

City of Kitchener
Heritage – OPA/ZBA Comment Form

Project Address: 544-550 Lancaster Street West & 26 Bridge Street West

File Number: OPA21/010/L/AP, ZBA21/015/L/AP

Comments Of: Heritage Planning

Commenter's Name: Deeksha Choudhry

Email: deeksha.choudhry@kitchener.ca

Phone: 519-741-2200 ext. 7291

Date of Comments: March 14, 2023

Heritage Planning staff has reviewed the following material for the proposed development on the lands municipally addressed as **544-550 Lancaster Street West and 26 Bridge Street West** to provide the comments outlined below:

- Addendum to the Revised HIA assessing impacts to 20 Bridge Street West dated December 2022;
- Revised Urban Design Brief dated December 2022;
- Proposed Elevations for the proposed development at 544-546 Lancaster Street West;

Staff have also reviewed the updated site plan that was submitted after the Post-Circulation of the comments that were sent to the applicant.

1. Site Specific Comments:

The properties municipally addressed as 544 and 546 Lancaster Street West are not designated or listed under the Ontario Heritage Act but have been identified on the Heritage Kitchener Inventory as having potential cultural heritage value or interest. Per Section 12.C.1.4 of the City's Official Plan, it is acknowledged that not all cultural heritage resources have been identified and a property does not have to be listed or designated to be considered as having cultural heritage value or interest. The properties are also located in close proximity to the Grand River Corridor Cultural Heritage Landscape as per the 2014 Cultural Heritage Landscape Study, prepared by The Landplan Collaborative Ltd., and approved by Council in 2015.

The property municipally addressed as 26 Bridge Street West does not contain any protected or listed cultural heritage resources. However, it is located adjacent to a property municipally addressed as 20 Bridge Street West. 20 Bridge Street West is identified on the Heritage Kitchener Advisory Committee

Inventory as a property of interest that is 'Under Review'. It is a 2-storey red brick house that was constructed c. 1890. Heritage Planning staff reached out to the property owner in 2013 to receive permission to access the property to complete a fulsome evaluation and take photographs of the exterior of the existing dwelling. Permissions to access the property were not granted and therefore a fulsome assessment of the property has not been completed.

The applicant is proposing to relocate the two existing dwellings at 544- 546 Lancaster Street to 26 Bridge Street West.

The proposed development includes the re-location of the two buildings currently located at 544-546 Lancaster Street West to the property municipally addressed as 26 Bridge Street West. This would allow for a comprehensive mixed use development on the lands included within 544-550 Lancaster Street West.

2. Heritage Planning Comments

2.1 Preliminary Review of the Revised Heritage Impact Assessment for 544-546 Lancaster Street West

An updated draft Heritage Impact Assessment (HIA) was prepared by MHBC Planning dated September 2021. The draft HIA contains an assessment of the buildings addressed as 544-546 Lancaster Street West and concludes that the properties have cultural heritage value or interest for design/physical and historic/associative values.

The updated draft HIA proposed the relocation of the buildings currently addressed as 544-546 Lancaster Street West to the property municipally located as 26 Bridge Street West. The draft HIA concludes that:

- The removal of the concrete patios, walkways, and the rear additions to 546 Lancaster Street west is considered a neutral impact.
- The removal of the stone foundation of both buildings is considered a minor adverse impact as it will result in the removal of an original foundation
- The removal of the buildings from their existing location to an alternative location off-site is considered a minor adverse impact as the buildings do not have a significance contextual relationship with their existing location in-situ.

2.2 The draft HIA makes the following recommendations:

- That a Re-location and Conservation Plan be drafted which provides details on how the buildings will be prepared for re-location, stabilized, and re-located to their new location, repaired, altered, and conserved over the long term;
- An interpretive plaque be drafted and installed at the proposed new location which interprets the history of the buildings, as well as their original location; and

- That the draft HIA and its attachments be accepted as a historic and photographic record of the buildings in their existing locations in-situ.

2.3 Staff Review of the draft HIA

Staff has completed a comprehensive review of the draft HIA that was submitted and provided comments in a separate document. The draft HIA is still in the draft stage and has not been approved by the Director of Planning. The draft HIA was presented to the Heritage Kitchener committee at the September 6, 2022 meeting. Comments of the Committee were included as part of the staff review document of the HIA.

2.4 Heritage Planning Comments regarding OPA/ZBA Application for 544-550 Lancaster Street West and 26 Bridge Street West

The houses located on the subject properties meet the criteria for designation under O. Reg 9/06, and even though relocation of cultural heritage resources can be a complicated activity, if it results in the retention of these resources, then it should be looked at as a conservation method. In this case, a structural assessment has determined that the houses are good candidates for relocation. However, staff do not yet have a Relocation Plan that would determine how these houses will be moved, and staff do not have a Conservation Plan, detailing the short-term, medium-term, and long-term conservation measures to ensure the long-term protection of these homes. Staff require that these documents be submitted at the site plan stage (for both 544-550 Lancaster Street West and 26 Bridge Street West, or whichever might come first) as part of a complete application.

All previous comments that staff have provided the applicant with continue to apply. Furthermore, the new legislative requirements enacted through Bill 23 means that a site plan application will no longer be required for 26 Bridge Street West. As such, for this application to proceed, a zoning holding provision will now be required on the current OPA/ZBA application for the proposed development at 528-550 Lancaster Street West. to ensure the houses are safely and efficiently moved to the new location. Official Plan Policy 17.E.13.1.e allows the City to place holding provisions for zoning until conditions related to cultural heritage conservation are satisfied. This holding provision will include the following to be completed before it can be lifted:

- That the Holding provision (H) applying on the subject property municipally addressed as 544-550 Lancaster Street not be lifted until a Re-location and Conservation Plan for 544-546 Lancaster Street has been submitted for review by the City's Heritage Planner and approved by the Director of Planning;

Further, staff will be including certain conditions as part of the site plan process for 544-546 Lancaster Street west:

- That the holding provision be lifted prior to any grading, construction or demolition activities can take place;
- That a Letter of Credit be provided for the costs of relocated the existing houses at 544-546 Lancaster Street West, including any stabilization work that may be required. The securities will be released once the houses have been successfully moved.
- That within 6 months of occupancy, the owner shall install a commemorative plaque at 528-550 Lancaster Street West.
- That the relocated properties be listed as non-designated properties of cultural heritage value or interest the day they are successfully moved.

The draft HIA also recommends that a commemorative be installed at 26 Bridge Street West.

Additionally, there needs to be sufficient treatment of the retaining walls that are being proposed on 26 Bridge Street West. Staff strongly encourage the application to look at different materials (perhaps a natural stone material) and screening landscaping for better compatibility with these heritage resources and to soften the views of the site.

City of Kitchener - Comment Form

Project Address: 528, 544-550 Lancaster St W

Application Type: OPA and ZBA

Comments of: Environmental Planning (Sustainability) – City of Kitchener

Commenter's name: Gaurang Khandelwal

Email: gaurang.khandelwal@kitchener.ca

Phone: 519-741-2200 x 7611

Written Comments Due: NA

Date of comments: April 14, 2023

1. Plans, Studies and/or Reports submitted and reviewed as part of a complete application:

- Sustainability Statement – 528, 544 & 550 Lancaster Street West, Kitchener, prepared by MHBC dated May 27, 2021

2. Comments & Issues:

I have reviewed the documentation (as listed above) to support an Official Plan Amendment and a Zoning By-law Amendment for the development of the subject lands with an 8 storey building, a 16 storey building with a 6 storey podium, two 20 storey apartment buildings with 6 storey podiums and one 26 storey apartment with a 4 storey podium, regarding sustainability and energy conservation and provide the following:

- Although the Ontario Building Code (OBC) is advanced, going forward all developments will need to include robust energy conservation measures as the City (and Region of Waterloo) strive to achieve our greenhouse gas reduction target.
- It is recommended that more progressive measures that go beyond the OBC be explored to further energy conservation, generation and operation, and benefit future residents/tenants.
- **Based on my review of the supporting documentation, the Official Plan and Zoning By-law Amendments can be supported as several sustainable measures have been proposed or are being considered for the development.**
- A Sustainability Statement (as per the City's Terms of Reference) will be required as part of a complete Site Plan Application which can further explore and/or confirm additional sustainability measures that are best suited to the development.
- Potential items for consideration for Site Plan:
 - Opportunity for community / common gardens and urban agriculture

- Use of alternative water supply and demand management systems such as rainwater harvesting and grey water reuse or readiness of the development to incorporate such systems in the future
- Immediate implementation of renewable energy systems such as ground source or air source heat pumps, roof-top solar panels, and solar thermal hot water systems

3. **Policies, Standards and Resources:**

- Kitchener Official Plan Policy 7.C.4.5. The City will encourage and support, where feasible and appropriate, alternative energy systems, renewable energy systems and district energy in accordance with Section 7.C.6 to accommodate current and projected needs of energy consumption.
- Kitchener Official Plan Policy 7.C.6.4. In areas of new development, the City will encourage orientation of streets and/or lot design/building design with optimum southerly exposures. Such orientation will optimize opportunities for active or passive solar space heating and water heating.
- Kitchener Official Plan Policy 7.C.6.8. Development applications will be required to demonstrate, to the satisfaction of the City, energy is being conserved or low energy generated.
- Kitchener Official Plan Policy 7.C.6.27. The City will encourage developments to incorporate the necessary infrastructure for district energy in the detailed engineering designs where the potential for implementing district energy exists.

4. **Advice:**

- As part of the Kitchener Great Places Award program every several years there is a Sustainable Development category. Also, there are community-based programs to help with and celebrate and recognize businesses and sustainable development stewards (Regional Sustainability Initiative - <http://www.sustainablewaterlooregion.ca/our-programs/regional-sustainability-initiative> and TravelWise - <http://www.sustainablewaterlooregion.ca/our-programs/travelwise>).
- The '[Sustainability Statement Terms of Reference](#)' can be found on the City's website under 'Planning Resources' at ... <https://www.kitchener.ca/SustainabilityStatement>

**City of Kitchener
COMMENT FORM**

Project Address: 528-550 Lancaster Street West
Application Type: Official Plan Amendment Application OPA21/010/L/AP
Zoning By-law Amendment Application ZBA21/015/L/AP

Comments of: Environmental Planning – City of Kitchener

Commenter's Name: Carrie Musselman

Email: carrie.musselman@kitchener.ca

Phone: 519-741-2200 X 7068

Date of Comments: January 23, 2023

Written comments due: January 24, 2023

1. Plans, Studies and Reports submitted as part of a complete Planning Act Application:

- Tree Preservation Report 1.1, Supplementary Report To Tree Preservation Report 1.0, 528 - 550 Lancaster St W., Kitchener, dated April 13, 2022, prepared by Pinnacle Tree & Shrub Care.
- Summary of Circulation Comments and Status, 528 - 550 Lancaster St W., Kitchener, prepared by MHBC, Last Revised May 31, 2022.

2. Site Specific Comments & Issues:

I have reviewed the supplementary information (as listed above) in response to environmental planning staff comments/concerns regarding the proposed OPA and ZBA. Below are the responses received to comments/concerns provided:

- The report notes that all 211 trees inventoried are to be removed. Justification is to be provided as to why no trees can be retained onsite.
 - *Proposed development / excavation of site impacts all trees. The construction is high and will cause severe root loss on exiting trees. Removal of existing vegetation is justified by replacement with native species.*
- *The report is to provide the break-down of native trees, nonnative trees, invasive, poor quality and dead trees to be removed. This analysis will aid in discussions regarding the removal or retention of trees in specific areas and compensation plantings.*
 - *A new Tree Inventory Table had been added to this report with a column depicting native trees, non-native trees and invasive trees (Appendix B, column 'Tree Origin Class'). The table is based off the Tree Inventory Table from the 'Tree Preservation Report 1.0'. Poor quality and dead trees are listed under this table (Appendix A, columns 'Health' and 'Structure'). Trees are noted as either 'Good, Fair, Poor, or Dead. These columns indicate tree health.*
- *Confirmation is to be provided of all trees in common ownership and off property that are proposed to be removed or impacted as part of the planned development proposal. Owner consent for all trees removed or impacted will be required this also applies to any City or Regionally owned lands.*
 - *All trees identified in the report 'Tree Preservation Report 1.0', are owned trees. Tree ownership can be identified in Appendix A (See column 'Tree Ownership')*

- *Pre application comments noted that an assessment of the value of the vegetation proposed for removal is required. This value will be the basis for compensation plantings that should be provided beyond UDM base standards through the Landscape Plan that will be required as part of final Site Plan approval.*
 - *A new Tree Inventory Table has been added to this report (Appendix B) with a column depicting the value of the vegetation to be removed based off of the 'Guide for Plant Appraisal, 9th Edition'. The table is based off the information in the Tree Inventory Table from the 'Tree Preservation Report 1.0'. The total value of the vegetation to be removed is \$58,015.81.*
 - *Extensive tree planting will be included as part of the overall final landscape design. Tree selections and details will be provided as part of the Landscape submissions that will form part of the formal Site Plan Approval process*
- *Confirmation is to be provided by the arborist that no endangered, threatened special concern and expatriated plant species (as per current official species at risk in Ontario regulations) have been identified on site as part of a revised report.*
 - *As per the 'Tree Preservation Report 1.0' No endangered, threatened, special concern, or expatriated trees are present on site as per the 'Endangered Species Act Ontario Regulation 230 / 08 Species at Risk in Ontario List'.*

Support of the proposed OPA and ZBA (facilitating the redevelopment) will also support the removal of all the trees from the properties. The removal of all the trees will have an impact on ecological functions and the distribution of woodland cover in the local planning community. *If supported, an ecologically sound tree replacement plan (to support the future site plan application) will be imperative to mitigate impacts.*

3. Policies, Standards and Resources:

Tree Management Plan

- As per 8.C.2.16. of the Official Plan, the City will require the preparation and submission of a tree management plan in accordance with the City's Tree Management Policy (available on the City's Website), where applicable, as a condition of a development application.
 - Any tree management plan must identify the trees proposed to be removed, justify the need for removal, identify the methods of removal and specify an ecologically sound tree replacement scheme and any mitigative measures to be taken to prevent detrimental impacts on remaining trees.

Woodlands

- As per 8.C.2.17. of the Official Plan, the City will consider the importance of woodlands, not classified as significant, during the development review process by considering the following:
 - a) the potential impact of the proposed development, redevelopment or site alteration on the ecological functions of the woodland;
 - b) the impact of the proposed development, redevelopment or site alteration on the extent and distribution of woodland cover in the watershed, the city and the local planning community; and,
 - c) opportunities to restore or re-establish productive forest habitats consisting of native species following the completion of the proposed development.

- As per 8.C.2.18. of the Official Plan, the City will minimize the impact of development, redevelopment or site alteration on woodlands, not classified as significant through the implementation of appropriate mitigation measures, which may include compensation.

Hedgerows

- As per Section 8.C.2.19. of the Official Plan, when considering development, redevelopment or site alteration proposals, the City may require the protection and enhancement of hedgerows, especially where:
 - a) they link other elements of the Natural Heritage System;
 - b) wildlife regularly use them as habitat or movement corridors;
 - c) they are composed of mature, healthy trees;
 - d) they contain trees that are rare, unique, culturally important or over 100 years in age; or,
 - e) they contribute to the aesthetics of the landscape.

Natural Heritage Features

- The mapping and criteria for identifying individual natural heritage features is included in the Kitchener Natural Heritage System Technical Background Report (rev. June 2014).

4. Anticipated Fees:

- N/A

Andrew Pinnell

From: Dave Seller
Sent: Monday, January 23, 2023 9:44 AM
To: Andrew Pinnell
Subject: Updated submission comments - 528-550 Lancaster St W

City of Kitchener

Application Type: Official Plan and Zoning By-law Amendments-Revised Plans

Application: OPA21/010/L/AP & ZBA21/015/L/AP

Project Address: 528-550 Lancaster Street West

Comments of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: January 23, 2023

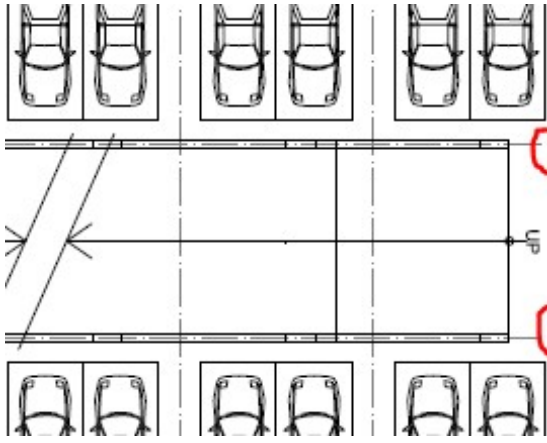
- a. After reviewing Appendix C submitted (December 13, 2022) by Paradigm Transportation Solutions Limited, which is part of the Addendum to Planning Justification Report submitted by MHBC (December 22, 2022), Transportation Services offer the following comments.

Based on Paradigms update to the concept plan, the applicant is proposing to develop five residential apartment towers ranging from 6 to 30 storeys. There are 1281 residential dwelling units being provided with a parking ratio of 0.70 spaces per unit, which equates to 897 associated parking spaces. There are 20 live/work units being proposed with 1 parking space being provided for each live/work unit, for a total of 917 parking spaces. There are 123 visitor parking spaces being provided.

To assist in reducing vehicle dependency, there are Transportation Demand Management strategies being for this development, which include charging for parking as a separate cost to the residents, provision of 1000 Class A bicycle parking spaces and connectivity to existing pedestrian facilities, existing Grand River Transit routes and future cycling facilities.

Therefore, Transportation Services can support the proposed parking ratio of 0.70 spaces per unit, 123 visitor parking spaces and TDM strategies mentioned above.

- b. Floor plans – Level P2: as a precautionary note, accessing the ramp may become difficult due to the location of the concrete support posts (see redlines below).



Dave Seller, C.E.T.

Traffic Planning Analyst | Transportation Services | City of Kitchener
519-741-2200 ext. 7369 | TTY 1-866-969-9994 | dave.seller@kitchener.ca

Andrew Pinnell

From: Barry Cronkite
Sent: Friday, April 14, 2023 9:08 AM
To: Andrew Pinnell; 'Pierre Chauvin'; Dave Seller
Cc: Nicolette Van Oyen; 'Projects - Corley Developments Inc.'; Erica Bayley; 'Stephen Litt'; 'Mark Hocuk'; Mitchell Przewieda
Subject: RE: Updated Submission Package 550 Lancaster

It works on our end.

From: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Sent: Thursday, April 13, 2023 5:38 PM
To: 'Pierre Chauvin' <pchauvin@mhbcplan.com>; Dave Seller <Dave.Seller@kitchener.ca>; Barry Cronkite <Barry.Cronkite@kitchener.ca>
Cc: Nicolette Van Oyen <nvanoyen@mhbcplan.com>; 'Projects - Corley Developments Inc.' <projects@corleydev.com>; Erica Bayley <ebayley@ptsl.com>; 'Stephen Litt' <sl@vivedevelopment.ca>; 'Mark Hocuk' <mh@vivedevelopment.ca>; Mitchell Przewieda <mitch@corleydev.com>
Subject: RE: Updated Submission Package 550 Lancaster
Importance: High

Pierre, I think you mean the following. Please confirm:

- Required Dwelling Unit Parking: 1,281 units x 0.6 (proposed dwelling unit parking rate / unit) = 769
- Required "Unassigned" Visitor Parking Spaces: 1,281 units x 0.1 (proposed visitor parking rate / unit) = 128
- Required Live / Work Parking: 1,338 square metres live/work unit area / 67 (proposed parking rate) = 20
- "even if 20 additional visitor spaces were used for the commercial uses (a doubling of the allocated amount), there would remain 108 [not 103] visitor spaces available (a rate of 8%)." [128 – 20 = 108]

Dave and Barry, please advise ASAP whether this is acceptable once you hear from Pierre. Let me know if you want to meet.

Andrew Pinnell, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener
519-741-2200 x7668 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: 528-550 Lancaster St W
Owner: 550 Lancaster Inc. and 528 Lancaster Street West Inc
Application: OPA21/010/L/AP and ZBA21/015/L/AP Dec 23 2022 resubmission

Comments Of: Parks & Cemeteries
Commenter's Name: Lenore Ross
Email: Lenore.ross@kitchener.ca
Phone: 519-741-2200 x 7427

Date of Comments: Jan 2023

- ☐ I plan to attend the meeting (questions/concerns/comments for discussion)
☒ No meeting to be held
☐ I do NOT plan to attend the meeting (no concerns)
-

1. Documents Reviewed:

- a. Site Plan and Floor Plans - Cusimano Architect 17 pages - dated 2022-11-28
- b. Urban Design Brief – MHBC Planning – dated May 2022 (Updated Dec 2022)
- c. Elevations Cusimano Architect 10 pages - dated 2022-11-28
- d. Addendum to Planning Justification Report – MHBC letter and documentation - dated Dec 22 2022

2. General Comments:

- a. The parkland dedication requirement for the OPA/ZBA applications is deferred and will be assessed at a future Site Plan application and required as a condition of Site Plan approval. The City's Parkland Dedication Bylaw 2022-101 and Policy have recently been revised and the Bylaw is under appeal. Further changes to the Bylaw may be required to address recent Provincial legislative changes through Bill 23/More Homes Built Faster Act.
- b. The Bridgeport West Community currently has only 0.9 sq.m./person of active park space which is critically below the city wide average of 9.8 sq.m./person and that deficiency will increase as a result of the proposed intensification. **Therefore, the City will be expecting that parkland dedication will be met, at least in part, through the dedication of physical parkland/park investment within the neighbourhood to support the proposed residential growth on site. Parks & Cemeteries is willing to consider dedication alternatives involving either on-site or offsite dedication of suitable land/park development. Cash in lieu of land would comprise the balance of the dedication requirement. (unchanged)**
- c. There is little active public parkland in the immediate neighbourhood and provision of on-site amenities suitable to all ages including children's play facilities, will be critical to this proposal. The site plan, shadow studies and wind studies should be updated to accommodate on-site amenity spaces. (unchanged)

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

- d. There have been discussions between the developer and Parks & Cemeteries regarding dedication of nearby, off-site land for parkland purposes. Should suitable land be acquired by the developer, this option for parkland dedication could include the construction of park infrastructure. (unchanged)
- e. Parkland dedication will be assessed based on the land use class(es) and density approved through the OPA and ZBA and assessed at the required Site Plan application and required as a condition of Site Plan Approval and accommodating the existing units on-site and the parkland dedication paid for SP19/108/L/BB. (unchanged)

3. Comments on Submitted Documents

a. Urban Design Brief

- i. There are numerous references to enhanced/engaging/attractive streetscapes with new landscaping and no anticipated shadow impacts (pdf pg 12). How will required on-site landscaping be provided with a proposed front yard setback of 0.15m? The ability to provide public landscaping within the right of way will also be restricted with this significantly reduced setback. An increased front yard setback should be provided along Lancaster St W.
- ii. Some commentary is provided in Section 2 regarding proposed outdoor amenity space, and this should be revised to include a commitment to providing not only passive recreational activities and seating but also active/play features suitable for all ages and abilities. A commitment to achieve, as a minimum, the amenity and play standards contained in the Urban Design Manual should be provided and conceptual images of amenity features included.

Amenity Space

Private and common amenity areas will be proposed to accommodate passive recreational activities and seating for residents. Ground floor commercial units in the form of Live/Work units with private terraces are proposed in Buildings B & E. Each residential unit will feature an exclusive use balcony and or terrace. Additional amenity space will be provided through a roof top terrace on Building B. A large common amenity is proposed on the fourth floor on top of the parking structure between building C and D. An at grade amenity is proposed to the rear of building E.

- iii. There is existing City-owned civil infrastructure at the eastern property line and there are easements in place protecting this infrastructure. Construction of the proposed amenity space behind buildings C and is not typically permitted within easements
- iv. The preliminary wind study does not appear to have been updated to the current site plan

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

b. Addendum to the Planning Justification Report

- i. Appendix D to the report illustrates public park locations within a 1km radius of the site and includes many natural areas and City-level sports fields in addition to active neighbourhood park spaces in adjacent Planning Communities and in the City of Waterloo. With the exception of Lancaster Park, all active park spaces are beyond recommended walkshed distances for local park access, and this highlights the importance of providing robust on-site outdoor amenity spaces with good solar access and protection from wind. While this will be detailed as part of the site plan application, the PJR and the UDB should include a commitment to provide not only passive recreational activities and seating but also active/ play features for all ages and abilities. A commitment to achieve, *as a minimum*, the standards contained in the Urban Design Manual should be included and conceptual images of amenity features provided.
- ii. As this development will be constructed in stages, provision of and access to outdoor amenity space for residents of initial phases should be provided – is there a preliminary plan for construction staging for the development?
- iii. Physical dedication of off-site land as part of the park dedication requirements for this development will improve the overall neighbourhood supply of park land and help to alleviate the pressures the additional residents from this development will have on existing limited active park space.
- iv. The PJR has not commented on how the proposed development will impact existing park/open space infrastructure and how the proposed development will provide adequate facilities on site given the limited public amenities in the immediate neighbourhood. Specific OP Policy references should be included, **and specific proposed mitigation measures included.** (unchanged)
- v. **Text in both UDB and PJR documents should be revised to reflect the underserviced nature of the neighbourhood with respect to active parkland.** (unchanged)

4. Policies, Standards and Resources:

- Kitchener Official Plan - Part C Section 8: Parks, Open Space, Urban Forests and Community Facilities
- City of Kitchener Parkland Dedication Bylaw 2022-101 and Policy
- City of Kitchener Development Manual
- Cycling and Trails Master Plan (2020)
- Chapter 690 of the current Property Maintenance By-law
- Places & Spaces: An Open Space Strategy for Kitchener
- Multi-Use Pathways & Trails Masterplan
- Urban Design Manual

5. Anticipated Fees:

- Parkland Dedication as a condition of final site plan approval

Andrew Pinnell

From: Katie Wood
Sent: Wednesday, February 22, 2023 8:53 AM
To: Andrew Pinnell; Angela Mick
Subject: RE: SBM-21-0455 Corley Development - 528-550 Lancaster St. - Servicing Feasibility Study

Yes, both Engineering and Planning are ok with the proposed OPA/ZBA.

Sincerely,

Katie Wood, C.E.T.

Project Manager | Development Engineering | City of Kitchener
519-741-2200 ext. 7135 | TTY 1-866-969-9994 | katie.wood@kitchener.ca



From: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Sent: Tuesday, February 21, 2023 3:41 PM
To: Katie Wood <Katie.Wood@kitchener.ca>; Angela Mick <Angela.Mick@kitchener.ca>
Subject: RE: SBM-21-0455 Corley Development - 528-550 Lancaster St. - Servicing Feasibility Study

So, just to confirm: both Eng and Utilities do not have any concerns with the subject OPA/ZBA?

Thanks,

Andrew Pinnell, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener
519-741-2200 x7668 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



Andrew Pinnell

From: Angela Mick
Sent: Wednesday, February 22, 2023 8:24 AM
To: Andrew Pinnell
Subject: RE: SBM-21-0455 Corley Development - 528-550 Lancaster St. - Servicing Feasibility Study

Utilities water is good.

From: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Sent: Tuesday, February 21, 2023 3:41 PM
To: Katie Wood <Katie.Wood@kitchener.ca>; Angela Mick <Angela.Mick@kitchener.ca>
Subject: RE: SBM-21-0455 Corley Development - 528-550 Lancaster St. - Servicing Feasibility Study

So, just to confirm: both Eng and Utilities do not have any concerns with the subject OPA/ZBA?

Thanks,

Andrew Pinnell, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener
519-741-2200 x7668 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



Andrew Pinnell

From: Mike Seiling
Sent: Monday, October 4, 2021 1:17 PM
To: Andrew Pinnell
Subject: FW: Circulation for Comment - Proposed Official Plan & Zoning By-law Amendments (528-550 Lancaster Street West)
Attachments: Dept-Agency Circulation Letter_528-550 Lancaster St W.pdf

Building; no concerns.

Mike

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, October 4, 2021 10:24 AM
To: 'joel.cotter@waterloo.ca' <joel.cotter@waterloo.ca>; 'Hodgins, Allan (MTO)' <Allan.Hodgins@ontario.ca>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Aaron McCrimmon-Jones <Aaron.McCrimmon-Jones@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Feds <vped@feds.ca>; GRCA (North Kitchener) - Trevor Heywood <theywood@grandriver.ca>; GRCA (South Kitchener) - Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.ca>; Linda Cooper <Linda.Cooper@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Region - Planning <PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Subject: Circulation for Comment - Proposed Official Plan & Zoning By-law Amendments (528-550 Lancaster Street West)

Please see attached - additional documentation is available in [ShareFile](#). Comments or questions should be directed to **Andrew Pinnell** (copied on this email).

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener
200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7
519-741-2200 ext. 7425 | TTY 1-866-969-9994 | christine.kompter@kitchener.ca





PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES
Community Planning
150 Frederick Street 8th Floor
Kitchener Ontario N2G 4J3 Canada
Telephone: 519-575-4400
TTY: 519-575-4608
Fax: 519-575-4466
www.regionofwaterloo.ca

Melissa Mohr 226-752-8622
File: D17/2/21010
C14/2/21015
January 30, 2023

Andrew Pinnell
Senior Planner
City of Kitchener
200 King Street West, 6th Floor
P.O. Box 1118, Kitchener, ON
N2G 4G7

Dear Mr. Pinnell,

**Re: Proposed Official Plan Amendment OPA 21/010 and
Zoning By-law Amendment ZBA 21/015 – 2nd submission
528, 544 and 550 Lancaster Street West
MHBC Planning Inc. (C/O Pierre Chauvin) on behalf of 550
Lancaster Inc. (C/O Corley Developments Inc.)
CITY OF KITCHENER**

MHBC Planning Inc. on behalf of 550 Lancaster Inc. has submitted an Official Plan Amendment and Zoning By-law Amendment for a development proposal at 528, 544 and 550 Lancaster Street West in the City of Kitchener (referred to as the subject lands).

Original Proposal:

The applicant has submitted an Official Plan Amendment and Zoning By-law Amendment to redesignate the subject lands from the Mixed Use and Business Park Employment Designation to the Mixed Use Designation and has requested a Special Policy Area to allow a maximum Floor Space Ratio (FSR) of 5.8 (whereas a maximum FSR of 4.0 is permitted). Furthermore, the applicant has requested a maximum building height of 83 m (26 storeys) whereas a maximum height of 25 m (8 storeys) is permitted. The Zoning By-law Amendment is proposed to re-zone the whole of the lands to MIX-2 and to modify the site-specific provisions to allow an FSR of 5.8 (whereas a maximum FSR of 2.0 is permitted), a building height of 83m (26 storeys) a parking rate of 0.72 spaces per unit as well as additional provisions.

Current Proposal:

The applicant has resubmitted the application for an Official Plan Amendment and Zoning By-law Amendment to redesignate the subject lands from the Mixed Use and Business Park Employment Designations to the Mixed Use Designation. A Special Policy Area has been requested on the entirety of the subject lands to allow a maximum Floor Space Ratio of 7.5 (whereas a maximum FSR of 4.0 is permitted). The applicant continues to proposed four new buildings in addition to Building A (10 storey building nearing occupancy). The additional four buildings now are proposed as Building B (12-storey tower atop a 6-storey podium fronting on Lancaster Street West with rooftop amenity area), Building C (30-storey tower atop an 8-storey podium), Building D (30-storey tower atop an 8-storey podium) and Building E (18-storey tower atop an 8-storey podium). Two vehicular accesses are proposed from Lancaster Street West.

The **Official Plan Amendment** is still required to permit the redesignation of the lands from the Mixed Use and Business Park Employment Designation to a Mixed Use Designation with a Special Policy Area to permit an increased FSR of 6.74 and a maximum building height of 96 m (30 storeys). The **Zoning By-law Amendment** is required to rezone the whole of the lands to MIX-2 and to modify site-specific provisions to allow an FSR of 7.5 (whereas a max. FSR of 2 FSR is permitted), a maximum of 30 storeys (whereas a maximum of 8 storeys is permitted), permit a maximum building height of 96 m (whereas a maximum building height of 25 m is permitted), permit a maximum number of storeys in the base of a midrise or tall building from 6 to 8, permit a minimum number of storeys in the base of a midrise or tall building from 3 to 0 and permit a minimum front yard setback of 0.15m (whereas a minimum of 1.5m is required). Other site-specific provisions have been requested (including parking and façade provisions).

The Region has had the opportunity to review the proposal and offers the following:

Regional Comments

Consistency with Provincial Legislation and Regional Official Plan Conformity

The subject lands are designated “Urban Area” and “Built-Up Area” on Schedule 3a of the Regional Official Plan (ROP) and designated Mixed Use Corridor and Business Park Employment in the City of Kitchener Official Plan.

Planned Community Structure

The Urban Area designation of the ROP has the physical infrastructure and community infrastructure to support major growth and social and public health services (ROP Section 2.D). The ROP supports a Planned Community Structure based on a system of Nodes, Corridors and other areas that are linked via an integrated transportation system (ROP objective 2.1 and 2.2). Components of the Planned Community Structure include the Urban Area, Nodes, Corridors and other development areas including Urban Growth Centres (UGC's) and Major Transit Station Areas (MTSA's).

Mostly all of the Region's future growth will occur within the Urban Area and Township Urban Area designations, with a substantial portion of this growth directed to the existing Built-Up Area of the Region through reurbanization. Focal points for

reurbanization include Urban Growth Centres, Township Urban Growth Centres, Major Transit Station Areas, Reurbanization Corridors and Major Local Nodes (ROP Section 2.B). This proposal is for a higher density development on a City Urban Corridor. This development proposes to contribute higher density within the Built-Up Area of the Region and the City of Kitchener. Regional staff further note that the site is located on Regional road that is a Planned Cycling Route and a Planned Transit Corridor that links directly to the Region's Rapid Transit System within the Regional Official Plan.

Employment Conversion

The subject lands are currently designated Mixed Use and Business Park Employment according to the City of Kitchener Official Plan. In addition, the lands designated Business Park Employment are considered protected employment. As per policy 2.2.5.9 of the Growth Plan, the conversion of lands within employment areas to non-employment uses may be permitted only through a Municipal Comprehensive Review Process (MCR Process). Through the Region's ongoing MCR process, Regional Council endorsed the proposed Regional Employment Area (REA) in April of 2021 which excluded the portion of the subject lands from the Region's Protected Employment Area. Regional Employment Areas and corresponding policies were adopted by Regional Council in August 2022 through ROPA 6 which has been sent to the Province for a decision. ROPA 6 has also been posted to the Environmental Registry of Ontario (ERO). Based on the above, Regional staff have no objection to the redesignation of these lands to non-employment uses.

In addition to the above, Regional staff wish to advise the applicant of the following technical comments related to the proposal:

Cultural Heritage

Cultural Heritage staff have received and reviewed document titled "Stage 1-2 Archaeological Property Assessment Lancaster Apartments" (AMICK, July 9, 2020) and have received the corresponding Ministry Acknowledgement Letter and have no further comment or objection to this proposal.

Record of Site Condition

There are high environmental threats on an adjacent parcel of land according to the Region's Threats Inventory Database. Due to the proposed density increase of a sensitive land use on the subject lands, a Record of Site Condition and Ministry Acknowledgement letter shall be required for the entirety of the subject lands in accordance with the Region of Waterloo's *Implementation Guideline for the Review of Development Applications On or Adjacent to Known and Potentially Contaminated Sites* (Section 2.G.18 of ROP). Since the Record of Site Condition and Ministry Acknowledgement Letter were not received as part of the Complete Application, the Region shall require a Holding Provision be implemented as part of the Zoning By-law Amendment prohibiting the proposed development until the submission of the RSC and the Ministry's Acknowledgement Letter have been received to the satisfaction of the Region. The following wording is required for the holding zone:

That a holding provision shall apply to the entirety of the subject lands until a Record of Site Condition (RSC) in accordance with O. Reg. 153/04, as amended, has been filed on the Ministry of Environment, Conservation and Parks (MECP) Environmental Site Registry and the RSC and Ministry's Acknowledgement letter is received to the satisfaction of the Regional Municipality of Waterloo.

Please ensure all lands that are to be dedicated to the Region are excluded from the RSC.

Corridor Planning

Road Noise Review:

The Region has received the Noise Feasibility Report entitled "Noise Feasibility Study Proposed Residential Development 544-550 Lancaster Street West, Kitchener, Ontario" completed by HGC Limited; dated May 26, 2021 and concurs with the transportation related recommendations contained within the report.

The noise report indicated that the main source of road noise is transportation noise from Lancaster Street West (Regional Road #29) and Highway 85 and that noise from these sources exceed the Regional and Ministry of Environment, Conservation and Parks (MECP) Noise limits. The report recommends mitigation in the form of the installation of air conditioning, special building components for walls, windows and doors and the use of noise warning clauses to mitigate road noise on the subject lands. The report further recommends that a detailed study be prepared once detailed plans are available for each building. The following recommendations shall be implemented through the site plan applications for each building and a Registered Development Agreement between the Owner/Developer and the Regional Municipality of Waterloo through a future Consent or Condominium Application shall be required. The Registered Development Agreement shall implement the following:

1. The developer agrees to implement the transportation related recommendations of the report entitled "Noise Feasibility Study Proposed Residential Development 544-550 Lancaster Street West, Kitchener", prepared by HGC Limited, dated May 26, 2021, and further agrees that:
2. All Buildings/Units (Buildings B, C, D and E):
 - a) The building/units shall be designed and installed with an air-ducted heating and ventilation system;
 - b) The building/unit(s) will be installed with a central air conditioning system, prior to occupancy;
 - c) The building/unit(s) will be designed and fitted with special building components (i.e. special windows, doors and walls, etc.) to achieve the minimum STC values described in the following table:

Table 10: Summary of Noise Control Requirements and Noise Warning Clauses

Building	Acoustic Barrier	*Ventilation Requirements	Types of Warning Clauses	**Building Requirements
Building B	--	Air Conditioning	A, B, C	STC-31
Building C	--	Air Conditioning	A, B, C	STC-30
Building D	--	Air Conditioning	A, B, C	STC-30
Building E	--	Air Conditioning	A, B, C	STC-29
Amenity Areas	--	--	--	--

Note: -- No specific requirement.

* All mechanical equipment associated with the buildings should be designed such that their sound emissions to the outdoors is compliant with MECP Guideline NPC-300 at all the other buildings and in the surrounding neighbourhood.

** When detailed floor plans and building elevations are available, window glazing requirements should be refined based on actual window to floor area ratios.

- d) The buildings/units (B, C, D and E) facades shall be installed with glazing with minimum STC values indicated in the following tables:

Table 4: Required Minimum Glazing STC for Building B

Façade	Space	Glazing STC ^{1,2}
North	Living/Dining	OBC
	Bedroom	OBC
East	Living/Dining	OBC
	Bedroom	OBC
South	Living/Dining	STC-31
	Bedroom	STC-30
West	Living/Dining	STC-30
	Bedroom	STC-30

Table 5: Required Minimum Glazing STC for Building C and D

Façade	Space	Glazing STC ^{1,2}
North	Living/Dining	OBC
	Bedroom	OBC
East	Living/Dining	OBC
	Bedroom	OBC
South	Living/Dining	STC-30
	Bedroom	STC-30
West	Living/Dining	OBC
	Bedroom	OBC

Table 6: Required Minimum Glazing STC for Building E

Façade	Space	Glazing STC ^{1, 2}
North	Living/Dining	OBC
	Bedroom	OBC
East	Living/Dining	OBC
	Bedroom	OBC
South	Living/Dining	STC-29
	Bedroom	STC-29
West	Living/Dining	STC-29
	Bedroom	STC-29

Notes for Tables 4, 5 and 6:

¹ Based on 50% window to floor area ratio for living/dining rooms and 40% for the bedrooms.

² STC requirement refers to fixed glazing. Small leaks through operable doors and windows are assumed, however, tight weather seals should be provided to reduce such leakage to the extent feasible.

OBC – Ontario Building Code

- e) The following Noise Warning Clauses shall be registered on title for all units:

“Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building unit, sound levels due to increasing air traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed sound level limits of the Regional Municipality of Waterloo and the Ministry of Environment, Conservation and Parks (MECP).”

“This dwelling unit has been supplied with a central air conditioning system, which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Regional Municipality of Waterloo and the Ministry of Environment, Conservation and Parks (MECP).”

Prior to the issuance of building permits for each buildings/unit(s) in the development, a Professional Engineer qualified to perform acoustical engineering services in the Province of Ontario will review the building plans and building elevations to refine glazing requirements based on actual window to floor area ratios to ensure that the noise control features as per approved detailed Addendum Noise Study/Updated Noise Study are incorporated in the building plans.

Prior to the issuance of occupancy permits, the City’s Building Inspector or a professional Engineer qualified to perform acoustical engineering services in the Province of Ontario shall certify that the approved noise control measures have been properly installed and constructed.

As indicated above, a detailed transportation noise study shall be prepared for each building once detailed plans are available. Regional staff require a Holding Provision to be implemented to obtain a detailed transportation noise study and implementation

measures have been secured to the satisfaction of the Regional Municipality of Waterloo. The required wording of the Holding provision is:

That a holding provision shall apply to the entirety of the subject lands until a detailed Transportation noise study has been completed and implementation measures addressed for each building to the satisfaction of the Regional Municipality of Waterloo.

Stationary Noise Review:

Regional staff have reviewed the stationary noise aspects of the noise feasibility study titled "Noise Feasibility Study Proposed Residential Development 544-550 Lancaster Street West, Kitchener, Regional Municipality of Waterloo, Ontario" dated May 26, 2021, prepared by HGC Engineering Limited and have the following comments for review:

Significant stationary noise sources in the vicinity of the site include existing commercial facilities to the north, south, east and west of the subject lands. The study determined that sound levels will be within MECP criteria at all of the proposed buildings on the subject lands. The study recommends the following implementation measures at this stage:

1. *"Purchasers/tenants are advised that due to the proximity of the adjacent Commercial Facilities and residential roof-top and other Noise sources, noise from the Commercial Facilities and residential roof-top and other Noise sources may at times be audible."*

The above stationary noise warning clause and shall be implemented through a registered development agreement with the City of Kitchener. In addition, the noise warning clause shall be included in all agreements of Offers of Purchase and Sale, lease/rental agreements and the Condominium Declarations.

As the detailed design of the buildings has yet to be determined, Regional staff shall require a Holding Provision to be applied to the entirety of the subject lands to ensure a detailed stationary noise study has been completed and implementation measures addressed for each building to the satisfaction of the Region. The required wording of the Holding Provision is:

That a holding provision shall apply to the entirety of the subject lands until a detailed stationary noise study has been completed and implementation measures addressed for each building to the satisfaction of the Regional Municipality of Waterloo. The detailed stationary noise study shall review the potential impacts of the development on itself (e.g. HVAC system on the sensitive points of reception) and the impacts of the development on adjacent noise sensitive uses.

Transportation Impact Study:

The Transportation Impact Study (TIS) recommended a dual left turn lane on Lancaster Street West (RR#29). A detailed plan with cross sections at critical points showing the building locations and available right-of-way after the road dedication shall be provided

for review to determine if the proposed dual left turn lane can be accommodated with the grading along this section of the road and property.

Please coordinate all designs with Peter Linn, Project Manager for the Lancaster Street Road Rehabilitation Project. Peter can be contacted via PLinn@regionofwaterloo.ca.

Furthermore, the Region requires confirmation prior to accepting the TIS whether there will be a pedestrian or active transportation connection to the Walter Bean Trail. It is difficult to tell from the plans and response provided whether the internal trail will connect to the Walter Bean Trail.

In addition to the above, Items 9 and 11 of the TDM recommendations shall be addressed in the summary of circulation comments memo.

Preliminary Servicing Report:

A preliminary Site Servicing Feasibility Study dated May 26, 2022, prepared by Strick, Baldinelli, Moniz (SBM) has been reviewed and Regional staff have the following relating the study:

- a) The report indicates that storm flows will be attenuated post to pre-development levels. A preliminary calculation of the storm flows is provided to calculate the flows and pipe size of the storm pipe connecting to the Lancaster Street Storm Sewer. The report mentions that a detailed design will be completed at the site plan application stage with flows going into the Regional right-of-way attenuated to pre-development levels. The report is acceptable from a Stormwater Design perspective.
- b) The preliminary grading plan is not acceptable at the Official Plan and Zoning By-law Amendment stage. The grading plan does not identify the lands that are to be dedicated to the Region and must be updated to show the existing and future property lines as well as the entirety of the Lancaster Street West frontage.**
- c) A preliminary Servicing Plan must be provided to identify the required storm, sanitary and water connections to all the proposed buildings including the building under construction at 528 Lancaster Street West.**

Road Dedication and proposed front yard setback:

Regional staff understand that the concept plan provided shows the Region's Road dedication (approximately 3.916m) and a 0.15m setback from the new property line to building B. The Road Dedication can be deferred to the site plan stage, however **Regional staff have concerns with the proposed setback of 0.15m as the 0.15m setback can lead to door swings, awnings and balconies to extend into the Region's Right of Way, which is not supported by the Region. Regional staff require the 1.5m front yard setback established within the Zoning By-law to be maintained.**

Future Site Plan Application Stage:

Dedicated Road Widening:

Prior to the approval of a future site plan, a road widening dedication of approximately 3.96 m shall be required to be dedicated to the Regional Municipality of Waterloo at no cost and free of any encumbrance. An Ontario Land Surveyor (OLS) shall determine the exact amount of road dedication through a draft R-Plan which shall be sent to the Region for review prior to Registration of the plan.

Phase I and Phase II ESA reports were received and have been circulated to Regional staff. Regional staff has identified some concerns and determined that further work and remediation shall be required prior to accepting the dedication of lands. Comments have been sent to the Owner's Environmental Consultant with no response to date. This issue must be addressed prior approval in principle of the site plan. **Please be advised that all lands to be dedicated to the Region shall be excluded from the RSC.**

Pending approval of the TIS and subsequent Functional Plans, any additional road dedication shall be identified on all plans submitted in support of the Site Plan Application and the widening shall be dedicated to the Region at the Owner's expense and free of encumbrance.

Transportation Impact Study (TIS) & Access Regulation:

As indicated above, further detailed plans and a cross section plan must be submitted with the TIS as part of the Zoning By-law Amendment. Pending acceptance of the TIS, the Functional plans, cost estimates and agreement to provide funds for any road and intersection improvements, including left turn lands shall be required and shall be at the Owner's expense.

In addition, all road and intersection improvements for Lancaster Street West (RR#29) shall be completed by Regional Forces through a Regional Contract. Please be advised that all costs related to private entrances, including road improvements shall be the Owner/Developer's responsibility.

In addition to the above, a Regional Access Permit is required for the proposed private and municipal street entrance on Lancaster Street West. All redundant entrances must be closed and the boulevard must be restored by the owner/Developer. An access closer permit must be obtained. Please note that there is currently a \$230.00 fee for new/amended access, but there is no fee for the close of an access. It is recommended that the applicant check with Regional staff regarding the current fees at the time of submission.

Stormwater Management Report:

Pending acceptance of the Functional Servicing Feasibility Report as part of the current Official Plan Amendment and Zoning By-law Amendment applications, a detailed Stormwater Management Report is required at the Site Plan Application stage.

The applicant must submit electronic copies of the detailed Site Grading & Drainage Control Plan(s), and Site Servicing Plan(s) along with the Stormwater Management Report for Regional review and approval. This must include drainage details for the subject property, abutting properties and the public road allowance to ensure compatible drainage as well as all proposed connections to the municipal storm sewer, sanitary sewer and watermain as well as detailed erosion and siltation control features to the satisfaction of the Regional Municipality of Waterloo.

Finally, please be advised that site must be graded in accordance with the approved plan, and the Regional Road allowance must be restored to the satisfaction of the Regional Municipality of Waterloo.

Transit Planning/Transit Infrastructure:

The existing two routes (Route 5- Erb and Route 6-Bridge) along this section of Lancaster Street West will continue over the long term. Based on the proposal, Transit stop No. 2021 located to the north of the subject lands will be relocated adjacent to this site and will be upgraded with a shelter and concrete pad.

The applicant is required to construct or provide funds for the construction of a shelter and concrete pad at the stop and will be provided with the applicable finds at the site plan stage. It is anticipated that a transit easement will not be required and the transit stops will be accommodated within the Regional Road right-of way with the dedication of the land to the Region. Further details regarding the location, specifications and pricing for the bus stop landing pad and shelter will be provided through the future site plan application.

Site Servicing/Work Permit/Municipal Consent:

Detailed Servicing Plans shall be required for Regional Approval through a separate process of Municipal Consent. This shall be required for any proposed new services and update to the existing connection. A Regional Work Permit must be obtained from the Region of Waterloo prior to commencing construction within the Region's right-of-way. The permit can be found here: <https://rmow.permitcentral.ca/>.

Region of Waterloo International Airport:

While the proposed development is located outside the Airport Zoning Regulated Area (AZR), NAV Canada requires to be informed of any buildings that are above 30.5m (100ft) the existing ground level. The applicant shall complete and submit a *Land Use Submission Form* to NAV Canada. More information as well as the *Land Use Submission Form* can be found here: <https://www.navcanada.ca/en/aeronautical-information/land-use-program.aspx>.

Housing Services

The Region supports the provision of a full range of housing options, including affordable housing. The Region's 10-Year Housing and Homelessness Plan contains an affordable housing target for Waterloo Region. The target is for 30% of all new residential development between 2019 and 2041 to be affordable to low and moderate income households. Staff recommend that the applicant consider providing a number of affordable housing units on the site. Staff further recommend meeting with Housing Services to discuss the proposal in more detail and to explore opportunities for partnerships or programs.

In order for affordable housing to fulfill its purpose of being affordable to those who require rents or purchase prices lower than the regular market provides, there should be an agreement in place with conditions. The conditions should establish the income levels of the households who can rent or own the homes as well as conditions on how long those units need to remain affordable. A security should be registered on title to ensure the affordable units are maintained over the term of the agreement.

For the purposes of evaluating the affordability of an ownership unit (based on the definition in the Regional Official Plan), the purchase price is compared to the least expensive of:

Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households	\$368,000
Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area	\$487,637

*Based on the most recent information available from the PPS Housing Tables (2020).

In order for an owned unit to be deemed affordable, the maximum affordable house price is \$368,000.

For the purposes of evaluating the affordability of a rental unit (based on the definition of affordable housing in the Regional Official Plan), the average rent is compared to the least expensive of:

A unit for which the rent does not exceed 30 per cent of the gross annual household income for low and moderate income renter households	\$1,420
A unit for which the rent is at or below the average market rent (AMR) in the regional market area	Bachelor: \$863 1-Bedroom: \$1,076 2-Bedroom: \$1,295 3-Bedroom: \$1,359 4+ Bedroom: \$1,359

*Based on the most recent information available from the PPS Housing Tables (2020)

In order for a unit to be deemed affordable, the average rent for the proposed units must be at or below the average market rent in the regional market area, as listed above.

Fees

By copy of this letter, the Region of Waterloo acknowledges receipt of the review fees of \$6,900.00 (received September 30, 2021).

Required items to be Addressed at This Time

Based on the above, Regional staff require the following to be satisfactorily addressed prior to being in a position to support the Official Plan Amendment and Zoning By-law Amendment Applications:

1. Further information is required to address the TIS comments above;
2. The preliminary grading and servicing plans must be updated as per the above comments; and,
3. The 1.5m front yard setback between building B and E and the future property line must be maintained.

Conclusions

Once the above has been addressed to the Region's satisfaction, the following must be implemented within the Zoning By-law:

1. The Region shall require a Holding Provision (H) Zone on the subject lands until the RSC and Ministry Acknowledgement letter related to the RSC have been received to the satisfaction of the Regional Municipality of Waterloo. The required wording of the Holding Provision is:

That a holding provision shall apply to the entirety of the subject lands until a Record of Site Condition (RSC) in accordance with O. Reg. 153/04, as amended, has been filed on the Ministry of Environment, Conservation and Parks (MECP) Environmental Site Registry and the RSC and Ministry's Acknowledgement letter is received to the satisfaction of the Regional Municipality of Waterloo.

2. *That a holding provision shall apply to the entirety of the subject lands until a detailed transportation and stationary noise study has been completed and implementation measures addressed for each building to the satisfaction of the Regional Municipality of Waterloo. The detailed stationary noise study shall review the potential impacts of the development on itself (e.g. HVAC system on the sensitive points of reception) and the impacts of the development on adjacent noise sensitive uses.*

Please note that any future development on the lands subject to the above-noted application will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof.

Please accept this letter as our request for a copy of the decision pertaining to this application. Should you have any questions, please do not hesitate to contact me.

Yours truly,

A handwritten signature in cursive script, appearing to read "Melissa Mohr".

Melissa Mohr, MCIP, RPP
Senior Planner

C. Pierre Chauvin, MHBC Planning (Applicant)

Andrew Pinnell

From: Melissa Mohr <MMohr@regionofwaterloo.ca>
Sent: Friday, March 24, 2023 3:41 PM
To: Andrew Pinnell
Cc: Garrett Stevenson; Tina Malone-Wright
Subject: RE: 550 Lancaster St W - Final Revised Site Layout - Feb 18
Attachments: DOCS_ADMIN-#4296131-v1-Regional_Comments_(2nd_Submission)-_OPA_21_10_and_ZBA_21_15_(528-550_Lancaster_Road_West__KIT).PDF

Good Afternoon Andrew,

Thank you for checking in on this matter. Please note that the Region can accept a holding provision to address the TIS, FSR/SWM and servicing approval through municipal consent along with requiring a holding provision to address the following:

1. RSC for the entirety of the subject lands and associated Ministry Acknowledgement letter; and,
2. Detailed Environmental Noise Study for road and stationary noise.

I kindly ask for a copy of the draft zoning by-law amendment for review once it has been finalized. I have attached the Region's last set of comments on this file should you have any additional questions.

Kind Regards,

Melissa

Melissa Mohr, MCIP, RPP
Senior Planner

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Andrew Pinnell

From: Natalie Hardacre <Natalie.Hardacre@waterloo.ca>
Sent: Wednesday, November 10, 2021 4:13 PM
To: Andrew Pinnell
Subject: [EXTERNAL] RE: Circulation for Comment - Proposed Official Plan & Zoning By-law Amendments (528-550 Lancaster Street West)
Attachments: Dept-Agency Circulation Letter_528-550 Lancaster St W.pdf

Hello Andrew,

City of Waterloo Planning staff have reviewed the notice for the development proposal and have no concerns, so long as no negative impacts with respect to shadow, noise, traffic, parking, environmental, etc. are generated by the development that could potentially create any adverse impacts to nearby City of Waterloo lands.

Thank you.



Natalie Hardacre, BES, MCIP, RPP
Manager, Planning Approvals
Integrated Planning & Public Works
100 Regina Street South, City of Waterloo
PO Box 337 STN Waterloo, ON N2J 4A8
P: 519.514.0225 | F: 519.747.8523 | TTY: 1.866.786.3941
E: natalie.hardacre@waterloo.ca | www.waterloo.ca



IMPORTANT: City Hall is open, with a small complement of staff to assist you. Appointments are recommended, and can be scheduled directly with the staff person or by emailing devservices@waterloo.ca or calling (519)747-8752. Most staff continue to work remotely, and are available virtually to assist you – please do not hesitate to reach out.

Andrew Pinnell

From: Trevor Heywood <theywood@grandriver.ca>
Sent: Monday, October 4, 2021 12:50 PM
To: Andrew Pinnell
Subject: [EXTERNAL] RE: Circulation for Comment - Proposed Official Plan & Zoning By-law Amendments (528-550 Lancaster Street West)

Hey Andrew,

This is not regulated by the GRCA and we have no comment.

Regards,



Trevor Heywood
Resource Planner
Grand River Conservation Authority
theywood@grandriver.ca

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, October 4, 2021 10:24 AM
To: 'joel.cotter@waterloo.ca' <joel.cotter@waterloo.ca>; 'Hodgins, Allan (MTO)' <Allan.Hodgins@ontario.ca>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Aaron McCrimmon-Jones <Aaron.McCrimmon-Jones@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Feds <vped@feds.ca>; Trevor Heywood <theywood@grandriver.ca>; Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.ca>; Linda Cooper <Linda.Cooper@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Region - Planning <PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Subject: Circulation for Comment - Proposed Official Plan & Zoning By-law Amendments (528-550 Lancaster Street West)

Please see attached - additional documentation is available in [ShareFile](#). Comments or questions should be directed to **Andrew Pinnell** (copied on this email).

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener
200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7
519-741-2200 ext. 7425 | TTY 1-866-969-9994 | christine.kompter@kitchener.ca



Andrew Pinnell

From: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Sent: Thursday, April 13, 2023 11:52 AM
To: Christine Kompter; Andrew Pinnell
Subject: RE: Notice of Public Meeting - Proposed Official Plan & Zoning By-law Amendments (528-550 Lancaster Street West)

Hello Andrew,

I found Allan's response to your inquiry in HCMS, I am unsure if it was sent so I am resending it now through our system.

"The Ministry of Transportation (MTO) has no objection to this application. The subject property is located beyond our limits of permit control and therefore MTO review, approval and permits will not be required."

Thank you,

Jeremiah Johnston Corridor Management Planner
Corridor Management Section
Ministry of Transportation Operations Branch West
659 Exeter Road, London, ON N6E 1L3
M: (226)-980-6407

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: April 13, 2023 11:24 AM
To: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>; Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Subject: RE: Notice of Public Meeting - Proposed Official Plan & Zoning By-law Amendments (528-550 Lancaster Street West)

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Jeremiah. I've attached the inquiry submission for your reference. Andrew can respond as to whether any comments were received.

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener
200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7
519-741-2200 ext. 7425 | TTY 1-866-969-9994 | christine.kompter@kitchener.ca



Andrew Pinnell

From: Planning <planning@wcdsb.ca>
Sent: Friday, October 29, 2021 5:24 PM
To: Andrew Pinnell
Subject: [EXTERNAL] RE: Circulation for Comment - Proposed Official Plan & Zoning By-law Amendments (528-550 Lancaster Street West)
Attachments: RE: Notice of (OPA/ZBA/SP) Pre-submission Consultation Mtg. - 528, 544-550 Lancaster Street West

Good Afternoon Andrew,

The Waterloo Catholic District School Board has reviewed the above application. Please see our attached comments from the pre-submission consultation which would still apply.

Additionally, we have the following comment/condition to add:

D) That the developer co-ordinate and reach an agreement with the Waterloo Catholic District School Board and Student Transportation Services of Waterloo Region regarding the provision and maintenance of infrastructure for school bus pick-up and drop-off locations.

If you require any further information, please contact me by e-mail at Jordan.Neale@wcdsb.ca.

Thank you,

Jordan Neale

Planning Technician, WCDSB

480 Dutton Dr, Waterloo, ON N2L 4C6

519-578-3660 ext. 2355

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, October 4, 2021 10:24 AM
To: 'joel.cotter@waterloo.ca' <joel.cotter@waterloo.ca>; 'Hodgins, Allan (MTO)' <Allan.Hodgins@ontario.ca>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Aaron McCrimmon-Jones <Aaron.McCrimmon-Jones@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Feds <vped@feds.ca>; GRCA (North Kitchener) - Trevor Heywood <theywood@grandriver.ca>; GRCA (South Kitchener) - Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.ca>; Linda Cooper <Linda.Cooper@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Region - Planning <PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Subject: Circulation for Comment - Proposed Official Plan & Zoning By-law Amendments (528-550 Lancaster Street West)

Andrew Pinnell

From: planninganddevelopment <planninganddevelopment@bell.ca>
Sent: Monday, November 8, 2021 2:37 PM
To: Andrew Pinnell
Subject: [EXTERNAL] RE: Circulation for Comment - Proposed Official Plan & Zoning By-law Amendments (528-550 Lancaster Street West)

Hi Andrew,

Thanks for the follow up.

Bell Canada does not have any comments at this time.

Thanks

Ryan Courville

Access Network Provisioning Manager | Planning and Development

C: 416-570-6726

100 Borough Dr. Fl. 5 Toronto, Ontario



From: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Sent: November 1, 2021 10:35 AM
To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Subject: RE: Circulation for Comment - Proposed Official Plan & Zoning By-law Amendments (528-550 Lancaster Street West)

This email is a friendly reminder for you to please provide me with written comments regarding the subject OPA/ZBA application at your earliest convenience. Please see attached circulation letter, for reference. The next step the application process is to schedule a Neighbourhood Meeting, and it is important that I have your comments, in advance.

If you have any questions about this project, please contact me.

Thanks!

Andrew Pinnell, MCIP, RPP

Senior Planner | Planning Division | City of Kitchener

519-741-2200 x7668 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca

