

# Staff Report



Development Services Department

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**REPORT TO:** Community and Infrastructure Services Committee

**DATE OF MEETING:** April 24, 2023

**SUBMITTED BY:** Garett Stevenson, Interim Director of Planning, 519-741-2200 ext. 7070

**PREPARED BY:** Craig Dumart, Senior Planner, 519-741-2200 ext. 7073

**WARD(S) INVOLVED:** Ward 4

**DATE OF REPORT:** March 24, 2023

**REPORT NO.:** DSD-2023-114

**SUBJECT:** Zoning By-law Amendment Application ZBA23/004/S/CD  
Lifting of Holding Provision  
2155 Strasburg Road  
Huron Creek Holdings Corp

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## RECOMMENDATION:

That Zoning By-law Amendment Application ZBA23/004/S/CD for Huron Creek Holdings Corp for the purpose of removing Holding Provision 29H from the lands specified in the attached Map No.1, in the form shown in the “Proposed By-law” attached to the Report DSD-2023-114 as Appendix A, be approved.

## REPORT HIGHLIGHTS:

- The purpose of this report is to seek Council’s approval of a zoning by-law amendment to remove Holding Provision 29H from 2155 Strasburg Road.
- The applicant has satisfied the conditions outlined within the holding provision as confirmed by the Regional Municipality of Waterloo.
- There are no financial implications associated with the zoning by-law amendment.
- Community engagement included notification of the intent to pass a by-law to remove the Holding Provision that was advertised in The Record on March 31, 2023.
- This report supports the delivery of core services.

## BACKGROUND:

An application by Huron Creek Holdings Corp (property owner) to lift Holding Provision 29H from 2155 Strasburg Road has been made to facilitate the development of the property with a stacked townhouse multiple dwelling development containing 196 residential units. This report seeks Council’s approval of zoning by-law amendment to remove the Holding Provision from the property.

## REPORT:

In November 2022, a Site Plan Application (SP22/151/S/CD) was submitted for the development of a 196 residential unit stacked townhouse development. Approval in Principle of the site plan was granted in December 2022, conditional upon the lifting of Holding Provision 29H. Holding Provision 29H prohibits residential uses until such time as the City is in receipt of a letter from the Region of

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

Waterloo, advising that the Region's requirements have been satisfied with respect to the submission of a detailed noise impact assessment for traffic noise.

In March of 2023, a Zoning By-law Amendment Application was submitted requesting to lift the Holding Provision.

The City is in receipt of correspondence dated March 22, 2023 (Attachment C) indicating that the Regional Municipality of Waterloo is satisfied that the applicant has met the requirements of 29H related to road traffic noise and has no objection to the lifting of the Holding Provision as it applies to the development of a 196 residential unit stacked townhouse development proposed for 2155 Strasburg Road.

Based on the above, Planning staff is of the opinion that the requested zoning by-law amendment to remove Holding Provision 29H is appropriate at this time since the requirements to release the holding provision have been met. Planning Staff recommends removing Holding Provision 29H as shown on Map No. 1 contained within Attachment 'A'.

**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. Notice of the intention to pass a By-law to remove the Holding Provision was placed in the Record on March 31, 2023 (Attachment B). Under the Planning Act a statutory public meeting is not required for zoning by-law amendments to remove holding provisions and a neighbourhood circulation is not required.

**PREVIOUS REPORTS/AUTHORITIES:**

- Planning Act, 1990
- Zoning By-law 2019-051

**REVIEWED BY:** Malone-Wright, Tina – Interim Manager of Development Review, Planning Division

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

**ATTACHMENTS:**

- Attachment A – Proposed Zoning By-law to amend By-law 2019-051 and Map No. 1
- Attachment B – Newspaper Notice
- Attachment C – Regional Municipality of Waterloo Approval Letter
- Attachment D – Holding Provision 29H