



Brian Bateman
Senior Planner (Urban Design)
DSD - Planning Division
Kitchener City Hall, 6th Floor
200 King Street West, P.O. Box 1118
Kitchener ON N2G 4G7
Phone: 519-741-2200 ext. 7869
TTY: 1-866-969-9994
Fax: 519-741-2624
brian.bateman@kitchener.ca

June 30, 2021

Dear City/Agency Commenting Staff:

Application #: Zoning By-law Amendment ZBA21/008/K/BB
Official Plan Amendment OPA21/005/K/BB
Address: 890-900 King Street W.
Owner: Cantiro
Ward: Ward 9

The City of Kitchener has received applications for Amendments to the Official Plan and Zoning By-law from IN8 Developments for the property located at 890-900 King Street W, directly across from Grand River Hospital. The subject lands are currently developed with a 3 storey commercial building and parking lot.

The application is requesting relief from setbacks, parking and density requirements to permit a 25-storey building, including an internal parking structure, rooftop amenity terrace and a total of 231 residential dwelling units. To facilitate the redevelopment, the owner has requested to add a special policy area to the Official Plan to permit a floor space ratio of 10.1 (as shown on the attached Schedule A), and that a special regulation provision be added to the zoning by-law to allow for the increase density, reduced building setbacks and parking requirements.

The following reports and studies have been provided in support of the application, and digital copies will be forwarded to commenting departments and agencies as requested through the Pre-Submission Consultation process.

- Planning Justification Report
- Urban Design Checklist
- Sustainability Statement
- Architectural Drawings
- Building Perspectives
- TIS & Parking Justification
- Servicing Letter
- Shadow and Wind Study
- Site Development Concept Plan
- Noise Feasibility Study

Before staff prepares a report on the requested Official Plan and Zoning By-law Amendments, an opportunity is being provided to City Departments and other Agencies to make comment. Written comments received prior to July 30, 2021 will be considered in the staff report.

NOTE: If you have no concerns or comments with respect to this application, please indicate this in an email to my attention (brian.bateman@kitchener.ca).

If a person or public body would otherwise have an ability to appeal the decision of the City of Kitchener to the local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submission to the City of Kitchener prior to approval/refusal of the proposed Zoning By-law Amendment or Official Plan Amendment, the person or public body may not be entitled to appeal the decision.

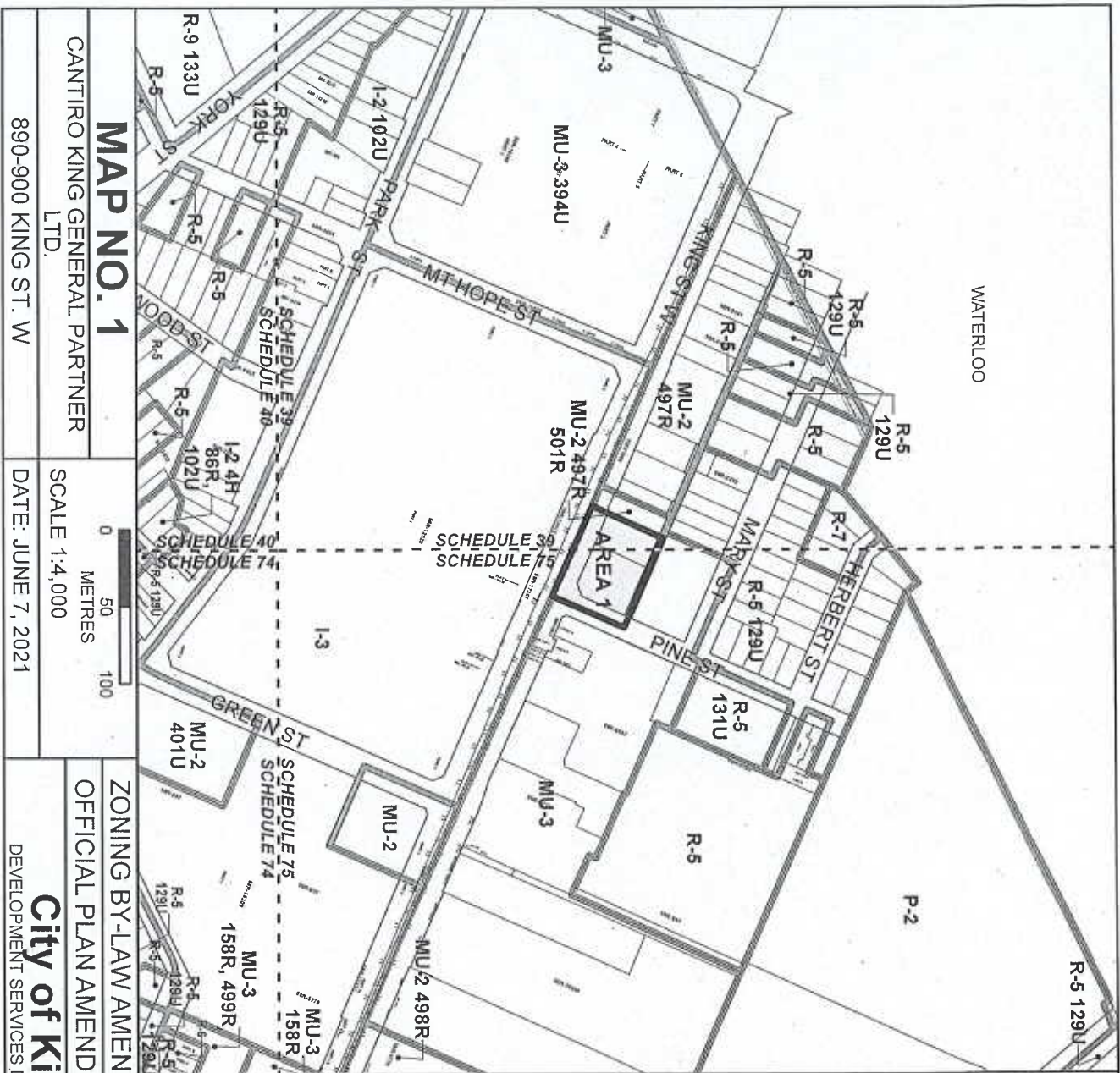
If you wish to be notified of the decision of the City of Kitchener with respect to applications, you must make a written request to City Clerk, Department of Corporate Services, 200 King Street West, P.O. Box 1118, Kitchener, Ontario, N2G 4G7.

If you have any questions or require clarification, please feel free to contact me at 519-741-2200 x7869.

Yours truly,

Brian Bateman, MCIP, RPP
Senior Planner

Attachments:
Proposed Official Plan Map
Proposed Zoning Map



WATERLOO



SUBJECT AREA(S)



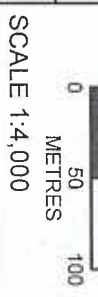
AMENDMENT TO BY-LAW 85-1
AREA 1 -
 FROM HIGH INTENSITY MIXED USE
 CORRIDOR ZONE (MU-3)
 TO HIGH INTENSITY MIXED USE
 CORRIDOR ZONE (MU-3)
 WITH A SPECIAL REGULATION PROVISION

- BY-LAW 85-1
- I-2 COMMUNITY INSTITUTIONAL
- I-3 MAJOR INSTITUTIONAL ZONE
- MU-2 MEDIUM INTENSITY MIXED USE CORRIDOR ZONE
- MU-3 HIGH INTENSITY MIXED USE CORRIDOR ZONE
- P-2 OPEN SPACE ZONE
- R-5 RESIDENTIAL FIVE ZONE
- R-6 RESIDENTIAL SIX ZONE
- R-7 RESIDENTIAL SEVEN ZONE
- R-9 RESIDENTIAL NINE ZONE
- ZONE GRID REFERENCE SCHEDULE NO. 39 AND 75 OF APPENDIX 'A'
- KITCHENER ZONING BY-LAW 85-1 AND 2019-051
- ZONE LIMITS

MAP NO. 1

CANTIRO KING GENERAL PARTNER LTD.

890-900 KING ST. W



SCALE 1:4,000

DATE: JUNE 7, 2021

ZONING BY-LAW AMENDMENT ZBA21/008/K/BB

OFFICIAL PLAN AMENDMENT OPA21/005/K/BB

City of Kitchener












DEVELOPMENT SERVICES DEPARTMENT, PLANNING

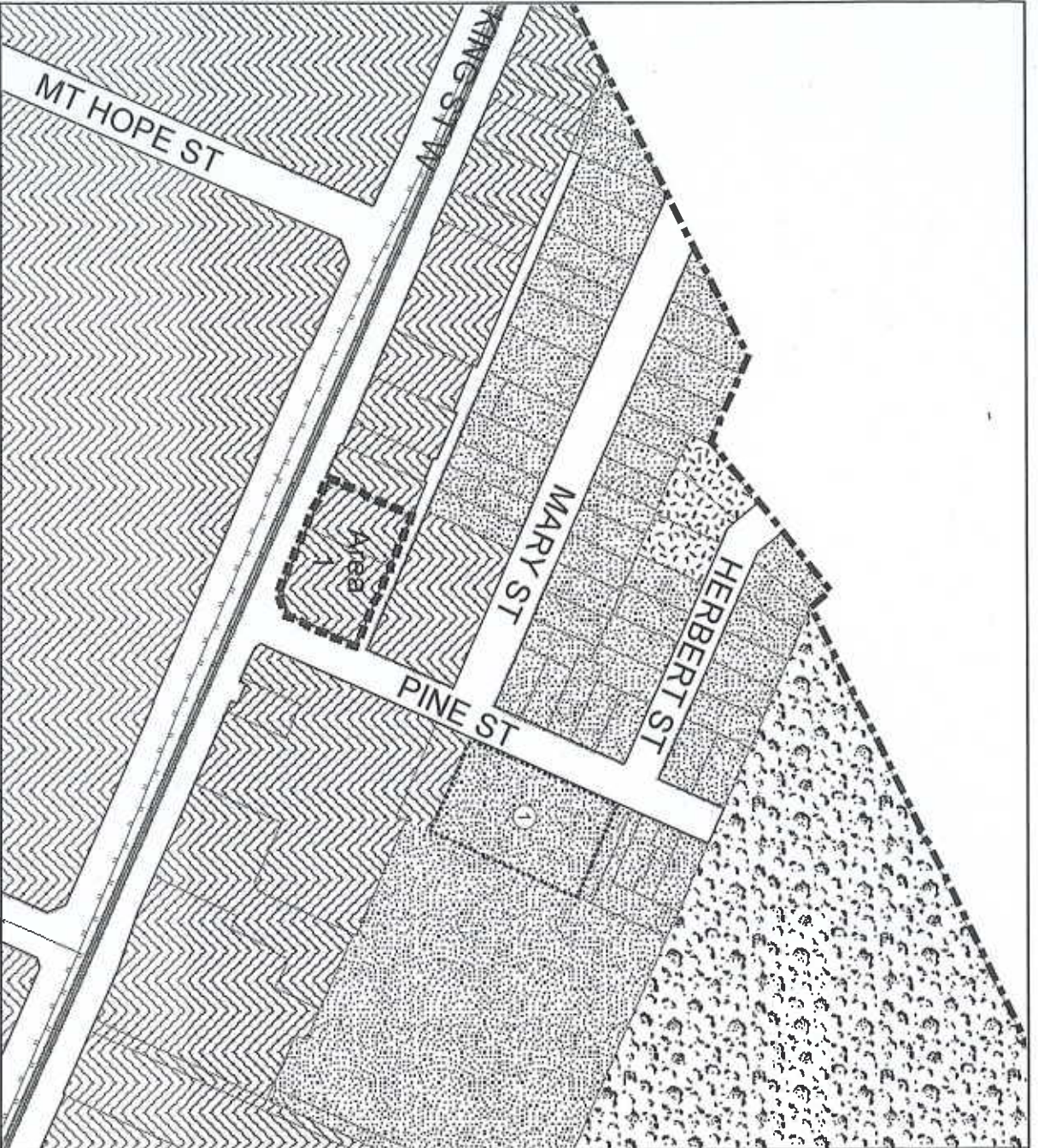
FILE: ZBA21008K/BB_MAP1.mxd

**CITY OF KITCHENER OFFICIAL PLAN
 AMENDMENT TO MAP 18
 K-W HOSPITAL
 NEIGHBOURHOOD SECONDARY PLAN**



Legend

-  Low Rise Conservation
-  Low Rise Multiple Residential
-  Medium Density Multiple Residential
-  Neighbourhood Institutional
-  Mixed Use Corridor
-  Open Space
-  Special Policy Area
-  Boundary of Secondary Plan
-  Primary Arterial Road
-  Connector Road
-  Area 1
From Mixed Use Corridor
To Mixed Use Corridor
With a Special Policy Area



SCHEDULE 'A'

CANTIRO KING GENERAL
 PARTNER LTD.

890-900 KING ST W



SCALE 1:2,500

DATE: JUNE 7, 2021

REVISED:

OFFICIAL PLAN AMENDMENT OPA21/005/K/BB

ZONING BY-LAW AMENDMENT ZBA21/008/K/BB

City of Kitchener

Development Services Department, Planning

FILE: OPA21005KBB_SCHA_18
 JMK

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



From: Christine Kompter

Sent: Monday, June 28, 2021 3:53 PM

To: 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>; DSD - Planning Division <DSDPlanningDivision@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>; Revenue <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; UW - SA <Steven.amirikah@uwaterloo.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>

Cc: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: Circulation for Comment - OPA/ZBA (890-900 King Street West)

Please see attached. Comments or questions should be directed to **Brian Bateman**, Senior Planner (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
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Brian Bateman

From: Planning <planning@wcdsb.ca>
Sent: Thursday, July 29, 2021 2:40 PM
To: Brian Bateman
Subject: [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (890-900 King Street West)
Attachments: RE: Notice of (SP) Pre-submission Consultation Mtg - 890-900 King Street West

Good Afternoon Brian,

The Waterloo Catholic District School Board has reviewed the above application and have no further comments to add beyond the attached submitted for the Pre-submission Consultation.

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: Tuesday, June 29, 2021 4:40 PM
To: 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>; DSD - Planning Division <DSDPlanningDivision@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>; 'UW - SA' <Steven.amirikah@uwaterloo.ca>; Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>; Christine Goulet <Christine.Goulet@kitchener.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: RE: Circulation for Comment - OPA/ZBA (890-900 King Street West)

Caution - External Email - This Message comes from an external organization. Do NOT click on unrecognized links or provide your username and/or password.

Please see ShareFile link to view supporting documents -
<https://kitchener.sharefile.com/home/shared/foed48e6-0132-4743-afb5-c6c3fd9e5598>.

City of Kitchener
CONSULTATION COMMENT FORM

Project Address: 900 King Street East

Date of Meeting: No Meeting

Application Type: ZBA & OPA

Comments Of: Transportation Services

Commenter's Name: Steve Ryder

Email: steven.ryder@kitchener.ca

Phone: (519) 741 2200 ext. 7152

Date of Comments: July 26, 2021

- I plan to attend the meeting (questions/concerns/comments for discussion)
- I do NOT plan to attend the meeting (no concerns)
-

1. Site Specific Comments & Issues:

- Transportation Services offers the following comments on the Transportation Impact and Parking Study completed by Salvini Consulting:
- Traffic Impact Study:
 - The traffic impact study completed is satisfactory and indicates that there will be no adverse impact to the existing neighbourhood (including Pine St, Mary St and Herbert St);
 - The bulk of the trips generated by the proposed site will utilize King St as the main access to and from the site, thus minimizing the impact to the surrounding local roadways;
- Parking Assessment & TDM:
 - The TDM Checklist indicates that the subsidized transit passes to all occupants for two (2) years will be utilized, but the text indicates that it is a potential TDM measure;
 - Confirm whether or not this TDM measure is intended to be included in the justification as it will be implemented as part of an agreement on title for the site through the ZBA;
 - The total required parking as noted in Table 2 is calculated at 184 spaces, however, the TDM Checklist indicates the total required parking is 174 spaces;

- Confirm the discrepancy – is this just due to calculations about the units under 51sq.m?
- The proposed permitting system is useful for limiting the amount of people who may try to utilize the limited visitor/commercial parking on site;
- Given the proposed TDM measures, the proximity to existing alternative modes of travel – cycling, walking, LRT, GRT – and the supplementary parking assessment study, Transportation Services can support the requested reduction in parking regulations for the site;
- An agreement on title should be considered part of the ZBA application in order to ensure that the proposed measures to mitigate parking demand are implemented appropriately on the site.

2. Plans, Studies and Reports to submit as part of a complete Planning Act Application:

- N/A

3. Anticipated Requirements of full Site Plan Approval:

- None

4. Policies, Standards and Resources:

- N/A

5. Anticipated Fees:

- N/A

Brian Bateman

From: Melissa Mohr <MMohr@regionofwaterloo.ca>
Sent: Thursday, February 3, 2022 2:16 PM
To: Brian Bateman
Cc: Jason Wigglesworth
Subject: [EXTERNAL] transportation Road Noise Comments - 890-900 King Street West

Good Afternoon Brian,

Please see the following Comments related to Transportation Noise for 890-900 King Street West:

Regional Corridor Planning staff have reviewed the transportation noise aspect of the noise study entitled "900 King Street West, Kitchener, Ontario Noise and Vibration Impact Study" dated March 30, 2021 and completed by RWDI. **The noise study is acceptable to Regional Corridor Planning staff at the Official Plan and Zoning By-law Amendment stage. A and a detailed noise study will be required prior to Site Plan approval to address the transportation noise related noise sources.**

While the noise study is acceptable at this point a number of comments are identified below that must be addressed under the detailed noise study:

- It appears that RWDI used road traffic data (Appendix D) from the generic Region of Waterloo website and not via the approved Regional Transportation department which looks at the background traffic growth rates in the area and provides a formal traffic volume forecast. The study must be completed using the appropriate traffic data from the Region of Waterloo. This link (<https://rmow.permitcentral.ca/Permit/GroupApply?groupId=3>) will take you to the correct website location. Under the detailed noise study the correct traffic data must be used.
- The Owner's Statement and Consultant Statutory Declaration included in Appendix G of the Study are not dated and not signed.
- The noise study includes the out of date Region of Waterloo Noise Implementation Guidelines from 1999. The guidelines have been updated in 2019 (https://www.regionofwaterloo.ca/en/doing-business/resources/DOCS_ADMIN-3127473-v3-2019_Updated_Noise_Policy.pdf).

Please be advised that Regional Planning staff are recommending a Holding Zone to obtain the detailed noise study.

Should you have any questions regarding the above, please do not hesitate to ask.

Thanks in advance.

Kind Regards,

Melissa

Melissa Mohr, MCIP, RPP

Principal Planner

Planning, Development and Legislative Services

Region of Waterloo

150 Frederick Street, 8th Floor, Kitchener ON N2G 4J3

Cell: 1-226-752-8622

mmohr@regionofwaterloo.ca

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City of Kitchener
Zone Change Comment Form

Address: 890-900 King St W
Applicant: CANTIRO Homes
Application #: Zoning By-law Amendment

Comments Of: City of Kitchener – Urban Design- Planning
Commenter's Name: Pegah Fahimian
Email: Pegah.fahimian@kitchener.ca
Phone: 519-741-2200 Ext. 7342

Date of Comments: Feb, 07, 2022

- 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:

- Cover Letter
- Planning Justification Report- MHBC Planning- May 2021
- Urban Design Brief- Scorecard
- Concept Plans and Elevations– SRM Architects
- Shadow Studies, SRM Architects, Nov, 2021
- Wind Study - Pedestrian Level Wind – Preliminary Impact Assessment. WRDI, March 26, 2021

2. Site-Specific Comments & Issues:

While the concept of residential intensification on this site is positive and many previous staff comments have been incorporated into the proposal, some design modifications must be addressed in the site plan application to create a development proposal that is well designed and appropriate for this site and neighbourhood.

3. Comments on Submitted Documents

Urban Design Brief Scorecard

- The tall building design guidelines are an excellent compatibility test for proposals exceeding their zoning permissions. The proposal meets the tall building guidelines, specifically with regards to separation.

Shadow Studies, SRM Architects, Nov, 2021

- The submitted shadow analysis is acceptable as it confirms that the proposal maintained access to at least 5 hours of cumulative direct sunlight to nearby sidewalks and open spaces.

City of Kitchener
Zone Change Comment Form

Wind Study - Pedestrian Level Wind Assessment- RWDI

The submitted preliminary Wind Study indicates that the commercial entrances are expected to have less than ideal conditions in the winter and wind control concepts should be provided. The grade-level patio on King Street would require additional wind control to provide appropriate conditions for outdoor dining. The roof-top terrace would also require strategically located vertical windscreens and /or planters to protect the more sensitive passive use areas.

A wind tunnel study should be provided at the site plan application stage to quantify these conditions and to refine any conceptual wind mitigation measures presented herein.

Concept Plans and Elevations– SRM Architects

Given the location of the building, the proposed tower will be a city landmark and have a significant impact on the neighborhood. Due to the importance of the project, the management team has reviewed the proposal and recommended further improvement to exterior design to enhance its positive contribution to the local urban context.

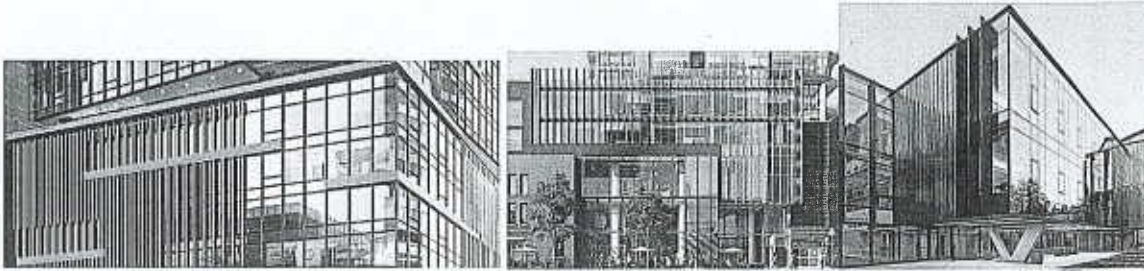
Please review the following comments that I added to enhance the exterior design of the building:

- The proposed angled wall (chamfer) on the corner is not well integrated with the rest of the podium and has not been reflected in the tower design.
- There are three entry doors proposed along king street with similar detailing and material. The proposed corner treatment to be further enhanced to create visual interest at the street edge by using a different material or glazed system. Here are some design options:
- There is an option to have a square design on the corner, marked by the main feature of the building that projects out from the façade and links the street with the body of the building. You may use the resulting recessed entrance on the ground floor to accentuate the main entrance proposed on the corner. This, along with the wrapped or extended balconies above, will provide architecture features that enhance the corner treatment.

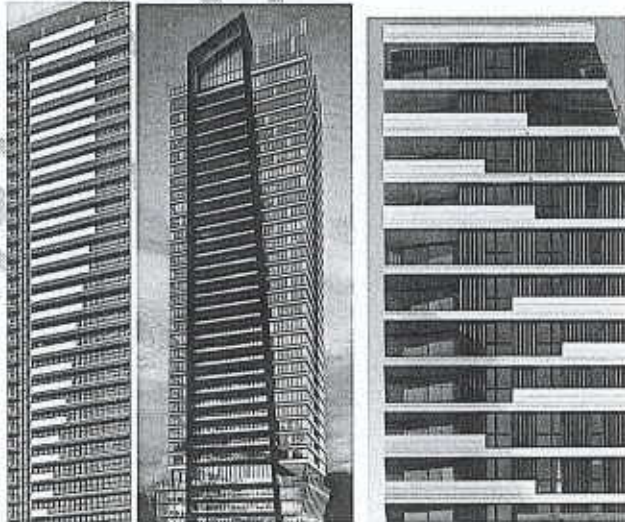
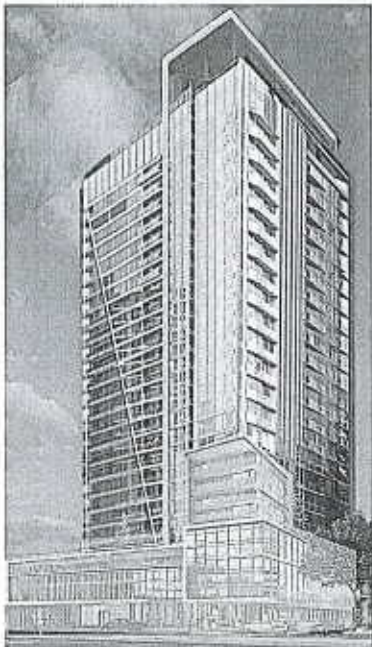


- For the podium design along King street, you may utilize different size window panels or perforated metal panels to provide further screening for the structured parking and a distinguished design.

City of Kitchener
Zone Change Comment Form



- Balconies may be staggered in a creative pattern to lighten the structure and provide private outdoor space for the units.
- The proposed tower may be expressed with alternating solid cladding around balconies and glass curtain walls around living areas.



Zone Change / Official Plan Amendment Comment Form

Address: 890-900 King St W

Owner: Cantiro

Application: Official Plan Amendment # OPA21/005/K/BB and Zoning By-law Amendment #ZBA21/008/K/BB

Comments Of: Parks and Cemeteries

Commenter's Name: Lenore Ross

Email: lenore.ross@kitchener.ca

Phone: 519-741-2200 ext 7427

Date of Comments: July 07 2021

- 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:

SRM Architects Site Plan D1.1-r2 rev#2 dated 2021-04-25

SRM Architects Floor Plans D2.0-r2 to D2.7-r2 (7pgs) rev#2 dated 2021-04-16

2. Site Specific Comments & Issues:

I have reviewed the documentation (as listed above) to support an OPA and ZBA to allow the redevelopment of the site to 25-storey building, including an internal parking structure, rooftop amenity terrace and a total of 231 residential dwelling units and commercial space at grade.

- .1 Parkland Dedication will be deferred at the OPA and ZBA applications and taken as cash in lieu of land at the site plan application.
- .2 While King St W is a Regional Road and street tree planting requirements are typically deferred to the Region of Waterloo for comment, it is noted that the approved PARTS Midtown Plan identifies public realm improvements along King St W as a key direction #1 with strategies to include public art, additional plantings, benches and bicycle parking in addition to trees on the private development lands.
- .3 There are no existing City-owned street trees along Pine Street and new street trees will be required. A Street Tree Planting and Management Plan showing new street trees along Pine Street, stamped by a certified Landscape Architect for review and approval by Parks and Cemeteries prior to Final Site Plan approval will be required as part of the site plan application. Tree planting shall conform to Section M of the Development Manual. Street trees are required at a ratio of 1 tree for every 10 linear metres of street frontage.

3. Comments on Submitted Documents

The following comments should be considered in the development of the site plan application:

- .1 SRM Architects Site Plan D1.1-r2 rev#2 dated 2021-04-25

Zone Change / Official Plan Amendment Comment Form

- a) Street trees should be accommodated along Pine Street according to the Development Manual standards and provided at the Site Plan application as Street Tree Planting and Management Plan.

4. Policies, Standards and Resources:

- Kitchener Official Plan Policy

As per Section 8.C.2 – Urban Forests of the Official Plan ...

- policy 8.C.2.16., the City requires the preparation and submission of a tree management plan in accordance with the City's Tree Management Policy (available on the City's Website), as a condition of a development application.
 - policy 8.C.2.6., the City will incorporate existing and/or new trees into the streetscape or road rights-of-way and encourage new development or redevelopment to incorporate, protect and conserve existing healthy trees and woodlands in accordance with the Urban Design Policies in Section 13 (Landscape and Natural Features) of the Urban Design Manual (UDM) and the Development Manual.
 - Please see UDM Part C, Section 13 and www.kitchener.ca/treemanagement for detailed submission requirements
- City of Kitchener Parkland Dedication Policy
 - City of Kitchener Development Manual
 - PARTS – Midtown Plan (2017)

5. Anticipated Fees:

PARKLAND DEDICATION ESTIMATE

- Residential:

Parkland dedication will be required for the site plan application taken as cash-in-lieu of land at the policy standard rate of 1ha per 500 units, at a value of \$1,359,000.00 per hectare as per the Multiple Residential (Apartment) land class.

With its proposed residential unit count of 231. The estimated parkland dedication cash-in-lieu of land amount calculated is \$627,858.00.

Calculation: $(231 / 500 \text{ units}) \times \$1,359,000.00 = \$627,858.00$

- Commercial:

Parkland dedication is required for the application taken as cash-in-lieu of land. The policy standard land valuation of \$1,110,000 per hectare under the Commercial land class with a parkland dedication rate of 2% of the total site will apply

The cash-in-lieu parkland dedication calculated for the proposed 0.21ha site is \$4,662.00.

Calculation: $0.21\text{ha} \times \$1,110,000 \times 2\% = \$4,662.00$

- Total Combined:

The total combined parkland dedication required for the application including both the Residential and commercial calculations is \$632,520.00

Calculation: $\$627,858.00 + \$4,662.00 = \$632,520.00$

Brian Bateman

From: Christine Goulet
Sent: Monday, July 26, 2021 9:55 AM
To: Brian Bateman
Subject: RE: Circulation for Comment - OPA/ZBA (890-900 King Street West)

Hi Brian,

I have reviewed their functional servicing report for the OPA/ZBA. Their proposal is approved for a sanitary peak flow of **5.9L/s**.

Kitchener Utilities reviewed the water servicing and found it acceptable.

Thanks,

Christine Goulet, C.E.T.

Project Manager | Development Engineering
519-741-2200 Ext. 7820

From: Linda Cooper <Linda.Cooper@kitchener.ca>
Sent: Tuesday, June 29, 2021 11:12 AM
To: Christine Goulet <Christine.Goulet@kitchener.ca>
Subject: FW: Circulation for Comment - OPA/ZBA (890-900 King Street West)

Hi,

Can you please review and provide comments?

Thanks,

Linda

Linda Cooper, L.E.T, C.E.T

Manager | Development Engineering | City of Kitchener
519-741-2200 ext. 7974 | TTY 1-866-969-9994 | linda.cooper@kitchener.ca



From: Christine Kompter <Christine.Kompter@kitchener.ca>
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To: 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>; DSD - Planning Division <DSDPlanningDivision@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>; UW - SA <Steven.amirikah@uwaterloo.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>

Cc: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: Circulation for Comment - OPA/ZBA (890-900 King Street West)

Please see attached. Comments or questions should be directed to **Brian Bateman**, Senior Planner (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

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City of Kitchener
Sustainability Statement - Comment Form

Project Address: 890 – 900 King Street West
Application Type: Official Plan Amendment (OPA21/005/K/BB) and Zoning By-law Amendment ZBA21/008/K/BB)

Comments of: Environmental Planning (Sustainability) – City of Kitchener
Commenter's name: Carrie Musselman
Email: carrie.musselman@kitchener.ca
Phone: 519-741-2200 x 7068

Comments requested by: July 30, 2021
Comments provided: July 2, 2021

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

- 20053 – 900 King Street W., Sustainability Statement prepared by SRM Architects Inc., dated April 16, 2021

2. Comments & Issues:

I have reviewed the documentation (as listed above) to support an Official Plan and Zoning By-law Amendment to permit a 25-storey building, including an internal parking structure, rooftop amenity terrace and a total of 231 residential dwelling units regarding sustainability and energy conservation and provided the following:

Based on my review of the supporting study the Official Plan and Zoning By Law Amendments can be supported. In part, as the owner has proposed a number of sustainable measures for the development, such as:

- Building envelope design will exceed building code minimum requirements for thermal Performance.
- Durable construction materials that exceed OBC requirements and are intended to last over 50 years.
- Lighting that is at or below ASHRAE 90.1-2004 power density requirements.
- Low consumption plumbing fixtures that exceed OBC requirements.
- internal bike parking stalls are provided underground.
- Garbage room contains designated area for recycling (glass / plastic / metal).

Additionally, a Sustainability Statement (*as per the City's Terms of Reference*) will be required as part of a complete Site Plan Application. It can build upon the information already provided and can further explore and/or confirm which additional energy reduction measures are best suited to the site, building and development. Potential items for consideration are:

- Following (or incorporating components of) Energy Star, R-2000, Built Green, Passive House, LEED or Net Zero that would go beyond the OBC to conserve energy and reduce greenhouse gas emissions.

City of Kitchener

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- Irrigation water conservation measures.
- Providing electrical vehicle (EV) parking, charging or have space(s) EV ready.
- Having solar installed, or having the roof designed and built to be solar ready.
- Indoor bicycle storage with shower/change facilities.
- Material choice and detailing to address bird collision avoidance guidelines.

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 ...
 - a. https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Sustainability_Statement_Standard_Terms_of_Reference.pdf

Brian Bateman

From: Michelle Drake
Sent: Wednesday, June 30, 2021 11:38 AM
To: Brian Bateman
Cc: Victoria Grohn
Subject: FW: Circulation for Comment - OPA/ZBA (890-900 King Street West)

No heritage planning comments.

Michelle

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, June 28, 2021 3:53 PM
To: 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>; DSD - Planning Division <DSDPlanningDivision@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>; UW - SA <Steven.amirikah@uwaterloo.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Circulation for Comment - OPA/ZBA (890-900 King Street West)

Please see attached. Comments or questions should be directed to **Brian Bateman**, Senior Planner (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



Brian Bateman

From: Trevor Heywood <theywood@grandriver.ca>
Sent: Monday, June 28, 2021 4:13 PM
To: Brian Bateman
Subject: [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (890-900 King Street West)

Hey Brian,

890-900 King Street West is not regulated by the GRCA and we have no comment.

Thanks,



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

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: June 28, 2021 3:53 PM
To: 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>; DSD - Planning Division <DSDPlanningDivision@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>; UW - SA <Steven.amirikah@uwaterloo.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Circulation for Comment - OPA/ZBA (890-900 King Street West)

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Brian Bateman

From: Mike Seiling
Sent: Monday, June 28, 2021 3:57 PM
To: Brian Bateman
Subject: FW: Circulation for Comment - OPA/ZBA (890-900 King Street West)
Attachments: Agency Letter.pdf

Building; no concerns

From: Christine Kompter <Christine.Kompter@kitchener.ca>
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