

From: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>

Sent: Monday, July 17, 2023 4:05 PM

To: Tim Seyler <Tim.Seyler@kitchener.ca>

Subject: Holding Provision 15H - 15 Cedar Street North

Hi Tim,

Holding Provision 15H states that certain uses shall not be permitted until such time as the holding symbol is removed by by-law. Holding Provision 15H requires that the subject lands be consolidated with lands fronting King Street East and a site plan including appropriate site access and site buffering measures has been approved by the City's Director of Planning.

Since the application of Holding Provision 15H to these lands, there have been substantial changes to the land use planning framework in Ontario, and changes have been proposed for this property. Starting with the Neighborhood Planning Reviews project, which included a Statutory Public meeting in December 2009, followed by the current Growing Together work program, Planning staff have been reviewing existing land use designations and zoning regulations for all lands within Major Transit Station Areas (MTSAs). In part to respond to legislative changes and the approval of the MTSA boundaries in the Regional Official Plan this year, Holding Provision 15H will not be carried forward as part of the Growing Together recommendations, and new land use designations and zoning regulations within MTSAs will permit a lot of this size being developed without consolidation.

Additionally, *Bill 23 More Homes Built Faster Act, 2022*, made changes to the Planning Act which exempts residential developments with 10 dwelling units or less from site plan approval.

In April 2023, Planning staff presented a Missing Middle and Affordable Housing study to Council. The key findings of the report were that Kitchener is grappling with the challenges and opportunities associated with the delivery of missing middle and affordable housing. To further support this type of growth based on current demographic conditions, land availability, development feasibility conditions and a common desire to make it happen among both the public and private sector, four key recommendations were proposed to advance those objectives, including; reduce parking requirements; increase density allowances; provide financial supports; and continue process improvements.

The removal of the holding provision and consideration of a parking reduction for this property through a minor variance application should be considered for the development of the subject lands, without the requirement to consolidate lands with frontage on King Street. I have no objection to removing the holding provision at this time.

Thanks,

Garrett

Garrett Stevenson, BES, RPP, MCIP

Interim Director | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | garrett.stevenson@kitchener.ca

