

Proposed Draft Official Plan Amendment

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

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. ____ to the Official Plan of the City of Kitchener.

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 change the designation and policies on the properties at 321 to 325 Courtland Avenue, 230 and 240 Palmer Avenue, and 30 Vernon Avenue (“the Subject Land”). This assembly of properties is known generally as the former Schneiders Site. The proposed Amendment would change the land use designations on the Site to reflect the intent of the PARTS Rockway Plan, which was approved in December 2017 but has not yet been implemented through an Official Plan Amendment for the Rockway station area. The Amendment would allow for the Site’s comprehensive redevelopment as mixed-use project with a mixture of residential, retail, employment and park uses in keeping with the PARTS Rockway Plan.

Amendment No. ____ would bring forward the PARTS Rockway Plan’s direction, as it affects the Site, by changing the land use designations and policies on the site in the Mill Courtland-Woodside Park Secondary Plan of the 1994 Kitchener Official Plan. The Secondary Plan policies of the 1994 Kitchener Official Plan remain in force and effect as they were deferred in the 2014 Kitchener Official Plan, to future review as part of the station area planning exercises. It would change the land use designations on Map 12 of the 1994 Kitchener Official Plan from “General Industrial” to mixed-use, high and medium density residential, and park designations, together with corresponding new site-specific policies, that reflect the vision for the former Schneiders Site as expressed by the PARTS Rockway Plan.

SECTION 3 – BASIS OF THE AMENDMENT

The Site is a 10.36-hectare assembly of multiple properties situated on the south side of Courtland Avenue between Stirling Avenue and Borden Avenue. The Site is currently designated for general industrial uses as part of the existing in-place secondary plan policies for the Courtland Mill-Woodside Park neighbourhood. The former Schneiders’ facility continuously operated on the subject land for most of the 20th century and first part of the 21st century, which numerous expansions over the years to its current form. The facility has sat vacant and unused since its closure in 2015. The location of the Site within an inner urban neighbourhood of Kitchener no longer serves the contemporary needs of such larger scale, traditional industries, which desire proximity to major provincial transportation road corridors.

The City of Kitchener Planning Around Rapid Transit Stations (“PARTS”) initiative related to the new ION stations recognizes the need for the evolution of such sites within the Rockway station area. Building on the direction of regional and provincial policy concerning transit-oriented development within such “Major Transit Station Areas”, the PARTS plans for the Rockway station area calls for a mixed, intense, compact, connected and balanced urban fabric in the neighbourhood. It establishes a preferred land use plan that is meant to form the basis for a future City-initiated Official Plan Amendment that would implement the land use designations and associated policies across the Rockway station area.

The owner is proposing a large scale, mixed-use redevelopment that will transform the Site and integrate it within the surrounding neighbourhood. New public street extensions into the site are meant to integrate with the surrounding street fabric and break down the Site into smaller

components. The residential mix would include a varied composition of mid-rise and high-rise apartment buildings, stacked townhouses, and mixed-use buildings. Employment uses within retained and adaptively re-used existing buildings, together with supporting new commercial buildings, on the site is meant to contribute to the completeness of the development. An integrated series of open spaces will include both a public park and outdoor private plazas and spaces.

In advance of the broader PARTS Rockway Official Plan Amendment, the owner has proposed Amendment ____ for the Site that would to “bring forward” the PARTS Rockway preferred land use plan as it affects the Site. A concurrent Draft Plan of Subdivision for the Site would divide the Site into seven development blocks and three new public streets. Amendment No. ____ would change the existing “General Industrial” designation on these seven development blocks to mixed-use or mixed-use commercial designations for blocks along the Courtland Avenue and Borden Avenue blocks of the subject land, mid- and high-rise residential designations on for interior blocks away from these public streets, and a neighbourhood park designation for a block near Courtland Avenue. Each of the blocks have special policies that express the nature and built expectations for development, reflecting the general direction of the PARTS Rockway preferred land use plan and policies. A concurrent Zoning By-law Amendment for subject land will implement these land use designations.

Amendment No. ____ is consistent with the policies of the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe. The proposed Amendment promotes the creation of livable, sustainable and complete communities through efficient development patterns and an appropriate mix of land uses on the Subject Land. It would allow for the comprehensive redevelopment of an existing brownfield site within the built-up area of Kitchener that has full municipal infrastructure in place to serve the development and includes full provision of a range of transit services, public facilities, and parks and open spaces. The criteria concerning conversion of employment land to non-employment uses is satisfied by the municipal reviews undertaken as part of the 2014 Kitchener Official Plan and PARTS Rockway Plan that deemed such land within Major Transit Station Areas not required for employment purposes over the long-term.

Amendment No. ____ conforms to the Region of Waterloo Official Plan. Further to the above provincial policy considerations, it supports a transit-supportive form of development within 800 metres of two ION Stations and immediately serving local and higher frequency bus routes. new multi-modal transportation system on the subject land will allow for ease of movement to transit stops. The proposed development intensity will support rapid transit use by residents and employees on the Subject Land.

Amendment No. ____ conforms to the objectives and policies of the 2014 City of Kitchener Official Plan, and the 1994 City of Kitchener Official Plan as relevant. It provides opportunities for a compact, balanced, sustainable, and diverse development that is supportive of active transportation and transit use. It appropriately implements the direction of the approved PARTS Rockway Plan concerning the intended nature and boundaries land use designations identified for the subject land and provides sufficient direction for implementation through zoning and other planning mechanisms.

SECTION 4 – THE AMENDMENT

1. The City of Kitchener Official Plan (1994) is hereby amended as follows:

- a) Amend Map No. 12 (Mill Courtland-Woodside Park Neighbourhood Secondary Plan) by changing the designations on the Site, as shown on the attached Schedule ‘A’, from the “General Industrial” with Special Policy Area “9” to the following:
 - i) For Area 1, to “Mixed-Use Corridor” with Special Policy Area “9a”;
 - ii) For Area 2, to “High Density Multiple Residential” with Special Policy Area “9b”;
 - v) For Area 3, to “Low Density Multiple Residential”; and
 - v) For Area 4, to “Neighbourhood Park”.

b) Delete the existing Special Policy Area “9” in Section 13 Part 3 in its entirety and replace with the following:

“9. Former Schneiders Site

Intent and Objectives

The former Schneiders Site has played an important role in the evolution of the Rockway community. With the recent closure of this important facility, the Site represents a major redevelopment opportunity that will likely act as a catalyst and precedent for broader reinvestment within the station area. The former Schneiders Site presents a key opportunity to introduce a diverse cluster of jobs and housing, organized around a new street and block network and new publicly-accessible open spaces. Given the scale of the Site, redevelopment is meant to provide a mix of housing types including high rise, mid-rise, and ground-related residential units. There are opportunities for adaptive reuse of existing buildings which could be used to maintain employment uses on the site for businesses looking to locate near Downtown Kitchener in a more affordable live/work environment.

General Policies

The intent of the special policies for the Site is based on the establishment of a new public street system that creates smaller development blocks within the Site and allows for movement through the Site. The Site is meant to be subdivided by the extension of Palmer Street and Kent Street from Courtland Avenue and a new public “east-west” street (called Olde Fashioned Way) from Borden Avenue. These streets are meant to be complete and accommodating of vehicular, bicycle, and pedestrian travel.

The former Schneiders’ Site is partially within the floodplain of the Schneider Creek and Shoemaker Creek. This floodplain is designated as a Two-Zone Flood Plain Policy Areas by the City of Kitchener and the Grand River Conservation Authority. For the portions of the site within this Two Zone Policy Area, development, redevelopment or site alteration may be permitted in the flood fringe subject to appropriate floodproofing standards to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.

Special Area Policies

Notwithstanding the general land use policies of 13.4.1, 13.4.2, and 13.4.3 above, the following special policies apply to the subject land as referenced on Map 12.

9a. Mixed-Use Corridor

The Mixed-Use Corridor designation at the corner of Courtland Avenue and Borden Avenue is meant to provide for mixed use development comprised of free-standing non-residential uses, free-standing multiple residential development and mixed-use buildings. A minimum Floor Space Ratio of 1.0 and maximum Floor Space Ratio of 4.0 will apply to development within the land subject to the Mixed Use Corridor designation.

Block Bounded by Courtland Avenue, Kent Avenue, Palmer Avenue and Olde Fashioned Way

The Mixed-Use Corridor designation is meant to be principally for a mid-rise residential development although with provision for smaller scale retail and personal services on the ground level. This area is largely intended to provide a street-oriented, mid-rise residential building form (up to a maximum height of eight storeys) that provides a transition between the lower-rise neighbourhood north of Courtland Avenue and the taller forms anticipated south of Olde Fashioned Way.

A range of medium density housing and commercial uses will be permitted. Permitted medium density housing generally includes cluster townhouse dwellings, multiple dwellings, and special needs housing, although mixing and integrating of innovative and different forms of housing is supported to achieve and maintain a medium-rise built form. Permitted non-residential uses are

meant to be smaller scale in nature and may include such uses as retail, commercial entertainment, restaurants, financial establishments, personal services, offices, health offices and health clinics, daycare facilities, social service establishment, and studio and artisan uses.

Development of this area is meant to reinforce the existing and new bounding public streets and provide a transition in height from the low-rise neighbourhood on the north side of Courtland. New buildings should be massed to the public street edge or edges and have active frontages facing these public streets, considering primary entrances, windows, walking connections and internal activity area facing these streets. Further to its role as a transition between the neighbourhood to the north and taller forms intended to the south, a transition in height with the mid-rise form is expected moving from Courtland Avenue through upper storey massing.

Block Bounded by Borden Avenue, Courtland Avenue, Kent Avenue and Olde Fashioned Way

Capitalizing on the location of existing buildings that present the best opportunities for adaptive reuse on the site, the block bounded by Borden Avenue, Courtland Avenue, Kent Avenue and Olde Fashioned Way is largely meant to accommodate an “innovation employment” function for technology-based and creative industries that are drawn to such adapted spaces together with supporting other commercial activities.

Within this block, a broad range of non-residential uses will be permitted, but not residential uses. Principal non-residential uses include those uses reasonably expected as part of such a mixed-commercial employment cluster, such as a broad range of office uses and related smaller scale manufacturing activities. Additionally, complementary small-scale non-residential uses will also be permitted, including such uses as retail up to a maximum GFA of 4,000 sq m, entertainment, restaurants, brewing/distilling establishments, financial establishments, personal services, offices, health offices and health clinics, daycare facilities, social service establishment, studio and artisan-related uses, and urban parks and plazas. Non-residential uses may either be in mixed or stand-alone buildings.

Development of this area is meant to provide for a compatible, lower rise form that reinforces the existing and new bounding public streets. Retained buildings should be additionally “opened” to the abutting street edges through ground level activities and building treatment. New buildings that fill in the fabric of this existing area should be massed to the public street edge. The block will be designed to incorporate a privately owned public space.

Block on the southwest corner of Borden Avenue and Olde Fashioned Way

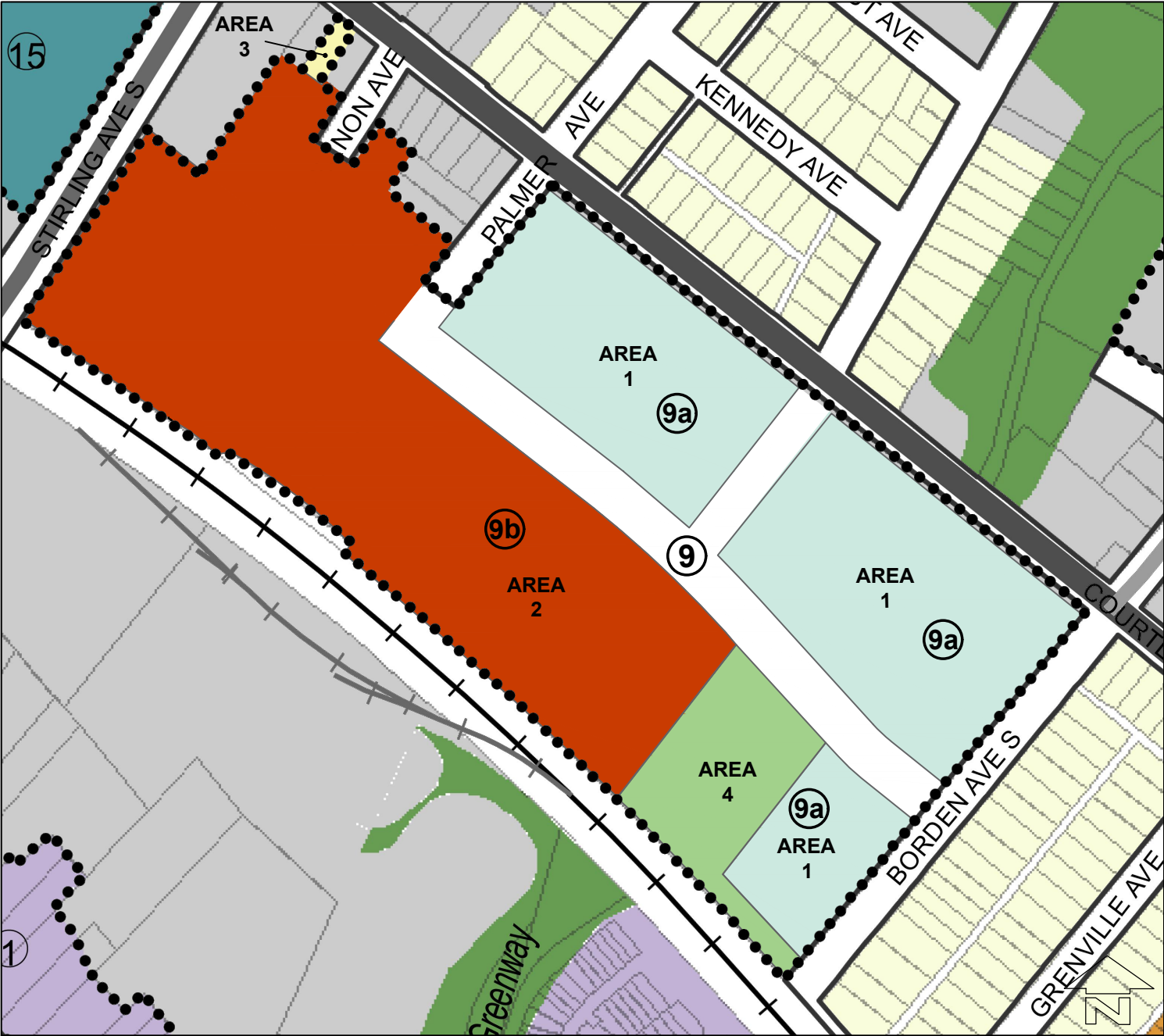
This block is meant to provide opportunities for a mixed use building containing residential and non-residential uses. The designation intends to complement the function of the “innovation employment” block to the north while providing additional opportunities for higher intensity residential. The form and siting of new development is meant to provide a transition from the High Density Residential designations to the west and the existing low-rise neighbourhood to the east of Borden Avenue. Mixed use buildings containing multiple dwellings and office space with or without compatible non-residential uses may be permitted up to a maximum height of 16 storeys. Further to its role as a transition between the neighbourhood to the east and taller forms intended to the west, a transition in height is expected moving from Borden Avenue through upper storey massing.

9b. High Density Multiple Residential

The High Density Multiple Residential designation is meant to accommodate high density multiple dwellings in taller building forms. This area is meant to achieve a high residential intensity situated away from existing low-rise neighbourhoods and using the opportunity for taller building forms to establish a “buffer” for the internal area of the subject land from the abutting rail line.

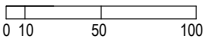
The predominant land use within the High Density Multiple Residential designation will be multiple residential uses. Complementary non-residential land uses may be permitted within such multiple residential buildings. Such uses are meant to primarily serve the subject land and surrounding neighbourhood, and may include uses such as convenience commercial, day care facilities, health offices and health clinics, personal services, small offices, small scale community facilities, and social service establishments. These uses are generally limited to locations on the ground floor of multiple residential buildings, although certain non-retail uses may be appropriate on above floors.

A maximum Floor Space Ratio of 7.8 will apply to development within the land subject to the High Density Multiple Residential designation. A maximum building height of 8 storeys will apply to buildings located within 100 metres of Courtland Avenue; for buildings located further than 100 metres from Courtland Avenue there is no maximum building height.



- AREA 1**
 FROM GENERAL INDUSTRIAL TO MIXED USE
 CORRIDOR DESIGNATION WITH SPECIAL POLICY 9a
 - AREA 2**
 FROM GENERAL INDUSTRIAL TO A NEW HIGH DENSITY
 MULTIPLE RESIDENTIAL DESIGNATION WITH SPECIAL
 POLICY 9b
 - AREA 3**
 FROM GENERAL INDUSTRIAL TO LOW DENSITY
 RESIDENTIAL DESIGNATION
 - AREA 4**
 FROM GENERAL INDUSTRIAL TO NEIGHBOURHOOD
 PARK DESIGNATION
- OFFICIAL PLAN REFERENCE
 MILL COURTLAND WOODSIDE PARK NEIGHBOURHOOD
 SECONDARY PLAN

Map No. 1



SCALE 1: 3,000

DATE: April 14, 2023

321 COURTLAND AVE. DEVELOPMENT INC.

321 COURTLAND AVE E

City of Kitchener

COMMUNITY SERVICES DEPARTMENT