AMENDMENT NO. ## TO THE OFFICIAL PLAN (2014)

OF THE CITY OF KITCHENER

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AMENDMENT NO. ## TO THE OFFICIAL PLAN (2014) 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 incorporate certain modifications to the text of the Official Plan to enable up to four dwelling units to be located on lands which currently permit a single detached dwelling, semi-detached dwelling or street townhouse dwelling.

SECTION 3 – BASIS OF THE AMENDMENT

In order to provide additional housing options, the City of Kitchener is seeking to permit up to four dwelling units on parcels of land which currently permit a single detached dwelling, semi-detached dwelling or street townhouse dwelling. The proposed change deletes policy 4.C.1.23 which currently permits up to 3 units on a lot, and which specifies how the units must be arranged within buildings. The proposed policy replaces the existing policy and will permit up to 4 units and continues to enable these units to be further regulated by the zoning by-law which will specify lots sizes, setback requirements, parking, and other matters. The additional dwelling units could include four units in a principal dwelling, three units in a principal dwelling and one unit in an additional dwelling (detached) or two units in a principal dwelling and two units in an additional dwelling (detached), and may include a new purpose built principal dwelling with up to 4 dwelling units.

As articulated in the Planning Discussion contained in report DSD-2024-066, staff is of the opinion that that proposed Official Plan Amendment is consistent with and conforms to the Planning Act, Provincial Policy Statement (2020), the Places to Grow Act (2005) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Regional Official Plan (2010, including ROPA #6), and represents good planning.

SECTION 4 – THE AMENDMENT

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

   Part C, Section 4.C.1 is amended by deleting “Policy 4.C.1.23” in its entirety and replacing it with the following:

   “4.C.1.23 The City may permit up to three additional *dwelling units,* attached and/or detached, on a lot which contains a single detached dwelling, a semi-detached dwelling or a street-townhouse dwelling as the principal use, unless otherwise limited by the policies of this Plan, and in accordance with the *City’s Zoning By-law*, in order to provide additional housing options to Kitchener homeowners and residents.

   Additional dwelling units will be permitted as follows:

a) The addition of up to three additional *dwelling units* (attached), within a single detached dwelling, a semi-detached dwelling or a street-townhouse dwelling;

b) The addition of up to two additional *dwelling units* (attached) within a single detached dwelling, a semi-detached dwelling or a street-townhouse dwelling and one additional *dwelling unit* (detached); and

c) The addition of up to one additional *dwelling unit* (attached) within a single detached dwelling, a semi-detached dwelling or a street-townhouse dwelling and two additional *dwelling units* (detached).

Additional *dwelling units* (attached) and additional *dwelling units* (detached) may be further regulated by the *City's Zoning By-law*.''

APPENDIX 1 Notice of the Meeting of Planning and Strategic Initiatives Committee of March 25, 2024

NOTICE OF PUBLIC MEETING
Enabling Four Units

KITCHENER



Have Your Voice Heard!
Planning & Strategic Initiatives Committee

Date: **March 25, 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
or contact:
Katie Anderl, Project Manager
enablingfourunits@kitchener.ca
519.741.2426

Additional Dwelling Units

Parking Reductions

Zoning Regulations

The City of Kitchener will consider City-initiated applications OPA23/020/K/KA and ZBA23/035/KA to amend the Official Plan and Zoning By-law. These amendments will permit up to 4 dwelling units on lots which permit a single detached dwelling, semi-detached dwelling or street townhouse dwelling, subject to regulations for lot sizes, parking, landscaping and built form.

APPENDIX 2 Minutes of the Meeting of Planning and Strategic Initiatives Committee of March 25, 2024