
From: Mike Seiling
Sent: Tuesday, August 16, 2022 3:11 PM
To: Sarah Coutu
Subject: FW: Circulation for Comment - 206-210 Duke St. E. & 46-50 Madison Ave. N. (OPA/ZBA)
Attachments: Department & Agency Letter - Duke & Madison.pdf

Building; no concerns

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Tuesday, August 16, 2022 2:54 PM
To: Metrolinx (GO) - Development (Development.Coordinator@Metrolinx.com) <development.coordinator@metrolinx.com>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Feds <vped@feds.ca>; GRCA - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.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>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Sarah Coutu <Sarah.Coutu@kitchener.ca>; Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: Circulation for Comment - 206-210 Duke St. E. & 46-50 Madison Ave. N. (OPA/ZBA)

Please see attached. Additional documentation can be found in AMANDA folders 22-119529 & 22-119530 (City staff) and [ShareFile](#) (external agencies).

Comments or questions should be directed to **Sarah Coutu**, Project Manager (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



City of Kitchener - Comment Form

Project Address: 206-210 Duke St E & 46-50 Madison Ave N

Application Type: OPA and ZBA

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

Commenter's name: Gaurang Khandelwal

Email: gaurang.khandelwal@kitchener.ca

Phone: 519-741-2200 x 7611

Written Comments Due: September 12, 2022

Date of comments: September 12, 2022

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

- Sustainability Statement, 206-210 Duke Street East and 46-50 Madison Avenue North, prepared by MHBC, dated June 20, 2022

2. Comments & Issues:

I have reviewed the documentation (as listed above) to support an Official Plan Amendment and a Zoning By-law Amendment to redevelop the subject lands with 100 affordable rental housing units within a multiple dwelling ranging in height from 6 to 8 storeys, 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 Official Plan and Zoning Bylaw Amendments can be supported as several sustainable measures have been proposed or are being considered for the development, which will be detailed out through the Site Plan Approval stage.**
- 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 sustainable 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
 - Incorporation of community garden or urban agriculture
 - EV ready parking spaces
 - Material choice and detailing to address bird collision avoidance guidelines

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>

From: Sylvie Eastman
Sent: Wednesday, September 7, 2022 10:30 AM
To: Sarah Coutu
Cc: Craig Dumart; David Paetz
Subject: RE: Circulation for Comment - 206-210 Duke St. E. & 46-50 Madison Ave. N. (OPA/ZBA)
Attachments: Department & Agency Letter - Duke & Madison.pdf

Hello all. I have no comments from a gas infrastructure perspective. Please note that the proponent should contact David Paetz regarding gas servicing.

From: Sarah Coutu <Sarah.Coutu@kitchener.ca>
Sent: Tuesday, September 6, 2022 12:22 PM
Cc: Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: RE: Circulation for Comment - 206-210 Duke St. E. & 46-50 Madison Ave. N. (OPA/ZBA)

This email is a reminder that comments for this OPA/ZBA file are due **Monday, September 12.**

Thank you.

Sarah Coutu, BES, RPP, MCIP (she/her)

Project Manager (Planning) | Planning Division | City of Kitchener
(519) 741-2200 ext. 7069 | TTY 1-866-969-9994 | sarah.coutu@kitchener.ca

From: Melissa Larion <mlarion@grandriver.ca>
Sent: Wednesday, August 17, 2022 8:51 AM
To: Sarah Coutu
Subject: FW: Circulation for Comment - 206-210 Duke St. E. & 46-50 Madison Ave. N. (OPA/ZBA)

Hi Sarah,

We have no comments. These properties are not regulated by GRCA.

Regards,

Melissa Larion, MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority

Office: 519-621-2763 ext. 2247

Email: mlarion@grandriver.ca

www.grandriver.ca | [Connect with us on social media](#)

From: Ashley Gallagher <agallagher@grandriver.ca>
Sent: August 16, 2022 3:51 PM
To: Melissa Larion <mlarion@grandriver.ca>
Subject: FW: Circulation for Comment - 206-210 Duke St. E. & 46-50 Madison Ave. N. (OPA/ZBA)

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Tuesday, August 16, 2022 2:54 PM
To: Metrolinx (GO) - Development (Development.Coordinator@Metrolinx.com)
<development.coordinator@metrolinx.com>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Feds <vped@feds.ca>; Planning <planning@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.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>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Sarah Coutu <Sarah.Coutu@kitchener.ca>; Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: Circulation for Comment - 206-210 Duke St. E. & 46-50 Madison Ave. N. (OPA/ZBA)

Please see attached. Additional documentation can be found in AMANDA folders 22-119529 & 22-119530 (City staff) and [ShareFile](#) (external agencies).

From: Sarah Coutu
Sent: Thursday, October 27, 2022 3:05 PM
To: Sarah Coutu
Subject: FW: 206-210 Duke and 46-50 Madison

From: Christine Goulet <Christine.Goulet@kitchener.ca>
Sent: Wednesday, September 28, 2022 12:01 PM
To: Craig Dumart <Craig.Dumart@kitchener.ca>
Subject: RE: 206-210 Duke and 46-50 Madison

Hey,

I have no concerns going forward with the OPA/ZBA and all changes can be addressed at site plan.

Thanks,

Christine Goulet, C.E.T.

Project Manager | Development Engineering
519-741-2200 Ext. 7820

From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: Wednesday, September 28, 2022 11:59 AM
To: Christine Goulet <Christine.Goulet@kitchener.ca>
Subject: FW: 206-210 Duke and 46-50 Madison

Hi Christine ,

Can you confirm engineering has no concerns for the OPA/ZBA and any items outstanding can be addressed the site plan process.

Thanks,

Craig

From: Christine Goulet <Christine.Goulet@kitchener.ca>
Sent: Tuesday, August 23, 2022 12:31 PM
To: Sarah Coutu <Sarah.Coutu@kitchener.ca>
Subject: 206-210 Duke and 40-50 Madison

Hi Sarah,

Kitchener Utilities and Engineering have reviewed the functional servicing report. KU has no concerns. Engineering requires minor changes to the report, but supports the zone change with a maximum sanitary peak flow of **4.27L/s**.

Thanks,

Christine Goulet, C.E.T.

Project Manager | Development Engineering | City of Kitchener
519-741-2200 Ext. 7820 | TTY 1-866-969-9994 | christine.goulet@kitchener.ca



City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: 206 Duke St E, 46-50 Madison Ave N
Owner: Knossos Housing corporation Of Waterloo Region
Application: OPA22/011/D/CD and ZBA22/018/D/CD

Comments Of: Parks and Cemeteries
Commenter's Name: Lenore Ross
Email: Lenore.ross@kitchener.ca
Phone: 519-741-2200 ext 7427

Date of Comments: Sept 12 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 Official Plan Amendment and Zoning By-law Amendment to permit the lands at 206, 210 Duke Street East and 46, 50 Madison Avenue North to be redeveloped with 100 affordable rental housing units within a multiple dwelling ranging in height from 6 to 8 storeys. The property owner is proposing an Official Plan Amendment to add a special policy area and Zoning By-law Amendment to amend site specific provisions to permit:

- a maximum FSR of 3.6 whereas 2.0 is permitted
- a minimum rear yard setback of 4.5m, whereas 7.5m is required. The rear yard being measured as the north property line
- an off-street parking ratio of 0.55 per unit, whereas 1 per unit is required
- a Multiple Dwelling Visitor parking ratio of 0 per unit, whereas 0.1 per unit is required for a site with 81+ units
- a balcony to project into a front lot line at 1.16m, whereas 3.0m is required
- a canopy to be located at a minimum setback of 1.16m, whereas the by-law regulates a canopy to extend 1.8m into required setback at 1.2m

1. JL Cortes Architect drawing A1.0 Site Plan dated 2021.03.05
2. MHBC Planning Urban Design Brief dated July 2022

2. Site Specific Comments & Issues:

Please note that the City of Kitchener Parkland Dedication By law and Parkland Dedication Policy have recently been updated and new parkland dedication criteria, rates and land values have been approved by Council on August 22, 2022. The Transition Provisions that are included within the Bylaw allow for formal Planning Act applications that have been deemed complete to proceed under the old Parkland Dedication By-law 2008-93 but require that the application receive final site plan approval

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

within 12 months. If final site plan approval is not granted within this time the new Parkland Dedication By law, Policy and rates will apply.

These comments relate to a formal OPA ZBA application that has been deemed complete prior to the passing of the new Parkland Dedication By-law and Policy and thus if final Site Plan Approval can be completed within the proscribed Transition period, the old Parkland Dedication rates and categories can be utilized. If not complete within one year, the rates and categories contained within the new By-law will apply.

Through Places and Spaces – Parks Strategic Plan, the King East Planning Community has been assessed as a “Critical” priority to pursue physical land dedication through Planning applications to address the shortfall in planned active park space within the community. However, physical on-site land dedication would significantly impact the delivery of the proposed rental units that have received approval through the City’s Affordable Rental Housing Incentives programme and in accordance with the new Park Dedication Policy, required Park Dedication for affordable rental housing units will receive a strategic reduction in park dedication fees that caps the dedication at 5% of the land area.

See also comments below related to fees.

3. Comments on Submitted Documents

The following comments should be addressed at this time.

1) JL Cortes Architect drawing A1.0 Site Plan dated 2021.03.05

- a) Given the existing deficit of active neighbourhood park space within the King East Planning Community and the small size of the proposed on-site amenity area at the northwest corner of the building, additional amenity space should be provided/designed for communal use along the eastern side of the building to accommodate some of the recreational needs of the proposed residents.
- b) A revised preliminary site plan is required.

2) MHBC Planning Urban Design Brief dated July 2022

- a) The Urban Design Brief should provide conceptual details for on-site amenity spaces including commentary and precedent images to guide detailed site design through the site plan application. Robust on-site outdoor amenity spaces with good solar access and protection from wind will be required as part of the site plan and should include seating and play equipment for residents of all ages and abilities
- b) A revised Urban Design Brief is required.

4. Policies, Standards and Resources:

- Kitchener Official Plan Policy
As per Section 8.C.2 – Urban Forests of the Official Plan ...

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

- policy 8.C.2.16., the City requires the preparation and submission of a tree management plan in accordance with the City's Tree Management Policy (available on the City's Website), as a condition of a development application.
- 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 for detailed submission requirements
- City of Kitchener Parkland Dedication Policy and By-law
- City of Kitchener Development Manual
- Cycling and Trails Master Plan (2020)
- Chapter 690 of the current Property Maintenance By-law
- Places and Spaces – Parks Strategic Plan
- Urban Design Manual

5. Anticipated Fees:

Parkland Dedication

Dedication requirements are subject to the Parkland Dedication Policy and rates in effect. Please be advised that an updated Parkland Dedication Policy and By-law were approved by City of Kitchener Council on August 22 2022. This update includes but is not limited to changes to the classes of lands requiring Parkland Dedication, standard land assessment values for determining Parkland Dedication, Parkland Dedication exemption categories and transition provisions for in-progress applications.

The parkland dedication requirement will be deferred at the Official Plan Amendment/Zoning By-law Amendment application(s) and assessed at a future Site Plan Application. Parkland dedication will be assessed based on the land use class(es), residential units and density approved through the OPA and ZBA and required as a condition of Site Plan Approval. Based on the proposed 100 affordable rental units, an FSR of 3.56, a site area of 0.23ha and using a land valuation of \$3,830,000 and a cap rate of 5% of the land area for affordable rental housing, Parkland Dedication of **\$43,088.00** under the new Park Dedication Bylaw and Policy would be required.

$$0.23\text{ha} \times \$3,830,000 \times 0.05 = \mathbf{\$43,088.00}$$



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES
Community Planning
150 Frederick Street 8th Floor
Kitchener Ontario N2G 4J3 Canada
Telephone: 519-575-4400
TTY: 519-575-4608
Fax: 519-575-4466
www.regionofwaterloo.ca

Melissa Mohr 1-226-752-8622
File: D17/2/22011
C14/2/22018
September 16, 2022

Sarah Coutu
Project Manager
City of Kitchener
200 King Street West, 6th Floor
P.O. Box 1118, Kitchener, ON
N2G 4G7

Dear Ms. Coutu,

**Re: Proposed Official Plan Amendment OPA 22/11 and
Zoning By-law Amendment ZBA 22/18
206-210 Duke Street and 46-50 Madison Avenue
MHBC Planning Inc. (C/O Pierre Chauvin) on behalf of The
Knossos Housing Corporation of Waterloo Region
CITY OF KITCHENER**

MHBC Planning has submitted a Site Specific Official Plan Amendment and Zoning By-law Amendment Application for a development proposal at 206-210 Duke Street and 46-50 Madison Avenue (referred to as subject lands) in the City of Kitchener.

The applicant has proposed the redevelopment of the site with an eight (8) storey, 712.87 square metre (7,673.52 square foot) building that is to contain 100 affordable rental housing units within a multiple dwelling.

The subject lands are located in the Urban Area and designated Built-Up Area in the Regional Official Plan. The site is located in an MTSA area of the City of Kitchener and Designated Medium Density Multiple Residential in the City of Kitchener Official Plan. The site is zoned Residential Seven (R7) in the City of Kitchener Zoning By-law. The Applicant has requested an **Official Plan Amendment** to add a special policy area to permit an increased FSR of 3.6 (whereas a max. FSR of 2.0 is permitted). The Applicant has requested a **Zoning By-law Amendment** to permit an increased FSR of 3.6 (whereas 2.0m is permitted); a minimum rear year setback of 4.5m (whereas 7.5m is required); an off-site parking ratio of 0.55 per unit (whereas 1 space/unit is required); a multiple Dwelling Visitor Parking ratio of 0/unit (whereas 0.1 is required for a site with 81+

units); a balcony to project into a front lot line at 1.16m (whereas 3.0m is required); and, a canopy to be located at a minimum setback of 1.16m (whereas the by-law regulates a canopy to extend 1.8m into a required setback at 1.2m).

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 Medium Density Multiple Residential in the City of Kitchener Official Plan.

Planned Community Structure:

The majority of the Region’s future growth will occur within the Urban Area designation with a substantial portion of this growth directed to the existing Built-Up Area of the Region through reurbanization. Focal points for reurbanization include Urban Growth Centres, Township Urban Growth Centres, Major Transit Station Areas, Reurbanization Corridors and Major Local Nodes (ROP Section 2.B).

Regional staff acknowledge that the subject lands are located within 500-800 metres of the Kitchener Market ION stop and the subject lands are within walking distance to multiple bus stops with routes that connect to the ION. Furthermore, the development proposes higher density in proximity to the Urban Growth Centre of Kitchener and Kitchener Market ION Stop.

ROPA 6 Adopted Policies:

The subject lands are located within the Regional Council Adopted Kitchener Market Major Transit Station Area (MTSA). The development concept proposes a higher density development that contributes to the minimum density target established for the Kitchener Market MTSA of 160 people and jobs per hectare. As Major Transit Station Areas are identified as a Strategic Growth Area, the Region is supportive of increased density, uses and activity within these areas. The density proposed through this development is supported within ROPA 6.

Development within Major Transit Station Areas are to be transit-supportive with development that prioritizes access to the transit station. Regional staff understand that the development includes pedestrian access to the sidewalk along Duke Street East and Madison Avenue North. In addition, the development concept proposes a reduction in the minimum required parking spaces as well as indoor and outdoor bicycle stalls facilitating access to the planned cycling route on Cedar Street North. The development conforms to these policies.

Finally, the housing form proposed through these applications include apartment style residential units. The type of housing proposed through this development will provide additional mix of housing form within this area.

In addition to the above planning comments, Regional staff have the following technical comments relating to the proposed Official Plan Amendment and Zoning By-law Amendment:

Stationary Noise:

Stationary noise from the proposal (multi-residential development with structured parking) has the potential to affect the residential uses on site as well as adjacent noise-sensitive developments. As the specific mechanical equipment selections have not been selected at this time, Regional staff require a Holding Provision to obtain a detailed noise study that assesses the impact of the development on itself as well as the impact of the development on the adjacent noise sensitive land uses surrounding the subject lands. The required wording for the holding provision is:

That a holding provision shall apply to the entirety of the subject lands until a detailed stationary noise study has been completed and implementation measures addressed to the satisfaction of the Regional Municipality of Waterloo. The detailed stationary noise study shall review the potential impacts of the development on itself (e.g. HVAC system on the sensitive points of reception) and the impact of the development on the adjacent sensitive land uses.

Corridor Planning:

Official Plan and Zoning By-law Amendment Stage:

Transit Planning:

Although not a Regional requirement of the Official Plan and Zoning By-law Amendment Application, the Region has received a copy of the Transportation Impact Study entitled “206-210 Duke Street, Kitchener Transportation Impact Study” dated January 2022, prepared by Paradigm Transportation Solutions Limited as well as a Parking Study entitled “Parking Study – 206-210 Duke Street East and 46-50 Madison Avenue, City of Kitchener, ON” dated June 2022, completed by Paradigm Transportation Solutions Limited and have no objections to the development at the Official Plan Amendment and Zoning By-law Amendment stage. Regional staff have the following advisory comments related to the studies:

Regional staff support the reduced parking rate proposed through this application as the subject lands are in close proximity to light rail transit, frequent bus routes, and Kitchener’s cycling grid. These alternative transit options provide affordable and sustainable transportation solutions for residents. Regional staff support the rationale outlined in the report regarding the reduced parking rate and the study conclusion that include, but are not limited to charging for parking as a separate cost to occupant(s) (known as “unbundled” parking). In addition, the development is a good candidate for a publicly accessible car share program and an applicant-subsidized transit program. These incentives require both an administrative and financial commitment. Should the applicant consider these programs, a formal agreement between the Applicant/Owner

and Grand River Transit's Business Account program and additional consultation with the Region of Waterloo and City of Kitchener is required.

Housing Services

The following Regional policies and initiatives support the development and maintenance of affordable housing:

- Regional Strategic Plan
 - Objective 4.2 requires the Region to make affordable housing more available to individuals and families.
- 10-Year Housing and Homelessness Plan
 - contains an affordable housing target which is that 30% of all new residential development between 2019 and 2041 in Waterloo Region is to be affordable to low and moderate income households.
- Building Better Futures Framework
 - shows how the Region plans to create 2,500 units of housing affordable to people with low to moderate incomes by 2025.
- Region of Waterloo Official Plan
 - Section 3.A (range and Mix of Housing) contains land use policies that ensure the provision of a full and diverse range and mix of permanent housing that is safe, affordable, of adequate size, and meets the accessibility requirements of all residents.

The Region supports the provision of a full range of housing options, including affordable housing. Rent levels and house prices that are considered affordable according to the Regional Official Plan are provided below. Should this development application move forward, staff ask the Owner/Developer to consider providing a number of affordable housing units on the site, as defined in the Regional Official Plan.

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, a mechanism should be in place to ensure the units remain affordable and establish income levels of the households who can rent or own the homes.

For the purposes of evaluating the affordability of an ownership unit, based on the definition in the Regional Official Plan, the purchase price is compared to the least expensive of:

Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households	\$385,500
Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area	\$576,347

*Based on the most recent information available from the PPS Housing Tables (2021).

In order for an owned unit to be deemed affordable, the maximum affordable house price is \$385,500.

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	\$1,470
A unit for which the rent is at or below the average market rent (AMR) in the regional market area	Bachelor: \$950 1-Bedroom: \$1,134 2-Bedroom: \$1,356 3-Bedroom: \$1,538 4+ Bedroom: \$3,997

*Based on the most recent information available from the PPS Housing Tables (2021)

In order for a rental unit to be deemed affordable, the average rent for the proposed units which have fewer than 3 bedrooms must be at or below the average market rent in the regional market area as shown above. For proposed units with three or more bedrooms, the average rent for the units must be below \$1,470.

Fees

By copy of this letter, the Region of Waterloo acknowledges receipt of the Official Plan and Zoning By-law Amendment Review fees of \$10,000.00 (received September 1, 2022).

Conclusions:

Based on the above, Regional staff have no objection to the applications subject to the implementation of a Holding Provision to obtain a detailed noise study that assesses the impact of the development on itself as well as the impact of the development on the adjacent noise sensitive land uses surrounding the subject lands. The required wording for the holding provision is:

That a holding provision shall apply to the entirety of the subject lands until a detailed stationary noise study has been completed and implementation measures addressed to the satisfaction of the Regional Municipality of Waterloo. The detailed stationary noise study shall review the potential impacts of the development on itself (e.g. HVAC system on the sensitive points of reception) and the impact of the development on the adjacent sensitive land uses.

Next Steps:

Please be advised that 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,

A handwritten signature in cursive script that reads "Melissa Mohr".

Melissa Mohr, MCIP, RPP
Senior Planner

C. MHBC Planning Inc. C/O Pierre Chauvin (Applicant)
Craig Dumart, Senior Planner, City of Kitchener

From: Dave Seller
Sent: Tuesday, October 11, 2022 8:46 AM
To: Craig Dumart
Subject: RE: OPA/ZBA comments: 206, 210 Duke Street East and 46, 50 Madison Avenue North

Hi Craig,

We can support a 0.2sp/unit, however, two visitor parking spaces must be provided on-site.

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



From: Craig Dumart <Craig.Dumart@kitchener.ca>
Sent: Tuesday, October 04, 2022 10:54 AM
To: Dave Seller <Dave.Seller@kitchener.ca>
Subject: RE: OPA/ZBA comments: 206, 210 Duke Street East and 46, 50 Madison Avenue North

Hi Dave,

Would transportation planning support a parking rate of 0.2 spaces per unit with 5% being for visitor. It will allow for flexibility in the future to change the surface parking into units. I believe the parking justification supported a rate as low as 0.13 space per unit but I wanted confirmation from you first to confirm whether or not transportation would support a 0.2 parking rate.

Thanks Dave.

Craig

From: Dave Seller <Dave.Seller@kitchener.ca>
Sent: Friday, September 9, 2022 9:20 AM
To: Sarah Coutu <Sarah.Coutu@kitchener.ca>
Subject: OPA/ZBA comments: 206, 210 Duke Street East and 46, 50 Madison Avenue North

City of Kitchener

Application Type: Official Plan and Zoning By-law Amendments

Application: OPA22/011/D/CD & ZBA22/018/D/CD

Project Address: 206, 210 Duke Street East and 46, 50 Madison Avenue North

Comments of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: September 9, 2022

- a. As part of a complete Zoning By-law amendment application, Paradigm Transportation Solutions Limited submitted a Transportation Impact Study (January 2022) and Parking Study (June 15, 2022). Transportation Services offer the following comments.

The applicant is proposing up to 100 dwelling units within an 8 storey residential building. The development is estimated to generation 32 AM and 40 PM peak hour vehicle trips. The site will be serviced by two access points, one along Duke Street East and the other along Maddison Avenue North. The current 85-1 zoning by-law parking requirement for this development is 1.10 space per unit, which equates to total of 110 parking spaces of which 10 spaces are allocated for visitor parking. The applicant is proposing a vehicle parking ratio of 0.55 space per unit, where 55 parking spaces are being proposed with zero visitor parking. The equates to a parking shortfall of 55 spaces.

Under the 2026 Total Traffic Operations analysis, Duke Street East at the site access point and Madison Avenue North at the site access points are operating with acceptable Level of Service, vehicle delay and capacity in the AM and PM peak hours.

A leftturn lane analysis was completed along Madison Avenue North at the access point and assessed at a design speed of 50km/h. The analysis was in accordance with Minsitry of Transportation of Ontario (MTO) guidelines. Under the 2026 Total Traffic Operations, a leftturn lane along Madision Avenue North is not recommended. Duke Stret East is operating as a one-way street in this section and funtions as a right-in right-out only and therefore, no left turn analysis was completed.

This development is proposed to be all affordable housing units, which typically have a lower parking demand than typical residential dwellings. Based on the data collected by Paradigm at five affordable housing locations in southern Ontario, their data yielded parking rates ranging from 0.13 to 0.45 space per unit, which is below the proposed 0.55 space per unit for this development.

The site is well situated to take advantage of alternative modes of transportation in the area to support a reduced parking rate. Within 400m of the site, there are three Grand River Transit routes (3, 7, 8) and the ION Kitchener Market Station. For pedestrian walkability, road networks in the area support sidewalks on both sides, that provide connections to entertainment, employment and commercial uses.

Based on the TIS and parking study analysis completed by Paradigm, Transportation Services is of the opinion that this site can function adequately with the proposed vehicle parking rate of 0.55 spaces per unit (55 spaces provided) and the traffic generated by this development will have minimal impact on the surrounding road network. It is our belief that visitor parking should be provided on-site. The total parking count would remain as proposed at 55 parking spaces for 100 units, however, five of those parking spaces be allocated to visitor parking. We feel that this is reasonable based on the parking ratio data collected by Paradigm.

To further support the reduced parking rate being proposed, the vehicle parking spaces must be unbundled from the cost of a dwelling unit. Also, it is critical that Class A secure bike parking be provided at a minimum rate of 0.5 space per unit (55 bike spaces) and that the bike parking spaces are located on the ground floor.

Dave Seller, C.E.T.

Traffic Planning Analyst | Transportation Services | City of Kitchener
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City of Kitchener
Official Plan and Zone Change Comment Form

Address: 206-210 Duke Street East and 46-50 Madison Ave N

Owner:

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

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: September 10, 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:

- Urban Design Brief. July 2022. MHBC
- Site Layout Plan. Prepared by J. L. Cortes
- 3D Rendering, Prepared by J. L. Cortes
- Building elevations and floor plans,

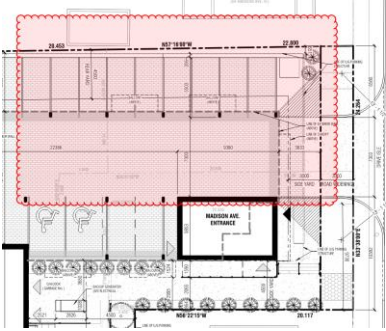
2. Site-Specific Comments & Issues:

- The application proposes to redevelop the subject lands with an apartment building providing 100 affordable residential units. While the concept of residential intensification on this site is positive, and many previous staff comments have been incorporated into the proposal, some design modifications must be addressed in the Site Plan Stage to create a development proposal that is well-designed and appropriate for this site and neighbourhood as detailed below.
- Consider additional setbacks for the upper levels in the building to increase articulation/visual interest and ensure that building height and massing have a minimal visual impact on adjacent properties. This will also create room for shared outdoor amenity spaces and facilitate the transition to low-rise neighbourhoods.

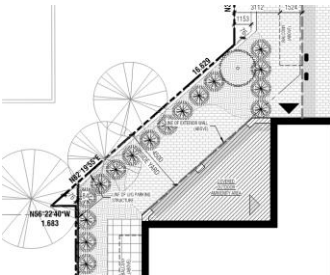


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Official Plan and Zone Change Comment Form

- Minimize the visual impact of parking through the thoughtful placement, orientation, and articulation of built form. Parking areas shall not be located at the front of the development. Street-oriented buildings are encouraged to create an activated streetscape and a positive pedestrian experience. It is recommended to have the first floor along Madison Street as residential units rather than parking. Locate surface parking away from the public street frontage, preferably at the rear of the buildings and internal to the site.



- The proposed amenity space should be maximized as the space is surrounded by building and parking lots. The lack of sufficient sunlight and potential shadow from the buildings may affect the landscape viability and become an underutilized space. In a building with small units, shared indoor amenities such as a gym, meeting room, and events space with a kitchen (for hosting visitors, parties, etc.) should be provided. Shared outdoor amenity space is to be provided at grade and in large, continuous areas where possible to provide the most flexibility for the usage and programming of the space. The common amenity area should include active play areas for children with equipment as well as passive amenity areas with seating and shade.



- Please keep in mind the minimum space requirements for multiple residential developments (2sq.m x # Units) + (2.5 sq.m x # bedrooms- # units) = Outdoor Amenity Space. Please see Urban Design Manual for further requirements.
- The proposed staircase is not appropriately integrated with the built form and roofline due to its location; it is highly recommended to relocate it to a more central location on the site. Integrate the staircase and mechanical penthouse with the overall architectural expression of the building. Where visible, screen with high-quality materials and green roof/or rooftop amenity space.

City of Kitchener
Official Plan and Zone Change Comment Form



- Confirmation and design details of the rooftop amenity space are to be provided.
- Confirm that the proposal maintains daily access to at **least 5 hours of cumulative direct sunlight** to nearby public areas, open spaces and adjacent low-rise properties under equinox conditions, beginning with sidewalks located on the opposite side of adjacent ROWs.
- Much of the northern portion of the site is heavily treed and with the proposed addition, a significant amount of on-site vegetation is likely to be removed. Consider ways to keep some of the existing trees, such as maximizing the setback from the side and back of the property line thus not interfering with the existing trees and then being able to introduce further landscaping.

3. Comments on Submitted Documents

Urban Design Brief, MHBC Planning

- Place enclosed balconies on east and west elevations to reduce overlook onto surrounding private spaces.
- Provide a more connected and continuous pedestrian sidewalk/pathway throughout the site.
- Advise on how the garbage storage will be handled on the site and adequate on-site truck circulation should be provided for garbage pick-up. A full, roofed enclosure or deep well storage system or storage within a garbage room in the building is required. Provide adequate space for waste vehicles and containers.
- The proposed material and colours should be compatible with the character of the neighbourhood. Due to frequent changes in colour and material, the proposed building looks too busy visually. Please see the enclosed precedents:

City of Kitchener
Official Plan and Zone Change Comment Form



- Consider adding further architectural expression to the proposed building façades; explore options to maximize utility, interest, and expressiveness of the ground floor of a residential building. This can include more glazing, articulated main entrance, active uses and amenities, a greater variety of surface treatments and seating options, and strategic ways of incorporating modern art and visual elements into the public realm. Options include but are not limited to: a gym or other active amenity space in the residential lobby, which could also extend to the outside of the building in the form of a hardscape boardwalk area for yoga, etc.; It is highly recommended to provide a minimum floor-to-floor height of 4.5 meters for ground floor active uses
- If there is any proposed retaining wall on the site, provide details, cross sections and material selection. Retaining walls over 1.0m high requires a guardrail at the top of the wall.
- Any units with at-grade access should be provided with a minimum 11 sq.m private patio area.
- Please ensure all publicly visible façades are well articulated and detailed. Use materials, details, colour, architectural projections, etc.
- Utilities locations should be considered at the early design stages. All utility locations including the 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.
- 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. Utility meters should be located within building niches or on internal end walls of blocks and screened.

From: Planning <planning@wcdsb.ca>
Sent: Friday, September 9, 2022 4:51 PM
To: Sarah Coutu
Subject: RE: Circulation for Comment - 206-210 Duke St. E. & 46-50 Madison Ave. N. (OPA/ZBA)

Good Afternoon Sarah,

The Waterloo Catholic District School Board has reviewed the subject application and based on our development circulation criteria have the following comment(s)/condition(s):

- A) That any Education Development Charges shall be collected prior to the issuance of a building permit(s).
- B) That the developer and the Waterloo Catholic District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the development sign advising prospective residents about schools in the area.
- C) That the developer shall include the following wording in site plan agreement to advise all purchasers of residential units and/or renters of same:

"In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point."

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: Tuesday, August 16, 2022 2:54 PM
To: Metrolinx (GO) - Development (Development.Coordinator@Metrolinx.com)
<development.coordinator@metrolinx.com>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Feds <vped@feds.ca>; GRCA - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.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>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>