

Growing Together East  
Draft Land Use

SGA-A

SGA-B

SGA-C

Institutional

Open Space

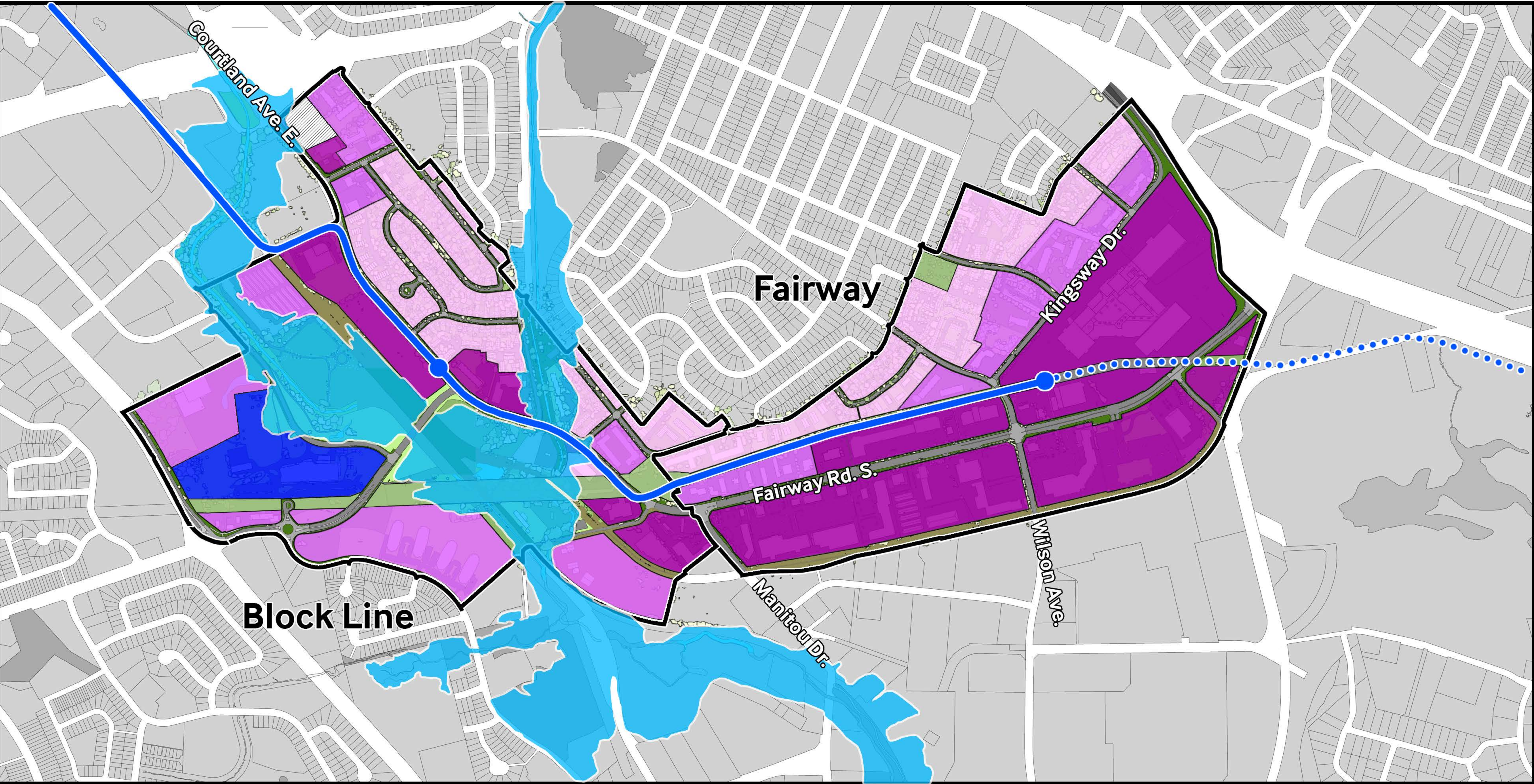
Floodway

ION LRT/Future Route

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**Strategic Growth Area A**  
The Strategic Growth Area A land use designation is generally intended to accommodate intensification within existing predominantly low-rise residential neighbourhoods, lands further away from Rapid Transit station stops, and/or lands where existing lots are generally too small to support high rise buildings. It is anticipated that the majority of development and/or redevelopment will occur through infill including missing middle housing and compatible non-residential uses.

**Strategic Growth Area B**  
The Strategic Growth Area B land use designation is intended to accommodate significant intensification at building heights between those in the Strategic Growth Area A land use designation and those in the Strategic Growth Area C land use designation. Lands designated Strategic Growth Area B are also intended to serve as a transition between Low Rise Residential Uses on lands within the Strategic Growth Area A designation, and medium and high density uses within the Strategic Growth Area C designation. Some areas within the Strategic Growth Area B land use designation contain smaller lots and/or existing Low Rise Residential Uses. While significant intensification is planned for these lands, the implementing zoning may restrict building heights as an interim measure to ensure orderly development through a development application.

**Strategic Growth Area C**  
The Strategic Growth Area C land use designation is intended to accommodate significant intensification at high density. Lands designated Strategic Growth Area C are generally centrally located within Intensification Areas and/or represent redevelopment opportunities at higher density. It is anticipated that some areas within the Strategic Growth Area C land use designation will require the assembly of lands for development. Further, some lands designated Strategic Growth Area C are adjacent to lands planned for medium density uses or which contain existing Low Rise Residential Uses. As such, the implementing zoning may restrict building height as an interim measure to ensure orderly development through a development application demonstrating that the policies of this plan are met.

**Institutional**  
The primary use of land within the Institutional land use designation is intended for institutional uses that are of a community or regional nature, such as secondary and post-secondary educational facilities, long-term care facilities and social, cultural and administrative facilities. This land use designation also includes small-scale institutional uses compatible with surrounding uses such as public and private elementary schools, libraries, day care centres, and places of worship. Some of these small-scale institutional uses may also be permitted in other land use designations found in this Plan.

**Open Space**  
Open Space is a valuable resource to the community and contributes to the quality of life in Kitchener. The primary intent of the Open Space land use category is to provide for a comprehensive and connected open space system of parks and trails, a buffer between land uses, and increase the opportunities for recreation and general enjoyment of an area while having regard for the City's natural areas that not designated as part of the Natural Heritage System.

