

Staff Report



Development Services Department

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REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: October 7, 2024

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

PREPARED BY: Eric Schneider, Senior Planner 519-741-2200 ext. 7843

WARD(S) INVOLVED: Ward 7

DATE OF REPORT: September 17, 2024

REPORT NO.: DSD-2024-432

SUBJECT: Zoning By-law Amendment Application ZBA24/019/T/ES
60 Trussler Road
1000160668 Ontario Corp.

RECOMMENDATION:

That Zoning By-law Amendment Application ZBA24/019/T/ES requesting to amend Zoning By-law 2019-051, for 1000160668 Ontario Corp. be approved in the form shown in the 'Proposed By-law', and 'Map No. 1', attached to Report DSD-2024-432 as Attachment 'A1' and 'A2'.

REPORT HIGHLIGHTS:

- The purpose of this report is to evaluate and provide a planning recommendation regarding the Zoning By-law Amendment application for the subject lands located at 60 Trussler Road. It is planning staff's recommendation that the Zoning By-law Amendment be approved.
- The proposed amendment supports the creation of 64 dwelling units on an underutilized site that formerly contained one single detached dwelling that has been demolished.
- Community engagement included:
 - circulation of a preliminary notice letter to property owners and residents within 240 metres of the subject site;
 - installation of a large billboard notice sign on the property;
 - follow up one-on-one correspondence with members of the public;
 - Neighbourhood Meeting held on September 12, 2024;
 - postcard advising of the statutory public meeting was circulated to all residents and property owners within 240 metres of the subject site, those who responded to the preliminary circulation; and those who attended the Neighbourhood Meeting;
 - notice of the public meeting was published in The Record on September 13, 2024.
- This report supports the delivery of core services.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

- This application was deemed complete on July 12, 2024. The Applicant can appeal this application for non-decision after October 10, 2024.

EXECUTIVE SUMMARY:

The owner of the subject lands addressed as 60 Trussler Road is proposing to change the Zoning from 'Low Rise Residential One Zone' (RES-1) to Low Rise Residential Five Zone (RES-5), and to add a Site Specific Provision in Zoning By-law 2019-051. Staff are recommending that the application be approved.

BACKGROUND:

The City of Kitchener has received an application for a Zoning By-law Amendment from 1000160668 Ontario Corp. for a development concept that proposes 3 three-storey multiple dwelling buildings with sixty-four (64) residential units.

The subject property is identified as 'Community Areas' on the City's Urban Structure (Map 2 - City of Kitchener Official Plan) and designated as 'Low Rise Residential' (Map 3 - City of Kitchener Official Plan).

Site Context

The subject lands are municipally addressed as 60 Trussler Road. The subject lands are on the east side of Trussler Road between Highland Road West and Cora Drive. The lot area of the subject site is approximately 0.61 hectares and the lot frontage is 36.6 metres. The lot is vacant, and formerly contained a single detached dwelling, demolished in 2022. The surrounding neighbourhood is comprised of a mix of residential, industrial, and commercial uses, as well as park space (Waldau Woods Park).



Figure 1 - Location Map: 60 Trussler Road



Figure 2 – View of Existing Vacant Site

REPORT:

The applicant is proposing to redevelop the subject property with three (3), 3-storey stacked townhouse buildings totalling 64 dwelling units. The balance of the lands includes amenity areas, surface parking, patio spaces, and landscaped areas.

Through the review and evaluation of this application, the development concept was slightly revised from its initial submission. The applicant has removed one dwelling unit, in order to reduce unit count and comply with minimum parking standards. The original concept required 74 parking spaces and proposed to provide 73 which require relief from the City's Zoning By-law. The applicant removed one unit, lowering the requirement to 73 parking spaces resulting in compliance with minimum parking standards. The building height was also reduced by 0.6 metres (total height of 11 metres) in order to comply with the existing maximum permitted height in the current and proposed zoning. The applicant has also responded to the neighbourhood request for a taller fence as a visual barrier, and has added a site specific to require a 2.4 metre high visual barrier fence rather than the City's minimum standard of 1.8 metres.

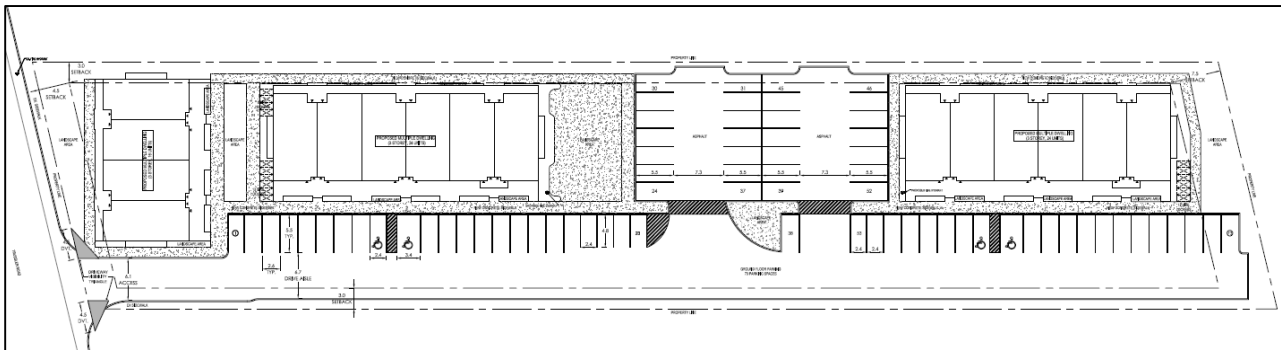


Figure 3- Concept Plan

Planning Act, R.S.O. 1990, c. P.13 25.

Section 2 of the Planning Act establishes matters of provincial interest and states that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) The minimization of waste;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- k) The adequate provision of employment opportunities;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) The promotion of built form that,
 - (i) Is well-designed,
 - (ii) Encourages a sense of place, and
 - (iii) Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

These matters of provincial interest are addressed and are implemented through the Provincial Policy Statement, 2020, as it directs how and where development is to occur. The City's Official Plan is the most important vehicle for the implementation of the Provincial Policy Statement, 2020 and to ensure Provincial policy is adhered to.

The Ministry of Municipal Affairs and Housing has approved an integrated province-wide land use planning policy document, replacing the current Provincial Policy Statement and A Place to Grow: Growth plan for the Greater Golden Horseshoe, with a singular Provincial Planning Statement (PPS) which will come into effect October 20, 2024.

The Ministry of Municipal Affairs and Housing is currently consulting on transition provisions for the 2024 PPS. A final decision on this application is currently scheduled for Council on October 21, 2024, after the 2024 PPS will come into effect. In anticipation of Council's decision on or after October 20, 2024, staff have also evaluated this application for conformity with the proposed 2024 PPS as well.

Provincial Policy Statement, 2020:

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 1.4.3(b) of the PPS promotes all types of residential intensification, and sets out a policy framework for sustainable, healthy, liveable and safe communities. The PPS promotes efficient development and land use patterns, as well as accommodating an appropriate mix of affordable and market-based residential dwelling types with other land uses, while supporting the environment, public health and safety. Provincial policies promote the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

To support provincial policies relating to the optimization of infrastructure, transit and active transportation, the proposed zoning facilitates a compact form of development which efficiently uses the lands, is in close proximity to transit options, and makes efficient use of both existing roads and active transportation networks. The lands are serviced and are in proximity to parks, trails and other community uses. Provincial policies are in support of providing a broad range of housing.

Planning staff is of the opinion that the proposed application will facilitate the intensification of the subject property with a low-rise development that is compatible with the surrounding community, helps manage growth, is transit-supportive and will make use of the existing infrastructure. No new public roads would be required for the proposed development and Engineering staff have confirmed there is capacity in the sanitary sewer to permit intensification on the subject lands.

Based on the foregoing, staff is of the opinion that this proposal is in conformity with the PPS.

Provincial Policy Statement, 2024:

The Provincial Planning Statement (PPS), 2024 is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. The PPS 2024 came into force on October 20, 2024.

The PPS 2024 provides municipalities with the tools and flexibility they need to build more homes. Some examples of what it enables municipalities to do are; plan for and support development and increase the housing supply across the province; and align development with infrastructure to build a strong and competitive economy that is investment-ready.

Sections 2.1.6 and 2.3.1.3 of the PPS 2024 promotes planning for people and homes and supports planning authorities to support general intensification and redevelopment while achieving complete communities by, accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs. Policies further promote, improving accessibility and social equity, and efficiently using land, resources, and existing infrastructure.

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

The Growth Plan supports the development of complete and compact communities that are designed to support healthy and active living, make efficient use of land and infrastructure, provide for a range, and mix of housing types, jobs, and services, at densities and in locations which support transit viability and active transportation. Policies of the Growth Plan promote growth within strategic growth areas including major transit station areas, in order to provide a focus for investments in transit and other types of infrastructure.

Policy 2.2.6.1(a) states that municipalities will support housing choice through the achievement of the minimum intensification and density targets in 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.

Policies 2.2.1.4 states that complete communities will:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. public service facilities, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
- g) integrate green infrastructure and appropriate low impact development.

The Growth Plan supports planning for a range and mix of housing options and, in particular, higher density housing options that can accommodate a range of household sizes in locations that can provide access to transit and other amenities.

Planning staff is of the opinion that the application conforms to the Growth Plan.

Regional Official Plan (ROP):

The subject lands are designated “Urban Area” and “Built-Up Area” on Schedule 3a of the Regional Official Plan (ROP). Urban Area policies of the ROP identify that the focus of the Region’s future growth will be within the Urban Area and the proposed development

conforms to Policy 2.F of the ROP as the proposed development will support the achievement of the minimum intensification targets within the delineated Built-Up Area. Growth is directed to the Built Up Area of the Region to make better use of infrastructure that can assist in transitioning the Region into an energy efficient, low carbon community. Furthermore, intensification within the Built-Up Area assists the gradual transition of existing neighbourhoods within the Region into 15-minute neighbourhoods that are compact, well connected places that allow all people of all ages and abilities to access the needs for daily living within 15 minutes by walking, cycling or rolling. The applicant has proposed stacked townhouses, which is encouraged as a form of missing-middle housing in the Delineated Built-Up Area. This development, while proposing only residential uses, introduces additional units and housing types to a neighbourhood that already includes some townhomes and is in proximity to transit services on Highland Road West, employment uses, and a Regional Employment Area (185m north of the site). The Region of Waterloo has indicated they have no objections to the proposed application. (Attachment 'C'), provided a requested holding provision for noise and record of site condition is applied. Planning staff are of the opinion that the application conforms to the Regional Official Plan.

City of Kitchener Official Plan (OP)

Urban Structure

The subject lands are identified as a 'Community Areas' in the City's Urban Structure (Map 2). The planned function of Community Areas is to provide residential uses as well as non-residential supporting uses intended to serve the immediate residential areas. Community Areas may have limited intensification with development being sensitive and compatible with the character, form, and planned function of the surrounding context.

Land Use Designation

The subject lands are designated 'Low Rise Residential' in the City's Official Plan (Map 3). Low Rise Residential areas are intended to accommodate a full range of low density housing types including single detached, semi-detached, townhouse, and low-rise multiple dwellings. The Low Rise Residential designation states that the City will encourage and support the mixing and integrating of innovative and different forms of housing to achieve and maintain a low-rise built form. No buildings shall exceed 3 storeys or 11 metres in height. No Official Plan amendment is required to implement the Zoning By-law Amendment application. The maximum building height has been amended to be less than 11 metres.

Planning staff is of the opinion that the requested Zoning By-law Amendment will facilitate a housing form that conforms with the Low Rise Residential land use designation in the City's Official Plan.

Transportation

The City's Official Plan contains policies to develop, support, and maintain a complete, convenient, accessible and integrated transportation system that incorporates active transportation, public transit, and accommodates vehicular traffic.

In regard to alternate modes of transportation, objectives of the Official Plan include promoting land use planning and development that is integrated and conducive to the efficient and effective operation of public transit and encourages increased ridership of the

public transit system. The City shall promote and encourage walking and cycling as safe and convenient modes of transportation.

The proposed development aims to increase density on an existing site that is served by public transit, with access to Grand River Transit Routes 1 & 77. The proposed development is required to provide safe, secure indoor bicycle storage to encourage active transportation. Staff is of the opinion that the requested Zoning By-law Amendment conforms with the transportation policies of the City's Official Plan.

Urban Design

The City is committed to achieving a high standard of urban design, architecture and place-making to positively contribute to quality of life, environmental viability and economic vitality. Urban design is a vital component of city planning and goes beyond the visual and aesthetic character of individual buildings and also considers the functionality and compatibility of development as a means of strengthening complete communities.

Urban Design policies in the 2014 Official Plan support creating visually distinctive and identifiable places, structures and spaces that contribute to a strong sense of place and community pride, a distinct character and community focal points that promote and recognize excellence and innovation in architecture, urban design, sustainable building design and landscape design. The City will require high quality urban design in the review of all development applications through the implementation of the policies of the Official Plan and the City's Urban Design Manual.

The proposed development concept includes a street facing building (building A), that orients massing and unit entrances towards the street line along Trussler Road. Street fronting articulation includes at-grade patios as well as second and third floor balconies. Pedestrian connectivity throughout the site is provided through pedestrian walkways from the unit entrances alongside the building leading to the sidewalk on Trussler Road. On-site amenity area is achieved through one at grade passive amenity space at the rear of building A, one at grade amenity space at the rear of building B, as well as private unit balconies.

Housing

The City's primary objective with respect to housing in the Official Plan is to provide for an appropriate range, variety and mix of housing types and styles, densities, tenure and affordability to satisfy the varying housing needs of our community through all stages of life. This low rise multiple dwelling proposal is a "missing middle" housing type and provides an option that bridges the gap between high density residential towers and single detached dwellings. The proposed housing type is an important segment in Kitchener's housing continuum.

Policy 4.C.1.9. Residential intensification and/or redevelopment within existing neighbourhoods will be designed to respect existing character. A high degree of sensitivity to surrounding context is important in considering compatibility.

Policy 4.C.1.12. The City favours a land use pattern which mixes and disperses a full range of housing types and styles both across the city as a whole and within neighbourhoods.

Policy 4.C.1.22: The City will encourage the provision of a range of innovative housing types and tenures such as rental housing, freehold ownership and condominium ownership including common element condominium, phased condominium and vacant land condominium, as a means of increasing housing choice and diversity.

Based on the above housing policies, staff is of the opinion that the application conforms to the Official Plan.

Policy Conclusion

Planning staff are of the opinion that the proposed Zoning By-law amendment is consistent with policies of the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan and the City of Kitchener Official Plan, and represents good planning.

Proposed Zoning By-law Amendment:

The subject lands are zoned 'Low Rise Residential One Zone (RES-1)' in Zoning By-law 2019-051.

The applicant has requested to change the zoning to 'Low Rise Residential Five Zone (RES-5)' and add a Site Specific Provision (411) and Holding Provision (93H) in Zoning By-law 2019-051. The requested change in zoning category is to permit the proposed use of a "Multiple Dwelling".

Site-Specific Provision (411)

- a. Permit a minimum interior side yard setback of 2.4 metres
- b. Require a visual barrier with a minimum height of 2.4 metres

Side Yard Setback:

The interior side yard requirement is intended to provide pedestrian access for site functionality and adequate building separation. The request for a 2.4 metre setback rather than the required 3 metres is for one of the three proposed buildings (Building A) and is on the north property line abutting the parking lot for the existing industrial facility on the neighbouring lands (Heroux Devtek). This reduction brings building A further from the existing low-rise residential lands to the south and allows for a landscaped drive aisle and pedestrian walkway alongside the drive aisle. The proposed 2.4 metre setback maintains pedestrian access and contributes to provision of a functional site for vehicles and pedestrians along the main entrance. Adequate building separation can be achieved, as the existing industrial building to the north is located over 60 metres from the property line and is buffered by the site's employee parking area and landscaped buffers.

Visual Barrier Height:

The City's Zoning By-law requires a visual barrier to be a minimum of 1.8 metres (6 feet) in height. This is typically achieved with a board-on-board wood fence. As a response from requests from abutting property owners, the applicant has agreed to increase the height of the fence to 2.4 metres (8 feet) in order to provide additional screening and privacy.

Landscaping will also be provided south of the proposed parking area, to buffer the parking lot from the adjacent rear yards along Cora Drive and Rauch Court.

Holding Provision (93H)

Planning staff are recommending the following holding provision as part of the Zoning By-law Amendment:

That a holding provision shall apply to the entirety of the subject lands until such time as a Stationary Noise Study is submitted and approved and implementation measures addressed to the satisfaction of the Regional Commissioner of Planning, Housing and Community Services, if necessary, and until a satisfactory Record of Site Condition has been submitted to the Ministry of Conservation and Parks, and that the Record of Site Condition and Ministry Acknowledgement Letter are provided to the Regional Municipality of Waterloo. This Holding Provision shall not be removed until the City of Kitchener is in receipt of a letter from the Regional Commissioner of Planning, Housing and Community Services advising that such noise study or studies has been approved and an agreement, if necessary, has been entered into with the City and/or Region, as necessary, providing for the implementation of any recommended noise mitigation measures.

Staff offer the following comments with respect to Holding Provision (93H).

Official Plan policies require that holding provisions will be applied in those situations where it is necessary or desirable to zone lands for development or redevelopment in advance of the fulfillment of specific requirements and conditions, and where the details of the development or redevelopment have not yet been fully resolved. A Holding provision may be used in order to facilitate the implementation of the change in zoning to 'Low Rise Residential Five Zone' (RES-5) and the establishment of Site-Specific Provision (411). The City will enact a by-law to remove the holding symbol when all the conditions set out in the holding provision have been satisfied, permitting redevelopment in accordance with the zoning category assigned.

Proposed Zoning By-law Amendment Conclusions

Staff is of the opinion that the proposed Zoning By-law Amendment to change the zoning of the subject lands to 'RES-5' with Site Specific Provision 411 represents good planning as it will facilitate the redevelopment of the lands with a 64-unit multiple dwelling that is compatible with the existing neighbourhood, which will add visual interest at the street level, and which will appropriately accommodate on-site parking needs. Staff are supportive of the proposed development and recommend that the proposed Zoning By-law amendment be approved as shown in Attachments 'A1' and 'A2'.

Department and Agency Comments:

Circulation of the Zoning By-law Amendment was undertaken in August to all applicable City departments and other review authorities. No major concerns were identified by any commenting City department or agency. Copies of the comments are found in Attachment "C" of this report.

The following Reports and Studies were considered as part of this proposed Official Plan Amendment and Zoning By-law Amendment:

Planning Opinion Report
Prepared by: Patterson Planning Consultants, June 2024

Urban Design Report
Prepared by: Patterson Planning Consultants, June 2024

Building Floor Plans, Elevations, Sections, Renderings
Prepared by: Reinders and Law Ltd, June 4, 2024

Tree Management Plan
Prepared by: Hill Design Studio, April 5, 2024

Truck Turning Plan
Prepared by: Patterson Planning Consultants, June 2024

Functional Site Servicing and Stormwater Management Report
Prepared by: GM Blue Plan Engineering, May 24, 2024

Geotechnical Report:
Prepared by: Chung & Vander Doelen, October 30, 2020

Sustainability Statement
Prepared by: Patterson Planning Consultants, June 2024

Civil Engineering Plans
Prepared by: GM Blue Plan Engineering, February 29, 2024

Environmental Noise Impact Study
Prepared by: GHD Limited, April 16, 2024

Fire Route Plans
Prepared by: Patterson Planning Consultants, June 2024

Transportation Impact Study
Prepared by: Paradigm Solutions Limited, May 2024

WHAT WE HEARD



Thirty-Seven (37) people provided comments



A City-led Neighbourhood Meetings held on September 12, 2024 and approximately Thirty-One (31) different users logged on



283 households (occupants and property owners) were circulated and notified (including 6 within Wilmot Township)

Staff received written responses from 37 residents with respect to the proposed development. These are included in Attachment 'D'. A Neighbourhood Meeting was held on September 12, 2024. In addition, staff had follow-up one-on-one correspondence with members of the public. A summary of what we heard, and staff responses are noted below.

What We Heard	Staff Comment
Loss of privacy will occur on abutting lots addressed on Cora Drive.	The applicant has designed the site to locate the buildings as close to the north property line (industrial lands) and furthest from the south property line (low-rise residential lands – Cora Drive and Rauch Court rear yards). The buildings greatly exceed the minimum 3 metre side yard setback, with proposed setbacks of approximately 9 metres for building A and 18 metres for buildings B and C. A visual barrier will be required on the abutting property line – a special regulation provision is recommended to increase the minimum height of the visual barrier from 1.8 metres to 2.4 metres.
Infrastructure and Sanitary Service Capacity	The City's Engineering staff have provided clearance that there is adequate sanitary capacity for the proposed development.
Cars are speeding on Trussler Road, this development will exacerbate the issue & suggestion that Trussler Road should be a cul-de-sac and not a through road.	This section of Trussler Road was approved for Hot Spot Improvements in the 2024 Vision Zero report approved by City Council in May 2024. Hot Spot Improvements will include a series of raised measures (humps) that will be installed in the fall of 2024. Transportation Staff have provided this location to the Waterloo Region Police Service (WRPS) as a Selective Traffic Enforcement Program (STEP) location. Police are assigning resources here. Concerns raised by some of the residents relate to cut through traffic of heavy duty vehicles which is not a factor of this application, however City Transportation staff have been made aware and mitigation measures are proposed as outlined above.
Parking is insufficient for the development	The applicant is meeting the minimum parking standards in the zoning by-law and has withdrawn their request for a reduction in parking.

<p>Water drainage could occur onto abutting lands</p>	<p>The applicant is required to prepare a Stormwater Management Plan to the satisfaction of the City's Engineering division, in which they ensure that all stormwater is infiltrated on site or directed to the City's stormwater infrastructure within the right-of-way on Trussler Road. The site will be required to be graded to ensure no stormwater drains onto abutting lands. Catch basins are proposed to be installed within the parking area. Currently, storm water on site is not currently controlled and either infiltrates or sheet flows off-site.</p>
<p>The height should be reduced to 2 storeys</p>	<p>3 storeys and 11 metres in height is permitted currently in the existing RES-1 zoning. As of right, a 3 storey detached dwelling could be constructed 3 metres from the side property line abutting the existing homes on Cora Drive. The applicant is not requesting an increase in building height as part of this application and has positioned the proposed buildings on the north side of the property, away from the existing residential uses.</p>
<p>Lighting standards erected in the parking lot will cast light and cause nuisance to abutting properties</p>	<p>The applicant is required to submit a site lighting plan from a professional lighting engineer that demonstrates that the lighting standards are dark sky compliant and that there are cut offs installed to prevent light trespass onto abutting lands. The City's urban design staff will review and approve the lighting plan through the site plan process to ensure these standards are met.</p>
<p>Concerns about site location in a source water protection area</p>	<p>The Region of Waterloo requires the applicant to prepare a "risk management plan" under the Clean Water Act, and requires any future condominium corporation to adhere to it, including standards regarding the application of road salt to the parking area.</p>
<p>Loss of trees on site will occur</p>	<p>The applicant will be required to plant new trees in the landscaped and amenity areas as part of a landscape plan through site plan approval.</p>
<p>Question as to whether the site was affordable, or rent-geared-to-income</p>	<p>Applicant has advised that the units are intended to be condominiums for market value.</p>

Planning Conclusions:

In considering the foregoing, staff are supportive of the Zoning By-law amendment. Staff is of the opinion that the subject applications are consistent with policies of the 2020 and

2024 Provincial Policy Statements, conform to Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Kitchener Official Plan and represent good planning. Staff recommends that the application be approved. The proposed application represents an opportunity to provide 'missing middle' housing that addresses a need in our community.

STRATEGIC PLAN ALIGNMENT:

The recommendation of this report supports the achievement of the City's strategic vision through the delivery of core service.

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 Council / Committee meeting. A large notice sign was posted on the property and information regarding the application was posted to the City's website in early June. Following the initial circulation referenced below, an additional postcard advising of the statutory public meeting was circulated to all residents and property owners within 240 metres of the subject lands, those responding to the preliminary circulation and who attended the Neighbourhood Meetings. Notice of the Statutory Public Meeting was also posted in The Record on September 13, 2024 (a copy of the Notice may be found in Appendix C).

CONSULT – The proposed Zoning By-law Amendment was circulated to residents and property owners within 240 metres of the subject lands on August 8, 2024. In response to this circulation, staff received written responses from 37 members of the public, which were summarized as part of this staff report. Planning staff also had one-on-one conversations with residents on the telephone and responded to emails.

PREVIOUS REPORTS/AUTHORITIES:

- Planning Act, R.S.O. 1990, c. P.13
- Growth Plan, 2020
- Provincial Policy Statement, 2020
- Proposed Provincial Policy Statement, 2024
- Region of Waterloo Official Plan
- City of Kitchener Official Plan, 2014
- City of Kitchener Zoning By-law 2019-051

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

APPROVED BY: Readman, Justin - General Manager, Development Services

ATTACHMENTS:

Attachment A1 – Proposed By-law

Attachment A2 – Map No. 1

Attachment B – Newspaper Notice

Attachment C – Department and Agency Comments

Attachment D – Neighbourhood Comments

Attachment E – Concept Plan