

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

**CITY OF KITCHENER
22 Weber Street West**

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AMENDMENT NO. TO THE OFFICIAL PLAN
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SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. XX to the Official Plan of the City of Kitchener. This amendment is comprised of Sections 1 to 4 inclusive and Schedule 'A'.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add a Special Policy to the 1994 Official Plan to increase the maximum permitted density on the subject lands and to amend Map 9 to add a Special Policy Area.

SECTION 3 – BASIS OF THE AMENDMENT

The subject lands are located at 22 Weber Street West. The subject lands are designated High Density Commercial Residential in the Civic Centre Neighbourhood Secondary Plan, which forms part of the 1994 Official Plan. The High Density Commercial Residential designation in the Civic Centre Secondary Plan permits multiple dwellings and recognizes the proximity of the Civic Centre Neighbourhood to the higher intensity land uses of the Downtown and the location of the property on a primary road. The subject lands are also located within a Protected Major Transit Station Area (PMTSA) which is considered a primary intensification area.

An Official Plan Amendment is required to add a Special Policy to permit a maximum Floor Space Ratio (FSR) of 7.95 prior to any development occurring on the lands.

This will bring this site into conformity with the Regional Official Plan as well as the City of Kitchener Official Plan which directs intensification to Major Transit Station Areas.

The subject lands are located in close proximity to multiple LRT Stops and are identified in the Regional Official Plan and the City of Kitchener 2014 Official Plan as being within a Major Transit Station Area (MTSA). The proposed development includes multiple residential development at a density that supports both transit and active transportation.

The proposed development will implement the vision as set out in the Official Plan for lands within a MTSA as being a compact, dense and transit supportive site. The subject lands are a vacant parcel, strategically located at the periphery of the Civic Centre Neighbourhood, immediately adjacent to the downtown and is buffered from the stable residential area at the interior of the neighbourhood by the Office Residential Conversion designation. Its prominent location makes it ideal for the density proposed.

The maximum floor space ratio, setbacks for the building, minimum amenity space, as well as bicycle parking will be regulated in the site-specific amending zoning by-law to ensure urban design elements are implemented and onsite constraints are addressed.

The proposal is consistent with the 2024 Provincial Planning Statement and conforms to the Regional Official Plan, as it promotes walkability, is transit-supportive, maximizes the use of existing and new infrastructure, and assists in development of this area as a compact and complete community through the broad range of uses. The proposed development implements the redevelopment vision for the Major Transit Station Area as prescribed in both the current and newly adopted Official Plan and is, therefore, good planning.

SECTION 4 – THE AMENDMENT

1. The 1994 City of Kitchener Official Plan is hereby amended as follows:
 - a) Part 3, Section 13.1.3 Special Policies is amended by adding new 13.1.3.XX thereto as follows:

“XX. Notwithstanding the High Density Commercial Residential land use designation and policies:

 - i. The maximum permitted Floor Space Ratio shall be 7.95.
 - c) Map 9– Civic Centre Neighbourhood Plan for Land Use is amended by adding a Special Policy Area to the lands municipally known as 22 Weber Street West.