

# Staff Report



Development Services Department

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**REPORT TO:** Planning and Strategic Initiatives Committee

**DATE OF MEETING:** April 3, 2023

**SUBMITTED BY:** Garrett Stevenson, Interim Director of Planning, 519-741-2200 x7070

**PREPARED BY:** Katie Anderl, Senior Planner, 519-741-2200 x7987

**WARD(S) INVOLVED:** Ward 5

**DATE OF REPORT:** March 8, 2023

**REPORT NO.:** DSD-2023-111

**SUBJECT:** Official Plan Amendment Application OPA22/015/C/KA  
By-law Amendment Application ZBA22/026/C/KA  
265 Cotton Grass Street  
Schlegel Urban Developments Corp.

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## RECOMMENDATION:

That Official Plan Amendment Application OPA22/015/C/KA for Schlegel Urban Developments Corp. requesting a change to the Land Use Designation on the parcel of land specified and illustrated on Schedule 'A', be adopted, in the form shown in the Official Plan Amendment attached to Report DSD-2023-111 as Attachment "A", and accordingly forwarded to the Region of Waterloo for approval; and

That Zoning By-law Amendment Application ZBA22/026/C/KA for Schlegel Urban Developments Corp. be approved in the form shown in the "Proposed By-law" and "Map No. 1" attached to Report DSD-2023-111 as Attachment "B".

## REPORT HIGHLIGHTS:

- The purpose of this report is to evaluate and provide a planning recommendation regarding the Official Plan Amendment and Zoning By-law Amendment applications for the subject lands located at 265 Cotton Grass Street. It is planning staff's recommendation that the Official Plan and Zoning By-law Amendments be approved.
- The proposed Amendments support the creation of a 32 unit stacked townhouse development within the Williamsburg Town Centre.
- Community engagement included:
  - circulation of a preliminary notice letter to property owners and residents within 240 metres of the subject site;
  - installation of a large billboard notice sign on the properties;
  - Neighbourhood Meeting held on January 31, 2023;
  - follow up one-on-one correspondence with members of the public;
  - postcard advising of the statutory public meeting was circulated to all property owners within 240 metres of the subject site, those who responded to the circulation; and those who provided comments following the Neighbourhood Meeting;
  - notice of the public meeting was published in The Record on March 10, 2023.
- This report supports the delivery of core services.

\*\*\* This information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

## **EXECUTIVE SUMMARY:**

The owner of the subject lands addressed as 265 Cotton Grass Street is proposing to change the Official Plan designation from 'Commercial' to 'Commercial with Specific Policy Area 61', in the City of Kitchener Official Plan (2014), and to change the zoning 'Neighbourhood Shopping Centre Zone (C-2) with Special Regulation Provision 356R' to 'Neighbourhood Shopping Centre Zone (C-2) with Special Regulation Provision 356R and Special Use Provision 483U, Special Regulation Provision 787R, and Holding Provision 99H' to permit a standalone multiple residential dwelling, a reduced setback to Cotton Grass Street, a parking ratio of 1.5 parking spaces/dwelling unit, and to require a Noise Study to the satisfaction of the Region of Waterloo. Staff are recommending that the applications be approved.

## **BACKGROUND:**

The subject lands are located in the Williamsburg Community and were originally approved for development in 2002 through the approval of Plan of Subdivision 30T-96005 and associated Official Plan and Zoning By-law amendments. The Williamsburg Town Centre was conceived as the focus for this community and includes commercial lands, medium density residential lands, and a central park space (Max Becker Commons). This community has been developed by Schlegel Urban Developments Corp, who remain situated and invested in this community. The subject lands are located on a vacant parcel of developable land that fronts onto 'Main Street' (a privately owned 'urban' street) in the Williamsburg Town Centre.

The lands are located in a 'Community Node', designated 'Commercial' and are zoned 'Neighbourhood Commercial Zone (C-2)'. The existing policy and zoning permissions permit a mix of commercial and residential uses, and dwelling units are currently permitted on upper floors of a mixed commercial/residential building and having a maximum Floor Space Ratio of 2.0 and a maximum building height of 15.0 metres. The applicant is proposing a development in keeping with the permitted height and density, however, is requesting special policies and regulations to permit a standalone multiple dwelling with residential units on the ground floor.

## **REPORT:**

The applicant is proposing to develop the subject lands with a 3.5 storey multiple residential development consisting of 2 and 3 bedroom stacked townhouse units. These two floor units are planned to be purpose-built rental.

Site specific regulations are proposed to permit:

- a parking rate of 1.5 parking spaces/dwelling unit
- setback reductions to Cotton Grass Street
- a reduced lot area of 3,400 square metres rather than required 4000 square metres
- permission for a standalone multiple residential building with dwelling units on the ground floor

Through the application review process, staff have worked with the applicant to update the site design in order to create an improved site layout by eliminating a secondary driveway connection to "Main Street". This driveway was determined not to be needed for the appropriate functioning of the site, and a single driveway access to Cotton Grass Street is preferred. The original development concept included a secondary driveway connection to 'Main Street' immediately next to a below grade parking entrance for Building 700 which has been removed. The drive aisle will connect with adjacent commercial parking lots providing for appropriate circulation of the overall block. This design has been reviewed by Transportation Services staff and is supportable and safe. This redesign has allowed for additional landscaped space between the residential building and the adjacent commercial building 700 to the south, and an additional block of residential units, so that 32 units are now included rather than 28 (see Figure 3).



Figure 1 – 265 Cotton Grass Street (Onpoint 2023)



Figure 2 – Williamsburg Town Centre view from north-east (Urban Design Brief 265 Cotton Grass Street, November 2022)

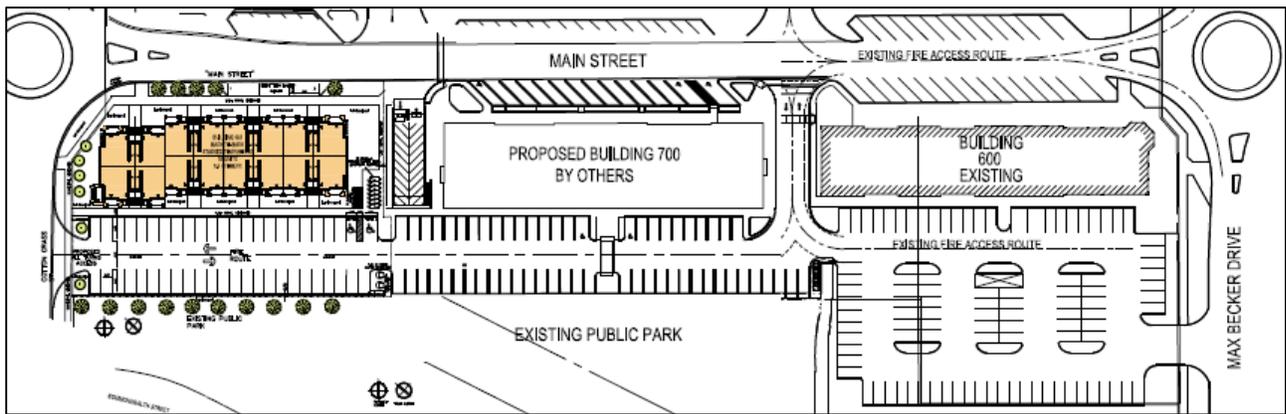


Figure 3 – 265 Cotton Grass in context of Buildings 600 (existing) and 700 (approved) (Conceptual Site Plan, February 2023, 4 Architecture Inc.)

### **Planning Analysis:**

#### **Planning Act, R.S.O. 1990, c. P.13 25.**

Section 2 of the Planning Act establishes matters of provincial interest and states that the Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) The minimization of waste;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- k) The adequate provision of employment opportunities;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) The promotion of built form that,
  - (i) Is well-designed,
  - (ii) Encourages a sense of place, and
  - (iii) Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

These matters of provincial interest are addressed and are implemented through the Provincial Policy Statement, 2020, as it directs how and where development is to occur. The City's Official Plan is the most important vehicle for the implementation of the Provincial Policy Statement, 2020 and to ensure Provincial policy is adhered to.

#### **Provincial Policy Statement, 2020:**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 1.4.3(b) of the PPS promotes all types of residential intensification, and sets out a policy framework for sustainable, healthy, liveable and safe communities. The PPS promotes efficient development and land use patterns, as well as accommodating an appropriate mix of affordable and market-based residential dwelling types with other land uses, while supporting the environment, public health and safety. Provincial policies promote the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

To support provincial policies relating to the provision of housing, optimization of infrastructure, transit and active transportation, the proposed designation and zoning facilitate a compact form of development which efficiently uses the lands, is in close proximity to transit options including iXpress and other public transit routes and makes efficient use of both existing roads and active transportation networks. The lands are serviced and are in proximity to commercial and service uses, schools, parks, trails and other community uses. Provincial policies are in support of providing a broad range of housing. The proposed multiple dwelling includes 2 and 3 bedroom ground-oriented rental apartments.

Planning staff is of the opinion that the proposed applications will facilitate the development of the subject property with housing that is compatible with the surrounding community, helps manage growth, is transit-supportive and will make use of the existing infrastructure. No new public roads would be required for the proposed development and Engineering staff have confirmed there is sufficient existing servicing.

Based on the foregoing, staff is of the opinion that this proposal is in conformity with the PPS.

**A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan):**

The Growth Plan supports the development of complete and compact communities that are designed to support healthy and active living, make efficient use of land and infrastructure, provide for a range and mix of housing types, jobs, and services, at densities and in locations which support transit viability and active transportation. Policies of the Growth Plan promote growth within strategic growth areas including major transit station areas, in order to provide a focus for investments in transit and other types of infrastructure.

Policy 2.2.6.1(a) Municipalities will support housing choice through the achievement of the minimum intensification and targets in this plan by identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents.

Policies 2.2.1.4 states that complete communities will:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- d) expand convenient access to:
  - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
  - ii. public service facilities, co-located and integrated in community hubs;
  - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
  - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
- g) integrate green infrastructure and appropriate low impact development.

The Growth Plan supports planning for a range and mix of housing options and, in particular, higher density housing options that can accommodate a range of household sizes in locations that can provide access to transit and other amenities.

The subject lands are located within the City's delineated Built-Up Area, and within a planned mixed-use commercial plaza (Williamsburg Town Centre). Dwelling units are currently permitted to be located on upper floors of commercial buildings and co-location of commercial and residential uses helps support the development of completed communities. The proposed site-specific designation and zoning will support the applicant in delivering a missing-middle, 2 and 3 bedroom, rental housing option in the Williamsburg Town Centre. The location will help make efficient use of existing servicing infrastructure, parks, roads, trails and transit, while also being conveniently located near commercial and service uses, as well as community uses and schools. Planning staff is of the opinion that the applications conform to the Growth Plan.

**Regional Official Plan (ROP):**

Urban Area policies of the ROP identify that the focus of the Region's future growth will be within the Urban Designated Greenfield Areas. The subject lands are designated 'Urban Designated Greenfield Areas' in the ROP. This neighbourhood provides for the physical infrastructure and community infrastructure to support the proposed residential development, including transportation networks, municipal drinking-water supply and wastewater systems, and a broad range of social and public health services. Regional policies require Area Municipalities to plan for a range of housing in terms of form, tenure, density and affordability to satisfy the various physical, social, economic and personal support needs of current and future residents. Regional staff have indicated that they have no objections to the proposed applications (Appendix 'D'). Planning staff are of the opinion that the applications conform to the Regional Official Plan.

**City of Kitchener Official Plan, 2014 (OP)**

The City of Kitchener OP provides the long-term land use vision for Kitchener. The vision is further articulated and implemented through the guiding principles, goals, objectives, and policies which are set out in the Plan. The Vision and Goals of the OP strive to build an innovative, vibrant, attractive, safe, complete and healthy community.

Urban Structure

The Official Plan establishes an Urban Structure for the City of Kitchener and provides policies for directing growth and development within this structure. Intensification Areas are targeted throughout the Built-up Area as key locations to accommodate and receive the majority of development or redevelopment for a variety of land uses. Primary Intensification Areas include the Urban Growth Centre, Major Transit Station Areas, Nodes and Corridors, in this hierarchy, according to Section 3.C.2.3 of the Official Plan. The subject lands are identified as being located with a 'Community Node' on Map 2 of the Official Plan and are designated 'Commercial'.

Community Nodes are located along existing or planned transit corridors and provide for commercial uses with a mix of residential and institutional uses necessary to support and complete surrounding residential communities. Applicable land use designations include Commercial, Mixed Use, Medium- and High-Rise Residential. The subject Community Node is located along a transit corridor and is intended to achieve a mix of uses and includes lands that are designated 'Commercial' and 'Medium-Rise Residential'. The proposed development is in keeping with the contemplated uses, height and density of the Community Node.

The Commercial land use designation permits a broad range of uses, including dwelling units on upper floors of buildings also containing other permitted commercial uses. The applicant is proposing to add a Specific Policy Area to the subject lands to permit residential uses to be permitted in a stand-alone building and on the ground floor. Staff is of the opinion that permitted ground floor residential in a stand-alone building on the subject lands will not compromise the planned function of the commercial lands. The proposed building has been designed and is proposed to be located so that it completes 'Main Street' and also providing enhanced elevations along Cotton Grass Street, and additional dwelling units in close proximity to the commercial uses will help to support nearby

restaurants, stores and services. The commercial plaza continues to include vacant commercial pads which could provide for additional commercial or mixed-use development allowing future intensification and infill opportunities.

#### Urban Design Policies:

The City's urban design policies are outlined in Section 11 of the City's OP. In the opinion of staff, the proposed development satisfies these policies including: Streetscape; Safety; Universal Design; and Site Design, Building Design, Massing and Scale. To address these policies, an Urban Design Brief was submitted and has been reviewed by City staff. The Urban Design Brief is acceptable and outlines the vision and principles guiding the site design and informs the proposed zoning regulations.

**Streetscape** – The proposed building has been oriented with frontage onto “Main Street” of the Williamsburg Town Centre and Cotton Grass Street. The proposed building has been designed and is proposed to be located so that it completes ‘Main Street’ with front doors facing the private road, new parallel parking, and landscaped areas which will help continue the private streetscape which was previously established near Max Becker Drive. The proposal also provides enhanced elevations along Cotton Grass Street, and new street trees and private landscaping will be implemented through the Site Plan process along property boundaries, including the interface with Max Becker Common.

**Safety** – As with all developments that go through site plan approval, staff will ensure Crime Prevention through Environmental Design (CPTED) principles are achieved and that the site meets emergency services policies.

**Universal Design** – The development will be designed to comply with Accessibility for Ontarians with Disabilities Act and the Ontario Building Code.

**Site Design, Building Design, Massing and Scale** – The subject site is designed to have a building that will be developed at a scale that is compatible with the existing and planned surroundings. The 3.5 storey brick building has been designed to complement and continue the vision for a traditional ‘Main Street’ and is in keeping with the architecture and scale of the condominium buildings recently constructed along Commonwealth Street (opposite Max Becker Green), and anticipated future medium rise residential developments north of Cotton Grass Street.

#### Transportation Policies:

The Official Plan supports an integrated transportation system which incorporates active transportation, allows for the movement of people and goods and promotes a vibrant, healthy community using land use designations and urban design initiatives that make a wide range of transportation choices viable. The subject lands are located in close proximity to several bus routes, include an iXpress stop within about a 2 minute walk. The building has good access to cycling networks and is within walking distance of elementary schools. The location of the subject lands, in the context of the City's integrated transportation system, supports the proposal for residential development on the subject lands.

#### Housing Policies:

Section 4.1.1 of the City's Official Plan contains policies with the primary objective to provide for an appropriate range, variety and mix of housing types and styles, densities, tenure and affordability to satisfy the varying housing needs of our community through all stages of life. The proposed development increases the range of 2 and 3 bedroom purpose-built rental units available in the city. The proposed development represents ‘missing middle’ housing that bridges the gap between low rise, low intensity dwellings, and high-rise towers. The 2 and 3 bedroom units will appeal to a variety of household needs and directly responds to the need for more affordable housing types and tenures during the current housing crisis.

### Official Plan Conclusions

The Official Plan Amendment application requests a Specific Policy Area be added to the subject lands to permit a standalone residential building with ground floor dwelling units. Based on the above-noted policies and planning analysis, staff is of the opinion that the proposed Official Plan Amendment represents good planning and recommends that the proposed Official Plan Amendment be approved in the form shown in Appendix "A".

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

The subject lands are currently zoned 'Neighbourhood Commercial Zone (C-2)' with Special Regulation Provision 356R which limits the maximum gross floor area of a single retail outlet.

The applicant has requested a Zoning By-law Amendment to add a new Special Use Provision to permit a standalone multiple dwelling, and a new Special Regulation Provision to allow a reduced lot area, reduced setbacks and a reduced parking rate to the existing Neighbourhood Shopping Centre (C-2) Zone. In accordance with Regional comments staff recommend that a new Holding Provision be added to require the completing of a Noise Study. The proposed regulations and a brief explanation of the purpose are provided below.

### Proposed Special Use Provision 483U: to permit multiple dwelling

The existing C-2 Zone permits a broad range of uses, including dwelling units in a mixed-use building. Staff is of the opinion that permitting a building to be used for 100% residential in the context of a mixed-use plaza will not compromise the planned function of the commercial plaza. While standalone, the multiple dwelling has been designed to complement and contribute to the private urban street, and residential uses will help to support surrounding commercial uses. This permission will only apply to the subject lands and the balance of the plaza will continue to allow for additional commercial development should commercial land needs increase overtime.

### Proposed Special Regulation Provision 787R

Lot Area: The minimum lot area shall be 3400 m<sup>2</sup>

The C-2 Zone includes a minimum lot area regulation of 4000 m<sup>2</sup>. The purpose of this regulation is to provide a sufficient size for a commercial plaza. The subject lands are currently located on a lot having an area of about 14,185 m<sup>2</sup>. Development of the subject lands will be coordinated with the overall Williamsburg Town Centre, and the commercial pads and parcels are part of a Vacant Land Condo. The applicant anticipates that the commercial components of the subject block, which includes commercial Buildings 600 and 700 will also form part of the Vacant Land Condo. Should this occur, the subject parcel will form remnant lands falling outside the condominium and will legally be considered a separate parcel, while benefitting from access easements through the plaza. The proposed regulation ensures the parcel will be a legal size in the future. Future applications will be necessary with respect to the Vacant Land Condominium.

Location of Dwelling Units: The dwelling units are permitted be located in a building not containing commercial uses and may be located on the ground floor.

The existing C-2 Zone permits a broad range of uses, including dwelling units on upper floors of buildings also containing other permitted commercial uses. Staff is of the opinion that permitting ground floor residential in a standalone building on the subject lands will not compromise the planned function of the commercial plaza. The proposed building has been designed and is proposed to be located so that it completes 'Main Street', while also providing

enhanced elevations along all facades. While Main Street is privately owned, it has been developed and planned comprehensively as a pedestrian focussed street and town centre, rather than as an auto-oriented commercial plaza driveway. The proposed multiple dwelling has an urban character and scale and will contribute to the look and feel of both 'Main Street' while providing for a transition to future residential on the north side of Cotton Grass, and the existing park and residential uses to the west. Additional dwelling units in close proximity to the commercial uses will help to support nearby restaurants, stores and services, and are well located to access the existing public park, schools, trails and natural areas. The commercial plaza continues to include vacant pads which could provide for additional commercial, office or mixed commercial/residential development in the future.

Setbacks:

- a) The minimum setback to Cotton Grass Street shall be 1.95 metres.
- b) A porch attached to a multiple dwelling shall be set back a minimum of 0.9 metres from Cotton Grass Street, whether or not covered, provided it is not enclosed.
- c) An architectural screening feature may project up to 0.6 m from the dwelling or porch.

Planning and Transportation Planning staff are of the opinion that a reduced setback to Cotton Grass Street for the building and porch are appropriate. The reduced setback is being requested due to the atypical property line associated with the roundabout's right-of-way. The design of the roadway ensures visibility for vehicle, cyclist and pedestrian movements on the road and on sidewalks. The building has been designed to appropriately address the streets and intersection, and sufficient space remains for landscaping. The proposed architectural screening feature projection will help to screen gas meters from public view. The utilities have been dispersed around the building and screening will be required through the detailed Site Plan review process.

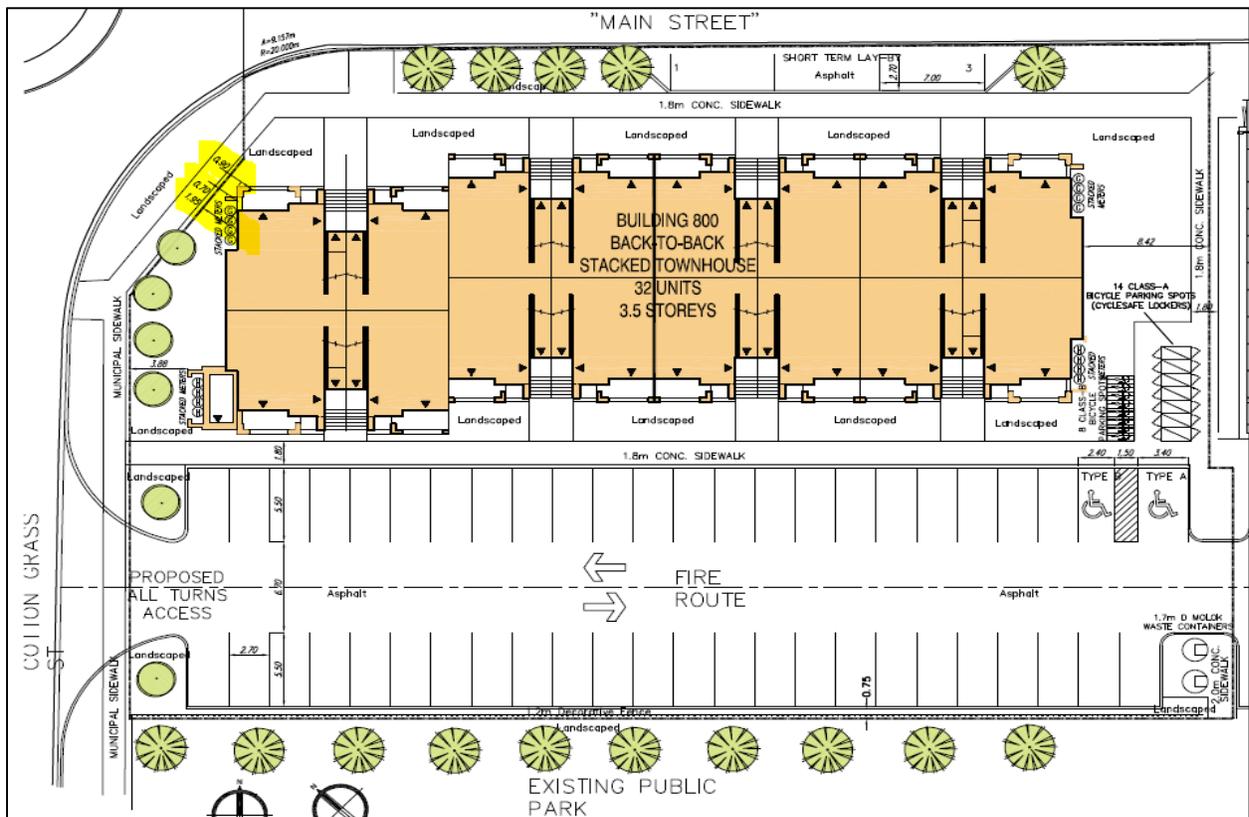


Figure 3 – Conceptual Site Plan (February 2023, 4 Architecture Inc.)

#### Parking Rate:

- a) That parking be provided at a minimum rate of 1.5 parking spaces per dwelling unit.
- b) That visitor parking be provided at a rate of 15% of required parking
- c) Class A bicycle parking for a multiple dwelling shall be provided at a rate of 0.5 stalls per dwelling unit and 6 Class B bicycle parking spaces shall be for a multiple dwelling.
- d) That a minimum of 20 percent of the parking spaces shall be designed to permit the future installation of electric vehicle supply equipment.

The purpose of this regulation is to provide for a parking rate which is appropriate for the development. The proposed ratio results in a requirement of 48 parking spaces overall and 7 parking spaces being reserved for visitors. The applicant is providing 51 parking spaces, which includes 48 parking spaces in the parking lot, and 3 short-term parallel parking spaces along 'Main Street'. The subject lands have good access to public transit and pedestrian/cycling networks and secure, weather protected bike storage will be provided within the development for residents. Further, the applicant has indicated that they intend to provide unbundled parking, and that there is an existing car share vehicle located in the Williamsburg Town Centre.

Staff also note that the proposed number of parking spaces exceeds the maximum parking ratio of 1.4 parking spaces per dwelling unit permitted by By-law 2019-051. While the new ratio is in effect in many areas of the City, the subject lands continue to be zoned under Zoning By-law 85-1 and have not been incorporated into Zoning By-law 2015-051 yet. Planning and Transportation Services staff is of the opinion that the proposed parking rate of 1.5 parking spaces per dwelling unit will meet parking demands for the subject site.

In addition to the foregoing, staff also recommend that new bicycle parking and electric vehicle parking requirements be added to the special regulation so that parking aligns with the regulations of By-law 2019-051. In addition to the regulations, definitions of Class A and Class B bicycle parking are provided. These definitions are consistent with those contained in By-law 2019-051.

#### Prohibition of Geothermal System:

The Region of Waterloo has requested that a zoning regulation be added to prohibit geothermal energy systems due to the sensitivity of ground water.

#### Holding Provision 99H:

Official Plan policies require that holding provisions will be applied in those situations where it is necessary or desirable to zone lands for development or redevelopment in advance of the fulfillment of specific requirements and conditions, and where the details of the development or redevelopment have not yet been fully resolved. The City will enact a by-law to remove the holding symbol when all the conditions set out in the holding provision have been satisfied, permitting development or redevelopment in accordance with the zoning category assigned. In accordance with Regional comments, Planning staff are recommending the following Holding Provision as part of the Zoning By-law Amendment:

“No residential use shall be permitted until such time as a Road Traffic and Stationary Noise Study is submitted and approved to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services, if necessary. This Holding Provision shall not be removed until the City of Kitchener is in receipt of a letter from the Regional Commissioner of Planning, Development and Legislative Services advising that such noise study or studies has been approved and an agreement, if necessary, has been entered into with the City and/or Region, as necessary, providing for the implementation of any recommended noise mitigation measures.”

## **Proposed Zoning By-law Amendment Conclusions**

Staff is of the opinion that the proposed Zoning By-law Amendment to change the zoning of the subject lands to 'Neighbourhood Commercial Zone (C-2) with Special Regulation Provision 356R, Special Regulation Provision 787R and Special Use Provision 483U and Holding Provision 99H' represents good planning as it will facilitate the redevelopment of the lands with a multiple dwelling that is compatible with the existing neighbourhood, which will add visual interest at the street level, provide enhanced landscaping that will contribute to the streetscape, and which will appropriately accommodate on-site parking needs. Staff are supportive of the proposed development and recommend that the proposed Zoning By-law amendment be approved as shown in Appendix "A".

## **Department and Agency Comments:**

Circulation of the Official Plan Amendment and Zoning By-law Amendment was undertaken in December 2022 to all applicable City departments and other review authorities. No major concerns were identified by any commenting City department or agency and any necessary revisions and updates were made. Copies of the comments are found in Appendix "D" of this report.

The following Reports and Studies were considered as part of these proposed Official Plan and Zoning By-law Amendment Applications:

### Planning Justification Report and Addendum

- Prepared by: GSP Group Inc., November 2022 (updated February 2023)

### Urban Design Report and Addendum

- Prepared by: GSP Group Inc. and 4 Architecture Inc, November 2022 (updated February 2023)

### Conceptual Site Plan

- Prepared by 4 Architecture Inc., September 2022 (updated February 2023)

### Elevations & Floor Plans

- prepared by 4 Architecture Inc., October 2022 (updated February 2023)

### Existing Conditions Plan

- prepared by MTE Consultants Inc., September 2022 (updated February 2023)

### Preliminary Grading Plan

- prepared by MTE Consultants Inc., September 2022 (updated February 2023)

### Functional Servicing and Stormwater Management Report & Plan

- prepared by MTE Consultants Inc., October 5, 2022 (updated November 2022 and February 2023)

### Salt Management Plan

- prepared by MTE Consultants Inc., November 29, 2022

### Noise Feasibility Study

- prepared by HGC Engineering, February 23, 2023

### Risk Management Plan, Section 59 Notice of SPP Compliance and Section 58 Notice of Agreement

- prepared by the Region of Waterloo, November 29, 2022

**Community Input & Staff Responses**

# WHAT WE HEARD



**504 households (occupants and property owners) were circulated and notified**



**Approximately 9 people/households provided comments**



**A City-led Neighbourhood Meeting was held on January 31, 2023 and approximately 9 different users logged on**

Staff received written responses from 9 people/households with respect to the proposed development. These are included in Appendix 'E'. A Neighbourhood Meeting was held on January 31, 2023. In addition, staff had follow-up one-on-one correspondence with members of the public. A summary of what we heard, and staff responses are noted below.

What We Heard	Staff Comment
Loss of open space and parkland	The subject applications affect vacant commercial lands which are located next to Max Becker Commons. In accordance with the City's vacant land requirements, the developer has seeded and maintained the vacant lands for the past 20 years. While the parcel of land may be interpreted as an extension of the park it is privately owned and has been planned and zoned for development since 2002.
Increases to traffic	<p>The subject lands have been comprehensively planned and zoned for a range of uses including residential, commercial, office and service uses. Roads and intersections including Cotton Grass Street, Max Becker Drive and Commonwealth Street have been designed to accommodate traffic generated by the Williamsburg Town Centre. Transportation Services staff are of the opinion that the level of traffic generated by residential uses will likely generate less or a similar amount of traffic as commercial uses.</p> <p>Residents also questioned whether lights might be added to the intersection of Cotton Grass Street and Fischer Hallman Road. This is a regional intersection and at this time the Region does not have plans to install a traffic light at this intersection.</p>
Concern with on-street parking on local roads	Transportation staff comment that on-street parking is available equally to the general public, however is limited to a maximum

	<p>length of 3 hours. Parking is available on many local roads in the area, however, is restricted along park frontages. In addition, several new parallel parking spaces will be added to 'Main Street', which will provide for short-term parking, delivery and drop-offs and visitor parking. The subject lands are somewhat separate from the surrounding neighbourhood, and Transportation Services staff do not expect that there will be a significant impact to on-street parking on nearby local streets as a result of this proposal.</p>
<p>Concern with proposed parking reduction</p>	<p>The proposed parking ratio of the subject lands is in keeping with the parking study completed in support of the parking rates contained in Zoning By-law 2019-051. This Zoning By-law is being applied in phases across the City however has not yet been applied to the subject lands. The Zoning By-law recommends a minimum of 1 parking space per dwelling unit with a visitor parking rate of 0.1 parking spaces per dwelling unit, to a maximum of 1.4 parking spaces per dwelling unit (inclusive of visitor spaces). The applicant is proposing a rate of 1.5 parking spaces per dwelling unit with 15% reserved for visitors. This rate exceeds the maximum permitted by the new Zoning By-law, and staff is of the opinion that the proposed rate is sufficient.</p> <p>The subject lands are also walkable with convenient access to shopping, banks, restaurants, services, parks, schools and community facilities. The lands are within 200 m of several bus routes, including an iXpress Route, and there is an existing Car Share parking stall and vehicle available in the Williamsburg Town Centre. Further, the applicant is proposing to utilize Transportation Demand Management techniques including unbundled parking for residents and provision of secure and weather protected bike storage.</p>
<p>Interface between the parking lot and Max Becker Common</p>	<p>A number of residents raised concerns with the proximity of the proposed parking lot to Max Becker Common from both an aesthetic and safety perspective. Through the review process, the applicant has agreed to update the site design to include additional space between the parking lot and the edge of the park so that a landscaped strip and a fence/physical barrier can be installed. The applicant is proposing a decorative style fence that provides for a positive esthetic along the park boundary, while also providing physical separation and safety. This treatment will be continued along the entire park frontage, including both the parking for the townhouses, as well as the previously approved parking lot for the commercial buildings.</p> <p>In addition, the applicant has agreed to work with staff to incorporate additional trees and plantings into the park where possible. Staff notes that there is a large gas main which is located beneath the park, which may restrict plantings in some areas, however effort will be made to locate trees wherever possible.</p> <p>Residents also suggested flipping the parking so that it was located adjacent to Main Street so that buildings were located</p>

	<p>adjacent to the park. While 'Main Street' is privately owned and operated, it has been a long time vision for Williamsburg Town Centre to create a walkable, urban style street as a focus for the community. The subject proposal, along with the approved office building (Building 700) will help to complete the west side of Main Street. While privately owned and managed, this neo-urban street contributes to the community, by creating a community hub that provides sense of place that is unique. Staff is of the opinion that providing appropriate a landscaped buffer together with a fence will provide appropriate screening and physical separation between the parking lots and Max Becker Common.</p>
Proximity of driveway to roundabout	<p>Concerns were identified with respect to the proximity of the driveway to the Cotton Grass St roundabout. Transportation Services staff has reviewed the proposed driveway location and is of the opinion that it is sufficiently setback from the roundabout for safe traffic movements and visibility.</p>
Plans for Community Garden	<p>Staff received questions about future plans for a community garden in Max Becker Green. Staff of the Neighbourhood Development Office are currently in the early stages of neighbourhood engagement and planning for a community garden in this park. This project may be completed within the next 1 – 2 years if there is sufficient community interest.</p>
Site Design - garbage	<p>Concerns were raised with the location of the deep well garbage system in proximity to the park. Deep well systems are designed to be minimally intrusive. Waste is stored below grade so that odour is minimized and containers are secure and esthetically appealing. Staff is of the opinion that the proposed deep well system is appropriately located.</p>
Integration of residential uses into a commercial area	<p>Concerns were identified with the introduction of residential uses into a commercial plaza. Staff note that dwelling units are already permitted within the existing zoning and designation, however, are currently restricted to upper storeys. Residential uses are compatible with commercial, office and service uses and integration on a site, or within a building is supported. In fact, establishing a mix of uses is encouraged in many areas including Mixed Use Nodes and Corridors throughout the City.</p> <p>The nature of the subject applications is to permit ground floor residential units and units in a standalone building. As previously discussed, the proposed multiple dwelling has an urban character and scale and will contribute to the look and feel of both 'Main Street' while providing for a transition to future residential on the north side of Cotton Grass Street, and the existing park and residential uses to the west. The commercial plaza continues to include vacant pads which could provide for additional commercial, office or mixed commercial/residential development in the future.</p>

## **Planning Conclusions**

In considering the foregoing, staff are supportive of the proposed Official Plan Amendment and Zoning By-law Amendment to permit 265 Cotton Grass Street to be developed with a standalone multiple dwelling. Staff is of the opinion that the subject applications are consistent with policies of the Provincial Policy Statement, conform to Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Kitchener Official Plan and represent good planning. It is recommended that the applications be approved.

## **STRATEGIC PLAN ALIGNMENT:**

The recommendation of this report supports the achievement of the City's strategic vision through the delivery of core service.

## **FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

## **COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City's website with the agenda in advance of the Council / Committee meeting. A large notice sign was posted on the property and information regarding the application was posted to the City's website in December 2022. Following the initial circulation referenced below, an additional postcard advising of the statutory public meeting was circulated to all residents and property owners within 240 metres of the subject lands, those responding to the preliminary circulation and who attended the Neighbourhood Meetings. Notice of the Statutory Public Meeting was also posted in The Record on March 10, 2023 (a copy of the Notice may be found in Appendix C).

CONSULT – The proposed Official Plan Amendment and Zoning By-law Amendment were circulated to residents and property owners within 240 metres of the subject lands on December 16, 2022. In response to this circulation, staff received written responses from 9 people/households, which were summarized as part of this staff report and are appended in Appendix E. Planning staff also had one-on-one conversations with residents on the telephone and responded to emails.

## **PREVIOUS REPORTS/AUTHORITIES:**

- Planning Act, R.S.O. 1990, c. P.13
- Growth Plan, 2020
- Provincial Policy Statement, 2020
- Region of Waterloo Official Plan
- City of Kitchener Official Plan, 2014
- City of Kitchener Zoning By-law 85-1

**REVIEWED BY:** Malone-Wright, Tina – Interim Manager of Development Review, Planning Division

**APPROVED BY:** Readman, Justin - General Manager, Development Services

## **ATTACHMENTS:**

- Attachment A – Proposed Official Plan Amendment
- Attachment B – Proposed Zoning By-law Amendment
- Attachment C – Newspaper Notice
- Attachment D – Department and Agency Comments

Attachment E – Community Comments