

Bramm Yards Master Plan

Revised Vision & Development Principles

June 13, 2024

Aerial Photo of Bramm Yards



Engagement Project

Implemented over a twenty (20) week period, the Bramm Yards Engagement Community Project utilized the following tools to gather input from residents and stakeholders:

1) Engage Kitchener (Online Platform)

- Over 8,400 project page views
- 4,606 project page visits
- 388 survey completions from 11 different postal codes
- 61.84% of survey respondents were located within the 3 postal codes in Downtown Kitchener

Engagement Project

2) Open House Meeting

- Over thirty (30) participants attended

3) Focus Group & Community Meetings

- Health Innovation Focus Group
- Board of Directors for the Downtown Kitchener BIA
- Local Neighbourhood Associations – VPNA Policy Paper

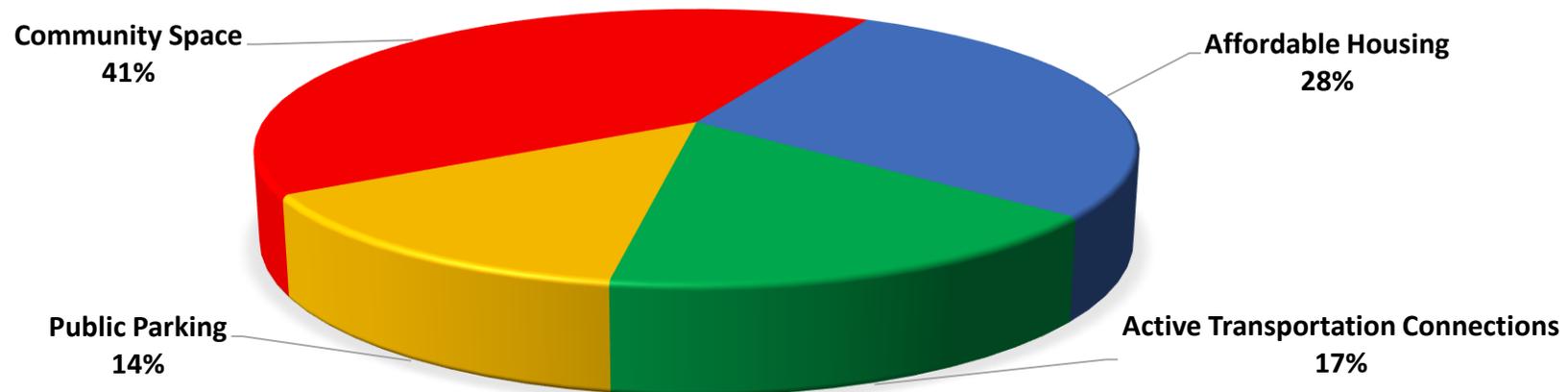
4) Advisory Committee Meetings

- Four (4) advisory committees of the City of Kitchener were consulted:
EDAC, DAAC, ATTAC, and ACAC

Proposed Revised Vision

To develop a leading-edge, mixed use urban business park **that becomes the central gathering point of the growing Innovation District and surrounding neighbourhoods. The business park would include significant health-innovation focused employment with new and affordable housing, centred around vibrant streetscapes and high-quality public spaces. All built** using leading sustainability practices.

Top Four (4) Changes to the Proposed Vision for Bramm Yards by Survey Respondents

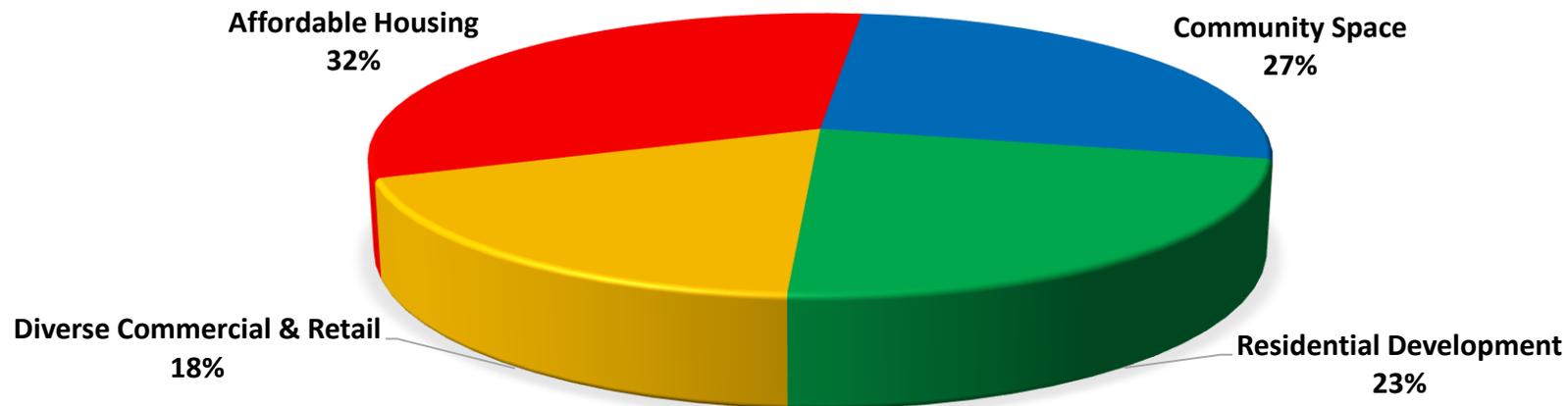


Proposed Revised #1 Development Principle

Integrate a Mix of Uses

- Develop a minimum of 750,000 square feet of employment space with 'Health Innovation' and 'Medical Technology' employment as the primary use.
- Maximize the integration of residential development where possible, **including affordable housing**; and,
- Include ground floor commercial uses (ex: retail, restaurant, service).

Top Four (4) Changes to the #1 Development Principle by Survey Respondents

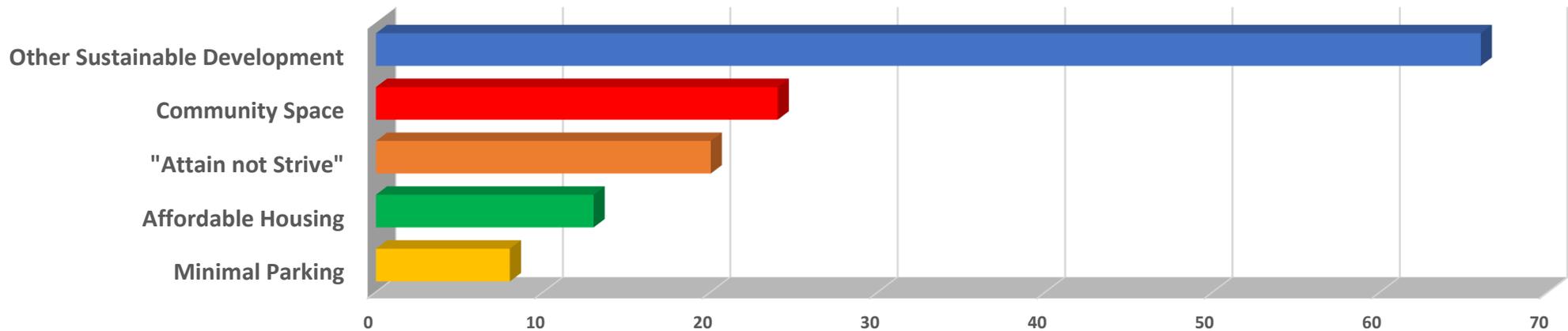


Proposed Revised #2 Development Principle

Integrate Leading Sustainable Development Practices

- Strive for the integration of geothermal heating and cooling, including the potential for a district energy plant on site; and
- Strive for emerging industry standards **and other sustainable development practices** such as net-zero carbon emissions.

Top Five (5) Changes to #2 Development Principle

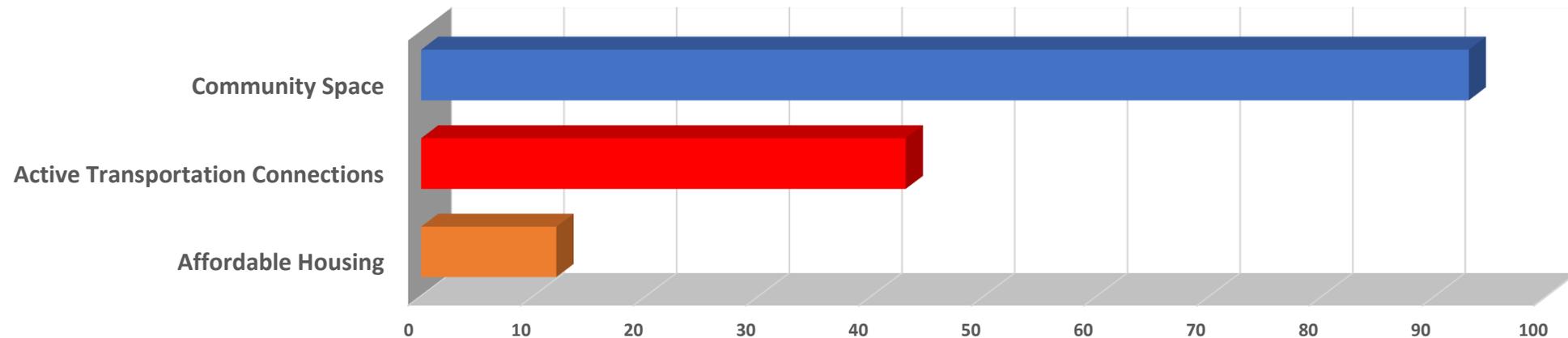


Proposed Revised #3 Development Principle

Focal Community Spaces

- Organize developments around central community spaces.
- Develop a vibrant streetscape.
- Provide high quality, outdoor public spaces, including **usable green space**.
- ~~Include community space to be retained by the City; and~~ Introduce all ages and abilities to active transportation connections through the site.

Top Three (3) Changes to #3 Development Principle

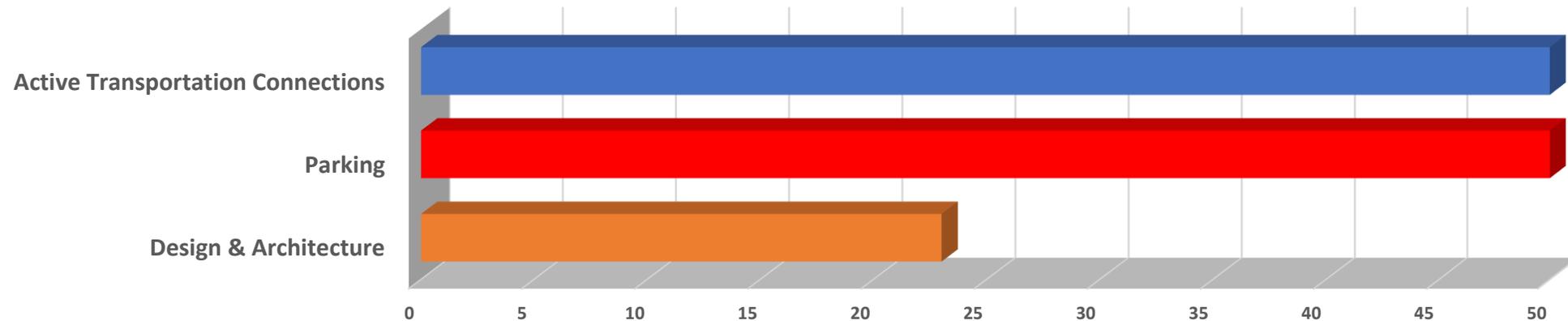


Proposed Revised #4 Development Principle

Design Expectations

- Leading-edge, high-quality architecture and finishes.
- A well-designed public realm
- High quality landscaping.
- Integration of active transportation, including **bike lanes**, secure bicycle parking spaces and reduced **automobile parking**/visibility of automobile parking.

Top Three (3) Changes to #4 Development Principle



Next Steps

Utilizing the input gathered from the community engagement project, City staff have prepared a report to recommend the following:

- 1) Revised Bramm Yards Vision and Development Principles
- 2) Pre-Design Reports: Environmental and Geotechnical Studies
 - Phase One (1) Environmental Site Assessment (ESA),
 - Phase Two (2) Environmental Site Assessment (ESA),
 - Hydrogeological Assessment with limited geotechnical study,
 - Environmental Assessment and/or Remediation, including Record of Site Conditions.
 - Analysis of the various codes based on the revised vision (ex: Building Code); and,
 - Understanding of design and setback requirements from the railway line.
- 3) Market Sounding Analysis
- 4) Land Disposition Process