

## SECTION 16: SECONDARY PLAN LAND USE POLICIES

### Preamble

The City's Secondary Plans are neighbourhood-scale plans that have been prepared to provide more detailed planning direction pertaining to growth and development in certain areas of the city and to address neighbourhood-specific issues. Several of the City's Secondary Plans have been prepared for established neighbourhoods in order to conserve and protect the established character in these neighbourhoods where there are pressures for land use changes and intensification. This is particularly true for the neighbourhoods in whole or partly located in Major Transit Station Areas. Other Secondary Plans contained in this section have been prepared for areas in the Designated Greenfield Area where there are significant opportunities for development. The Secondary Plan will help guide the future development of these types of areas in the city to ensure they contribute and complement our complete and healthy community.

### **16.D.1 General Policies**

16.D.1.1. Six of the *City's* nine Secondary Plans contain lands that are located within the Major Transit Station Areas as shown on Map 2. The *City's* Station Area Planning exercise outlined in Policy 3.C.2.18 for the lands in the Central Neighbourhoods has been completed and the Secondary Plans impacted by Station Area Planning exercise have been updated and incorporated into this Official Plan. They include:

- a) Midtown Secondary Plan;
- b) Victoria Park Secondary Plan;
- c) Cedar Hill and Schneider Creek Secondary Plan;
- d) Rockway Secondary Plan;
- e) King Street East Secondary Plan; and,
- f) Civic Centre Secondary Plan.

16.D.1.2. In some cases, the boundaries and names of the Secondary Plans as they were identified and shown in the 1994 Official Plan have been revised to reflect the completed PARTS Plans, to coincide with identifiable neighbourhoods and streetscapes, and to reflect existing patterns and periods of development.

16.D.1.3. The following Secondary Plans are deferred and do not form part of this Official Plan:

- a) North Ward Secondary Plan;
- b) Central Frederick Secondary Plan; and,
- c) Rosenberg Secondary Plan.

The land use policies and land use designations in the Secondary Plans contained in Part 3, Section 13 of the 1994 City of Kitchener Official Plan, as amended, continue to apply until such time as the Secondary Plans are reviewed and adopted as part of this Official Plan.

- 16.D.1.4. Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the Secondary Plans in Policy **Error! Reference source not found.**

## **16.D.2 Land Use Designations in Secondary Plans**

- 16.D.2.1 The land use designations in Part D, Section 15 of this Plan will apply to the Secondary Plans in addition to the land use designations specific to Secondary Plans contained in this section of the Plan.
- 16.D.2.2 It is not intended that the full range of uses or densities permitted by the land use designations in the Secondary Plans will be permitted in all locations. The permitted uses and scale of uses will be dependent on the urban structure component the site is within, its *planned function*, *compatibility* with surrounding areas and the character of the streetscape, *cultural heritage resource* considerations, technical considerations and other contextual or site-specific factors.

### **Low Rise Residential Limited**

- 16.D.2.3 The Low Rise Residential Limited land use designation will apply to areas within the central part of the city where the intent is to retain and/or maintain the existing *built form* and streetscape character of the established neighbourhood.
- 16.D.2.4 In addition to the applicable Residential policies outlined in Section 15.D.3, the following additional policies will apply to lands designated Low Rise Residential Limited in a Secondary Plan.
- 16.D.2.5 This designation will accommodate a limited range of low density housing types, including single detached dwellings, additional dwelling units, attached or detached, semi-detached dwellings, and special needs housing.
- 16.D.2.6 New residential conversions to permit up to a maximum of 3 dwelling units in an existing building in a Heritage Conservation District will only be permitted where there is sufficient floor area for the conversion and where no major structural alterations are required to the exterior of the building to facilitate the conversion.
- 16.D.2.7 The City will consider reduced parking requirements for additional dwelling units, attached and detached, and residential conversions for lands designated Low Rise Residential Limited in a Major Transit Station Area.
- 16.D.2.8 New dwelling construction, where permitted, will respect and be *compatible* with the established character of the neighbourhood. Accordingly, in order to ensure *compatibility* building height, *built form*, setbacks, and details of other architectural elements such as front porches, doors, windows and roof lines may be regulated through the implementing *zoning by-law*.
- 16.D.2.9 Parking for new or replacement dwellings will be located in driveways at the side of the dwelling or in attached or detached garages and/or carports located at the rear of the main building. New attached garages and/or carports should be set back substantially from the principal front façade and will not be permitted to be constructed so as to extend past or be in line with the principal front façade of the dwelling.
- 16.D.2.10 The predominant use with the Low Rise Residential Limited designation will be residential. The use of lands for complementary non-residential land uses, in

accordance with Policies 15.D.3.27 to 15.D.3.31 will require an amendment to this Plan and the appropriate zoning being in place.

### **Low Rise Residential Limited Office**

- 16.D.2.11 The Low Rise Residential Limited Office land use designation will apply to areas within the central part of the city where the intent is to conserve the existing buildings and built form in these areas and serve as a transition between adjacent higher intensity uses and the existing built form and streetscape character of the established neighbourhood.
- 16.D.2.12 In addition to the applicable Residential policies outlined in Section 15.D.3, the following additional policies will apply to lands designated Low Rise Residential Limited Office in a Secondary Plan.
- 16.D.2.13 This designation will accommodate a limited range of low density housing types, including single detached dwellings, additional dwelling units, attached or detached, semi-detached dwellings and special needs housing.
- 16.D.2.14 New residential conversions to permit up to a maximum of 3 dwelling units in an existing building in a Heritage Conservation District will only be permitted where there is sufficient floor area for the conversion and where no major structural alterations are required to the exterior of the building to facilitate the conversion.
- 15.D.2.15 Adaptive reuse of the existing housing stock will be encouraged and minor exterior alterations and additions to existing dwellings will be not be permitted in any front or side yard in a Heritage Conservation District.
- 15.D.2.16 This designation will accommodate limited range of non-residential uses such as:
- a) artisan's establishment, studio, craftsman shop;
  - b) day care facilities;
  - c) health office;
  - d) personal services; and,
  - e) office.
- Residential and non-residential uses will be permitted to locate within the same building.
- 16.D.2.17 Parking for new or replacement residential dwellings will be located in driveways at the side of the dwelling or in attached or detached garages and/or carports located at the rear of the main building. New attached garages and/or carports should be set back substantially from the principal front façade and will not be permitted to be constructed so as to extend past or be in line with the principal front façade of the dwelling.
- 16.D.2.18 New non-residential conversions will be encouraged to maintain the streetscape façade of the existing building and its architectural details to reflect its residential history. Access to individual dwelling units and non-residential uses will be

encouraged to be provided from the interior of the building. Where new accesses need to be provided, these should be located to the side or rear of the existing building.

- 16.D.2.19 New parking to facilitate non-residential conversions will be located at the side or the rear of a building with appropriate landscaping or fencing to screen it from the street and adjacent properties.
- 16.D.2.20 The City will consider reduced parking requirements for residential and/or non-residential conversions in a Major Transit Station Area in accordance with Policy 13.C.8.2 where a comprehensive *Transportation Demand Management* Report is submitted to the satisfaction of the City.
- 16.D.2.21 New building construction, where permitted, will respect and be *compatible* with the established character of the neighbourhood. Accordingly, in order to ensure *compatibility* building height, *built form*, setbacks, and details of other architectural elements such as front porches, doors, windows and roof lines may be regulated through the implementing *zoning by-law*.
- 16.D.2.22 The predominant use with the Low Rise Residential Limited Office designation will be residential and those used identified in Policy 16.D.2.16. The use of lands for complementary non-residential land uses, other than those identified in Policy 16.D.2.16, in accordance with Policies 15.D.3.27 to 15.D.3.31 will require a Zoning By-law amendment.

### **16.D.3 Secondary Plans Area Specific/Site Specific Policy Areas**

#### **16.D.3.1 *Mixed Use – Low Rise***

Notwithstanding the Mixed Use land use designation and policies for lands designated Mixed Use in an Urban Growth Centre or in a Major Transit Station Area on Map 2:

- a) the *Floor Space Ratio* will be a minimum of 0.6 and a maximum of 2.0; and
- b) generally, no building will exceed 4 storeys or 14 metres in height, whichever is greater, at the highest grade elevation.

#### **16.D.3.2 *Mixed Use - Medium Rise***

Notwithstanding the Mixed Use land use designation and policies for lands designated Mixed Use in an Urban Growth Centre or in a Major Transit Station Area on Map 2:

- a) the *Floor Space Ratio* will be a minimum of 0.6 and a maximum of 3.0; and
- b) generally, no building will exceed 6 storeys or 20 metres in height, whichever is greater, at the highest grade elevation.

#### **16.D.3.3 *Mixed Use – Medium to High Rise***

Notwithstanding the Mixed Use land use designation and policies for lands designated Mixed Use in an Urban Growth Centre or in a Major Transit Station Area on Map 2:

- a) the *Floor Space Ratio* will be a minimum of 0.6 and a maximum of 4.0; and

- b) generally, no building will exceed 8 storeys or 26 metres in height, whichever is greater, at the highest grade elevation.

16.D.3.4 ***Mixed Use Within an Existing Building***

Notwithstanding the Mixed Use land use designation and policies on lands in a Major Transit Station Area, the uses listed in the Mixed Use land use designation will only be permitted within an existing building.

16.D.3.5 ***79, 81, 91 Moore Avenue, 54-68 Shanley Street, 14 Braun Street***

Notwithstanding the Institutional land use designation and policies on the lands, municipally known as 79, 81, 91 Moore Avenue, 54-68 Shanley Street and 14 Braun Street, the following uses will also be permitted within the existing building and in any additions/modifications to the existing building approved through the site plan approval process:

- a) commercial school;
- b) multiple dwelling;
- c) office;
- d) personal services;
- e) research and development establishment; and,
- f) restaurant permitted accessory to a community facility or a cultural facility.

Consideration for shared or reduced parking requirements is to be reviewed through a site-specific study for these lands and any required reductions in the provision of parking may be implemented through a minor variance application.

16.D.3.6 ***19 Schneider Avenue***

Notwithstanding the Low Rise Residential Limited land use designation and policies on the lands municipally known as 19 Schneider Avenue, legally known as Lot 17 and Lot 78, German Company Tract Sub, more particularly described as Part 1 on Reference Plan 58R-14878, a large *Residential Care Facility* with accessory education facilities will also be permitted.

16.D.3.7 ***119 Joseph Street***

Notwithstanding the Low Rise Residential Limited land use designation and policies on the lands municipally known as 119 Joseph Street, legally known as Part of Lot 1, Registered Plan 47, the following uses will also be permitted:

- a) artisan's establishment, studio, craftsman shop;
- b) convenience retail;
- c) financial establishment;
- d) health office;

- e) office;
- f) personal services; and,
- g) restaurant.

**16.D.3.8 79 Joseph Street**

Notwithstanding the Open Space land use designation and policies on the lands municipally known as 79 Joseph Street, legally known as Part of Lot 17, Registered Plan 80, more particularly described as Parts 1 and 2 on Reference Plan 58R-4191, office uses will also be permitted.

**16.D.3.9 588-600 Queen Street South**

Notwithstanding the Mixed Use land use designation and policies on lands located in a Major Transit Station Area on Map 2, municipally known as 588-600 Queen Street South:

- a) the maximum building height will be 11 storeys or 37.5 metres in height, whichever is greater, at the highest grade elevation; and,
- b) a Holding provision pursuant to Section 17.E.13 will apply to residential uses and other sensitive uses until the City of Kitchener is in receipt of a letter from the Regional Municipality of Waterloo, advising that the Region's requirements have been satisfied with respect to the submission of a noise study addressing road and rail traffic noise, based on the proposed site plan, and including mechanisms to implement the study and until such time as a Record of Site Condition has been acknowledged by the *Province* and a release has been issued by the *Region*.

**16.D.3.10 Courtland Avenue Mixed Use**

Notwithstanding the Mixed Use land use designation and policies on the lands abutting Courtland Avenue in a Major Transit Station Area, the maximum building height will be 5 storeys or 16 metres in height, whichever is greater, at the highest grade elevation.

**16.D.3.11 235 Madison Avenue South**

Notwithstanding the Medium Rise Residential Limited land use designation and policies on the lands municipally known as 235 Madison Avenue South, a Holding provision pursuant to Section 17.E.13 will apply to residential uses and other sensitive uses until such as a Record of Site Condition has been acknowledged by the *Province* and a release has been issued by the *Region*.

**16.D.3.12 187 Queen Street North and 189 Queen Street North**

Notwithstanding the Low Rise Residential Limited land use designation and policies on the lands municipally known as 187 Queen Street North, legally known as Part of Lots 3 and 4, Registered Plan 106, and 189 Queen Street North, legally known as Lots 5 to 8, Registered Plan 106 and Part of Lot 27, Gaukel Survey a bed and breakfast, within the existing building, will also be permitted.

16.D.3.13 **30 Margaret Avenue**

Notwithstanding the Medium Rise Residential land use designation and policies on the lands municipally known as 30-40 Margaret Avenue, legally known as Lots 193-198 and Lots 211-213 and Part of Lots 199-203 and Part of Lots 214-218, Registered Plan 374, Parts 1 and 2, Reference Plan 58R-17705, subject to an easement as in 1411856 together with an easement as in 1411856, the maximum Floor Space Ratio will be 2.5.

## 16.D.4 Midtown Secondary Plan

### Preamble

The Midtown Secondary Plan is located in the central area of Kitchener and extends from the southerly boundary of the railway bisecting King Street West to the northerly boundary with the City of Waterloo and from the westerly side of the backs of the lots Belmont Street and the Iron Horse trail to the easterly side of Moore Avenue. The neighbourhood is adjacent to the City's Urban Growth Centre (Downtown) located immediately to the south. It straddles both sides of King Street West and is the entrance to the City and Downtown from the City of Waterloo. This area is home to large employment uses, including one of the Region's hospitals, and established residential uses which enjoy the amenities of an urban neighbourhood in close proximity to two ION stops, the Grand River Hospital and the Central Station stops.

### General Policies

- 16.D.4.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the Midtown Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.
- 16.D.4.2 The Midtown Secondary Plan is identified and shown on Map 12 contained in Schedule F to this Plan.

### Urban Structure

- 16.D.4.3 Lands located within the Midtown Secondary Plan are located within a Major Transit Station Area or a Green Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.
- 16.D.4.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.
- 16.D.4.5 Notwithstanding the Major Transit Station Area identification of the Midtown Secondary Plan, lands proposed to be designated Low Rise Residential Limited, Low Rise Residential Limited Office and Low Rise Residential are not the primary focus for intensification.
- 16.D.4.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to and within established neighbourhoods.

### Cultural Heritage Resources

- 16.D.4.7 The lands within the Midtown Secondary Plan contain significant *Cultural Heritage Landscapes* as identified on Map 9. Accordingly, the policies in Part C, Section 12 apply to all *development, redevelopment* and *site alteration* proposals.
- 16.D.4.8 The *Cultural Heritage Landscapes* contained within the Midtown Secondary Plan include the following:
- a) Gildner Green Neighbourhood Cultural Heritage Landscape;



- b) Gruhn Neighbourhood Cultural Heritage Landscape;
- c) Mount Hope Cemetery Cultural Heritage Landscape;
- d) Union Boulevard Cultural Heritage Landscape;
- e) Iron Horse Trail Cultural Heritage Landscape; and,
- f) Canadian National Railway Line Cultural Heritage Landscape.

16.D.4.9 Existing built *cultural heritage resources* designated under the Ontario Heritage Act and listed as non-designated property on the *Municipal Heritage Register* will be conserved. The following additional property is identified as being of cultural heritage value or interest and should be considered for listing on the *Municipal Heritage Register*:

- a) 40 Linwood Avenue/175 Moore Avenue (Mount Hope Cemetery).

16.D.4.10 A *Heritage Impact Assessment* will be required for *development applications* having the potential to impact property of *Specific Cultural Heritage Landscape Interest*. These properties are identified in the Cultural Heritage Resources Background Study that was prepared to support the Midtown Secondary Plan and include the following:

- a) protected heritage property designated under Part IV and/or Part V of the Ontario Heritage Act;
- b) property listed on the *Municipal Heritage Register* under Section 27 of the Ontario Heritage Act;
- c) 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,
- d) property located *adjacent* protected and listed heritage property.

Where *development* or redevelopment is proposed on property that is of *Specific Cultural Heritage Interest* but not designated or listed under the Ontario Heritage Act, then such *Heritage Impact Assessment* may be scoped and limited in review to assess visual and contextual impact.

### **Urban Design**

16.D.4.11 The *City* will encourage *development* and *redevelopment* along King Street West to be set back appropriately in order to be able to accommodate and provide soft landscaping and/or trees between the building and the street line.

16.D.4.12 The *City* will encourage and support the *redevelopment* of and improvements to existing laneways with the addition of *pedestrian*-scaled lighting and wayfinding elements to enhance *pedestrian* movement, provide recreational opportunities and allow for the development of additional detached dwelling units.

- 16.D.4.13 In addition to the policies in Section 13.C.1, the City will prioritize active transportation connections in the review of *development applications* and will encourage and support the following:
- a) enhanced *pedestrian* crossings at Walter Street and Park Street, Walter Street and Agnes Street, Agnes Street and Park Street, Green Street and Park Street, and Dominion Street and Park Street; and,
  - b) the prioritization of active transportation connections in the form of *multi-use pathways* and cycling infrastructure as part of *development or redevelopment applications*, *infrastructure* projects and any road upgrades or reconstruction projects.
- 16.D.4.14 New residential *infill* will be encouraged to reflect the character, design, massing and materials of the adjacent and surrounding dwellings, including the provision of appropriately sized front porches where they are predominant architectural feature on the street, and requiring an attached or detached garage to be located and setback a minimum distance from the front façade of the principle dwelling.

### **Parkland**

- 16.D.4.15 The *City* will actively search and use the existing Park Trust Fund and cash-in-lieu to develop new parks in the Midtown Secondary Plan area, particularly on sites that submit *development or redevelopment applications*.
- 16.D.4.16 The *City* will designate and support the development of new park space on Pine Street.
- 16.D.4.17 The *City* will require a parkland dedication, in the form of lands rather than a cash-in-lieu contribution, for the property at 77 Wellington Street South at such time as *development or redevelopment applications* are received for lands in this location.

### **Transportation**

- 16.D.4.18 The *City* will encourage the extension of local roads in the following locations as shown on Map 11 to support connectivity and active transportation linkages:
- a) Green Street from King Street West northeasterly; and,
  - b) Union Boulevard to Park Street.
- 16.D.4.19 The *City* will encourage the extension and development of a private streets/laneways in the following locations as shown on Map 11 to support connectivity and active transportation linkages:
- a) from King Street West to Braun Street at such time as *development or redevelopment applications* are received for lands in this location; and,
  - b) from the proposed intersection of Union Boulevard and Park Street to Mount Hope Street. The linkage is encouraged to develop as a Woonerf.
- 16.D.4.20 The following streets and/or multi-use pathways and trails are of cultural heritage value or interest and will be identified as *Heritage Corridors* on Map 9 and Map 11:

- a) Union Boulevard; and,
- b) Iron Horse Trail.

**Land Use Designations in the Midtown Secondary Plan**

16.D.4.22 Where lands are designated Low Rise Residential Limited, Low Rise Residential Limited Office, Low Rise Residential, Medium Rise Residential, High Rise Residential, Mixed Use, Institutional, Innovation Employment and Open Space in the Midtown Secondary Plan as shown on Map 12, the applicable land use designation policies in Part D – Section 15 and Part D – Section 16 will apply.

**Area Specific/Site Specific Policy Areas**

16.D.4.23 For area specific/site specific policy areas for the Midtown Secondary Plan, refer to Section 16.D.3 of this Plan.

## 16.D.5 Victoria Park Secondary Plan

### Preamble

The Victoria Park Secondary Plan is located in the central area of Kitchener and extends from the southerly side of Victoria Street South to the northerly side of Highland Road West and Queen Street South, and from the westerly side of Joseph Street to easterly side of West Avenue. The neighbourhood is located adjacent to the Urban Growth Centre (Downtown) and has a well-established 19<sup>th</sup> and 20<sup>th</sup> century cultural and architectural history and historic park. Victoria Park which opened in 1896, is an exceptionally fine Romantic Landscape style civic park that is well used for recreational and cultural events. The area has significant building heritage from the earliest surviving building in the City (c. 1816 Joseph Schneider House) to early churches, factories, stately residences, workers' houses and row houses to early and contemporary multiple dwellings. Part of the Victoria Park Neighbourhood was designated a Heritage Conservation District under Part V of the Ontario Heritage Act in 1997. The Victoria Park Neighbourhood is in close proximity to the Central Station, Victoria Park and Queen ION stops.

### General Policies

- 16.D.5.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the Victoria Park Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.
- 16.D.5.2 The Victoria Park Secondary Plan is identified and shown on Map 13 contained in Schedule F to this Plan.

### Urban Structure

- 16.D.5.3 Lands located within the Victoria Park Secondary Plan are located within a Major Transit Station Area, Neighbourhood Node, Urban Corridor, Community Area or a Green Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.
- 16.D.5.4. The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.
- 16.D.5.5 Notwithstanding the Major Transit Station Area identification, lands proposed to be designated Low Rise Residential Limited and Low Rise Residential are not the primary focus for intensification.
- 16.D.5.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to and within established neighbourhoods.

### Cultural Heritage Resources

- 16.D.5.7 Part of the lands within the Victoria Park Secondary Plan are contained in a Heritage Conservation District Plan, designated under Part V of the Ontario Heritage Act and are a significant *cultural heritage resource* as identified on Map 9. Part of the Victoria Park Secondary Plan is also identified as a significant *cultural heritage landscape*. Accordingly, the policies in Part C, Section 12 apply to all *development*,

*redevelopment* and/or *site alteration* proposals. In addition, the policies and guidelines of the Victoria Park Area Heritage Conservation District Plan apply to all Part V designated property contained within the Victoria Park Secondary Plan.

- 16.D.5.8 The *Cultural Heritage Landscapes* contained within the Victoria Park Secondary Plan include the following:
- a) Victoria Park Neighbourhood Cultural Heritage Landscape;
  - b) Victoria Park Cultural Heritage Landscape;
  - c) Jubilee Drive Cultural Heritage Landscape;
  - d) Iron Horse Trail Cultural Heritage Landscape; and
  - e) Canadian National Railway Line Cultural Heritage Landscape.
- 16.D.5.9 The identification and conservation of significant *views and vistas* into and out of Victoria Park will be examined and considered as part of a Parks Master Plan for Victoria Park.
- 16.D.5.10 Existing built *cultural heritage resources* designated under the Ontario Heritage Act or listed as non-designated property on the *Municipal Heritage Register* will be conserved.
- 16.D.5.11 A *Heritage Impact Assessment* will be required for *development applications* having the potential to impact property of *Specific Cultural Heritage Landscape Interest*. These properties are identified in the Cultural Heritage Resources Background Study that was prepared to support the Victoria Park Secondary Plan and include the following:
- a) protected heritage property designated under Part IV and/or Part V of the Ontario Heritage Act;
  - b) property listed on the *Municipal Heritage Register* under Section 27 of the Ontario Heritage Act;
  - c) 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,
  - d) property located *adjacent* protected and listed heritage property.

Where *development* or *redevelopment* is proposed on property that is of *Specific Cultural Heritage Interest* but not designated or listed under the Ontario Heritage Act, then such *Heritage Impact Assessment* may be scoped and limited in review to assess visual and contextual impact.

- 16.D.5.12 *Development* and *redevelopment* proposed on property located within the Victoria Park Neighbourhood Cultural Heritage Landscape boundary but not designated under the Ontario Heritage Act, is encouraged to consider the policies and guidelines of the Victoria Park Area Heritage Conservation District Plan.

## **Urban Design**

- 16.D.5.13 The *City* will encourage and support new *development* and *redevelopment* along Victoria Street South to utilize Victoria Street South for site servicing and vehicular access.
- 16.D.5.14 The *City* will encourage *development* and *redevelopment* adjacent to the Victoria Park Heritage Conservation District to reflect the policies and guidelines in the Victoria Park Heritage Conservation District Plan.
- 16.D.5.15 New residential infill will be encouraged to reflect the character, design, massing and materials of the adjacent and surrounding dwellings, including the provision of appropriately sized front porches where they are predominant architectural feature on the street, and requiring an attached or detached garage to be located and setback a minimum distance from the front façade of the principle dwelling.
- 16.D.5.16 The City will encourage and support the creation of a Master Plan for Victoria Park to provide more detailed direction on matters such as:
- a) exploring enhanced connections between the park and the surrounding neighbourhood, streets, commercial areas and multi-use pathways and trails;
  - b) long-term building and facilities planning in the park;
  - c) identifying areas in the park to remain unchanged and areas in the park where change may be accommodated;
  - d) defining in more detail, *priority locations*, significant *views and vistas* to be conserved to, from and within the park boundary (i.e. to the Clock Tower or the Lang Smoke Stack from the park); and,
  - e) opportunities for the Henry Strum Greenway to improve and enhance its design and usability as a public space.
- 16.D.5.17 In addition to the policies in Section 13.C.1, the City will prioritize active transportation connections in the review of *development applications* and will encourage and support the following:
- a) enhanced *pedestrian* and cycling connections to Victoria Park;
  - b) enhanced pedestrian crossings at David Street and Water Street and along Victoria Street South and Queen Street South; and,
  - c) improved accessibility, visibility and wayfinding elements to the Iron Horse Trail, in particular the connection running south along West Avenue from Victoria Park.

## **Parkland**

- 16.D.5.18 The *City* will actively search and use the existing Park Trust Fund and cash-in-lieu to develop new parks in the Victoria Park Secondary Plan area, particularly on sites that submit *development* or *redevelopment* applications.

## **Transportation**

16.D.5.19 The following streets and/or multi-use pathways and trails will be identified as *Heritage Corridors* on Map 9 and Map 11:

- a) Jubilee Drive

## **Land Use Designations in the Victoria Park Secondary Plan**

16.D.5.20 Where lands are designated Low Rise Residential Limited, Low Rise Residential Limited Office, Low Rise Residential, Medium Rise Residential, Mixed Use, Open Space and Natural Heritage Conservation in the Victoria Park Secondary Plan as shown on Map 13, the applicable land use designation policies in Part D – Section 15 and Part D – Section 16 will apply.

## **Area Specific/Site Specific Policy Areas**

16.D.5.21 For area specific/site specific policy areas for the Victoria Park Secondary Plan, refer to Section 16.D.3 of this Plan.

## 16.D.6 Cedar Hill and Schneider Creek Secondary Plan

### Preamble

The Cedar Hill and Schneider Creek Secondary Plan is located in the central area of Kitchener and extends from the southerly side of Benton Street to the northerly side of Stirling Avenue South and from the westerly side of Charles Street East to the backs of the lots on the easterly side of Courtland Avenue East. The neighbourhood is located adjacent to the Urban Growth Centre (Downtown) and is identified as a significant Cultural Heritage Landscape. The Cedar Hill and Schneider Creek Neighbourhood is in close proximity to the Queen, Frederick and Kitchener Market ION stops.

### General Policies

- 16.D.6.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the Cedar Hill and Schneider Creek Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.
- 16.D.6.2 The Cedar Hill and Schneider Creek Secondary Plan is identified and shown on Map 14 contained in Schedule F to this Plan.

### Urban Structure

- 16.D.6.3 Lands located within Cedar Hill and Schneider Creek Secondary Plan are located wholly within a Major Transit Station Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.
- 16.D.6.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.
- 16.D.6.5 Notwithstanding the Major Transit Station Area identification of the Cedar Hill and Schneider Creek Secondary Plan, lands proposed to be designated Low Rise Residential Limited and Low Rise Residential are not the primary focus for intensification.
- 16.D.6.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to and within established neighbourhoods.

### Cultural Heritage Resources

- 16.D.6.7 The lands within the Cedar Hill and Schneider Creek Secondary Plan contain significant *Cultural Heritage Landscapes* as identified on Map 9. Accordingly, the policies in Part C, Section 12 apply to all *development, redevelopment and/or site alteration* proposals.
- 16.D.6.8 The *Cultural Heritage Landscapes* contained within the Cedar Hill and Schneider Creek Secondary Plan include the following:
- a) Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape;  
and



- b) Iron Horse Trail Cultural Heritage Landscape.

16.D.6.9 The Cedar Hill and Schneider Creek Neighbourhood contains several *Priority Locations* at gateway locations which facilitate *views* into and out of the neighbourhoods, accentuating the unique topography of Cedar Hill interfacing with existing *low density residential uses* on local streets. They include:

- a) the intersection of Charles Street East and Cedar Street looking to the southwest;
- b) the intersection of Courtland Avenue East and Cedar Street looking to the northeast;
- c) the intersection of Courtland Avenue East and Madison Avenue North looking to the northeast;
- d) the intersection of Courtland Avenue East and Peter Street looking to the northeast;
- e) the intersection of Charles Street East and Eby Street looking to the southwest;
- f) the intersection of Benton Street at St. George Street looking to the southeast; and,
- g) the intersection of Benton Street at Church Street looking to the southeast.

Corner properties framing the above referenced intersections are identified as being *Property of Specific Cultural Heritage Landscape Interest*. In these locations, the City will regulate building height, setbacks and *built form* in order to ensure a proper transition towards the stable *low density residential uses* on local streets and to protect and enhance views of the hill and the local streetscape features characteristic of this neighbourhood. New *development* and/or *redevelopment* should appropriately frame the intersection, especially where a building of cultural heritage interest is located at the corner.

16.D.6.10 The Cedar Hill and Schneider Creek Neighbourhood contains various *views and vistas* along the local street and towards structures and/or features of cultural heritage interest. They include:

- a) the terminating *vista to the former Bonnie Stuart factory sign* from the intersection of Courtland Avenue East and Cedar Street South;
- b) the terminating *vista* looking down Bruder Avenue to 131 Peter Street;
- c) the terminating *vista* looking down St. George Street to 105 Cedar Street South; and,
- d) the terminating *vista* looking down Hebel Place to 63 Courtland Avenue East.

16.D.6.11 The *view* atop Cedar Hill from Cedar Street looking to the southwest is a unique view from the Cedar Hill Schneider Creek Neighbourhood of the City and of the countryside beyond. Properties contained within Cedar Hill viewshed are identified as being *Property of Specific Cultural Heritage Landscape Interest*. The City will regulate building height, setbacks and *built form* along Cedar Street and along Courtland

Avenue East to protect and enhance this view. The City will also encourage and support enhancements to the *public realm* in the location atop of Cedar Hill to contribute and enhance the pedestrian experience and enjoyment of the *view*.

- 16.D.6.12 The principal facades of buildings and park frontages will be encouraged to locate and orient themselves at the termination of a street or view corridor or at a street intersection, in order to support and enhance the significance of the *Priority Location* or the *view* or *vista*.
- 16.D.6.13 Existing *low density residential uses* in the *cultural heritage landscape* are primarily located on very narrow local streets, some of them one-way streets, with shallow front yards. The predominant *built form* in the *Cultural Heritage Landscape* is single detached dwellings, with most dwellings having front porches and where there is a garage, it is predominantly detached and located at the rear of dwellings.
- 16.D.6.14 Existing built *cultural heritage resources* designated under the Ontario Heritage Act and listed as non-designated property on the *Municipal Heritage Register* will be conserved. The following additional properties are identified as being of cultural heritage interest and should be considered for listing on the *Municipal Heritage Register* through the *City's* four step listing process:
- a) the stamped concrete houses on Peter Street between Whitney Place and the end of Peter Street at the footbridge at Schneider Creek, municipally addressed as 123, 125, 127, 128, 129, 130, 131, 132, 133, 134, 135, 138, 139, 140, 141, 143, 144, and 146 Peter Street;
  - b) 49 and 53 Courtland Avenue East which reportedly have direct ties to the J.M. Schneider and Ahrens families, who were prominent industrialists and community leaders; and,
  - c) 157-159 Benton Street at the northeast corner of Benton Street and Martin Street, reportedly built in 1879 and the oldest house in the Schneider Creek Neighbourhood area.
- 16.D.6.15 A *Heritage Impact Assessment* will be required for *development applications* having the potential to impact property of *Specific Cultural Heritage Landscape Interest*. These properties are identified in the Cultural Heritage Resources Background Study that was prepared to support the Cedar Hill and Schneider Creek Secondary Plan and include the following:
- a) protected heritage property designated under Part IV and/or Part V of the Ontario Heritage Act;
  - b) property listed on the *Municipal Heritage Register* under Section 27 of the Ontario Heritage Act;
  - c) 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);
  - d) property located *adjacent* protected and listed heritage property.
  - e) property within and forming part of an identified *Priority Location* (gateway); and,

- f) property on Cedar Street South, St. George St. and Courtland Avenue East within and forming part of the identified view shed of the long view atop Cedar Hill.

Where *development* or *redevelopment* is proposed on property that is of *Specific Cultural Heritage Landscape Interest* but not designated or listed under the Ontario Heritage Act, then such *Heritage Impact Assessment* may be scoped and limited in review to assess visual and contextual impact.

### **Urban Design**

- 16.D.6.16 The *City* will encourage *development* and *redevelopment* along Courtland Avenue East to address the street and that this street be treated as a main *pedestrian* corridor with wider sidewalks, buildings that address the public realm with high quality design and the accommodation and incorporation of street trees. A safe enhanced *pedestrian* connection will be encouraged to be developed at Peter Street and Courtland Avenue East.
- 16.D.6.17 New *development* and *redevelopment* in this neighbourhood will be designed to respect the significant changes in elevation between neighbouring properties, public realm spaces and views and vistas from the street.
- 16.D.6.18 New *development* and *redevelopment* at the top of Cedar Hill will be designed to mitigate against unwanted, cumulative wind conditions. Specific proposals will require the submission of a wind study and any recommended wind mitigation measures, particularly ones required on the *public realm*, will be required to be implemented as part of the *development application*.
- 16.D.6.19 New residential infill will be encouraged to reflect the character, design, massing and materials of the adjacent and surrounding dwellings, including the provision of appropriately sized front porches where they are predominant architectural feature on the street, and requiring an attached or detached garage to be located and setback a minimum distance from the front façade of the principle dwelling.

### **Parkland**

- 16.D.6.20 The *City* will actively search and use the existing Park Trust Fund and cash-in-lieu to develop new parks in the Cedar Hill and Schneider Creek Secondary Plan area, particularly on sites that submit *development* or *redevelopment* applications.
- 16.D.6.21 The *City* will encourage and support the acquisition of lands adjacent to park space to improve the access, usability and visibility of these park spaces from the street. The following additional measures are encouraged to enhance *pedestrian* access and improve the identities of parks in the Cedar Hill and Schneider Creek Secondary Plan.
  - a) **Kaufman Park** - The *City* will encourage and support the removal of the retaining wall, where possible, to improve access and visibility of the park. New *development* and *redevelopment* proposed along Madison Avenue South, abutting the park, will be encourage to provide public access to Kaufman Park.
  - b) **Sandhills Park** - The *City* will encourage and support improvements to access and the visibility of Sandhills Park at St. George Street, Cedar Street North and Peter Street through the use of wayfinding signage and landscaping. New *development* and *redevelopment* fronting onto Sandhills Park should provide

enhanced glazing and building articulation along the rear façade to provide increased natural surveillance onto the park.

- c) **Mike Wagner Green** - The *City* will encourage and support measures to improve the identity of Mike Wagner Green through the provision of lighting and signage at the south end of Peter Street.

### **Transportation**

- 16.D.6.22 The *City* will consider the closure of Madison Avenue to Charles Street East to vehicular traffic and enhancing the active transportation network/linkages in this vicinity.
- 16.D.6.23 The *City* will encourage and support the enhancement of the Benton Street streetscape with improvements to the support the *pedestrian* environment and active transportation linkages.
- 16.D.6.24 The *City* will encourage and support the enhancement of the connection of Mitchell Street to Benton Street.

### **Land Use Designations in the Cedar Hill and Schneider Creek Secondary Plan**

- 16.D.6.25 Where lands are designated Low Rise Residential Limited, Low Rise Residential, Medium Rise Residential, High Rise Residential, Mixed Use, Innovation Employment, Institutional, Open Space and Natural Heritage Conservation in the Cedar Hill and Schneider Creek Secondary Plan as shown on Map 14, the applicable land use designation policies in Part D – Section 15 and Part D – Section 16 will apply.

### **Area Specific/Site Specific Policy Areas**

- 16.D.6.26 For area specific/site specific policy areas for the Cedar Hill and Schneider Creek Secondary Plan, refer to Section 16.D.3 of this Plan.

## 16.D.7 Rockway Secondary Plan

### Preamble

The Rockway Secondary Plan is located in the central area of Kitchener and extends from the southerly side of the Rockway Golf Course and Conestoga Parkway to the northerly side of Stirling Avenue South and from the westerly side of Mill Street, incorporating both sides of Mill Street to Stirling Avenue to the easterly side of Charles Street East. The Schneider Creek flows through this neighbourhood and it was once the home to several industrial employers and residential uses to support to these industries. With some of the industrial employers leaving the neighbourhood and the introduction of the LRT system into this area is anticipated to diversify and experience a significant amount of growth. This neighbourhood is in close proximity to the Kitchener Market, Borden and Mill ION Stops.

### General Policies

- 16.D.7.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the Rockway Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.
- 16.D.7.2 The Rockway Secondary Plan is identified and shown on Map 15 contained in Schedule F to this Plan.

### Urban Structure

- 16.D.7.3 Lands located within the Rockway Secondary Plan are located within a Major Transit Station Area, Urban Corridor, Community Area or Green Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.
- 16.D.7.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.
- 16.D.7.5 Notwithstanding the Major Transit Station Area identification of the Rockway Secondary Plan, lands proposed to be designated Low Rise Residential Limited and Low Rise Residential are not the primary focus for intensification.
- 16.D.7.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to and within established neighbourhoods.

### Urban Design

- 16.D.7.7 The *City* will encourage and support the *redevelopment* of existing laneways with the addition of *pedestrian*-scaled lighting and wayfinding elements to enhance *pedestrian* movement, provide recreational opportunities and allow for the development of additional detached dwelling units.
- 16.D.7.8 The *City* will encourage and support the provision of pedestrian-scaled lighting and wayfinding elements to improve the quality of laneways and areas adjacent to the Iron Horse Trail.

## **Parkland**

- 16.D.7.9 The *City* will actively search and use the existing Park Trust Fund and cash-in-lieu to develop new parks in the Rockway Secondary Plan area, particularly on sites that submit *development* or *redevelopment* applications.
- 16.D.7.10 The *City* will require a parkland dedication, in the form of lands rather than a cash-in-lieu contribution, for the property at 321-325 Courtland Avenue East at such time as *development* or *redevelopment* applications are received for lands in this location.

## **Transportation**

- 16.D.7.11 The *City* will encourage the extension of local roads in the following locations as shown on Map 11 to support connectivity and active transportation linkages:
- a) Maurice Street from Ottawa Street South to Kent Street; and,
  - b) Hoffman Street to Ottawa Street South.
- 16.D.7.12 The *City* will encourage the extension and development of a private streets/laneways in the following locations as shown on Map 11 to support connectivity and active transportation linkages:
- a) the extension of Maurice Street or extensions of a new private street/laneway to Charles Street East at such time as *development* or *redevelopment* applications are received for lands located at the southwesterly corner of Charles Street East and Sydney Street South;
  - b) Stirling Avenue South to Mill Street at such time as development or redevelopment applications are received for lands in this location;
  - c) the extension of the road network in the vicinity of Palmer Avenue to Borden Avenue South and either a connection back out to Courtland Avenue East or Stirling Avenue South at such time as *development* or *redevelopment* applications are received for lands in this location; and,
  - d) the development of private internal roadways with active transportation linkages in the vicinity of the Mill ION Stop at such time as *development* or *redevelopment* applications are received for lands in this location.

## **Land Use Designations in the Rockway Secondary Plan**

- 16.D.7.13 Where lands are designated Low Rise Residential Limited, Low Rise Residential, Medium Rise Residential, High Rise Residential, Mixed Use, Commercial, General Industrial, Innovation Employment, Institutional, Open Space and Natural Heritage Conservation in the Rockway Secondary Plan as shown on Map 15, the applicable land use designation policies in Part D – Section 15 and Part D – Section 16 will apply.

## **Area Specific/Site Specific Policy Areas**

- 16.D.7.14 For area specific/site specific policy areas for the Rockway Secondary Plan, refer to Section 16.D.3 of this Plan.

## 16.D.8 King Street East Secondary Plan

### Preamble

The King Street East Secondary Plan is located in the central area of Kitchener and extends from the southerly side of Montgomery Road to the northerly side of Cedar Street and from the westerly side of Charles Street East to the easterly side of Weber Street East. The neighbourhood is adjacent to the City's Urban Growth Centre (Downtown) located immediately to the north. It straddles both sides of King Street East and is the entrance to the City and Downtown from the Conestoga Parkway. This area is home to established residential uses which enjoy the amenities of an urban neighbourhood in close proximity to the downtown and two ION stops, the Kitchener Market and the Borden stops.

### General Policies

- 16.D.8.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the King Street East Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.
- 16.D.8.2 The King Street East Secondary Plan is identified and shown on Map 16 contained in Schedule F to this Plan.

### Urban Structure

- 16.D.8.3 Lands located within the King Street East Secondary Plan are located within a Major Transit Station Area, Urban Corridor or a Green Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.
- 16.D.8.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods.
- 16.D.8.5 Notwithstanding the Major Transit Station Area identification of the King Street East Secondary Plan, lands proposed to be designated Low Rise Residential Limited and Low Rise Residential are not the primary focus for intensification.
- 16.D.8.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to and within established neighbourhoods.

### Cultural Heritage Resources

- 16.D.8.7 The lands within the King Street East Secondary Plan contain significant Cultural Heritage Landscapes as identified on Map 9. Accordingly, the policies in Part C, Section 12 apply to all *development*, *redevelopment* and/or *site alteration* proposals.
- 16.D.8.8 The *Cultural Heritage Landscapes* contained within the King Street East Secondary Plan include the following:
- a) Onward Avenue Neighbourhood Cultural Heritage Landscape;
  - b) First Mennonite Church Cemetery Cultural Heritage Landscape; and,

c) St. Peter's Lutheran Church Cultural Heritage Landscape.

16.D.8.9 Existing built cultural heritage resources designated under the Ontario Heritage Act or 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 value or interest and should be considered for listing on the Municipal Heritage Register:

a) 243 Weber Street East (St. Peter's Lutheran Cemetery)

16.D.8.10 A *Heritage Impact Assessment* will be required for *development applications* having the potential to impact property of *Specific Cultural Heritage Landscape Interest*. These properties are identified in the Cultural Heritage Resources Background Study that was prepared to support the King Street East Secondary Plan and include the following:

a) protected heritage property designated under Part IV and/or Part V of the Ontario Heritage Act;

b) property "listed" on the City's Municipal Heritage Register under Section 27 of the Ontario Heritage Act;

c) 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,

d) property located adjacent protected and listed heritage property.

Where *development* or *redevelopment* is proposed on property that is of *Specific Cultural Heritage Landscape Interest* but not designated or listed under the Ontario Heritage Act, then such *Heritage Impact Assessment* may be scoped and limited in review to assess visual and contextual impact.

### **Urban Design**

16.D.8.11 The City will encourage *development* and *redevelopment* along King Street East to provide pedestrian-scaled lighting, streetscape upgrades including the use of gateway features, *public art* and street trees. Buildings will be encouraged to address the public realm with high quality urban design and provide glazing and articulation to provide natural surveillance to enhance public safety.

16.D.8.12 In addition to the policies in Section 13.C.1, the City will prioritize active transportation connections in the review of *development applications* and will encourage and support the following:

a) enhanced *pedestrian* crossings at Cameron Street and King Street East, Pandora Street and King Street East, King Street East and Cedar Street North and Duke Street East and Cedar Street North;

b) enhanced *pedestrian* connections to the Kitchener Market; and,

c) the provision of street trees and increases in the tree canopy to enhance the *pedestrian* experience.



16.D.8.13 New residential infill will be encouraged to reflect the character, design, massing and materials of the adjacent and surrounding dwellings, including the provision of appropriately sized front porches where they are predominant architectural feature on the street, and requiring an attached or detached garage to be located and setback a minimum distance from the front façade of the principle dwelling.

#### **Parkland**

16.D.8.14 The *City* will actively search and use the existing Park Trust Fund and cash-in-lieu to develop new parks in the King Street East Secondary Plan area, particularly on sites that submit *development* or *redevelopment* applications.

#### **Transportation**

16.D.8.15 The City will encourage the extension and development of a private streets/laneways in the following locations as shown on Map 11 to support connectivity and active transportation linkages:

- a) the extension of Crescent Street at such time as development or redevelopment applications are received for lands in this location.

#### **Land Use Designations in the King Street East Secondary Plan**

16.D.8.16 Where lands are designated Low Rise Residential Limited, Low Rise Residential, Medium Rise Residential, High Rise Residential, Mixed Use, Commercial, Institutional and Open Space in the King Street East Secondary Plan as shown on Map 16, the applicable land use designation policies in Part D – Section 15 and Part D – Section 16 will apply.

#### **Area Specific/Site Specific Policy Areas**

16.D.6.17 For area specific/site specific policy areas for the Rockway Secondary Plan, refer to Section 16.D.3 of this Plan.

## 16.D.9 Civic Centre Secondary Plan

### Preamble

The Civic Centre Secondary Plan is located in the central area of Kitchener and extends from the north side of Queen Street North to the south side of Victoria Street North, and from the east side of Weber Street West to Lancaster Street East, incorporating both sides of Lancaster Street. The neighbourhood is located adjacent to the Urban Growth Centre (Downtown) and has a well-established cultural and architectural history associated with many of Kitchener's (originally Berlin's) civic leaders in the late 1800s and early 1900s. The Civic Centre Neighbourhood was designated a Heritage Conservation District under Part V of the Ontario Heritage Act in 2008. This neighbourhood is in close proximity to the Central Station, Kitchener City Hall and Frederick ION stops.

### General Policies

- 16.D.9.1 Parts A, B, C, D, E and F of this Official Plan, where applicable, will apply to the lands affected by the Civic Centre Secondary Plan, save and except where specifically cited within the text of this Secondary Plan.
- 16.D.9.2 The Civic Centre Secondary Plan is identified and shown on Map 17 contained in Schedule F to this Plan.

### Urban Structure

- 16.D.9.3 Lands located within the Civic Centre Secondary Plan are located within a Major Transit Station Area, Urban Corridor, Community Area or Green Area as identified on Map 2. Accordingly, the applicable Urban Structure in Section 3.C.2 will also apply.
- 16.D.9.4 The planned function of Major Transit Station Areas in Secondary Plans is to provide for a range and mix of uses and identify intensification opportunities in appropriate and compatible locations to support ION while protecting the established character of the existing neighbourhoods
- 16.D.9.5 Notwithstanding the Major Transit Station Area identification, lands proposed to be designated Low Rise Residential Limited, Low Rise Residential Limited Office and Low Rise Residential are not the primary focus for intensification.
- 16.D.9.6 Notwithstanding the identification of lands in a Major Transit Station Area, the policies and regulations of the applicable land use designations and implementing zoning may be more restrictive to ensure appropriate and compatible development and/or redevelopment adjacent to and within established neighbourhoods.

### Cultural Heritage Resources

- 16.D.9.7 Part of the lands within the Civic Centre Secondary Plan are contained in a Heritage Conservation District Plan, designated under Part V of the Ontario Heritage Act and are a significant *cultural heritage resource* as identified on Map 9. Part of the Civic Centre Secondary Plan area is also identified as a significant *cultural heritage landscape*. Accordingly, the policies in Part C, Section 12 apply to all *development, redevelopment* and/or *site alteration* proposals. In addition, the policies and guidelines of the Civic Centre Neighbourhood Heritage Conservation District Plan apply to all Part V designated property contained within the Civic Centre Secondary Plan.

16.D.9.8 The *Cultural Heritage Landscapes* contained within the Civic Centre Secondary Plan include the following:

- a) Civic Centre Neighbourhood Cultural Heritage Landscape.

16.D.9.9 Existing built *cultural heritage resources* designated under the Ontario Heritage Act or listed as non-designated property on the *Municipal Heritage Register* will be conserved.

16.D.9.10 A *Heritage Impact Assessment* will be required for *development applications* having the potential to impact property of *Specific Cultural Heritage Landscape Interest*. These properties are identified in the Cultural Heritage Resources Background Study that was prepared to support the Civic Centre Secondary Plan and include the following:

- a) protected heritage property designated under Part IV and/or Part V of the Ontario Heritage Act;
- b) property listed on the *Municipal Heritage Register* under Section 27 of the Ontario Heritage Act;
- c) 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,
- d) property located *adjacent* protected and listed heritage property.

Where *development* or *redevelopment* is proposed on property that is of *Specific Cultural Heritage Interest* but not designated or listed under the Ontario Heritage Act, then such *Heritage Impact Assessment* may be scoped and limited in review to assess visual and contextual impact.

### **Urban Design**

16.D.9.11 The *City* will encourage and support the *redevelopment* of and improvements to existing laneways with the addition of *pedestrian*-scaled lighting and wayfinding elements to enhance *pedestrian* movement, provide recreational opportunities and allow for the development of additional detached dwelling units.

16.D.9.12 The Civic Centre Neighbourhood contains *Priority Locations* at gateway locations which facilitate views into and out of the Heritage Conservation District. They include:

- a) the intersection of Victoria Street North and Ahrens Street;
- b) the intersection of Victoria Street North and Margaret Avenue;
- c) the intersection of Victoria Street North and Ellen Street; and,
- d) the intersection of Victoria Street North and St. Leger Street.

In these locations, the *City* will encourage buildings to be of high quality design and be oriented towards the *public realm* to providing welcoming wayfinding into the neighbourhood and frame the heritage conservation district.

- 16.D.9.13 The *City* will encourage *developments* and *redevelopments* of properties located on Victoria Street North and Weber Street West to utilize the arterial street, where it is feasible, for primary access into these sites. The laneway at the rear of these properties will be encouraged to be utilized for secondary access and will be required to be upgraded and improved to activate the laneway as noted in Policy 16.D.9.11 above.
- 16.D.9.14 The City will encourage development and redevelopment adjacent to the Civic Centre Heritage Conservation District to reflect the policies and guidelines in the Civic Centre Heritage Conservation District Plan.
- 16.D.9.15 New residential infill will be encouraged to reflect the character, design, massing and materials of the adjacent and surrounding dwellings, including the provision of appropriately sized front porches where they are predominant architectural feature on the street, and requiring an attached or detached garage to be located and setback a minimum distance from the front façade of the principle dwelling.

### **Parkland**

- 16.D.9.16 The *City* will actively search and use the existing Park Trust Fund and cash-in-lieu to develop new parks in the Civic Centre Secondary Plan area, particularly on sites that submit *development* or *redevelopment* applications.

### **Land Use Designations in the Civic Centre Secondary Plan**

- 16.D.9.17 Where lands are designated Low Rise Residential Limited, Low Rise Residential Limited Office, Low Rise Residential, Medium Rise Residential, High Rise Residential, Mixed Use and Open Space in the Civic Centre Secondary Plan as shown on Map 17, the applicable land use designation policies in Part D – Section 15 and Part D – Section 16 will apply.

### **Area Specific/Site Specific Policy Areas**

- 16.D.9.18 For area specific/site specific policy areas for the Civic Centre Secondary Plan, refer to Section 16.D.3 of this Plan.