

CITY OF KITCHENER

DEPARTMENT OF PLANNING AND DEVELOPMENT

PD 123/91

LAURENTIAN WEST COMMUNITY PLAN

Phases 1 and 2

Recommended by Planning Committee:

June 14th 1993

Adopted by Kitchener City Council:

June 21st 1993

Approved by Regional Council:

November 25th 1993

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INTRODUCTION

Laurentian West is a new community forming in a 440 hectare area of mostly undeveloped land on the West side of Kitchener. The community is bounded by the Conestoga Parkway on the north, Trussler Road on the west, Bleams Road on the south and Westmount Road and the proposed Fischer-Hallman Road extension on the east.

The area is characterized by rolling topography, underlain on the westerly side by extensive mineral aggregate deposits. The land also contains significant natural environmental features dominated by a large mature forest adjacent to an interconnected wetland network. This area supports a rich variety of flora and fauna, notably waterfowl and white tail deer.

A major water recharge facility is located in the west side of the community. This facility will take advantage of a large underground glacial esker to inject water pumped from the Grand River into the ground to replenish Kitchener's groundwater supply.

An original Community Plan approved in 1979 laid out a general land use policy for the area which designated space for suburban development with complementary commercial, recreation, education and institutional facilities. Implementation of this plan was delayed due to an economic downturn in the early 1980's. The original Plan is updated to increase environmental protection, reduce the number of schools, move the Neighbourhood Shopping centre to the east edge of the Community and eliminate the extension of Block Line Road through the Community.

The plan is also the first in Kitchener to encourage Neo-traditional concepts of urban design. This approach promotes integration of land uses, mix of housing types, pedestrian access to community facilities and reduced trip length. Specifically, this Plan creates a town centre and allows mixed residential densities, housing integrated with commercial uses, comprehensive pedestrian links and transit orientation.

The plan is also the first to have commissioned an independent Environmental Review of the area prior to development. The study recommendations to protect natural features are incorporated as part of the Community Plan. As a result, three large natural areas are to be maintained for public use and other measures have been taken to protect the natural environment.

Due to development constraints, the Community Plan is staged in three phases. Phase 1, north of Ottawa Street and Phase 2, south of Ottawa Street are addressed in this Plan. Phase 3, west of the Ontario Hydro right-of-way will wait for final decisions regarding the land needed for the Regional Water Recharge Facility.

The Kitchener Official Plan designates the Community as Low Density Residential, Neighbourhood Commercial, Service Commercial and Major Open Space. This provides a framework for a range of general residential and complimentary uses with one neighbourhood level commercial centre and two larger service commercial facilities.

Special recognition is made of a large woodland/wetland complex adjacent to Ottawa Street although limited residential development is allowed in the woodland area. The extreme westerly portion of the community was recently brought into the Official Plan area and will be incorporated as a condition of approval of Phase 3 of the Community Plan.

Recent development pressures have led to renewed interest in the community, and necessitates a re-evaluation of the current plan. Major changes include the preservation of Borden and Laurentian Wetlands, an improved traffic circulation pattern and a node of commercial, office and high density residential uses on Fischer-Hallman Road. The purpose of this plan is to expedite development with regard to the significant natural features, as well as traditional land use considerations.

RECOMMENDATIONS

The following policies will guide the development of the Laurentian West Community. They will provide the basis for the evaluation of proposals for the subdivision, rezoning and development of the area.

1.0 GENERAL POLICIES

- 1.1 That the Laurentian West Community Plan shall conform to and implement the Regional Official Policies Plan and the City of Kitchener Official Plan.
- 1.2 That the Laurentian West Community Plan Map A-Land Use, shall comprise the land use plan for the Community.
- 1.3 That development of the Laurentian West Community shall take place in three separate phases.
- 1.4 That the Laurentian West Community Plan shall, in all respects conform to and reflect all applicable development and implementation standards adopted by the City of Kitchener. Exceptions shall be considered where feasible to implement Neo Traditional urban design.
- 1.5 That prior to Draft Plan Approval, any alteration, filling or construction within a watercourse, floodplain, pond or wetland will require a "Fill, Construction and Alteration to Waterway Permit" from the Grand River Conservation Authority prior to any works taking place, registration of Plans of Subdivision or approval of severance.
- 1.6 That all land use conform to policy 11.9 of the Regional Official Policies Plan as described in Amendment No. 4 to the Official Plan for the Region of Waterloo. This Amendment implements land uses controls to protect groundwater resources in the Mannheim Artificial Recharge Area.

- 1.7 That Net Residential Density be calculated by dividing the number of residential units by the area of residential land. Residential land includes all internal roads, one half bounding roads and one quarter of boundary intersections but does not include bounding trunk roads.

2.0 RESIDENTIAL

- 2.1 That a wide range of housing types be provided to satisfy varying housing needs. The intended housing mix in the Laurentian West Community shall consist of approximately 25% to 40% multiple residential units.
- 2.2 That to encourage a variety of housing forms, residential land use designations shall be based on density as well as structure type. Where appropriate, integration of residential densities shall be encouraged throughout the community.
- 2.3 That the Large Lot Residential category permit a maximum density range of 12.5 units per hectare. Further to Policy 5.10 of this plan and Policy IV.11.xvii of the Official Plan, these lands, indicated by an asterisk on Map A, are currently designated as Open Space and are subject to an environmental impact study prior to development.
- 2.4 That the Low Density Residential category permit singles, semis, duplexes and street townhouses at a maximum net residential density of 25 units per hectare.
- 2.5 That the Multiple Residential (40uph) category permit multiple dwellings at three units and above at a residential density range of 26 to 40 units per hectare.
- 2.6 That the Multiple Residential (100uph) category permit multiple dwellings at three units and above at a residential density range of 41 to 100 units per hectare.
- 2.7 That the Multiple Residential (200uph) category permit multiple dwellings at three units and above at a residential density range of 101 to 200 units per hectare.
- 2.8 That housing be permitted above street level Convenience Commercial uses at a maximum density of 40 units per hectare.
- 2.9 That housing be permitted in the Neighbourhood Commercial complex. All forms of residential uses up to 200 units per hectare will be allowed.
- 2.10 That residential development and landscaping give consideration to energy policies contained in the Official Plan.
- 2.11 That multiple residential sites be encouraged where natural features such as topography or woodlots would be best accommodated or preserved by fewer buildings rather extensive site coverage with one and two dwellings.

- 2.12 That no new Large Lot or Low Density Residential lots have direct access onto Bleams Road, Westmount Road or Ottawa Street.
- 2.13 That notwithstanding Section 2.12 herein, those lands municipally addressed as 1461, 1471 and 1487 shall be permitted to create one additional residential lot having direct access onto Ottawa Street South.

3.0 INSTITUTIONAL

- 3.1 That Community Institutional site be located on the east side of Street E immediately south of the Laurentian Wetlands. This designation makes provision for mixed institutional and residential uses with limited convenience commercial facilities. This permits uses such as large residential care, health clinics, day care, social services, educational and religious uses as well as residential uses permitted in Policies 2.4 and 2.5.
- 3.2 That Neighbourhood Institutional uses be located as shown on Map A. this allows such uses as schools, day care and small residential care facilities.
- 3.3 That a public elementary school site of approximately 3.5 hectares be located adjacent to the Laurentian Wetlands on Street D.
- 3.4 That a public elementary school site of approximately 3.0 hectares be located in the southeast area of the Laurentian West Community as shown on the attached schedule.
- 3.5 That separate elementary school of approximately 3.2 hectares be located adjacent to the Laurentian Wetlands on Street D.
- 3.6 That should any designated school site not be required or declared surplus, alternate land uses will be restricted to singles, semis, duplexes or Neighbourhood Institutional uses.

4.0 COMMERCIAL

- 4.1 That a Planned Commercial Campus be located in the northeast portion of the community at the intersection of Fischer-Hallman Road and Ottawa Street. Uses and design shall be in accordance with Municipal Plan policies.
- 4.2 That a Service Commercial facility, designed for commuter traffic and containing uses unsuitable for inclusion in shopping centres, be located north of the intersection of Fischer-Hallman Road and Westmount Road.

- 4.3 That a Neighbourhood Commercial site be located on Street F at Fischer-Hallman Road. A major food store is intended to be the principal tenant of this centre. Residential uses up to 200 units per hectare, Community Institutional, park and office uses will also be allowed to implement a multi use town centre concept.
- 4.4 That Convenience Commercial facilities be located as shown on Map A. Section V.7 of the Official Plan provides the locational criteria for these uses with regard to size, configuration, access and land use compatibility. Housing will be permitted above these facilities at a maximum density range of 40 units per hectare.
- 4.5 That a distribution of more, smaller, Convenience Commercial sites be encouraged to bring them into walking distance of the majority of residents.
- 4.6 That further to Policy 1.6, commercial uses in the Laurentian West Community within the Regional Official Policies Plan Amendment No.4 area which may discharge contaminants into the water table are prohibited. Examples include service stations, vehicle maintenance and service yards and any use involving the storage or processing of oil, gasoline or chemical products.
- 4.7 That despite the designation of Low Density Residential on the property at the South West corner of Fischer-Hallman Road and Ottawa Street, these lands are considered unsuitable for residential uses due to their location at a major intersection. Commercial, institutional and office uses may be considered for this site as part of a comprehensive site specific proposal if proved compatible.
- 4.8 That a Low Density Commercial Residential site be located at Bleams Road and Collector Street I along or near a potential transit route. This site shall permit a mixture of uses, including residential, commercial, institutional and expanded home business (live/work), and is intended for low rise development. The built form should be located close to the street, with direct pedestrian access to Collector Street I, and should be compatible with the surrounding Low Density Residential area. The maximum floor space ratio shall be no greater than 1.0.

5.0 NATURAL ENVIRONMENT AND PARKS

- 5.1 That park dedication from residential land be calculated as 5% of land to be subdivided or one hectare per 300 units, whichever is greater, with an option for cash payment in lieu of land conveyance.
- 5.2 That park dedication from institutional land be calculated as 5% of land to be subdivided.
- 5.3 That park dedication from commercial land be calculated as 2% of land to be subdivided.

- 5.4 That all hazard lands and wetlands identified as Open Space on Map A, including suitable buffers, be designated as open space and reserved from development. These lands shall not be considered as part of the 5% park dedication.
- 5.5 That open space links be established between the Borden and Laurentian Wetlands, schools, parks, and recreational facilities to provide an open space walkway and cycling network throughout the community, in keeping with Official Plan Policy IV.8.ix.
- 5.6 That a district park of approximately 4 hectares be located south of the Laurentian Wetlands adjacent to the public and separate elementary schools on the Street D.
- 5.7 That a neighbourhood park of approximately 2 hectares be located on Street A.
- 5.8 That a neighbourhood park of approximately 2 hectares be located in the south west area of the Community adjacent to the proposed public elementary school and that a neighbourhood park of more than 1 hectare be located in the southeast area of the Community along Street I and with connecting walkways.
- 5.9 That a tot lot be located east of Fischer Hallman Road south of Block Line Road.
- 5.10 That the Laurentian West Community Plan recognize three significant natural resources; the Laurentian Wetlands, the Borden Wetlands and the forest on the south side of Ottawa Street between Street E and the Ontario Hydro right-of-way.
- 5.11 That the Laurentian and Borden Wetlands be recognized as being of local significance and preserved in their existing state as much as possible.
- 5.12 That the width of the buffers around the wetlands shall be determined by policies in the Laurentian West Environmental Review as well as by submission of an Environmental Implementation Plan during the draft plan of Subdivision process.
- 5.13 That further to Part 8, Policy 12.18 of the Municipal Plan the woodlot on the south side of Ottawa Street west of Street E will be subject to an Environmental Impact Study to regulate the impact of any development within the area.
- 5.14 That a walkway link be built between the two Ontario Hydro rights-of-way and adjacent to the Conestoga Parkway.
- 5.15 That with the approval of the Ontario Hydro and the local electrical utility, the hydro rights-of-way be utilized as open space linkage to connect the Laurentian West Community to the City's walking and cycling paths.
- 5.16 That the cost of primary walk links and bridges providing direct links to schools, parks and transit be paid for by the developers.

- 5.17 That in implementing the Laurentian West Environmental Review, priority shall be given to protection of the larger Borden and Laurentian Wetlands through consolidation of the Open Space areas to provide a suitable buffer around these two major wetlands.
- 5.18 That to accomplish Policy 5.17 and accommodate the collector road system, certain outlying wetland pockets identified in the Laurentian West Environmental Review as permitting intrusion are not identified as Open Space in the Community Plan. As such, they may be developed subject to standard tree saving measures as outlined in Policy 5.19.
- 5.19 That the Laurentian West Master Drainage Plan as well as the Laurentian West Environmental Review, specifically the recommendations contained in the Section 6 and 8 and illustrated on Figure 6-1 of the Laurentian West Environmental Review, upon approval by City Council, be the governing documents in all matters related to protection and maintenance of the woodlots, wetlands and other natural features within the Community.
- 5.20 That at the time of submission of Draft Plan of Subdivision, the developer submits an environmental overview of treed areas. Further, prior to any site grading or tree removal, the developer submits a Grading and Tree Saving Plan in accordance with the City's Tree Saving Policies. This plan will describe treed areas to be saved and methods by which treed areas will be protected. These areas will be inspected by the Department of Planning and Development.
- 5.21 That prior to grading on any site, the developer shall prepare plans to illustrate how topsoil or silt will be prevented from entering any wetland or water body. These plans shall be approved by the Grand River Conservation Authority, Ministry of Natural Resources and the Kitchener Public Works prior to grading and construction.
- 5.22 That prior to the beginning of grading, a temporary fence be installed along the boundaries of all areas of environmental sensitivity, with signs placed every 45 metres stating that there will be no dumping or fill within the enclosed area.
- 5.23 That where feasible, existing topography and vegetation be incorporated into the design and development of the Laurentian West Community.
- 5.24 That further to Policy 1.7, the Region of Waterloo will review all subdivision drainage plans in the neighbourhood to ensure compatibility with the Mannheim Water Recharge Facility.

- 5.25 That upland forest areas, excluding required wetland buffer areas, forming part of the Borden and Laurentian Open Space designations are eligible and will be considered as part of satisfying the 5% park dedication or dedication of one hectare of park per 300 units; provided that all active neighbourhoods and district park requirements, as identified in Policies 5.6 to 5.8 of this Plan, have first been satisfied by the required dedication for each respective subdivision.

6.0 TRANSPORTATION

- 6.1 That transportation choices be provided for residents in the community through street design by providing alternate routing, bicycle and pedestrian links.
- 6.2 That a street pattern be developed that discourages traffic cutting through the community while allowing route choices for internal traffic. Neo traditional street designs or other innovative street layouts are encouraged.
- 6.3 That the planning, design and construction of all roads and walkways within Laurentian West be accomplished with regard to protection of existing environmental features.
- 6.4 That Fischer Hallman Road extension be recognized as regional Road No.58 and be designed as a controlled access primary road. An Environmental Assessment Report will be required to determine the exact alignment of the Fischer Hallman Road extension.
- 6.5 That Ottawa Street South be recognized as Regional Road No.4 and be designated as a primary road with a right-of-way of 30.5 metres.
- 6.6 That Bleams Road be recognized as Regional Road No.56 and designed as a primary road with a right of way of 30.5 metres.
- 6.7 That all collector roads be designed with a standard right of way of 20 metres. An increase to 26m may be required where necessary.
- 6.8 That local roads be designed with standard right of way of 20 metres. Reductions in accordance with Council Policy will be considered for minor roads, cul-de-sacs and to implement neo-traditional street design.
- 6.9 That where appropriate, on street parking be considered adjacent to commercial or other traffic oriented uses within the road right of way.
- 6.10 That recognition be given to the future interchange at Trussler Road and the Conestoga Parkway.

- 6.11 That provision be made for an east west collector road connecting Street D with Phase 3 of the Plan. This option will only be implemented if urban development is considered on the Mannheim Water Recharge Facility lands. The location of this road will be determined at the time of draft plan of subdivision adjacent to Street D.
- 6.12 That in the development of a transportation network, primary consideration be given to alternate forms of transportation. These would include public transit, walking and cycling through measures such as:
- The creation of routes and links appropriate to these alternate transportation forms.
 - The use of site planning and urban design techniques to foster attractive pedestrian streetscapes and environments.
 - Minimizing walking distances from housing to schools, transit stops, parks, open space and commercial facilities.

7.0 TRANSIT

- 7.1 That public transit in Laurentian West be recognized as an essential service. Accordingly, community design shall conform to the Subdivision Design Guidelines of Kitchener Transit.
- 7.2 That a transit terminal be located in the Neighbourhood Commercial facility at Fischer Hallman Road and Westmount Road.
- 7.3 That site design in Laurentian West have regard for convenient and safe pedestrian access between buildings and on street transit facilities.
- 7.4 That consideration be given to reduced building setback or off street transit facilities for transit generators.
- 7.5 That land uses generating higher transit usage such as commercial or institutional uses be located adjacent to transit routes.
- 7.6 That local streets and walkways be designed to provide convenient and direct pedestrian access to transit routes.

8.0 SERVICING AND UTILITIES

- 8.1 That all new development in Phases 2 and 3 be serviced by municipal water, sanitary and storm sewers.

- 8.2 That the Laurentian West Environmental Review and the Laurentian West Master Drainage Plan be the governing documents with regard to storm water management plans for the Community.
- 8.3 That with the approval of Ontario Hydro, the local electrical utility and the City of Kitchener, the hydro rights-of-way may be used in conjunction with adjacent land uses.
- 8.4 That the Regional Mannheim Artificial Recharge project be recognized as a dominant municipal feature of the Community. The facilities for recovery, filtration and injection of water from the Grand River shall dominate the area of the Community west of the Ontario Hydro right-of-way in Phase 3.
- 8.5 That recognition be given to the Union Gas transmission line crossing north westerly through the east side of the Community.
- 8.6 That notwithstanding the Open Space designation on the lands between Ottawa Street and the Laurentian Wetland east of Street E, servicing will be permitted to cross this area subject to approval by the City of Kitchener and the Grand River Conservation Authority.

9.0 NOISE

- 9.1 That the Conestoga Parkway, Bleams Road, Ottawa Street South, Fischer Hallman Road and the internal collector roads be recognized for their potential to generate excessive noise.
- 9.2 That attention be given to noise attenuation on land located near the corridors of the Conestoga Parkway, Ottawa Street South and Fischer Hallman Road.
- 9.3 That site planning, acoustical barriers, architectural design and building construction features be utilized in attenuating noise impact.

10.0 HERITAGE RESOURCES

- 10.1 That recognition be given to potential significant archaeological sites within the plan area. Provision is hereby made for any required study and possible designation of such sites under the provisions of the Ontario Heritage Act prior to development or grading.

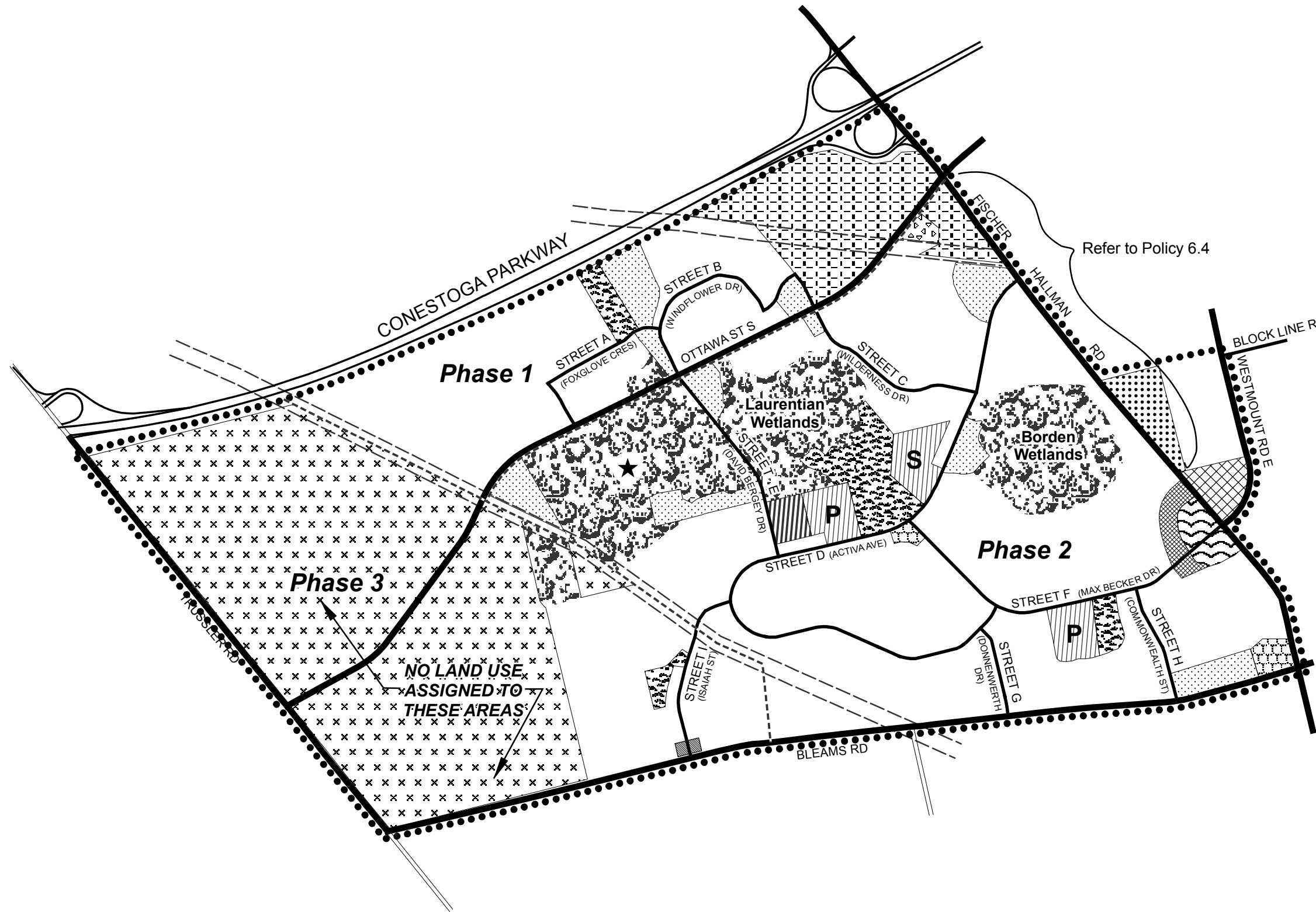
- 10.2 That recognition be given to the buildings in Laurentian West which are listed on the Inventory of Significant Buildings approved by City Council on recommendation of the Local Architectural Conservation Advisory Committee. Preservation of these buildings shall be considered at the time of adjacent land use plans. Prior to development taking place, provision is made for any required study and possible designation of such buildings under the Ontario Heritage Act.
- 10.3 That further to policy IV.11.lxxiv of the Official Plan, any development of property evaluated as having a moderate to high archaeological potential shall be preceded by a resource assessment.
- 10.4 That further to Policy IV.14.ii of the Kitchener Official Plan, consideration be given to the effects of public works on the heritage resources of the Community.

11.0 AGGREGATE RESOURCES

- 11.1 That recognition be given to the aggregate resources underlying the westerly portion of the Community. Extraction of aggregate within the area designated "Primary Aggregate Resource Area" on Official Plan Map No.3 I the Laurentian West Area shall conform to Official Plan Policies in Section IV.13.

LAURENTIAN WEST COMMUNITY PLAN

MAP A - LAND USE



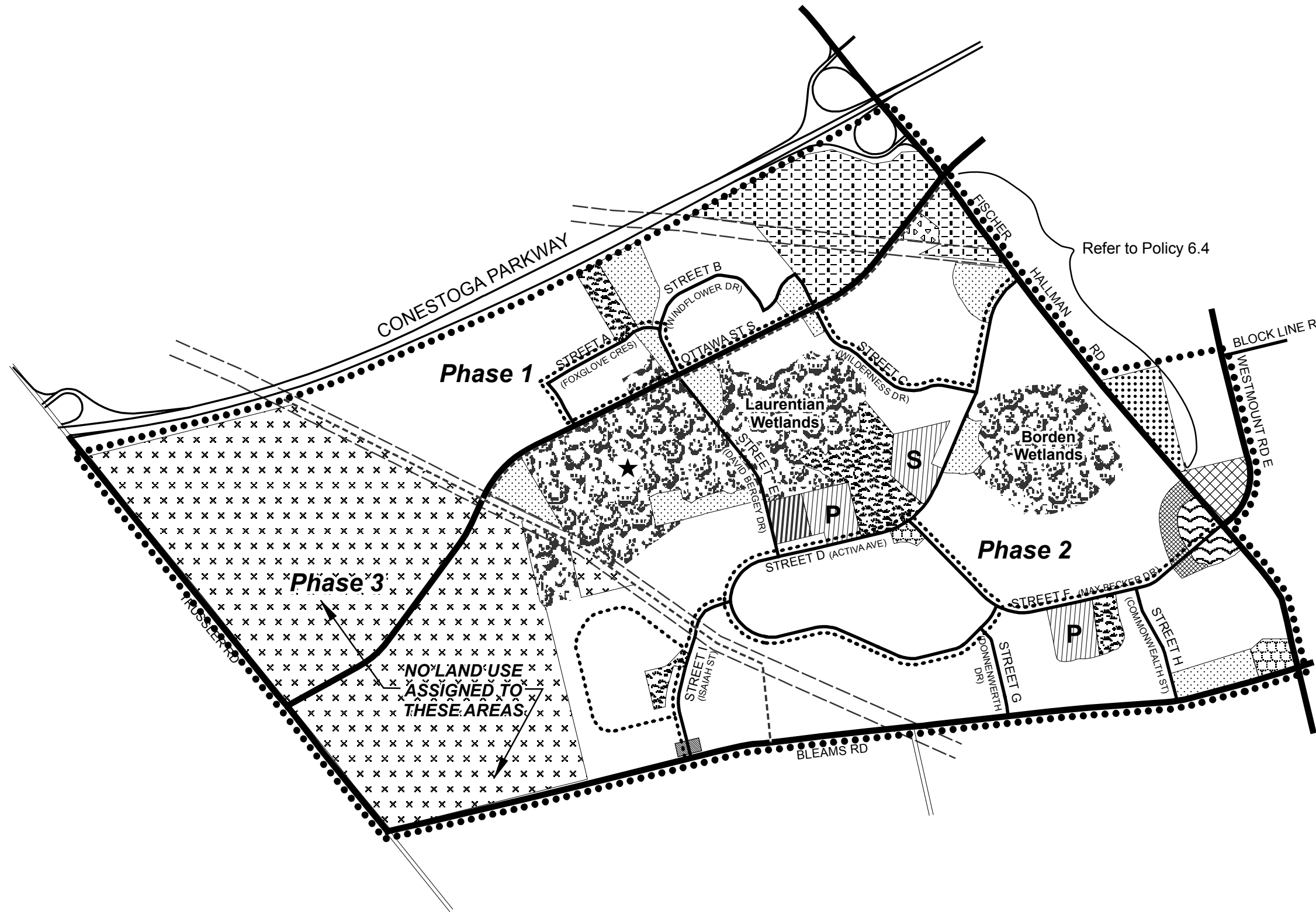
- LOW DENSITY RESIDENTIAL
- LOW DENSITY COMMERCIAL RESIDENTIAL
- MULTIPLE RESIDENTIAL (40 UPH)
- MULTIPLE RESIDENTIAL (100 UPH)
- MULTIPLE RESIDENTIAL (200 UPH)
- COMMUNITY INSTITUTIONAL
- NEIGHBOURHOOD INSTITUTIONAL
- SERVICE COMMERCIAL
- PLANNED COMMERCIAL CAMPUS
- NEIGHBOURHOOD COMMERCIAL
- CONVENIENCE COMMERCIAL
- MUNICIPAL SERVICES AND FACILITIES
- PARK
- OPEN SPACE
- NO LAND USE ASSIGNED
















- PLAN BOUNDARY
- PHASE BOUNDARY
- PRIMARY ROAD
- COLLECTOR ROAD
- REFER TO POLICY 2.3
- PUBLIC ELEMENTARY SCHOOL
- SEPARATE ELEMENTARY SCHOOL











LAURENTIAN WEST COMMUNITY PLAN

APPENDIX '1' - TRANSIT ROUTES



-  LOW DENSITY RESIDENTIAL
-  LOW DENSITY COMMERCIAL RESIDENTIAL
-  MULTIPLE RESIDENTIAL (40 UPH)
-  MULTIPLE RESIDENTIAL (100 UPH)
-  MULTIPLE RESIDENTIAL (200 UPH)
-  COMMUNITY INSTITUTIONAL
-  NEIGHBOURHOOD INSTITUTIONAL
-  SERVICE COMMERCIAL
-  PLANNED COMMERCIAL CAMPUS
-  NEIGHBOURHOOD COMMERCIAL
-  CONVENIENCE COMMERCIAL
-  MUNICIPAL SERVICES AND FACILITIES
-  PARK
-  OPEN SPACE
-  NO LAND USE ASSIGNED

-  PLAN BOUNDARY
-  PHASE BOUNDARY
-  PRIMARY ROAD
-  COLLECTOR ROAD
-  POTENTIAL TRANSIT ROUTES

-  REFER TO POLICY 2.3
-  PUBLIC ELEMENTARY SCHOOL
-  SEPARATE ELEMENTARY SCHOOL



LAURENTIAN WEST COMMUNITY PLAN

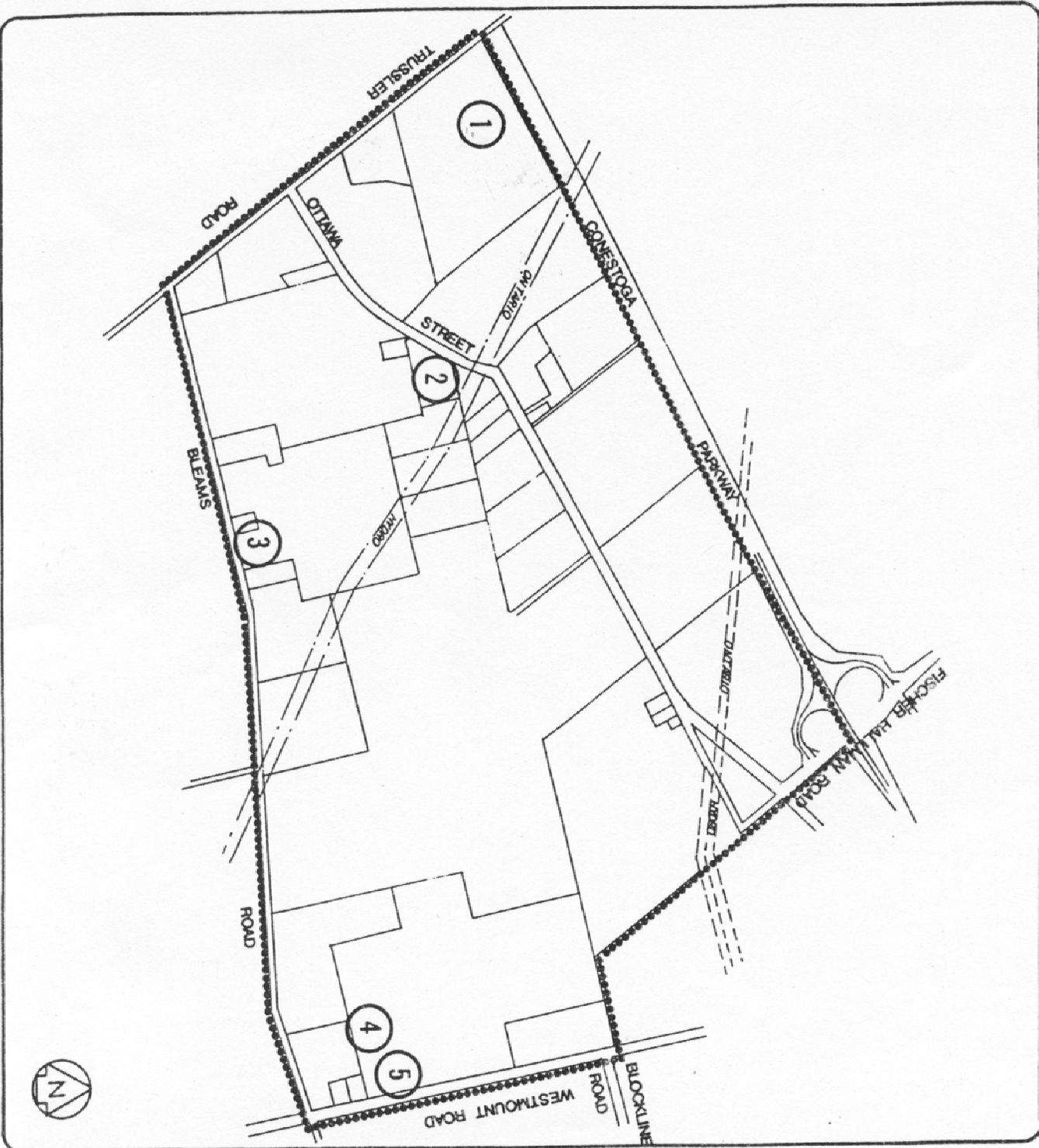
Appendix 2 - Architecturally Significant Buildings

These buildings are listed on the Local Architectural Conservation Advisory Committee's inventory of architecturally and/or historically significant buildings as of January 1992

- 1) 468 Trussler Road house and barn
- 2) 2009 Ottawa Street South house and barn
- 3) 2062 Bleams Road Eby house
- 4) stone cobble wall
- 5) 1167 Westmount Road Williamsburg weigh scale

Scale 1:15000

APRIL 1991



LAURENTIAN WEST COMMUNITY PLAN – APPENDIX 3

Unit and Population Estimates

(Estimation only based on approximate density expectations)

Population estimates are taken from the following density estimations: singles/semis; 3.5 persons per unit, townhouses; 3.2 persons per unit, walk up (3 storey) apartments; 2.54 persons per unit, High Rise apartments: 1.85 persons per unit. Density figures used to approximate number of units in an area where no other plans have been submitted: singles/semis: 13.5 units per hectare, townhouses: 37.5 units per hectare.

Where no other plans exist, all areas are calculated on the basis of a 60% of the units being single, semis and linear townhouses and 40% of the units being multiple townhouse blocks.

PHASE 1:

Singles:	526	1,826
Townhouses:	234	749
Low rise apartment building	202	513
Phase 1 Total:	962 units	3,088 persons

PHASE 2:

Singles, semis, linear townhouses:	2,809	9,481
Townhouses:	674	2,291
Walk up apartments:	945	2,400
High rise apartments:	244	451
Apartments over commercial	57	106
Institutional units	77	246
Phase 2 Total:	4,806 units	14,975 persons

PHASE 3:

Singles, semis, linear townhouses:	1,135	3,973
Townhouses:	742	2,375
Phase 3 Total:	1,877 units	6,348 persons

TOTAL: Phases 1, 2 & 3	7,645 units	24,411 persons
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Notes:

- 1) The 1979 Laurentian West Plan expected 17,900 persons.
- 2) A more comprehensive population report is available on request from the Planning Department.