



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES
Community Planning
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Melissa Mohr 1-226-752-8622
File: D17/2/21009
C14/2/21006
September 14, 2021

Tim Seyler, MCIP, RPP
Planner
City of Kitchener
200 King Street West, 6th Floor
P.O. Box 1118, Kitchener, ON
N2G 4G7

Dear Mr. Seyler,

**Re: Proposed Official Plan Amendment OPA 21/09 and
Zoning By-law Amendment ZBA 21/06
61-65 Roy Street
MHBC Planning on behalf of The Windermere Apartments
Inc. and Roy Street Investments Incl.
CITY OF KITCHENER**

MHBC Planning has submitted an Official Plan and Zoning By-law Amendment for a development proposal at 61-65 Roy Street (subject lands) in the City of Kitchener.

The applicant is proposing to convert each of the existing buildings into a 5-unit multiple dwelling by converting 2 office units into residential units.

The Site is currently designated Office Residential Conversion in the City of Kitchener Official Plan and zoned Residential 5 (R5) Zone in the City of Kitchener Zoning By-law. To facilitate the redevelopment, the owner has requested to add a special policy area to the Official Plan to allow the "Multiple Dwelling – 5 units" use and add a special provision to the Zoning By-law to allow the "Multiple Dwelling – 5 Units" use.

The Region has had the opportunity to review the proposal and offers the following:

Regional Comments

Consistency with Provincial Legislation and Regional Official Plan Conformity

The subject lands are designated “Urban Area” and “Built-Up Area” on Schedule 3a of the Regional Official Plan (ROP) and the site is located in a Major Transit Station Area and designated Office Residential Conversion in the City of Kitchener Official Plan.

Within the Urban Area, the Region directs the majority of growth to the Urban Growth Centers, Major Transit Station Areas, Reurbanization Corridors, Major Local Nodes and Urban Designated Greenfield Areas. These areas are planned to have a more compact form with a mix of employment, housing and services in close proximity of each other and higher frequency transit.

Regional staff understand that the development proposal is located within 600-800 metres of an ION stop and therefore the Region is supportive of increased residential density within the Major Transit Station Areas as it supports the Planned Community Structure established within the ROP.

The Region wishes to advise the applicant of the following technical comments related to the proposal:

Cultural Heritage

Please be advised that based on the current proposal (change in land use/no external site alteration or additions) there are no Cultural Heritage requirements. Should site alteration be proposed in the future (e.g. building expansion, site alteration), an archaeological assessment shall be required due to the location of these structures within the Civic Centre Heritage Conservation District.

Housing Services

The Region supports the provision of a full range of housing options, including affordable housing. The Region’s 10-Year Housing and Homelessness Plan contains an affordable housing target for Waterloo Region. The target is for 30% of all new residential development between 2019 and 2041 to be affordable to low and moderate income households. Staff recommend that the applicant consider providing a number of affordable housing units on the site.

In order for affordable housing to fulfill its purpose of being affordable to those who require rents or purchase prices lower than the regular market provides, there should be an agreement in place with conditions. The conditions should establish the income levels of the households who can rent or own the homes as well as conditions on how long those units need to remain affordable. A security should be registered on title to ensure the affordable units are maintained over the term of the agreement.

Staff further recommend meeting with Housing Services to discuss the proposal in more detail and to explore opportunities for partnerships or programs.

For the purposes of evaluating the affordability of a rental unit, based on the definition of affordable housing in the Regional Official Plan, the average rent is compared to the least expensive of:

A unit for which the rent does not exceed 30 per cent of the gross annual household income for low and moderate income renter households	\$1,420
A unit for which the rent is at or below the average market rent (AMR) in the regional market area	Bachelor: \$863 1-Bedroom: \$1,076 2-Bedroom: \$1,295 3-Bedroom: \$1,359 4+ Bedroom: \$1,359

*Based on the most recent information available from the PPS Housing Tables (2020)

In order for a unit to be deemed affordable, the average rent for the proposed units must be at or below the average market rent in the regional market area, as listed above.

Fees

By copy of this letter, the Region of Waterloo acknowledges receipt of the Official Plan and Zoning By-law Amendment Review fees of \$6,900.00 (received September 14, 2021).

General Comments and next steps

Any future development on the lands subject to the above-noted application will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof.

Further, please accept this letter as our request for a copy of the decision pertaining to this application. Should you have any questions, please do not hesitate to contact me.

Yours truly,

Melissa Mohr, MCIP, RPP
Principal Planner

C. The Windermere Apartments Inc. and Roy Street Investments Incl. (Owner)
MHBC Planning C/O Andrea Sinclair and Nicolette van Oyen (Applicant)

Internal memo

Development Services Department



www.kitchener.ca

Date: July 19, 2021
To: Tim Seyler, Planner
From: Victoria Grohn, Heritage Planner
cc:
Subject: OPA/21/006/R/TS
ZBA/21/009/R/TS
61 & 65 Roy Street
Heritage Planning Comments

Heritage Planning staff provide the following comments regarding the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications to convert the existing buildings to 5-unit multiple dwellings on the properties municipally addressed as 61 & 65 Roy Street. Heritage Planning staff has reviewed the following:

- Circulation letter dated June 25, 2021; and
- Planning Justification Report prepared by MHBC Planning dated March 2021.

The properties municipally addressed as 61 and 65 Roy Street are located within the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) and designated under Part V of the Ontario Heritage Act. Both properties are identified as Group 'C' properties in the CCNHCD Plan.

The Planning Justification Report (PJR) prepared by MHBC Planning and dated March 2021 contains a review and assessment of the policies contained in section 3.3.1 of the CCNHCD related to development patterns and land use. The PJR concludes that the proposed development is in conformity with the applicable policies of the CCNHCD and is not likely to result in any adverse impacts to the identified character of the neighbourhood or overall CCNHCD. Heritage Planning staff agree with this conclusion. The OPA and ZBA applications include proposed special policies to ensure that the existing buildings at 61 and 65 Roy Street are maintained. No adverse impacts to the buildings, the streetscape or the district are anticipated because of the OPA and ZBA.

As such, Heritage Planning staff have no concerns with the OPA and ZBA applications to convert the existing buildings at 61 and 65 Roy Street into 5-unit multiple dwellings. Heritage Planning staff will provide additional comment at the Site Plan application stage.

City of Kitchener
Sustainability Statement - Comment Form

Project Address: 61 & 65 Roy Street
Application Type: Official Plan Amendment (OPA21/006/R/TS)
Zoning By-law Amendment (ZBA21/009/R/TS)

Comments of: Environmental Planning (Sustainability) – City of Kitchener
Commenter's name: Carrie Musselman
Email: carrie.musselman@kitchener.ca
Phone: 519-741-2200 x 7068

Comments requested: July 27, 2021
Comments provided: July 6, 2021

1. Plans, Studies and/or Reports submitted and reviewed as part of a complete application:

- Section 8.6 - Sustainability Statement within the Planning Justification Report, 61 & 65 Roy Street, City of Kitchener prepared by MHBC, dated March 2021.

2. Comments & Issues:

I have reviewed the documentation (as listed above) to support an Official Plan and Zoning By-law Amendment to permit to convert each of the existing buildings to a five-unit multiple dwelling, by converting the existing two office units into residential units regarding sustainability and energy conservation and provided the following:

Based on my review of the Sustainability Statement the Official Plan and Zoning By Law Amendments can be supported as a few sustainable measures are being proposed for the redevelopment.

A Sustainability Statement (*as per the City's Terms of Reference*) will be required as part of a complete Site Plan Application. It can build upon the information already provided and can further explore and/or confirm which additional energy reduction measures are best suited to the site, and redevelopment. Potential items for consideration are:

- Identifying what building design components go beyond the Ontario Building Code to conserve energy and reduce greenhouse gas emissions.
- Providing electrical vehicle (EV) parking, charging or have space(s) EV ready.
- Incorporating indoor/outdoor bicycle storage.

3. Policies, Standards and Resources:

- Kitchener Official Plan Policy 7.C.4.5. The City will encourage and support, where feasible and appropriate, alternative energy systems, renewable energy systems and district energy in accordance with Section 7.C.6 to accommodate current and projected needs of energy consumption.

City of Kitchener
Sustainability Statement - Comment Form

- Kitchener Official Plan Policy 7.C.6.4. In areas of new development, the City will encourage orientation of streets and/or lot design/building design with optimum southerly exposures. Such orientation will optimize opportunities for active or passive solar space heating and water heating.
- Kitchener Official Plan Policy 7.C.6.8. Development applications will be required to demonstrate, to the satisfaction of the City, energy is being conserved or low energy generated.
- Kitchener Official Plan Policy 7.C.6.27. The City will encourage developments to incorporate the necessary infrastructure for district energy in the detailed engineering designs where the potential for implementing district energy exists.

4. Advice:

- As part of the Kitchener Great Places Award program every several years there is a Sustainable Development category. Also, there are community-based programs to help with and celebrate and recognize businesses and sustainable development stewards (Regional Sustainability Initiative - <http://www.sustainablewaterlooregion.ca/our-programs/regional-sustainability-initiative> and TravelWise - <http://www.sustainablewaterlooregion.ca/our-programs/travelwise>).
- The 'Sustainability Statement Terms of Reference' can be found on the City's website under 'Planning Resources' at ...
 - a. https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Sustainability_Statement_Standard_Terms_of_Reference.pdf

Zone Change / Official Plan Amendment Comment Form

Address: 61 and 65 Roy Street

Owner: Windermere Apartments Inc. & Roy Street Investment Inc

Application: Zoning By-law Amendment ZBA21/009/R/TS and Official Plan Amendment OPA21/006/R/TS

Comments Of: Parks and Cemeteries

Commenter's Name: Lenore Ross

Email: Lenore.ross@kitchener.ca

Phone: 519-741-2200 ext 7427

Date of Comments: July 08 2021

- ☐ I plan to attend the meeting (questions/concerns/comments for discussion)
- ☒ No meeting to be held
- ☐ I do NOT plan to attend the meeting (no concerns)
-

1. Documents Reviewed:

Record of PreSubmission Consultation dated January 28 2021

Application Circulation Letter including Schedule A and Map #1 dated June 25 2021

2. Site Specific Comments & Issues:

I have reviewed the documentation (as listed above) to support an OPA / ZBA to allow a 5-unit multiple dwelling on each property.

Parkland Dedication **will be deferred at the Official Plan and Zoning By-law amendment applications** and taken as cash in lieu of land at the required site plan application(s). An estimate of the required Parkland Dedication was provided at the OPA/ZBA pre-submission application (\$10,872.00) and a final calculation will be provided at the site plan application.

There are existing City-owned street trees in the municipal boulevard at both 61 and 65 Roy Street. It is expected that these trees will be protected in place throughout any required building construction and site work.

3. Comments on Submitted Documents

No concerns or comments

4. Policies, Standards and Resources:

- Kitchener Official Plan
- City of Kitchener Parkland Dedication Policy
- City of Kitchener Development Manual
- PARTS Central Plan
- Cycling and Trails Master Plan (2020)

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

- Parkland Dedication Policy
- Chapter 690 of the current Property Maintenance By-law
- Parks Strategic Plan
- Multi-Use Pathways & Trails Masterplan
- Urban Design Manual - please see UDM Part C, Section 13 and www.kitchener.ca/treemanagement for detailed Tree Protection and Enhancement Plan (TPEP) submission requirements

5. Anticipated Fees:

- Parkland Dedication taken as cash in lieu of land at the site plan application

City of Kitchener
PRE-SUBMISSION CONSULTATION COMMENT FORM

Project Address: 61 & 65 Roy Street

Date of Meeting: No Meeting

Application Type: ZBA & OPA

Comments Of: Transportation Services

Commenter's Name: Steve Ryder

Email: steven.ryder@kitchener.ca

Phone: (519) 741 2200 ext. 7152

Date of Comments: July 21, 2021

- ☐ I plan to attend the meeting (questions/concerns/comments for discussion)
- ☐ I do NOT plan to attend the meeting (no concerns)
-

1. Site Specific Comments & Issues:

- Transportation Services does not have any concerns with the proposed OPA and ZBA application.

2. Plans, Studies and Reports to submit as part of a complete Planning Act Application:

- None

3. Anticipated Requirements of full Site Plan Approval:

- None

4. Policies, Standards and Resources:

- N/A

5. Anticipated Fees:

- None

Tim Seyler

From: Trevor Jacobs
Sent: Wednesday, July 28, 2021 11:59 AM
To: Tim Seyler
Subject: RE: Circulation for Comment - OPA/ZBA (61 & 65 Roy Street)

Hi Tim,

Engineering has no concerns.

Regards,

Trevor

From: Linda Cooper <Linda.Cooper@kitchener.ca>
Sent: Tuesday, June 29, 2021 11:14 AM
To: Trevor Jacobs <Trevor.Jacobs@kitchener.ca>
Subject: FW: Circulation for Comment - OPA/ZBA (61 & 65 Roy Street)

Hi,

Can you please review and provide comments?

Thanks,

Linda

Linda Cooper, L.E.T, C.E.T

Manager | Development Engineering | City of Kitchener
519-741-2200 ext. 7974 | TTY 1-866-969-9994 | linda.cooper@kitchener.ca



From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, June 28, 2021 4:09 PM
To: Aaron McCrimmon-Jones <Aaron.McCrimmon-Jones@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; DSD - Planning Division <DSDPlanningDivision@kitchener.ca>; Feds <vpd@feds.ca>; GRCA (North Kitchener) - Trevor Heywood <theywood@grandriver.ca>; GRCA (South Kitchener) - Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.ca>; Linda Cooper <Linda.Cooper@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Region - Planning <PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; UW - SA <Steven.amirikah@uwaterloo.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning

Tim Seyler

From: Trevor Heywood <theywood@grandriver.ca>
Sent: Monday, June 28, 2021 4:12 PM
To: Tim Seyler
Subject: [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (61 & 65 Roy Street)

Hey Tim,

61 & 65 Roy Street is not regulated by the GRCA, and we have no comment.

Thanks,



Trevor Heywood
Resource Planner
Grand River Conservation Authority
theywood@grandriver.ca

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: June 28, 2021 4:09 PM
To: Aaron McCrimmon-Jones <Aaron.McCrimmon-Jones@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; DSD - Planning Division <DSDPlanningDivision@kitchener.ca>; Feds <vped@feds.ca>; Trevor Heywood <theywood@grandriver.ca>; Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.ca>; Linda Cooper <Linda.Cooper@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Region - Planning <PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; UW - SA <Steven.amirikah@uwaterloo.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: Circulation for Comment - OPA/ZBA (61 & 65 Roy Street)

Please see attached. Comments or questions should be directed to **Tim Seyler**, Planner (copied on this email).

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener
200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7
519-741-2200 ext. 7425 | TTY 1-866-969-9994 | christine.kompter@kitchener.ca



Tim Seyler

From: Planning <planning@wcdsb.ca>
Sent: Tuesday, July 20, 2021 9:31 AM
To: Tim Seyler
Subject: [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (61 & 65 Roy Street)
Attachments: RE: Notice of Pre-submission Consultation - 61 & 65 Roy Street (OPA/ZBA)

Good Morning Tim,

The Waterloo Catholic District School Board has reviewed the above application and has no further comments beyond the attached sent in January.

If you require any further information, please contact me by e-mail at Jordan.Neale@wcdsb.ca.

Thank you,

Jordan Neale

Planning Technician, WCDSB
480 Dutton Dr, Waterloo, ON N2L 4C6
519-578-3660 ext. 2355

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, June 28, 2021 4:09 PM
To: Aaron McCrimmon-Jones <Aaron.McCrimmon-Jones@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; DSD - Planning Division <DSDPlanningDivision@kitchener.ca>; Feds <vped@feds.ca>; GRCA (North Kitchener) - Trevor Heywood <theywood@grandriver.ca>; GRCA (South Kitchener) - Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.ca>; Linda Cooper <Linda.Cooper@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Region - Planning <PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; UW - SA <Steven.amirikah@uwaterloo.ca>; Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: Circulation for Comment - OPA/ZBA (61 & 65 Roy Street)

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Please see attached. Comments or questions should be directed to **Tim Seyler**, Planner (copied on this email).