given the height restrictions in 541R, it may not be possible for a developer to achieve a maximum FSR of 4.0 (this depends on the lot size). See definition of FSR provided. The proposed zoning for the site is MIX 3 Sp.3 which has a maximum FSR of 2.0 and a maximum building height of 10 storeys. Through the Secondary Planning process, staff will be reviewing the special regulation 541R to determine if changes are required to ensure there are appropriate setbacks and building stepbacks needed to properly provide built form transition, limit shadowing, overlook and privacy impacts.</td>
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<td>Written: April 10, 2019</td>
<td>lot is currently zoned MU-2/541R, slated to go to MIX-4/Sp.3. Our concern as I mentioned at the meeting is that a high building constructed on that lot would effectively shade our house and yard for much of the day as well as making privacy impossible. I'm finding it difficult to interpret the restrictions and requirements for that lot, and of course they would change depending on use anyway. The maximum height for MIX-4/Sp.3 in the proposed changes is 8 storeys. Can you give us any indication of whether or not a building of that height would be permitted on the site? Failing that, what is the formula for calculating the FSR - I can’t find that in the documents or online info.</td>
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<td>112 Onward Avenue Written: April 6, 2019</td>
<td>My wife Trudy and I met you at Thursday evening’s meeting re the King Street East Secondary Plan. We live at the corner of Onward Ave and Weber St and were concerned about our property’s zoning being changed from its current &quot;Medium Rise Residential&quot; to the proposed &quot;Low Rise Residential&quot;. You'd suggested that maintaining the current zoning wouldn't be a problem and asked that I send you an email to remind you of our conversation. So here it is! And thanks for your help! It was a pleasure meeting you.</td>
<td>We had a great conversation concerning your property at 112 Onward Avenue and I appreciate receiving your email and comments that you would like to maintain similar land use and zoning permissions for your property reflected in the new Secondary Plan. As discussed this property is located at the corner of Onward and Weber, a good size lot, and could support and maintain the residential uses that are permitted by the current &quot;Low Rise Multiple Residential&quot; land use designation and existing Residential Six Zone (R-6).</td>
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<td>206 Duke Street East Written: February 27, 2019</td>
<td>As the new owner of the subject land [206 Duke St E], we wish for the Medium Density Multiple Residential designation to be applied to this anomaly current I-1 zone along with the R-7 zone as per the neighbours as you work through the various updates in the zoning / OP / urban design.</td>
<td>The lands located at 206 Duke Street East are contained in the King Street East Neighbourhood Secondary Plan. As you may be aware we have begun the review of the Secondary Plans and King Street East is tentatively scheduled for a first Open House next month. This is the first introduction of proposed land uses/zoning for the new Secondary Plan and engagement/consultation on neighbourhood character which could be translated into secondary plan policies, urban design guidelines and area or site-specific zoning regulations. Following the engagement/consultation, which may also include a design charrette, we will be taking the feedback, revising the plan as appropriate. Drafting policies with a view to bringing the new King Street East Secondary Plan, policies and zoning to a Committee/Council for adoption/approval at the earliest late fall of this year. Zoning was implemented to reflect the Medium Rise Residential land use designation.</td>
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<td>Stephanie Mirtitsch, MHBC 880 King Street West Written: May 13, 2019</td>
<td>Next Steps It is our opinion that the entire property should be designated ‘High Density Mixed Use’ to allow for the current development permissions on the site to continue. We believe that the concerns related to access, setbacks, design and parking identified in the pre-consultation meeting can be appropriately mitigated through the design of the site and building.</td>
<td>Thank you for your interest in the KW Hospital/Midtown Secondary plan Review process and for your feedback.</td>
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<td>81 Borden Avenue North Written: August 5, 2019</td>
<td>I've been thinking more about the design charrette on May 16. One thing we didn’t discuss that evening is the 2014 Cultural Heritage Landscapes study. I know it’s one of the ingredients in the secondary plan for King Street East you’re working on, but I’m not sure where it falls amongst the many other priorities and studies you must also consider. Anyway, I recently reviewed it, and would like to highlight some things that are especially pertinent to the King Street East secondary plan. Onward Ave. Neighbourhood identified as ‘a cultural heritage landscape of considerable value and significance’ I understand the study’s purpose is to create an inventory of the city’s cultural heritage landscapes as a planning tool in the management of the identified assets as the community evolves. Further, one of the study’s</td>
<td>Thank you for your further comments and feedback, particularly with the relationship and correlation of the 2014 Cultural Heritage Landscapes Study and the King Street East Secondary Plan. I have forwarded your comments to our Heritage Planners and staff on the Project Team for their information and consideration. The Neighbourhood Planning Review process involves creating new policies and mapping that will be added to our Official Plan, updating zoning, considering new urban design guidelines and implementing</td>
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<td>Question 1: What are your comments about the land use designations?</td>
<td>goals is to potentially, “redirect the development of the city in such a manner that preserves and protects identified resources that might otherwise go unnoticed or be at risk.” The Onward Avenue Neighbourhood (off of King St. E.) is identified in the study (L-NBR-3) as one of the 12 residential neighbourhoods with considerable heritage value. The study expresses a desire to ensure that, “the value of the heritage resources in these wonderful neighbourhoods is not ignored or misinterpreted in future planning initiatives.”</td>
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<td>Question 2: What are your comments about the zoning?</td>
<td>As your team works on the secondary plan for King Street East, I hope you’ll revisit the findings about the Onward Avenue Neighbourhood from the Cultural Heritage Landscapes (highlights attached). The study suggests that land assembly, infrastructure up-grades, building massing, building height, types of building cladding, shade, transparency at grade and setbacks all impact the character of older, more stable neighbourhoods. I trust the secondary plan you develop will provide appropriate guidelines to minimize the impact of anticipated intensification on the character of the Onward Avenue/King Street East neighbourhood. While I know that change is inevitable, I am hopeful that through the secondary plan, Planning will have a mechanism to respond to growth/development/infill/intensification while conserving the heritage resources of this neighbourhood. The neighbourhood remains virtually unchanged since its development, making it a unique cultural asset that tells a story of the city’s history, contributes to the city’s built form and gives it a visual identity, character and soul. Comprehensive conservation guidelines Further, I note that the study goes so far as to recommend the development of comprehensive conservation guidelines for the residential neighbourhoods identified as having significant heritage resources (like Onward), beyond the four designated as heritage Conservation Districts. The study says, “since styles and technologies change and evolve, a more comprehensive guideline could address the appropriate of adaptation of these new trends in construction and design. Where unique circumstances arise, the guideline could have more specific remedies in appendices that would focus on these individual or unique conditions.” In the absence of such comprehensive guidelines, perhaps the secondary plan for King Street East could serve as a tool to carefully consider the appropriateness of new trends in the context of the Onward Avenue/King Street East neighbourhood – a cultural heritage landscape recognized as having considerable value of significance.</td>
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<td>Question 3: What else should be considered to ensure that future development in this area is compatible with the existing neighbourhood character?</td>
<td>our cultural heritage landscapes. Through this, we will be implementing the Planning Around Rapid Transit Stations (PARTS) Study, Kitchener’s Cultural Heritage Landscape Study (CHLS), and the Residential Intensification in Established Neighbourhoods Study (RIENS). We anticipate identifying the CHL in the King Street East Secondary in the City’s Official and developing guidelines and policies to assist in protecting the establishing character of the neighbourhood. We hope to circulate an entire package of implementation sometime this fall with a public meeting to consider the new Secondary Plans later this year.</td>
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<td>Highlights about the neighbourhood from the data sheet (potentially to inform the secondary plan guidelines):</td>
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<td>- Overall uniformity in the architectural expression, yet individually, each house has its own suite of details and interest</td>
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<td>- Building facades play an important visual role in the streetscape</td>
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<td>- Scale of dwellings is relatively consistent</td>
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<td>- Setback from street consistent</td>
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<td>- Open front yards</td>
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<td>- Rear yard garages</td>
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<td>- Variety of arts and crafts features typical of the period</td>
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<td>- Brick masonry construction</td>
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<td>- Porches accent front elevations</td>
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<td>- Gabled roofs</td>
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<td>- Formal yet informal setting</td>
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<td>One of my biggest concerns is about the size of infill developments I’ve seen in other neighbourhoods. The new homes seem so monstrous, taking up every possible inch of real estate, so that they hulk over and crowd their neighbours, interrupting the visual rhythm of the streetscape. I hope the new secondary plan will be able to preserve the visual rhythm in this neighbourhood.</td>
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6.0 Justification and Summary

General Justification:
- Appropriate site specific policies for Mixed Use were applied to lands along the corridor based on parcel size and adjacency to other land use designations. Low Rise, Medium Rise, and Medium to High Rise Mixed Use policies were applied to this secondary plan.
- Properties fronting Weber Street East between Cedar Street and Madison Ave North were proposed to be Medium Rise Residential in the PARTS Rockway Plan but have been proposed to be Low Rise Mixed Use through this process to allow for more uses along the corridor.
- Properties fronting Ottawa Street between Brick Street and Weber Street East were proposed to be designated as Institutional and Commercial in the PARTS Rockway Plan. Through this review these properties were proposed to be designated either Institutional or Mixed Use.

Site Specific Justification:
- 287 and 291 Weber Street East: Proposed to be designated Low Rise Residential and zoned RES-5 which is comparable to the existing R-6 zone which will maintain the existing land use permissions.
- 1440 King Street East: Currently zoned MU-3 and is proposed to be designated Mixed Use and rezoned to MIX-2. The boundary between the lands proposed to be MIX-4 and MIX-2 in the new secondary plan was determined by the PARTS Rockway Plan. Lands that are proposed to be MIX-2 were not identified to be included in the final boundary of the Major Transit Station Area as only lands within the MTSA were given the new MIX-4 zone. The MIX-2 zone is consistent with the existing zone permissions as they relate to building height. If it is possible to achieve a maximum FSR of 4.0 and also meet the current height permission noted in 543R, then a site specific policy could be added to the proposed Mixed Use land use designation and MIX-2 zone to permit this.