

## Craig Dumart

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**From:** Mike Seiling  
**Sent:** Thursday, February 17, 2022 10:16 AM  
**To:** Craig Dumart  
**Subject:** FW: Circulation for Comment - OPA/ZBA (4220 King Street East & 25 Sportsworld Crossing Road)  
**Attachments:** Department & Agency Letter - 4220 King St E and 25 Sportsworld Crossing Rd.pdf; ZBA22005KCD\_MAP1.pdf; OPA22003KCD\_MAP3.pdf

Building; no concerns.

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**From:** Christine Kompter <Christine.Kompter@kitchener.ca>  
**Sent:** Thursday, February 17, 2022 10:14 AM  
**To:** Enbridge - Jenny Thompson <Jenny.Thompson@enbridge.com>; \_DL\_#\_DSD\_Planning <DSD-PlanningDivision@kitchener.ca>; 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>; 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>; 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>; 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:** Craig Dumart <Craig.Dumart@kitchener.ca>  
**Subject:** Circulation for Comment - OPA/ZBA (4220 King Street East & 25 Sportsworld Crossing Road)

Please see attached . Additional documentation is saved in AMANDA (folders 22-102391 & 102392) for internal staff reference & [ShareFile](#) for external agencies. Comments or questions should be directed to **Craig Dumart**, Senior Planner (copied on this email).

### Christine Kompter

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





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Melissa Mohr 226-752-8622

September 29, 2022

Craig Dumart MCIP, RPP  
Senior Planner  
City of Kitchener  
200 King Street West, 6<sup>th</sup> Floor  
P.O. Box 1118, Kitchener, ON  
N2G 4G7

Dear Mr. Dumart,

**Re: Noise Study Review – OPA 22/03 and ZBA 22/05  
4220 King Street East and 25 Sportsworld Crossing  
GSP Group Inc. (C/O Hugh Handy/Amanda Stellings) on  
behalf of The Tricar Group (C/O Adam Carapella)  
CITY OF KITCHENER**

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**Stationary Noise Aspects of Review**

Following the issuance of the Regions comments on the stationary noise aspects of the report entitled “Environmental Noise Impact Feasibility Study, 4220 King St E Parcel and 25 Sportsworld Crossing Dr., Kitchener, Ontario” dated November 26, 2021, completed by J.E. Coulter Associates Limited associated; the Region provided comments to the Client on July 7, 2022.

The Region has since received a noise study entitled “Environmental Noise Impact Feasibility Study, 4220 King St E Parcel and 25 Sportsworld Crossing Dr., Kitchener, Ontario” dated August 5, 2022, completed by J.E. Coulter Associates Limited in support of Official Plan and Zoning By-law Amendment Applications OPA 22/03 and ZBA 22/05 at 4220 King Street East and 25 Sportsworld Crossing in Kitchener.

The study has identified a number of off-site stationary noise sources as having a potential impact on the subject lands, including but not limited to an auto dealership and Tim Hortons.

Finally, although detailed building designs have yet to be provided, the study identified potential on-site noise sources such as cooling towers, exhaust fans, emergency generators, air handling or AC equipment that may be associated with the lower floor



commercial uses (if any). These will require further assessment prior to Site Plan Approval to determine any impacts to on-site and off-site sensitive receptors.

Regional Staff recommend that the assessment of these aspects of the proposal including the mitigation detail (if any) be further studied through a detailed stationary noise study and that a Holding Zone be implemented until this information is obtained all to the satisfaction of the Regional Municipality of Waterloo.

Regional staff are satisfied with the conclusions and recommendations within the Environmental Impact Noise Feasibility Study at this stage (Official Plan and Zoning By-law Amendment stage). As the detailed design for the buildings on the subject lands has yet to be known, a Holding Provision shall be required on the entirety of the subject lands to obtain a detailed noise study that includes details relating to floor plans, building elevations, mechanical drawings, and equipment selections.

Furthermore, the equipment selected shall comply with the Ministry of Environment, Conservation and Parks (MECP) NPC-300 Noise Guideline. Finally, the detailed noise study shall confirm mitigation measures for noise exceedance resulting from the adjacent commercial facilities and assess the impact due to the development itself and other residential buildings in the neighborhood.

The following noise-warning clause shall be implemented through the future site plan agreement and through a Registered Development Agreement with the City of Kitchener and shall be incorporated in the Site Plan Agreement and Offers of Purchase and Sale, Lease/Rental Agreements.

Regional Staff recommends the following noise-warning clause be registered on title for all dwelling units. It is recommended that the owner to enter into an agreement with the City of Kitchener and that the following clause(s) be included in agreements of Offers of Purchase and Sale, lease/rental agreements at Site Plan stage.

1. *"Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities/noise source from the development itself, sound from these facilities/sources may at times be audible."*
2. The Acoustical Consultant for the proposed development shall prepare a noise study addendum when floor plans, building elevations and mechanical drawings and equipment selections are available and confirm that mechanical equipment sound emissions comply with MECP Guideline NPC-300 at the development itself and other residential buildings in the neighbourhood.
3. That prior to the issuance of any building permits, the City of Kitchener's Building Inspector will certify that the noise attenuation measures are incorporated in the building plans and upon completion of construction, the City of Kitchener's

Building Inspector will certify that the dwelling units have been constructed accordingly.

Transportation Noise aspects of report:

The study concludes that the main source of transportation noise is from Highway 8, King Street East, Sportsworld Crossing Drive and Deer Ridge Drive. The report concludes that mitigation in the form of installation of a Central Air Conditioning System, upgrades to windows and doors, noise-warning clauses and the possibility of acoustical barriers for the outdoor amenity areas are required to be implemented within the development as follows:

1. All suites in Phases 1 and 2 shall require central air conditioning prior to occupancy.
2. Upgraded glazing and Doors are required based on the exterior wall (including spandrel panels) being rated at STC-50 in accordance with the following tables:

<b>Table 5: Bedroom Window Requirements (Preliminary) to Meet 40 dB L<sub>eq</sub> Nighttime/45 dB L<sub>eq</sub> Daytime</b>		
<b>Total Window-Area to Floor-Area Ratio</b>	<b>Fixed Window/STC Rating</b>	<b>Operable Window/Patio Door /STC Rating</b>
Up to 70%	6(13)6/STC 36	6(13)6/STC 32
71 to 90%	6(25)6/STC 39	6(13)6/STC 32

<b>Table 6: Living/Dining Rooms Window Requirements (Preliminary) to Meet 45 dB L<sub>eq</sub> Day/Night</b>		
<b>Total Window-Area to Floor-Area Ratio</b>	<b>Fixed Window/STC Rating</b>	<b>Operable Window/STC Rating</b>
Up to 10%	6(13)6 / STC 34	6(13)6 / STC 32
11 to 25%	6(25)6 / STC 36	6(13)6 / STC 32
26 to 50%	6Lam(25)6 / STC 39	6(13)6 / STC 32
51 to 80%	6Lam(25)6Lam / STC 40	6(13)6 / STC 32

*Note:* Sliding patio doors (1.8m wide) from living rooms are assumed to be rated at STC 32. Glazing noted as 6Lam(25)6 represents 6mm laminated glass, 25mm air space and 6mm glass, commercial window configuration. The exterior wall was assumed to have a STC rating of 50. Higher rated sliding doors may help to reduce the window STC requirements.

3. Once the common outdoor amenity areas are located, the acoustical consultant shall confirm whether noise control measures are required.



4. That the following noise warning clauses be included in the Condominium Declaration and all purchase and sale/lease/rental agreements:

Type A:

*"Occupants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of Environment, Conservation and Parks' Noise Criteria."*

Type B:

*"Occupants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of the Environment, Conservation and Parks noise criteria."*

Type C:

*"This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."*

Type D:

*"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment, Conservation and Parks noise criteria."*

In addition, Regional staff note that the following items must be addressed prior to site plan approval:

1. Appendix D must be updated as the study notes tables and information from the 2009 Region of Waterloo Noise Implementation Guideline. Please update the appendix using the 2019 guideline found here:  
[https://www.regionofwaterloo.ca/en/doing-business/resources/DOCS\\_ADMIN-3127473-v3A-Noise\\_Policy\\_Implementation\\_Guideline.pdf](https://www.regionofwaterloo.ca/en/doing-business/resources/DOCS_ADMIN-3127473-v3A-Noise_Policy_Implementation_Guideline.pdf);
2. A copy of the signed Consultant Statutory Declaration is required; and,
3. There appears to be an error in the traffic volumes provided by the Region of Waterloo versus the volumes listed in Table 1 of the report. Namely for the Deer Ridge Drive traffic forecast. It also appears that the Stamson calculations for Tower C adjacent to Deer Ridge Drive used the Sportsworld Crossing traffic forecast numbers. Please revise this for the site plan application.

**Conclusions:**

Based on the above, The Region requires a Holding Provision apply to the lands in order for Regional staff to receive a detailed noise study that assesses the proposed rooftop and grade level mechanical ventilation equipment (i.e., cooling towers, air make-up units, and parking garage exhaust fans). The acoustical consultant is to review and, where applicable, provide recommendations necessary to meet the MECP's noise criteria for stationary noise sources. This may include but is not limited to intake and exhaust silencers, parapets, barriers, or the selection of quieter equipment. 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.*

In addition to the above, the Region requires a prohibition on geothermal energy systems that shall be written into the zoning by-law. The required wording for the prohibition is:

*"Geothermal Wells shall be prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation."*

I trust the above is of assistance.

Yours truly,



Melissa Mohr, MCIP, RPP  
Principal Planner

- C. Hugh Handy, GSP Group Inc. (Applicant), Amanda Stellings, GSP Group Inc. (Applicant) Amanda Kutler, Manager, Community Planning, Richard Parent, Manager, Corridor Planning, Shilling Yip, Principal Planner, Jason Wigglesworth, Transportation Planner, Monirul Islam, Transportation Planner





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Melissa Mohr 226-752-8622  
File: D17/2/22003  
C14/2/22005  
June 9, 2022

Craig Dumart, BES, MCIP, RPP  
Senior Planner  
City of Kitchener  
200 King Street West, 6<sup>th</sup> Floor  
P.O. Box 1118, Kitchener, ON  
N2G 4G7

Dear Mr. Dumart,

**Re: Proposed Official Plan Amendment OPA 221/03 and  
Zoning By-law Amendment ZBA 22/005  
4220 King Street East and 25 Sportsworld Crossing  
GSP Group Ltd. (C/O Amanda Stellings) on behalf of The  
Tricar Group (C/O Adam Carapella)  
CITY OF KITCHENER**

**Development Proposal:**

GSP Group Ltd. on behalf of The Tricar Group. has submitted an Official Plan Amendment and Zoning By-law Amendment for a development proposal at 4220 King Street East and 25 Sportsworld Crossing in the City of Kitchener.

The applicant is proposing a mixed-use development that includes three towers described as Towers A-C to be constructed in two phases. Tower A and B are proposed to be constructed in Phase 1 and are connected by a two storey podium with an amenity area on the third floor (roof of the podium). Tower A is proposed as a 14-storey tower with an enclosed mechanical penthouse and Tower B is proposed as an 18 storey residential tower with an enclosed mechanical penthouse. At grade commercial/retail uses are proposed within the Phase 1 podium.

Phase 2 is proposed to be constructed as a 15- storey tower with an enclosed penthouse atop a two-storey podium. Amenity space has been proposed on the roof of the two-storey podium with at grade commercial/retail space. In total, 520 residential units and 5 commercial units are proposed through this development. Underground and structured parking is proposed on site with commercial at-grade space included in the proposal.

The subject lands are located in the Urban Area of the Region and designated Built-Up Area in the Regional Official Plan. The subject lands are designated Commercial Campus in the City of Kitchener Official Plan. Furthermore, the subject lands are zoned Arterial Commercial (COM-3) Zone and Campus Commercial (COM-4) Zone with site-specific provision 37 in the City's Zoning By-law. The applicant has proposed the Official Plan Amendment to amend the designation from Commercial Campus to the Mixed Use Designation with an FSR of 4.0. The applicant has proposed to rezone the subject lands from the COM-3 and COM-4 Zone with site-specific provision 37 to the Mixed – Three (MIX 3) zone with special site-specific provisions to permit an increased FSR of 4.0 (whereas 2.0 is permitted); increase the building heights from 10 storeys to 18 storeys; and, to permit a podium with 2 storeys (whereas the Zoning By-law requires 3 storeys for the podium). In addition, the applicant has proposed a minimum ground floor building height of 3.5m (whereas the Zoning By-law requires 4.5 m).

The Regional Municipality of Waterloo has had the opportunity to review the proposal and offers the following:

### **Regional Comments**

#### **Community Planning:**

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 designated Commercial Campus in the City of Kitchener Official Plan. Furthermore, the subject lands are zoned Commercial Campus (COM-4) Zone.

Mostly all of the Region's future growth will occur within the Urban Area, 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 understand that the proposal is for a higher density development that is located within 500-800 metres of the Sportsworld ION stop in Kitchener and within Regional Council Endorsed Sportsworld MTSA area (Sportsworld Stop). Please note that the MTSA's have been endorsed by Regional Council, but have yet to be adopted into the Regional Official Plan as the Regional Municipal Comprehensive Review is ongoing. Furthermore, it is understood the development proposes to exceed the minimum density target within the Growth Plan, which is supported in the Endorsed Regional MTSA's. Regional staff recommend that surface parking areas be minimized to discourage auto-oriented land uses in accordance with Chapter 2.D.7 (c) of the Regional Official Plan.

In addition, prior to any further consideration of the Official Plan and Zoning By-law Amendment Applications, the following technical comments related to the proposal must be addressed to the satisfaction of the Region:

#### **Record of Site Condition:**

There are high environmental threats located adjacent to the subject lands due to past land uses in accordance with the Region's Treats Inventory Database (TID). The



applicant has proposed a sensitive land use on site; therefore, a Record of Site Condition (RSC) and Ministry Acknowledgement Letter shall be required for the entirety of the subject lands in accordance with the Region's Implementation Guidelines. **The Region shall require a holding zone until such time that the RSC and Ministry Acknowledgement letter have been received to the satisfaction of the Regional Municipality of Waterloo. The recommended wording for the holding provision is:**

*That a holding provision shall apply to the entirety of the subject lands until a Record of Site Condition (RSC) in accordance with O. Reg. 153/04, as amended, has been filed on the Ministry of Environment, Conservation and Parks (MECP) Environmental Site Registry on or after July 1, 2011 and the Ministry Acknowledgement letter has been submitted to the satisfaction of the Region.*

### **Corridor Planning:**

#### **Official Plan and Zoning By-law Amendment Stage:**

##### **Transportation (Road) Noise:**

Regional staff have reviewed the transportation noise aspects of the report entitled "Environmental Noise Impact Feasibility Study, 4220 King St E Parcel and 25 Sportsworld Crossing Dr., Kitchener, Ontario" dated November 26, 2021, completed by J.E. Coulter Associates Limited in support of the above noted Official Plan and Zoning By-law Amendment Applications.

The study concludes that the main source of transportation noise is from Highway 8, King Street East, Sportsworld Crossing Drive and Deer Ridge Drive. The report concludes that mitigation in the form of installation of a Central Air Conditioning System, upgrades to windows and doors, noise-warning clauses and the possibility of acoustical barriers for the outdoor amenity areas are required to be implemented within the development as follows:

1. All suites in Phases 1 and 2 shall require central air conditioning prior to occupancy.
2. Upgraded glazing and Doors are required based on the exterior wall (including spandrel panels) being rated at STC-50 in accordance with the following tables:

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*Note:* Sliding patio doors (1.8m wide) from living rooms are assumed to be rated at STC 32. Glazing noted as 6Lam(25)6 represents 6mm laminated glass, 25mm air space and 6mm glass, commercial window configuration. The exterior wall was assumed to have a STC rating of 50. Higher rated sliding doors may help to reduce the window STC requirements.

3. Once the common outdoor amenity areas are located, the acoustical consultant shall confirm whether noise control measures are required.
4. That the following noise warning clauses be included in the Condominium Declaration and all purchase and sale/lease/rental agreements:

Type A:

*"Occupants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of Environment, Conservation and Parks' Noise Criteria."*

Type B:

*"Occupants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of the Environment, Conservation and Parks noise criteria."*

Type C:

*"This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."*

Type D:

*"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment, Conservation and Parks noise criteria."*



Regional staff have no objection to the conclusions and recommendations made at this stage of the development and require a development agreement to be implemented through a future condominium or consent application. Furthermore, the special building components recommend in the study shall be implemented through the future site plan application.

In addition, Regional staff note that the following items must be addressed prior to site plan approval:

1. Appendix D must be updated as the study notes tables and information from the 2009 Region of Waterloo Noise Implementation Guideline. Please update the appendix using the 2019 guideline found here:  
[https://www.regionofwaterloo.ca/en/doing-business/resources/DOCS\\_ADMIN-3127473-v3A-Noise\\_Policy\\_Implementation\\_Guideline.pdf](https://www.regionofwaterloo.ca/en/doing-business/resources/DOCS_ADMIN-3127473-v3A-Noise_Policy_Implementation_Guideline.pdf);
2. A copy of the signed Consultant Statutory Declaration is required; and,
3. There appears to be an error in the traffic volumes provided by the Region of Waterloo versus the volumes listed in Table 1 of the report. Namely for the Deer Ridge Drive traffic forecast. It also appears that the Stamson calculations for Tower C adjacent to Deer Ridge Drive used the Sportsworld Crossing traffic forecast numbers. Please revise this for the site plan application.

*Stationary Noise:*

Regional staff have received the report entitled “Environmental Noise Impact Feasibility Study, 4220 King St E Parcel and 25 Sportsworld Crossing Dr., Kitchener, Ontario” dated November 26, 2021, completed by J.E. Coulter Associates Limited and are reviewing the stationary noise aspects of the report. Comments will be sent separately. **Regional staff must be satisfied with the Stationary Noise aspects of the noise report and mechanisms to secure mitigation. The Region shall not be in a position to provide final comments on the applications until stationary noise has been addressed to the satisfaction of the Regional Municipality of Waterloo.**

*Access Permit/TIS/Access Regulation:*

The existing properties currently obtain vehicular access to the Municipal Road network via a right-in/right-out only vehicular access to King Street East (Regional Road 08) and two private roads (Sportsworld Crossing Road and the private road beside the Mazda Dealership). These roads connect to King Street East via traffic-controlled intersections. The applicant proposes to formalize multiple access locations via the private roads and maintain the existing right-in/right-out only location to King Street East. Regional staff have no objection to the proposed accesses associated with this proposal.

The Transportation Impact Study (TIS) entitled “Sportsworld Site – 4220 King Street East and 25 Sportsworld Crossing Road – Transportation Impact Study” dated May 16, 2022, prepared by Stantec Consulting Ltd. is currently under review. **The Region must be satisfied with the conclusions, recommendations and implementation measures of the TIS prior to providing final comments on the applications.**



Furthermore, If any improvements to the Regional Road network are identified through the study and approved by the Region of Waterloo, the developer may be responsible for any financial and property requirements associated with the road improvements.

*Transit Planning:*

Grand River Transit (GRT) currently operates numerous Routes within the area of King Street East and Sportsworld Crossing Road with existing transit stops being located in close proximity to the proposed development. GRT staff have been circulated the Transportation Impact Study and comments will be coordinated with the Corridor Planning response under a separate cover.

Further to the above, Regional staff have proposed the integration of Bus Bays directly adjacent to the site. Regional staff request that the applicant integrate the bus bays into the site plan at the site plan application stage. Please be advised that a land dedication for the bus bays shall be required at the site plan stage.

*Stormwater Management & Site Grading:*

Region of Waterloo staff have received the report entitled "4220 and 4278 King St East, Kitchener Proposed Mixed-Use Development Functional Servicing Report" dated November 2021, completed by Stantec Consulting Ltd. in support of the above noted Official Plan and Zoning By-law Amendment applications and have no objections to the report at this time. Regional staff understand that updates were requested by the City of Kitchener and Regional staff respectfully request a copy of the updated report for review.

*Region of Waterloo 10-Year Transportation Capital Program:*

This section of King Street East has been identified in the Region's 10-Year Transportation Capital Program for reconstruction in 2024/2025. For more information related to this project, please contact Peter Linn, Project Manager at [plinn@regionofwaterloo.ca](mailto:plinn@regionofwaterloo.ca) or visit the following link for additional information: [https://www.regionofwaterloo.ca/en/living-here/resources/Documents/Future-Construction/DC\\_05487\\_InfoSheet.pdf](https://www.regionofwaterloo.ca/en/living-here/resources/Documents/Future-Construction/DC_05487_InfoSheet.pdf).

**Hydrogeology and Sourcewater Programs:**

Although the subject lands are not located in a Wellhead Protection Sensitive Area, the subject lands are located in proximity to WHPA-D and therefore, Hydrogeology and Sourcewater Program staff respectfully request a prohibition on geothermal energy to be written into the Zoning By-law. The recommended wording for the prohibition is:

*"Geothermal Wells shall be prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlying a vulnerable aquifer have been removed through construction or excavation."*



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

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 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.

Should affordable housing as described above be proposed, please contact Regional staff to discuss further.

**Fees:**

By copy of this letter, the Region of Waterloo acknowledges receipt of the Region's Official Plan and Zoning By-law Amendment review fees totalling \$6,900.00 (received January 26, 2022 and deposited April 28, 2022).

**Items Requiring Follow Up:**

**The Region shall not be in a position to provide final comments until the following has been satisfactorily addressed:**

1. Regional Acceptance of the Stationary Noise Aspects of the Environmental Noise Report; and,
2. Regional Acceptance of the Traffic Impact Study.

**General Comments:**

Furthermore, 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.

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 Tricar Group. C/O Adam Carapella (Owner)  
       GSP Group Inc. C/O Amanda Stellings (Applicant)



**City of Kitchener**  
**COMMENT FORM**

**Project Address:** 4220 King St E and 25 Sportsworld Crossing Rd

**Application Type:** Official Plan Amendment OPA22/003/K/CD

**Zoning By-law Amendment ZBA22/005/K/CD**

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Comments of: Environmental Planning – City of Kitchener

Commenter's Name: Carrie Musselman

Email: carrie.musselman@kitchener.ca

Phone: 519-741-2200 X 7068

Date of Comments: March 11, 2022

Comments required no later than: March 25, 2022

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**1. Plans, Studies and Reports submitted as part of a complete Planning Act Application:**

- 4420 and 4278 King St East, Kitchener Proposed Mixed Use Development – Detailed Vegetation Plan prepared by Stantec, dated November 5, 2021.
- Planning Justification Report, 4220 King Street East & 25 Sportsworld Crossing Road City of Kitchener prepared by GSP Group, dated January, 2022

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

I have reviewed the studies as noted above to support an official plan and zoning bylaw amendment at 4220 King St and 25 Sportsworld Crossing Rd, to redesignate the lands from Commercial Campus to Mixed Use to permit a high-density mixed-use development (two 14 storey buildings, and one 18 storey building) with ground floor commercial space and note:

- There are no natural heritage features or functions of local, Regional, Provincial, or national significance on, or adjacent to the subject property.
- The City's Tree Management Policy applies, a Detailed Vegetation Plan was submitted in support of the application. In summary, the DVP noted:
  - 73 trees were inventoried, no rare or threatened species were found, large shrubs such as sumac and buckthorn were not included.
  - 37 trees in the inventory will be retained.
  - 36 trees in the inventory are recommend for removal, 5 of the trees are dead and 31 will be within the area of the development.
  - Recommendations to mitigate impacts to trees for protection have been included within the report including the provision of Tree Protection Fencing to be installed prior to the start of excavation or any construction works.

**Based on my review of the supporting studies the Official Plan and Zoning By Law Amendments can be supported.** Tree loss can be compensated through the Site Plan requirements (landscaping) following an approval of the OPA/ZBA.

**3. Policies, Standards and Resources:**

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

- 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 and the Development Manual.

4. **Anticipated Fees:**

- N/A

Preliminary Comments



## Craig Dumart

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**From:** Lenore Ross  
**Sent:** Wednesday, August 3, 2022 2:29 PM  
**To:** Evan Wittmann; 'Hugh Handy'  
**Cc:** Craig Dumart  
**Subject:** RE: 4220 King St E and 25 Sports World Crossing Rd Revised Plans

Good afternoon Evan and Hugh,

Craig has passed along your response to Parks and Cemeteries comments regarding the updated design information.

The updated documentation for streetscape design and amenity areas for the proposed OPA/ZBA at 4220 King Steet E and 25 Sportsworld Crossing Road provides good high level direction, good precedent examples and adequate preliminary concepts for amenity space suitable for adults in both phase 1 and phase 2. Provision of pet-amenity space is noted and concepts / images are provided; these are valuable components in high-density residential complexes. Similar precedent images and commentary should be provided for children's facilities as the unit breakdown clearly indicates that there are 337, 2-bedroom units in the 512 unit complex – and 2-bedroom units comprise more than half of the unit count in each phase - children are clearly possible in this development. The Pioneer Tower East Planning Community is currently considered a non-residential community and has **no active park space**; the provision of recreational amenities suitable for all ages and abilities on-site and for each phase is critical.

Additional information regarding the at-grade amenity space is required and high level design direction and precedent examples for children's play spaces should be included for both phases.

Regards,

Lenore

**Lenore Ross MSc, MCIP, RPP**

Parks Planning and Development Project Manager

Design & Development | Parks and Cemeteries | City of Kitchener  
519-741-2200 ext 7427 | TTY 1-866-969-9994 | [Lenore.Ross@Kitchener.ca](mailto:Lenore.Ross@Kitchener.ca)

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**From:** Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>  
**Sent:** Tuesday, August 2, 2022 11:03 AM  
**To:** Lenore Ross <[Lenore.Ross@kitchener.ca](mailto:Lenore.Ross@kitchener.ca)>  
**Subject:** FW: 4220 King St E and 25 Sports World Crossing Rd Revised Plans

See their response below.

Craig

**From:** Evan Wittmann <[evanw@gspgroup.ca](mailto:evanw@gspgroup.ca)>

**Sent:** Friday, July 29, 2022 12:14 PM

**To:** Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>

**Cc:** Hugh Handy <[hhandy@gspgroup.ca](mailto:hhandy@gspgroup.ca)>

**Subject:** RE: 4220 King St E and 25 Sports World Crossing Rd Revised Plans

Hi Craig,

In response to Lenore's comments, we have designated space for an at-grade amenity area at the rear of Tower C (Phase 2), but it has not been fully designed at this time. A significant level of detail has been provided for the overall site, between the roof top amenity areas and at-grade streetscape treatments at this stage of the OPA/ZBA process. It is our intention that the design of the outdoor spaces will be further detailed and confirmed through the SPA process. Therefore, we feel it is too early in the process to dedicate certain amenity areas to specific uses or users, such as children play areas. Although the outdoor space has not been fully detailed/confirmed at this time, indoor play areas are planned to be incorporated into the detailed design of the buildings, which we trust addresses the concerns/comments regarding the accommodation of children's play areas.

Thank you,

**Evan Wittmann**

Planner

office: 519.569.8883

direct: 226.243.7340

email:

[evanw@gspgroup.ca](mailto:evanw@gspgroup.ca)



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**From:** Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>

**Sent:** July 28, 2022 10:39 AM

**To:** Evan Wittmann <[evanw@gspgroup.ca](mailto:evanw@gspgroup.ca)>

**Subject:** 4220 King St E and 25 Sports World Crossing Rd Revised Plans

Hi Evan,

I provided the precedent examples and preliminary concepts for amenity space to Lenore who reviewed and has follow up comments below. Please review and respond accordingly.

Craig

**From:** Lenore Ross <[Lenore.Ross@kitchener.ca](mailto:Lenore.Ross@kitchener.ca)>

**Sent:** Thursday, July 28, 2022 10:34 AM

**To:** Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>; Pegah Fahimian <[Pegah.Fahimian@kitchener.ca](mailto:Pegah.Fahimian@kitchener.ca)>

**Subject:** RE: Virtual Meeting Tomorrow 12pm - 4220 King St E and 25 Sports World Crossing Rd Revised Plans



Hi Craig,

Thank you for the additional documentation.

The applicant has provided good precedent examples and preliminary concepts for amenity space suitable for adults in both phase 1 and phase 2. However there are no details for the at-grade amenity space nor have play spaces / infrastructure for children been included and this is a critical aspect to be addressed on site for both phases given the lack of proximate active park space in the Planning Community. Children's play areas should be accommodated in the design for both phases.

Lenore

**From:** Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>

**Sent:** Tuesday, July 26, 2022 11:48 PM

**To:** Pegah Fahimian <[Pegah.Fahimian@kitchener.ca](mailto:Pegah.Fahimian@kitchener.ca)>; Lenore Ross <[Lenore.Ross@kitchener.ca](mailto:Lenore.Ross@kitchener.ca)>

**Subject:** FW: Virtual Meeting Tomorrow 12pm - 4220 King St E and 25 Sports World Crossing Rd Revised Plans

See attached the proposed streetscape design and amenity areas for the proposed OPA/ZBA at 4220 King Steet E and 25 Sporstworld Crossing Road.

Lenore, please let me know if this addresses your initial comments on the proposed opa/zba application.

Thanks

Craig

**From:** Hugh Handy <[hhandy@gspgroup.ca](mailto:hhandy@gspgroup.ca)>

**Sent:** Tuesday, July 26, 2022 6:09 PM

**To:** Garrett Stevenson <[Garrett.Stevenson@kitchener.ca](mailto:Garrett.Stevenson@kitchener.ca)>

**Cc:** Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>; Adam Carapella ([acarapella@tricar.com](mailto:acarapella@tricar.com)) <[acarapella@tricar.com](mailto:acarapella@tricar.com)>;

Chris Leigh ([cleigh@tricar.com](mailto:cleigh@tricar.com)) <[cleigh@tricar.com](mailto:cleigh@tricar.com)>; Evan Wittmann <[evanw@gspgroup.ca](mailto:evanw@gspgroup.ca)>

**Subject:** Virtual Meeting Tomorrow 12pm - 4220 King St E and 25 Sports World Crossing Rd Revised Plans

Hi Garrett,

Thanks for the call just now. Please see below and attached information which was sent over this afternoon for some additional background.

I will send out a TEAMs meeting invitation for 12pm tomorrow. Craig – hopefully you can join us.

I am also including Adam and Chris in this email and hopefully one or both of them can join our discussion.

Hugh

**Hugh Handy**  
MCIP, RPP  
Vice President



office: 519.569.8883  
direct: 226.243.7296  
mobile: 519.242.5351

72 Victoria Street South  
Suite 201  
Kitchener, ON N2G 4Y9

## Craig Dumart

---

**From:** Katie Wood  
**Sent:** Tuesday, July 12, 2022 3:51 PM  
**To:** 'Lad, Hitesh'  
**Cc:** Craig Dumart  
**Subject:** RE: 4220 King St E and 25 Sportsworld Crossing - Updated FSR

I just got word that the FSR has been approved by KU as well as Engineering no further concerns regarding the Zone change.

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)



**From:** Katie Wood  
**Sent:** Tuesday, July 5, 2022 1:21 PM  
**To:** 'Lad, Hitesh' <[Hitesh.Lad@stantec.com](mailto:Hitesh.Lad@stantec.com)>  
**Subject:** RE: 4220 King St E and 25 Sportsworld Crossing - Updated FSR

Hello Hitesh,

Thank you for making the changes. I have reviewed the FSR and have no further comments. Angela is on vacation until July 13<sup>th</sup> but I sent her the FSR to confirm it meets KU's standards now. I will let you know when I hear back from her.

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)



**From:** Lad, Hitesh <[Hitesh.Lad@stantec.com](mailto:Hitesh.Lad@stantec.com)>  
**Sent:** Wednesday, June 29, 2022 12:31 PM  
**To:** Katie Wood <[Katie.Wood@kitchener.ca](mailto:Katie.Wood@kitchener.ca)>; Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>  
**Cc:** Chris Leigh <[cleigh@tricar.com](mailto:cleigh@tricar.com)>; Adam Carapella <[acarapella@tricar.com](mailto:acarapella@tricar.com)>; Hugh Handy <[hhandy@gspgroup.ca](mailto:hhandy@gspgroup.ca)>; Amanda Stellings <[astellings@gspgroup.ca](mailto:astellings@gspgroup.ca)>; Hendriksen, Chris (Vancouver) <[Chris.Hendriksen@stantec.com](mailto:Chris.Hendriksen@stantec.com)>  
**Subject:** [EXTERNAL] RE: 4220 King St E and 25 Sportsworld Crossing - Updated FSR

Hi Katie,

Please find the attached updated FSR for your review, as requested.

Regards,

**Hitesh Lad** M.Eng., P.Eng.

Project Manager/Associate, Community Development

Direct: 519-585-7268

Mobile: 519-498-2809

Hitesh.Lad@stantec.com

Stantec

100-300 Hagey Boulevard

Waterloo ON N2L 0A4



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**From:** Katie Wood <[Katie.Wood@kitchener.ca](mailto:Katie.Wood@kitchener.ca)>

**Sent:** Thursday, June 16, 2022 9:39 AM

**To:** Hendriksen, Chris (Vancouver) <[Chris.Hendriksen@stantec.com](mailto:Chris.Hendriksen@stantec.com)>; Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>

**Cc:** Lad, Hitesh <[Hitesh.Lad@stantec.com](mailto:Hitesh.Lad@stantec.com)>; Harris, Joe <[joe.harris@stantec.com](mailto:joe.harris@stantec.com)>; Chris Leigh <[cleigh@tricar.com](mailto:cleigh@tricar.com)>;

Adam Carapella <[acarapella@tricar.com](mailto:acarapella@tricar.com)>; Hugh Handy <[hhandy@gspgroup.ca](mailto:hhandy@gspgroup.ca)>; Amanda Stellings

<[astellings@gspgroup.ca](mailto:astellings@gspgroup.ca)>

**Subject:** RE: 4220 King St E and 25 Sportsworld Crossing - Updated FSR

Hello,

Engineering and Kitchener Utilities have looked at the updated Functional Servicing Report and there is just one minor change that is still required.

Understanding that these properties are going to remain as two separate properties, 2 services is permitted. #25 should be services from the watermain on King St. The drawing provided is showing that the water services is teeing off someone else's service on Sportsworld Crossing.

Once this is changed please resubmit the document for a final review.



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

**Address:** 4220 King St E, 25 Sportsworld Crossing

**Owner:** Enter project address.

**Application:** OPA/ZBA

**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:** MARCH 15, 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:**

1. Department and Agency Circulation Letter dated Feb 16 2022
2. Planning Justification Report – GSP Group dated Jan 2022
3. OPA and ZBA application forms
4. Concept Site Plan A101 – Kasian Architecture Ontario dated 2021-11-30
5. Architectural statistics and unit count SD-902 and SD-903 dated 2021-11-30
6. Urban Design Brief – GSP Group and Kasian Architecture dated January 2022
7. Wind Study – RWDI Report dated Nov 28 2021

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

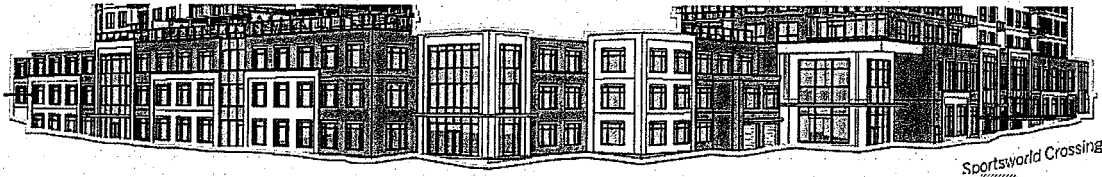
I have reviewed the documentation noted below submitted in support of an OPA and ZBA to allow a mixed-use development with three buildings (two 14 storey buildings, and one 18 storey building), consisting of 526 residential units, with ground floor commercial space. The applicant is proposing to redesignate the lands from Commercial Campus to Mixed use to permit the high-density mixed use development with an FSR of 4.0 and proposing to rezone the lands from 'Arterial Commercial Zone (COM-3) and 'Campus Commercial Zone (COM-4) with site-specific provision (37) in Zoning By-law 2019-051 to 'MIX-3' zone with site-specific provisions related to density, building height, minimum façade and podium heights.

There are key design considerations that must be addressed through a redesign of the site plan to create a more functional site for residents and ensure the project fits in the context of the neighborhood as detailed below:

- The proposal needs to fully meet the tall building guidelines, specifically with regard to separation as the guidelines are an excellent compatibility test for proposals exceeding their zoning permissions. The tower separation distance for tower A is estimated to be 15.3 m on the north-west property line. The current layout shows 8m setback which may lead to overlooking and privacy concerns from adjacent properties. The proposal will need to be modified by reducing building length and/or height until the resulting built form meets its corresponding separation target. There is an alternative to incorporate a similar step back for upper floors as you used for Tower C.

City of Kitchener  
**Zone Change Comment Form**

- The proposed long podium (phase 1) should be broken down using enhanced detailing and articulation or carved out to create a higher quality public space. According to Tall Building Design Guidelines, buildings longer than 70m should demonstrate enhanced streetscaping, materials and building articulation.



- The proposed corner treatment to be further enhanced to create visual interest at street edge. This could be achieved by special massing and architectural treatments on both streets to give prominence along the frontages and visually distinguish these sites.



- Integrate at-grade parking into the structure parking or underground garage and place it behind active uses along street edges. Where visible, screen/clad above-grade structured parking using high-quality materials consistent with and complementary to the overall building design.
- 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.
- 3-bed units are desirable as they provide more living space for families. A higher percentage of these units might help with community engagement.
- The current site and building layout show indoor amenity space in both building phases and outdoor amenity space only in phase 1. Due to the lack of amenity space in this neighbourhood, outdoor amenity space should be maximized; please see Urban Design Manual for minimum requirements and specifications.
- Provide multiple above grade rooftops and podium amenities with a minimum of  $(2 \text{ sq.m} \times \# \text{ units}) + (2.5 \text{ sq.m} \times \# \text{ bedrooms} - \# \text{ units}) = \text{outdoor amenity space}$ . The amenity space should be high quality and should connect to the building. The common amenity area should include active play areas for children with equipment as well as passive amenity areas with seating and shade
- Balconies may be staggered in a creative pattern to lighten the structure and provide private outdoor space for the units.
- The proposed tower may be expressed with alternating solid cladding around balconies and glass curtain walls around living areas.

City of Kitchener  
**Zone Change Comment Form**

- The significant enhanced site/landscape design of this site should be considered, particularly on the corner of King and Sportsworld Crossing and the private amenity for residents .
- The building facades fronting on King Street and Sportsworld Crossing should contain an appropriate amount of glazing and articulation, particularly along the lower 5m where the building addresses the sidewalk.
- Due to frequent changes in color and material, the proposed building looks too busy visually. The lighter materials such as glass are highly encouraged to minimize perceived mass, provide contrast, and enhance the proposed façade.
- The underground parking structure should have sufficient setback from the property lines to accommodate the necessary soil volume to support required large-statured, high canopy trees. Perimeter trees should not be located on the garage slab roof. Within the site, required tree plantings can be accommodated on the garage slab but will still require standard minimum soil volumes.

**3. Comments on Submitted Documents**

1. Urban Design Brief – GSP Group and Kasian Architecture dated January 20222

- Consider step backs for the upper storeys in the tower, both to increase articulation/visual interest in the building and create room for shared outdoor amenity space. This will also facilitate the transition to low-rise neighbourhoods.
- The building facades fronting on King and Sportsworld Crossing should contain an appropriate amount of glazing and articulation, particularly along the lower 5m where the building addresses the sidewalk.
- Towers are highly visible elements of the urban environment and must meet Kitchener's highest standards for design excellence. The building should be designed and clad with different materials and colors so that they read as distinct from one another.
- Provide natural surveillance by employing high percentages of glazing, active uses at ground level and incorporate more units with windows and balconies on the main facade with views onto the King Street and Sportsworld Crossing.
- Provide materiality and texture shifts at the podium and across the towers and incorporate variations in tower setbacks from the base to distinguish the tower form from the podium.
- Wind assessment and Noise feasibility study required for outdoor amenity and the pedestrian realm.
- Microclimate analysis– separation analysis that verifies how the proposed design meets the Tall building design guidelines. Maintain daily access to **at least 5 hours of cumulative direct sunlight** during the winter months.
- The proposed towers should have unique top features that are architecturally excellent, highly visible and makes a positive contribution to the image of Kitchener developing skyline.

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City of Kitchener  
**Zone Change Comment Form**

- Residential entrances should be clearly identified and offer access from both the public realm and the private parking side of the building.
- All utilities should be coordinated with the landscape design and with building elevations to provide a high-quality pedestrian experience with the site and from the public realm. Infrastructure should be located within the building in mechanical/electrical rooms and exterior connections located discretely and incorporate physical screens or landscape plating as required. Surface transformers or service connections visible from the public realm are not supported.

**Wind Study – RWDI Report dated Nov 28 2021**

The submitted preliminary Wind Study indicates that wind speeds at the main entrance are anticipated to be generally suitable for the intended use throughout the year. The only exception is the entrance at the southwest corner of Tower C where higher wind speeds and conditions comfortable for strolling are anticipated during the winter.

A full Wind Assessment should be provided for review at the site plan application stage. A revised design proposal should be developed that addresses the wind impacts outlined in the submitted wind study.

Preliminary Comments

## Craig Dumart

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**From:** Pegah Fahimian  
**Sent:** Tuesday, July 12, 2022 1:20 PM  
**To:** Craig Dumart  
**Subject:** RE: 4220 King St E and 25 Sports World Crossing Rd Revised Plans

Hi Craig,

I have reviewed the updated plans revised on June 30, 2022, and I am generally satisfied with the changes made from an urban design perspective. I will have more detailed comments on the proposed design and building elevations at the Site Plan Stage.

Thanks,

**Pegah Fahimian**, B.Arch, M.Arch, MUD

Senior Urban Designer / Planning Division / City of Kitchener  
519-741-2200 ext. 7342 / TTY 1-866-969-9994  
[Pegah.Fahimian@kitchener.ca](mailto:Pegah.Fahimian@kitchener.ca)

**From:** Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>  
**Sent:** Monday, July 4, 2022 11:21 AM  
**To:** Pegah Fahimian <[Pegah.Fahimian@kitchener.ca](mailto:Pegah.Fahimian@kitchener.ca)>  
**Cc:** Lenore Ross <[Lenore.Ross@kitchener.ca](mailto:Lenore.Ross@kitchener.ca)>  
**Subject:** FW: 4220 King St E and 25 Sports World Crossing Rd Revised Plans

See attached the updated concept plans for 4220 King St e and 25 Sports World Crossing Road. Please review and let me know if your initial comments are addressed.

**Craig Dumart, BES, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
(519) 741-2200 ext 7073 | TTY 1-866-969-9994 | [craig.dumart@kitchener.ca](mailto:craig.dumart@kitchener.ca)



**From:** Evan Wittmann <[evanw@gspgroup.ca](mailto:evanw@gspgroup.ca)>  
**Sent:** Thursday, June 30, 2022 11:58 AM  
**To:** Craig Dumart <[Craig.Dumart@kitchener.ca](mailto:Craig.Dumart@kitchener.ca)>  
**Cc:** Hugh Handy <[hhandy@gspgroup.ca](mailto:hhandy@gspgroup.ca)>  
**Subject:** [EXTERNAL] 4220 King St E and 25 Sports World Crossing Rd Revised Plans

Hi Craig,