



May 17, 2022

File No: 19272

City of Kitchener
Planning Division, 6th Floor
200 King Street West
Kitchener, ON N2G 4G7

Attn: Eric Schneider, MCIP, RPP
Senior Planner

Dear Mr. Schneider:

**RE: Supplementary Commentary and Updated Community Benefits Proposal
Official Plan Amendment OPA 21/11/V/ES
Zoning By-law Amendment ZBA 21/017/V/ES
146-162 Victoria Street South & 92-110 Park Street**

Further to the submission of the above-noted applications in September 2021 and ongoing discussions and correspondence with City staff, please accept the following supplementary commentary and updated Community Benefits Proposal as it relates to the provision of amenity space, enhanced streetscape, vehicular and bicycle parking, and affordable housing.

The final proposed development is a multi-tower, mixed-use redevelopment with ground floor commercial floor space along the Victoria Street South and a portion of the Park Street frontage. The proposed development includes the following:

- A total of three (3) high-residential towers with a total of 1,124 dwelling units and maximum Floor Space Ratio (“FSR”) of 11.6 as follows:
 - Tower A (eastern edge of site) with a total building height of 25-storeys (82.8 metres) and 253 dwelling units
 - Tower B (northwest portion of site) with a total building height of 36-storeys (115.25 metres) and 440 dwelling units
 - Tower C (southwest portion of site) with a total building height of 38-storeys (121.75 metres) and 411 dwelling units
- A 6-storey podium connecting the three towers including the following:
 - 1,750 m² of retail and commercial space along Victoria Street South and a portion of Park Street
 - Lobbies, mail rooms, loading and delivery areas for each of the residential towers on the ground floor as well as common private amenity space for residents
 - Bicycle and vehicular parking
 - Residential dwelling units atop the 2nd floor

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- Private outdoor amenity space atop the 6-storey podium
- A large outdoor commercial plaza located at the southwest corner of the site (base of Tower C) with enhanced streetscape for commercial and retail spaces along Victoria Street South and Park Street
- Outdoor amenity space and landscape features associated with principal entrance from Park Street

A copy of the final proposed development concept has been appended to this correspondence.

The initial application for Zoning By-law Amendment proposed Special Provision Regulations to reflect the specifics of the proposed development concept. The following provides a summary of the original Special Provision Regulations as requested and confirmation of the updated Special Provision Regulations:

Special Regulation	Original	Current
Minimum front yard setback, Park Street	0.0 metres	0.0 metres
Minimum exterior yard setback, Victoria Street South	0.0 metres	0.0 metres
Maximum building height	122 metres	122 metres
Maximum number of storeys	38 storeys	38 storeys
Maximum Floor Space Ratio	11.6	11.6
Minimum amount of non-residential gross floor area	1,500 m ²	1,750 m ²
Minimum ground floor street line façade width as a percent of the width of the abutting street	70%	70%
Minimum percent street line façade openings	70%	70%
Minimum required rate of parking space for multiple dwellings	0.54	0.60
Minimum required rate of Class A bicycling park space for multiple dwellings	0.50	0.60

 Indicates modified from original application

The proposed development will comply with Section 5.8 (a) of Zoning By-law 2019-051, which requires a minimum of 20 percent of the parking spaces required for multiple dwellings to be designed to permit the future installation of electrical vehicle supply equipment. Furthermore, the proposed development will include the immediate provision of nine (9) electrical vehicle charging stations and nine (9) electrical bicycle charging stations.

The proposed development will also include the immediate provision of three (3) designated car share vehicle parking spaces for residents. Finally, the proposed development will include unbundled parking.

The Planning Justification Report (dated August 2021) included a summary of proposed community benefits in support of the proposed increase in maximum FSR. Since the initial submission of the applications for Official Plan and Zoning By-law Amendments, the Community Benefits Proposal has been refined to include the following:

1. Affordable housing contribution:

The Owner is committing to a financial contribution of \$500,000 to a non-profit, local affordable housing provider to support the development of off-site affordable housing projects in Kitchener. This contribution is meant to complement charitable funding commitments by other donors to local affordable housing providers so it may be combined with government matching and/or subsidy programs for the provision of City-wide affordable housing.

2. Public amenity space:

The Owner is providing ground floor amenity space at the base of Tower C that will be available for use by the public as well as patrons of the future ground floor retail and commercial units. The proposed public outdoor plaza space is approximately 265 m² in size and can be accessed from sidewalks along Park Street and Victoria Street South. While the use or design of this space has not been finalized at this time, it may include public seating, landscape and outdoor amenity features, enhanced surface treatments and appropriate weather screening.

In addition to the public outdoor plaza, the Owner intends to provide enhanced streetscapes along Victoria Street South and a portion of Park Street. While the use and design of the streetscape has not been finalized at this time, it may include superior surface treatments, mature street trees (where possible), public seating, hardscape features and enhanced landscape beds and planters.

It is important to note that in addition to the provision of public ground-level amenity space and enhanced streetscapes, the proposed development provides for a broad range of both outdoor and indoor private amenity space for use by future residents, alleviating pressures on surrounding public amenity and recreational spaces. This private amenity space includes the following:

- Approximately 1,655 m² of outdoor amenity space, including a terrace atop 6-floor podium to be accessed by all residents. While the use and design of the space has not been finalized at this time, it may include active and passive areas for socializing and entertaining, enhanced surface treatments, landscape areas (planting beds and large planters) and the use of appropriate furniture and screening to mitigate potential wind impacts.
- Approximately 1,455 m² of indoor amenity space to be accessed by all residents. While the design of the indoor amenity space has not been finalized, it will include gathering and amenity spaces for residents in a range of sizes to serve a number of social, entertaining, administrative and community purposes.

3. Amenity space for neighbourhood association(s):

The Owner is committing to provide for the use of a meeting room or other comparable amenity space by the Victoria Park Neighbourhood Association and/or the Cherry Park Association for a maximum of 10 hours per month based on the same terms and conditions applicable to future residents of the building. Provisions for use of such amenity space by Victoria Park Neighbourhood Association and/or the Cherry Park Association will be included as part of future condominium corporation documents.

4. Unit type/number of bedrooms:

The Owner is committing to provide thirty (30) three-bedroom units as part of initial site development and construction, including thirteen (13) traditional three-bedroom units and seventeen (17) two-bedroom and one-bedroom units available for purchase that could be combined, designed and constructed as three-bedroom units.

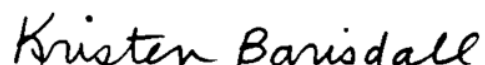
5. Affordable housing units:

The Owner is committing to provide dwelling units on-site as part of the proposed development that would meet the definition of affordable home ownership as per the Provincial Policy Statement ("PPS") and Regional Official Plan ("ROP"). The proposed development includes a total of 1,124 residential units comprised of bachelor, one-bedroom, two-bedroom and three-bedroom units. The dwelling units will range in size from 376 ft² to 1,098 ft² with a considerable number of units sized that could be purchased at a price considered affordable ownership as per the PPS and ROP, based on current market rates (currently, 50 dwellings meet this definition).

As noted above, the Owner has also committed to a significant financial contribution to a local affordable housing provider to ensure the effective provision and long-term availability and management of affordable rental housing.

I trust that the above-noted supplementary commentary is sufficient for your review and consideration. Please do not hesitate to contact me if you have any questions or require anything further.

Sincerely,
GSP Group Inc.



Kristen Barisdale, MCIP, RPP
Associate, Senior Planner

cc. Steven Ruse and Shmuel Zimmerman, DOV Capital