

City of Kitchener
Zone Change Comment Form

Address: 4396 King St E & 25 Sportsworld Dr
Owner: Sportsworld Shopping Center & Taylorwood Park Homes Inc
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: January 27, 2023

- ☐ 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:

- Cover Letter
- Urban Design Brief- GSP Group, Dec 2022
- Pedestrian Wind Assessment- SLR Consulting
- Design Brief- 2022/05/24
- Shadow Study-2022/05/24

2. Site-Specific Comments & Issues:

I have reviewed the documentation (as listed above) to support an OPA / ZBA to allow a mixed-use development consisting of 616 dwelling units and 1,378m of commercial space with a site-specific provision to allow a maximum building height of 99m (30 storeys), maximum floor space ratio of 6.2, reduced parking rate of 0.85 spaces per dwelling unit (580 spaces), non-residential gross floor area reduction.

- 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 application to create a development proposal that is well-designed and appropriate for this site and neighbourhood.

Design Brief- Submitted 2022/05/24

Tall Building Design Analysis: The tall building design guidelines are an excellent compatibility test for proposals exceeding their zoning permissions. The proposal meets the tall building guidelines, specifically with regard to separation.

The physical separation calculation per Tall Building Guidelines for the proposed building (towers 1 and 2) is 25.2 m. Physical separation for Tower A (15.4m) and Tower B (9.7m) to the eastern property line is achieved.

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Building Design: 5-storey pedestrian-scaled podium (Building B) along King Street distinguished by tall towers, step-backs and intended architectural treatment. The proposed relative height accommodates human-scaled built form along streetscapes while accommodating compatibility matters.

Contemporary architectural style, and details to be refined through the site plan process.

On-site Amenity area: Additional information should be provided regarding the various on-site amenity spaces in the UDB (common, individual, indoor, and outdoor) since this area is parkland deficient.

Shadow Studies, ABA Architects, 2021/03/11: The submitted shadow analysis is acceptable as it confirms that the proposal maintained access to at least 5 hours of cumulative direct sunlight to nearby sidewalks and open spaces.

Wind Study - Pedestrian Level Wind Assessment- SLR Consulting

The submitted preliminary Wind Study indicates that strong winds are anticipated near the northwest and southeast corners of the phase 2 building in winter, for which mitigation is recommended. Additionally, the outdoor amenity terrace on level 6 is expected to be windier than desired in some areas, particularly between the towers, in the summer.

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.

3. Comments on Submitted Documents

Urban Design Brief- GSP Group- Dec, 2022

- Consider stepbacks 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 proposed corner treatment to be further enhanced to create visual interest at the 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.

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- All at-grade parking should be wrapped with active uses.
- 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.
- Due to the lack of public parks/ amenity space in this neighbourhood, outdoor amenity space should be maximized; please see Urban Design Manual for minimum requirements and specifications.
- 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 site, required tree plantings can be accommodated on the garage slab but will still require standard minimum soil volumes.
- This project should play a significant role in reinforcing the character of King Street. There is a need for public art at the corner, well integrated into the architecture of the building, and suggest the following as options.
 - Public Art (sculpture, mural, digital)
 - Living wall (interior or exterior, but visible/prominent)
 - Enhanced architecture at the corner
 - Community-oriented space
 - Enhanced exterior lighting (coloured, programmable, patterned, etc.)
- The building facades fronting on King and Sportsworld Dr should contain an appropriate amount of glazing and articulation, particularly along the lower 5m where the building addresses the sidewalk.
- The proposed long podium should be broken down using enhanced detailing and articulation. According to Tall Building Design Guidelines, buildings longer than 70m should demonstrate enhanced streetscaping, materials and building articulation.

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- Incorporate creative facade ideas on curtain walls with advanced exterior lighting that could help to control public flow and could improve the building design. Digital media facades make buildings tell stories and strike a perfect balance of aesthetic structures and illumination art (for example sustainable and digital technologies within the curtain wall, colour light-emitting diode or LED Display Video walls, Photometric system for 'interactive skin' to illuminate the screen after dark, Digitally printed fritted glass)
- 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.
- Active uses including the retail or residential amenity areas should be situated along with King, Sportsworld Dr.
- 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 colours 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 Dr.
- 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.
- 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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- 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.

Summary:

In summary, Urban Design staff are supportive of the zone change/official plan amendment. While the concept of residential intensification on this site is positive and many previous staff comments have been incorporated into the proposal, Urban Design staff recommend that the Urban Design Brief be endorsed and that staff be directed to implement the Urban Design Brief through future Site Plan Approval processes.

City of Kitchener - Comment Form

Project Address: 4396 King Street East & 25 Sportsworld Drive
Application Type: Official Plan Amendment OPA21/009/K/AP
Zoning By-law Amendment ZBA21/014/K/AP

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

Written Comments Due: October 18, 2021
Date of comments: October 15, 2021

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

- Official Plan and Zoning By-law Amendment - Sustainability Statement, 4396 King Street East & 25 Sportsworld Drive. May 14, 2021. GSP Group

2. Comments & Issues:

I have reviewed the documentation (as listed above) to support an Official Plan and Zoning By-law Amendment to facilitate the development of a mix of residential and commercial uses comprised of two buildings; an 8-storey residential building located on the property at 25 Sportsworld Drive and a high-density, mixed-use building featuring a 30- storey and 18-storey tower atop a 5-storey podium with ground-floor commercial at 4396 King St E and provided the following:

- It is very encouraging to know that this development will be constructed to support a more sustainable form adhering and/or exceeding components of Energy Star, R-2000, and Built Green programs.
- **Based on my review the Sustainability Statement provided in support of the Official Plan and Zoning Bylaw Amendment is acceptable.**

As details of the proposed development will be evolving, an updated sustainability statement will be required as part of a complete site plan application.

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 ENERGY STAR® Multifamily High-Rise Pilot Program for new construction is a new five-year certification program in Ontario that recognizes buildings that are at least 15% more energy-efficient than those built to the provincial energy code and meet other program requirements. More information can be found online at <https://www.nrcan.gc.ca/energy-efficiency/buildings/new-buildings/energy-starr-multifamily-high-rise-pilot-program/21966>
- The '[Sustainability Statement Terms of Reference](#)' can be found on the City's website under 'Planning Resources' at ... <https://www.kitchener.ca/SustainabilityStatement>

Andrew Pinnell

From: Victoria Grohn
Sent: Friday, September 24, 2021 8:29 AM
To: Andrew Pinnell
Subject: RE: Circulation for Comment - OPA/ZBA (4396 King Street East & 25 Sportsworld Drive)

Hi Andrew,

No heritage planning concerns.

Victoria

Victoria Grohn (she/her)
Heritage Planner | Planning Division | City of Kitchener
519-741-2200 ext. 7041 | TTY 1-866-969-9994 | victoria.grohn@kitchener.ca

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: 4396 King St E and 25 Sportsworld Drive
Owner: Sportsworld Shopping Centre and Taylor Park Homes Inc
Application: OPA21/009/K/AP & ZBA21/014/K/AP

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

Date of Comments: October 18 2021 updated

- ☐ 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. Agency Circulation Letter dated Sept 23 2021;
2. Tree Management Plan GSP drawing L1-0 and L1-1 dated May 12 2021;
3. Pedestrian Wind Assessment SLR Report stamp date March 22 2021;
4. Environmental Noise Assessment SLR Report dated May 2021

2. Site Specific Comments & Issues:

I have reviewed the documentation to support an OPA / ZBA at 4396 King St E and 25 Sportsworld Drive. Parks and Cemeteries can support the application subject to the changes outlined below.

3. Comments on Submitted Documents

1. Tree Management Plan GSP drawing L1-0 and L1-1 dated May 12 2021

- a. Both Sportsworld Drive and King St E are Regional roads and the RMOW will comment on the requirements for protection of existing trees (Trees #801 and #803) and the need for new street trees as part of any future development application
- b. Parks & Cemeteries has no concerns with the proposed Tree Management Plan

2. Urban Design Report GSP/ABA document dated May 2021

- a. The Urban Design Report acknowledges that the on-site amenity spaces should be maximized both at-grade and within available rooftop spaces. The preliminary proposed site plan indicates an at-grade amenity space along the eastern property line between phase 1 and phase 2 /tower B. Additional amenity space is proposed on the sixth-floor podium. There is a significant building setback at the Sportsworld Dr/King St E corner and while it is not labelled as an amenity space, there are references throughout the text that it will serve this function. If it is to be considered as amenity space, it should be labelled as such and the area included in the assessment of wind, noise and solar access. The functionality, inclusivity and range of amenities in these private spaces will

Zone Change / Official Plan Amendment Comment Form

be critical for the development and the noise assessment, pedestrian wind and solar access assessments should be utilized as key factors of the project design.

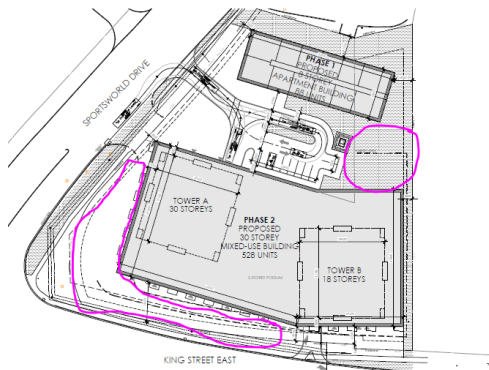
- b. Section 5.1 - Shadow Analysis and Appendix A Shadow Impact Graphics should be updated to reflect a specific assessment of the proposed at grade amenity areas and podium amenity spaces.
- c. Section 5.2 – Pedestrian Wind Analysis should be updated and reflect the revised building placement as recommended in the SLR Report.
- d. Noise attenuation should be considered for the Outdoor Living Areas and for the commercial properties that may have patio spaces
- e. A revised/ Updated Urban Design Report is required
- f. A revised preliminary site layout that incorporates wind, noise and shadow concerns for amenity spaces is required in OPA/ZBA documents will be expected at the site plan application

3. Pedestrian Wind Assessment SLR Report stamp date March 22 2021

- a. The CFD study has identified a number issues including impacts at entrances, pedestrian use of sidewalks at grade and also at the use of the 6th floor amenity level. In addition to building and landscape design adjustments, SLR has recommended a revised tower B placement with an increased set back to address these potential impacts.
- b. A revised / updated Wind Study that addresses the above concerns is required
- c. A revised preliminary site layout that incorporates wind, noise and shadow concerns for amenity spaces is required in OPA/ZBA documents will be expected at the site plan application

4. Environmental Noise Assessment SLR Report dated May 2021

- a. At-grade OLA / amenity area receptors should be included for the area between the phase 1 and phase 2 buildings and also for the area at the corner of Sportsworld Dr/King St E if that area is intended as formal amenity space. The impact of noise and need for attenuation for commercial units which may have patio spaces should be considered.



- b. A revised noise assessment is required to inform site design

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- c. A revised preliminary site layout that incorporates wind, noise and shadow concerns for amenity spaces is required in OPA/ZBA documents will be expected at the site plan application

4. Policies, Standards and Resources:

- Kitchener Official Plan Policy

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 (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
- City of Kitchener Development Manual
- PARTS General Guidelines
- Cycling and Trails Master Plan (2020)
- Chapter 690 of the current Property Maintenance By-law
- Parks Strategic Plan
- Multi-Use Pathways & Trails Masterplan
- Urban Design Manual

5. Anticipated Fees:

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

Andrew Pinnell

From: Dave Seller
Sent: Monday, March 21, 2022 10:43 AM
To: Andrew Pinnell
Subject: RE: OPA/ZBA comments: 4396 King Street East & 25 Sportsworld Drive - parking rates for residential, commercial, visitor

City of Kitchener

Application Type: Zoning By-law and Official Plan Amendments

Application #: ZBA21/014/K/AP and OPA21/009/K/AP

Project Address: 4396 King Street East & 25 Sportsworld Drive

Comments of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: March 21, 2022

- a. The Transportation Impact Study (TIS) submitted by Paradigm Transportation Solutions Ltd. (May 2021) notes the site to be completed in a two phased approach. When Phase 2 of the development begins, all Phase 1 parking must be provided on-site for the existing commercial plaza and the 88 dwelling units within the 8-storey building. Any drive aisles and parking areas must be maintained in asphalt. Also, access to the Regional of Waterloo right-of-way must always be maintained for Phase 1 vehicular, pedestrian and cycling traffic.
- b. A thorough, in depth review of the TIS was not completed for King Street East and Sportsworld Drive, as each of the roadways are under the jurisdiction of the Region of Waterloo. However, a review of the site access points, one at King Street East and the other at Sportsworld Drive was completed for the Total Traffic Operations scenario and for the following years: 2024, 2027, 2032 and 2037. The data revealed that in the AM and PM peak hours, each site access point will operate with acceptable Level of Service (LOS) ranging between B to C, volume to capacity (v/c) ratios ranging between 0.11 to 0.30 and vehicle delay ranging between 14s to 24s.
- c. In consultation with GSP Group Inc. and City of Kitchener Planning staff, the residential parking component has a proposed parking rate of 0.85 parking spaces per unit, which includes visitor parking at 10%. This equates to 519 parking spaces for 610 units, of which 52 parking spaces could be allocated for visitor parking. However, it should be noted that there is potential for the commercial use and visitor parking for the residential component to have shared parking, within the surface parking area.
- d. In support of alternative modes of transportation, GSP notes that there is a future ION station approximately 400m from the site and there are three existing Grand River Transit (GRT) routes in the area (Routes 67, 72 and iXpress 203). Each of the GRT routes have headways of 30 minutes in the AM and PM peak hours. It is expected that the future ION route would have 15 minute headways, which are similar to the current headways for the existing ION stations located in Kitchener. Sidewalks are provided on both sides of roadways within the area, which provides pedestrians convenient access to and from the site and to access the surrounding commercial/retail uses in the area. The applicant is prepared to supply a minimum of 305 Class A bicycle parking spaces, which, follows the intent of the future zoning by-law.

Therefore, based on the analysis within Paradigm's TIS, Transportation Services supports their analysis of the site access points. Based on GSP Groups analysis and findings, the applicant is prepared to provide a minimum 305 Class A indoor secure bicycle parking space, which would complement the future zoning by-law requirements. Coupled with the existing GRT routes, pedestrian walkability and future ION station, Transportation Services is confident that

this development can function with the proposed 580 parking spaces that will service tenants, visitors for the residential use and the commercial use.

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



Andrew Pinnell

From: Katie Wood
Sent: Thursday, November 4, 2021 12:19 PM
To: Andrew Pinnell
Cc: 'Josh Zehr'; Angela Mick
Subject: 4396 King St E and 25 Sportsworld Dr

Hey Andrew,

I have received the remaining information required from WalterFedy and I can now confirm that Engineering and KU both support the Zone Change and OPA. I ran the sanitary capacity model with 15.5L/s coming from the site into the Sportsworld Drive sanitary sewer and there was no capacity concerns noted.

Please note that at the time of Site Plan Engineering will be making sure that the existing water service that runs parallel to King St (on private property) has the necessary easements over it if it doesn't already.

Let me know if you have any questions.

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



Andrew Pinnell

From: Mike Seiling
Sent: Thursday, September 23, 2021 4:56 PM
To: Andrew Pinnell
Subject: FW: Circulation for Comment - OPA/ZBA (4396 King Street East & 25 Sportsworld Drive)
Attachments: Dept-Agency Circulation Letter_4396 King St E 25 Sportsworld Dr.pdf

Building; no concerns

Melissa Mohr 226-752-8622

November 4, 2022

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

Dear Mr. Pinnell,

**Re: Noise Study Review – OPA 21/09 and ZBA 21/014
4396 King Street East and 25 Sportsworld Drive
GSP Group Ltd. (C/O Kristen Barisdale) on behalf of
Taylorwood Park Homes Inc. (C/O Jim Tolfo)
CITY OF KITCHENER**

Items that required follow up from the Region's letter of March 17, 2022

Following the Region's Comment Letter dated March 17, 2022, Regional staff have the following comments for your review:

Stationary Noise Review:

Regional staff have reviewed the stationary noise aspects of the study entitled "Environmental Noise Assessment for the proposed Residential Development at 4396 King Street East, Kitchener, Regional Municipality of Waterloo, Ontario" dated May 3, 2021 and the updated Noise letter/Noise response dated October 4, 2022, both prepared by SLR Consulting Canada Limited. The study and supporting noise letter have been completed in support of the Official Plan Amendment and Zoning By-law Amendment for the subject lands addressed as 4396 King Street East and 25 Sportsworld Drive in Kitchener.

The proposed development includes two (2) buildings that are proposed to be constructed in two phases. Phase 1 proposes an eight (8) storey residential building that will include a mechanical penthouse with a total height of 30 metres located on the northern portion of the subject lands. Phase 2 includes two (2) towers atop a five-storey podium. Tower A is located on the southwest corner of the site and includes a 30-

storey tower with a mechanical penthouse 99 m in height. Tower B is located on the southeast corner of the site and is approximately 18 storeys with a mechanical penthouse. The Phase 2 building will also include five levels of parking and include retail/commercial uses on the ground floor adjacent to the south, east and west side of the building.

The study and addendum letter concludes that the development will meet the elevated stationary noise limit. The mechanical systems on the proposed buildings (e.g. make-up air units, cooling units and parking garage vents) have not been designed in detail at this stage. This equipment has the potential to result in noise impacts on the noise sensitive spaces within the development; therefore, the potential impacts must be assessed as part of the final building design with the mechanical systems expected to meet all on-site receptors to minimize noise impacts within the development and by incorporating control measures (e.g. silencers, barriers) within the design. An acoustical consultant must review the mechanical systems prior to the final selection of the equipment to ensure the selected equipment complies with the MECP NPC-300 Noise Guideline. Furthermore, the detailed noise study shall assess the potential noise exceedances resulting from the adjacent commercial facilities and assess the impact due to the development itself and other residential buildings in the vicinity of the site.

To ensure these aspects of the proposal has been assessed, Regional staff require the implementation of a holding provision to ensure a detailed stationary noise study has been received and the conclusions, recommendations and implementation measures for mitigation (if required) have been completed to the satisfaction of the Regional Municipality of Waterloo.

Subject to the implementation of a holding provision to assess the impact of the development on itself, Regional staff are satisfied with the conclusions and recommendations contained within the noise feasibility study at the Official Plan Amendment and Zoning By-law Amendment stage. Regional staff further recommend the following noise warning clause be implemented through a registered development agreement between the Owner/Developer and the City of Kitchener at a future Consent and/or Condominium Application and Site Plan Application stage. In addition, the following noise-warning clause shall be implemented within the future Condominium Declaration and all offers of Purchase and Sale/Lease/Rental Agreements:

“Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities, noise sources from the development itself, sound from these facilities and sources may at times be audible.”

Regional staff further recommend that prior to the issuance of any building/occupancy permits, the City of Kitchener's Building Inspector shall certify that the noise attenuation measures are incorporated in the building plans and upon completion of construction, the City of Kitchener's Building Inspector shall certify that the dwelling units have been constructed accordingly.

Regional Road Dedication:

The required road dedication of 1.5m along King Street East can be deferred to the site plan stage; therefore, there are no further objections from Regional staff regarding the Official Plan Amendment and Zoning By-law Amendment.

Conclusions:

Based on the above, the Region has no objection to Official Plan Amendment OPA21/09 and Zoning By-law Amendment ZBA21/014 subject to the implementation of a holding provision for the following:

- 1. 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; and*
- 2. 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 and the Ministry Acknowledgement letter has been submitted to the satisfaction of the Region.*

Please be advised that the accepted Transportation Noise aspects of the Noise study shall be implemented within a future site plan application and secured through a Registered Development Agreement between the Owner/Developer and the Regional Municipality of Waterloo. As per the Region's letter of March 17, 2022, additional items may be required and secured through the future site plan application(s).

I trust the above is of assistance.

Yours truly,



Melissa Mohr, MCIP, RPP
Senior Planner

C. Kristen Barisdale, GSP Group Inc. (Applicant), Jason Wigglesworth, Transportation Planner,
Monirul Islam, Transportation Planner

Andrew Pinnell

From: Wang, Shaun <swang@kwhydro.ca>
Sent: Wednesday, October 20, 2021 10:25 AM
To: Andrew Pinnell
Cc: Cameron, Greig
Subject: [EXTERNAL] RE: Follow-up re Dept/Agency Comments - OPA/ZBA (4396 King Street East & 25 Sportsworld Drive)

Andrew,

Kitchener-Wilmot Hydro has the following comments on the proposed development at 4396 King Street East & 25 Sportsworld Drive:

The developer will need to make satisfactory arrangements with Kitchener Wilmot Hydro Inc. for servicing:

1. Kitchener-Wilmot Hydro has existing overhead pole line on Sports world Dr and King St E.
2. Any proposed above grade building façade must have a minimum clearance of 5.5 meters from the center of hydro pole line.
3. To service the site, multiple distribution transformers and HV switchgear may be required. Transformer rooms and HV Switchgear room (pad-mounted transformer / vaulted HV switchgear as an alternative) will be required on the property, as per Kitchener-Wilmot Hydro standards. Both Transformer room and HV Switchgear room shall be above grade.

Regards,

Shaun Wang, P. Eng.
System Planning & Projects Engineer
Kitchener-Wilmot Hydro Inc.
P: 519-745-4771 x6312
F: 519-745-0643
swang@kwhydro.ca





Andrew Pinnell

From: Jenny Thompson <Jenny.Thompson@enbridge.com>
Sent: Thursday, February 17, 2022 11:23 AM
To: Andrew Pinnell
Cc: David Paetz; Christine Kompter
Subject: [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (4396 King Street East & 25 Sportsworld Drive)

Good morning Andrew,

Thanks for including me.

There are no comments at this time.

Thank you.

Jenny Thompson
Sr Analyst New Business Projects
Construction and Growth

ENBRIDGE
TEL: 519-885-7400 ext. 5067488 | jenny.thompson@enbridge.com
603 Kumpf Drive, Waterloo, ON N2V 1K3
enbridge.com
Safety. Integrity. Respect. Inclusion.

Please note that effective January 4th 2022, until further notice, I cannot receive calls at the office number above. Please call 226-898-9051 or send an e-mail to this address. Thank you.

Andrew Pinnell

From: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Sent: Wednesday, January 4, 2023 10:26 AM
To: Andrew Pinnell
Cc: Secord, David (MTO); McIver, Maureen (MTO)
Subject: MTO Comments: Official Plan Amendment Application OPA21/009/K/AP & Zoning By-law Amendment Application ZBA21/014/K/AP (4396 King Street East & 25 Sportsworld Drive)
Attachments: 2022.05.24 2020-104 Design Brief.pdf; Dept-Agency Circulation Letter_4396 King St E 25 Sportsworld Dr.pdf

Hello Andrew,

The Ministry of Transportation (MTO) has completed a review of the proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) for the properties located at 4396 King Street East & 25 Sportsworld Drive. The site has been considered in accordance with the Public Transportation and Highway Improvement Act (PTHIA), MTO's Highway Corridor Management Manual (HCMM) and all related guidelines and policies. MTO has no requirement or comments on the OPA or ZBA, however the following outlines our comments on the site overall:

The property is located in close proximity to Highway 8, a ***Class 1A – Provincial Freeway*** and designated as a ***Controlled Access Highway*** (CAH). As such, all requirements, guidelines and best practices in accordance with this classification and designation shall apply.

The owner should be aware that the property falls within MTO's Permit Control Area (PCA), and as such, MTO Permits are required before any demolition, grading, construction or alteration to the site commences. In accordance with the Ontario Building Code, municipal permits may not be issued until such time as all other applicable requirements (i.e.: MTO permits/approvals) are satisfied. As a condition of MTO permit(s) MTO will require (but not limited to) the following for review and approval:

Building and Land Use Permit

MTO Building and Land Use Permit(s) will be required. As a condition of MTO permits, the following shall be provided;

- Site Plans, Site Grading Plans, and Site Servicing Plans shall be submitted to MTO for review and approval;

Traffic Impact Study

MTO will require the owner to submit a Traffic Impact Study to MTO for review and approval, indicating the anticipated volumes of traffic and its impact upon the provincial highway network, inclusive of the intersections which form the interchange of Highway 8 and Sportsworld Drive.

- The TIS will be prepared by a Registry, Appraisal and Qualification System (RAQS) qualified transportation consultant in accordance with MTO TIS Guidelines attached.
- The MTO list of Prequalified Engineering Service Providers (ESPs), completing Traffic Impact Analysis is publicly available on [MTO Technical Documents](#) website, under Qualifications.

- MTO will be available to review the TIS scope of work once prepared, to ensure MTO concerns are addressed.
- Should Highway improvements be identified as warranted and as a condition of MTO permits, the improvements will be designed and constructed to the standards and approval of MTO at the cost of the developer.
- MTO suggests the owner engage in pre-consultation with MTO to discuss the existing and proposed trip distribution in tabular and a diagram with the volumes distributed in the network.

The pre consultation process may begin via this website;

<https://www.hcms.mto.gov.on.ca/PreConsultation>

MTO Sign Permit

- MTO Sign Permit(s) will be required for all existing and proposed signage visible from Highway 8. A MTO sign permit will be required prior to installation, this is inclusive of temporary (including contractor or construction related) signs and permanent signs.

General Comments

Should you have any questions about the above, please contact me directly by email.

Thank you,

Jeremiah Johnston Corridor Management Planner
Corridor Management Section
Ministry of Transportation Operations Branch West
659 Exeter Road, London, ON N6E 1L3
M: (226)-980-6407

Andrew Pinnell

From: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Sent: Wednesday, November 24, 2021 9:10 AM
To: Andrew Pinnell
Cc: Planning; Jordan Neale
Subject: [EXTERNAL] Replacement - Circulation for Comment - OPA/ZBA (4396 King Street East & 25 Sportsworld Drive)

Andrew,

The Waterloo Catholic District School Board is in receipt of the information in support of the Official Plan Amendment and Zoning By-Law Amendment for 4396 King Street East & 25 Sportsworld Drive.

The application proposes to significantly alter the fabric of this historically commercial area of the City. The Planning Around Rapid Transit Stations (PARTS) background report dated December 2013 identified the Sportsworld Draft Station Area (MTSA) as a future priority for study. Further exploration of the status of this plan has confirmed that the work on this MTSA is not yet underway. While ideally the proposed redevelopment would be considered within the context of a detailed MTSA, WCDSB are aware that the City of Kitchener Official Plan provides policy support for the review of development applications in advance of Station Area Plans where such development will support the planned function of a MTSA.

At this time there are Official Plan Amendment and Rezoning applications only in support of redevelopment of the subject property to permit the development of an 8-storey apartment building and 30-storey mixed use commercial podium with two residential towers. The property is located at the corner of King Street East and Sportsworld Drive, which are both designated as Regional Roads.

The board has reviewed the road cross sections for the proposed Phase 2 iON construction through this area. The nature of proposed development, future generation of school-aged students combined with legal and practical matters related to student transportation will necessitate the board, city, region and developer working together to review opportunities and constraints at the site plan level to ensure necessary infrastructure or other improvements are available to support yellow-bus transport of future students.

The following comments are offered at this time, and the board reserves the right to offer further input on areas of interest to the board at the time of site plan approval:

- a) Education Development Charges shall be collected prior to the issuance of a building permit(s).
- b) The developer and the Waterloo Catholic District School Board shall 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) The developer shall enter into an agreement with the City of Kitchener to be registered on the title to the Property that provides:

"All agreement of purchase and sale or leases for the sale or lease of a completed home or a home to be completed on the Property must contain the wording set out below to advise all purchasers of residential units and/or renters of same."

"In order to limit liability, public school buses operated by the 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 students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

- d) The developer co-ordinate and reach an agreement with the Waterloo Catholic District School Board and Student Transportation Services of Waterloo Region regarding the provision and maintenance of infrastructure for school bus pick-up and drop-off locations.

Jennifer Passy, BES, MCIP, RPP
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**Waterloo Catholic
District School Board**
Quality, Inclusive, Faith Based Education

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