

# DO YOU WANT A 6 OR 8 STOREY BUILDING NEXT DOOR TO YOUR HOME? IF NOT, READ THIS AND TAKE ACTION.

## Dear Westmount Neighbour -

Kitchener is currently updating its Official Plan under the title “*Kitchener 2051*”. The first draft is available for public comment and proposes significant changes for our Westmount Neighbourhood. You have received this flyer from a concerned group of Westmount neighbours.

### What is an Official Plan?

An Official Plan sets the City’s long term vision and directs how land is used and how growth is managed. It guides decisions on development, transportation, parks, and community facilities. It ultimately sets the policy for all Zoning By-laws.

### What is being proposed for Westmount in the draft *Kitchener 2051* plan?

Westmount is proposed to be divided into two areas with two different new land use designations:

AREA (See attached map)	NEW PROPOSED LAND USE DESIGNATION	WHAT DEVELOPMENT WILL BE PERMITTED IN THIS AREA?
Area 1: See purple outline in attached map.	Strategic Growth Area - “Mixed Use A”	8-storey buildings Commercial buildings / Offices
Area 2: See blue outline in attached map.	Neighbourhood Growth Area	6-storey buildings Commercial buildings / Offices

### What would be a better plan for Westmount compared to the proposed *Kitchener 2051* plan?

Westmount is one neighbourhood and the same land-use designation and development rules should apply throughout. In addition, the *Kitchener 2051* plan should include protective provisions for Westmount. The plan already includes protective provisions for several historic neighbourhoods which restrict development to 3-storeys and require new building setbacks to align with existing building setbacks.

### Is it reasonable to ask the City to adopt a better plan for Westmount?

Yes. In 2014 the entire Westmount neighbourhood was designated by the City as a Cultural Heritage Landscape (CHL) and *Kitchener 2051* specifically states: “*The city will conserve cultural heritage resources including...Cultural Heritage Landscapes*”. It is inconsistent to divide this CHL into two separate land use designations and permit 6-storey buildings in one area and 8-storey buildings in the other area. It is reasonable to ask that building heights in all of Westmount be restricted to 3-storeys everywhere so that Westmount is protected in similar ways that other CHL-designated neighbourhoods are already protected in the draft *Kitchener 2051*.

## Can you explain more about the cultural heritage landscape (CHL) issue?

Westmount is a neighbourhood with a truly unique and cherished character. Its gently curving streets, historic streetlights, and beautifully maintained homes from the 1920's to 1940's make Westmount a living piece of our City's history. In 2014 the City designated Westmount as a CHL based on its cultural heritage value and historical integrity. The boundary of the CHL is shown in the attached map highlighted in yellow.

The *Kitchener 2051* plan includes protective safeguards for several other CHL communities where buildings are restricted to 3-storeys - but the plan leaves Westmount exposed. This is a missed opportunity. If we want to preserve what makes Westmount special for future generations, we must urge the City to add Westmount-specific protections just as they have done for several other CHL neighbourhoods.

## What can I do if I don't like the *Kitchener 2051* plan for Westmount proposed by the City?

### 1. Send an e-mail to City officials as soon as possible.

It is critical that you send a personal email stating you believe that:

- it is wrong to designate the east part of Westmount as a Strategic Growth Area / Mixed Use A
- all of Westmount should be designated as a Neighbourhood Growth Area because we are one cultural heritage landscape
- provisions specific to Westmount should be added to the *Kitchener 2051* plan to give Westmount the protections it deserves as one of Kitchener's most significant areas of cultural heritage. Other CHLs already have extra protections, such as 3-storey height restrictions and setback limits, and Westmount should too.

Send your emails to all of the following recipients:

**[kitchener2051@kitchener.ca](mailto:kitchener2051@kitchener.ca)**

**[Margaret.Johnston@kitchener.ca](mailto:Margaret.Johnston@kitchener.ca)**

**[Natalie.Goss@kitchener.ca](mailto:Natalie.Goss@kitchener.ca)**

**[berry.vrbanovic@kitchener.ca](mailto:berry.vrbanovic@kitchener.ca)**

It is critical that the City receive a high volume of feedback from Westmount community members to drive this change. Visit our website (link below) for more background information to support your email.

### 2. Attend the City's Open House

The City is hosting an in-person Open House with their City Planning staff and invites local community members to attend to share their feedback and ask questions. The event details are:



**Wednesday February 25th - 4pm to 7pm**  
**Victoria Hills Community Centre, 10 Chopin Dr, Kitchener**

## Where can I get more information?

The City's website with the draft *Kitchener 2051* Plan and other background information is at this link: **[www.engagewr.ca/kitchener2051](http://www.engagewr.ca/kitchener2051)**

We have created a dedicated Westmount website about this topic at this link: **[www.Westmount2051.ca](http://www.Westmount2051.ca)**  
At our website you can sign-up for our private mailing list and be kept up to date on what is happening next in this effort.

## Who prepared this flyer?

You are receiving this flyer from a group of Westmount neighbours:

Jeff Bennett, Belmont Ave

Rob & Elaine Douglas, Katherine Cres

Dan & Judy Garrett, Dunbar Rd

Julia Kossowski, Glasgow St

Tom Nagy, Union Blvd

Greg Shepherd, Claremont Ave

Mariska Siderius, Dunbar Rd

Tom Slomke, Avondale Ave

**Many thanks,**

***The Team of Westmount 2051***

\*yellow shading indicates the Westmount East & West Cultural Heritage Landscape

**STRATEGIC GROWTH AREA - "MIXED USE A"**

Permitted development:  
8-storey buildings  
Commercial buildings  
Offices

**NEIGHBOURHOOD GROWTH AREA**

Permitted development:  
6-storey buildings  
Commercial buildings  
Offices

