

Final

Addendum to Urban Design Brief dated December 23, 2021 130-142 Victoria Street South, Kitchener

Official Plan and Zoning By-Law Amendment Applications:
OPA22/004/V/KA & ZBA22/006/V/KA



Prepared for 1936026 Ontario Inc.
by Arcadis Professional Services (Canada) Inc.
June 14, 2023

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1 Introduction

On behalf of our client, 1936026 Ontario Inc., we are submitting this addendum to the Urban Design Brief, dated December 23, 2021, and submitted to the City as part of the Official Plan Amendment and Zoning By-Law Amendment applications (OPA22/004/V/KA & ZBA22/006/V/KA) on subject lands municipally known as 130-142 Victoria Street South, Kitchener.

Comments were received from City Staff on June 9, 2022. After several meetings with City staff regarding revisions to the proposed development, the City provided updated comments on January 31, 2023. This addendum intends to address comments provided by City Staff specifically related to Urban Design matters. Please also refer to the “Comment Matrix” document prepared and submitted by Arcadis, which outlines how the applicant has addressed the City’s comments pertaining to urban design.

2 Overview of Development Concept

Our client is proposing to develop the subject lands to accommodate a 25-storey, mixed-use development consisting of 249 dwelling units, four (4) retail units on the ground floor, and office space on the second floor. The proposed development will feature a six (6) storey podium and 18-storey tower. The unit breakdown is as follows:

| Unit Type | Count |
|----------------------|------------|
| Studio | 61 |
| One-Bedroom | 79 |
| One-Bedroom Plus Den | 12 |
| Two-Bedroom | 28 |
| Two-Bedroom Plus Den | 44 |
| Three-Bedroom | 25 |
| TOTAL: | 249 |

The proposed development contemplates four (4) retail units on the ground floor. The retail units range in size from approximately 109.0 sq.m. (1173.3 sq.ft) to 179.8 sq.m. (1935.4 sq.ft.), with the largest unit facing Victoria Street South. The total gross floor area of retail space will be 574.5 sq.m. (6184 sq.ft.). The proposed retail units will have frontage along Victoria Street South, as well as Bramm Street to the east in order to have direct access to both street fronts.

Office space is also being proposed on the second floor with frontage along Victoria Street South. The total gross floor area of office space will be 575.9 sq.m. (6,200 sq. ft.). The Office Space can be accessed from the lobby, utilizing the proposed elevator system or stairs.

The proposed development will have a six (6) storey podium that features outdoor amenity space on the top for future residents. The proposed outdoor amenity space is approximately 191.96 sq. m. (2,066 sq.ft.) in size. The proposed outdoor amenity space will feature both soft and hard landscaping, which is detailed in the Amenity Plan prepared by STUDIO tla Landscape Architects. These features will provide additionally greenery and outdoor amenity space to the development given the limited parcel size. From an architectural perspective, the exterior

amenity space will feature a canopy above the entrance/exit that is of similar design as the existing canopy on 130 Victoria Street South (Victoria Wellness and Pharmacy).

The proposed development features two (2) levels of underground parking for a total of 27 spaces. Among the 27 parking spaces, there is one (1) Type A and two (2) Type B barrier-free parking spaces. Underground parking will be accessed from Bramm Street. All of the 27 parking spaces will be unbundled and dedicated to the residential component of the building. Parking will be accessed from Bramm Street from the east side of the proposed building. The proposed development does not contemplate surface parking, which is supported by the City of Kitchener Official Plan which directs that the applicant reduce parking space demand in support of active transportation and transit and potential redevelopment of surface parking lots especially in intensification areas.

Secured bicycle parking is provided, as there will be 249 *Class A* bicycle parking spaces located on-site. Of the bicycle parking provided, 95 spaces will be provided at-grade to the rear of the site, and the remaining 154 spaces will be in the underground parking levels. In addition, a total of 10 *Class B* bicycle parking spaces will be provided. Six (6) *Class B* spaces are dedicated to the residential component, three (3) spaces are for the proposed Office use, and one (1) for the retail use.

The proposed development features one (1) loading space to the rear of the building, as well as two (2) temporary drop-off spaces for delivery and/or pickup services. The loading space and temporary drop-off spaces can be accessed from private rear laneway. The private laneway is currently owned by DOV Capital Corporation for the lands to the west (92-110 Park Street and 146-162 Victoria Street), however, a shared access easement is in place with the adjacent owners. This laneway is owned by Innovations Developments Kitchener Limited and provides access to Bramm Street.

In response to discussions with the Region of Waterloo and City of Kitchener staff, 5.0 metre x 5.0 metre daylight triangle is proposed at the corner of Victoria Street South/Bramm Street, as well as a 3.0 metre x 3.0 metre daylight triangle at the corner of Bramm Street/laneway. The proposed daylight triangles ensure the vision of individuals operating a motor vehicle, pedestrians or cyclists is not obstructed as cars and pedestrians enter, leave or pass by the site. The 5.0 metre daylight triangle has been applied to the grade-level of the development, while the below grade parking structure extends into these areas.

2.1 Site Plan

Figure 1 below illustrates the updated Site Plan prepared by CORE Architects Inc. Please refer to the Architectural Package prepared by CORE Architects Inc. for the complete version.

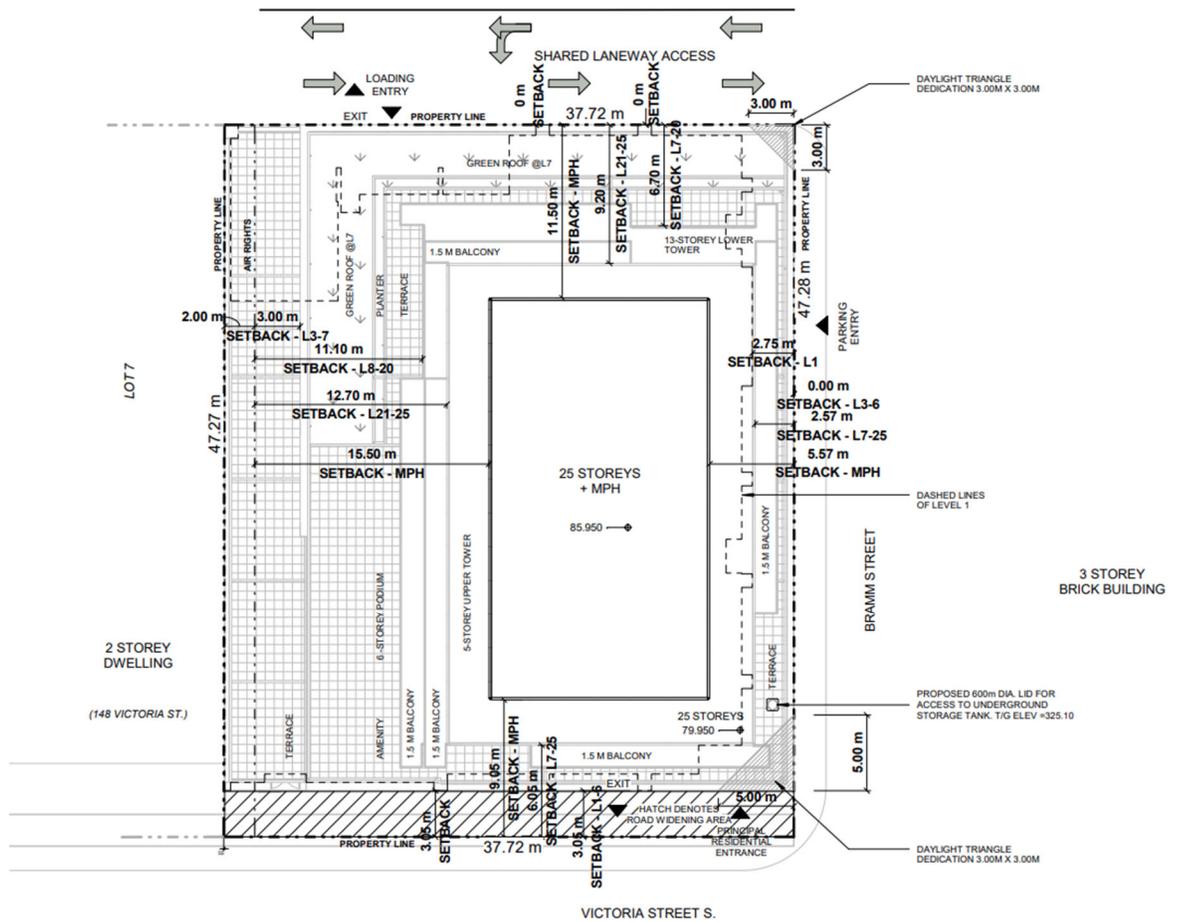


Figure 1: Site Plan prepared by CORE Architects Inc.

2.2 Elevations and Renderings

Figures 2 to 5 below provide updated Building Elevations prepared by CORE Architects Inc. from various perspectives of the proposed development. The building massing, including heights, setbacks and upper level step-backs has been proposed to compliment the adjacent developments, and address the urban design principles for this area.

The 6-storey podium has been designed to be a contemporary version of a brick masonry warehouse building, except with an alternating brick pier pattern, but using the black-gridded window patterns. The upper tower was designed to be a simple, modernist glass building, with appropriate setbacks and balconies that pin-wheel around the floorplate to give a different look for each elevation. The proposed podium will be predominantly brick, with accents of low gloss black metal panels, and spandrel glass to provide a clear distinction between the podium and tower. The proposed tower will be predominantly glass, with balconies and stepbacks to provide additional depth to the tower.

3D Renderings of the proposed development were also prepared by Design Works Engineering Ltd., which are shown in Figures 6 and 8. Please also refer to the Architectural Package prepared by CORE Architects Inc. for the complete version of the Building Elevation Plans and Renderings.

2.2.1 Victoria Street (South) Façade

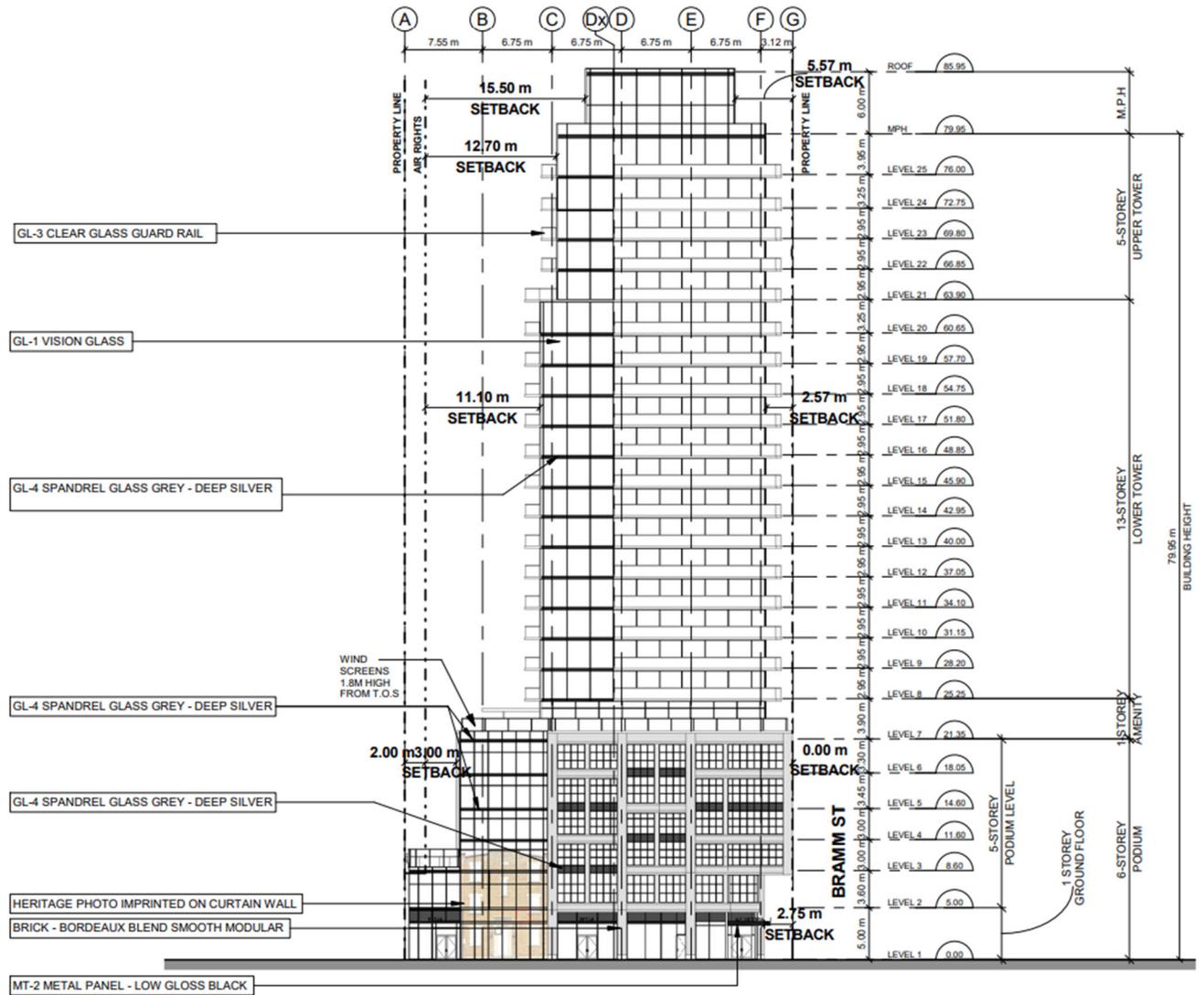


Figure 2: Proposed South Elevation Plan prepared by CORE Architects Inc.

2.2.2 North Façade

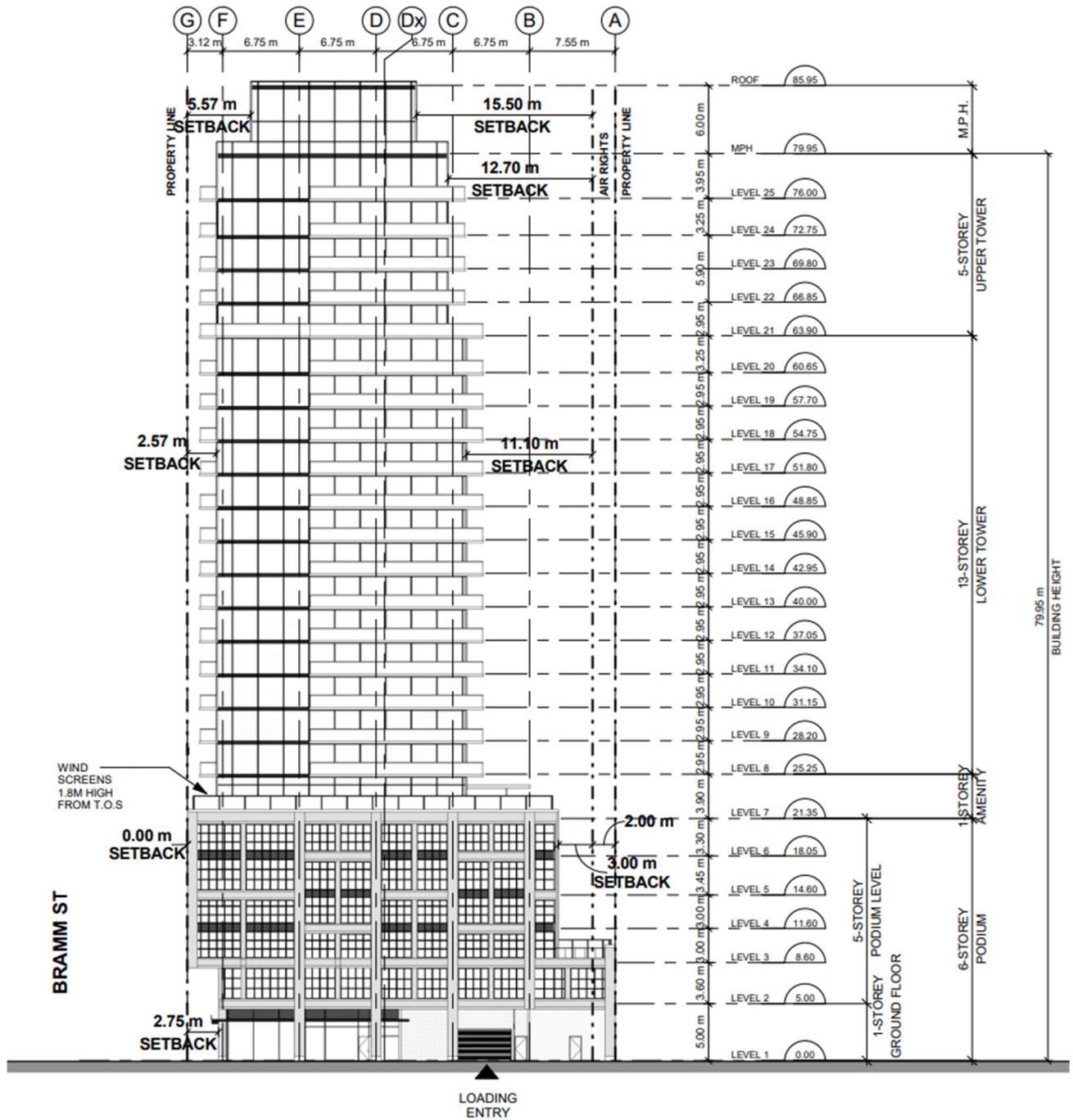


Figure 3: Proposed North Elevation Plan prepared by CORE Architects Inc.

2.2.3 West Façade

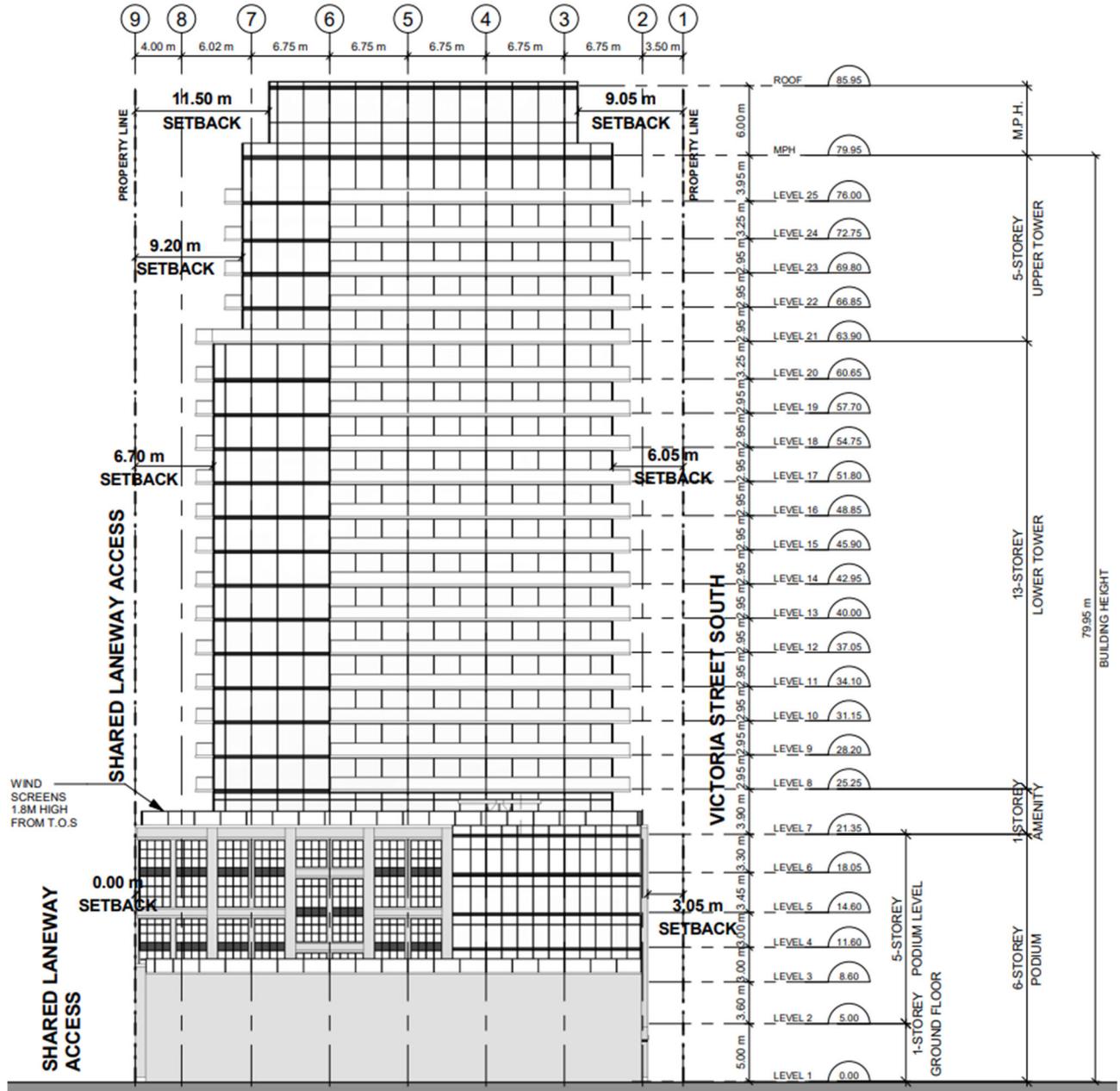


Figure 4: Proposed West Elevation Plan prepared by CORE Architects Inc.

2.2.4 Bramm Street (East) Façade

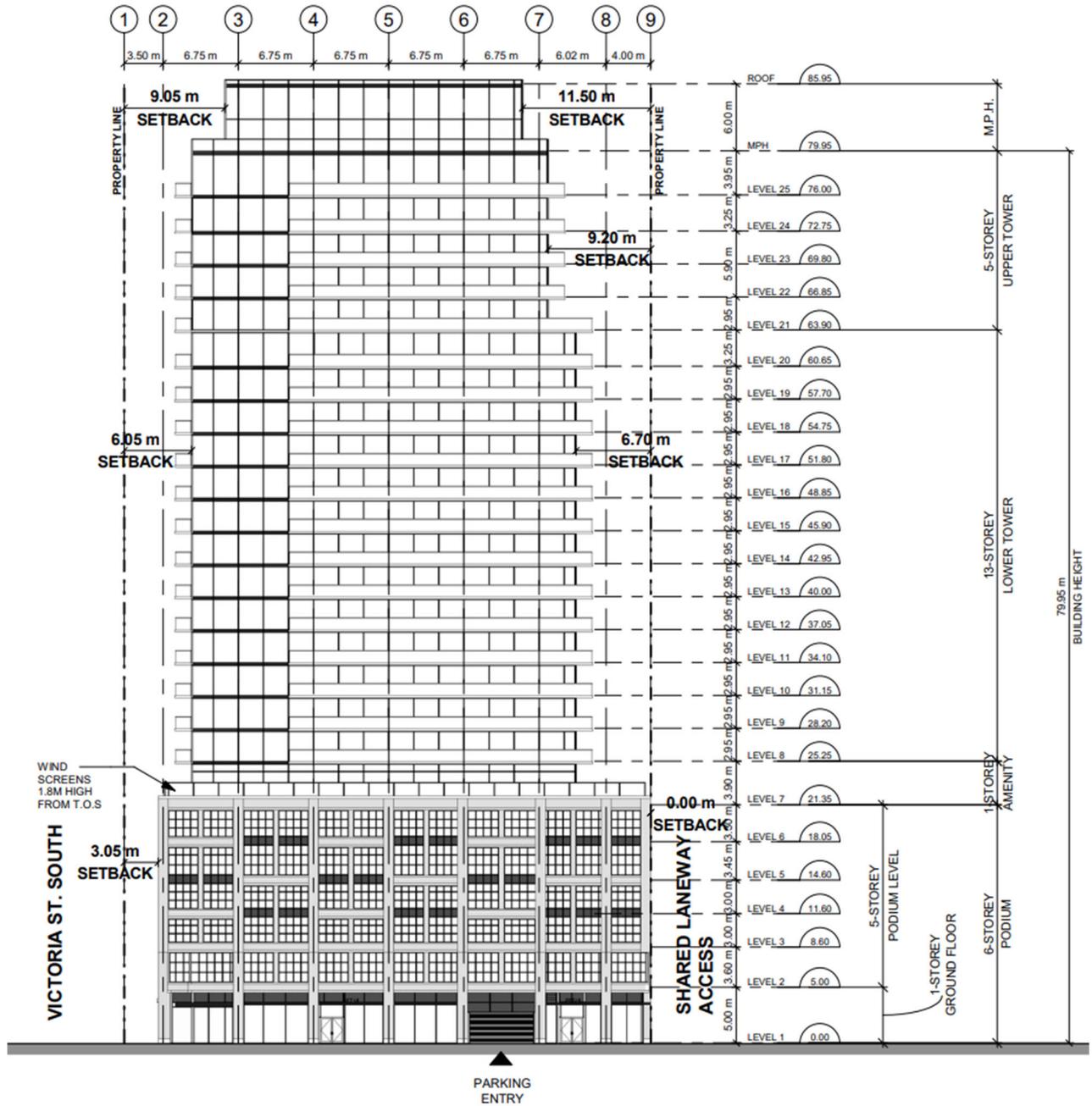


Figure 5: Proposed East Elevation Plan prepared by CORE Architects Inc.

2.2.5 3D Renderings



Figure 6: Perspective View, Facing Northwest along Victoria Street South prepared by Design Works Engineering Ltd.



Figure 7: Perspective View, Facing Southwest along Victoria Street South prepared by Design Works Engineering Ltd.

3 Response to City and Agency Comments

As previously mentioned in this Report, the intent of this Addendum is to respond to and/or address City, Agency and Public comments received to date. As such, the following section of this Report provides a detailed response to the comments received.

3.1 City of Kitchener – Urban Design

City of Kitchener Urban Design staff requested that the following be updated in the Urban Design Brief pertaining to the proposed development's architectural features and site design:

- *Additional details to be provided for the pedestrian entrance, architectural style, elements, detailing and material selection.*

The residential lobby is now located at the corner of Victoria Street South and Bramm Street, with the doorways addressing Victoria Street in order to provide a distinct entrance for residents accessing the building. Retail units along the Victoria Street South frontage and Bramm Street flankage will also feature canopies to provide a clear distinction between each unit. Signage and Lighting to enhance the proposed entrances will be addressed during the Site Plan Approvals stage.

The heritage building will not be preserved, as discussed with City Heritage staff and the Heritage Consultant, but rather a photo of the heritage façade will be imprinted on the curtain wall. The façade is not retained, and the glazing has a film application depicting the previous building of 142 Victoria Street South. This will create a unique design element along the frontage of Victoria Street South, similar to 161 King Street West, Kitchener.

Although building materials will be confirmed at the Site Plan Approval stage, the proposed development will include a range of materials, including brick, metal panels, spandrel glass, clear glass and visions glass. The proposed podium will be predominantly brick, with accents of low gloss black metal panels, and spandrel glass to provide a clear distinction between the podium and tower. The proposed tower will be predominantly glass, with balconies and stepbacks to provide depth. A material sample board is provided in the Architectural Package prepared by CORE Architects Inc.

- *Details of the streetscape are to be provided. Any streetscape elements proposed are to be reviewed and approved.*

The applicant has prepared an updated preliminary Landscape/Streetscape and Amenity Plan as part of this resubmission package. Based on the plans prepared and shown in Figure 8 below, the Victoria Street South frontage will include four (4) trees, as well as planters along the side of the proposed podium. Similarly, Bramm Street will include planters along the flankage and planter pots. Due to insufficient space along Bramm Street, the applicant cannot include trees along this side of the proposed development. Two (2) benches are also proposed adjacent to the building lobby.

It is our opinion that the proposed development will feature a streetscape that is attractive and inviting for pedestrians. It is our opinion that the proposed soft and hard landscaping at-grade will enhance both Victoria Street South and Bramm Street, creating a pedestrian-oriented environment. Further design details pertaining to the Landscape/Streetscape and Amenity Plan will be addressed at the Site Plan Approvals stage.

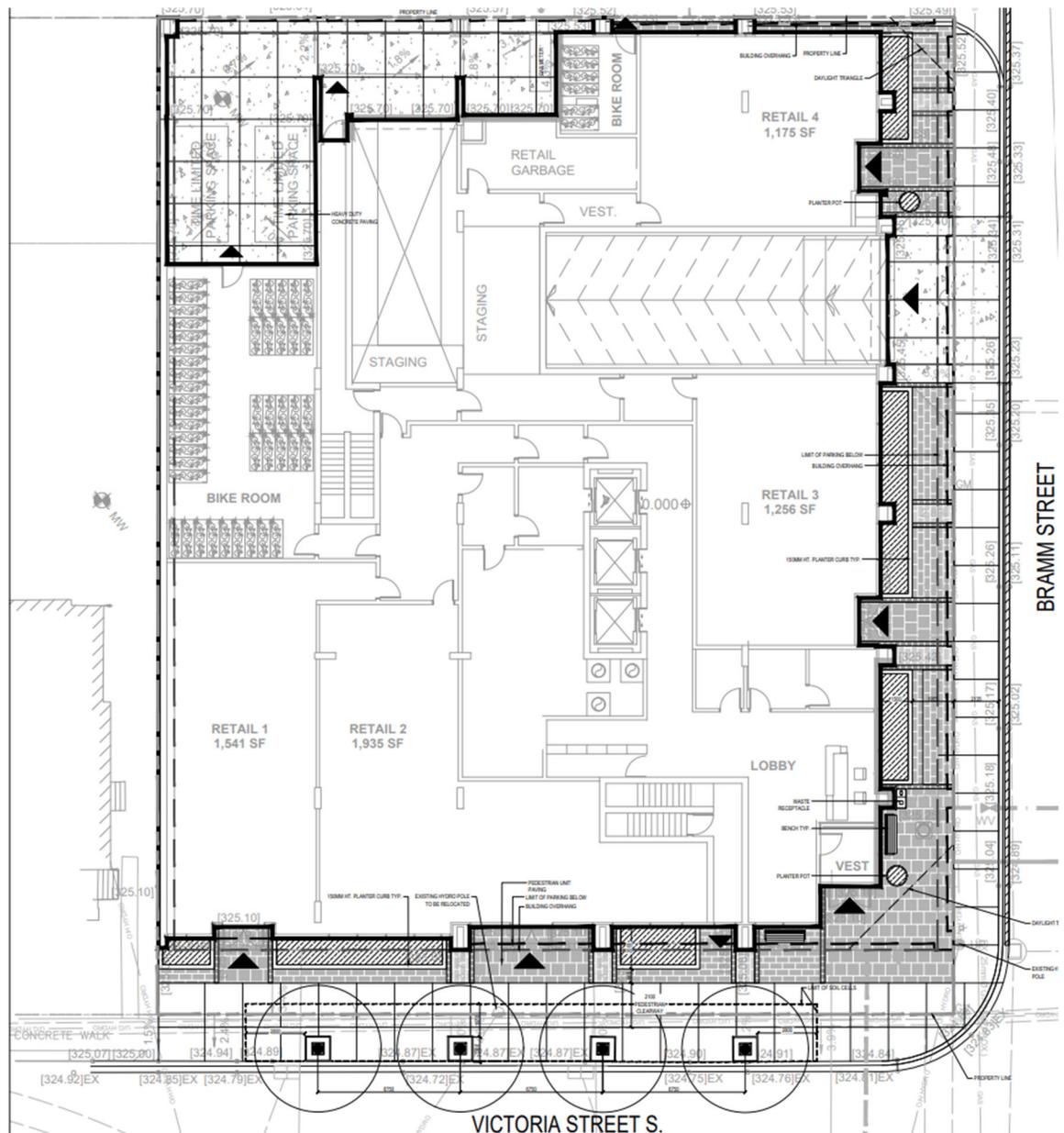


Figure 8: Preliminary Landscape Plan prepared by STUDIO tla Landscape Architects

- *The property is located very close to the major transit station area, therefore the site should be designed to prioritize people, pedestrians and cyclists.*

It is our opinion that the proposed development is both transit and pedestrian-oriented for the following reasons. The proposed development will feature four (4) at grade retail units that address both Victoria Street South and Bramm Street, thus activating the street frontage and fostering a connection between the public and private realm for pedestrians. The proposed driveway access is also located along the Bramm Street frontage to minimize conflict along Victoria Street South, which is a Regional Road with more traffic flow.

Secured bicycle parking is also provided, as there will be 249 *Class A* bicycle parking spaces located on-site. Of the bicycle parking provided, 95 spaces will be provided at-grade to the rear

of the site, and the remaining 154 spaces will be in the underground parking levels. In addition, a total of 10 *Class B* bicycle parking spaces will be provided. Six (6) *Class B* spaces are dedicated to the residential component, three (3) spaces are for the proposed Office use, and one (1) for the retail use. The proposed bicycle parking is intended to encourage both future residents and occupants of the non-residential components to cycle as a means of transportation.

It is our opinion that the proposed development represents context-sensitive intensification within an MTSA and the City of Kitchener's Urban Growth Centre boundary. As directed by the Province, MTSAs support high-density, mixed-use development. Therefore, it is our opinion that the applicant has achieved a transit and pedestrian-oriented development aligned with Provincial plans and policies.

- *The area between the building's face and the property line should be well integrated with the street and public realm to deliver high-quality and seamless private, semiprivate and public spaces.*

As mentioned above, the proposed Preliminary Landscape Plan proposes a number of soft and hard landscaping features between the buildings face and public realm. For example, planters are proposed along the Victoria Street South frontage and Bramm Street flankage. Planter pots and benches are also proposed to enhance the streetscape. Interlocking pedestrian pavers are proposed along the perimeter of the site in order to provide an aesthetically pleasing walkway for pedestrians. It is our opinion that these at-grade features will foster a strong relationship between the public and private realm. Please refer to the Preliminary Landscape Plan prepared by STUDIO tla Landscape Architects for reference.

- *3-bed units are desirable as they provide more living space for families. A higher percentage of these units might help with community engagement.*

The proposed development now features 25 three-bedroom units (10% of total units), whereas the original application proposed none. Further, the applicant has increased two-bedroom plus den units to a total of 44 (17.6% of total units), whereas the original application proposed 13 (5.2%). Therefore, it is our opinion that the applicant has addressed the comment above, as the proposed development can accommodate unit types that provide more living space for families.

3.2 City of Kitchener - Parks and Cemeteries

The City of Kitchener – Parks and Cemeteries staff requested that an update to the Urban Design Brief include the following:

- *The Urban Design Brief indicates that there will be on-site amenity spaces provided on the podium level but few details of the anticipated amenities have been provided. It is understood that the detailed landscape design for the site is not complete at this time but the Urban Design Brief should be updated to include a clear commitment to providing a robust on-site outdoor amenity space with good solar access and protection from wind and noise. The amenity space should include seating and play equipment for residents of all ages and abilities. Precedent images should be provided. The functionality, inclusivity and range of amenities in these private spaces will be critical for the development and the noise assessment, pedestrian wind and solar access assessments should be utilized as key factors in the detailed design or the project.*

As previously noted, the proposed development will have a six (6) storey podium that features an outdoor amenity space on top for future residents. The proposed outdoor amenity space is approximately 191.96 sq.m. (2,067 sq.ft.) in size, and will feature both soft and hard landscaping, which is detailed in the Amenity Plan prepared by STUDIO tla Landscape Architects. The outdoor amenity space will feature hedges, vine planting, and two (2) ornamental

trees. These features will provide additional greenery to the development given the limited parcel size.

The proposed outdoor amenity space will feature lounge seating throughout, a dining area with a barbeque station, as well as a fireplace. Windscreens are also proposed in order to mitigate any adverse impacts from the wind. From an architectural perspective, the exterior amenity space will also feature a canopy above the entrance/exit that is of similar design as the existing canopy on 130 Victoria Street South (Victoria Wellness and Pharmacy). The proposed outdoor amenity space is also adjacent to the indoor amenity space on Level 7, thus providing a seamless transition between the indoor and outdoor amenity space for residents.

It is our opinion that the proposed outdoor amenity space provides adequate programming for future residents, creating a comfortable space on top of the proposed podium. It is our opinion that the proposed outdoor amenity space will encourage social gatherings among residents, as ample space for seating, a dining area and barbeque station is provided. Due to the limited space, the applicant is not proposing a play equipment. The site is located within walking distance of green space, including Victoria Park and Cherry Park.

Figure 9 below provides an illustration of the Amenity Plan prepared by STUDIO tla Landscape Architects.

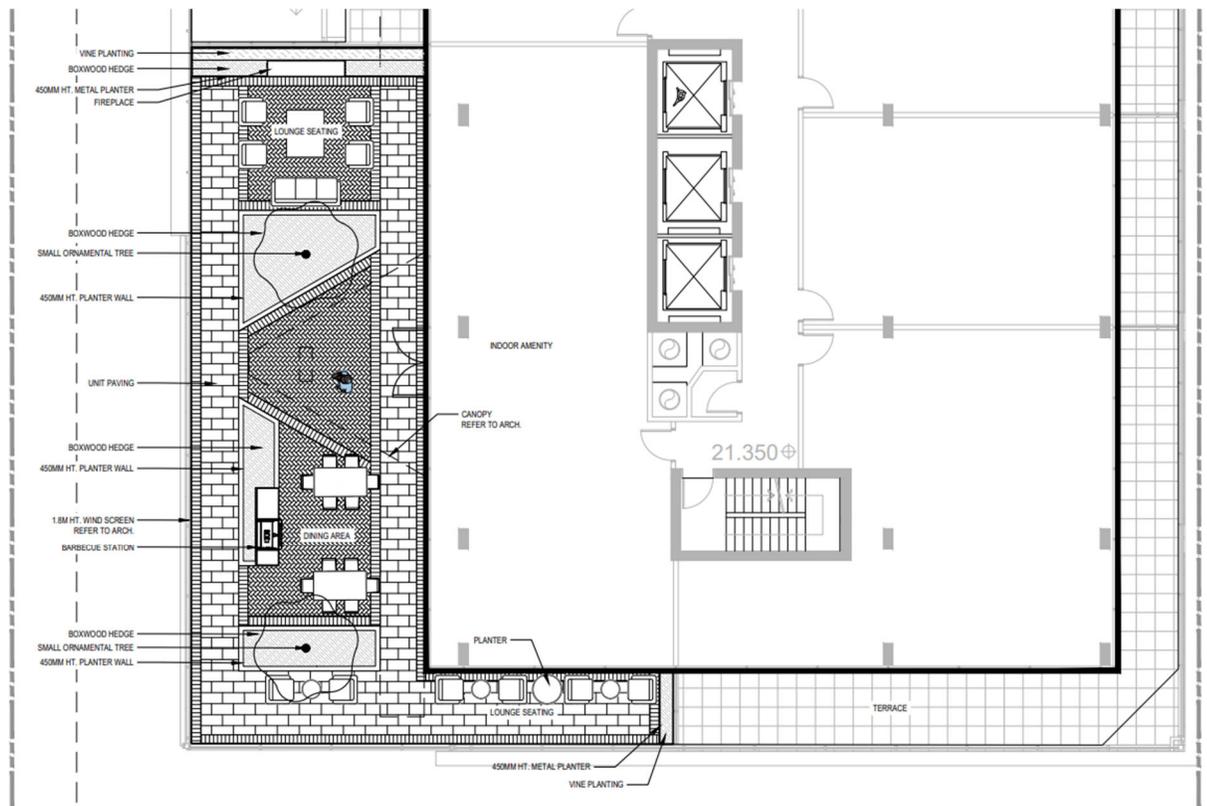


Figure 9: Amenity Plan prepared by STUDIO tla Landscape Architects

Figures 10 and 11 below provide precedent images of the proposed outdoor amenity space. As shown below, the proposed outdoor amenity space will feature similar seating arrangements and plantings to create an inviting environment for future residents. Please note that details pertaining to the programming of the outdoor amenity space will be confirmed during the Site Plan Application stage.



Figure 10: Precedent Image No. 1 of Outdoor Amenity Space

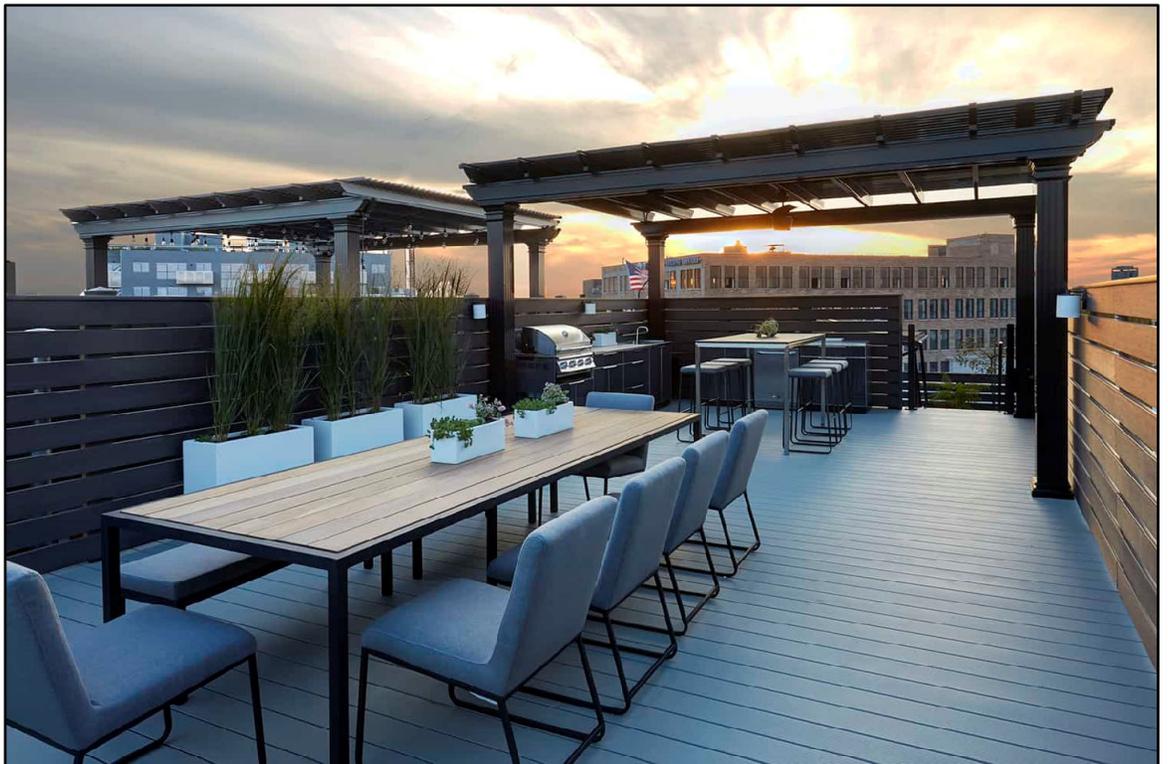


Figure 11: Precedent Image No. 2 of Outdoor Amenity Space

4 Conclusion

The purpose of this Addendum was to address the City and Agency comments pertaining to the original Urban Design Brief dated December 23, 2021. The intent of this OPA/ZBA Resubmission is to support City Staff's preparation of the Recommendation Report and scheduling of the City Council Meeting for a decision. It is our opinion that this Addendum appropriately addresses all City and Agency comments pertaining to urban design.

Should you have any questions about the contents of this Addendum or should you wish to discuss, please do not hesitate to contact the undersigned.

Sincerely,

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.



Christian Tsimenidis, BES
Urban Planner



Victor Labreche, MCIP, RPP
Associate Principal – Practice Lead, Planning

CT/VL/baw



I hereby certify that this Addendum Urban Design Brief was prepared under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planner's Institute Act, 1994.

June 14, 2023
Date



Victor Labreche, MCIP, RPP