

Craig Dumart

From: Dave Seller
Sent: Thursday, November 30, 2023 10:07 AM
To: Craig Dumart
Subject: TS comments - 490 Huron Road (OPA/ZBA) revised development

City of Kitchener

Application Type: Official Plan and Zoning By-law Amendments

Application: OPA22/012/H/CD & ZBA22/019/H/CD

ZBA folder: 22-119542

Project Address: 490 Huron Road

Comments of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: November 30, 2023

- a. After reviewing the Transportation Impact Assessment (September 2023) submitted by Paradigm Transportation Solutions Limited, Transportation Services offer the following comments.

Development proposal

The applicant is proposing a total of 760 residential apartment units in four buildings with a two-storey common amenity area. It should be noted that a section of the property has been set aside for commercial land uses at an undetermined future date. An update to the Transportation Impact Assessment will be required when the commercial land uses are developed. The development is estimated to generate 226 AM and 267 PM peak hour vehicle trips and vehicles can access this development at three locations. One full moves access along Strasburg Road at Templewood Drive and two accesses along Huron Road, with one functioning as right-in right-out and the other a full moves access.

Intersection analysis

The two intersections noted below were reviewed under 2023 existing traffic operations and were expressed under the following intersection parameters: level of service (LOS), volume to capacity ratios (v/c) and 95th percentile queues. The intersections are operating within acceptable levels and with no critical traffic movements in either the AM or PM peak hours.

- Strasburg Road at Templewood Drive (unsignalized)
- Huron Road at Strasburg Road (roundabout)

The four intersections noted below were reviewed under 2028 future total traffic operations using the same intersection parameters as above. The intersections are operating within acceptable levels and with no critical traffic movements in either the AM or PM peak hours.

- Strasburg Road at Templewood Drive/ **NEW site access** (unsignalized)
- Huron Road at Strasburg Road (roundabout)
- Huron Road at **NEW site access full moves** (unsignalized)
- Huron Road at **NEW site access right-in right out** (unsignalized)

The new site access points are forecasted to operate with LOS D or better and v/c ratios of 0.24 or lower in the AM and PM peak hours.

Left turn lane analysis

There are two existing left turn lanes available to access this development. One along Strasburg Road at Templewood Drive/site access and one along Huron Road. The analysis indicated no extension to the current storage length is required.

Conclusions

Therefore, based on Paradigm's report and analysis, Transportation Services are of the opinion that this development will not negatively impact any of the study intersections and their roadways within the study area.

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

From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: Friday, November 10, 2023 11:47 AM
To: Barbara Steiner <Barbara.Steiner@kitchener.ca>; Shilling Yip <SYip@regionofwaterloo.ca>; Dave Seller <Dave.Seller@kitchener.ca>; Rojan Mohammadi <Rojan.Mohammadi@kitchener.ca>; Eric Riek <Eric.Riek@kitchener.ca>; 'Chris Foster-Pengelly' <cfosterpengelly@grandriver.ca>; Raida Chowdhury <Raida.Chowdhury@kitchener.ca>
Subject: FW: Circulation for Comment - 490 Huron Road (OPA/ZBA)
Importance: High

Hi everyone,

The applicant has revised the proposed development R 490 Huron Road to now include 4 towers, ranging in height from 12 – 24 storeys with a floor space ratio of 4.0. Updated supporting documents can be found here : <https://kitchener.sharefile.com/home/shared/fod17c91-3970-4c94-a8dd-213b5ff5a893> – under a sub-folder called "UPDATED SUBMISSION".

Please review the revised submission and provide any updated comments by **December 1st** at the latest. ****If you do not provide revised comments by the commenting deadline staff will proceed there are no concerns.****

Craig Dumart, BES, MCIP, RPP
Senior Planner | Planning Division | City of Kitchener
(519) 741-2200 ext 7073 | TTY 1-866-969-9994 | craig.dumart@kitchener.ca



Want to know more about planning? short videos mapping tool walking tours and more!

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Thursday, August 25, 2022 4:42 PM
To: _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Darren Kropf

<Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Feds <vped@feds.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.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: Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: Circulation for Comment - 490 Huron Road (OPA/ZBA)

Please see attached. Additional documentation can be found in AMANDA folders 22- 119538 & 22- 119542 (City staff) and [ShareFile](#) (external agencies).

Comments or questions should be directed to **Craig Dumart**, 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



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December 8, 2023

via email

Craig Dumart, Senior Planner
Planning Division, City of Kitchener
200 King Street West
Kitchener, ON, N2G 4G7

Dear Craig Dumart,

**Re: Official Plan Amendment OPA22/012/H/CD
Zoning By-law Amendment ZBA22/019/H/CD**
490 Huron Road, City of Kitchener
2517293 Ontario Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application for Official Plan Amendment and Zoning By-law Amendment requests to allow for a maximum height of 24 storeys within the portion of the site that is designated 'Mixed Use'.

Recommendation

The GRCA does not object to the approval of the above-noted applications. Please note that our recommendation does not imply support for future site plan applications. GRCA will undertake a separate review of the submitted materials as part of a future site plan application. It must be demonstrated that there are no impacts, including hydrologic impacts, to the adjacent natural hazards. Please see below for our detailed comments.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application, received by GRCA staff November 10, 2023:

- Cover letter, prepared by MHBC, dated October 31, 2023
- Functional Servicing and Stormwater Management Report, prepared by Walter Fedy, September 20, 2023.
- Scoped Environmental Impact Study (EIS) Report, prepared by WSP Canada Inc., September 2023.
- Scoped Hydrogeological Assessment Huron West Mixed-Use Development, prepared by Chung & Vander Doelen Engineering Ltd., June 16, 2022.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at our office indicates that the subject lands contain slope erosion hazards, floodplain associated with Strasburg Creek and is adjacent to Strasburg Creek and the

Strasburg Creek Provincially Significant Wetland, located on the adjacent property. A copy of our resource mapping is attached.

Due to the presence of the features identified above, the GRCA regulates a portion of the property under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). A permit will be required for the proposed development pursuant to Ontario Regulation 150/06.

We offer the following preliminary comments to be addressed as part of a future site plan application. As identified above, the GRCA will undertake a separate review of the submitted materials upon receipt of a site plan application:

1. Section 3.2.2 of the EIS should incorporate information from the *Functional Servicing and Stormwater Management Report* and assess the potential impacts of the predicted changes in infiltration (a predicted 36% increase in infiltration) to wetland and watercourse. Adjustment of mitigation measures could be considered to bring the site closer to a balance with the pre-development conditions. The impact of potential changes in volume of surface water runoff should also be considered.
2. The water balance in Section 6.2 of the SWM report discusses changes in infiltration but does not discuss changes in volume of surface flow to features. This should be reviewed. Presumably surface water runoff to wetland and watercourse features would decrease if infiltration rates were increased with proposed mitigations.
3. The drawings should be updated to include the surveyed floodplain, the GRCA regulation limit, as well as the surveyed wetland boundary, indicating that the wetland boundary was confirmed with GRCA and on which date, and show distances from the development to wetland boundaries.
4. All development will need to be outside the natural hazards and their associated setbacks.
5. In support of a future GRCA permit application, the following will be required.
 - a. As indicated in section 5.2.2 of EIS, a detailed Erosion and Sediment Control plan will be in support of a GRCA Permit application. The Erosion and Sediment Control Guide for Urban Construction (Toronto and Region Conservation Authority, 2019) should be referred to for guidance in developing an appropriate ESC plan.
 - b. The ESC plan should include a construction dewatering/unwatering plan for groundwater and surface water.

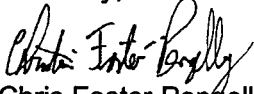
Consistent with GRCA's 2023 approved fee schedule, this application is considered a major Official Plan and/or Zoning Bylaw Amendment and the applicant will be invoiced in the amount of \$2,500 for the GRCA's review of this application.

For municipal consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact the undersigned at cfosterpengelly@grandriver.ca or 519-621-2763, extension 2319.

Sincerely,



Chris Foster-Pengelly, M.Sc.
Assistant Supervisor of Resource Planning
Engineering and Planning Services

Enclosed: GRCA resourcing map of property

Copy: 2517293 Ontario Inc., owner (via email)

Andrea Sinclair, MHBC applicant (via email)



Grand River
Conservation Authority
Date: Sep 28, 2023
Author: GFP

490 Huron Road, Kitchener

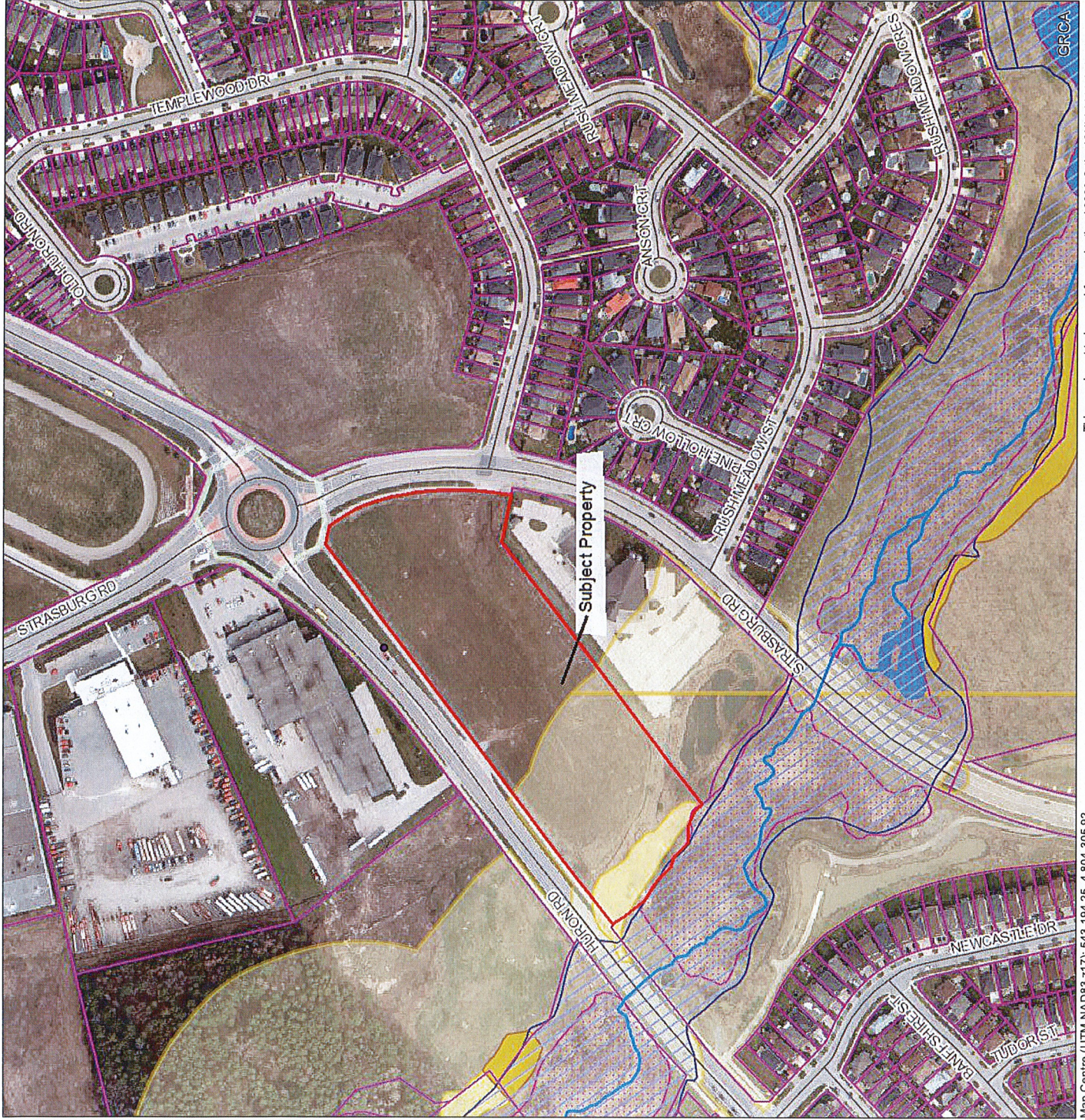


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Steep
- Oversteep
- Steep
- Slope Erosion (GRCA)
- Oversteep
- Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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This map is for illustrative purposes only. Information contained in this map is subject to change without notice. The Grand River Conservation Authority takes no responsibility for any guarantees, interpretations or conclusions drawn from this map. Any responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



This map is not to be used for navigation | 2020 Ortho (ON) | 2022 Ortho (ROWG)
Map Centre (UTM NAD83 217): 543,194.25 4,804,305.92



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

Shilling Yip (226) 753-1064 (cell)
File: D17-40/22012 & C14-60/22019

July 24, 2023

Craig Dumart, MCIP, RPP
Senior Planner
City of Kitchener
City Hall, P.O. Box 1118
200 King St. West
Kitchener, ON N2G 4G7

Dear Mr. Dumart:

**Re: Post Circulation Comments
OPA 22/012/H/CD and ZBA 22/019/H/CD
2517293 Ontario Inc.
490 Huron Road
CITY OF KITCHENER**

Region staff has reviewed the above-noted applications and provide the following comments at this time. The applicant is proposing Official Plan and Zoning By-law amendments to allow a mixed use development with three Residential Towers 13 to 17 storeys in height. The mixed use development proposes a total of 547 residential units and five free standing commercial buildings located along Huron Road. The OPA is proposing to amend Special Policy 15.D.12.40 to increase the maximum permitted height on the subject lands to 17 storeys. The ZBA is proposing to amend Site Specific Provision (120) to allow for a building height of 17 storeys (maximum height of 53 metres) with a Floor Space Ratio of 3.0 and proposing that no minimum Ground Floor Street Line Façade Width as a Percentage of the Width of the Abutting Street shall apply.

Staff understands the property is currently split zoned MIX-3 and Comm-2, with the applications being applicable to the lands zoned MIX-3.

Water Services

Engineering and Planning staff has reviewed the above noted application(s) and have no concerns.

Source Water Protection

The property is designated Wellhead Protection Sensitivity Area 4 on Map 6a of the Regional Official Plan (ROP). The purpose of this designation along with the policies in Chapter 8 of the ROP is to protect the Region's long term municipal groundwater supplies. Policy 8.A.14 of the ROP does not permit geothermal wells within the WPSA 4 designation. This prohibition should be reflected in the proposed zoning by-law amendment.

Underground parking is permitted within this designation provided additional study is provided in accordance with Policy 8.A.4. For now, staff notes one (1) level of underground parking is proposed which will be permitted. A holding provision is recommended if more than one level of underground parking is proposed.

Hydrogeology and Water Programs staff has reviewed the Functional Servicing Report and Stormwater Management Plan and have no comments on this document.

Although staff required a salt management plan as part of the complete applications, this has been deferred to site plan since building layouts have not yet been determined. By copy of this letter, the applicant is advised a salt management plan must be completed for the entire site, not just lands subject to these applications.

Corridor Planning

Noise Study

Staff has reviewed the report entitled, "Road Traffic and Stationary Noise Impact Study, Huron & Strasburg, Kitchener, Ontario" (JJ Acoustics, August 3, 2021). The report addresses road traffic and stationary noise sources. The conclusions and recommendations are acceptable subject to the comments below.

Road Traffic Noise Sources

Road noise sources assumed in the report in Huron and Strasburg Roads, both under the jurisdiction of the City of Kitchener. The report has confirmed that the development is feasible with appropriate noise mitigation including installation of central air-conditioning, special building components (windows) on certain building facades (Buildings #1 and #3) and warning clauses. A detailed noise study will be required once detailed building design is known. This can be secured through the use of a holding provision in the proposed zoning by-law amendment, to be lifted prior to site plan approval.

A common outdoor living area (OLA) has been identified in the report in the vicinity of Buildings #1 and #2, and which meet noise level objectives for a Class 1 acoustical area. The OLA is shown as between Buildings #2 and #3 on the attached site plan in the report. This should be clarified in the future detailed noise study.

The required mitigation to address indoor noise is shown in Table B.1 of Attachment B to the report including central air conditioning and special building components for windows for certain facades on Buildings #1 and #3. Where special building components have not been identified, minimum requirements under the Ontario Building Code apply.

Recommended warning clauses (to be included in all Offers to Purchase and rental agreements) include the following:

“This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.”

“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 level are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.”

The above recommendations are to be secured in an agreement with the City of Kitchener.

Stationary Noise Sources

The report assessed the impacts of off-site noise sources on on-site sensitive receptors. It has assumed the ambient (road traffic) noise criteria should be used in place of the exclusionary limits for a Class 1 acoustical environment provided in the MECP NPC-300 noise guideline. The noise level objectives assumed in the Table in Section 3.3 on p. 6 of the report are acceptable. The predicted daytime and nighttime noise levels at the building facades of all 3 buildings assessed are within the noise level criteria as shown in the various tables on pp. 7-8 of the report. Similarly, predicted noise level to the outdoor living area assumed in the report is within noise level criteria as shown on p. 7 of the report.

The report has not assessed the impact of on-site noise sources on on/off-site noise sensitive receptors, as detailed building design and mechanical equipment are not yet known. An additional noise study will be required prior to site plan approval. The study will need to be secured through a holding provision in the proposed zoning by-law amendment.

Staff also notes that although no recommendation is required to address off-site stationary noise impacts, staff is recommending a noise warning clause be included for this development given the potential for noise from adjacent land uses and the mixed use character of the site itself. This may be secured through future Planning Act applications such as consent or plans of condominium. Recommended noise warning clause as follows:

“Purchasers/tenants are advised that due to the proximity of the adjacent industrial /commercial uses, noise from these uses may at times be audible.”

Region staff has no objection with City staff proceeding with a recommendation to Committee and Council on the application subject to the above-noted comments.

Transportation Impact Study and Functional Servicing/SWM Report

Staff did not undertake a review of these reports as they do not impact a Regional road facility.

Environmental Planning

Environmental Planning staff has reviewed the materials received in support of the zoning by-law and official plan amendment applications for the lands located at the southwest corner of Huron Road and Strasburg Road (490 Huron Road), including the “Strasburg Road and Huron Road, Kitchener, Ontario, Scoped Environmental Impact Study (EIS) Report” prepared by WSP Canada Inc., July 2022.

The lands adjacent to the western edge of the subject lands are designated as Core Environmental Feature (Strasburg Creek Provincially Significant Wetland, Significant Woodland). There is no development proposed within the limits of the Core Environmental Features, and the EIS supports a 30m setback from the edge of the Core Environmental Feature (PSW) as well as an additional setback of varying depth to be protected with permanent fencing and wildlife exclusion fencing to prevent trespass into/wildlife movement out of the limits of the Core Environmental Feature.

The EIS has met the terms of reference and the recommendations identified in the EIS are satisfactory to staff, and regional staff request the implementation of the recommendations through the site plan process to the greatest extent possible. There are no requirements relative to the zoning by-law or official plan amendment applications.

Housing

General

The following Regional policies and initiatives support the development and maintenance of affordable housing:

- Regional Strategic Plan
 - Objective 4.2 requires the Region to make affordable housing more available to individuals and families.
- 10-Year Housing and Homelessness Plan
 - contains an affordable housing target which is that 30% of all new residential development between 2019 and 2041 in Waterloo Region is to be affordable to low and moderate income households.
- Building Better Futures Framework
 - shows how the Region plans to create 2,500 units of housing affordable to people with low to moderate incomes by 2025.
- Region of Waterloo Official Plan
 - Section 3.A (range and Mix of Housing) contains land use policies that ensure the provision of a full and diverse range and mix of permanent housing that is safe, affordable, of adequate size, and meets the accessibility requirements of all residents.

The Region supports the provision of a full range of housing options, including affordable housing. Rent levels and house prices that are considered affordable according to the Regional Official Plan are provided below in the section on affordability. Should this development application move forward, staff recommend that the applicant consider providing a number of affordable (affordable as defined in the Regional Official Plan) housing units on the site.

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, a mechanism should be in place to ensure the units remain affordable and establish income levels of the households who can rent or own the homes.

Staff further recommend meeting with Housing Services to discuss the proposal in more detail and to explore opportunities for partnerships or programs and mechanisms to support a defined level of affordability.

Affordability

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	\$385,500
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	\$576,347

*Based on the most recent information available from the PPS Housing Tables (2021).

In order for an owned unit to be deemed affordable, the maximum affordable house price is \$385,500.

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	\$1,470
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A unit for which the rent is at or below the average market rent (AMR) in the regional market area	Bachelor: \$950 1-Bedroom: \$1,134 2-Bedroom: \$1,356 3-Bedroom: \$1,538 4+ Bedroom: \$3,997
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*Based on the most recent information available from the PPS Housing Tables (2021)

In order for a rental unit to be deemed affordable, the average rent for the proposed units which have fewer than 3 bedrooms must be at or below the average market rent in the regional market area as shown above. For proposed units with three or more bedrooms, the average rent for the units must be below \$1,470.

By copy of this letter, the applicant is advised to contact Judy Maan Miedema, Principal Planner (Housing) directly by email at JMaanMiedema@regionofwaterloo.ca should they have any questions or wish to discuss in more detail.

Other

The Region's required planning fees were received September 1, 2022.

Regional staff has no objection to City staff proceeding with a recommendation on the OPA/ZBA applications at this time. In summary, the proposed Zoning By-law amendment must include the following:

- 1) Prohibition on use of geothermal wells;
- 2) Holding provision for the completion of a detailed noise study to address road traffic and stationary noise; and
- 3) Holding provision to address additional studies required under Policy 8.A.4 of the Regional Official Plan if more than one (1) storey of underground parking is proposed.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



Shilling Yip, MCIP, RPP
Principal Planner

cc. Andrea Sinclair, MHBC Planning (Kitchener)
Joginder Bhatia, Region Corridor Planning

Craig Dumart

From: Craig Dumart
Sent: Tuesday, September 20, 2022 11:12 AM
To: Craig Dumart
Subject: FW: Circulation for Comment - 490 Huron Road (OPA/ZBA)

From: Eric Riek <Eric.Riek@kitchener.ca>
Sent: Tuesday, September 20, 2022 11:03 AM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: RE: Circulation for Comment - 490 Huron Road (OPA/ZBA)

Good Morning Craig,

All submitted documentation is acceptable to Engineering and Kitchener Utilities in support of the OPA/ZBA.

Eric

Craig Dumart

From: Planning <planning@wcdsb.ca>
Sent: Monday, September 26, 2022 4:50 PM
To: Craig Dumart
Subject: RE: Circulation for Comment - 490 Huron Road (OPA/ZBA)
Attachments: RE: Notice of (SP) Pre-submission Consultation Meeting - Huron Rd & Strasburg Rd (intersection)

Good Afternoon Craig,

The Waterloo Catholic District School Board has reviewed the subject application and based on our development circulation criteria have no further comment(s)/condition(s) beyond those previously submitted for the pre-submission consultation.

Those comments are attached to this e-mail.

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: Thursday, August 25, 2022 4:42 PM
To: _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Feds <vped@feds.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.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: Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: Circulation for Comment - 490 Huron Road (OPA/ZBA)

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 attached. Additional documentation can be found in AMANDA folders 22- 119538 & 22- 119542 (City staff) and [ShareFile](#) (external agencies).

City of Kitchener
OPA & ZBA Comment Form

Project Address: 490 Huron Road

Application Type: Official Plan Amendment & Zoning Bylaw Amendment

Comments Of: Planning- Urban Design

Commenter's Name: Rojan Mohammadi

Email: Rojan.mohammadi@kitchener.ca

Phone: 519-741-2200 ext: 7326

Date of Comments: December 1, 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)
-

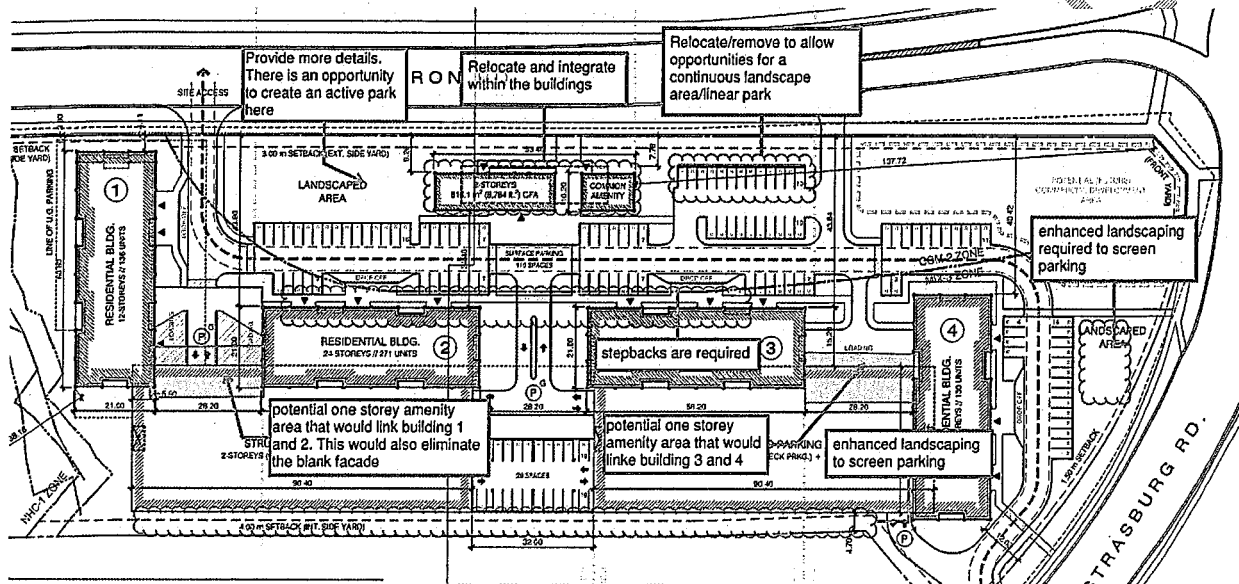
1. Documents Reviewed:

- Architectural package (Oct 2023), prepared by Martin Simmons Sweers
- Urban Design Brief (Oct 2023), prepared by MHBC
- Preliminary Pedestrian Level Wind Assessment (Sept 2023), prepare by Theakston Environmental Consulting Engineering

2. Site-Specific Comments & Issues:

- Enhanced landscaping should be provided to screen any parking visible from the main roads.
- Shade, salt and wind tolerant vegetations should be provided within the parking medians and amenity areas.
- Wind concerns identified by the Preliminary level wind assessment should be taken into consideration and included in the proposed design (i.e recessed entrances, overhead canopies, porous wind screens, raised planters with coarse vegetation and other features).
- Stepbacks for building 2 and 3 are strongly recommended to reduce scale of the building and to emphasize the ground level elements. In addition, it will help with any potential wind impact.
- It is highly recommended to integrate the amenity area within the buildings for more accessibility and functionality. The current design is isolated and is not very practical for tenants to use especially during the winter months.

- More details are required for the landscaping area proposed at front. With removal of the amenity area, there are opportunities to create an active park on site.
- Enhanced landscaping should be provided within the proposed 4.0m setback at the rear of the parking structure to screen parking from the public realm and the adjacent land uses.
- Ensure entrances are clearly defined and emphasized through architectural elements that are clean, recognizable and appropriately scaled and detailed to suit the building mass.
- Consider integrating roof top amenity area in the proposed roof deck parking to reduce the overwhelming amount of parking and to provide an aesthetically pleasing environment for the tenants.
- See below image below for more detailed comments.



Preliminary

City of Kitchener - Comment Form

Project Address: 490 Huron Road
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: September 26, 2022
Date of comments: September 26, 2022

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

- Sustainability Statement in Support of OPA and ZBA Applications, Lands Located at the Southwest Intersection of Huron and Strasburg Road, prepared by MHBC, dated August 3, 2022

2. Comments & Issues:

I have reviewed the documentation (as listed above) to support an Official Plan Amendment and a Zoning By-law Amendment to develop the subject lands with a mixed use development regarding sustainability and energy conservation and provide the following:

- Based on my review of the supporting documentation, some sustainability elements are being proposed and the development is contemplated to meet or exceed the Ontario Building Code.
- 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 strongly suggested that the proposed development achieve more efficient standards than the minimum OBC requirements.
- A Sustainability Statement (as per the City's Terms of Reference) will be required as part of a complete Site Plan Application.
- As the project evolves through the detailed design process, more progressive energy conservation and efficient design elements should be incorporated. Potential items for consideration:
 - Electric vehicle charging stations
 - Community / common gardens and urban agriculture
 - On-site composting
 - Green roofs

- Use of alternative water supply and demand management systems such as rainwater harvesting and grey water reuse
- Use of alternative or renewable energy systems or the capacity to incorporate such systems in the future

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

- Kitchener Official Plan Policy 7.C.4.4. Development applications will be required to demonstrate to the satisfaction of the City, through the completion of a Sustainability Report/Checklist in accordance with the Complete Application Requirements Policies in Section 17.E.10, that the proposal meets the sustainable development policies of the Plan and that sustainable development design standards are achieved.
- 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. Such studies may include, but not limited to an Energy Conservation Efficiency Study, a Feasibility Study for Renewable or Alternative Energy Systems, District Heating Feasibility Study, and the completion of a Sustainability Report/Checklist in accordance with the Complete Application Requirements Policies in Section 17.E.10.
- 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>