



PLANNING, DEVELOPMENT  
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Community Planning

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Melissa Mohr 1-226-752-8622  
File: C14/2/22007  
June 6, 2022

Eric Schneider  
Planner  
City of Kitchener  
200 King Street West, 6<sup>th</sup> Floor  
P.O. Box 1118, Kitchener, ON  
N2G 4G7

Dear Mr. Schneider,

**Re: Proposed Zoning By-law Amendment ZBA 22/007  
82-84 Wilson Avenue and 210 Fourth Avenue  
GSP Group Inc. (C/O Kristen Barisdale) on behalf of The  
Region of Waterloo  
CITY OF KITCHENER**

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GSP Group Inc. on behalf of the Regional Municipality of Waterloo has submitted a Zoning By-law Amendment for a development proposal at 82-84 Wilson Avenue and 410 Fourth Avenue (subject lands) in the City of Kitchener.

The proposed Zoning By-law Amendment is to rezone the property from the Residential Six (R-6) Zone to the RES-6 Zone with site-specific provisions to permit a parking rate of 0.58 spaces per unit; to provide Class A bicycle parking spaces at a rate of 0.12 spaces/unit; to provide 5 Class B bicycle parking spaces; to provide 0 electric vehicle parking spaces and to permit parking between the front façade of the building and the street line for a new development proposed on site.

The effect of the Zoning By-law Amendment will see the demolition of the existing two-storey apartment building containing 16 residential units and the construction of a six-storey residential apartment building with 48 affordable residential units. The existing six-storey apartment building containing 56 units and the existing two-storey apartment building containing 51 units will remain on site.

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 designated Low Rise Residential in the City of Kitchener Official Plan. Regional staff understand that the proposal contributes to the density in the Built-Up Area.

Within the Urban Area, the Region directs the majority of growth to the built up area through reurbanization. Focal points for reurbanization include the Region’s 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 in the Built-Up Area of the City of Kitchener and that the proposed development will contribute to the minimum target for reurbanization established for the Built-Up Area within the A Place to Grow Growth Plan for the Greater Golden Horseshoe and the Regional Official Plan. Furthermore, Regional staff understand that this project is to support affordable housing and community based housing in the Region, which is supported in Chapter 3.A of the Regional Official Plan.

Regional staff have no objection to the application and wish to advise the applicant of the following technical comments related to the proposal:

### **Hydrogeology and Water Programs**

Hydrogeology and Water Program staff have no objection to the application, subject to the following special provisions being added to the site-specific amendments:

1. That the private wells located on site shall be used for the sole purpose of open loop geothermal energy;
2. That the open-loop geothermal wells shall not be used as a potable water supply or for irrigation purposes; and,
3. The wells shall be prohibited from connecting to the buildings plumbing system.

In addition to the above, Regional staff request a final Stormwater Management Report that is submitted to the satisfaction of the Region, City and Grand River Conservation Authority at the Site Plan stage.

### **Conclusions:**

Regional staff have no objection to ZBA 22/07 subject to the following being included in the Zoning By-law Amendment:

1. That the private wells located on site shall be used for the sole purpose of open loop geothermal energy;

2. That the open-loop geothermal wells shall not be used as a potable water supply or for irrigation purposes; and,
3. The wells shall be prohibited from connecting to the buildings plumbing system.

**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. Region of Waterloo C/O Brad Pick (Owner/Authorized Personnel), GSP Group Inc. C/O Kristen Barisdale (Applicant)

**City of Kitchener**  
**Zone Change / Official Plan Amendment Comment Form**

**Address:**

**Owner:**

**Application: Official Plan Amendment # Zoning By-law Amendment #**

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Comments Of: Parks & Cemeteries

Commenter's Name: Rebecca Roy

Email: rebecca.roy@kitchener.ca

Phone: 519-741-2600 x 4151

Date of Comments: May 16, 2022

- 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:**

I have reviewed the documentation noted below submitted in support of an OPA and ZBA to change the zoning from R-6 in Zoning By-law 85-1 to RES-6 in Zoning By-law 19-051, and or a new site-specific provision to be added to the zoning by-law to allow:

- a) Parking rate of 0.58 spaces per unit
- b) Class A bicycle parking rate of 0.12 spaces per unit
- c) To provide 5 class B bicycle parking spaces
- d) 0 electric vehicle parking spaces
- e) Parking to be permitted between the front façade of the building and the street line

The documents reviewed as part of this application include:

- i. A01 Site Plan, Issued for re-zoning on November 22, 2021
- ii. CV2 Grading Plan, Issued for re-zoning on November 15, 2021

**2. Site Specific Comments & Issues:**

**Parkland Dedication**

- .1 As per section 3.2.8 of the current Parkland Dedication Policy, the applicant is exempt from parkland dedication requirements. Any changes to the current application may require a revised parkland dedication. Dedication requirements are subject to the Parkland Dedication Policy current at the time of a formal site plan application. Please be advised that the City of Kitchener Parkland Dedication Policy is currently under review
- .2 In the event of a discrepancy between the parkland dedication calculation form and this memo, please contact the above-noted Parks & Cemeteries staff for clarification.

**Street Trees**

## Zone Change / Official Plan Amendment Comment Form

- policy 8.C.2.6., the City will incorporate existing and/or new trees into the streetscape or road rights-of-way and encourage new development or redevelopment to incorporate, protect and conserve existing healthy trees and woodlands in accordance with the Urban Design Policies in Section 13 (Landscape and Natural Features) of the Urban Design Manual (UDM) and the Development Manual.
- Please see UDM Part C, Section 13 and [www.kitchener.ca/treemanagement](http://www.kitchener.ca/treemanagement) for detailed submission requirements
- City of Kitchener Parkland Dedication Policy
- City of Kitchener Development Manual
- Chapter 690 of the current Property Maintenance By-law
- Parks Strategic Plan
- Multi-Use Pathways & Trails Masterplan
- Urban Design Manual

### **5. Anticipated Fees:**

#### **Parkland Dedication**

Dedication requirements are subject to the Parkland Dedication Policy current at the time of a formal site plan application. Please be advised that the City of Kitchener Parkland Dedication Policy is currently under review.

**PART 1: SITE INFORMATION AND BACKGROUND**

1.1	Application Type	Zoning By-law amendment
1.2	Address of Property	82-84 Wilson Ave & 210 Fourth Ave
1.3	Owner	Region of Waterloo
1.4	Previous Dedications	Max. Dedication Taken

**PART 2: SITE USE DETAILS**

2.1	Land Use Appraisal	
	Appraisal Value	
	Dedication Rate	
	Site Statistics:	
2.2	Land Area (ha)	
2.3	Land Frontage - Severances only (l.m.)	
2.4	Corner Lot (yes/no)	
2.5	Net Land Frontage (l.m.)	
	Residential Units:	
2.6	Existing Units to be Retained	
2.7	Existing Units to be Demolished	
2.8	Proposed Units:	
2.9	Proportion of New Units	
	Commercial / Industrial Floor Area (m <sup>2</sup> ):	
2.10	Existing to be Retained	
2.11	Existing to be Demolished	
2.12	Proposed	
2.13	Net Addition	
2.14	Percent Addition	

**PART 3: FINAL DEDICATION**

3.1	Dedication Type	Deferred
3.2	Park Dedication - Cash in Lieu	Applicant Exempt
3.3	Park Dedication - Land Requirement (ha)	

**PART 4: COMMENTS**

4.1	No comments.
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Form completed by:	Rebecca Roy
Date application received	April 8, 2022
Date comments due	May 13, 2022
Date of completion:	May 16, 2022

## Eric Schneider

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**To:** Katie Wood  
**Subject:** RE: 82 Wilson Ave.

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**From:** Katie Wood <Katie.Wood@kitchener.ca>  
**Sent:** Wednesday, August 31, 2022 3:13 PM  
**To:** Eric Schneider <Eric.Schneider@kitchener.ca>  
**Cc:** Trevor Jacobs <Trevor.Jacobs@kitchener.ca>  
**Subject:** FW: 82 Wilson Ave.

Hey Eric,  
I put in the 2.82L/s into INFOSWMM and there does not seem to be any sanitary capacity issues in this area. Engineering has no concerns with the sanitary proposed.

Sincerely,

*Katie Wood*, C.E.T.

Project Manager | Development Engineering | City of Kitchener  
519-741-2200 ext. 7135 | TTY 1-866-969-9994 | [katie.wood@kitchener.ca](mailto:katie.wood@kitchener.ca)



# City of Kitchener - Comment Form

**Project Address: 82 & 84 Wilson Avenue and 210 Fourth Avenue**

**Application Type: ZBA**

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**Comments of:** Environmental Planning (Sustainability) – City of Kitchener

**Commenter's name:** Gaurang Khandelwal

**Email:** gaurang.khandelwal@kitchener.ca

**Phone:** 519-741-2200 x 7611

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**Written Comments Due:** May 13, 2022

**Date of comments:** May 12, 2022

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

- Sustainability Statement, prepared by GSP Group, dated November 23, 2021

**2. Comments & Issues:**

I have reviewed the documentation (as listed above) to support a Zoning By-law Amendment with site specific provisions to demolish the existing two-storey building at 82 Wilson Ave and replace it with a six-storey building with 48 affordable residential units, regarding sustainability and energy conservation and provided the following:

- Although the Ontario Building Code (OBC) is advanced, going forward all developments will need to include robust energy conservation measures as the City (and Region of Waterloo) strive to achieve our greenhouse gas reduction target.
- **Based on my review of the supporting documentation, the applicant has indicated that a LEED Silver rating is targeted and several sustainability measures are being considered for the development. The Zoning Bylaw Amendment can be supported.**
- 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 sustainability measures are best suited to the development. Potential items for consideration are:
  - Use of alternative water supply and demand management systems such as rainwater harvesting and grey water reuse, or design of the site and buildings for readiness to add these systems in the future
  - Use of alternative or renewable energy systems to meet new energy demand created by the development (i.e. ground source or air source heat pumps, roof-top solar photovoltaic panels, solar thermal hot water system, capture of waste heat from industrial processes to use for thermal energy needs, etc), or design of the site and building for readiness to add these systems in the future



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.
- 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 ... <https://www.kitchener.ca/SustainabilityStatement>

## Eric Schneider

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**From:** Dave Seller  
**Sent:** Thursday, May 12, 2022 1:06 PM  
**To:** Eric Schneider  
**Subject:** ZBA comments: 82-84 Wilson Avenue & 210 Fourth Avenue  
**Attachments:** COK NEW DEVELOPMENT CONSTRUCTION CHECKLIST 05.10.2022.pdf

### City of Kitchener

**Application Type:** Zoning By-law Amendment

**Application:** ZBA22/007/W/ES

**Project Address:** 82-84 Wilson Avenue & 210 Fourth Avenue

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Comments of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: May 12, 2022

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- a. Transportation Service have no concerns with the proposed Zoning By-law Amendment being proposed for this development.
- b. A temporary parking plan be provided for review and comment to address any on-site parking being displaced due to the construction of the proposed 48 unit building. Please find attached the New Development Construction Checklist to be submitted.
- c. After reviewing the Parking Review and Justification report (November 25, 2021) submitted by Salvini Consulting, Transportation Services offer the following comments.

This applicant is proposing a total of 155 residential units within three buildings. Two existing buildings having 51 and 56 units and the third building with 48 proposed units. The site is owned by the Region of Waterloo and provides affordable, supportive housing for predominantly seniors. It should be noted that this type of residential use has significantly lower parking rates than a typical residential apartment building not geared towards affordable and supportive housing for seniors.

The current 85-1 zoning by-law requires a minimum of 233 parking spaces, where 98 parking spaces are being proposed. This equates to a 135 parking space shortfall or a 58% reduction in parking.

A current parking ratio of 0.47 spaces per unit exists, based on the 58 parking spaces and 123 units being provided, which includes staff, visitor and resident parking. Data was collected on-site and revealed a parking ratio of 0.20 spaces per unit, with a peak parking demand of 24 spaces.

To compliment a reduced parking rate, alternative modes of transportation are available. There are two existing Grand River Transit routes (#7 and #28) 230m or less from the site, with headways of 15 to 30 minutes in the peak hours. Each of these routes provide access to the ION station located at the Fairway Mall. For pedestrian walkability, there are concrete sidewalks on both sides of roadways within the area. The applicant will also be providing seven indoor Class A bicycle parking spaces, which is a lower amount than what is proposed in the future zoning by-law. However, given the proposed population of the site which will be geared toward seniors, the proposed reduction in Class A bicycle parking is supported by the provision of designated scooter parking in each unit.

Therefore, based on the analysis, data collection and conclusions provided within Salvini's report, Transportation Services can support the applicants proposed parking rate of 0.63 spaces per unit (98 spaces/155 units). The proposed parking rate will include 16 visitor and 7 office parking spaces. The proposed parking rate of 0.63 spaces per unit exceeds the existing parking ratio of 0.47 spaces per unit and the parking ratio data collected (0.20 spaces per unit). Should additional parking be needed, there is on-street parking available in the area.

**Dave Seller, C.E.T.**

Traffic Planning Analyst | Transportation Services | City of Kitchener  
519-741-2200 ext. 7369 | TTY 1-866-969-9994 | [dave.seller@kitchener.ca](mailto:dave.seller@kitchener.ca)



**City of Kitchener**  
**Zone Change Comment Form**

**Address:** 82 Wilson Ave

**Owner:** Region of Waterloo

**Application #: Zoning By-law Amendment**

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Comments Of: City of Kitchener – Urban Design- Planning

Commenter's Name: Pegah Fahimian

Email: Pegah.fahimian@kitchener.ca

Phone: 519-741-2200 Ext. 7342

Date of Comments: June 2, 2022

- 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)
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**1. Documents Reviewed:**

- Urban Design report, GSP Group
- Site Plan, LGA Architectural Partners

**2. Site-Specific Comments & Issues:**

I have reviewed the documentation (as listed above) to support a Zoning By-Law Amendment to facilitate the construction of a six-story apartment building with 48 affordable housing units. There are some design modifications that must be addressed for the site plan application process to ensure the project fits in the context of the neighbourhood as detailed below:

- The proposed entrance on the south elevation should be clearly distinguishable through its architectural design and treatment and should act as the focal point of the building and be given appropriate design emphasis. Consider adding further architectural expression to the main building façades; explore options to maximize utility, interest, and expressiveness of the ground floor of the building. This can include more glazing, an articulated main entrance (such as the detailing proposed on the northeast corner), a greater variety of surface treatments and seating options, and strategic ways of incorporating modern art and visual elements into the public realm.
- The area between the building's face and the property line should be well integrated with the street and public realm to deliver high-quality and seamless private, semi-private and public spaces.
- Shared outdoor amenity space is to be provided at grade.
- All visible elements of a building, including utilities (meters, conduits), HVAC (a/c units, vents) and loading/servicing areas are to be integrated into the design of the building and shown on elevation drawings as part of the building elevation approval process.
- All utility locations including meter room and transformer room to be shown on the layout. Building-mounted or ground-based AC units should be located away from public view and fully screened, Otherwise, screen these elements visually with landscaping and architectural features that are integrated into the building design as a whole.