

**Our File: 35**

November 14, 2024

City of Kitchener Council  
c/o Mr. Eric Schneider, MCIP, RPP  
Senior Planner  
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Via email – [eric.schneider@kitchener.ca](mailto:eric.schneider@kitchener.ca)

Dear Council:

**Re: 60 Trussler Road, Kitchener  
ZBA24-019-T-ES**

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Zoning By-law Amendment ZBA24-019-T-ES for the lands at 60 Trussler Road was subject to a public meeting held on October 7<sup>th</sup>, 2024 as part of the City of Kitchener Planning and Strategic Initiatives Committee meeting (“PSIC”). At the PSIC, staff report DSD-2024-432 was considered and the following motion was passed:

*“That the following recommendation **be referred to the November 18, 2024, Council Meeting to allow the applicant and staff the opportunity to engage in further discussion** regarding the potential for a reduction in the number and size of the proposed development’s units, and to review potential options for a visual barrier for the subject property:*

*That Zoning By-law Amendment Application ZBA24/019/T/ES requesting to amend Zoning By-law 2019-051, for the property municipally addressed as 60 Trussler Road, for 1000160668 Ontario Corp. **be approved** in the form shown in the ‘Proposed By-law’, and ‘Map No. 1’, attached to Development Services Department report, DSD-2024-432, as it appears in Attachment ‘A1’ and ‘A2’.”*

Council had asked that the proponent provide additional details on sustainability features that are proposed for the subject property as part of the development. As noted to Council, a “Sustainability Statement” is a requirement of the City of Kitchener and was submitted as part of the Zoning By-law Amendment application to form a “complete” application. This submission is reviewed by City staff at the Zoning By-Law amendment stage and would be again reviewed as part of the Site Plan approval stage should the zoning be approved.

At this time, full design details of the buildings have not been completed, nor has the project been presented to mechanical, electrical or structural designers for input. Additional details regarding sustainability will be determined through the formal design process. Through discussions with the project architect and owner though the following items have been noted with regard to sustainability:

- The proponent commits to use locally sourced and manufactured products and local trades.
- The compact form of the development contributes to sustainability and an efficient built form
- The project demonstrates a transit-supportive form of development through the compact, dense form of development to support transit viability

- Direct pedestrian connections from the buildings to the public roadway and public sidewalk are provided
- Water efficient piping and appliances will be utilized
- Air quality is achieved through compact urban form which promotes active modes of transportation such as walking, cycling and public transit.
- Appropriate landscaping and vegetation will be included to contribute to the urban forest.
- The development will incorporate low flow plumbing fixtures to reduce water demand
- The units will be separately metered to allow for more efficient management of energy use on a tenant-by-tenant basis
- LED lighting will be utilized for indoor and outdoor lighting and sensors will be used to increase energy efficiency
- The buildings / units will minimize air pollutants in interior materials by using low or no VOC paints and finishes
- Electric vehicle charging spaces will be provided
- Bicycle parking will be provided
- The proponent owns and operates a mechanical company (i.e. HVAC). Council had specifically mentioned the use of “heat pumps” for this property. The proponent will not commit to use “heat pumps” per se but given the proponent’s involvement in the industry they commit to using the “greenest” and most economical mechanical systems for heating and cooling that are available. This may involve a hybrid system that the Owner designs and implements.

The deferral to November 18, 2024 noted a few particular items for staff and the developer to consider. In response to those items:

<p>Reduce the number of units</p>	<ul style="list-style-type: none"> <li>• A reduction in the number of units is not warranted as the site meets all zoning regulations required for this form of development save for a modest reduction in a side yard setback for a very limited portion of the property</li> <li>• The development conforms to the City of Kitchener Official Plan with regard to height, form of development and most importantly floor space ratio.</li> <li>• Reducing the number of units results in higher condominium fees for residents whereas a greater number of units allows the overall operational costs to be dispersed across a larger number of units.</li> <li>• A reduction in the number of units is not proposed as this time. The original proposal for this project was 72 units which was realistic and had considerable merit. The current proposal is for 63 units which reflects gentle intensification and a modest contribution to housing supply and the City of Kitchener’s housing pledge.</li> </ul>
<p>Include 3 bedroom units</p>	<ul style="list-style-type: none"> <li>• At PSIC Mr. Stevenson provided a response to this inquiry confirming that 3 bedroom units are provided in the existing community in the form of single detached and semi-detached homes. The City has a surplus of units containing three or more bedrooms (&gt;60% of all dwelling units)</li> <li>• The proposal is to develop reasonably sized one and two bedroom units and create a site that will function and suit both families and singles.</li> </ul>

Change in the form of development	<ul style="list-style-type: none"> <li>• 3 bedroom units are not proposed.</li> <li>• Council asked that consideration be given to changing the form of development to standard cluster townhouses (as opposed to stacked townhouses).</li> <li>• As noted, the project conforms to the Official Plan and represents a missing middle form of housing supported by staff and recommended for approval.</li> <li>• The developer is not willing to change the proposal to another form of development.</li> </ul>
Visual Barrier	<ul style="list-style-type: none"> <li>• The Zoning By-law requires a visual barrier where parking abuts a low rise residential area.</li> <li>• The proponent has agreed to increase the height of the visual barrier above zoning requirements and to provide the visual barrier along the entire eastern property boundary which also exceeds by-law requirements.</li> <li>• Staff are not recommending the inclusion of the suggested visual barrier and the developer is not in support of a visual barrier on the northern property limit.</li> </ul>

The Official Plan is the most important vehicle to integrate and comprehensively implement Provincial policies and direct the form of development the City has planned. The proposed development at 60 Trussler Road conforms to the City of Kitchener Official Plan. A maximum floor space ratio of 0.6 is currently permitted by the Official Plan and this development proposes 0.57. As such, the property is not being overbuilt and is an appropriate form of development for these lands.

Staff have recommended the Zoning By-law Amendment application be approved. The proposal reflects good planning as it results in the redevelopment of the land with a 63 unit residential multiple dwelling project. This project is compatible with the neighborhood and meets all of the criteria established by the Official Plan for consideration of such a project.

We would ask Council to approve the project as proposed and follow the recommendation of Planning staff. This missing middle housing project provides an affordable housing option that reflects gentle intensification for this area. The proposal makes efficient use of existing services and contributes to a complete community allowing everyone to have housing options and live within all the communities of Kitchener.

Should you have any questions or concerns please do not hesitate to reach out to me.

Yours truly,  
**Patterson Planning Consultants Inc.**



**Scott J. Patterson, BA, CPT, MCIP, RPP**  
**Principal**