



## Council Meeting Agenda

Monday, January 20, 2025, 7:00 p.m.

Council Chambers - Hybrid

City of Kitchener

200 King Street W, Kitchener, ON N2G 4G7

People interested in participating in this meeting can register online using the delegation registration form at [www.kitchener.ca/delegation](http://www.kitchener.ca/delegation) or via email at [delegation@kitchener.ca](mailto:delegation@kitchener.ca). Please refer to the delegation section on the agenda below for registration in-person and electronic participation deadlines. Written comments received will be circulated prior to the meeting and will form part of the public record.

The meeting live-stream and archived videos are available at [www.kitchener.ca/watchnow](http://www.kitchener.ca/watchnow)

\*Accessible formats and communication supports are available upon request. If you require assistance to take part in a city meeting or event, please call 519-741-2345 or TTY 1-866-969-9994.\*

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Pages

### 1. COMMENCEMENT

The meeting will begin with a Land Acknowledgement given by the Mayor and the singing of "O Canada."

#### 1.1 9th Waterloo Cubs will be in attendance for the singing of "O Canada."

The 9th Waterloo Cubs will be in attendance this evening to lead the Mayor and Members of Council and all those in attendance for the signing of "O Canada"

#### 1.2 National Day of Remembrance of the Quebec Mosque Attack

### 2. MINUTES FOR APPROVAL

Minutes to be accepted as circulated to the Mayor and Councillors (regular meeting held December 16, 2024, and special meetings held December 12 and 16, 2024) - Councillor D. Chapman.

### **3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

*Members of Council and members of the City's local boards/committees are required to file a written statement when they have a conflict of interest. If a conflict is declared, please visit [www.kitchener.ca/conflict](http://www.kitchener.ca/conflict) to submit your written form.*

### **4. COMMUNICATIONS REFERRED TO FILE**

#### **4.1 Flag Commemoration**

January 9, 2025 ---- Together with flags at all Government of Canada buildings, flags at Kitchener City Hall were half-masted to commemorate the passing of James Earl Carter, Jr., the 39th President of the United States. Former President Carter and his late wife, First Lady, Rosalynn Carter visited the City of Kitchener in 1993 as part of Habitat for Humanity's Jimmy & Rosalynn Carter Work Project. During their visit, the Carters helped construct 11 homes on Daniel Avenue in Kitchener.

#### **4.2 Flag Request under Policy MUN-FAC-442**

4.2.a Bashkimi Kombetar Organization - Feb 17 - 19, 2025

### **5. PRESENTATIONS**

#### **5.1 Certificate of Achievement**

#### **5.2 Coalition of Muslim Women**

5.2.a Sarah Shafiq, Director of Advocacy, Research and Outreach

### **6. DELEGATIONS**

*Pursuant to Council's Procedural By-law, delegations are permitted to address the Committee for a maximum of five (5) minutes. All Delegations where possible are encouraged to register prior to the start of the meeting. For Delegates who are attending in-person, registration is permitted up to the start of the meeting. Delegates who are interested in attending virtually must register by 5:00 p.m. on January 20, 2025, in order to participate electronically.*

#### **6.1 Zoning By-law Amendment Application ZBA21/012/W/ES, 400 Westwood Drive, Zakia Kardumovic and Anel Kardumovic, DSD-2025-004, and Addendum Report DSD-2025-038**

6.1.a Christian Tsimenidis, Arcadis Professional Services

6.1.b Judy Anne-Chapman

#### **6.2 Responsible Pet Ownership**

6.2.a Justine Sparling, Co-Founder and Executive Director, Dog Friendly KW

### 6.3 Winter Sidewalk Enforcement

6.3.a Nancy Ashley

### 6.4 Evictions due to Renovations - By-law Request

6.4.a Dorinda Kruger Allen

6.4.b Dr. Ronald Brown

6.4.c Meg Walker

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## 7. REPORTS OF COMMITTEES

### 7.1 HERITAGE KITCHENER - JANUARY 7, 2025

7.1.a Notice of Intention to Designate, 69 Agnes Street, DSD-2025-013

That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 69 Agnes Street, as outlined in Development Services Department report DSD-2025-013, as being of cultural heritage value or interest.

7.1.b Notice of Intention to Designate, 80-86 Union Boulevard / 571 York Street, DSD-2025-014

That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 80-86 Union Boulevard / 571 York Street, as outlined in Development Services Department report DSD-2025-014, as being of cultural heritage value or interest.

### 7.2 PLANNING AND STRATEGIC INITIATIVES COMMITTEE - JANUARY 6, 2025

7.2.a Annual Zoning By-law Update, DSD-2025-003

That the following recommendation **be referred to the January 20, 2025, Council Meeting** to allow staff the opportunity to provide additional information regarding the need for a new Legal Services Administrator Full Time Employee (FTE) position:

That City-initiated amendment ZBA24/025/K/KA (Annual Zoning By-law Update) to Zoning By-law 85-1, **be approved** in the form shown in the 'Proposed By-law' attached to Development Services Department report, DSD-2025-003 as Appendix "A", and;

That City-initiated amendment ZBA24/025/K/KA (Annual Zoning By-law Update) to Zoning By-law 2019-051, **be approved** in the

form shown in the 'Proposed By-law' attached to Development Services Department report, DSD-2025-003, as Appendix "B", and further;

That a new Legal Services Administrator FTE position be approved to support zoning review and the required legal administration of securing planning approvals to support the timely review of development applications in accordance with the timeframes prescribed by Provincial legislation.

- 7.2.b Zoning By-law Amendment Application ZBA21/012/W/ES, 400 Westwood Drive, Zakia Kardumovic and Anel Kardumovic, DSD-2025-004, and Addendum Report DSD-2025-038

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That the following recommendation **be referred to the January 20, 2025, Council Meeting** to allow community members, the applicant, and staff the opportunity to have further conversation regarding tree protection, potential impacts on abutting properties, the change in lot fabric and traffic concerns:

"That Zoning By-law Amendment Application ZBA21/012/W/ES requesting to amend Zoning By-law 2019-051, for the property municipally addressed as 400 Westwood Drive, for Zakia Kardumovic and Anel Kardumovic be approved in the form shown in the 'Proposed By-law', and 'Map No. 1', attached to Development Services Department report, DSD-2025-004, as Attachments 'A1' and 'A2.'

## 8. UNFINISHED BUSINESS

## 9. NEW BUSINESS

### 9.1 - MAYORAL BUSINESS AND UPDATES - MAYOR B. VRBANOVIC

#### 9.1.a Evictions due to Renovations - Update

### 9.2 Notice of Motion - Paper Billing - S. Davey

Councillor S. Davey has given notice to introduce the following motion for consideration this date:

"WHEREAS the City of Kitchener acknowledges the importance of environmental sustainability, cost efficiency, and promoting advancement in technology in its operations, and;

WHEREAS approximately 50% or the City's residents are currently enrolled in the City's e-billing platform for property tax and utility billing, and;



WHEREAS Canada Post has notified the City that postage charges will increase by 25% starting in 2025, which will result in a significant cost increase for both property tax and utility customers, and;

WHEREAS enrollment on e-billing offers numerous benefits such as reducing paper waste, lowering costs, and providing customers with a faster, more secure and more convenient access to their bills, and;

THEREFORE BE IT RESOLVED that the City of Kitchener staff consider the feasibility of grandfathering existing customers who are currently not enrolled on e-billing and provide options for council to consider for any new customers who sign up for services with the City, and report back to the Finance and Corporate Services committee in the second quarter of 2025."

## **10. QUESTIONS AND ANSWERS**

## **11. BY-LAWS**

### **11.1 1ST AND 2ND READING**

- 11.1.a Being a by-law to authorize borrowing for current expenditures in 2025.
- 11.1.b Being a by-law to designate the property municipally addressed as 107 Courtland Avenue East, in the City of Kitchener as being of historic and cultural heritage value or interest.
- 11.1.c Being a by-law to designate the property municipally addressed as 44-54 Queen Street South, in the City of Kitchener as being of historic and cultural heritage value or interest.
- 11.1.d Being a by-law to designate the property municipally addressed as 51 Breithaupt Street, in the City of Kitchener as being of historic and cultural heritage value or interest.
- 11.1.e Being a by-law to designate the property municipally addressed as 53 Church Street, in the City of Kitchener as being of historic and cultural heritage value or interest.
- 11.1.f Being a by-law to designate the property municipally addressed as 112 Margaret Avenue, in the City of Kitchener as being of historic and cultural heritage value or interest.
- 11.1.g Being a by-law to designate the property municipally addressed as 148 Margaret Avenue, in the City of Kitchener as being of historic and cultural heritage value or interest.
- 11.1.h Being a by-law to amend Chapter 110 of The City of Kitchener Municipal Code regarding By-law Enforcement.

- 11.1.i To further amend By-law No. 88-171, being a by-law to designate private roadways as fire routes and to prohibit parking thereon.
- 11.1.j To further amend By-law No. 2008-117, being a by-law to authorize certain on-street and off-street parking of vehicles for use by persons with a disability, and the issuing of permits in respect thereof.
- 11.1.k To further amend By-law No. 2010-190, being a by-law to prohibit unauthorized parking of motor vehicles on private property.
- 11.1.l To confirm all actions and proceedings of the Council for January 20, 2025.

**11.2 LATE STARTER BY-LAWS TO BE ADDED TO THE AGENDA,  
PENDING APPROVAL OF THE REPORTS OF THE COMMITTEES**

- 11.2.a Being a by-law to amend By-law 85-1, as amended, known as the Zoning By-law for the City of Kitchener.
- 11.2.b Being a by-law to amend By-law 2019-051, as amended, known as the Zoning By-law for the City of Kitchener – Annual Zoning By-law Update.
- 11.2.c Being a by-law to amend By-law 2019-051, as amended, known as the Zoning By-law for the City of Kitchener – Zakia Kardumovic and Anel Kardumovic – 400 Westwood Drive.

**12. COMMITTEE OF THE WHOLE**

**12.1 ADMINISTRATIVE REPORTS**

- 12.1.a 1001 King Street East, Updated Urban Design Brief, DSD-2024-537 19
- 12.1.b 2025-2026 Committee Appointment - Committee of Adjustment, COR-2025-030 50

**12.2 FOR INFORMATION**

- 12.2.a Summary of Bid Solicitations Approved by the Chief Procurement Officer (October 1, 2024 - December 30, 2024), FIN-2025-032 52

**13. REPORT OF THE COMMITTEE OF THE WHOLE**

**14. BY-LAWS**

**14.1 3RD READING**

- 14.1.a Being a by-law to authorize borrowing for current expenditures in 2025.

(By-law 2025-001)

- 14.1.b Being a by-law to designate the property municipally addressed as 107 Courtland Avenue East, in the City of Kitchener as being of historic and cultural heritage value or interest.  
(By-law 2025-002)
- 14.1.c Being a by-law to designate the property municipally addressed as 44-54 Queen Street South, in the City of Kitchener as being of historic and cultural heritage value or interest.  
(By-law 2025-003)
- 14.1.d Being a by-law to designate the property municipally addressed as 51 Breithaupt Street, in the City of Kitchener as being of historic and cultural heritage value or interest.  
(By-law 2025-004)
- 14.1.e Being a by-law to designate the property municipally addressed as 53 Church Street, in the City of Kitchener as being of historic and cultural heritage value or interest.  
(By-law 2025-005)
- 14.1.f Being a by-law to designate the property municipally addressed as 112 Margaret Avenue, in the City of Kitchener as being of historic and cultural heritage value or interest.  
(By-law 2025-006)
- 14.1.g Being a by-law to designate the property municipally addressed as 148 Margaret Avenue, in the City of Kitchener as being of historic and cultural heritage value or interest.  
(By-law 2025-007)
- 14.1.h Being a by-law to amend Chapter 110 of The City of Kitchener Municipal Code regarding By-law Enforcement.  
(By-law 2025-008)
- 14.1.i To further amend By-law No. 88-171, being a by-law to designate private roadways as fire routes and to prohibit parking thereon.  
(By-law 2025-009)
- 14.1.j To further amend By-law No. 2008-117, being a by-law to authorize certain on-street and off-street parking of vehicles for use by persons with a disability, and the issuing of permits in respect thereof.  
(By-law 2025-010)

- 14.1.k To further amend By-law No. 2010-190, being a by-law to prohibit unauthorized parking of motor vehicles on private property.  
(By-law 2025-011)
- 14.1.l To confirm all actions and proceedings of the Council for January 20, 2025.  
(By-law 2025-015)
- 14.2 LATE STARTER BY-LAWS TO BE ADDED TO THE AGENDA,  
PENDING APPROVAL OF THE REPORTS OF THE COMMITTEES**
- 14.2.a Being a by-law to amend By-law 85-1, as amended, known as the Zoning By-law for the City of Kitchener.  
(By-law 2025-012)
- 14.2.b Being a by-law to amend By-law 2019-051, as amended, known as the Zoning By-law for the City of Kitchener – Annual Zoning By-law Update.  
(By-law 2025-013)
- 14.2.c Being a by-law to amend By-law 2019-051, as amended, known as the Zoning By-law for the City of Kitchener – Zakia Kardumovic and Anel Kardumovic – 400 Westwood Drive.  
(By-law 2025-014)

**15. ADJOURNMENT**

January 11, 2025

Good afternoon,

I stand before you today as a concerned tenant facing eviction due to alleged renovations at [REDACTED] a place I've called home for 10 years. It's more than just a building, it's a community where we care for each other. Now, I'm filled with anxiety about the future of my home. That's why I'm asking you to support a law that prevents wrongful evictions disguised as renovations.

If you search the name [REDACTED] online, you will find several articles and discussions about him. He is associated with 21 buildings across Ontario, including ours. Reports suggest that he purchases affordable housing, evicts long-term tenants, and increases rents for new occupants. Many feel his actions prioritize profit over people. Similarly, our building's property manager, Rahul, is perceived as supporting these practices and not offering adequate assistance to residents.

In 2019, New Westminster, BC, was the first city in Canada to pass a renoviction bylaw, upheld by the Supreme Court of Canada. Other cities like Vancouver, Toronto, and Hamilton have followed, and Kitchener should too.

The Waterloo Region is in a housing crisis. As one of the fastest growing regions in Canada, affordable housing is hard to find, and rents are rising. Right now, over 2,371 people in our region are homeless, more than double the number from three years ago.

For me, this fight is deeply personal. I came to Canada in 2006, fleeing political instability in the Balkans. During the war, my home was hit with bullets, grenades exploded nearby, and neighbors disappeared. My family and I moved from place to place, relying on humanitarian aid, never knowing if we'd make it through another day. We lost everything.

When we arrived in Kitchener, this city became our home. We had to start from the beginning. I was determined to learn English, support my family, and rebuild our lives. I was able to do this because we had a safe place to live. I never thought I would have to fight for housing again, especially in Canada, a country known for peace and safety. But now, I may lose my home, not because of war, or anything I've done, but because of a renoviction that prioritizes profit over people. Because there is no bylaw in place to protect people from those like [REDACTED]

The tenants in my building are suffering. The uncertainty and stress weigh heavily on us. Across Ontario, renovictions are displacing people from their homes, but not everyone has the chance to stand here and plead their case. Many are forced out quietly, without a voice and those who chose to stay are facing unethical consequences.

We lost access to our building's garage unless we pay over four times the original fee, from \$60 to \$250, yet \$60 is still being withdrawn from our account. The city helped with street parking during summer, but that has now ended, and with winter coming, we're forced to park blocks away, in city lots, which we have to pay for, although the amount is much less than what our landlord is asking. This action alone creates health and safety risks. This is just one example of the injustice and intimidation we face, with the property manager dismissively telling us, "see you in court" when approached.

This council has the power to change that. We need a bylaw to protect tenants from unfair evictions. Other cities have set the example, and Kitchener can too.

The right to housing is recognized as international human law. Without stable and secure housing, mental, physical, and financial toll is devastating. This isn't just about emotions, it's about justice and logic. By passing this bylaw, the city can help stabilize the rental market, prevent unjust evictions, and reduce the pressure on emergency shelters and social services. It's a solution that helps the entire community.

I urge you to think not only of us here today, but of the countless people this bylaw would protect in the future. Thank you for your time and consideration, and for ensuring that Kitchener remains a place where we can all continue to live safely and Thank you.

Sanja Sekulic

**REPORT TO:** Committee of the Whole

**DATE OF MEETING:** January 20, 2025

**SUBMITTED BY:** Garett Stevenson, Director of Development and Housing Approvals, 519-783-8922

**PREPARED BY:** Eric Schneider, Senior Planner 519-783-8918

**WARD INVOLVED:** Ward 8

**DATE OF REPORT:** January 17, 2025

**REPORT NO.:** DSD-2025-038

**SUBJECT:** Addendum- Zoning By-law Amendment Application  
ZBA21/012/W/ES  
400 Westwood Drive  
Zakia Kardumovic and Anel Kardumovic

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## RECOMMENDATION:

That Zoning By-law Amendment Application ZBA21/012/W/ES requesting to amend Zoning By-law 2019-051, for Zakia Kardumovic and Anel Kardumovic be approved in the form shown in the 'Proposed By-law', and 'Map No. 1', attached to Report DSD-2025-038 as Attachments 'A1' and 'A2', BE APPROVED.

## REPORT HIGHLIGHTS:

- The purpose of this report is to provide Council with updated 'Proposed By-law' and 'Map No. 1' and updated concept plan for the Zoning By-law Amendment Application for the subject lands located at 400 Westwood Drive that was presented to the Planning and Strategic Initiatives Committee on January 6, 2025 in report DSD-2025-004.
- This report supports the delivery of core services.

## BACKGROUND:

On January 6<sup>th</sup>, 2025 Staff presented Zoning By-law Amendment Application ZBA21/012/W/ES for the subject lands located at 400 Westwood Drive in report DSD-2025-004 to the Planning and Strategic Initiatives Committee. Committee referred the decision to the Council meeting January 20<sup>th</sup>, 2025 and directed Staff to dialogue with the applicant and area residents to discuss possible changes to address concerns.

Staff scheduled a meeting with the applicant, an area neighbour who participated by delegation, and representatives from the Green Belt Neighbourhood Association for January 14<sup>th</sup>, 2025. Staff received an updated plan from the applicant on January 13<sup>th</sup>,

2025 and it was circulated to the area neighbour that participated as a delegation and the Neighbourhood Association. Staff will detail the changes made in the report below.

## REPORT:

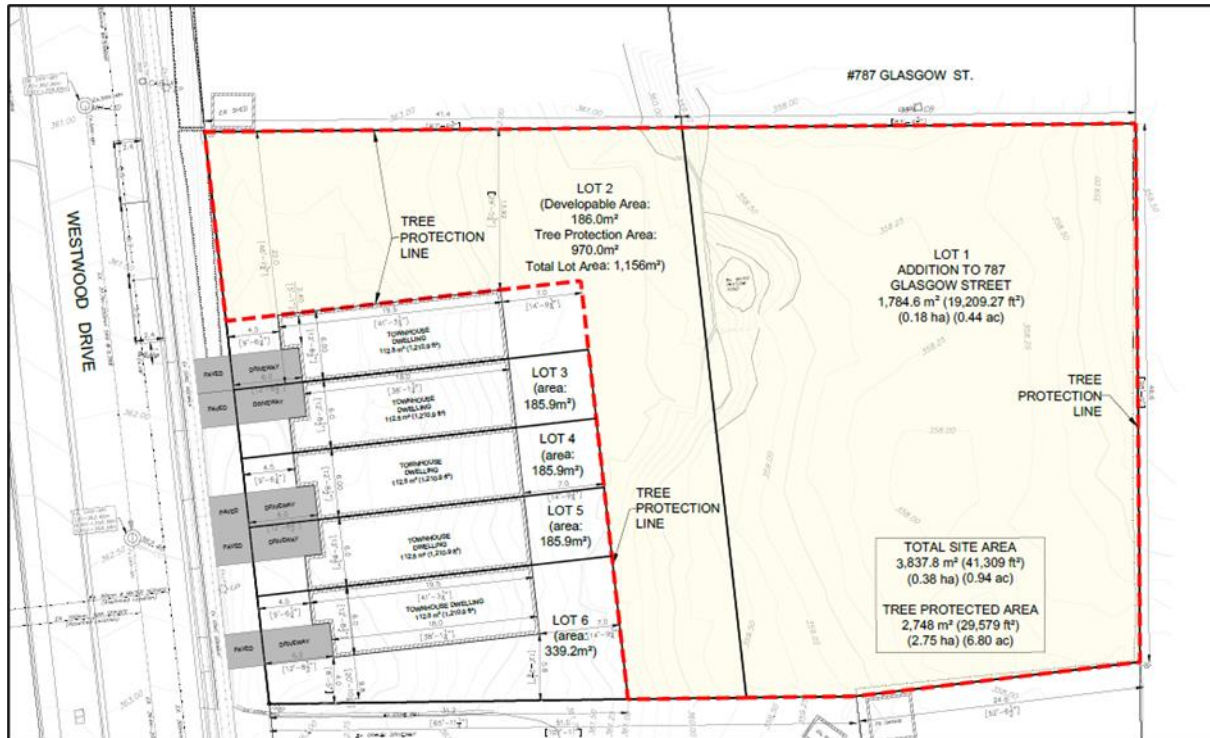


Figure 1: Revised Concept Plan (January 13, 2025)

### ***Interior Side Yard Setback (South Property Line)***

The applicant has increased the side yard setback from 2.5 metres to 4.0 metres, pushing the building 1.5 metres further from the southern property line. This will result in the preservation of one additional tree that was previously proposed to be removed as a result of construction of the proposed building. The setback of 4.0 metres is at the front corner of the townhouse unit (pinch point), and the setback increases to 5.8 metres at the rear corner of the townhouse unit.

### ***Paired Driveways***

The applicant has paired the driveways for Lots 2-5, resulting in greater space between driveways of Units 3-4 and 5-6. The resultant 2 larger lawn spaces do not meet the technical length requirements for on-street parallel parking, however in the opinion of Planning Staff it would still be possible to park regular-sized vehicles in those areas. This would result in potentially 5 on-street parking spaces, rather than the original proposal of 3 on-street parking spaces.

### ***Zoning of Tree Protection Area to remain as RES-1***

Staff have amended the 'Proposed By-law' and 'Map No. 1' to keep the areas identified as the Tree Protection Area as 'RES-1' zoning, rather than changing the zoning to RES-4 as per the original recommendation. Staff acknowledge that while the zoning provision in the Tree Protection Area would not permit any development regardless of whether it is zoned 'RES-1' or 'RES-4', the Green Belt Neighbourhood Association identified the change to



'RES-4' zoning as a concern for potentially opening the area to future development. Staff are able to make the necessary changes to keep the Tree Protection Area as 'RES-1' as a result.

**STRATEGIC PLAN ALIGNMENT:**

The recommendation of this report supports the achievement of the City's strategic vision through the delivery of core service.

**FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City's website with the agenda in advance of the council / committee meeting.

CONSULT – Staff circulated the revised concept plan to the Green Belt Neighbourhood Association and the area resident that delegated at Planning and Strategic Initiatives Committee.

COLLABORATE – Staff facilitated a meeting between the applicant, an area resident that delegated at Planning and Strategic Initiatives Committee on January 6<sup>th</sup>, 2025, and the Green Belt Neighbourhood Association on January 14<sup>th</sup>, 2025.

**PREVIOUS REPORTS/AUTHORITIES:**

- [DSD-2025-004 - Zoning By-law Amendment Application - ZBA21/012/W/ES](#)

**REVIEWED BY:** Malone-Wright, Tina - Manager of Development Approvals, Development and Housing Approvals Division

**APPROVED BY:** Readman, Justin - General Manager, Development Services

**ATTACHMENTS:**

- Attachment A1 – Revised Proposed By-law
- Attachment A2 – Revised Map No. 1
- Attachment B – Revised Concept Plan

PROPOSED BY – LAW

\_\_\_\_\_, 2025

BY-LAW NUMBER \_\_\_\_

OF THE

CORPORATION OF THE CITY OF KITCHENER

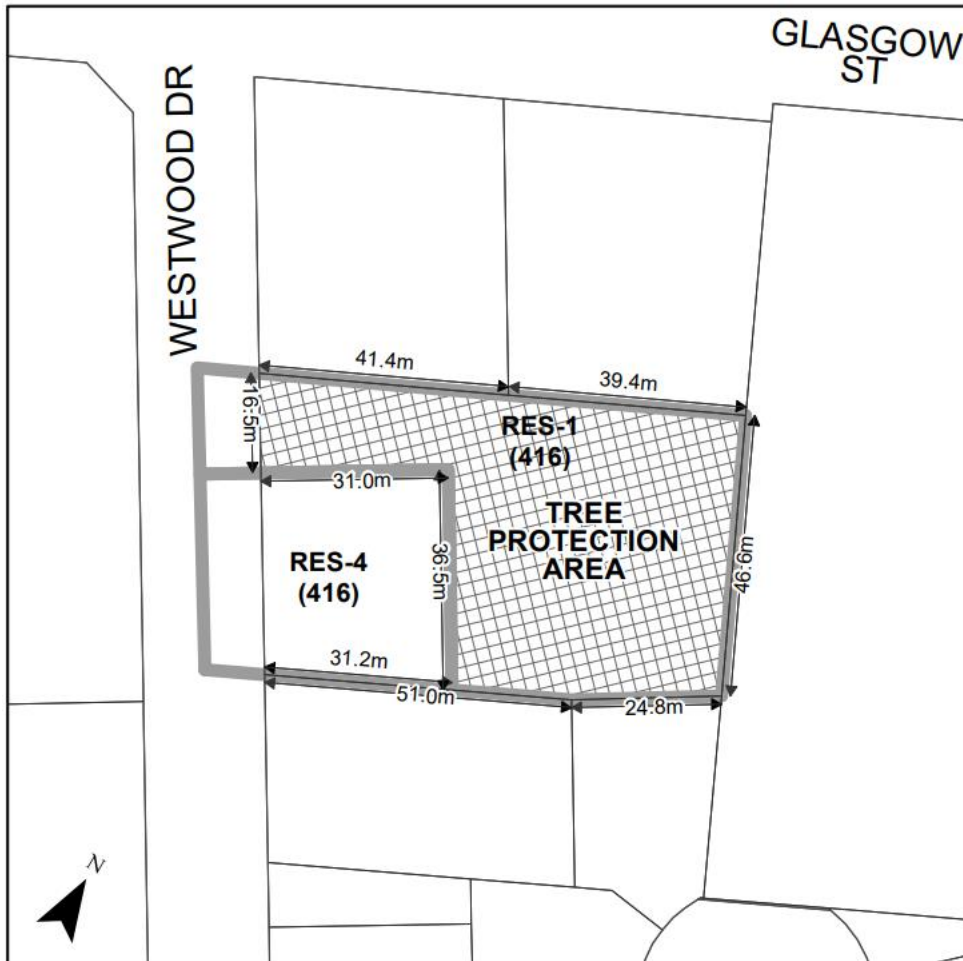
(Being a by-law to amend By-law 2019-051, as amended, known  
as the Zoning By-law for the City of Kitchener  
– Zakia Kardumovic and Anel Kardumovic  
– 400 Westwood Drive)

WHEREAS it is deemed expedient to amend By-law 2019-051 for the lands specified above;

NOW THEREFORE the Council of the Corporation of the City of Kitchener enacts as follows:

1. Zoning Grid Schedule Number 17 of Appendix "A" to By-law Number 2019-051 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto, from Low Rise Residential One Zone (RES-1) to Low Rise Residential Four Zone (RES-4) with Site Specific Provision (416).
2. Zoning Grid Schedule Number 17 of Appendix "A" to By-law Number 2019-051 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 2 on Map No. 1, in the City of Kitchener, attached hereto, from Low Rise Residential One Zone (RES-1) to Low Rise Residential One Zone (RES-1) with Site Specific Provision (416).
3. Zoning Grid Schedule Number 17 of Appendix "A" to By-law Number 2019-051 is hereby further amended by incorporating additional zone boundaries as shown on Map No. 1 attached hereto.
4. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (416) thereto as follows:
  - "416. Notwithstanding Table 7-1 and Table 7-4 of this By-law within the lands zoned Low Rise Residential One Zone (RES-1) and Low Rise Residential Four Zone (RES-4) and shown as affected by this subsection on Zoning Grid Schedule Number 17 of Appendix 'A', the following special regulations shall apply:
    - i. No buildings, fences or structures (including decks, terraces, balconies or major storm water management structures and pipes) shall be located within the hatched area shown on Figure 1 hereto.

Figure 1: Site Specific Provision Map (416)



- ii. For a *Street Townhouse Dwelling Unit*.
  - a) The maximum number of *dwelling units* in a *street townhouse dwelling* shall be 5, not including any *additional dwelling units*.
  - b) The minimum *lot width* (external unit) shall be 8.3 metres.
  - c) The minimum *front yard* shall be 4.5 metres.
  - d) The minimum *rear yard* shall be 7 metres.
  - e) The minimum *interior side yard* shall be 4 metres.
  - f) The maximum *lot coverage* shall be 65%.
  - g) Geothermal energy systems are prohibited.”

PASSED at the Council Chambers in the City of Kitchener this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SUBJECT AREA(S)**



**AMENDMENT TO BY-LAW 2019-051**

**AREA 1 -**  
 FROM LOW RISE RESIDENTIAL ONE ZONE (RES-1)  
 TO LOW RISE RESIDENTIAL FOUR ZONE (RES-4)  
 WITH SITE SPECIFIC PROVISION (416)

**AREA 2 -**  
 FROM LOW RISE RESIDENTIAL ONE ZONE (RES-1)  
 TO LOW RISE RESIDENTIAL ONE ZONE (RES-1)  
 WITH SITE SPECIFIC PROVISION (416)

**BY-LAW 2019-051**

- COM-2 GENERAL COMMERCIAL ZONE
- OSR-2 OPEN SPACE: GREENWAYS ZONE
- RES-1 LOW RISE RESIDENTIAL ONE ZONE
- RES-2 LOW RISE RESIDENTIAL TWO ZONE
- RES-4 LOW RISE RESIDENTIAL FOUR ZONE
- RES-5 LOW RISE RESIDENTIAL FIVE ZONE

ZONE GRID REFERENCE  
 SCHEDULE NO. 17  
 OF APPENDIX 'A'  
 KITCHENER ZONING BY-LAW 85-1 AND 2019-051

— ZONE LIMITS



**MAP NO. 1**  
 KARDUMOVIC, ZAKIA; KARDUMOVIC, ANEL  
 400 WESTWOOD DR

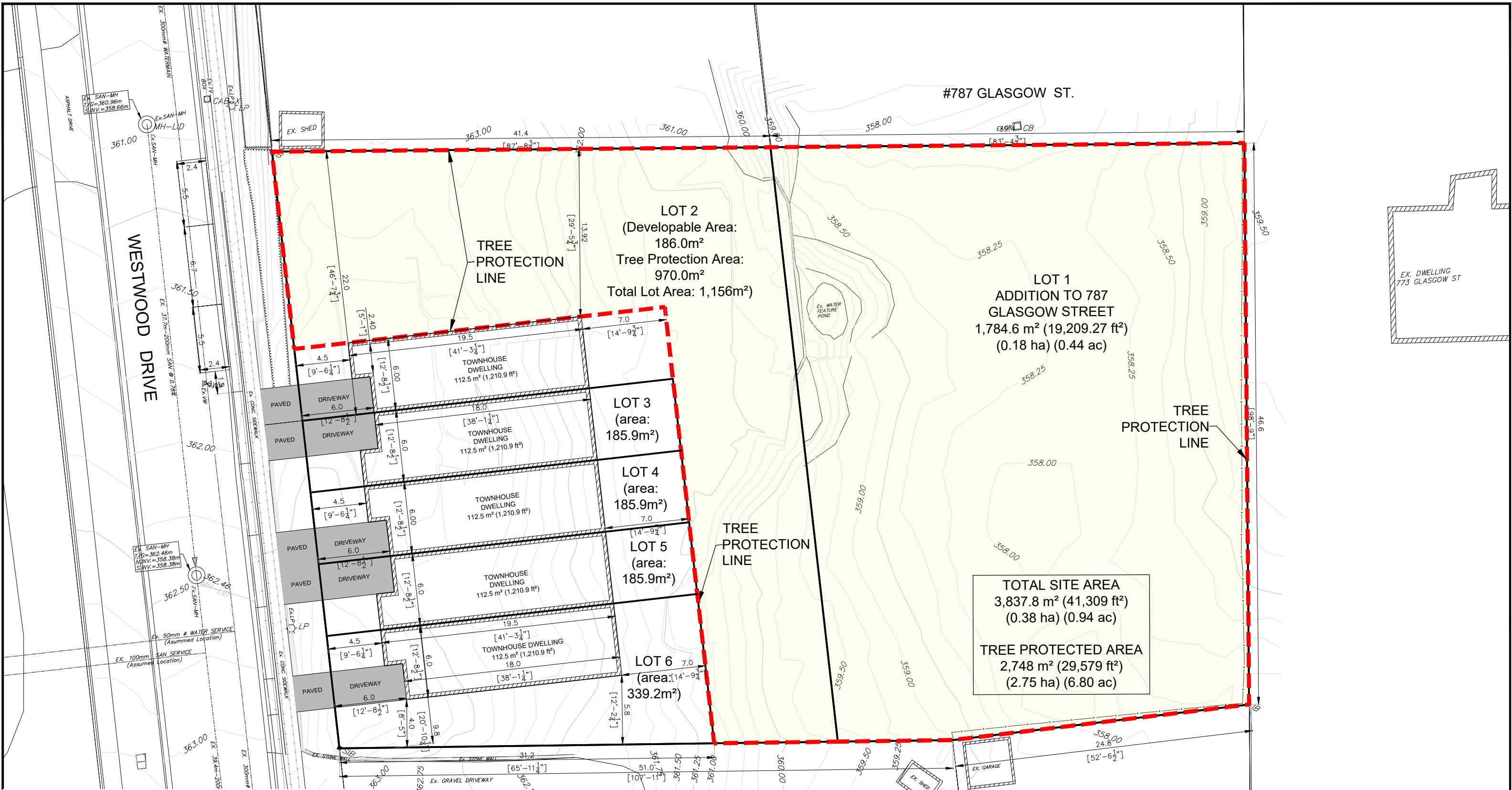
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 SCALE 1:4,000  
 DATE: DECEMBER 2, 2024

ZONING BY-LAW AMENDMENT ZBA21/012/W/ES

OFFICIAL PLAN AMENDMENT N/A

**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:  
 ZBA21012WES\_MAP1  
 .mxd



Regulation under RES-4 (4)	Required	Provided
Number of Attached Units	4	5
Min. Lot Area	148 m <sup>2</sup>	Min. 185.9 m <sup>2</sup>
Min. Lot Width (Internal)	6.0 m	6.0 m
Min. Lot Width (External)	10.0 m	9.8 m
Min. Front Yard Setback	6.0 m	4.5 m
Min. Rear Yard Setback	7.5 m	7.0 m
Min. Interior Side Yard Setback	2.5 m	4.0 m
Maximum Lot Coverage	55%	65%
Maximum Building Height	11.0 m	T.B.D. at Building Permit Stage
Maximum no. of Storeys	3	T.B.D. at Building Permit Stage

CLIENT  
**ANEL & ZAKIA KARDUMOVIC**

True North

PROJECT NAME  
**400 WESTWOOD DRIVE**

CITY OF KITCHENER

SCALE: 1 : 300  
PROJECT ENG: E.C.  
CHECKED BY: C.T.  
PROJECT NO: 123716

DATE: 2025-01-07  
DRAWN BY: E.T.  
APPROVED BY:

**ARCADIS**

410 Albert Street - Suite 101  
Waterloo ON N2L 3V3 Canada  
tel 519 585 2255  
www.arcadis.com

FIGURE NAME  
**CONCEPT PLAN - PROPOSED 5 FREEHOLD TOWNHOUSES**

FIGURE NO. 3  
REVISION 6

DESIGN DETAILS OF BUILDINGS TO BE CONFIRMED AT THE BUILDING PERMIT APPLICATION STAGE.

# Staff Report



Development Services Department

www.kitchener.ca

**REPORT TO:** Committee of the Whole

**DATE OF MEETING:** January 20, 2025

**SUBMITTED BY:** Garrett Stevenson, Director of Housing and Development Approvals  
519-783-8922

**PREPARED BY:** Garrett Stevenson, Director of Housing and Development Approvals  
519-783-8922

**WARD(S) INVOLVED:** Ward 9

**DATE OF REPORT:** January 15, 2025

**REPORT NO.:** DSD-2024-537

**SUBJECT:** Revised Phasing Plan 1001 King Street E SP Urban Design Brief

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## RECOMMENDATION:

**That the Phasing Brief for 1001 King Street East attached to Report DSD-2024-537 as Appendix 'A' be adopted; and further,**

**That staff be directed to report back prior to final site plan approval of any proposed vertical tower phasing projects, excluding podium phasing, received prior to December 31, 2026.**

## REPORT HIGHLIGHTS:

- The purpose of this report is an update on construction phasing for 1001 King Street East. The full building is 29 storeys with 514 dwelling units. Phase 1 is roughly half of the building, being a podium and tower, that are collectively 29 storeys in height with 267 dwelling units, 3 live work units along Charles Street, and 1 commercial unit.
- Community engagement was undertaken through the Official Plan Amendment and Zoning By-law Amendment applications. This report was posted with the agenda in advance of the Council meeting.
- There are no financial implications with this recommendation.
- This report supports the delivery of core services.

## BACKGROUND:

On May 8, 2023, Kitchener City Council approved Official Plan Amendment Application OPA22/001/K/KA for King Charles Properties (Kitchener) Limited which amended the land use designation to 'Mixed Use Corridor with Special Policy Area 10' and approved Zoning By-law Amendment Application ZBA22/001/K/KA to amend the zoning to 'High Intensity Mixed Use Corridor Zone (MU-3) with Special Regulation Provision 544R, Special Regulation Provision 788R and Holding Provision 100H'. The Special Regulation Provisions permit an increased Floor Space Ratio (FSR), further regulate parking, permit reduced

\*\*\* This information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

setbacks to the street, allow for dwelling units and commercial uses to both be located on the ground floor, and to apply a Holding Provision to require remediation of site contamination and an updated noise study. Further, Council adopted the Urban Design Brief for staff to ensure implementation through the site plan process.

The applicant has submitted Site Plan Application SP23/075/K/CD which has received conditional Site Plan Approval for a mixed use development with 514 residential dwelling units and ground floor commercial units within one 29-storey Building.

On August 26, 2024, Council issued draft approval of a vacant land plan of condominium for the subject lands.

Vive Development is proposing to construct the building in phases – phase 1 of the building (unit 1 of the vacant land condominium) and phase 2 (unit 2 of the vacant land parcel condominium). Attached as Appendix “A” to this report is a Phasing Brief submitted by Vive Development which outlines the technical approach to the phased construction. Staff are advising Council of the phased construction approach as phase 1 will not fully implement the Council adopted Urban Design Brief.

#### **REPORT:**

Vive Development is proposing to construct the proposed building in two phases, where the total build out will largely align with the adopted Urban Design Brief. Phase 2 is proposed to be built as a building addition at a later time.

Staff have been advised that phasing is proposed to improve the financial feasibility of the project as a whole. As a result of the phased approach, Staff have had to split the site plan approval process into two phases. Phase 1 alone does not fully align with or implement the Council adopted Urban Design Brief.

Staff have raised concerns that if phase 2 construction does not advance immediately, or at all, the temporary exterior walls of the podium and tower do not meet architectural standards and expectations required by the Council adopted Urban Design Brief and the City’s Urban Design Manual. While the temporary exterior cladding does match the design of the building and temporary windows have been negotiated for the temporary exterior wall, overall, the temporary exterior wall design is not an acceptable permanent standard as it does not include sufficient architectural details and may appear to be a mostly blank wall. Staff are concerned about the appearance of a 29 storey blank wall that will exist prior to the completion of phase 2 construction.

Staff have raised concerns with Vive Development about the phased construction method, the appearance of the temporary exterior wall, and the technical considerations for ensuring life safety systems and building code compliance is met throughout the project (both phases, and phase 1 alone).

In response, Vive Development has provided building elevations drawings for the temporary exterior wall that feature consistent building materials that match the rest of the building. Temporary windows are shown on all floors where the future hallway extension will extend into the phase 2 portion of the building (phase 2 will be a building addition). Staff recognize



this is an improvement, but the temporary exterior wall lacks sufficient openings, including windows and balconies, that would be typical for this type of building design.

To address staff concerns about the blank façade along the podium and tower, Vive Development is proposing to provide the City with a \$50,000 security for the installation of a mural or other public art installation (the “Public Art Feature”) to be installed along the blank wall. In the event that the Owner fails to complete their obligations (phase 2 construction), the City shall have the right to draw down on the security at any time for the installation of the Public Art Feature to the satisfaction of the City’s Director of Development and Housing Approvals.

Staff are also securing a temporary free and unobstructed right, interest and easement on, over and through the property for the purpose of ingress and egress, and access for constructing, installing, hanging, inspecting, altering, affixing, replacing, reconstructing, maintaining and repairing the Public Art Feature, at the sole cost of Vive Development.

Staff are not familiar with other Canadian examples of vertical phasing for towers (examples exist for phased podium) and have asked for examples from the Applicant’s team. The attached Phasing Brief notes that Vive Development’s Director of Construction, Bassem Saweris, has been involved in other international projects that used vertical phasing. The project architect, Kyle Reinders of Reinders + Law Ltd. has provided a professional opinion letter (as a qualified Architect, Ontario Association of Architects) advising on the approach of the vertical phasing and how life safety systems and building code compliance will be met for both phases.

Staff are concerned with the risk of the appearance of a temporary (and permanent) 29 storey blank wall until phase 2 construction is completed. Staff are also concerned that such an approach may set a precedent for future developments in Kitchener or become permanent if phase 2 is not realized. Staff are not aware of any Canadian examples of vertical phasing of a high rise tower and believe this will be the first of its kind in Canada.

Recent changes to the Planning Act exclude exterior design as a matter that is subject to site plan control. Vive Development has responded to staff requests for consistent cladding materials and some windows on the tower portion of the temporary wall.

Further, construction phasing is not regulated by the Planning Act, and a building could be partially constructed, in phases, and still comply with the Ontario Building Code.

Vive Development has agreed to the City’s requirements of a Public Art Security, easement, and exterior cladding for the temporary wall. While staff would prefer the full construction of the building, life safety and building code compliance can be achieved used this phased approach.

Staff recommend adopting the Phasing Brief. Staff will report back with the progress on this project after construction of Phase 1 and do not recommend any other vertical phasing projects be supported before that time (approximately two years), without specific Council direction.

**STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

**FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City’s website with the agenda in advance of the council / committee meeting.

**PREVIOUS REPORTS/AUTHORITIES:**

- *Municipal Act, 2001*
- *Planning Act*
- [DSD-2023-151 OPA22/001/K/KA & ZBA22/001/K/KA](#)
- [Original Urban Design Brief \(MHBC, amended November 2022\)](#)
- [DSD-2024-318 Draft Plan of Condominium Application \(Vacant Land\)](#)

**APPROVED BY:** Justin Readman, General Manager, Development Services  
Department

**ATTACHMENTS:**

- Attachment A – Phasing Brief
- Attachment B – Site Plan, Phase 1

# 1001 King Phasing Brief

vive™



**EUREKA!! @ LOWER KITCHENER**  
1001, 1007, 1015, 1027, AND 1051 KING STREET EAST AND 530,534, 542 AND 564 CHARLES STREET EAST  
CITY OF KITCHENER

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B: Wind Study Comment

# 1.1 INTRODUCTION

This report has been prepared to support the proposed development located at 1001, 1007, 1015, 1027 and 1051 King Street East and 530, 534, 542, and 564 Charles Street East, in the City of Kitchener, referred to herein as the subject lands. The subject lands are located along King Street East and Charles Street East near the intersection of Ottawa Street North. The lot consolidation is comprised of a total area of 0.655 hectares.

This report aims to thoroughly outline the planned two-phase construction process for the project at 1001 King. The first part of the report will focus on the specifics of Phase A's design, offering an in-depth explanation of how the initial phase has been carefully planned to not only meet functional requirements but also ensure an aesthetically pleasing environment throughout the construction process. Emphasis will be placed on how Phase A has been thoughtfully designed to provide visual appeal, ensuring the area remains attractive and cohesive even as Phase B, which completes the full vision for the site, is yet to be constructed.

Additionally, the report will include various renderings and architectural elevations. These visual aids will help readers better understand the progression of the construction process and how each phase will fit together in terms of overall design and function. These renderings will also serve to illustrate how the two phases will interact, emphasizing the careful planning that has gone into balancing aesthetics and practicality.

Beyond the design aspects, the report will also address some of the logistical impacts that the phased construction approach may have on the overall project. Specifically, it will evaluate how the phased development might affect key components such as the outdoor amenity areas and parking requirements. Given that these elements are crucial for the function of the space, the analysis will explore how the project ensures compliance with zoning or planning regulations.

In summary, this report will offer a comprehensive overview of the design and practical considerations of the 1001 King project, focusing on how the phased construction strategy has been implemented to balance aesthetics, functionality, and compliance with necessary requirements.





## 1.2 PHASED DEVELOPMENT/CONSTRUCTION

The proposed development will be divided into two phases for financing purposes with phase A being constructed as the initial phase and phase B intending to be developed immediately after the completion of phase A

Phase A will include the following:

- 29 story tower
- 4 story podium level
- 267 residential units
- one commercial unit
- three live work units along the Charles St. east corridor
- 110 parking spaces
- 43 visitor parking spaces
- 3 accessible parking spaces
- two loading spaces
- FSR of 8.1

# PHASE A:

The project architect, Reinders + Law, has prepared renderings to visually demonstrate the build out of the phase development.

To the right is a rendering of the building looking to the southeast from the north side of King St. E. The initial phase will include the construction of a four story podium along with a 29 story tower, planned as a purpose built rental.

The rendering shows the frontage of the building along King St. E. In the first phase and at grade one commercial unit will be established at 227.9 square meters in size in addition to the residential lobby area and access to the parking structure. Vehicular traffic for all residential and commercial patrons will use this access.

Phase A will contain all elements planned to commemorate the heritage value of the site. This includes installation of the art deco mural at the terminus of Onward Ave. and King Street, the Eureka signage along the King St. frontage and commemoration of the architectural elements internal to the building.

The developer has provided an easement and letter of credit along the West side of the elevation of phase one to allow for a mural against the blank wall extending the length of the property should phase B not be developed within a certain time.

The tower designed plans for concrete paneling of various patterns up the length of the tower to provide visual interest prior to the construction of the remainder of the tower in phase B.





## PHASE A:

(Left) the rendering above shows the Phase 1 build out from King St. E perspective facing West. Main access into both phases of the site is located off King Street and will access the podium parking.

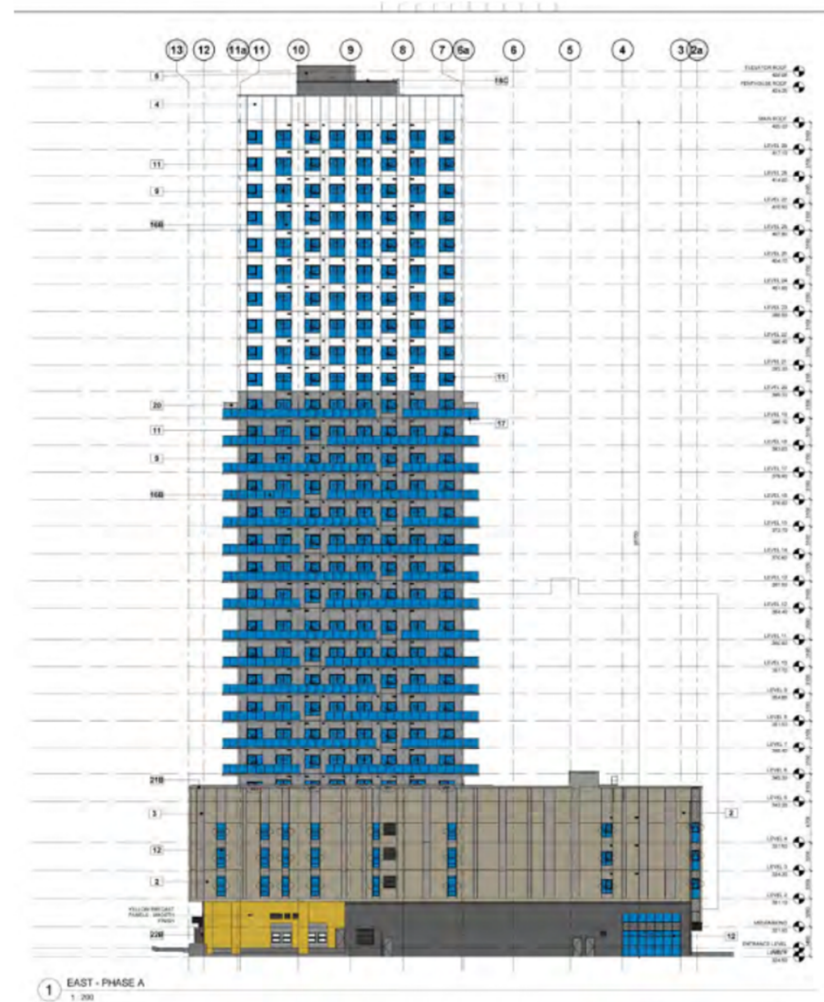
(Right) Architect's rendering of Phase 1 build out along Charles St. facing West. 3 live work units will be constructed as part of this phase along the first and second stories of the podium on Charles St. This percent perspective also shows the service access from Charles St. into the site which will be used for both phases



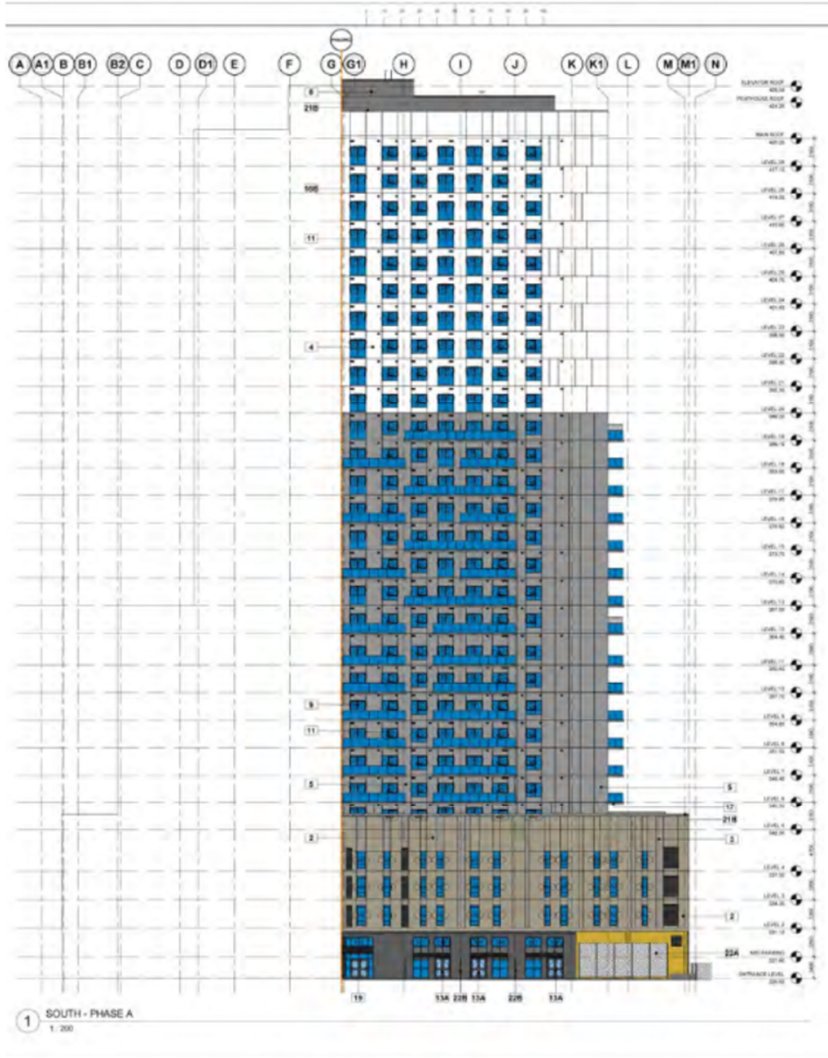




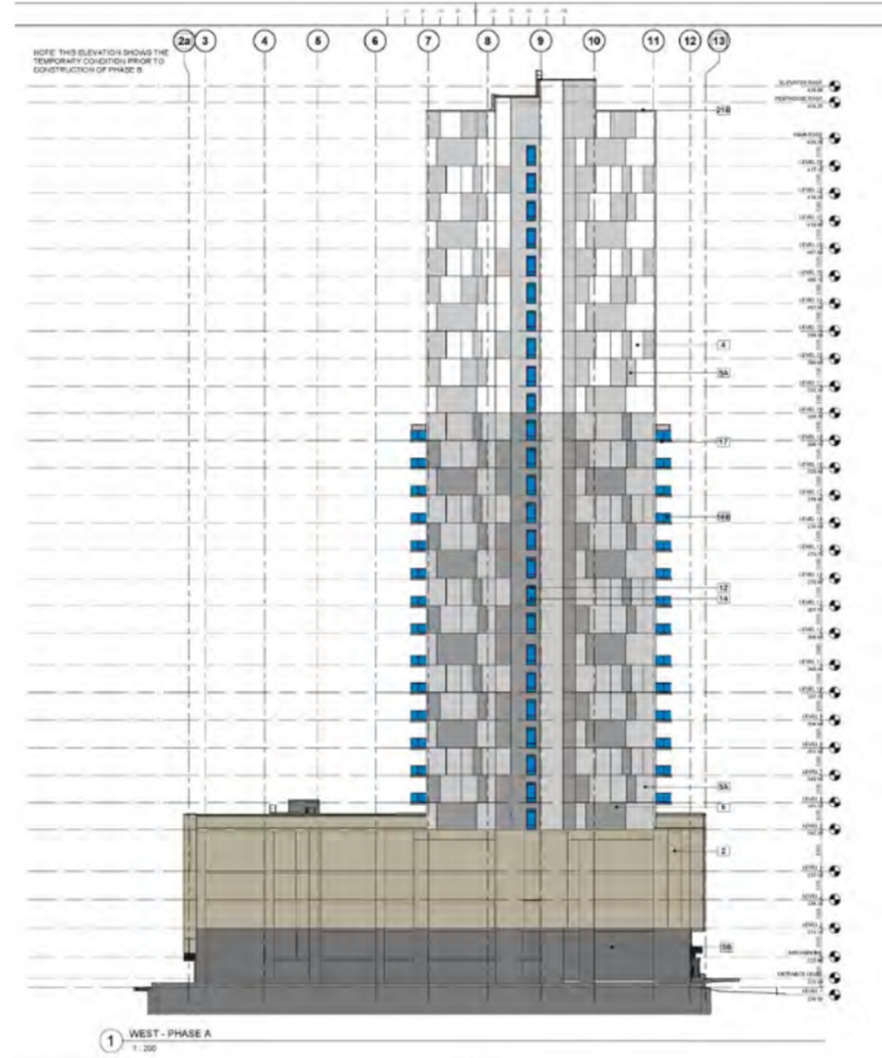
**(Above)** North Elevation—Phase A (along King Street East). Prepared by Reinders + Law



**(Above)** East Elevation—Phase A. Prepared by Reinders + Law



**(Above)** South Elevation—Phase A (along Charles Street). Prepared by Reinders + Law



**(Above)** Temporary West Elevation—Phase A. Phase B (once constructed) will connect to this elevation. Prepared by Reinders + Law



# PHASE B: Full Build Out

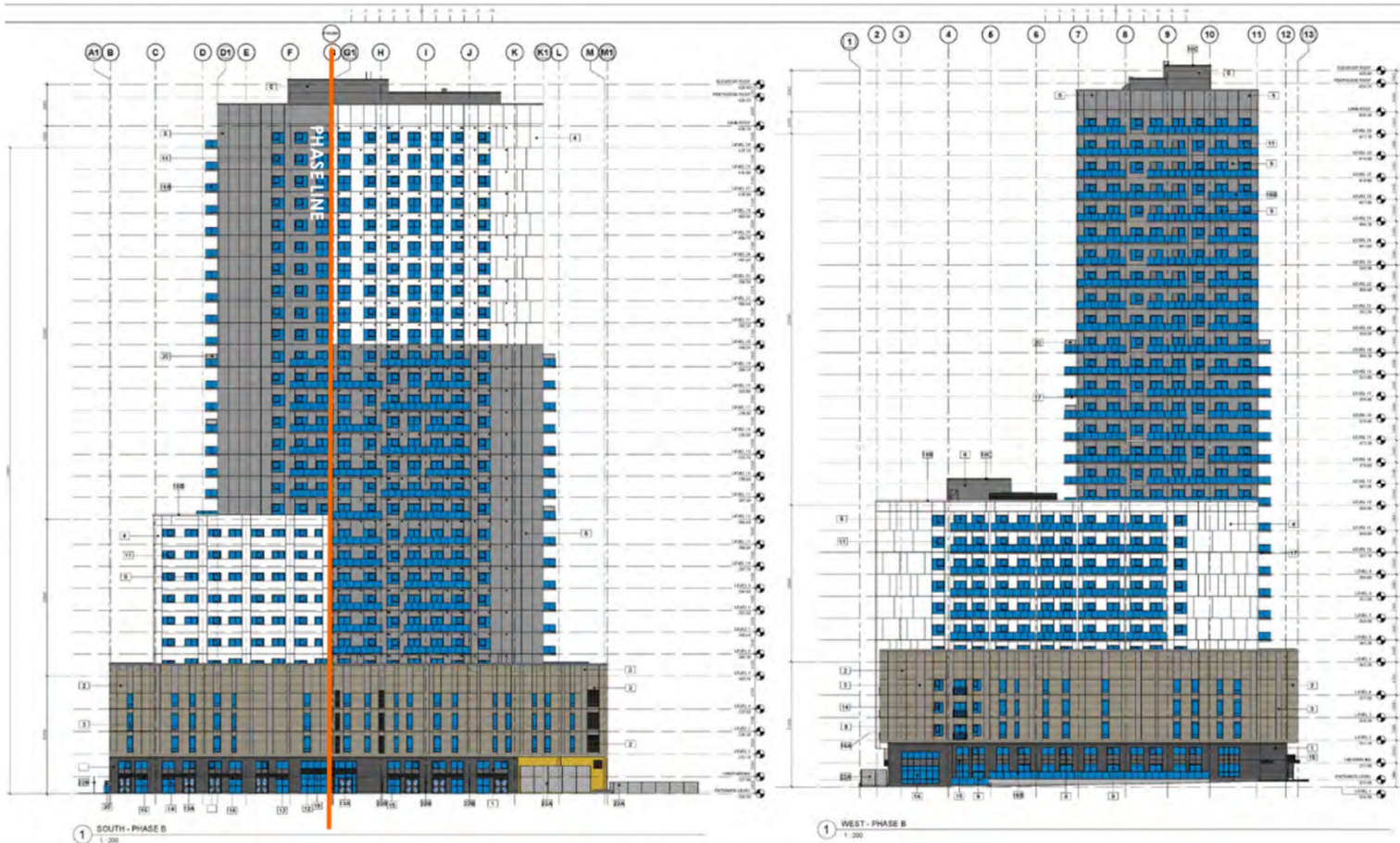
Phase B of construction is planned immediately following completion of phase A.

Phase B will include the completion of the 29 story tower as well as the remainder of the four story podium and an additional 11 story tower at the front of the site along King Street. The total height of each tower is 95.7 meters and 39.7 meters respectively.

When construction is complete, the building will house a total of 3 commercial units and 515 residential units including 13 live work units. A total of 337 parking spaces are proposed including nine visitor parking spaces. 257 Class A bicycle parking spaces are planned along with six Class B spaces.

The image to the right provides for an elevation of The North Face of the building at full build out. The 11 story tower is pulled to the front along the King Street east frontage, while the remainder of the 29 story tower is constructed in behind the elevation shows all commercial units planned along the King Street east frontage and how heritage commemorative art deco mural is incorporated to the entire building design.





**(Above)** South Elevation—full build out of Phases A and B (along Charles Street).  
 Prepared by Reinders + Law

**(Above)** West Elevation—full build out of Phases A and B  
 Prepared by Reinders + Law



## 1.3 AMENITY DESIGN

The Proposed development is committed to providing a variety of high-quality amenity areas sufficient for all potential residents in the form of common amenity area (indoor and outdoor), as well as private amenity areas in the form of individual patios and balconies. The urban design manual provides required amenity space calculations for general amenity area and children's play facilities in multiple residential developments. A 725sqm outdoor rooftop amenity area planned on top of the podium for phase A have been designed to include passive recreational areas, BBQ area, planter beds and turf area for play. Indoor amenity area is also provided with direct access to the outdoor amenity area and extends the potential amenity opportunities for residents of all ages and abilities, in all seasons.

### Amenity Calculation

$(2\text{m}^2 \times \#\text{units}) + (2.5\text{m}^2 \times \#\text{bedrooms} - \#\text{units}) = \text{outdoor amenity space}$

$(2\text{m}^2 \times 267 \text{ units}) + (2.5\text{m}^2 \times 323 - 267) = 1082\text{m}^2$

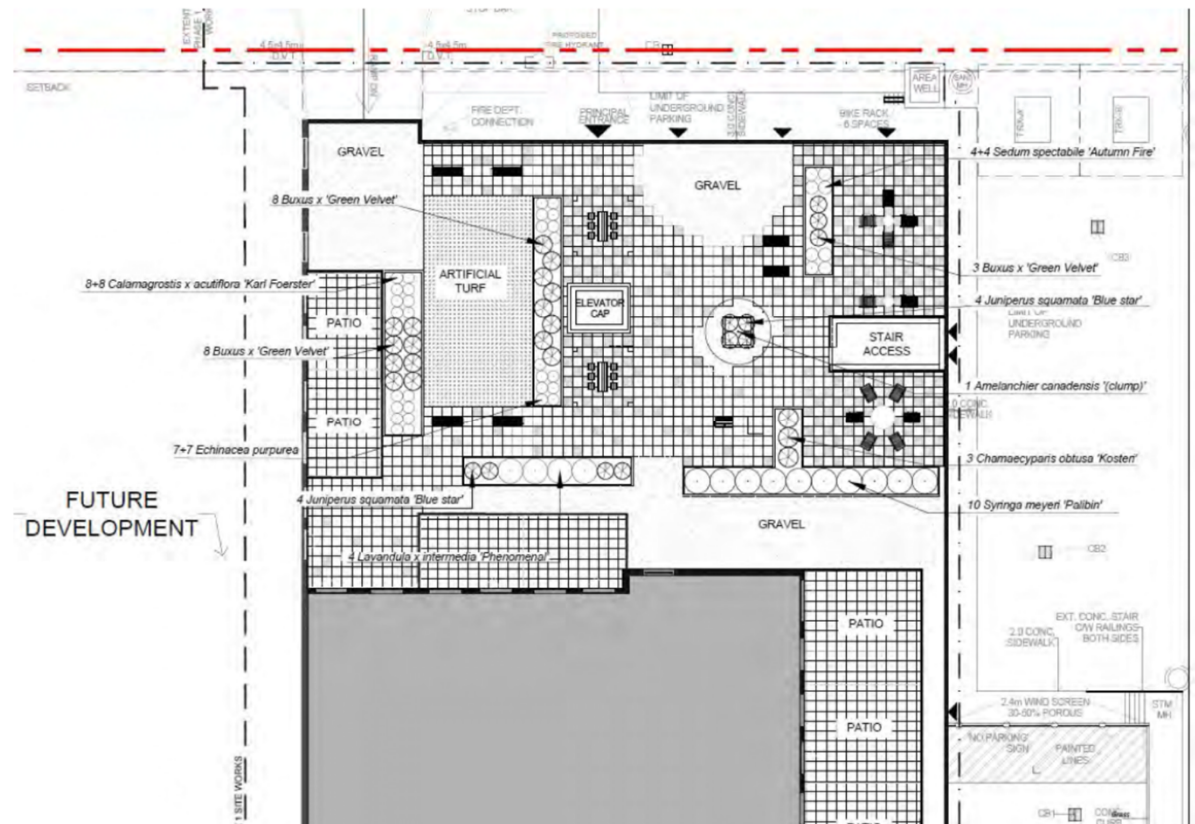
### Outdoor Amenity Provided **2481.8m<sup>2</sup>**

- 725m<sup>2</sup> outdoor roof top amenity
- 1756.8m<sup>2</sup> Balconies

The images to the right are precedent in images to identify a variety of design elements and principles to be employed in the detailed design of common area amenities and provide a range of active two passive uses. Design features that provide robust amenity spaces suitable for all ages and abilities are to be considered.



# Outdoor Amenity Space Plan



**APPENDIX A – ARCHITECTURAL BRIEF –  
PREPARED BY REINDERS + LAW**

## BRIEF

TO: City of Kitchener  
Garett Stevenson, Director of Development and Housing Approvals

FROM: Reinders + Law Ltd.  
Kyle Reinders, OAA

DATE: December 17<sup>th</sup>, 2024

RE: 1001 King St – Phased Development

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The King Ottawa and Charles development project at 1001 King Street East has been split into two Phases of Construction. Phase A is 267 units encompassing a 29-storey residential tower along with a 4-storey podium residential and parking garage building. Phase B is 248 units encompassing a 29-storey addition to the existing tower and a perpendicular 11 storey residential tower to complete the 515-unit development. The Phase line between Phase A and Phase B will be on the west side of grid line G which is running north and south in a straight line for this development (see drawing attached).

The rationale for undertaking the two-phase project is to suit the financial viability of the entire development. As soon as Phase A is built and occupancy can start, then the intention is for the Phase B development construction to start. Construction drawings for the Phase B development are nearing completion so that all detailing between the two Phases is complete in their integration and understood, while Phase A is being constructed. The building design has been developed with this two-Phase approach to allow the development to be undertaken. The following attributes have been considered in the two-Phase approach:

The Life Safety aspects (sprinklers, travel distances, spatial separation, fire protection, etc.) of Phase A and Phase B have been coordinated and complement each other. The Life Safety of Phase A is intact to serve the single development so that it can be occupied while Phase B construction is ongoing. Phase A is not dependent on Phase B to maintain the Life Safety of Phase A.

Once Phase B is constructed the Life Safety of the entire building is holistically complete. Whether reviewed singularly or in combination Life Safety has been coordinated and both these plans have been illustrated on the building permit submission for Phase A.

Elevator and vertical travel elements (stairs) have been coordinated so that when Phase A is constructed and occupied the appropriate number of elevations and exit stairwells have been provided to suit the Phase A development. When Phase B is constructed in the future, additional elevators and exit stairwells are being added to allow the completed development of Phase A and



B to act as a single building development. Entrances on King and Charles Streets developed in Phase A will be maintained as the entrance to the entire development once completed.

The Structural Cast-in place Engineers and the Total Precast Concrete Engineers have worked in tandem on both Phase A and Phase B. Phase A has the structure designed so that it is not dependent on the development of Phase B for structural or lateral loading. This way the Phase A development can be safely occupied while the Phase B development is under construction. The structures have been designed so that after the construction of the first tower the second tower can be erected independently but the final design will allow for one overall development. There is no additional structure being added in Phase B to sustain the Phase A structure.

The structural engineers have detailed the development of the raft slab for Phase A and the adjacent temporary shoring to the west of Phase A so that in the future the raft slabs can be connected for a holistic building structure and that the west development on this site will have additional shoring being placed on the north, east and south sides. Once these shoring elements are in place then the temporary shoring at the Phase A and B junctions can be removed. All details at the junction of the two buildings have been reviewed to allow the separate construction of both developments.

Phase A has been designed with a loadbearing CIP or Precast wall on the west side of the building. The exposed face of this building will be concrete with architectural details (reveals and panels) and windows along the future corridor connection, that will allow for a temporary aesthetic of this west face while the future Phase B building is being developed.

Similarly, this west face will be internally thermally insulated to allow the north facing units on this side to have a thermal barrier to the exterior while Phase B is being erected and constructed. This will allow for full comfort of these tenants until the building is fully constructed. Once Phase B is constructed the internal insulation of these north units will remain intact which increases the STC rating between the buildings.

The Developer has agreed to a letter of credit for placing a mural or artwork on the west face of the development should Phase B not proceed.

All heritage aspects of the development have been incorporated into Phase A showing the intentionality of the developer and the importance of these items. They have not been deferred to Phase B.

The building elevations of both buildings have been designed so that both Phases will match together and show one complete building mass when both Phases of the project are completed. Careful detailing has allowed this to occur.

Inherently the design of the Phase A and Phase B buildings have allowed them to exist singularly and together as complete developments.

Many phased residential projects have been completed across the province. Examples of phased developments that our firm has been involved in are:

King Cameo Development on 3241 King St East. This is a three-phase development by Vive Developments. Tower A is currently under construction, while Tower B is in for permit and Tower C has started design development. All three developments are link by a below and above grade parking garage while respecting each other's vistas. Development is similarly a multi-phase approach due to financing feasibility.

1430 Highland Road (Savic Homes) is a four phased development with Reinders and Law Ltd. being involved in the fourth phase 17 storey building completing the development. Similarly, the three other developments were permitted to occur before the final street facing facade of Building G. The three residential towers are linked by an underground parking garage and a sharing of various facilities.

Redeemer University - Charis Live and Learn Centre was a twin pod student housing project encompassing a north and south residential pod that allowed the north pod to be fully constructed to allow student occupancy while the south pod was being completed six months later to meet funding and financial timelines. A total of 170 student accommodations were provided in this facility.

In addition to these projects that we have been involved in, Vive Development's Director of Construction, Bassem Saweris, has been involved in multiple high-rise projects that have followed a similar process of Vertical Phasing. We have reviewed the methodology used in these projects in developing our approach as explained above.

P2 Marina Walk – Bassem was involved in Phase 2 of this Tower Complex as part of the contractor's team focused on forming and construction of the second phase of this elongated slab tower. This development was built in 4 consecutive vertical phases. Due to the length of the slab and the scale of the project, vertical phasing was introduced. This phasing was implemented to facilitate the leasing sales and marketing of smaller, incremental portions of the development. The phases were vertically connected to each adjacent phase. There were challenges in matching the texture and colour of the adjacent phases due to the weathering of the finish. This has informed the development at 1001 King to provide colour changes along these phasing lines to reduce the impact of matching finishes on adjacent precast panels. Another challenge was the connection between the two adjacent raft slabs. 1001 King St will use 1.0m of lean concrete in the connection between rafts rather than epoxy coat or dowelling.

JLT Cluster X, Sheikh Zayed Rd, Dubai – Bassem was involved as the Owner's Representative and Engineer-in-Charge of this two-phased project. The Tower development was split vertically through the center of the building with 3 elevators servicing one half of the development and 3 elevators servicing the other half of the development. The phasing was done as it was anticipated that Phase 1 was to be developed as offices and business centres and Phase 2 was being developed as a hotel. Phasing allowed for expedited construction of Phase 1 while contract negotiations continued for Phase 2. As Phase 1 was completed construction, work on Phase 2 began immediately from the base, attaching the newly built tower vertically at each level. The curtain wall building envelope provided a unique challenge in the detailing for water-tightness and constructability. The phasing line for the 1001 King development has been located at the joint of two precast panels at all points vertically on the tower. This allows for a simple and common joint detail to be used to complete the building envelope as Phase 2 is constructed.

In addition to the phasing strategies listed previously, 1001 King will also use knockout panels in the hallways and parking connections. The knockout panels will be constructed with heavy gauge steel studs to facilitate enclosing Phase 1's building envelope while allowing for constructability of Phase 2 of the development. A shelf angle will be welded to the precast panel/slabs to allow for future connection to the Phase 2 building components.

# APPENDIX B – WIND STUDY COMMENT



**MEMO**

**VIA EMAIL**

Attn: Tristan Connelly, Vive Development  
From: P. Case, Boundary Layer Wind Tunnel Laboratory

Date: January 7, 2025

**Re: 1001 King St E, Kitchener (1001 King)**

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It is common practice that pedestrian level wind studies for new developments consider the full site in their completed configuration. It is less common to consider phased construction where the phasing is known or expected to be a relatively short term and therefore reflect an interim condition. In the case of the KOC development, the adjoining west side of the site (Phase 2) is to be constructed following Phase 1. The completed development (i.e. Phase 1 + 2) reflects a larger and broader (more bluff) configuration and as typical would be expected to displace more oncoming wind, thereby leading to the more critical wind conditions at ground level. In this respect, the interim condition (Phase 1 alone) can generally be expected to produce lesser winds at ground-level compared to that of the completed development.

Nonetheless, without Phase 2 present, the 29-storey tower extends to the ground which will impact the effect of downwash winds, particularly at the SW corner of the 29-storey building (at ground level), and at the NW corner of the 29-storey building (at podium level). While the fully phased development is expected to reflect the more critical condition for ground level winds, it would be prudent to incorporate mitigation to provide greater assurance for wind comfort in Phase 1 of the development. Recommended mitigation is illustrated in Figure 1.

Sincerely,

P. Case  
Director of Operations,  
Boundary Layer Wind Tunnel Laboratory



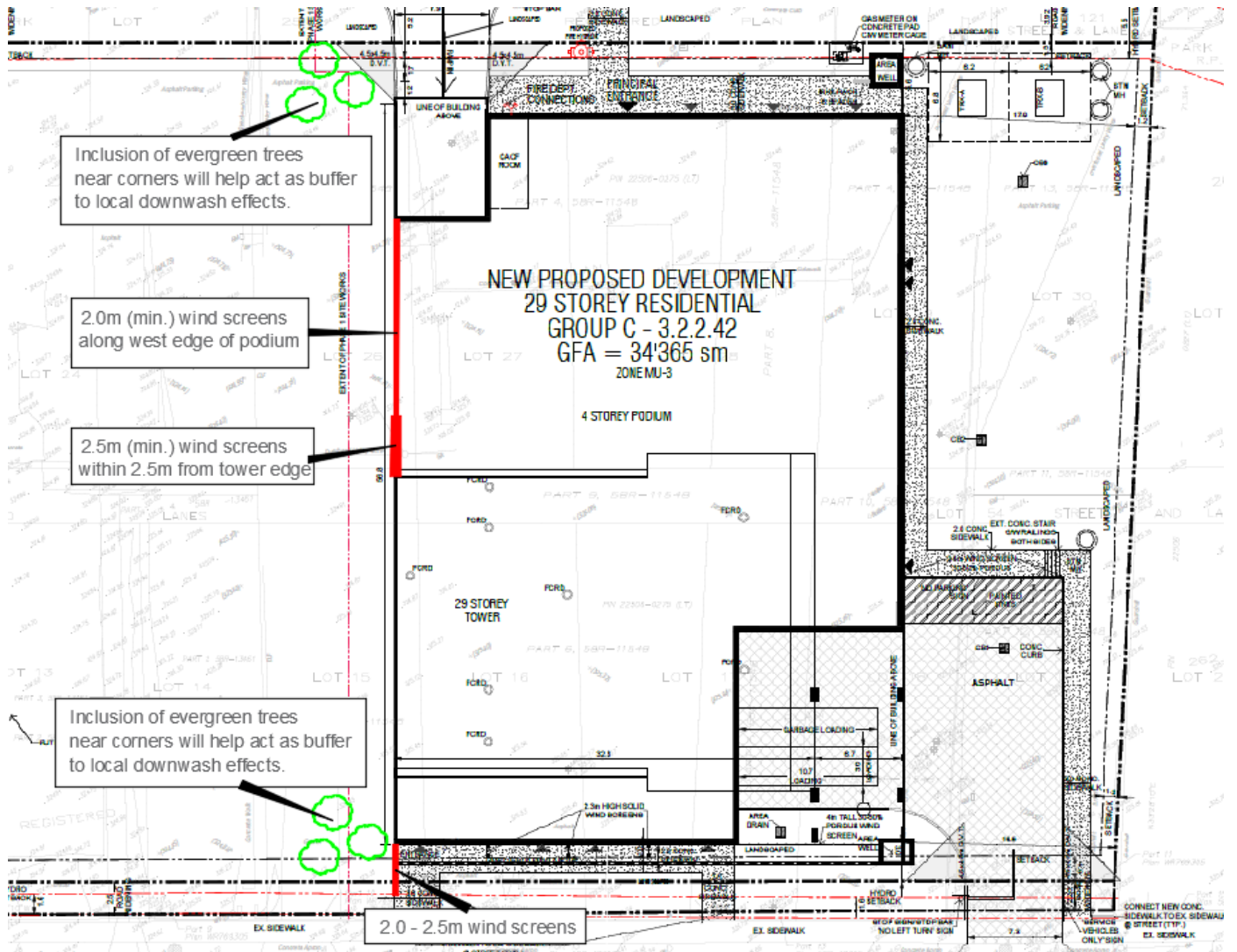
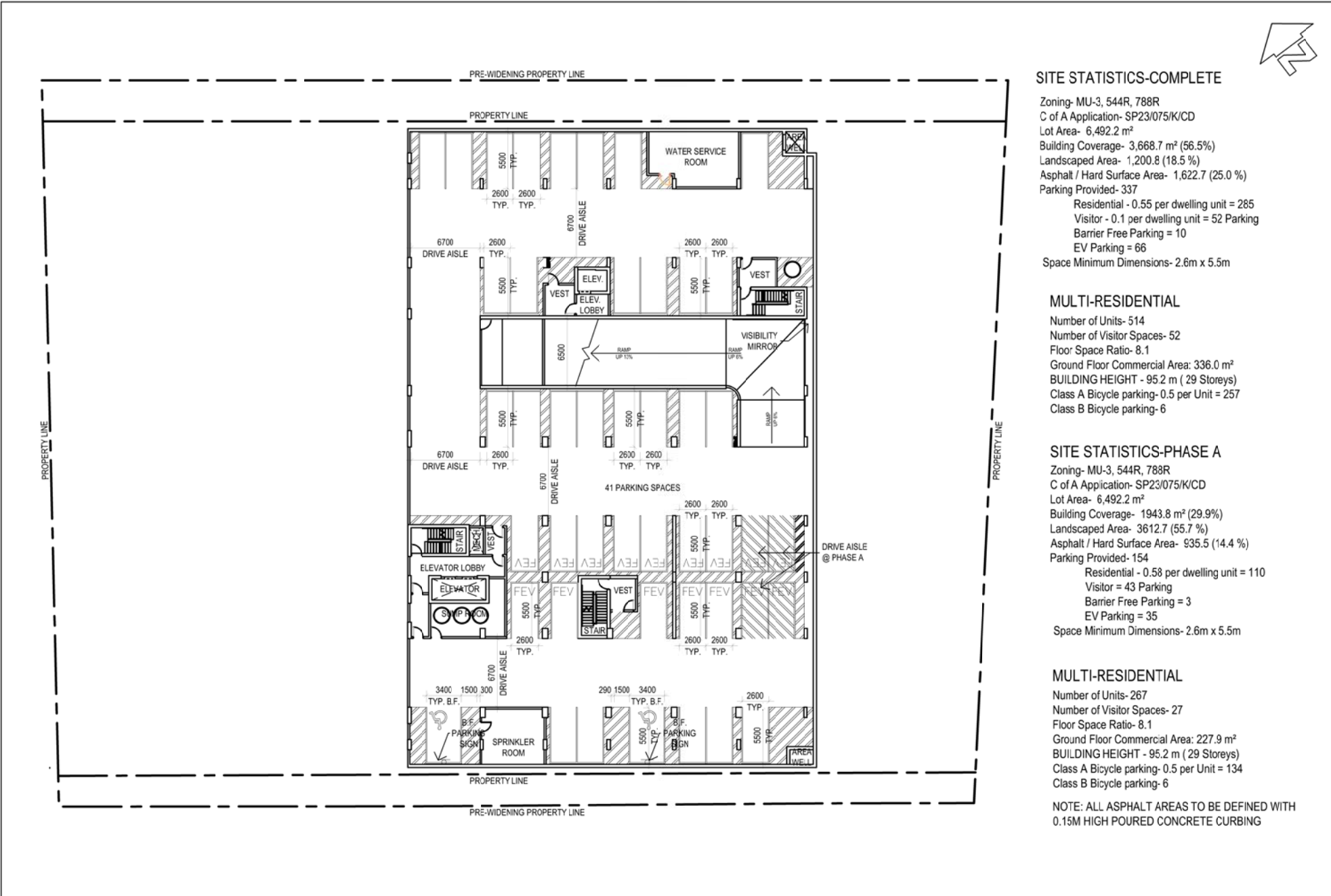


Figure 1 Suggested mitigation concepts for Phase 1



**SITE STATISTICS-COMLETE**

Zoning- MU-3, 544R, 788R  
 C of A Application- SP23/075/K/CD  
 Lot Area- 6,492.2 m<sup>2</sup>  
 Building Coverage- 3,668.7 m<sup>2</sup> (56.5%)  
 Landscaped Area- 1,200.8 (18.5%)  
 Asphalt / Hard Surface Area- 1,622.7 (25.0%)  
 Parking Provided- 337  
 Residential - 0.55 per dwelling unit = 285  
 Visitor - 0.1 per dwelling unit = 52 Parking  
 Barrier Free Parking = 10  
 EV Parking = 66  
 Space Minimum Dimensions- 2.6m x 5.5m

**MULTI-RESIDENTIAL**

Number of Units- 514  
 Number of Visitor Spaces- 52  
 Floor Space Ratio- 8.1  
 Ground Floor Commercial Area: 336.0 m<sup>2</sup>  
 BUILDING HEIGHT - 95.2 m ( 29 Storeys)  
 Class A Bicycle parking- 0.5 per Unit = 257  
 Class B Bicycle parking- 6

**SITE STATISTICS-PHASE A**

Zoning- MU-3, 544R, 788R  
 C of A Application- SP23/075/K/CD  
 Lot Area- 6,492.2 m<sup>2</sup>  
 Building Coverage- 1943.8 m<sup>2</sup> (29.9%)  
 Landscaped Area- 3612.7 (55.7%)  
 Asphalt / Hard Surface Area- 935.5 (14.4%)  
 Parking Provided- 154  
 Residential - 0.58 per dwelling unit = 110  
 Visitor = 43 Parking  
 Barrier Free Parking = 3  
 EV Parking = 35  
 Space Minimum Dimensions- 2.6m x 5.5m

**MULTI-RESIDENTIAL**

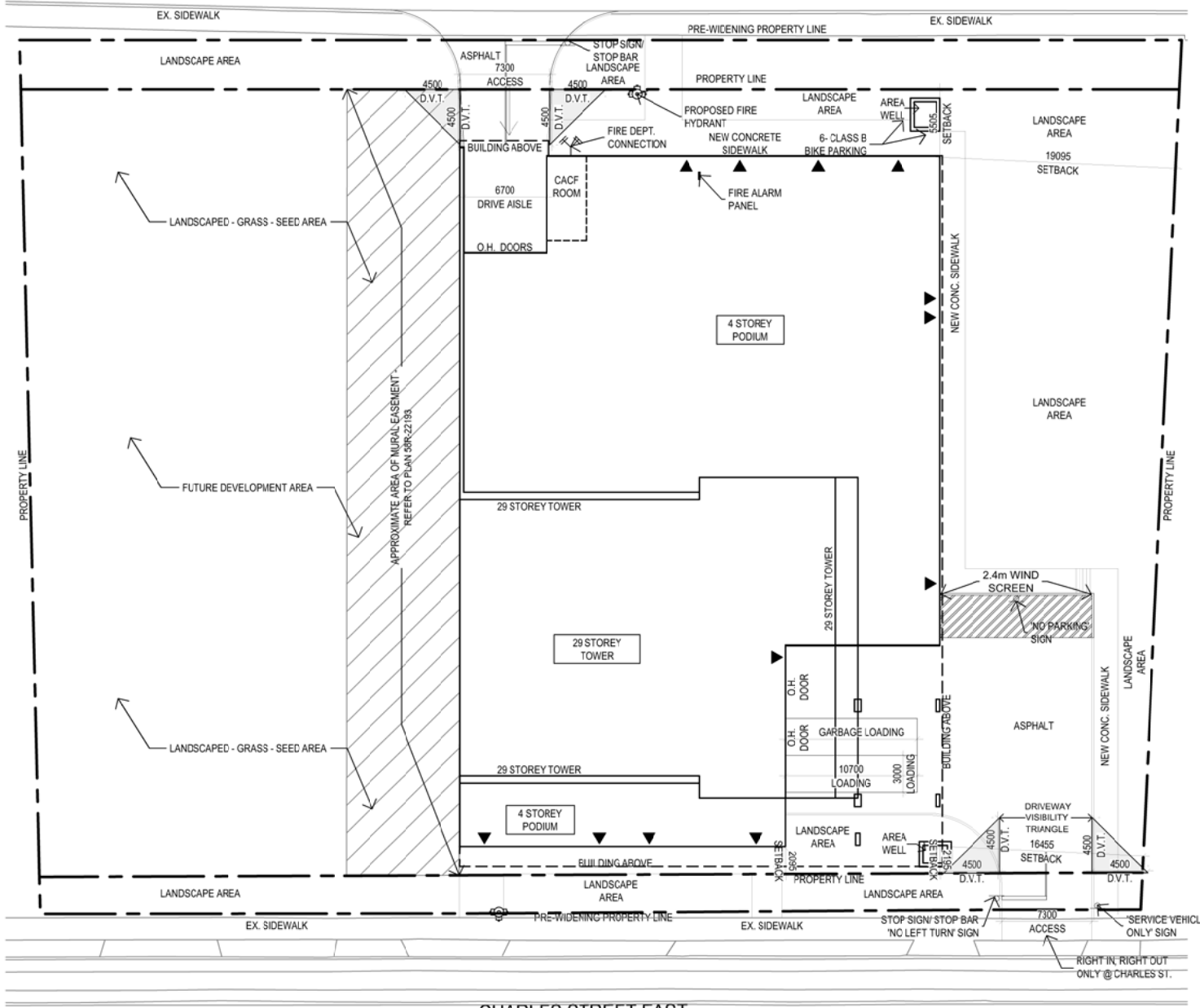
Number of Units- 267  
 Number of Visitor Spaces- 27  
 Floor Space Ratio- 8.1  
 Ground Floor Commercial Area: 227.9 m<sup>2</sup>  
 BUILDING HEIGHT - 95.2 m ( 29 Storeys)  
 Class A Bicycle parking- 0.5 per Unit = 134  
 Class B Bicycle parking- 6

NOTE: ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING

<b>UNDERGROUND PARKING - PHASE A</b> 1001 KING STREET EAST "KING- CHARLES PROPERTIES (KITCHENER) LIMITED"		<b>SITE PLAN APPLICATION No. SP23/075/K/CD</b> <small>LOTS 24, 25, 26, 27, 28, 29 &amp; 30 and PART OF LOTS 13, 14, 15, 16, 17, 18 &amp; 19          REGISTERED PLAN 262 and PART OF PARK LOT 25          REGISTERED PLAN 404 and LOT 121 AND PART OF LOT 54 STREETS AND LANES</small> <b>City of Kitchener</b> DEVELOPMENT SERVICES DEPARTMENT	CAD FILE: <small>SP23075KCD.dwg</small> <b>Page 42 of 55</b>
	SCALE 1: 500 DATE: October 24, 2023		



KING STREET EAST



**SITE STATISTICS-COMplete**

Zoning- MU-3, 544R, 788R  
 C of A Application- SP23/075/K/CD  
 Lot Area- 6,492.2 m<sup>2</sup>  
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**SITE STATISTICS-PHASE A**

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 Lot Area- 6,492.2 m<sup>2</sup>  
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 Landscaped Area- 3612.7 (55.7%)  
 Asphalt / Hard Surface Area- 935.5 (14.4%)  
 Parking Provided- 154  
     Residential - 0.58 per dwelling unit = 110  
     Visitor = 43 Parking  
     Barrier Free Parking = 3  
     EV Parking = 35  
 Space Minimum Dimensions- 2.6m x 5.5m

**MULTI-RESIDENTIAL**

Number of Units- 267  
 Number of Visitor Spaces- 27  
 Floor Space Ratio- 8.1  
 Ground Floor Commercial Area: 227.9 m<sup>2</sup>  
 BUILDING HEIGHT - 95.2 m ( 29 Storeys)  
 Class A Bicycle parking- 0.5 per Unit = 134  
 Class B Bicycle parking- 6

NOTE: ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING

CHARLES STREET EAST

**SITE PLAN - PHASE A**

1001 KING STREET EAST

"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"



SCALE 1: 500

DATE: October 24, 2023

**SITE PLAN APPLICATION No. SP23/075/K/CD**

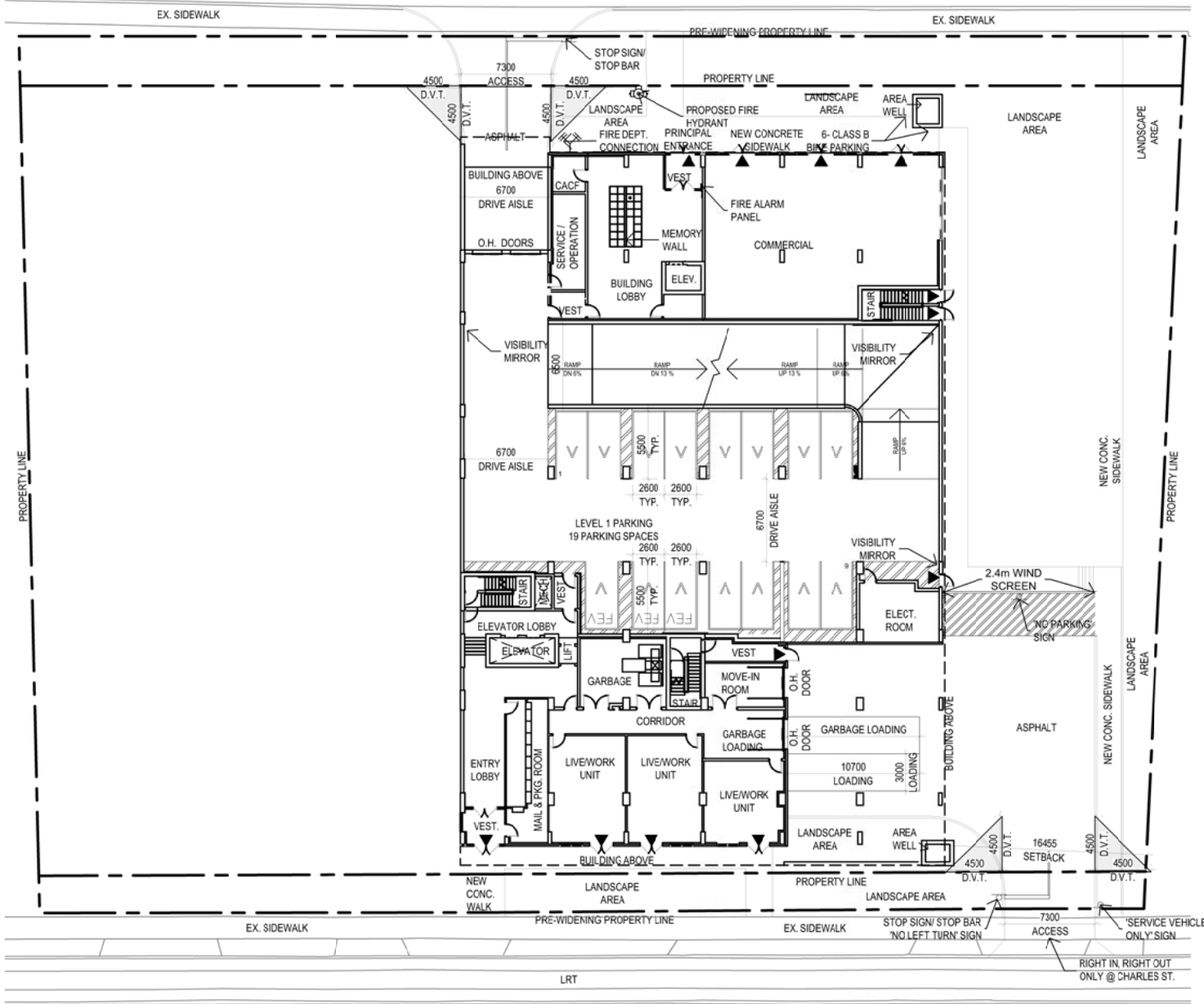
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**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:  
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KING STREET EAST



**SITE STATISTICS-COMLETE**

Zoning- MU-3, 544R, 788R  
 C of A Application- SP23/075/K/CD  
 Lot Area- 6,492.2 m<sup>2</sup>  
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CHARLES STREET EAST

**GROUND FLOOR - PHASE A**



1001 KING STREET EAST  
 "KING- CHARLES PROPERTIES (KITCHENER) LIMITED"

DATE: October 24, 2023

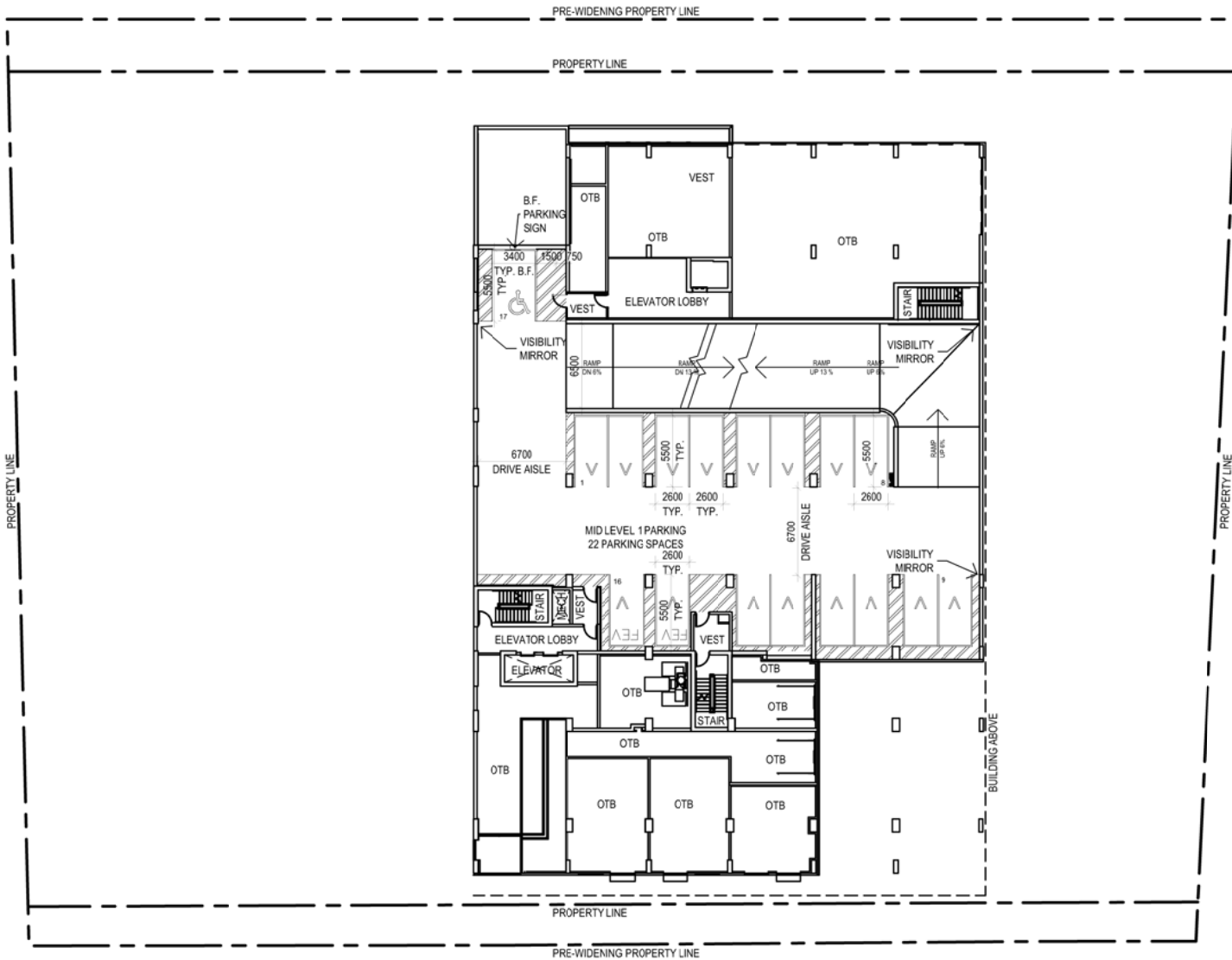
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**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:  
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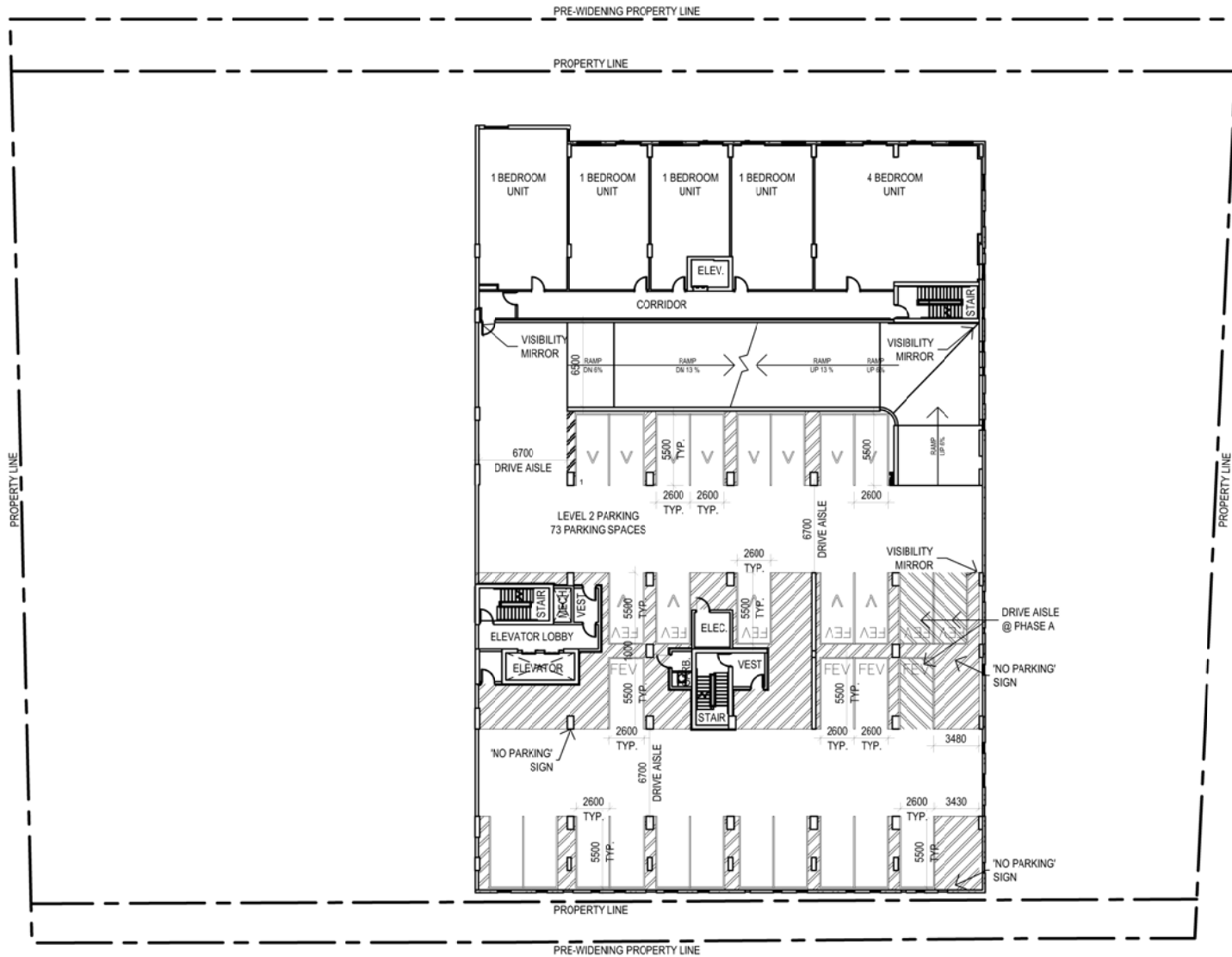
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NOTE: ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING

<b>GROUND FLOOR + 3m - PHASE A</b>	0 5 10 15 20	<b>SITE PLAN APPLICATION No. SP23/075/K/CD</b> <small>LOTS 24, 25, 26, 27, 28, 29 &amp; 30 and PART OF LOTS 13, 14, 15, 16, 17, 18 &amp; 19 REGISTERED PLAN 262 and PART OF PARK LOT 25 REGISTERED PLAN 404 and LOT 121 AND PART OF LOT 54 STREETS AND LANES</small>	<b>City of Kitchener</b> DEVELOPMENT SERVICES DEPARTMENT	CAD FILE: SP23075KCD.dwg
	1001 KING STREET EAST			
"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"	DATE: October 24, 2023	Page 45 of 55		



**SITE STATISTICS-COMplete**  
 Zoning- MU-3, 544R, 788R  
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**PODIUM LEVEL 2 - PHASE A**

1001 KING STREET EAST

"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"



SCALE 1: 500

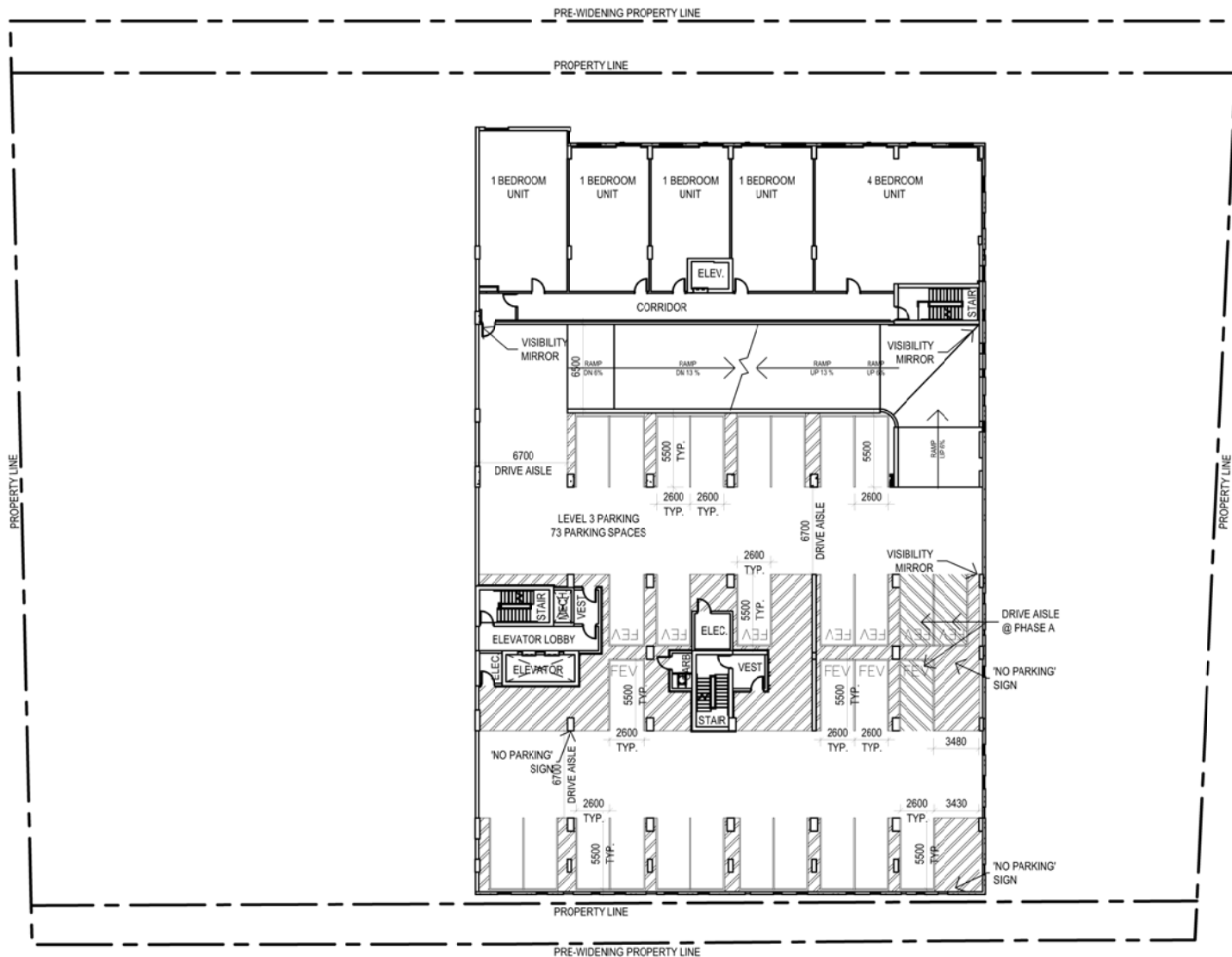
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 REGISTERED PLAN 262 and PART OF PARK LOT 25  
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**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:  
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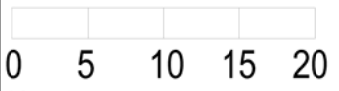
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**PODIUM LEVEL 3 - PHASE A**

1001 KING STREET EAST

"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"



SCALE 1: 500

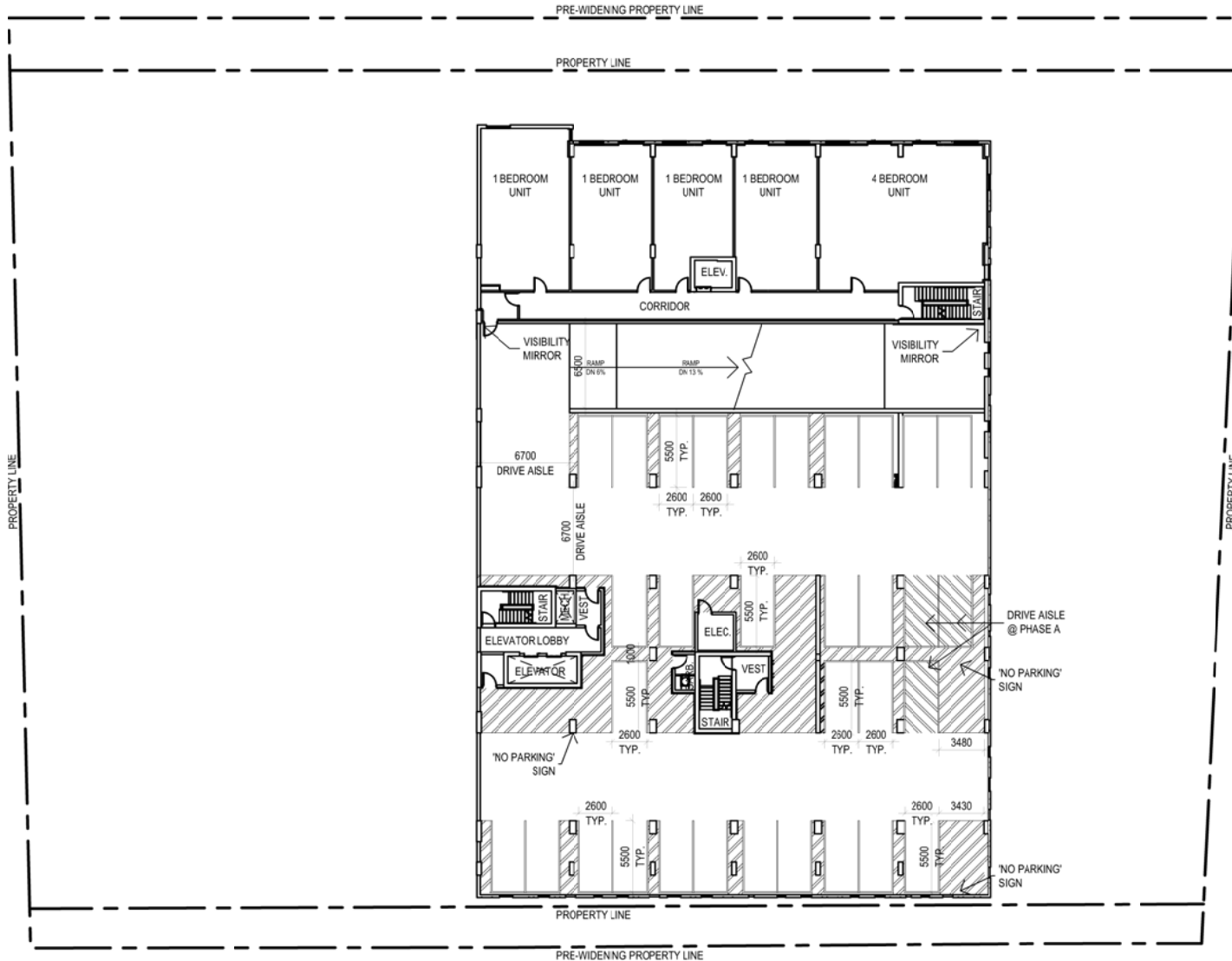
DATE: October 24, 2023

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 REGISTERED PLAN 262 and PART OF PARK LOT 25  
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**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:  
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**SITE STATISTICS-COMLETE**

Zoning- MU-3, 544R, 788R  
 C of A Application- SP23/075/K/CD  
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**PODIUM LEVEL 4 - PHASE A**

1001 KING STREET EAST

"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"



SCALE 1: 500

DATE: October 24, 2023

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**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:



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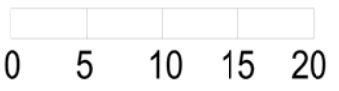
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**RESIDENTIAL LEVEL 5 - PHASE A**

1001 KING STREET EAST

"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"



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**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT

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# Staff Report



Corporate Services Department

[www.kitchener.ca](http://www.kitchener.ca)

**REPORT TO:** Committee of the Whole

**DATE OF MEETING:** January 20, 2025

**SUBMITTED BY:** Dianna Saunderson, Manager, Council and Committee Services /  
Deputy Clerk, 519-904-1410

**PREPARED BY:** Dianna Saunderson, Manager, Council and Committee Services /  
Deputy Clerk, 519-904-1410

**WARD(S) INVOLVED:** All

**DATE OF REPORT:** December 19, 2024

**REPORT NO.:** COR-2025-030

**SUBJECT:** 2025-2026 Committee Appointment – Committee of Adjustment

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## RECOMMENDATION:

**That effective immediately Maria Melo be appointed to the Committee of Adjustment for the term ending November 14, 2026, or until a successor is appointed, as outlined in Corporate Service Department report COR-2025-030.**

## REPORT HIGHLIGHTS:

- The purpose of this report is to appoint new members to the Committee of Adjustment, due to the resignation of a previously appointed member.
- This report supports the delivery of core services.

## BACKGROUND:

On December 16, 2024, Council appointed citizens and members of Council to various advisory committees, boards, and special committees for the current term ending November 14, 2026.

Following the appointment meeting Neha Garg advised that they would not be able to fulfill their duties on the Committee and resigned.

## REPORT:

The candidates that most recently applied for Committee of Adjustment during the recruitment process, which were not recommended for appointment, were forwarded back to the Nominating Committee for further review and consideration. The recommendation as outlined in this report has been provided by the Nominating Committee for Council's consideration.

Maria Melo was contacted to confirm her interest in participating on the Committee. It should be noted that she was initially appointed to the Arts and Culture Advisory Committee (ACAC) and unfortunately due to the scheduling of the Committee's, resignation from ACAC was required to be able to fulfill the Committee of Adjustment appointment.

\*\*\* This information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

In accordance with the Appointments to Boards and Committees Policy (GOV-BOA-063) the member will be appointed for the current term, ending November 14, 2026, or until a successor is appointed.

**STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

**FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City’s website with the agenda in advance of the council / committee meeting.

CONSULT – The Nominating Committee was consulted when considering applications to fill the vacancies.

**PREVIOUS REPORTS/AUTHORITIES:**

There are no previous reports/authorities related to this matter.

**APPROVED BY: Victoria Raab, General Manager, Corporate Services**

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**REPORT TO:** Committee of the Whole

**DATE OF MEETING:** January 20, 2025

**SUBMITTED BY:** Ryan Scott, Chief Procurement Officer, 519-741-2200 ext. 7214

**PREPARED BY:** Ryan Scott, Chief Procurement Officer, 519-741-2200 ext. 7214

**WARD(S) INVOLVED:** N/A

**DATE OF REPORT:** January 6, 2025

**REPORT NO.:** FIN-2025-032

**SUBJECT:** Summary of Bid Solicitations Approved by the Chief Procurement Officer (October 1, 2024 – December 31, 2024)

---

## RECOMMENDATION:

For Information

## REPORT HIGHLIGHTS:

- The purpose of this report is to provide a quarterly update on Procurements that have been approved through delegated authority in accordance with the Procurement By-law 2022-109.
- There were seventeen (17) bid solicitations approved in this quarter.
- This report supports the delivery of core services.

## BACKGROUND:

In accordance with Procurement By-law 2022-109 (Chapter 170 Municipal Code), section 27.1. "The CPO must submit quarterly procurement information reports to Council to provide the following information about the City's procurement activities:

- a) The circumstances and details of approved procurements exceeding \$120,000 in value, under delegated authority of the CPO; and
- b) the circumstances and details of any emergency purchase(s) with a procurement value exceeding \$120,000."

## REPORT:

Attachment 1 is a listing of the approved bid solicitations for Council's information.

**STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

**FINANCIAL IMPLICATIONS:**

All bid solicitations awarded by the Chief Procurement Officer, were within approved budgets, or were approved in accordance with the budget control policy.

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City’s website with the agenda in advance of the council / committee meeting.

**PREVIOUS REPORTS/AUTHORITIES:**

There are no previous reports/authorities related to this matter.

**APPROVED BY:** Jonathan Lautenbach, Chief Financial Officer, Financial Services Department

**ATTACHMENTS:**

Attachment 1 – Listing of Approved Bid Solicitations October 1, 2024 – December 31, 2024

**Attachment 1 – Listing of Approved Bid Solicitations (October 1, 2024 – December 31, 2024)**

<b>Solicitation #</b>	<b>Solicitation Name</b>	<b>Awarded Supplier</b>	<b>Budget Amount</b>	<b>Award Amount (Exclusive of HST)</b>
Q24-019	Pumping Station SCADA Upgrades – Phase 1	Dielco Electric Ltd, London, Ontario	\$2,921,000	\$1,171,700 **
Q24-026	Centreville Chicopee Community Centre Site Improvements	Collaborative Structures Limited, Cambridge, Ontario	\$3,764,209	\$2,212,000 **
Q24-041	Demolition Services – 170 Borden Avenue	ROMEO Demolition & Excavation Inc., Cambridge, Ontario	\$311,000	\$294,844 **
Q24-047	Elevator Consulting Services Partner	Solucore Inc, Mississauga, Ontario	Funded from FM SOGR	\$120,000* Quoted unit rates
P24-056	SAP - SuccessFactors Implementation	IBM Canada Limited, Ottawa, Ontario	\$2,200,641	\$1,538,321 **
Q24-094	Professional Services – Merner Avenue (Frederick Street to Krug Street) Road Reconstruction	AECOM Canada Ltd., Markham, Ontario	\$787,000	\$395,446 **
Q24-098	Steel Sign Posts and Spacers	UCC Industries International, Pickering, Ontario	Funded from operating	\$46,534 *
FPO24-102	Supply and Delivery of Entrance Mats – Co-operative	958535 ONTARIO INC. O/A OLYMPIC DUST CONTROL, Toronto, Ontario	Funded from operating	\$44,000 *
Q24-106	Professional Services - Fairfield Avenue (Margarete Avenue to Ridgewood Avenue) Road Reconstruction	AECOM Canada Ltd., Markham, Ontario	\$506,000	\$248,304 **
Q24-112	Snow Clearing - The Kitchener Memorial Auditorium	Bel-Air Excavating & Grading Ltd., Cambridge, Ontario	Funded from operating	\$67,100 *
Q24-120	Professional Services - Stormwater Monitoring Program	GHD Limited, Waterloo, Ontario	\$247,000	\$197,750 *

*\*Initial contract term, additional renewals available*

*\*\* Surplus funds - will remain within the capital account and will be used on future phases, or returned where appropriate.*

Q24-127	Professional Services - Spadina Road West (Belmont Avenue to Patricia Avenue) Road Reconstruction	AECOM Canada Ltd., Markham, Ontario	\$398,000	\$251,885 **
Q24-138	Professional Services - Rehabilitation/Replacement of Retaining Wall on Stirling Avenue South	GEI Consultants, Guelph, Ontario	\$400,000	\$361,493 **
Q24-142	General Contractor - Upper Canada Park Sportsfield Lighting and Electrical	Brant Municipal Enterprises, Burford, Ontario	\$1,361,381	\$1,094,711 **
Q24-146	Supply and Delivery of Compacts/1500 Pick Ups	Forbes Motors Inc., Waterloo, Ontario	\$867,000	\$731,302 **
Q24-147	Supply and Delivery of Articulated Wheel Loader	STRONGCO, Mississauga, Ontario	\$384,619	\$377,967 **
FPO24-179	Workwear Products and Services	McCarthy Uniforms Inc., Cambridge, Ontario	Funded from operating	\$230,000* Quoted unit rates