Appendix G – Victoria Street

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January 21, 2019

Neighbourhood Residents, Property Owners and Interested Community Members

RE: Public Open House – Neighbourhood Planning Review
Victoria Street 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 Victoria Street 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: Tuesday, February 5th, 2019
7:00 pm – 9:00 pm (Drop-in format)
Location: Kitchener City Hall – Conestoga Room
200 King Street West.
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 Victoria Street Secondary Plan is recommended to add to the Victoria Park Secondary Plan. The remaining portion of the Victoria Street 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 February 5th, 2019.

Your input is important and Planning Staff look forward to hearing from you on February 5th!

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
   Erin Power, Communications & Marketing Associate
   Councillor Debbie Chapman
Victoria Street Secondary Plan Area – Aerial Photo
Victoria Street Secondary Plan - Existing Zoning
## Victoria Street Secondary Plan – Land Uses

### Low Rise Residential

**DESCRIPTION / RANGE OF PERMITTED USES:** Low density housing types, including Single Detached Dwelling, Duplex Dwelling, Semi-Detached Dwelling, Street Townhouse Dwellings, Cluster Townhouse Dwellings, low rise Multiple Dwellings and Special Needs Housing.

FSR: Maximum of 0.6  
MAXIMUM BUILDING HEIGHT: 3 storeys or 11 metres

### Medium Rise Residential

**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

### Mixed Use

**DESCRIPTION / RANGE OF PERMITTED USES:** Permits a broad range and compatible mix of commercial, retail, institutional, and residential uses, either on the same site or within the same building. 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.

FSR: Minimum of 0.6 / Maximum of 1.0  
MAXIMUM BUILDING HEIGHT: 3 storeys

### Major Infrastructure and Utility

**DESCRIPTION / RANGE OF PERMITTED USES:** The purpose of this land use is to provide for large scale infrastructure and utilities for public uses.

### 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.

### Natural Heritage Conservation

**DESCRIPTION:** These natural heritage features are intended to be protected and/or conserved for their ecological functions. Natural heritage features can include provincially or locally significant wetlands, valleys, woodlands, threatened or endangered species habitat, and lands subject to natural hazards or flooding. No new development is permitted in these areas.

**RANGE OF PERMITTED USES:** Conservation Activities; Forest, Fish, and Wildlife Management; and Small-Scale Passive Recreation Activities (i.e. Trails).
## Proposed Residential (RES) Zones

<table>
<thead>
<tr>
<th>Secondary Plan Land Use</th>
<th>Proposed RES ZONE</th>
<th>Purpose of Proposed RES ZONE</th>
<th>Proposed Permitted Residential Uses*</th>
<th>Proposed Permitted Non-Residential Uses*</th>
<th>Max. # of Storeys</th>
<th>Min. and Max. Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Rise Residential</td>
<td>RES-4</td>
<td>Accommodate a range of low density dwelling types that allow up to four dwelling units on a range of lot sizes in low rise areas.</td>
<td><img src="residential_uses.png" alt="Residential Uses" /></td>
<td>Home Occupation</td>
<td>3, 4 if fronting onto Regional Rd or City Arterial St</td>
<td>Max – 0.6</td>
</tr>
<tr>
<td></td>
<td>RES-5</td>
<td>Accommodate the widest range of low density dwelling types on the widest range of lot sizes in low rise areas.</td>
<td><img src="residential_uses.png" alt="Residential Uses" /></td>
<td>Home Occupation</td>
<td>The site specific may limit height and FSR depending on property context and heritage attributes (TBD)</td>
<td></td>
</tr>
<tr>
<td>Medium Rise Residential</td>
<td>RES-6</td>
<td>Accommodate medium density dwelling types and some complementary non-residential uses in medium rise residential areas.</td>
<td><img src="residential_uses.png" alt="Residential Uses" /></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>Major Infrastructure and Utility</td>
<td>MIU-1</td>
<td>Provide for large scale infrastructure and utilities for public uses.</td>
<td>Granum River Transit and Hydro</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Use</td>
<td>MIX-1</td>
<td>Accommodates a variety of uses within mixed use buildings and mixed use developments at a low density and scale in Neighbourhood Nodes and other areas that are adjacent to proper with low density residential uses.</td>
<td>Adult Education School, Artisan's Establishment, Brewpub, Cluster Townhouse Dwelling, Commercial Entertainment, Commercial School, Community Facility, Computer/Electronic/Data Processing/Server Establishment, Craftsman Shop, Cultural Facility, 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, Personal Services, Pet Services Establishment, Place of Worship, Print Shop, Research and Development Establishment, Restaurant, Retail, Secondary School, Small Residential Care Facility, Social Service Establishment, Veterinary Services</td>
<td>4 Storeys</td>
<td>Min – 0.6 Max – 1.0</td>
</tr>
<tr>
<td>Open Space</td>
<td>OSR-2</td>
<td>To provide a comprehensive and connected parkland and open space system.</td>
<td>Outdoor Active Recreation, Outdoor Passive Recreation and Cemeteries</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Heritage Conservation</td>
<td>NHC-1</td>
<td>To protect and/or conserve natural heritage features and their ecological functions.</td>
<td>Existing Agriculture and Natural Heritage Conservation</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>EUF-1</td>
<td>Recognize existing uses within a floodway or floodplain.</td>
<td>Existing Uses</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Uses/zones subject to additional regulation and site specifics.

- Additional site specific provisions will be drafted and applied to relevant properties to implement urban design and neighbourhood character elements and cultural heritage objectives and other site contextual considerations.
ZONING, SITE SPECIFIC REGULATIONS & URBAN DESIGN GUIDELINES

WHAT IS ZONING?

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 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.
City of Kitchener

NEIGHBOURHOOD CHARACTER

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>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Design, Materials &amp; Colours</th>
<th>Very Important</th>
<th>Important</th>
<th>Indifferent</th>
<th>Not Important</th>
<th>Do not Regulate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Question: How important is it that the City regulates this feature? (ie: protect the built form contributing to significant views within and into the neighbourhood)</td>
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</tbody>
</table>

POTENTIAL CONSERVATION TOOLS IDENTIFIED:

<table>
<thead>
<tr>
<th>Neighbourhood Character Element</th>
<th>Secondary Plan Policy</th>
<th>Zoning Regulation</th>
<th>Urban Design Guidelines</th>
<th>Heritage Tool</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Porches</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Garages</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Built Form Transitions</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Building Design, Materials, Colours</td>
<td>✓</td>
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<td>✓</td>
<td>✓</td>
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<tr>
<td>Setbacks</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>Entry Features / Focal Points</td>
<td>✓</td>
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<td>✓</td>
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</tbody>
</table>
# Neighbourhood Character

## How Important Is It That the City Regulate...

<table>
<thead>
<tr>
<th>Feature</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><strong>Front Porches</strong></td>
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<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>
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<tr>
<td><strong>Garages</strong></td>
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<tr>
<td>Question: How important is it that the City regulate garages (i.e., setback, location on lot etc.)</td>
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<td><strong>Built Form Transition</strong></td>
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<tr>
<td>Question: How important is it that the City regulates this feature? (i.e., requires new development to respect existing built form?)</td>
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<tr>
<td><strong>Setbacks</strong></td>
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<tr>
<td>Question: How important is it that the City regulates this feature? (i.e., requires that buildings form a consistent street edge?)</td>
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Tools To Protect Neighbourhood Character

**Built Heritage Resources**
means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

**Cultural Heritage Landscapes**
means a defined 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 may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

**Heritage Act Tools**
- Heritage Conservation Easement Agreements
- Designation of Individual Properties (Part IV)
- Designation of Groups of Properties (Part V – Heritage Conservation District)
- Listing of Individual Properties
- Heritage Funding (Grants and Tax Refunds)

**Planning Act Tools**
- Official Plan/Secondary Plan Policies
- Community Improvement Plans
- Zoning By-law Regulations
- Subdivision Agreements
- Demolition Control
- Site Plan Control
- Urban Design Guidelines

**Other Tools**
- Corridor Management Plans
- Park Management Plans
- Stewardship Activities
- Public Education
- Commemoration and Interpretation
Listed Non-Designated Properties versus Designated Properties

Listed Non-Designated Properties

Under the Ontario Heritage Act, the City can list non-designated properties of cultural heritage value or interest on the Municipal Heritage Register. Listing is the first step the City should take to identify properties that may warrant some form of recognition, conservation and/or protection. Listing provides interim protection from demolition by increasing the amount of time the City has to process a demolition permit under the Ontario Building Code (generally from 10 to 60 business days) to provide an opportunity to evaluate whether the property merits formal designation. Listing also enables the City to ask for Heritage Impact Assessments and/or Conservation Plans with the submission of a complete Planning Act application.

Designated Properties

Under the Ontario Heritage Act, the City can pass by-laws to formally designate properties of cultural heritage value or interest. Formal designation is one way of publicly acknowledging a property's heritage value to the community. Designation also helps conserve important properties for the enjoyment of present and future generations by ensuring that changes are managed in a way that respects the heritage values. This includes protection from demolition. The City has designated approximately 85 individual properties and 4 heritage conservation districts.
<table>
<thead>
<tr>
<th>Name</th>
<th>Mailing Address</th>
<th>Postal Code</th>
<th>Phone Number*</th>
<th>E-mail Address*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>55 Margaret Ave</td>
<td>N2H 4H8</td>
<td></td>
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<td></td>
<td>67 Agnes St.</td>
<td>N2G 2E9</td>
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<tr>
<td></td>
<td>63-178 Cherry</td>
<td>N2G 5A1</td>
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<td></td>
<td>200 Victoria St. North</td>
<td>N2H 5C6</td>
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<td></td>
<td>238 Victoria St. South</td>
<td>N2N 1R5</td>
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* optional
<table>
<thead>
<tr>
<th>Name</th>
<th>Mailing Address</th>
<th>Postal Code</th>
<th>Phone Number*</th>
<th>E-mail Address*</th>
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<tbody>
<tr>
<td></td>
<td>304 Victoria Street South</td>
<td>NZM 3A3</td>
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<td></td>
<td>110 Strange St. Kitchener</td>
<td>N2G 1R3</td>
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<td></td>
<td>301 Victoria St. Kitchener</td>
<td>N2G 4L2</td>
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<td>47 Talbot St. Kitchener</td>
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<td>P.O. Box 284 Caribiner</td>
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* optional
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<thead>
<tr>
<th>Name</th>
<th>Mailing Address</th>
<th>Postal Code</th>
<th>Phone Number*</th>
<th>E-mail Address*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>880 Victoria St.</td>
<td>N2M 3A3</td>
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<tr>
<td></td>
<td>162 Victoria St. South</td>
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<tr>
<td></td>
<td>151 Brighton St. Waterloo</td>
<td>N2T 3G1</td>
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<tr>
<td></td>
<td>270-310 Pine St S</td>
<td>N2K 1E2</td>
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<td></td>
<td>40 Cherry St.</td>
<td>N2E 2C6</td>
<td></td>
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<tr>
<td></td>
<td>40 Cherry St</td>
<td>N2G 2C6</td>
<td></td>
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<tr>
<td></td>
<td>23 Herlan Ave.</td>
<td>N2G 2C4</td>
<td></td>
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<tr>
<td></td>
<td>1-199 Mansion St</td>
<td>N2H 2A1</td>
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</tbody>
</table>
Victoria Street Secondary Plan Review
Public Open House #1 Comment Form

Thank you for attending the Victoria Street 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 February 28, 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?

⇒ The property is now in Vic. Park Sec. Plan.

⇒ did not get any notice or information regarding Vic. Park Sec. Plan review.

Victoria Street Secondary Plan Review
Write your additional comments here:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

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: __________________________________

Email: __________________________________________
Victoria Street Secondary Plan Review
Public Open House #1 Comment Form

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1. What are your comments about the land use designations?
I think that the land use designations need to take low income housing into account. Keeping Patricia Avenue as low rise residential is important to this in my opinion.

2. What are your comments about the zoning?
I think the zoning appropriately reflects the existing neighbourhood and prevents increased density (high rise buildings).

3. What else should be considered to ensure that future development in this area is compatible with the existing neighbourhood character?
The area needs a community centre that appropriately reflects the neighbourhood's diversity.

Victoria Street Secondary Plan Review
Victoria Street Secondary Plan Review
Public Open House #1 Comment Form

Write your additional comments here:


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: 47 Talbot Street, Nan 2AB  
Email:  

Victoria Street Secondary Plan Review
Victoria Street Secondary Plan Review
Public Open House #1 Comment Form

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

   It is difficult to get the big picture of secondary plan development.

2. What are your comments about the zoning?

   What are alternative tools beside zoning? What are the pros and cons of alternative tools?

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

   

Victoria Street Secondary Plan Review
Victoria Street Secondary Plan Review
Public Open House #1 Comment Form

Write your additional comments here:

It is difficult to understand how the City of Kitchener / Region of Waterloo work together.

How Kitchener has control over, and what is outside of Kitchener control.

My understanding is that secondary plan means it is a focus areas within the City, while other areas are not a focus area.

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: 213 170 Cherry St. Kitchener N2C 5A9

Email:
Hi there, my comment is that I am generally supportive of higher density to enable simpler redevelopment throughout the city because it makes housing more affordable, makes the city more lively and walkable, and increases the tax base. For this specific neighbourhood, I would support a change of all the RES-5 zones to RES-6. It would also make a lot of sense to change the RES-4 area along Victoria Street to RES-5. - Jeremy Krygsman

On Mon, Feb 25, 2019 at 8:50 AM <SecondaryPlans@kitchener.ca> wrote:

Good morning Neighbourhood Residents and Community Members,

Thank you for your interest and participation in the Public Open House – Neighbourhood Specific Secondary Plan Review for Victoria Park Secondary Plan dated February 05, 2019

Here is the link to the information presented in the open house: https://www.kitchener.ca/en/city-services/victoria-street.aspx

Please note that the comments are due by March 15th. Your input is important and Planning Staff look forward to hearing from you.

Sincerely,

Preet

Preet Kohli, B. Arch., MES., PMP
Technical Assistant (Policy) | Planning Division | City of Kitchener
519-741-2200 ext. 7041 | TTY 1-866-969-9994

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Hi Preet Kohli
Technical Assistant (Policy) / Planning division/ city of Kitchener:
Thank you for the information.
Sincerely,

On Wed, Feb 6, 2019 at 2:27 PM <SecondaryPlans@kitchener.ca> wrote:

Hello

Thank you for your interest in Victoria Street Secondary Plan reviews.

The City is undertaking a detailed review of the land use and planning framework for many specific Kitchener neighbourhoods, known as Neighbourhood Planning Reviews (link below). 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 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 secondary plans to create new ones.

As per our conversations from yesterday at the Victoria Street Secondary Plan open house. Below are the links to the information you had requested. The areas within line-hatch is for all the secondary plans. Some of the secondary plans are currently under review and the timing of other Secondary Plans is yet to be determined, you can find more information in the second link below.

Land Use Map:


Please note, your property, 170 Cherry St. is not located within any of the new and old secondary plans.
If you have any questions, please feel free to us know.

Regards,

Preet

Preet Kohli, B. Arch., MES., PMP

Technical Assistant (Policy) | Planning Division | City of Kitchener
519-741-2200 ext. 7041 | TTY 1-866-969-9994
Hello [REPLACE_NAME]

Thank you for your interest in Victoria Street Secondary Plan reviews.

The City is undertaking a detailed review of the land use and planning framework for many specific Kitchener neighbourhoods, known as Neighbourhood Planning Reviews (link below). 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 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 secondary plans to create new ones.

As per our conversations from yesterday at the Victoria Street Secondary Plan open house. Below are the links to the information you had requested. The areas within line-hatch is for all the secondary plans. Some of the secondary plans are currently under review and the timing of other Secondary Plans is yet to be determined, you can find more information in the second link below.


Please note, your property, 170 Cherry St. is not located within any of the new and old secondary plans.

If you have any questions, please feel free to us know.

Regards,

Preet Kohli, B. Arch., MES., PMP
Technical Assistant (Policy) | Planning Division | City of Kitchener
519-741-2200 ext. 7041 | TTY 1-866-969-9994
Hello

Thank you for interest in the Victoria Park Secondary Plan review. I am following up on our conversations from yesterday at the Victoria Street Secondary Plan. Below is the link to the notice, panels and comment form presented during Victoria Park Secondary Plan.


Please feel free to contact us if you have any question.

Regards,

Preet

Preet Kohli, B. Arch., MES., PMP
Technical Assistant (Policy) | Planning Division | City of Kitchener
519-741-2200 ext. 7041 | TTY 1-866-969-9994
Hi Tina,

Thanks for the update. I hope you are feeling better. Regards,

Dave

Sent from my iPhone

> On Feb 7, 2019, at 11:16 AM, <Tina.MaloneWright@kitchener.ca> <Tina.MaloneWright@kitchener.ca> wrote:
> Hi Dave,
> Thank you for your emails. I apologize for the delay in response. I have been out of the office sick and was not
able to even attend my own meeting on Tuesday night. All the information that was presented at the Open House on
Tuesday, February 5th will be posted to the City's website shortly under Victoria Street tab. Here is the link.
> If your mother's property is located in the shaded area, it is likely proposed to be part of the new Victoria Park
Secondary Plan. For the proposed land use and zoning information, I would refer you to the Victoria Park tab at the
link.
> With respect to plans and the risk of expropriation, Victoria Street South is a Regional Road and under the
jurisdiction of the Region of Waterloo and not the City of Kitchener. You may want to contact the Transportation
Planning Staff at the Region's Office for more information related to future plans and risks to your mother's
property.
> Please let me know if you have any further questions or comments.
> Thank you for your interest in the Victoria Street/Victoria Park Planning Reviews.
> 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
> -----Original Message-----
> From: Dave Pejic <dave.pejic@kitchener.ca>
> Sent: Thursday, January 31, 2019 6:22 PM
> To: Tina MaloneWright <Tina.MaloneWright@kitchener.ca>
> Subject: Re: Victoria St secondary plan
> Hi Tina,
> Thank you for the information. Are the house on the street in the shaded area at risk of expropriation?
> I am not opposed to selling the property but I would have to make arrangements for my elderly mother who lives
there. Regards,
> Dave
> Sent from my iPhone
On Jan 31, 2019, at 3:25 PM, <Tina.MaloneWright@kitchener.ca> <Tina.MaloneWright@kitchener.ca> wrote:

Hello David,

The grey shaded area on the location map in letter you received is the area/boundary of the existing Victoria Street Secondary Plan which was approved as part of the City's Official Plan in 1994. The Victoria Street Secondary Plan is the land use plan for this area. The land use plan informs the zoning that is applied to lands.

The City's new Official Plan was approved in 2014, however 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.

Now that these studies are done, the City is now reviewing all of the Secondary Plans and in the process of updating and applying new Land Use Designations and Zoning Regulations.

Draft Land Use Designations and Zoning Regulations have been applied to the lands in the Victoria Street Secondary Plan for your consideration and review at the Open House scheduled for February 5th, 2019. The purpose of the Open House is to present this updated information and receive your comments on same.

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

Hopefully this answers your question. If a phone call would assist, please let me know.

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

-----Original Message-----

From: Dave Pejic
Sent: Thursday, January 31, 2019 7:15 AM
To: Tina MaloneWright <Tina.MaloneWright@kitchener.ca>
Subject: Victoria St secondary plan

Hello Tina,

I received a letter about the Victoria St secondary plan study. My house is in the shaded area on the map. Could you please explain what the plan is all about? I look forward to hearing from you soon.

David Pejic

Sent from my iPhone
<table>
<thead>
<tr>
<th>IDF</th>
<th>Address</th>
<th>Date</th>
<th>Comment</th>
<th>Response</th>
<th>Notes:</th>
<th>Individual Response Sent</th>
<th>Landowner in Victoria Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>166</td>
<td>Victoria St S</td>
<td>August 28, 2018</td>
<td>The zoning was changed to MU-1 status in 2010, then again in 2012. I believe there were some changes made to certain properties on the street. I was sent a DRAFT notification of this but at the time I thought because draft was written across every page that this was not a final change. I didn't receive any follow up after. Anyway, I put it up for sale in April as I retired and no longer needed it for my business. As I'm looking for a buyer and after a couple of people interested about living there, I started to think that if it doesn't sell maybe I should do a couple of small renovations and rent it out. After checking this out with my real estate agent, he informed me that things had changed and I was no longer able to do that because it needed an environmental study done before the city would allow it. That section of the information I have is APPENDIX A - SPECIAL USE PROVISIONS 401. Now feel like my hands are tied if it doesn't sell as I would like to possibly use it for that purpose but can't. My question is, was there ever an environmental study done on this land and if so, what was the determination or what would it require to go about finding out if the zoning could ever be changed to residential and the cost of doing things that are required? I hope I have explained this properly so that you understand the guidance I am looking for to help me proceed. I am more than willing to come in and discuss my options with you to determine what I can or can't do with the property. Right now I am forced to pay high up to date of this building:</td>
<td>The subject property was zoned MU-1, 401U in 2012. At that time this property was identified by the Region of Waterloo as requiring further environmental consideration. This means that, residential uses and day care facility including a single detached dwelling may be permitted upon receipt of a Record of Site Condition. The subject property is proposed to retain the mixed use zoning and in consultation with the Region of Waterloo it will be determined if the provisions in 401U need to be retained. The current MU-1 zone does permit low rise residential uses but the proposed MX-4 zone will not permit a single detached dwelling.</td>
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<tr>
<td>2</td>
<td>No address provided.</td>
<td>Jan. 31, 2019</td>
<td>Received a letter about the Victoria St secondary plan study. My house is in the shaded area on the map. Could you please explain what the plan is all about?</td>
<td>The grey shaded area on the location map in letter you received is in the area/boundary of the existing Victoria Street Secondary Plan which was approved as part of the City’s Official Plan in 1994. The Victoria Street Secondary Plan is the land use plan for this area. The land use plan informs the zoning that is applied to lands.</td>
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<tr>
<td>3</td>
<td>No address provided.</td>
<td>Jan. 31, 2019</td>
<td>Are the house on the street in the shaded area at risk of expropriation? I am not opposed to selling the property but I would have to make arrangements for my elderly mother who lives there.</td>
<td>If your mother’s property is located in the shaded area, it is likely to be proposed to be part of the new Victoria Park Secondary Plan. For the proposed land use and zoning information, I would refer you to the Victoria Park tab at the link. With respect to plans and the risk of expropriation, Victoria Street South is a Regional Road and under the jurisdiction of the Region of Waterloo and not the City of Kitchener. You may want to contact the Transportation Planning Staff at the Region’s Office for more information related to future plans and risks to your mother’s property.</td>
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<td>4</td>
<td>Talbot Street</td>
<td>February 5, 2019</td>
<td>Think that the land use designations need to take low income housing into account. By keeping Patricia Avenue as low rise residential is important to this in my opinion. Think the zoning appropriately reflects the existing community and prevents increased density (high rise buildings). The area needs a community centre that appropriately reflects the neighbourhood’s diversity.</td>
<td>Thank you for your comments.</td>
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<td>6</td>
<td>170 Cherry St</td>
<td>February 5, 2019</td>
<td>It is difficult to get the big picture of “secondary plan” development What are alternative tools beside zoning? What are the pros and cons of alternative tools? It is difficult to understand how City of Kitchener / Region of Waterloo work together How Kitchener has control, and what is outside of Kitchener control My understanding is that secondary plan means it is a focus area within the City, which other area are not a focus area.</td>
<td>There is information on our website to explain the Neighbourhood Planning Review process. In summary our Secondary Plans and Zoning for these neighborhoods is out of date as some of these plans are 25-30 years old. The review is necessary to implement new legislation and direction from the Province, Region and City and other agencies. The City also uses Urban Design Guidelines to guide growth and development in addition to zoning regulations. You are correct in that there are some services that are under the jurisdiction of the Region and others that are under the jurisdiction of the City. Planning is one service that is provided at both the Regional and City level. Our plans must conform to the higher order Regional plans. Secondary Plans are done to guide growth and development for a specific geographic area.</td>
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<td>7</td>
<td>No information.</td>
<td>February 21, 2019</td>
<td>I am generally supportive of higher density to enable simpler redevelopment throughout the city because it makes housing more affordable, makes the city more lively and walkable, and increases the tax base. For this specific neighborhood, I would support a change of all the RES-5 zones to RES-6. It would also make a lot of sense to change the RES-4 area along Victoria Street to RES-5.</td>
<td>Thank you for your comments. Part of the review of the Secondary Plans includes determining the best locations for intensification and ensuring little to no impacts on our stable established neighbourhoods. The Victoria Street area provides several opportunities for higher density residential development.</td>
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