



March 15, 2024

File No. 23246

Office of Mayor and City Council
Planning Division, 2th Floor
200 King Street West
Kitchener, Ontario
N2G 4Y9

Attention: Mayor Vrbanovic and Members of Council

Dear Mayor Vrbanovic:

**Re: Growing Together
Protected Major Transit Station Area Land Use & Zoning Framework
49 to 55 Pine Street**

On behalf of Snider Corporation, please accept the following commentary and response to the Growing Together – Protected Major Transit Station Area Land Use and Zoning Framework (Staff Report DSD-2024-005) as presented to Planning and Strategic Initiatives Committee (PSIC) meeting on January 29, 2024.

As noted in our January 29, 2024 correspondence, Snider Corporation acquired 49, 51 and 53 Pine Street with the intent of providing for a consolidated, comprehensive mixed-use, mid to high density redevelopment project. Snider Corporation is currently pursuing the acquisition of 55 Pine Street, to be consolidated with 49 to 53 Pine Street.

The properties were proposed to be located within a Protected Major Transit Station Area in the Official Plan Amendment as part of Staff Report DSD-2024-005.

The properties were proposed to be designated as Strategic Growth Area A in the Official Plan Amendment as part of Staff Report DSD-2024-005, which are areas intended to accommodate intensification within predominantly low-rise residential neighbourhoods, lands further away from Rapid Transit Station stops, and/or lands where existing lots are generally too small to support high-rise buildings. The Strategic Growth Area A designation would accommodate a range of low and medium density residential uses, along with compatible non-residential uses, with maximum building height of 8 storeys and a minimum Floor Space Ratio (FSR) of 0.6.

Finally, the properties were proposed to be zoned SGA-2: Mid Rise Growth Zone in the Zoning By-law Amendment as part of Staff Report DSD-2024-005, which would permit a range of low and medium-rise residential uses with a maximum building height of 8 storeys, a minimum FSR of 1.0 and no maximum FSR.

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As outlined in our January 29, 2024 correspondence, we supported the proposed Protected Major Transit Station Area designation for the properties. However, we requested consideration be given to designating the properties as Strategic Growth Area B and zoned SGA-3: High Rise Growth Zone (Limited) as part of the Growing Together initiative. We believe the subject properties represent an excellent opportunity for intensification proximate to the Grand River Hospital iON Station and can be redeveloped as a high-density, mixed-use project designed to be compatible with and sensitive to the existing low rise residential uses on the north side of Dodds Lane. A copy of our January 29, 2024 correspondence has been appended to this letter.

Subsequent to the January 29, 2024 PSIC meeting, we had the opportunity to meet with City staff on March 1, 2024 to further discuss and review our requests. During our meeting, staff advised that they would support the Strategic Growth Area B designation as we had requested in our January 29, 2024 correspondence. We are greatly appreciative of this consideration and support the Strategic Growth Area B designation.

Staff maintain that the application of the SGA-3: High Rise Growth Zone (Limited) would be more appropriately facilitated through a privately-initiated application for zoning by-law amendment that would reflect detailed site development plans for the property; the properties will continued to be zoned SGA-2: Mid Rise Growth Zone at this time.

Please accept this as our request for Council to consider applying the SGA-3: High Rise Growth Zone (Limited) to the subject properties as part of the Growing Together initiative.

The application of the Strategic Growth Area B designation as agreed to by City results in a logical rounding out of this area and clearly indicates preferred opportunities for future intensification proximate to the Grand River iON Station. As demonstrated by the preliminary development concepts prepared for the properties, the redevelopment of the properties can be designed to be compatible with and sensitive to the existing open space use to the north and east, and existing low-rise residential uses to the east, all while adhering the height restrictions and density provisions of the Strategic Growth Area B Zone; it is our opinion that applying the SGA-3: High Rise Growth Zone (Limited) to the properties more appropriate aligns with this designation. We continue to maintain that the properties should be zoned to permit mid to high-rise residential development associated with the SGA-3 Zone.

Snider Corporation believes that the Growing Together initiative is a positive, comprehensive planning initiative undertaken by the City that will continue to encourage investment in transit station areas; they are generally supportive of the strategic policy and regulatory framework as proposed. We are very appreciative of the opportunity to work directly with staff regarding our request and look forward to continuing to collaborate with staff as we move forward with redevelopment plans for the subject properties.

Thank you for taking the time to review our commentary and requests. On behalf of Snider Corporation, we respectfully request to be notified of all meetings, reports and decisions related to

the Growing Together initiative in the future. Please don't hesitate to contact me if you have any questions or would like to discuss further.

Sincerely,
GSP Group Inc.

Kristen Barisdall

Kristen Barisdale, MCIP, RPP
Vice President, Planning

cc. Gord Snider, Snider Corporation