



**THE BUTLER GROUP CONSULTANTS INC.**  
Land Planning Services

January 26, 2024

City of Kitchener  
Planning Division  
200 King Street West, 6th Floor  
P.O. Box 1118, Kitchener, ON N2G 4G7

Attention: Members of the Committee

Reference: 455-509 Mill Street  
Growing Together, Proposed Zoning

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The Butler Group Consultants Inc are planning consultants for Polocorp Inc in regards to the lands located at 455 – 509 Mill Street in Kitchener (the “Subject Lands”). The Subject Lands were subject to Official Plan and Zoning By-law Amendments (the “Amendments”) that were approved by the City in May 2023. The Amendments will facilitate the redevelopment of the lands for a ~1,500 units mixed-use community comprised of a mix of residential unit typologies, commercial and community space, as well as indoor and outdoor amenities spaces. The community will be closely integrated into the Mill ION Station to create a true transit-oriented community.

Polocorp have previously submitted letters to City Staff in response to the draft zoning proposed through the Growing Together Study. The Growing Together Study proposes to substantially increase the permitted height and density on lands immediately adjacent the Mill ION Station with the introduction of the Strategic Growth Area Four (SGA-4) Zone. The SGA-4 Zone has no maximum height, no maximum FSR, and no minimum parking requirement, among other provisions. To supplement the increased entitlements, lands within the station area are proposed to be subject to Inclusionary Zoning By-law that requires that a minimum affordable housing dedication be provided within any new development exceeding 50 units. To date, City staff have been unwilling to negotiate a revised zoning by-law for the site that reflects the new inclusionary zoning requirements imposed on the Subject Lands.

In reviewing the proposed Zoning By-law, the Subject Lands will not, in effect, be zoned SGA-4 but rather, will maintain the previously approved site-specific Zoning By-law provisions approved in May 2023 under the 2019-051 By-law. While the proposed zoning will facilitate the development of the Subject Lands, as proposed, the new zoning will not be granted the same flexibilities afforded the adjacent lands; namely, unlimited height, unlimited density (FSR), and no minimum parking requirement. Should those provisions be granted to the Subject Lands through a ‘blended’ zoning

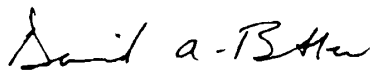
by-law, the Subject Lands could yield additional housing within the community than previously contemplated.

It should also be noted that, despite not being subject to the SGA-4 Zone, the Subject lands are proposed to be subject to the Inclusionary Zoning By-law which requires that a higher number of affordable units (up to 5%) be provided than contemplated through the approvals granted to date. Polocorp's approval was based on a proposed density that is capped at a maximum density of 8.5 FSR. Based on this zoning regulation, Polocorp volunteered to provide 50 affordable housing units over the lifetime of the project that represents approximately a 3% inclusionary zoning requirement. The proposed higher inclusionary zoning standard, in effect, imposes an additional constraint on the approved development without additional zoning entitlements such as increased density or a reduction in parking standards. Polocorp has submitted a separate letter to the Committee in response to the proposed Inclusionary Zoning By-law.

Given the above, **we request that the Committee direct staff to work with Polocorp to prepare a site-specific Zoning By-law that reflects a blend of the current, and proposed, zoning regulations prior to Council passing the final by-law.** The proposed zone will yield more efficient, and flexible, entitlements on the land to provide opportunity for additional dwelling units, including affordable housing.

Thank you for considering the above request. We welcome the opportunity to work with staff ahead of passing the final Zoning By-law.

Respectfully submitted,

A handwritten signature in black ink that reads "David A. Butler". The signature is written in a cursive, slightly slanted style.

David A. Butler MCIP, RPP

CC: Joseph Puopolo, Polocorp Inc  
Matthew Warzecha, Polocorp Inc