



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES
Community Planning
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Melissa Mohr 226-752-8622
File: D17/2/20004
C14/2/20012
October 2, 2020

Juliane von Westerholt
Senior Planner
City of Kitchener
200 King Street West, 6th Floor
P.O. Box 1118, Kitchener, ON
N2G 4G7

Dear Ms. Von Westerholt,

**Re: Proposed Official Plan Amendment OPA 20/004 and
Zoning By-law Amendment ZBA 20/012
660 Belmont Avenue
GSP Group on behalf of 660 Belmont LP
CITY OF KITCHENER**

GSP Group has submitted an Official Plan Amendment and Zoning By-law Amendment for a development proposal at 660 Belmont Avenue in the City of Kitchener.

The site is located in the 'Urban Area' of the City of Kitchener and is designated 'Built-Up Area' within the Regional Official Plan. The site is located in an Urban Corridor of the City of Kitchener and is designated Mixed Use within the City of Kitchener Official Plan. The site is currently zoned Medium Intensity Mixed Use Corridor (MU-2) 424R 573 R (1807) Zone in the City of Kitchener Zoning By-law.

The applicant is proposing a site specific Official Plan Amendment to permit an increase in the height from 36 metres to 49 metres (13 Storeys) and a site specific Zoning By-Law Amendment to permit an increase in height to 49 metres (13 storeys) and to permit a maximum of 161 parking spaces, whereas 185 spaces are required. The amendments are being requested to permit the construction of a 13 storey mixed use building with 1090 square metres of commercial space on the ground floor and 163 condominium apartment units above. Parking is proposed via at grade and underground parking located on site.

The Region has had the opportunity to review the proposal and offers the following:

Regional Comments

Consistency with Provincial Legislation and Regional Official Plan Conformity

The subject lands are designated "Urban Area" and "Built-Up Area" on Schedule 3a of the Regional Official Plan (ROP) and the site is located in an Urban Corridor and designated Mixed Use in the City of Kitchener Official Plan.

The Urban Area designation of the ROP has the physical infrastructure and community infrastructure to support major growth and social and public health services (ROP Section 2.D). The ROP supports a Planned Community Structure based on a system of Nodes, Corridors and other areas that are linked via an integrated transportation system (ROP objective 2.1 and 2.2). Components of the Planned Community Structure include the Urban Area, nodes, corridors and other development areas including Urban Growth Centres (UGC's) and Major Transit Station Areas (MTSA's).

This Planned Community Structure reflects the intent of the Regional Growth Management Strategy and provides a framework for decision-making on a wide range of issues, including land use and transportation planning among others. Mostly all of the Region's future growth will occur within the Urban Area and Township Urban Area designations, with a substantial portion of this growth directed to the existing Built-Up Area of the Region through reurbanization. Focal points for reurbanization include Urban Growth Centres, Township Urban Growth Centres, Major Transit Station Areas, Reurbanization Corridors and Major Local Nodes (ROP Section 2.B).

Regional staff understand that the proposal is for a mixed use, high density development that exceeds the reurbanization target within the Built-Up Area and that this site is located within 500-800 metres of the Grand River Hospital ION Stop. In addition, this site is located within an Urban Corridor. Regional staff are supportive of higher density within the MTSA area and Urban Corridors of the Region as the type of mixed use, high density development proposed on site supports the Planned Community Function of the Regional Official Plan.

The Region wishes to advise the applicant of the following technical comments related to the proposal:

Corridor Planning

Environmental Noise Study Comments:

Transportation Planning staff have reviewed the report entitled "660 Belmont Avenue West Noise Assessment", dated June, 2020 ([DOCS ADMIN-#3369785-660 Belmont - Environmental Noise Assessment](#)) as prepared by SLR Consulting (Canada) Limited and concur with the recommendations of the report.

The report has determined that the proposed development is feasible with certain noise attenuation measures as detailed in the report.

The following recommendations of the noise assessment shall be required through a registered agreement with the City of Kitchener and implemented as a Regional condition through a future Plan of Condominium Application:

A) The developer agrees to implement the recommendations of the report "660 Belmont Avenue West Noise Assessment", dated June, 2020 as prepared by SLR Consulting (Canada) Limited and further agrees that:

B) For All Residential Dwellings:

a) The dwellings will be installed with forced air-ducted heating system suitably sized and designed with provision of adding central air conditioning.

b) The following noise warning clause (Type C) will be required to be included on all offers of purchase, deeds and rental agreements for the building:

"The purchasers / tenants are advised that this dwelling has been designed with the provision of adding central air conditioning at the occupant's discretion. Installation of central air condition 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 Region of Waterloo and the Ministry of Environment, Conservation and Parks (MECP)."

Prior to the issuance of a building permit, a Professional Engineer qualified to provide acoustical services in the province of Ontario should certify that the noise control measures for the development as per recommendations of the related noise study have been designed as per the recommendations of the noise study.

Stationary Noise Comments:

Comments regarding the Stationary noise component of the report will follow under separate cover.

Traffic Demand Management:

The Region of Waterloo supports a reduced parking supply considering the findings of the proxy site survey, the site's location near transit and that it is immediately adjacent to a Regionally significant, high-quality active transportation commuter corridor that is paved, winter-maintained and illuminated.

Hydrogeology and Source Water Protection

The subject lands are located in Wellhead Protection Sensitive Area 7 (WPSA 7). A salt management plan shall be required as part of a future Site Plan Application and implemented through the Plan of Condominium. Additional comments will come from Hydrogeology and Source Water Protection under a separate cover.

Record of Site Condition

There is a medium environmental threat located on the subject lands in accordance with the Region's Treats Inventory Database (TID). A Record of Site Condition (RSC) shall be required in accordance with the Region's Implementation Guidelines. The Region shall accept a holding zone until such time that the RSC and Ministry Acknowledgement letter have been received. Alternatively, should the RSC be required in accordance with O.Reg 153/04, the Region may defer the RSC to building permit issuance, subject to confirmation in writing from the CBO of the City of Kitchener that the RSC will be required prior to building permit issuance.

Housing Services

The Region supports the provision of a full range of housing options, including affordable housing with a target for 30% of all new residential development between 2019 and 2041 to be affordable to low and moderate income households. Staff recommend that the applicant consider providing a number of affordable housing units on this site.

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	\$357,200
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	\$456,000

*Based on the most recent information available from the PPS Housing Tables (2019).

In order for an owned unit to be deemed affordable, the maximum affordable house price is \$357,200.

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 households	\$1,430
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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: \$810 1-Bedroom: \$1,045 2-Bedroom: \$1,231 3-Bedroom: \$1,300 4+ Bedroom: \$1,300
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*Based on the most recent information available from the PPS Housing Tables (2019)

In order for a unit to be deemed affordable, the average rent for the proposed units must be at or below the average market rent in the regional market area, as listed above.

Fees

By copy of this letter, the Region of Waterloo acknowledges receipt of the review fees of \$7,150.00.

General Comments

Any future development on the lands subject to the above-noted application will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof.

Further comments relating to the Stationary Noise Study will be provided under a separate cover. It is recommended that these comments be received prior to the city proceeding with a recommendation.

Please accept this letter as our request for a copy of the decision pertaining to this application. Should you have any questions, please do not hesitate to contact me.

Yours truly,



Melissa Mohr, MCIP, RPP
Principal Planner

C. 660 Belmont LP Inc. C/O Zac Zehr of Zehr Group (Owner)
Kevin Muir, GSP Group Inc.(Applicant)

Garett Stevenson

From: Jason Brule
Sent: Thursday, November 25, 2021 1:30 PM
To: Garett Stevenson
Cc: Angela Mick
Subject: RE: For Review & Comments - Recirculation of ZBA (660 Belmont Avenue West) - Zoning By-law Amendment 20/012/B/JVW

Hi Garett,

Engineering has no new comments pertaining to the updated materials. We were in support of the original application and this new version has shaved some units off which would be even less requirement for capacity of the infrastructure. I feel confident that KU would have the same opinion since they were okay with the original version as well. I have copied Angela Mick to confirm.

Regards,

Jason Brûlé, C.E.T.
519-741-2200 ext.7419

Garett Stevenson

From: Dave Seller
Sent: Monday, November 29, 2021 10:22 AM
To: Garett Stevenson
Subject: ZBA recirc comments: 660 Belmont Avenue West

City of Kitchener

Zoning By-law Amendment Comment Form

Project Address: 660 Belmont Avenue West

Application Type: Zoning By-law Amendment 20/012/B/JVW

Comments Of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: November 29, 2021

After reviewing the updated 660 Belmont Avenue West Residential Development (site plan and architectural drawings) submission by ABA Architects Inc., dated October 18, 2021, Transportation Services offer the following comments for the proposed 132 unit, 11 storey mixed-use development.

- a. Page 4 of 19 – Site plan ZBA 1.3
 - Sidewalk adjacent to parking spaces 1 to 6, have minimum width of 1.8m and be noted on the plan. Dimensioning be taken from back of curb.
 - The amount (10) of Class B bicycle parking spaces proposed is acceptable. However, the location of the four Class B bicycle parking spaces in the northeast portion of the site, adjacent to parking be realigned and offset to not interfere with the door swing of a parked vehicle.
- b. Page 5 of 19 – Site statistics ZBA 1.4 – Parking Data
 - Vehicles
 - Recommend that the surface parking spaces (26) be assigned to the commercial use and visitors only and the residential parking remain as proposed with 144 parking spaces for tenants in the underground parking.
 - Bicycles
 - The amount of Class A (73) and Class B (10) bicycle parking proposed is acceptable.
- c. Page 6 of 19 - Truck movement plan ZBA 1.5 – acceptable
- d. Page 7 of 19 - Car movement plan ZBA 1.6 – acceptable
- e. Page 8 of 19 – Parking Level 2 ZBA 2.1

- Compact car parking be dimensioned as 4.8m x 2.4m and noted on the plan.
- Compact car parking and barrier free parking be appropriately signed and noted on the plan.
- The amount (73) and location of Class A bicycle parking proposed is acceptable.

f. Page 9 of 19 – Parking Level 1 ZBA 2.2

- The ramp to access the underground parking from the surface is greater than 12%, therefore, recommend that the ramp and transition areas be heated, due to safety concerns.
- Compact car parking length be dimensioned as 4.8m and noted on the plan.
- Compact car parking and barrier free parking be appropriately signed and noted on the plan.
- Class A bicycle parking is acceptable.

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



Garett Stevenson

From: Parmi Takk
Sent: Monday, August 10, 2020 12:22 PM
To: Juliane vonWesterholt
Subject: FW: Circulation for Comment - OPA/ZBA (660 Belmont Avenue West)
Attachments: Dept-Agency Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Juliane,
I have no concerns relating to this zoning application,
Thanks,
Parmi

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, August 10, 2020 11:48 AM
To: CNR <proximity@cn.ca>; 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 - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.ca>; Lesley MacDonald <Lesley.MacDonald@kitchener.ca>; Linda Cooper <Linda.Cooper@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; MTO - Allan Hodgins (allan.hodgins@ontario.ca) <allan.hodgins@ontario.ca>; MTO - Bonnie Baker <Bonnie.L.Baker@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Parmi Takk <Parmi.Takk@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: Juliane vonWesterholt <Juliane.vonWesterholt@kitchener.ca>
Subject: Circulation for Comment - OPA/ZBA (660 Belmont Avenue West)

Please see attached. Supporting documents can be access through our [ShareFile folder](#) (you will be required to sign in using the email address that you received this notice at, plus the password you created for your account). Comments or questions should be directed to **Juliane von Westerholt**, 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



Internal memo

Development Services Department



www.kitchener.ca

Date: August 20, 2020
To: Julianne vonWesterholt, Senior Planner
From: Dayna Edwards, Senior Planner (Urban Design)
Subject: Application Comments (OPA/ZBA/SP)
660 Belmont Ave West

The Long Range and Policy Planning Section has received the circulation of a development proposal for a 13-storey mixed use building containing 1090 m² of at-grade commercial space with 163 residential units with underground parking and 31 at-grade parking spaces.

Official Plan

Urban Structure

The subject lands are located within an Urban Corridor. The planned function of Urban Corridors is to provide for a range of retail and commercial uses and intensification opportunities that should be transit supportive.

Land Use Designation

The subject properties are designated Mixed Use. Mixed Use lands are intended to provide an appropriate and compatible mix and range of commercial, retail, institutional and residential uses, at different scales and intensities depending on their location within the City's Urban Structure.

15.D.4.22 b) stipulates that the maximum building height is 8 storeys or 24 metres for lands designated Mixed within an Urban Corridor. Policy 15.D.4.23 allows for increases in permitted building height up to 50% where the development provides a mixed use building containing residential units. It must be demonstrated that a pedestrian scale base, appropriate massing along the streetscape and compatibility with adjacent lands is achieved and that all the applicable policies within this Plan are satisfied. The proposal is for a mixed-use building height of 13 storeys/49 m tall whereas the Official Plan would allow a maximum of 12 storeys or 36 metres. Accordingly, an Official Plan Amendment would be required for the proposed building height.

As per Policy 15.D.4.19, the floor space ratio (FSR) requirements for lands designed Mixed Use within Urban Corridors, where higher density development or redevelopment is desirable and appropriate, is a minimum of 1.0 and a maximum of 4.0. Policy 15.D.4.20 allows for increases to the maximum FSR to 5.0 if the development:

- a) is designed to LEED certification standard or equivalent building rating system;
- b) incorporates a below-grade parking structure, public amenity area, cultural heritage resource and/or public art; and/or,
- c) contains a food store located internal to a mixed use development.

Kitchener Growth Management Plan

The subject properties have been ranked as 'Priority A' in the Kitchener Growth Management Plan (KGMP) 2017-2019.

Zoning

Internal memo

Development Services Department



www.kitchener.ca

Council passed Stage 1 of the new zoning by-law, By-law 2019-051, on April 29th, 2019. By-law 2019-051 is currently under appeal. The subject lands are included in By-law 2019-051 and are zoned MIX-2 with site specific (49), (128), (142). (49) stipulates that the minimum FSR is 1.0 and the maximum FSR is 4.0 (To implement Official Plan Policy 15.D.4.19). An FSR that exceeds 4.0 would require a zoning by-law amendment. The maximum number of storeys permitted in MIX-2 is 8 storeys and the maximum building height is 25 metres. Accordingly, a zoning by-law amendment would be required for the proposed height. The proposal provides less parking than required by the zoning by-law. When considering a parking reduction, the City of Kitchener PARTS TDM Checklist could be utilized for this site. The applicant should look at implementing appropriate measures in lieu of providing a certain amount of parking spaces, along with providing justification for the requested parking space reductions in any required Transportation Demand Management (TDM) Report.

Depending on the timing of the application, By-law 2019-051 may not be in force and effect if still under appeal and appeals have not been scoped. We trust that the file planner will further confirm zoning matters and that a future site plan will meet the required form of development, regulations (i.e. Minimum percent street line façade Openings, etc) and uses in the Zoning Bylaw.

Urban Design

Staff trust that the Urban Designer on the file will address detailed design comments and specifications. Additional design guidelines/standards contained in the City's Urban Design Manual should be forwarded to the applicant for reference and further compliance with will also be reviewed at the site plan stage. This resource is available online: <http://www.kitchener.ca/en/businessinkitchener/UrbanDesignGuidelines.asp>

Sustainability Measures

A Sustainability Statement is required as part of a complete application that identifies what energy, water and waste conservation measures will be included in the design and construction of the site and building to support provincial, regional and city policies, particularly Sections 7.C.4 -7.C.8 of the Kitchener Official Plan. Terms of reference for the statement can be found at www.kitchener.ca/sustainabilitystatement. The Sustainability Statement may be included in the Planning Justification Report.

If you have any questions pertaining to these comments, please contact the undersigned.

Dayna Edwards, MCIP, RPP
Senior Planner (Urban Design)
P: 519-741-2200
E: dayna.edwards@kitchener.ca

Internal memo

Infrastructure Services Department



www.kitchener.ca

To: Juliane vonWesterholt, 519-741-2200, ext. 7157
From: Karen Leasa, Parks & Cemeteries, 519-741-2600, ext. 4176
Subject: Parks & Cemeteries Comments for 660 Belmont Ave. W. – OPA-ZBA Circulation

1.0 Parkland Dedication

(Required)

- .1 Parkland dedication is required for the application as cash-in-lieu of land. The total calculation for parkland dedication will be **\$452,491.20**
[Residential - \$443,034.00 + Commercial - \$9,457.20]
Please refer to respective development land class sections below for further clarification.
- .2 Due to the mixed use proposal, final dedication fee consists of the taking of both Commercial and Residential values, consistent with Official Plan item 8.C.1.29.c. The below calculations reflect both the Residential and Commercial portions of the required dedication fee.
- .3 Should any further revisions be made to the site plan, a revised parkland dedication may be required.
- .4 Dedication requirements are subject to the Parkland Dedication Policy current to the time of application.

Residential

- .1 Parkland dedication will be required for the 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) development land class.
- .2 With its proposed residential unit count of 163, the estimated parkland dedication cash-in-lieu of land amount for the residential portion of the application is calculated at \$443,034.00.

Commercial

- .1 Parkland dedication is also required for the application taken as cash-in-lieu of land on the proposed 1090m² of new gross floor area. 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 new gross floor area will apply. The estimated parkland dedication cash-in-lieu of land amount for the commercial portion of the application is calculated at \$9,457.20.

3.0 Trails

(Iron Horse Trail)

- .1 The existing Iron Horse Trail corridor is directly adjacent to 660 Belmont Ave. W. on the Northeast side of the property. Parks & Cemeteries requires a paved connection to the Iron Horse Trail from the applicant's property. The intent is to strengthen all pedestrian connections to private residential properties along this corridor to encourage active trail use. This initiative is consistent with the Iron Horse Trail Improvement Strategy (2015).
- .2 Trail connection requirements shall include, but are not limited to the following:
 - a) Vegetation planted along the trail edge is to be in accordance with Urban Design and Environmental Planning comments, but should respect the character of the adjacent public land and/or the trail corridor with a preference for native material.
 - b) No drainage from the site is permitted towards the trail or public lands.
 - c) All drainage and snow clearing from the proposed access trail is to be kept off public lands.
 - d) Alignment from the site to the Iron Horse Trail is to follow the shortest possible route from the property as allowed by proposed grading, with final approval required from Parks & Cemeteries staff.

Please also reference coordinated comments from Urban Design with regards to future requirements for pedestrian connections throughout the site to the IHT.

4.0 Impacts to Public Lands

- .1 The applicant shall demonstrate that the proposed development will not adversely affect existing vegetation, drainage or grading within the adjacent publicly owned land (Iron Horse Trail Corridor), in coordination with comments from Environmental Planning and Urban Design. As the Tree Management Plan

provided by the applicant has highlighted, the majority of the existing tree species along this stretch of 660 Belmont adjacent to the Iron Horse Trail are invasive Manitoba Maples. Even though these species do still provide significant shade to users of this trail network, exceptions with regards to the removal of existing vegetation will be made in order to implement an appropriate pedestrian connection and associated grading solution.

- 2 A Tree Management Plan has been submitted, indicating 'Existing Deciduous Tree to be Preserved', but not clearly indicating trees that would be removed as a result of the application (presumably those in hatched in grey). At the stage of Site Plan application, if any revisions have impacted the submitted TMP, it is requested that an updated TMP be provided to the approval of Parks & Cemeteries staff to demonstrate protection of remaining trees throughout the construction process.
- 3 A Grading Plan showing existing and proposed elevations, proposed stockpile areas, existing vegetation, and proposed surface drainage is required.

END OF COMMENTS

PARKLAND DEDICATION

City of Kitchener
Kitchener Operations Facility, 131 Goodrich Dr.
Kitchener, ON N2C 2E8

PART 1: SITE INFORMATION AND BACKGROUND

1.1	Application Type	Zone Change Application
1.2	Address of Property	660 Belmont Ave.
1.3	Owner	660 Belmont GP Inc.
1.4	Previous Dedications	No Previous Dedication

PART 2: SITE USE DETAILS

2.1	Land Use Appraisal	Commercial
	Appraisal Value	\$1,110,000 per hectare
	Dedication Rate	2%
	Site Statistics:	
2.2	Land Area (ha)	0.426
2.3	Land Frontage - Severances only (l.m.)	
2.4	Corner Lot (yes/no)	
2.5	Net Land Frontage (l.m.)	
	Residential Units:	
2.6	Existing Units to be Retained	
2.7	Existing Units to be Demolished	
2.8	Proposed Units:	
2.9	Proportion of New Units	
	Commercial / Industrial Floor Area (m²):	
2.10	Existing to be Retained	0
2.11	Existing to be Demolished	0
2.12	Proposed	1,090
2.13	Net Addition	1,090
2.14	Percent Addition	100.0%

PART 3: FINAL DEDICATION

3.1	Dedication Type	Cash in Lieu
3.2	Park Dedication - Cash in Lieu	\$9,457.20
3.3	Park Dedication - Land Requirement (ha)	No Land Required

PART 4: COMMENTS

4.1	Parkland dedication required as cash-in-lieu, with opportunity to explore offsetting this amount in the form of pedestrian connection amenities to the Iron Horse Trail. Refer to attached internal memo & comments from Urban Design for further clarification.
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Form completed by:	Karen Leasa
Date application received	August 7, 2020
Date comments due	September 8, 2020
Date of completion:	September 8, 2020

PARKLAND DEDICATION

City of Kitchener
Kitchener Operations Facility, 131 Goodrich Dr.
Kitchener, ON N2C 2E8

PART 1: SITE INFORMATION AND BACKGROUND

1.1	Application Type	Zone Change Application
1.2	Address of Property	660 Belmont Ave.
1.3	Owner	660 Belmont GP Inc.
1.4	Previous Dedications	No Previous Dedication

PART 2: SITE USE DETAILS

2.1	Land Use Appraisal	Multiple Residential Apartment
	Appraisal Value	\$1,359,000 per hectare
	Dedication Rate	1 ha : 500 units
	Site Statistics:	
2.2	Land Area (ha)	0.426
2.3	Land Frontage - Severances only (l.m.)	
2.4	Corner Lot (yes/no)	
2.5	Net Land Frontage (l.m.)	
	Residential Units:	
2.6	Existing Units to be Retained	0
2.7	Existing Units to be Demolished	0
2.8	Proposed Units:	163
2.9	Proportion of New Units	163
	Commercial / Industrial Floor Area (m²):	
2.10	Existing to be Retained	
2.11	Existing to be Demolished	
2.12	Proposed	
2.13	Net Addition	
2.14	Percent Addition	

PART 3: FINAL DEDICATION

3.1	Dedication Type	Cash in Lieu
3.2	Park Dedication - Cash in Lieu	\$443,034.00
3.3	Park Dedication - Land Requirement (ha)	No Land Required

PART 4: COMMENTS

4.1	Parkland dedication required as cash-in-lieu, with opportunity to explore offsetting this amount in the form of pedestrian connection amenities to the Iron Horse Trail. Refer to attached internal memo & comments from Urban Design for further clarification.
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Form completed by:	Karen Leasa
Date application received	August 7, 2020
Date comments due	September 8, 2020
Date of completion:	September 8, 2020

Internal memo

Development Services Department



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Date: September 2, 2020
To: Juliane Von Westerholt
From: Jason Brûlé
cc: Linda Cooper
Subject: Zoning By-law Amendment and Official Plan Amendment Application
660 Belmont LP Inc.
660 Belmont Avenue West, Kitchener
ZBA 20/012/B/JVW
OPA 20/004/B/JVW

The below comments have been prepared through the review of the supplied Preliminary Servicing Report and Drawings prepared by WalterFedy; dated June 30, 2020 in support of the above noted applications received August 10, 2020.

Engineering can support this proposal based on sufficient capacity existing for the servicing requirements put forth in the noted documents. The comments below are provided to guide the applicants on the next phase of the project.

Sanitary:

1. There are discrepancies in site area between the report and the City's files. The circulation letter indicates a total site area of 0.48ha whereas the report says 0.426ha. This is not a huge difference but should be resolved prior to detailed design.
2. The design sheet has some errors including the infiltration value (City still uses 0.15 L/s/ha) and total area as the residential is already showing all of it and then there is a portion included as commercial. I understand the intention and I think that the commercial portion needs to be prorated into the overall site area or population so that the sheet tracks. Further to this, how was the population density determined? The City uses zoning as its benchmark to determine population not ppu. For a MU-2 zoned property the equivalent residential would be R8 which is 387ppl/ha. This would only yield a population of 166 people +/- which is nowhere near the almost 300 people indicated in the report. Please provide the source that was used to determine the population.

Water (Angela Mick, KU):

3. Kitchener Utilities has no concerns with the proposal.

Storm and Stormwater Management:

4. A little more detail will need to be provided at detailed design specifically to the outlet configuration. The report mentions the use of an OGS for the site's quality control but then the drawing shows a connection to the existing 250mm storm sewer flowing north in Belmont Lane. The report also mentions that the existing 250mm sewer was undersized,

Internal memo

Development Services Department



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so I don't understand the desire to continue to connect to it. If that is the proposal, please note that quality control will also be required for that outlet as well.

5. The report mentions the City's retention requirement will not be achieved. Evidence should be provided that maximum extent possible was attempted with respect to retention before going straight to the SWM fee scenario. This could include green roofs, reuse or other methods. The final determination of fee value will occur at SPA and that year's valuation per hectare will be used.
6. Groundwater elevation should be discovered as early as possible in the process. If permanent dewatering will be required for the underground parking the City needs to know that as soon as possible to review the impacts in the receiving sewers.

Grading:

7. Please be sure to outline what measures are going to be taken to protect the retaining wall along the mutual property line to the south of the site (Tim Horton's site) at detailed design. Include cross-sections showing the property line, their wall and your excavation/footings and all other construction requirements.

Jason Brûlé, C.E.T.
Engineering Technologist

Garett Stevenson

From: Dave Seller
Sent: Tuesday, September 8, 2020 8:58 AM
To: Juliane vonWesterholt
Subject: ZONING BY-LAW AND OFFICAIL PLAN AMENDMENT COMMENTS: 660 Belmont Avenue West

Follow Up Flag: Follow up
Flag Status: Flagged

City of Kitchener

ZONING BY-LAW AND OFFICAIL PLAN AMENDMENT COMMENT FORM

Project Address: **660 Belmont Avenue West**

Application Type: **ZBA & OPA**

Comments of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: September 8, 2020

Comments:

- a. Transportation Services have no concerns with the proposed Zoning by-law and Official Plan amendments.
- b. After reviewing the Parking Study and Transportation Demand Management Plan (June 2020) submitted by Paradigm Transportation Solutions Limited, Transportation Services offer the following comments.

The report submitted by Paradigm speaks to several alternative modes of transportation such as; walkability, existing GRT routes and cycling. Couple this with the implementation of unbundled parking, shared on-site surface parking and parking data collection completed, Paradigm has demonstrated that this site could function with the on-site parking being provided. Therefore, Transportation Services is in support of the proposed off-street parking, Class A and Class B bicycle parking being proposed for this development.

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



Garett Stevenson

From: Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>
Sent: Monday, August 24, 2020 4:01 PM
To: Juliane vonWesterholt
Subject: [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (660 Belmont Avenue West)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Juliane,

The subject property is not regulated by the GRCA under Ontario Regulation 150/06. As such, we will not be providing comments on this application.

Thank you,
Chris

Chris Foster-Pengelly, M.Sc., CAN-CISEC
P: (519) 621-2763 x2319
F: (519) 621-4844
www.grandriver.ca

**City of Kitchener
OPA/ZBA Comments**

Project Address: 660 Belmont Ave. W.

Date of Meeting: September 14 2020,

Application Type: ZBA & OPA

Comments Of: Urban Design

Commenter's Name: Sandro Bassanese

Email: sandro.bassanese@kitchener.ca

Phone: 519-741-2200 ext. 7305 (Sandro Bassanese ext. 7027 Adam Clark)

Date of Comments: September 17, 2020

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

1. Urban Design Brief Comments:

These comments are specific to the urban design brief submitted in support of this application:

Built Form Massing:

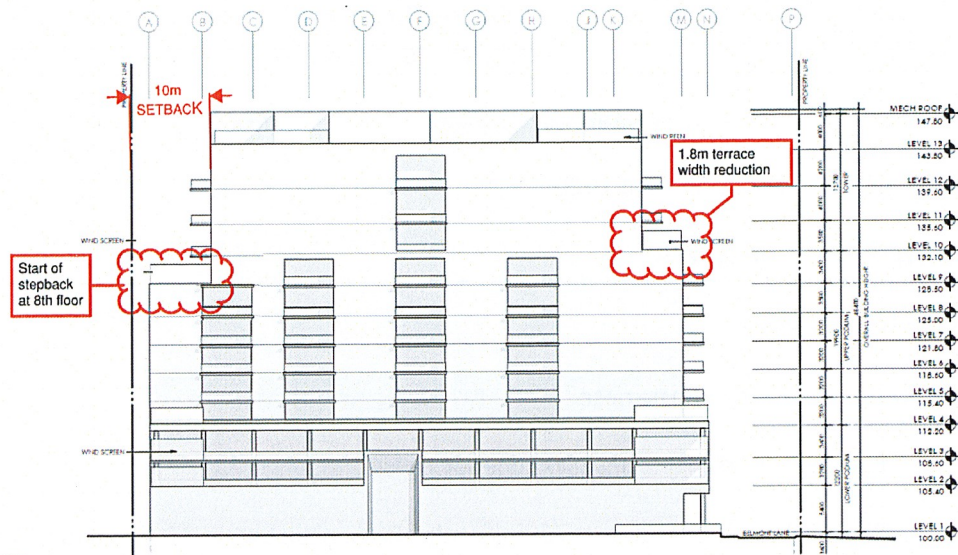
Having reviewed the Urban Design Brief there is specific reference to current City of Kitchener Tall Building Design Guidelines (TBDG). The current building as designed does not meet the TBDG standards.

The separation distance calculated and noted within the urban design brief is 10.0m (which appears to be correct given the information provided in the brief reviewed by staff). The brief notes a proposed separation distance of 8.2m for levels 10- 12 and 2.0m for levels 5-9. Staff have reviewed the stepbacks and propose the following.

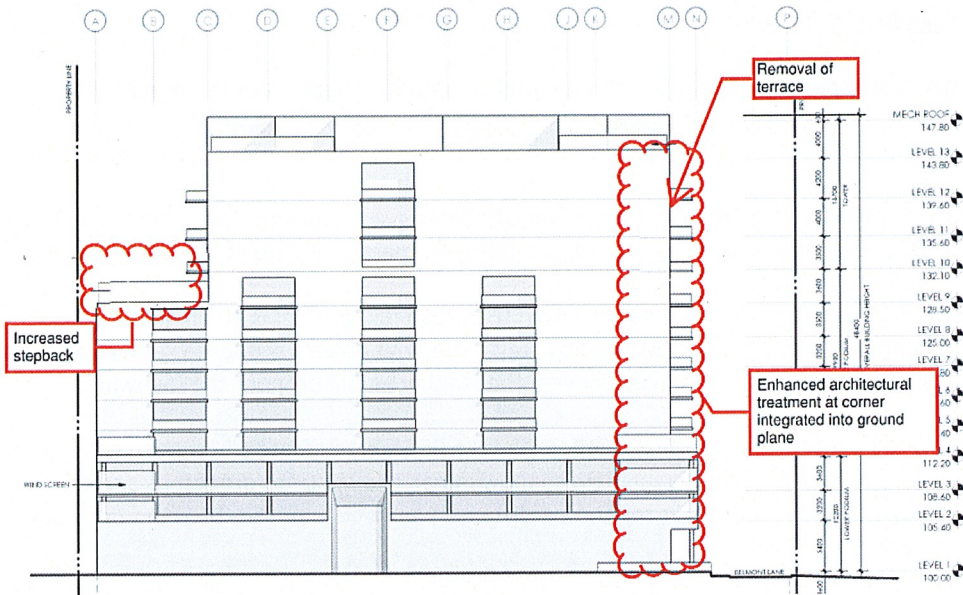
That the step back be introduced at the 8th rather than the 9th level to create a better transition to the adjacent property when it redevelops. This would also create less shadow impacts to adjacent properties and the iron horse trail when the adjacent property develops as a similar separation distance would be imposed through future development.

The step back of 10m (as calculated through the TBDG) would be provided from floors 9 through 12. The 9th floor north terrace would increase from 8.2m to 10m (1.8 m increase in width) the south terrace would decrease from 5.7m to 3.9m. An image of the proposed change is provided below for reference.

Choose an item.



The size and mass of this building will make it a gateway to Belmont village. Staff request that the applicant consider shifting the massing and creating an enhanced street facing corner elevation to further accentuate the gateway into Belmont village. This would eliminate the terrace feature on the south elevation but create an opportunity for an enhanced corner treatment that could connect directly to the ground plane (see image below) with terraces wrapping the building corner.



Staff would be supportive if either design solution as both achieve the intent of the Tall Building Design Guidelines.

Shadow Study:

The shadow study provided notes minimal impacts to adjacent residential properties and all shadow times noted fall within acceptable limits.

2. Plans, Studies and Reports submitted:

The following comments are specific to the studies provided in support of this application:

Wind Analysis:

The wind analysis notes that there are some issues regarding pedestrian comfort around the ground floor level (Proposed patio corner at grade) and some of the upper floor outdoor amenity areas these are minimal in nature and are to be addressed through the detailed design phases of the project (site plan phase).

Tree Preservation Enhancement Plan:

Most of the trees on site will be removed due to impacts from construction. The removal of vegetation along the Iron Horse Trail is to be coordinated with and approved by parks and operations staff. New tree plantings are to be included as part of comprehensive landscape plan for the property additional comments related to this can be found in the general comments section below.

3. General Comments:

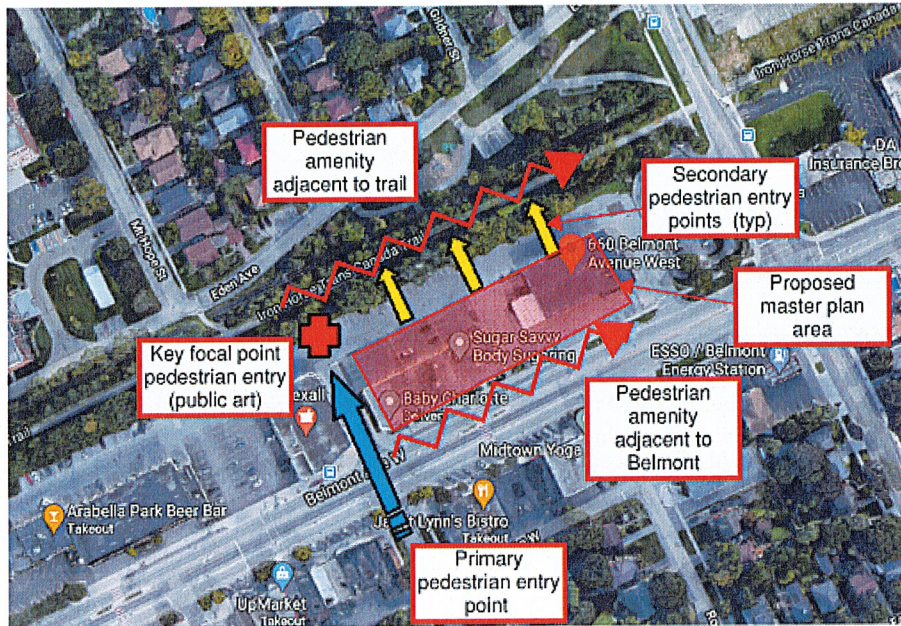
During the pre-application process the owner noted that there was an interest in developing a landscape masterplan to address the Iron Horse trail for their properties at 660 Belmont Ave W and 678-692 Belmont Ave W. Through internal conversations with Parks and operations staff it was determined that it was desirable to address the Iron Horse trail through a landscape master plan as well.

The masterplan would be part of the zone change process for 660 Belmont W. and then serve as a guiding document for the future development of the adjacent property. Parks and operations staff have also indicated that they would consider a blended park land dedication rate similar to other projects in the area that could be explored through the site plan process if this application moves forward.

Through the zone change process the applicant would work with City staff to create a comprehensive landscape plan addressing both properties.

The existing trail interface is not conducive to pedestrian movement due to the existing parking and laneway location, overgrown vegetation, long blank walls and lack of pedestrian access.

The figure below notes a masterplan area as well as a general overview of areas of potential focal points, pedestrian access and amenity along the street and trail edge.

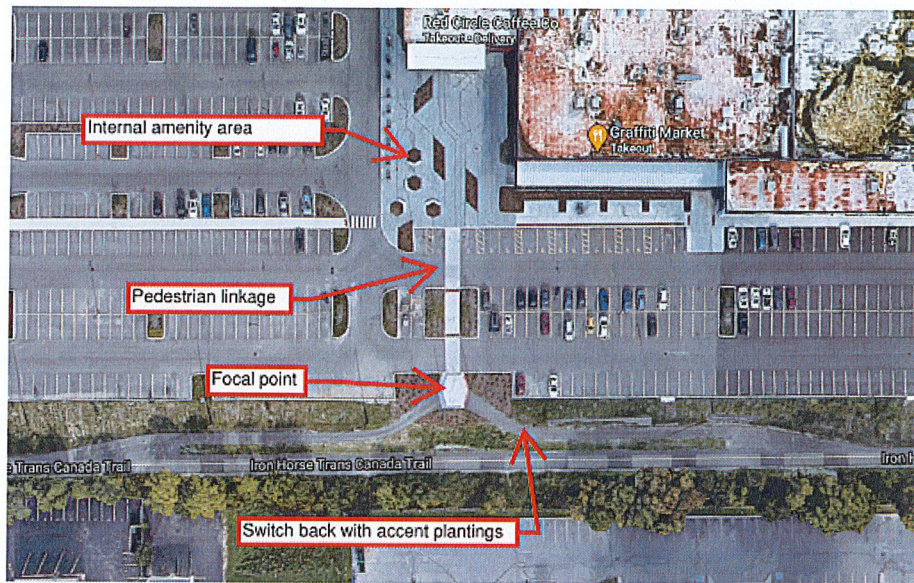


The terminal view down Claremont through the site presents an opportunity for a bold vertical element such as a public art piece that would serve as focal point and wayfinding element along the trail.

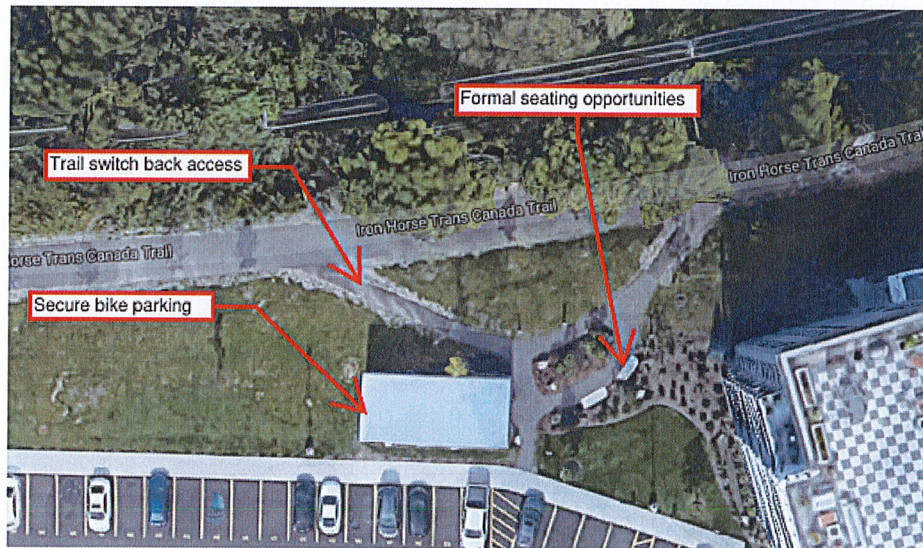
The applicant is encouraged to further activate the front and rear of the proposed development as much as possible. The at grade patio proposed is an excellent intervention that will animate the street edge. The applicant should explore the extension of this along the rear of the building and possibly the trail edge. Consideration is to be given to the provision of canopies and building cantilevers around the base of the building to create pedestrian refuge as well.

The following examples of trail enhancements that were implemented through the site plan process in the neighborhood have been provided for reference as well.

137 Glasgow St (see image below) provided a central internal amenity area with direct pedestrian access through parking to the Iron horse trail. The use of paving patterns and plantings associated with the switch back makes the entry a focal point along the trail edge and internal to the site. The amenity area with direct access from the trail internal to the site serves as destination point for trail and site users as well.



The use of switchbacks and direct pedestrian access through the site to the trail is also encouraged. The provision of amenities including secure bike parking and seating directly adjacent to the trail is encouraged as well similar to the project at 460 Belmont Ave W. (see image below).



Staff look forward working with the applicant through the zone change process and addressing issue of site, building and trail design to further enhance the development. If you have questions or concerns, please contact me directly.

Regards

Sandro

Choose an item.



**INFRASTRUCTURE SERVICES DEPARTMENT
TRANSPORTATION SERVICES**

Dave Seller, C.E.T.
Traffic Planning Analyst

200 King Street West
City Hall, P.O. Box 1118
Phone: 519-741-2200 ex. 7369
Fax: 519-741-2747
TTY: 1-866-969-9994

E-mail: dave.seller@kitchener.ca

August 2, 2019

To: Aaron McCrimmon-Jones, City of Kitchener, Manager of Transportation Services (email)
Alain Pinard, City of Kitchener, Director of Planning (email)
Brian Bennett, City of Kitchener, Manager, Business Development
Dan Steffler, Bell Canada (email)
Gary Stewart, Kitchener-Wilmont Hydro (email)
Lesley MacDonald, City of Kitchener, Director of Legal Services/City Solicitor (email)
Roslyn Lusk, City of Kitchener, Director of Operations Roads and Traffic (email)
Steve Allen, City of Kitchener, Manager of Engineering Design and Approvals (email)
SWOGR.PERMITS@rci.rogers.com (email)
Sylvie Eastman, City of Kitchener, Utilities Engineer (email)

RE: Proposed Lane Closure - Belmont Avenue East

Transportation Services has received a request to close/sell the lane that runs behind 678 to 692 Belmont Avenue West. The property owner of 678 to 692 Belmont Avenue West is pursuing the purchase of 660 Belmont Avenue West. The City of Kitchener currently owns the lane, however, consideration is being given to closure to facilitate development.

Accordingly, please review the lands highlighted on the attached map and advise me of any easements, servicing constraints and/or other difficulties from your perspective, which would halt the closure/sale of this lane.

Please submit your response by **Friday, August 23, 2019**. If you have comments or concerns regarding the proposal, please feel free to contact me.

Thank you for your co-operation.

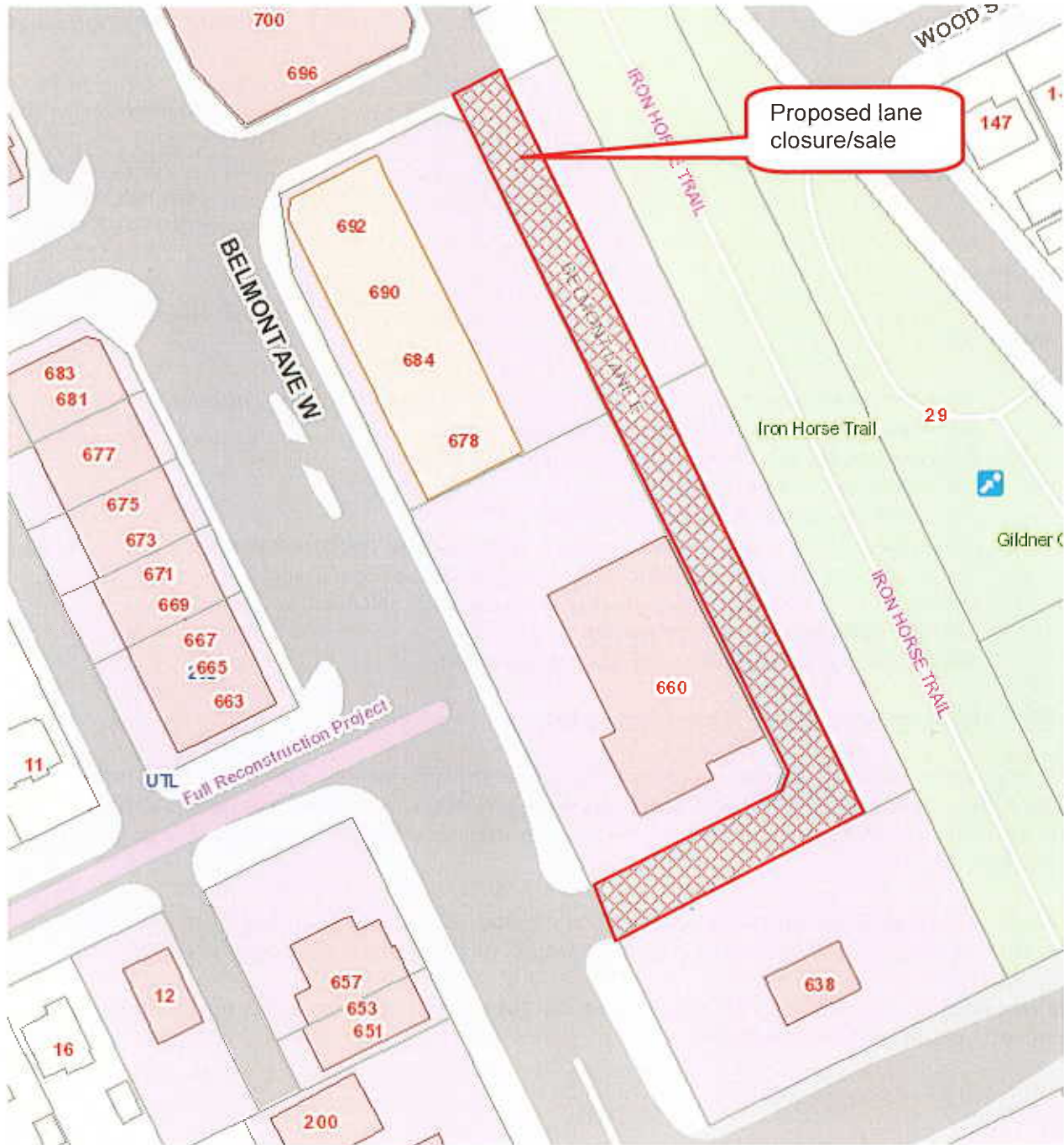
Sincerely,

Dave Seller, C.E.T.
Traffic Planning Analyst

Attach.

Email: Councillor Margaret Johnston, Ward 8

Approximate area of proposed lane closure/sale



Garett Stevenson

From: Steve Allen
Sent: Friday, August 2, 2019 2:34 PM
To: Dave Seller
Cc: Hans Gross
Subject: RE: Proposed Lane Closure - Belmont Avenue East

Hi Dave.

The lane appears to contain the sanitary and storm servicing for properties addressed on Belmont. Additionally, records show the sanitary from Rock Ave outletting through 660 and the laneway.

Any disposal of this land (laneway behind 660) would require review and likely rerouting of the sanitary.

Regarding the closure of the portion behind 678-692, I have no concerns provided the underground infrastructure in this laneway is accessible and there is ample space to turn around with a maintenance vehicle.

Steve R Allen, P. Eng.

Manager, Engineering Design and Approvals | Engineering Services | City of Kitchener
519-741-2200 x7584 | TTY 1-866-969-9994 | steve.allen@kitchener.ca



<SWOGR.PERMITS@rci.rogers.com>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>

Cc: Margaret Johnston <Margaret.Johnston@kitchener.ca>

Subject: Proposed Lane Closure - Belmont Avenue East

Please review the attached and provide any comments.

Thanks.

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



Garett Stevenson

From: Les Jones
Sent: Tuesday, August 6, 2019 10:17 AM
To: Sylvie Eastman; Parmi Takk; Dave Seller
Subject: RE: Proposed Lane Closure - Belmont Avenue East
Attachments: Belmont Lane E.jpg

Hi Dave / Sylvie, I know that we have a header service between buildings north of this location (740/ 732 Belmont) that concerns us. I would like to see a new gas main run in Belmont Lane E from either entrance (beside 740 or 696) to feed these businesses. For the south section you are discussing I don't know of any concerns with servicing.

Thanks
Les

From: Sylvie Eastman <Sylvie.Eastman@kitchener.ca>
Sent: Friday, August 2, 2019 2:23 PM
To: Parmi Takk <Parmi.Takk@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; Les Jones <Les.Jones@kitchener.ca>
Subject: RE: Proposed Lane Closure - Belmont Avenue East

Hi Dave. We currently have no gas piping in this lane. However, we had discussed possibly improving the gas network by installing a small main in this area (since the services are all off the lane. Parmi and Les, can you see the attached and refresh my memory on the details?
Thanks, Sylvie

From: Dave Seller <Dave.Seller@kitchener.ca>
Sent: Friday, August 2, 2019 1:56 PM
To: Aaron McCrimmon-Jones <Aaron.McCrimmon-Jones@kitchener.ca>; Alain Pinard <Alain.Pinard@kitchener.ca>; Brian Bennett <Brian.Bennett@kitchener.ca>; Dan Steffler <'daniel.steffler@bell.ca'>; Gary Stewart <gstewart@kwhydro.ca> <gstewart@kwhydro.ca>; Lesley MacDonald <Lesley.MacDonald@kitchener.ca>; Roslyn Lusk <Roslyn.Lusk@kitchener.ca>; Steve Allen <Steve.Allen@kitchener.ca>; SWOGR-PERMITTS <SWOGR.PERMITTS@rci.rogers.com>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>
Cc: Margaret Johnston <Margaret.Johnston@kitchener.ca>
Subject: Proposed Lane Closure - Belmont Avenue East

Please review the attached and provide any comments.
Thanks.

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



Garett Stevenson

From: Stewart, Gary <GStewart@KWHydro.ca>
Sent: Tuesday, August 6, 2019 9:08 AM
To: Dave Seller
Cc: Cameron, Greig; Wang, Shaun
Subject: RE: Proposed Lane Closure - Belmont Avenue East

Hi Dave,

I have reviewed the proposed lane closure and Kitchener Wilmot Hydro Inc. has an existing overhead line parallel to the proposed lane closure, in order to maintain the existing overhead distribution line Kitchener Wilmot Hydro Inc. will require access easements the entire length of the lane way. A minimum of 6 meters from the center of the overhead distribution line.

Any questions please contact me.

Best Regards,



Gary Stewart
Distribution Design Supervisor
301 Victoria Street South, PO BOX 9010
Kitchener, ON. N2G 4L2
Phone: 519.745.4771 ext. 6247
Cell: 519.497.6221
Fax: 519.745.0643
Email: gstewart@kwhydro.ca



From: Dave.Seller@kitchener.ca <Dave.Seller@kitchener.ca>
Sent: August-02-19 1:56 PM
To: Aaron.McCrimmon-Jones@kitchener.ca; Alain.Pinard@kitchener.ca; Brian.Bennett@kitchener.ca; 'daniel.steffler@bell.ca'; Stewart, Gary <GStewart@KWHydro.ca>; Lesley.MacDonald@kitchener.ca; Roslyn.Lusk@kitchener.ca; Steve.Allen@kitchener.ca; SWOGR.PERMITS@rci.rogers.com; Sylvie.Eastman@kitchener.ca
Cc: Margaret.Johnston@kitchener.ca
Subject: Proposed Lane Closure - Belmont Avenue East

EXTERNAL EMAIL. Please be cautious and evaluate before you click on links, open attachments or provide credentials

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Please review the attached and provide any comments.
Thanks.

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



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Garett Stevenson

From: Scott Berry
Sent: Friday, August 9, 2019 9:35 AM
To: Dave Seller
Cc: Roslyn Lusk
Subject: FW: Proposed Lane Closure - Belmont Avenue East
Attachments: 2019-08-02 Agency Letter - 678-692 Belmont Ave W.pdf

Hi Dave

I tried calling for clarification on this one

The letter states you have received a request to close/sell the laneway behind 678-692 Belmont (only) but the image shows the laneway being closed behind/adjascent to 660 Belmont as well.

We currently maintain the entire laneway as shown in the image 692-660 Belmont and we would have no concerns with closing/selling the entire laneway, however we would have concerns if you were closing 678-692 Belmont only as we would have to reverse out around a 90 degree corner to get out.

Let me know if I have missed something

Thank you

Scott Berry
Manager of Maintenance
Operations Division - Roads and Traffic
Infrastructure Services Department
City of Kitchener
Ph (519) 741-2600 x 4526
Fax (519) 741-2725
TTY: 1-866-969-9994
scott.berry@kitchener.ca

Sent from my Bell Samsung device over Canada's largest network.

From: Roslyn Lusk <Roslyn.Lusk@kitchener.ca>
Sent: Thursday, August 8, 2019 10:27 AM
To: Scott Berry <Scott.Berry@kitchener.ca>
Subject: FW: Proposed Lane Closure - Belmont Avenue East

Hi Scott:

Can you please review this proposal and provide comments back to Dave Seller and copy me?

Thanks,
Ros

From: Dave Seller <Dave.Seller@kitchener.ca>

Sent: Friday, August 02, 2019 1:56 PM

To: Aaron McCrimmon-Jones <Aaron.McCrimmon-Jones@kitchener.ca>; Alain Pinard <Alain.Pinard@kitchener.ca>; Brian Bennett <Brian.Bennett@kitchener.ca>; Dan Steffler <'daniel.steffler@bell.ca'>; Gary Stewart (gstewart@kwhydro.ca) <gstewart@kwhydro.ca>; Lesley MacDonald <Lesley.MacDonald@kitchener.ca>; Roslyn Lusk <Roslyn.Lusk@kitchener.ca>; Steve Allen <Steve.Allen@kitchener.ca>; SWOGR-PERMITTS <SWOGR.PERMITTS@rci.rogers.com>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>

Cc: Margaret Johnston <Margaret.Johnston@kitchener.ca>

Subject: Proposed Lane Closure - Belmont Avenue East

Please review the attached and provide any comments.
Thanks.

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

