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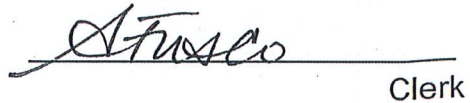
AMANDA FUSCO, CITY CLERK
CITY OF KITCHENER

Official Plan of the

City of Kitchener

Amendment No. 42

The attached explanatory text, constituting Amendment No. 42, of the Official Plan of the City of Kitchener was prepared by The Corporation of the City of Kitchener and subsequently adopted by By-law Number 2024-019 under the provisions of Section 21 of The Planning Act, R.S.O. 1990, c.P13, on the 29th day of January, 2024.


Mayor
Clerk

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BY-LAW NUMBER 2024-019

AMANDA FUSCO, CITY CLERK
CITY OF KITCHENER

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to adopt Amendment No. 42 to the
Official Plan)

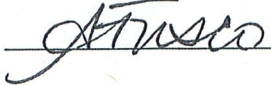
The Council of The Corporation of the City of Kitchener in accordance with the provisions of Section 21 of The Planning Act, R.S.O. 1990, c.P13 hereby enacts as follows:

1. That Amendment No. 42 to the Official Plan for the City of Kitchener, consisting of the attached explanatory text, is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to The Regional Municipality of Waterloo for approval of Amendment No. 42 to the Official Plan of the City of Kitchener.
3. This By-law shall come into force and take effect on the day of final passing thereof.

PASSED at the Council Chambers in the City of Kitchener this 29th day of January, A.D. 2024.




Mayor


Clerk

AMENDMENT NO. 42 TO THE OFFICIAL PLAN

OF THE CITY OF KITCHENER

CITY OF KITCHENER

485 Huron Road

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CITY OF KITCHENER

485 Huron Road

INDEX

SECTION 1	TITLE AND COMPONENTS
SECTION 2	PURPOSE OF THE AMENDMENT
SECTION 3	BASIS OF THE AMENDMENT
SECTION 4	THE AMENDMENT

APPENDICES

APPENDIX 1	Notice of the Meeting of Planning and Strategic Initiatives Committee of January 22, 2024
APPENDIX 2	Minutes of the Meeting of Planning and Strategic Initiatives Committee – January 22, 2024
APPENDIX 3	Minutes of the Meeting of City Council – January 29, 2024

AMENDMENT NO. 42 TO THE OFFICIAL PLAN OF THE CITY OF KITCHENER

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. 42 to the Official Plan of the City of Kitchener (2014). This amendment is comprised of Sections 1 to 4 inclusive.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of the Official Plan Amendment is to amend the Official Plan by adding wording to Policy 15.D.12.41 c) to also permit a warehouse use on the subject lands.

SECTION 3 – BASIS OF THE AMENDMENT

Planning Analysis

Planning Act, R.S.O. 1990, c. P.13 25.

Section 2 of the Planning Act establishes matters of provincial interest and states that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) The minimization of waste;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- k) The adequate provision of employment opportunities;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) The promotion of built form that,
 - (i) Is well-designed,
 - (ii) Encourages a sense of place, and
 - (iii) Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

These matters of provincial interest are addressed and are implemented through the Provincial Policy Statement, 2020, as it directs how and where development is to occur. The City's Official Plan is the most important vehicle for the implementation of the Provincial Policy Statement, 2020 and to ensure Provincial policy is adhered to.

The Ministry of Municipal Affairs and Housing is proposing an integrated province-wide land use planning policy document, potentially replacing the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, with a singular

Provincial Planning Statement (PPS) which is in draft form and not in effect at the time this report was prepared.

Provincial Policy Statement, 2020:

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS promotes efficient development and land use patterns, as well as accommodating an appropriate mix of affordable and market-based residential dwelling types with other land uses, while supporting the environment, public health and safety. Provincial policies promote the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

To support provincial policies relating to the optimization of infrastructure, transit and active transportation, the proposed designation and zoning facilitate a compact form of development which efficiently uses the lands, is in close proximity to transit options including bus transit and makes efficient use of both existing roads and active transportation networks. The lands are serviced and are in proximity to parks, trails and other community uses.

Planning staff is of the opinion that the proposed applications will facilitate the development of an area that is compatible with the surrounding community, helps manage growth, is transit supportive and will make use of the existing infrastructure. No new public roads would be required for the proposed development and Engineering staff have confirmed there is capacity in the sanitary sewer to permit the warehouse use on the subject lands.

Based on the foregoing, staff is of the opinion that this proposal is in conformity with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan):

The Growth Plan supports the development of complete and compact communities that are designed to support healthy and active living, make efficient use of land and infrastructure, provide for a range, and mix of housing types, jobs, and services, at densities and in locations which support transit viability and active transportation. Policies of the Growth Plan promote growth within strategic growth areas, in order to provide a focus for investments in transit and other types of infrastructure.

Policies 2.2.1.4 states that complete communities will:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. public service facilities, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
- g) integrate green infrastructure and appropriate low impact development.

The Growth Plan supports planning for a complete community to meet the needs for daily living and providing convenient access to an appropriate mix of jobs, local services, public service facilities, and housing.

Planning staff is of the opinion that the applications conform to the Growth Plan. The development of the subject lands with an accessory employment use within the City's delineated Built-Up Area, contributes to a complete community.

Regional Official Plan (ROP):

Urban Area policies of the ROP identify that the focus of the Region's future growth will be within the Built-Up Areas. The subject lands are designated Built-Up Area in the ROP. This neighbourhood provides for the physical infrastructure and community infrastructure to support the proposed warehouse use, including transportation networks; municipal drinking-water supply and wastewater systems, and a broad range of social and public health services. Regional policies require Area Municipalities to plan for a range of uses intended to accommodate the majority of the Region's growth and contribute to the development of employment areas within the Built-Up Area. Regional staff have indicated that they have no objections to the proposed applications and have requested to include a prohibition of geothermal wells within the amended zoning. (Appendix 'D'). Planning staff are of the opinion that the applications conform to the Regional Official Plan.

City of Kitchener Official Plan (OP)

The City of Kitchener OP provides the long-term land use vision for Kitchener. The vision is further articulated and implemented through the guiding principles, goals, objectives, and policies which are set out in the Plan. The Vision and Goals of the OP strive to build an innovative, vibrant, attractive, safe, complete, and healthy community.

Complete Community

A complete community creates and provides access to a mix of land uses including, a full range and mix of housing, including affordable housing, recreation, commerce, community and cultural facilities, health care facilities, employment, parks, and open spaces distributed and connected in a coherent and efficient manner. A complete community also supports the use of public transit and active transportation, enabling residents to meet most of their daily needs within a short distance of their homes. Kitchener will be planned as a complete community that creates opportunities for all people to live, work and interact within close proximity. Planning for a complete community will aid in reducing the cost of infrastructure and servicing, encourage the use of public transit and active modes of transportation, promote social interaction, and foster a sense of community.

The applicant is proposing to contribute to a complete community with a warehouse (self-storage) facility which is proposed to be 1,050 square meters in gross floor area. The warehouse use is designed to be at the rear of the property which is behind the conditionally approved office space that faces Huron Road.

Urban Structure

The Official Plan establishes an Urban Structure for the City of Kitchener and provides policies for directing growth and development within this structure. Intensification Areas are targeted throughout the Built-up Area as key locations to accommodate and receive the majority of development or redevelopment for a variety of land uses. Primary Intensification Areas include the Urban Growth Centre, Major Transit Station Areas, Nodes and Corridors, in this hierarchy, according to Section 3.C.2.3 of the Official Plan. The subject lands are located within a Community Node. Community Nodes are intended to provide for commercial uses with a mix of residential and institutional uses necessary to support and complete surrounding residential communities. Community Nodes primarily serve an inter-neighbourhood market and are intended to intensify, be transit -supportive and cycling and pedestrian-friendly.

Staff is of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment Applications will support a development that not only complies with the City's policies for a Community Node but also contributes to the vision for a complete and more sustainable city.

Land Use

The subject lands are designated 'Commercial' with 'Site-Specific Policy Area 41' in the City of Kitchener Official Plan. The 'Commercial' designation is generally intended to provide a range of commercial activities and are intended to ensure that commercial activities are well distributed, accessible and able to respond to the needs of the City's residents, employees, businesses and visitors. Commercial lands will be sufficient in number, size and location to serve the existing and future population of Kitchener. 'Site-Specific Policy Area 41' prohibits dwelling units within the lands designated 'Commercial', and permits the full range of retail and commercial uses, save and except retail commercial centres and major office uses.

Urban Design

The City's urban design policies are outlined in Section 11 of the City's OP. In the opinion of staff, the proposed development meets the intent of these policies, specifically: Safety; Universal Design; Site Design; and Building Design.

Safety – As part of the site plan approval process, staff will ensure Crime Prevention Through Environmental Design (CPTED) principles are achieved and that the site meets the Ontario Building Code and the City's Emergency Services Policy.

Universal Design – The development will be designed to comply with Accessibility for Ontarians with Disabilities Act and the Ontario Building Code.

Site Design, Building Design– The subject site is designed to have a development that will be developed at a scale that is compatible with the existing and planned built form for the surrounding neighbourhood.

Transportation Policies:

The Official Plan supports an integrated transportation system which incorporates active transportation, allows for the movement of people and goods and promotes a vibrant, healthy community using land use designations and urban design initiatives that make a wide range of transportation choices viable. The proposed development is served well by public transit, with access to Grand River Transit Routes 16, and 33. The property is also located on an arterial road that can provide vehicular access to the warehouse use.

Sustainable Development

Section 7.C.4.1 of the City's Official Plan ensures developments will increasingly be sustainable by encouraging, supporting and, where appropriate, requiring:

- a) compact development and efficient built form;
- b) environmentally responsible design (from community design to building design) and construction practices;
- c) the integration, protection and enhancement of natural features and landscapes into building and site design;
- d) the reduction of resource consumption associated with development; and,
- e) transit-supportive development and redevelopment and the greater use of other active modes of transportation such as cycling and walking.

Development applications are required to demonstrate that the proposal meets the sustainable development policies of the Plan and that sustainable development design standards are achieved.

Sustainable development initiatives will be further implemented at the site planning approval process through the detailed design review of the building.

Proposed Official Plan Amendment Conclusions:

The Official Plan Amendment Application requests that Section 15.D.12 Area Specific/Site Specific Policy Areas, Policy 15.D.12.41 be amended c) by inserting the words “,including a warehouse use,”. Based on the planning analysis, staff is of the opinion that the proposed Official Plan Amendment represents good planning and

recommends that the proposed Official Plan Amendment be approved in the form shown in Appendix "A".

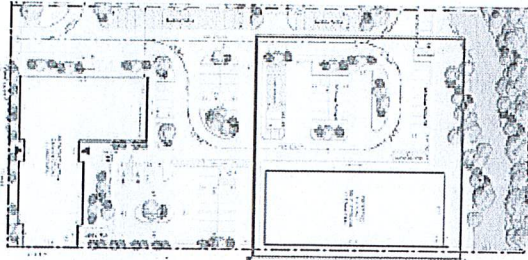
SECTION 4 – THE AMENDMENT

The City of Kitchener Official Plan (2014) is hereby amended as follows:

- a) Amend Section 15.D.12 Area Specific/Site Specific Policy Areas, Policy 15.D.12.41 c) by inserting the words "including a warehouse use," after the words "Policy 15.D.5.16".

NOTICE OF PUBLIC MEETING

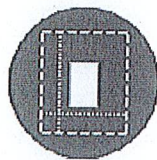
for a development in your neighbourhood
485 Huron Road



Concept Site Plan



Warehouse
(Self-storage)
Use



Site Plan

Have Your Voice Heard!

Planning & Strategic Initiatives Committee

Date: **January 22, 2024**

Location: **Council Chambers,
Kitchener City Hall
200 King Street West
or Virtual Zoom Meeting**

Go to kitchener.ca/meetings
and select:

- Current agendas and reports
(posted 10 days before meeting)
- Appear as a delegation
- Watch a meeting

To learn more about this project, including
information on your appeal rights, visit:

[www.kitchener.ca/
PlanningApplications](https://www.kitchener.ca/PlanningApplications)

or contact:

Tim Seyler, Senior Planner
tim.seyler@kitchener.ca
519.741.2200 x7860

The City of Kitchener will consider applications to amend the Official Plan and Zoning By-law for the property located at 485 Huron Road. This is to facilitate the development of a self-storage warehouse use. Site-specific provisions are being proposed to the Official Plan and Zoning By-law to permit a warehouse use on the property.

APPENDIX 2

Minutes of the Meeting of Planning and Strategic
Initiatives Committee – January 22, 2024

APPENDIX 3

Minutes of the Meeting of City Council - January 29,
2024