

Attachment F

Summary of Key Changes between the First and Final Draft of the Proposed ROP Amendment

1. Incorporating a minor expansion of the Borden MTSA in the City of Kitchener

The Region received a request from Stanley Black and Decker Ltd. to expand the boundary of the Borden Street MTSA as shown on [Figure 1](#). The proposed expansion would include lands located at 97 Kent Street and the southern part of 60 Ottawa Street South within the Borden MTSA. This change is intended to support higher-density development close to transit services by recognizing the development potential of the lands currently outside the MTSA.

Regional Council endorsed the boundary of the Borden MTSA in 2021 as a component of the ROP Review. At that time, staff delineated the southern boundary of the MTSA to prevent any future development within the floodway portion of Schneider Creek. Since then, staff have received additional technical information from the City of Kitchener and the Grand River Conservation Authority, indicating that some of the lands in the floodway could be redeveloped by designating a “candidate flood fringe”. This approach would provide for a more detailed technical analysis of the potential flood risks and any required mitigation measures.

Based on this new information, and confirmation from the Grand River Conservation Authority, staff recommend that Regional Council revise Figure 7a of the proposed ROP amendment to expand the boundaries of the Borden MTSA as shown on [Figure 2](#). City of Kitchener planning staff support this change.

2. Identification of Community Area urban expansion areas in the City of Cambridge

Based on the results of the Land Needs Assessment endorsed in principle by Council on June 29, 2022, the City of Cambridge requires an additional eight hectares of land to accommodate its forecasted community area growth to 2051. When Council endorsed in principle the recommended approach to growth, the Region and the City of Cambridge had not yet determined the specific locations of the required expansion areas.

Over the past four weeks, City and Regional staff identified the recommended location three expansion areas identified as CA14, CA15, and CA16 on page 7 of Attachment C. The three areas provide for a logical rounding out of the existing urban area, are close to existing municipal services, and would be developed to provide a greater mix and

range of housing in the area. In recognition of the existing lot lines and patterns of development in the area, it was necessary to adjust the total size of the expansion by two additional hectares for a total of 10 hectares.

3. Identification of urban expansion areas in the Township of Wellesley

Policy 2.C.3.5 of the original draft amendment provided for the expansion of the Village of Wellesley by an additional 17 hectares of land, to accommodate the Township's forecasted community area growth to 2051. This policy established a framework to determine the specific location of expansion through a future planning process led by the Township of Wellesley, and implemented through a further ROP amendment.

After reviewing this draft policy further over the past four weeks, the Township has indicated it would prefer to identify and designate the required expansions areas in the ROP amendment now, rather than deferring it until a future planning process. The Township's recommended expansion areas are identified as CA11, CA12, and CA13 on page 8 of Attachment C, land totalling 17 hectares.

The key reasons for designating the recommended expansion areas at this time include:

- The additional lands will help the community transition to a 15-minute neighbourhood with broader mix of uses and housing types, including new housing options for local residents intending to downsize;
- The lands at corner of Gerber Road and Greenwood Hill Road provide a good location for a grocery store and other mixed uses, which would be easily accessible to the surrounding residential areas by walking, cycling or rolling;
- The expansion area on west side of the community would more readily increase the supply of new housing forms in the Townships, helping to alleviate current market pressures and increase housing options in the community;
- Designating the expansions areas now would provide more certainty to residents and affected property owners, allow the Township to proceed with the more detailed planning work, and prevent any unnecessary delays in the planning process.

Implementing the above expansion areas would require a corresponding minor rationalization of the Countryside Line as shown on page 8 of Attachment C. This minor adjustment is consistent with the intent of the Countryside Line as it would:

- Increase the amount farmland protected from future urban development in

Wellesley; and

- Re-direct future growth to lands that can support development more efficiently and cost-effectively compared to the lands removed from the Countryside Line.
- 4. New policy applicable to the Township of North Dumfries that would give “priority consideration” to expand the Village of Ayr to include certain lands, if additional lands are required through the next municipal comprehensive review of the ROP.**

The original draft amendment provides for the expansion of the Village of Ayr as shown on page 5 of Attachment C. This figure identifies two recommended expansion areas (i.e., CA6 and CA7) that would accommodate the Township’s forecasted community area growth to 2051.

Area CA6 would address the Township’s need for an additional nine hectares of land to support its forecasted growth. The need for this expansion was justified through the recommended approach to growth endorsed in principle by Regional Council on June 29, 2022.

Area CA7 contains 10 hectares of land that would be designated as urban through a “rationalization” or adjustment of the existing Township Urban Area boundary of the Village of Ayr. As shown in page 5 of Attachment C, the lands removed from the urban area would be redesignated as prime agricultural area so that there would be no net increase in the size of the urban area.

Areas CA6 and CA6 form part of a larger land holding consisting of 40 hectares of land. The landowner submitted a request to designate the entire landholding through the proposed ROP amendment. However, based on the results of the Land Need Assessment and the recommended approach to growth endorsed in principle by Regional Council, the entire landholding is not required to accommodate the Township’s forecasted growth to 2051.

Given the advantages of planning and developing the entire landholding as one contiguous block of land, the Township has requested the Region to give “priority consideration” to including the balance of the landholding (approximately 21 hectares) within the Village of Ayr as part of the next municipal comprehensive review of the ROP. Any such priority consideration would depend first on the demonstration of the need and justification for any additional urban lands in the Township as part of the next municipal comprehensive review of the ROP. The “priority consideration” lands are shown on page 5 of Attachment C.

To address the Township's request, staff are proposing to add the following new policy in the ROP:

- “2.E.2.4 As part of the next *municipal comprehensive review* of this Plan, the Region, in collaboration with the Township of North Dumfries, will give priority consideration to expanding the boundary of the Ayr Township Urban Area to include the lands shown on Figure 17, subject to the following:
- (a) the need for the urban boundary expansion in the Township of North Dumfries has been justified in accordance with Policy 2.C.3.1;
 - (b) the lands added to the Ayr Township Urban Area satisfy the applicable requirements of Policy 2.C.3.2; and
 - (c) the Ayr Township Urban Area has sufficient reserve capacity in the *municipal water and wastewater system* to service the lands.”

5. Refinements to “missing middle” housing policies

The original draft amendment provided for the development of two types of “missing middle” housing to help increase housing choices in the region, including affordable housing. The first type, referred to as “neighbourhood missing housing”, provided for a range of low-rise housing options such as duplexes, triplexes, fourplexes and stacked townhouses typically ranging between two and four storeys. This type of missing middle housing is considered a form of “gentle density” and would be permitted on all residential lots within the Urban Area or Township Urban Areas.

The second type, referred to a “mid-rise missing middle housing”, provided for the development of medium density housing options such as low to mid-rise apartment buildings, typically up to 12 storeys. This form of missing middle housing would be permitted on all residential lots located within a Regional Intensification Corridor, or other Local Centres and Local Intensification Corridor identified by the area municipalities. This policy sought to align mid-rise missing middle housing with existing or planned higher-order transit services.

Based on the detailed feedback received from the area municipalities, staff are proposing to revise the draft policy in two ways. The first change would delete the original concept of “mid-rise missing housing”, which area municipal staff view as overly complex and difficult to implement at the local planning level. Some area municipal staff also expressed concerns that implementing this concept could potentially “down designate” and “down zone” certain properties already planned for higher-density development, thereby working against local efforts to increase housing choices.

In addition, based on the feedback from the area municipalities, the second change would revise the term “neighbourhood missing middle” to “missing middle housing”, and refine Policy 2.D.5.1 as follows:

2.D.5.1 Area municipalities will establish policies in their official plans and implementing zoning by-laws, to permit *neighbourhood missing middle housing* on a residential lot ~~located within an~~ in the Urban Area or Township Urban Area. ~~The implementing zoning by-laws may address such criteria as the number of storeys, emergency access, reduced parking standards near transit routes, and, servicing capacity to support the proposed unit(s).~~

In addition, the implementing definition of “missing middle” housing in Policy 2.D.5.1 would be revised to read:

Missing Middle Housing

~~A variety of lower density, multiple-unit housing forms of up to four units and up to four storeys.~~ Multiple unit housing including, but not limited to multiplexes, stacked townhouses, apartments, and other low-rise housing options.

The above changes support the construction of “missing middle” and reflect area municipal feedback.

6. New policy to facilitate infilling development on partial services, or individual water and wastewater services

Policy 2.D.1 (b) of the current ROP requires all new development occurring within the Urban Area or Township Urban Area to be servicing a municipal water and wastewater system. When Regional Council originally adopted this policy in 2009, the intent was to prohibit any new privately serviced development within the fully serviced urban areas of the region.

As a result of this policy, Regional staff have had to recommend refusal of a small number of development applications proposing minor infill developments (i.e., a new residential lot between two existing lots) on private services, even though it was not economically feasible to extend municipal servicing to the proposed infilling sites.

To address this issue and help increase the supply of new housing in existing neighbourhoods, staff are proposing to add a new Policy 2.J.8 that would permit residential infilling on partial services, or individual water and wastewater services in the Urban Area and Township Urban Areas, subject to the following:

(a) it is demonstrated to the satisfaction of the Region that the extension of servicing

- from a municipal water and/or wastewater system is not feasible;
- (b) the site is not located within Wellhead Sensitivity Area 1, a High Microbial Risk Management Zone, or a Surface Water Intake Protection Zone 1 described in Chapter 8;
 - (c) studies prepared in accordance with the Regional Implementation Guidelines for Source Water Protection Studies and accepted by the Region, demonstrate that such services can operate satisfactorily on the site and will not have a negative impact on groundwater resources;
 - (d) it is demonstrated to the satisfaction of the area municipality's Chief Building Official that the site conditions are suitable for the long-term provision of such services with have no adverse effects; and
 - (e) the development application complies with Policies ROP 5.B.8 and 5.C.6 as applicable.

Area municipal staff are supportive of this proposed change. Regional staff will assess the need for further refinements as the infrastructure policies are reviewed a part of the second component of the ROP update.

7. New site-specific policy relating to 41 Ira Needles Boulevard in the City of Waterloo

The City of Waterloo has requested the Region to add a new policy applicable to the lands located at 41 Ira Needs Boulevard. The property is currently vacant and would be designated as Employment Area on Map 3 (Employment Areas) through the approval proposed ROP amendment.

While the City supports the proposed Employment Area designation for the lands, it would like to maintain the existing planning permissions for the site identified in Policy 11.1.40 of the City's Official Plan. These permissions provide for the development of certain highway commercial uses on a portion of the site.

Staff have no objections to the City's request and recommend adding a new Policy 2.J.7 to the proposed amendment in accordance with the City's request.

8. Approval of employment conversion 200 Holiday Inn Drive in the City of Cambridge

The Region has received a request from Sunbridge GP Limited regarding their property located at 200 Holiday Inn Drive in the City of Cambridge. The property originally

contained a hotel and conference centre that closed in 2019 and was recently demolished. The landowner is requesting the Region to remove the lands from the Employment Area designation shown on Map 3 (Employment Areas) of the original draft ROP amendment. The landowner intends to redevelop the site with new mixed-use development.

In April 2021, Council endorsed staff's recommendation to delineate several Employment Areas across the region, with the intent to protect these lands for employment uses over the long-term. Since April 2021, staff have continued to receive and consider requests from various landowners to convert their lands to non-employment uses. As a result, staff have re-evaluated the subject lands using the conversion criteria developed by Region, while taking into considering the additional information provided by the landowner in support of the conversion request.

Based on staff's evaluation, staff are satisfied that the lands meet the Region's criteria and should not be included within the Employment Area designation. Staff recommend revising Map 3 of the proposed amendment to reflect this change accordingly.

City staff are supportive of this conversion request and mapping change.

9. New policy language to better consider the wellbeing and belonging of children and youth in community planning.

As part of the engagement process, staff received feedback regarding the importance of considering the needs of children and youth in community planning. We heard this message through internal staff as well as meetings with representatives of the Child and Youth Planning Table. Although the original draft ROP amendment included policies to support the health and wellbeing of all residents, it did not contain any specific references to children and youth.

In response to this feedback, staff are proposing to add new policy language in Chapters 1 and 2 of the proposed ROP amendment that would better consider the wellbeing and belonging of children and youth in community planning. This change would require consideration of the perspectives of children and youth when making planning decisions, with the overall goal of achieving a more equitable, thriving and sustainable community.

10. Clarification of the range of permitted uses on two parcels of land located within the Stockyards Secondary Plan Area in the Township of Woolwich.

Policies 2.J.4 and 2.J.5 of the original draft amendment contained policies applicable to two vacant parcels of land within the Stockyard Secondary Plan Area of Township of

Woolwich. The first property is located at located at 787 and 844 Weber Street North, and the second is located at 713 and 725 King Street North. The proposed ROP amendment would designate the two properties as Employment Area on Map 3 (Employment Area).

As part of the engagement process, Township staff indicated they had no objection to the including the lands within the Employment Area designation, provided the lands could still be developed for various non-employment uses, save and except for certain sensitive land uses, in accordance with Amendment No. 38 to the Township's Official Plan.

Regional staff initially agreed with the Township's request, but then determined we could not support it because of a processing issue relating to the timing of the Region's approval of Amendment No. 38, and the Province's approval of the proposed ROP amendment. To overcome this problem, staff are proposing to remove the references to Amendment No. 38 from Policies 2.J.4 and 2.J.5, and to rely instead on the existing land use permissions set out in the Township's current Official Plan.

Township staff are supportive of this proposed policy change.

11. Further refinement of the Protected Countryside and Countryside Line in the Southwest Kitchener Policy Area

The original draft amendment addressed the requirements set out in Policy 6.B.1 of the current ROP regarding the Southwest Kitchener Policy Area (SKPA). This policy area, which applies to the lands shown on Map 7 and 7a of the current ROP, identified lands in Southwest Kitchener where the final extent of the Protected Countryside, Regional Recharge Area, and associated Countryside Line have yet to be determined. Policy 6.B.1 set out a detailed process to resolve this outstanding issue through the current review of the Regional Official Plan.

Over the past three and a half years, several technical studies for the SKPA, have been completed by both the Region (i.e., Upper Cedar Creek Subwatershed Study) and the affected landowners with the exception of the landowners on the west side of Fischer-Hallman. After carefully reviewing these studies, Hydrogeology and Source Water Protection staff determined that the Regional Recharge Area is not located within the SKPA with the exception of the lands on the west side of Fischer-Hallman. This finding effectively resolves the outstanding issues regarding the SKPA and staff will be considering if current ROP Policy 6.B.1 should be deleted as part of phase two of the ROP Review.

Based on this conclusion, staff proceeded to implement the results of the studies on

Map 1 (Regional Structure) of the original draft ROP amendment. Since then, staff determined that a further minor adjustment to the Protected Countryside, Regional Recharge Area and Countryside Line is required based on additional technical information. To reflect this change, staff are proposing a further minor adjustment to Map 1 (Regional Structure) to identify the final location of the Protected Countryside and Countryside Line in Southwest Kitchener.

Staff will update the mapping related to the final extent of the Regional Recharge Area as part of phase two of the ROP Review.

12. New Policy 2.J.9 to ensure the recommended expansion areas comply with the Province's minimum distance separation formulae relating to livestock operations.

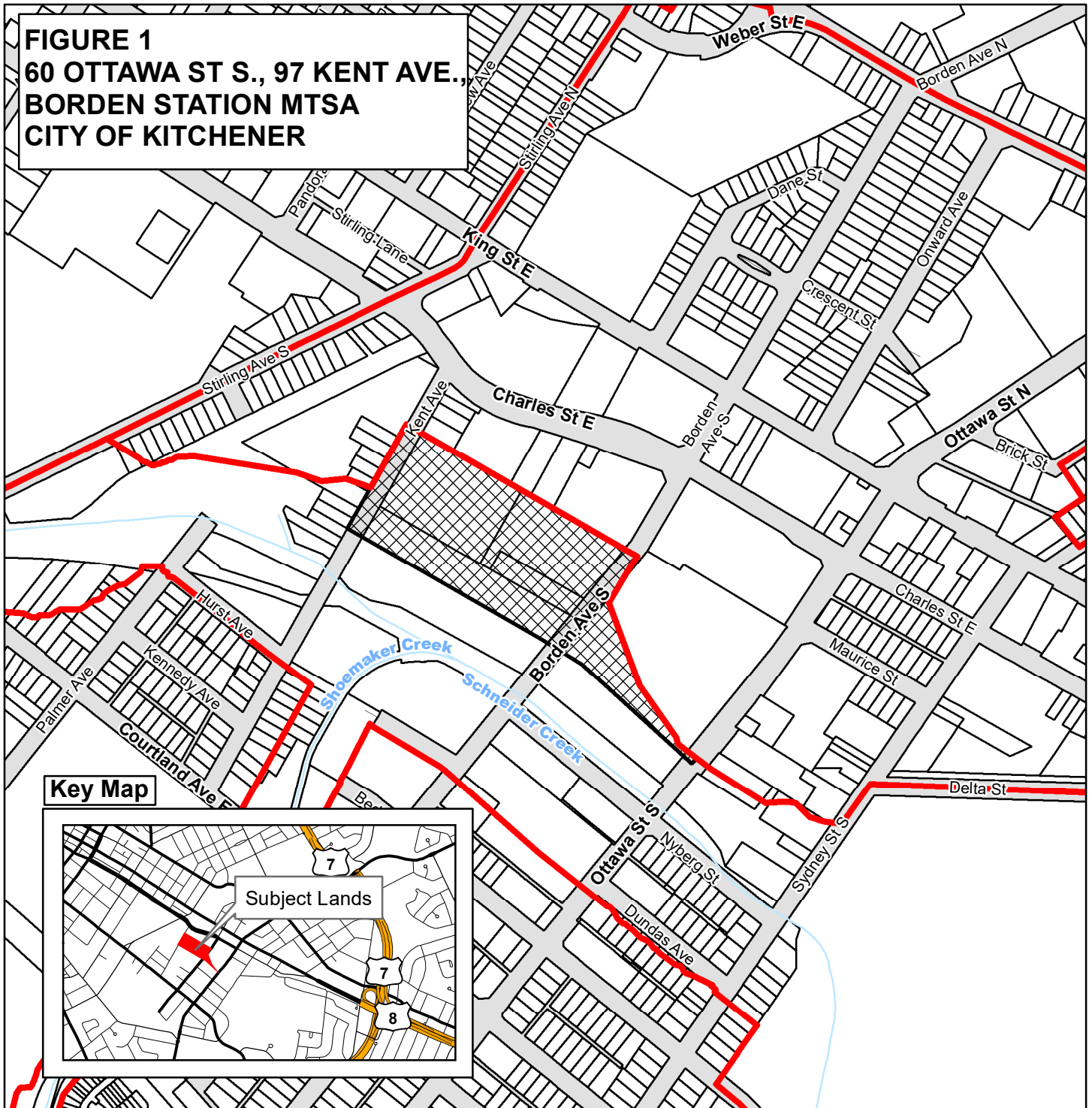
An Agricultural Impact Assessment (AIA) documents the existing conditions of the recommended urban expansion areas, assesses potential impacts of the expansion on the agricultural system, as defined in the Provincial Policy Statement, and describes how to minimize and mitigate adverse impacts on the agricultural system.

The Region will submit an AIA to the Province as part of the supporting documentation for the proposed ROP amendment. In conjunction with the AIA, staff are proposing to add a new Policy 2.J.9 that would restrict new non-agricultural uses or development on any new lands designated as Urban Area, Township Urban Area, or as employment areas along Northumberland Street in the Township of North Dumfries:



2.J.9 Notwithstanding the Urban Area or Township Urban Areas designated on Map 1, or *employment areas* designated on Map 3, any new lands designated as Urban Area, Township Urban Area, or on lands designated as *employment areas* along Northumberland Street in the Township of North Dumfries through the approval of Amendment Number [placeholder: insert number following the Province's approval of the amendment] to this Plan, will be subject to the following:

- (a) new non-agricultural uses or development will not be permitted until such time as it is demonstrated that the proposed non-agricultural use or development complies with the *minimum distance separation formulae*; or
- (b) the area municipal official plan or zoning by-law includes policies or regulations to address compliance with the *minimum distance separation formulae*.

FIGURE 1
60 OTTAWA ST S., 97 KENT AVE.,
BORDEN STATION MTSA
CITY OF KITCHENER



Legend

-  MTSAs Boundary
-  Lands added to MTSAs

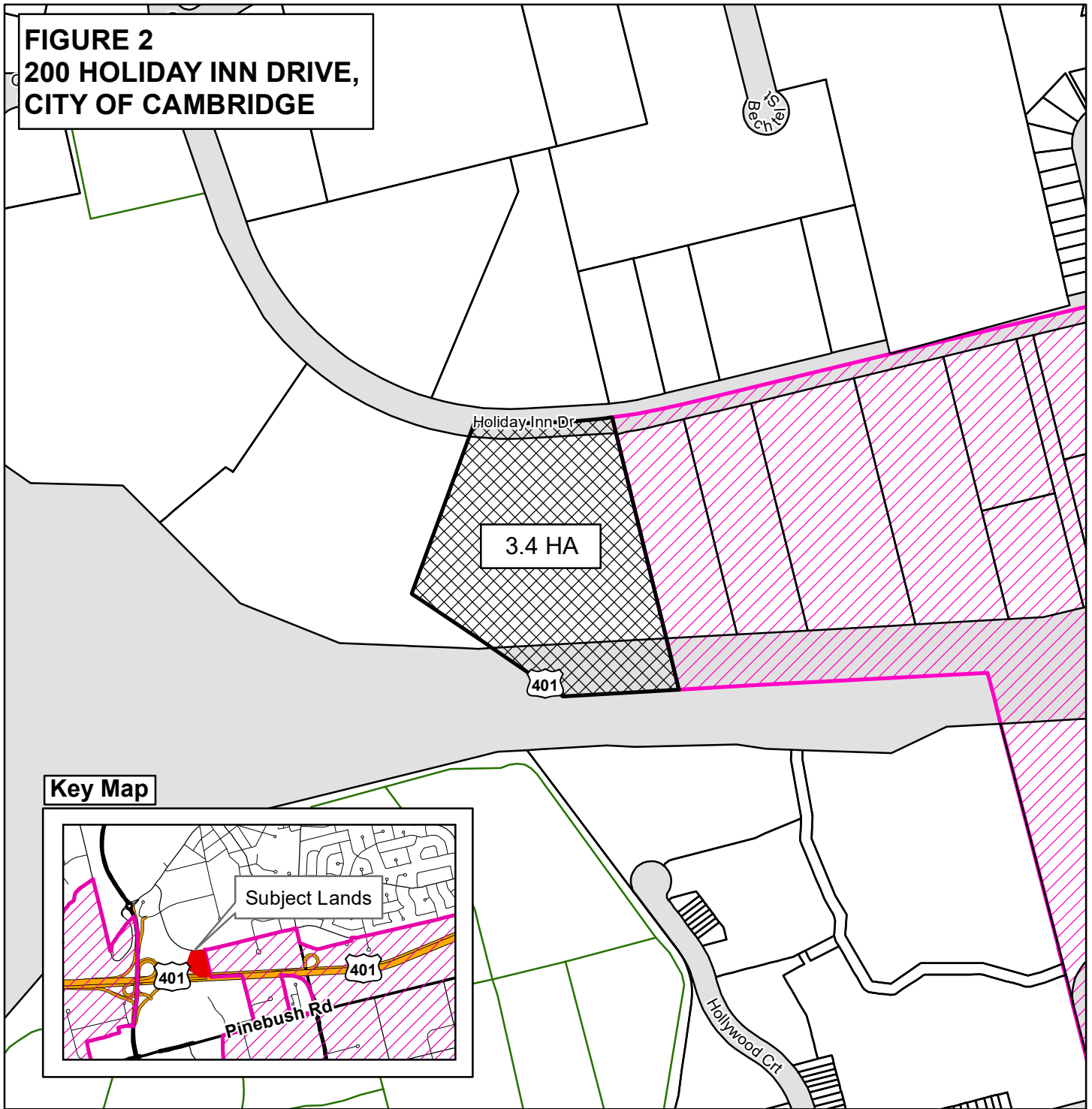
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 Regional Municipality of Waterloo, 2022



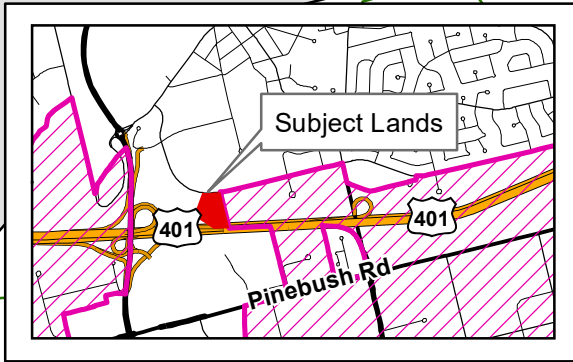
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 Meters





FIGURE 2
200 HOLIDAY INN DRIVE,
CITY OF CAMBRIDGE



Key Map



Legend

-  Employment Area
-  To be removed from Employment Area

