



PLANNING, DEVELOPMENT
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Community Planning

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D20-20/23 KIT

VIA EMAIL

January 5, 2023

Committee of Adjustment
City of Kitchener
P.O. Box 1118
200 King Street East
Kitchener, ON N2G 4G7

**Re: Comments for Consent Applications B2023-002 and B2023-003
Committee of Adjustment Hearing January 17, 2023
CITY OF KITCHENER**

**B2023-002 and B2023-003
83 and 87 Victoria Street North
The Working Centre (Owners) / C. Pidgeon (GSP Group - Applicant)**

The owner/applicant is seeking approval of two consent applications to sever lot additions from both 83 and 87 Victoria Street North to be added to 97 Victoria Street North to facilitate the proposed "Working Centre 97 Victoria Campus" which will result in 44 supportive housing units. Three Minor Variance Applications are proposed to provide relief to the applicable Warehouse District D-6 zone that applies to all three properties at 83, 87 and 97 Victoria Street North.

Regional Fee:

The owner/applicant is required to submit the Regional consent review fee of \$350.00 per consent application prior to final approval of the consent.

Housing (Advisory Comments):

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 supportive housing.

Corridor Planning (Advisory Comments):

Regional Staff have determined that the following Regional Corridor Planning items (e.g. Regional Road Dedication, access permit, stormwater management report, detailed grading plan, transit planning, and environmental noise) will be required / addressed under the current Site Plan Application (SPA22/167/V/CD). As a result, the following are advisory comments for reference and will not be required conditions for the consent applications:

Regional Road Dedication:

In this area, Regional Road No. 55 (Victoria Street North) has a designated road width of 26.213m (86ft) in accordance with Schedule 'A' of the Regional Official Plan (ROP). The existing Victoria Street North right of way measures approximately 20.117 (66ft) at this location. The estimated road widening dedication along Victoria Street North is approximately 3.048m (10ft). While not a requirement of this proposed development concept, please be advised, that the road widening dedication may be required in the future to bring the Victoria Street North right of way up to the designated road width. Existing buildings along the Regional Road prohibit the road widening dedication being completed at this time.

While the road widening dedication along Victoria Street North will be deferred to a future development proposal, the design concept shows a proposed building/structure that would encroach into the existing Victoria Street North right of way. Please be advised that all buildings and structures should be located entirely within private property, and must be outside of the future widened area.

Access Permit/TIS/Access Regulation:

If any road access / modifications are required for any vehicular access location(s) to Victoria Street North (Regional Road No. 55), a Regional Road Access Permit(s) would be required under the Site Plan application. The Regional Road Access Permit application can be found on the Region of Waterloo website:

(<https://forms.regionofwaterloo.ca/ePay/PDLS-Online-Payment-Forms/Commercial-Access-Permit-Application>). There is a \$230 fee associated with the application.

Stormwater Management & Site Grading:

A detailed Stormwater Management (SWM) Report and detailed grading plan will be required for Regional Staff review and approval.

Transit Planning:

Any transit requirements, for example landing pads or easements, may be required and will be determined at future development application stage.

Environmental Noise:

Any noise sensitive development on the subject lands will be impacted by the environmental noise from road, railway and any potential stationary noise (both on-site and off-site) sources in the vicinity. The applicants are responsible to ensure that the proposed development does not have any environmental noise impacts, both onsite and off-site. Addressing environmental noise concerns may be a potential site plan requirement.

The Region has no objection to the proposed applications, subject to the following condition:

- 1) That prior to final approval, the owner/applicant submit the Regional consent review fee of \$350.00 per consent application.

General Comments

Any future development on the lands subject to the above-noted consent 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 staff reports, decisions and minutes pertaining to each of the consent applications noted above. Should you require Regional Staff to be in attendance at the meeting or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in blue ink that reads "Peter Ellis".

Peter Ellis, MES
Senior Planner