

REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: August 12, 2024

SUBMITTED BY: Garrett Stevenson, Director, Development and Housing Approvals 519-741-2200 ext. 7070

PREPARED BY: Brian Bateman, Senior Planner, 519-741-2200 ext. 7859

WARD(S) INVOLVED: Ward 2

DATE OF REPORT: July 12, 2024

REPORT NO.: DSD-2024-328

SUBJECT: Draft Plan of Condominium Application (Vacant Land)
30CDM-24210
15 Dellroy Avenue, 2296342 Ontario Inc. (Savic Homes)

RECOMMENDATION:

That the City of Kitchener, pursuant to Section 51(31) of the Planning Act R.S.O. 1990, c.P.13, as amended, By-law 2023-103, hereby grants draft approval to Draft Plan of Condominium Application 30CDM-24210 for 15 Dellroy Avenue in the City of Kitchener, subject to the conditions as shown in Appendix 'A'.

REPORT HIGHLIGHTS:

- The purpose of this report is to provide a planning recommendation to approve the proposed Vacant Land Condominium (VLC) for the property located at 15 Dellroy Avenue.
- Community engagement for the VLC Application included:
 - Circulation of a notice letter to owners of property within 120 metres of the subject property;
 - Staff received no responses from the public; and,
 - Notice of the public meeting was advertised in The Record on July 19, 2024.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

The applicant is proposing a Vacant Land Condominium (VLC) which consists of 2 Units and common elements. The Unit breakdown is as follows:

- VLC Unit 1 is proposed to contain: the existing six (6) storey apartment building containing forty-six (46) residential suites and all component parts, including existing utility rooms, balconies, hydro vault; bicycle storage areas; exterior features such as a walkway and outdoor landscaped areas.

- VLC Unit 2 is proposed to contain: an eighteen (18) storey tower building with a four (4) storey podium collectively containing two hundred and thirty-eight (238) residential suites; bicycle storage areas; balconies forming part of the residential suites within unit 2; utility rooms, delivery rooms, commercial spaces, and hydro vault; exterior features such as a walkway and outdoor landscaped areas; various amenity spaces including a gym, meeting room, lounge, and rooftop patio; and a parking garage with above and below-grade parking.
- The common elements of the VLC are proposed to contain: surface-level parking; parking garage entry driveways; parking garage ramps; landscaped areas and garbage enclosures, that will be shared between the VLC units.

The VLC is to provide separate unit areas for both financing and servicing purposes.

BACKGROUND:

The Owner, 2296342 Ontario Inc., has made application to the City of Kitchener for a Draft Plan of VLC.

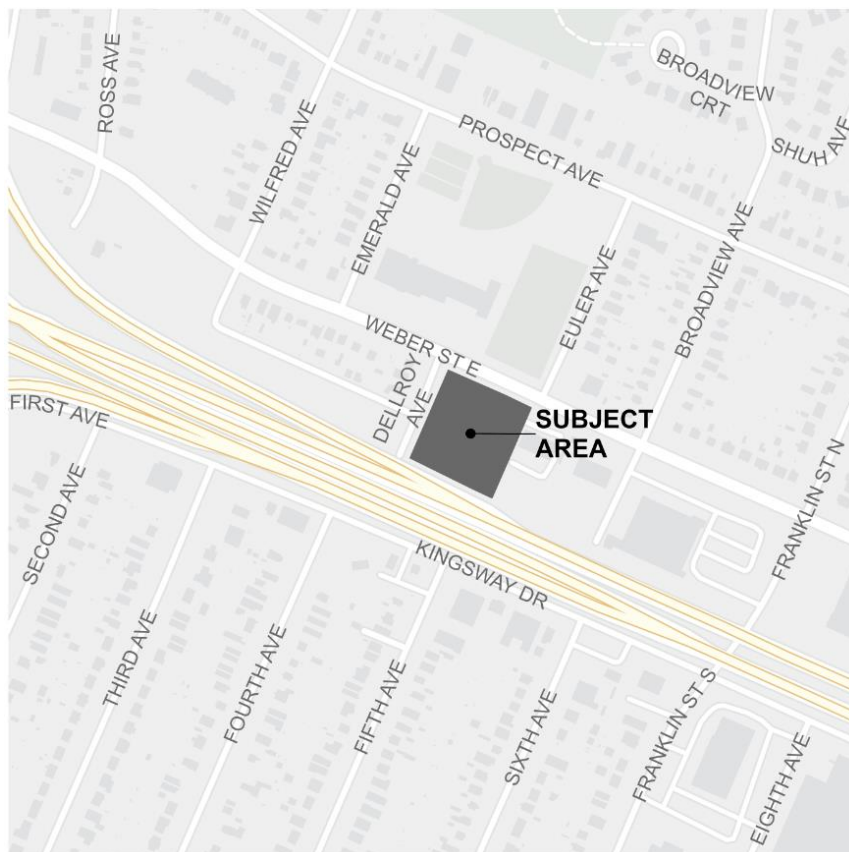


Figure 1: Location map

The subject lands are addressed as 15 Dellroy Avenue and are located near the major intersection of Weber Street East and Franklin Avenue. The subject corner property fronts onto both Dellroy Avenue and Weber Street East. The property contains a 6-storey apartment building and remnants of an old building foundation for a second apartment building that was never constructed. The subject lands are designated 'High Rise

Residential' in the Official Plan and zoned 'High Rise Residential Zone Seven Zone (RES-7)' in Zoning By-law 2019-051.

The applicant has submitted Site Plan Application SP22/158/D/BB which has received conditional Site Plan Approval for a second building on-site comprised of an eighteen (18) storey tower with a four (4) storey podium collectively containing two hundred and thirty-eight (238) residential suites; bicycle storage areas; balconies forming part of the residential suites within Unit 2; utility rooms, delivery rooms, commercial spaces, and hydro vault; exterior features such as a walkway and outdoor landscaped areas; various amenity spaces including a gym, meeting room, lounge, and rooftop patio; and a parking garage with above and below grade parking. The approved Site Plan is shown below and in Attachment 'D' of the report.

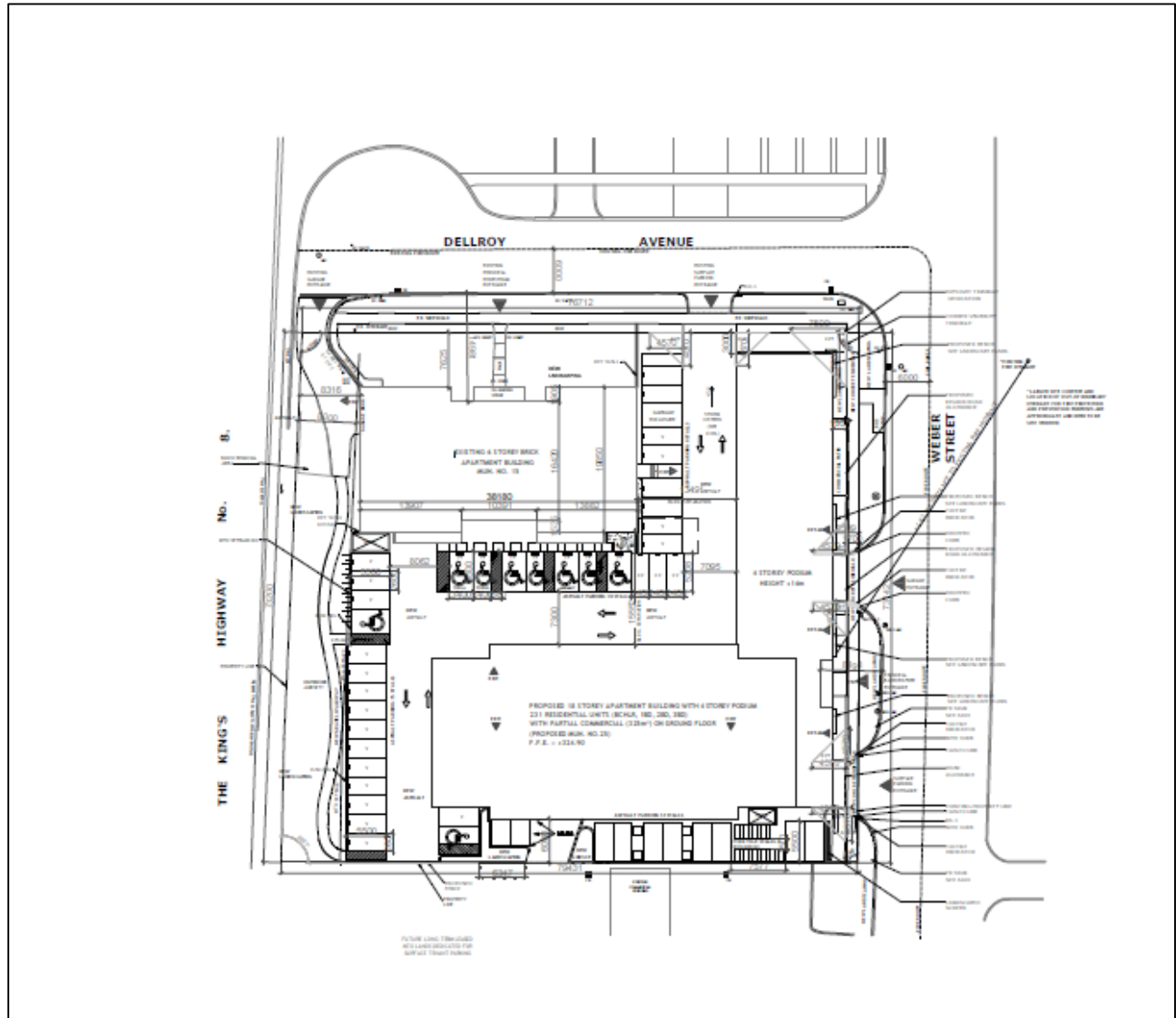


Figure 2 – Proposed Site Plan SP22/158/D/BB

The applicant has been actively working to clear conditions of Site Plan Approval so that construction can commence by Fall 2024.

REPORT:**A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan):**

The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services and which creates high quality public open spaces.

Policy 2.2.6.1(a) states that municipalities will support housing choice through the achievement of the minimum intensification and targets in this Plan, as well as the other policies of this Plan by identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents.

Planning staff are of the opinion that the applications conform to the policies of the Growth Plan.

Regional Official Plan (ROP) 2023:

The subject lands are designated “Urban Area”, and “Delineated Built Up Area” on Map 2 of the Regional Official Plan (ROP). Permitted uses of the Urban Area and Delineated Built-Up Area in the ROP include urban uses such as residential uses, among others. Regional staff have no objection to the application subject to satisfying several conditions included in the Draft Approval found in Attachment ‘A’.

Official Plan

The Official Plan establishes an Urban Structure for the City of Kitchener and provides policies for directing growth and development within this structure. Intensification Areas are targeted throughout the Built-up Area as key locations to accommodate and receive the majority of development or redevelopment for a variety of land uses.

Primary Intensification Areas include the Urban Growth Centre, Major Transit Station Areas, Nodes and Corridors, in this hierarchy, according to Section 3.C.2.3 of the Official Plan. 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. Urban Corridors function as the spine of a community as well as a destination for surrounding neighbourhoods. Strengthening linkages and establishing compatible interfaces between the Urban Corridors and surrounding Community Areas and Industrial Employment areas are priorities for development in these areas.

The subject lands are designated ‘High Rise Residential’. The High Rise Residential land use designation will primarily accommodate high density multiple dwellings and special needs housing to achieve a high intensity of residential use to a maximum Floor Space Ratio of 4.0.

The proposal conforms to the land use designation, is located within the built-up area of the City where priority is given for approvals associated with development, can be serviced and the creation of separate unit areas allows for separate service connections, supports transit as the property is on a bus route, does not impact the environment nor City finances, can be integrated within surrounding fabric and each unit fronts onto public

streets, and, a site plan has been prepared and approved by staff in support of the City's Urban Design Manual.

Department and Agency Comments:

A copy of all comments received from the commenting agencies and City departments are attached as Appendix 'C'. There are no outstanding concerns with the proposed application.

Community Input and Staff Responses:

The application was circulated to members of the public and no comments were received.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the committee meeting. A notice of the public meeting was placed in the newspaper on July 19, 2024 (Appendix 'B').

CONSULT – The Application was circulated to property owners within 120 metres of the subject lands as per Planning Act requirements. This report will be posted to the City's website with the agenda in advance of the committee meeting.

PREVIOUS REPORTS/AUTHORITIES:

- Zoning By-law 2019-051
- Official Plan, 2014
- Regional Official Plan, 2023 (amended by ROPA 6)
- Provincial Policy Statement, 2020
- Planning Act, R.S.O. 1990
- Growth Plan, 2020
- Site Plan Application (SP22/158/D/BB)
- DSD-2023-314 (A2023-080)

REVIEWED BY: Tina Malone-Wright - Manager of Development Approvals,
Development and Housing Approvals Division

APPROVED BY: Garrett Stevenson, Director of Development and Housing Approvals

ATTACHMENTS:

Appendix A – Draft Approval Conditions and Draft Plan of Condominium 30CDM-24210

Appendix B – Newspaper Notice
Appendix C – Department and Agency Comments
Appendix D – Approved Site Plan SP22/158/D/BB