



Planning and Strategic Initiatives

Committee Minutes

**February 7, 2022, 7:00 p.m.
Electronic Meeting**

Present:

Mayor B. Vrbanovic
Councillor S. Davey
Councillor D. Schnider
Councillor J. Gazzola
Councillor C. Michaud
Councillor K. Galloway-Sealock
Councillor P. Singh
Councillor B. Ioannidis
Councillor M. Johnston
Councillor D. Chapman
Councillor S. Marsh

Staff:

D. Chapman, Chief Administrative Officer
M. May, General Manager, Community Services and Deputy
Chief Administrator
V. Raab, General Manager, Corporate Services
J. Readman, General Manager, Development Services
J. Lautenbach, Chief Financial Officer, Financial Services
D. McGoldrick, General Manager, Infrastructure Services
L. MacDonald, City Solicitor
B. Rowland, Director, Corporate Communications and Marketing
R. Bustamante, Director of Planning
B. Cronkite, Director, Transportation Services
G. Stevenson, Manager of Development
C. Dumart, Senior Planner
P. Grivicic, Chief of Staff, Office of Mayor and Council
D. Saunderson, Manager of Council/Committee Services and
Deputy Clerk
S. Goldrup, Committee Administrator
D. Mange, Committee Administrator

1. Commencement

The Planning and Strategic Initiatives Committee held an electronic meeting this date chaired by Councillor D. Chapman, commencing at 7:04 p.m.

2. Consent Items

2.1 None.

3. Discussion Items

3.1 None.

4. Public Hearing Matters under the Planning Act

4.1 134 and 152 Shanley Street Official Plan Amendment and Zoning By-law Amendment - DSD-2022-033

The Committee considered Development Services Department report DSD-2022-033 dated January 5, 2022, recommending approval of Official Plan Amendment Application OPA/21/002/S/JVW for 2701098 Ontario Inc.; approval of Zoning By-law Amendment Application ZBA21/004/S/JVW for 2701098 Ontario Inc.; and, approval of Zoning By-law Amendment Application ZBA 21/004/S/JVW.

The Committee was also in receipt of written submissions from C. Harris and D. Parker related Report DSD-2022-033.

It was suggested and agreed that the By-law included in the agenda this date be amended to include the reference to “residential redevelopment” rather than “redevelopment” as part of the holding provision being applied.

C. Dumart presented the report and responded to questions from the Committee. D. Galbraith, IBI Group, was in attendance on behalf of the applicant in support of the staff recommendation and responded to questions from the Committee.

T. Wright was in attendance in opposition to the proposed development, expressing concerns with the impact on privacy, stating the proposed solution from the developer to address screening between her rear yard and the development is planting landscaping on her property rather than on 134 and 152 Shanley Street. T. Wright stated in her opinion any landscaping required should be maintained on their property, rather than on adjacent properties.

D. Parker was in attendance and addressed the Committee in opposition to the subject application indicating concerns with the reduced parking requirements,

loss of setbacks and step backs and the negative impact on affordable housing for the neighborhood.

On motion by Councillor S. Marsh

It was resolved:

"That Official Plan Amendment Application OPA/21/002/S/JVW for 2701098 Ontario Inc. requesting a change in designation from Low Rise Residential (134 Shanley Street) and Low Rise Residential with Specific Policy Area No. 18 (152 Shanley Street) to Medium Rise Residential with Specific Policy Area No. 18 to permit an eight (8) storey multiple dwelling on the lands specified and illustrated on Schedule 'A' and Schedule 'B', be adopted, in the form shown in the Official Plan Amendment attached to Report DSD-2022-033 as Appendix 'A', and accordingly forwarded to the Region of Waterloo for approval; and,

That Zoning By-law Amendment Application ZBA21/004/S/JVW for 2701098 Ontario Inc. be approved in the form shown in the 'Proposed By-law' as amended, and 'Map No. 1', attached to Report DSD-2022-033 as Appendix 'B'; and further,

That in accordance with Planning Act Section 45 (1.3 & 1.4), applications for minor variances shall be permitted for lands subject to Zoning By-law Amendment Application ZBA 21/004/S/JVW."

Carried

4.2 Official Plan Amendment Application OPA20/005/W/JVW and Zoning By-law Amendment Application ZBA20/013/W/JVW - 660 Belmont Ave. W. - DSD-2022-041

The Committee considered Development Services Department report DSD-2022-041 dated January 14, 2022, recommending that Official Plan Amendment Application OPA20/005/W/JVW for 660 Belmont LP Inc., 660 Belmont GP Inc., & City of Kitchener.

The Committee was in receipt of written submissions from B. Trotter, G. Nicholls; J. Ryrie; N. Matthews; S. Savor; P. Heiman; P. Eglin; C. Trotter; C. Forlippa; H. Beaulieu; M. Bowman; N. Carter; F. Marino; D. Bennett; E. McCarron; J. Barlow; M. Cadotte; S. Ross; A. Bielak; P. Vieira; M. Robson and 76 letters of support submitted by Zehr Group from M. Tofflemire; K. McBride; L. Shamoun; S. Dowrick; T. Bax; M. Jutzi; W. Huber; N. Huber & R. Lloyd-Craig; S. Trotta; P.

Schreiter; T. Moher; C. Zehr; N. Schnuur; K. Stewart; R. Montag; A. Devaris; B. Prudham; N. Baloo; I. Divaris; H. Budd; M. Williamson; B. Gedja; A. Toews; C. Slinger; H. Yule; T. Witzel; R. Hooper; J. Latta; P. Kalbfleisch; J. Burns; M. Bowman; D. Driedger; M. Wolle; J. Anstett; M. Fedy; S. Yule; B. Assimacopoulos-Markou; M. Ivanovic; S. Keller; D. Car; T. and S. Schmidt; B. and G. Chatha; M. Robson; C. Farwell; M. Hildebrand & M. Sendel; S. and D. Delamere; T. Sittler; H. and M. Khoosal; M. Kula; Y. Couture; M. Grieco; T. Foster Grieco; J. MacIntyre; J. and S. Morley; R. Corrigan & A. Wickens; J. Hall; N. Mueller; S. Khoosal; R. Fowlie; C. Zehr; T. Rakic; C. & T. Corrigan; W. Klassen; J. Rennie; B. Brown; K. Steffenson; D. Edenborough; G. & C. Kehayas; J. Delaat; S. Ryder; S. Ramautor; P. Vanderheyden; M. Engel; J. Edenborough; G. Campbell and D. Nagle.

G. Stevenson was in attendance to present the report and respond to questions from the Committee. G. Stevenson explained the proposed development was revised and reduced in height from what was initially proposed, in response to feedback from the neighborhood. The proposed development being considered by the Committee this date no longer requires an Official Plan Amendment, which is the reason for staff recommending a refusal on that Application.

D. Zehr, A. Bousfield, ABA architects and K. Muir, GSP group were in attendance in support of the staff recommendation. D. Zher presented a video that included a pedestrian view of the proposed development stating several amendments have been made to the proposed building, which were intended to address some of feedback received from the neighborhood through the consultation process. K. Muir addressed the Committee regarding the benefits of the project including but not limited to: diversification of the housing stock in the area, support of the commercial streetscape and promotion of active transportation routes.

P. Fauchon, M. Hennessey, A. Stahlke, M. Hennesey and B. Trotter were in attendance in opposition of the staff recommendation. They raised concerns regarding the proposed development including but not limited to: the increased building height and the 50% height increase policy; shadows over adjacent properties including the Iron Horse Trail and Gildner Green Park; privacy issues; loss of greenspace; lack of affordable housing units; increased traffic and impacts on pedestrian safety; reduced street parking and compatibility with the neighborhood character. M. Hennessey and A. Bielak requested the Committee to consider maintaining the building height in compliance with required parameters regulated by the By-Law.

M. Newbigging and N. Emptage were in attendance in opposition to the staff recommendation, expressing concerns with the adverse effects of the wind due

to the building height and concerns with increased traffic. D. Khoeler and L. Oliver were in attendance in opposition to the proposed development at 660 Belmont Avenue West, expressing concerns with precedence and the future effects on Belmont Village and the protection of its unique qualities. N. Emptage, L. Oliver and D. Khoeler expressed further opposition to the sale of the public laneway, stating the lands should not be declared surplus.

H. Beaulieu and M. Ferraro were in attendance in opposition to the subject application. H. Beaulieu addressed the Committee regarding the loss of the neighborhood's diverse architecture and the lack of sustainability considerations in the subject application. M. Ferraro stated where development is contemplated it should be gentle residential growth that is compatible with the area.

A. Toews addressed the Committee in support of the recommendation outlined in Report DSD-2022-041, indicating the proposal effectively addresses the needs of the aging population that currently reside in in the neighborhood who wish to downsize and continue to reside in the community.

J. Hoffman and E. Ginsler were in attendance in opposition to the subject application. J. Hoffman indicated he is not opposed to development in the neighborhood but requested the Committee direct staff to undertake further studies or implement development restrictions before any application is submitted for the current and future projects and further to not permit the sale of the laneway.

E. Ginsler stated the proposed development appears to be advertised as luxury condominiums and lacks accessibility features for the aging population.

K. McBride and J. McIntyre were in attendance in support of the subject application. K. McBride stated in his opinion, it will have a positive impact on the surrounding neighborhood to support items including but not limited to: job and talent attraction; economic development of the neighborhood; and, increased housing stock for tech workers and young professionals. J. McIntyre expressed support for the staff recommendation, stating the importance of attracting more residents and businesses to promote growth and change in the neighborhood.

R. Cruikshank addressed the Committee in opposition to the staff recommendation. R. Cruikshank presented a series of diagrams demonstrating the scale of the development in relation to the neighborhood and concerns with its incompatibility with the existing neighborhood. R. Cruikshank spoke of the need to consider examples of other urban villages prior to approving a development of this scale and massing.

On motion by Councillor S. Marsh

It was resolved:

“That pursuant to Section 25.4.11 of Chapter 25 (Council Procedure) of the Municipal Code, the proceedings of the Planning and Strategic Initiatives Committee this date shall be allowed to continue beyond 11:00 p.m. to conclude matters as listed on the agenda.”

Carried Unanimously

M. Summers, K. Stewart and S. Savor were in attendance in opposition to the subject application. They raised concerns with the lack of three-bedroom units, housing destined for families and affordable units in the proposed development, as well as the need for more daycare centers and green spaces in the community.

D. Driedger, MennoHomes, was in attendance in support of the staff recommendation. D. Driedger stated the developer through this proposal has proposed to make a cash donation to their company to support the development of further affordable housing units within the City.

The Chair noted as per the rules of procedures that were agreed upon earlier this date, Committee has heard from all of the delegations that were scheduled this date, noting Committee would recess and reconvene this matter to hear the balance of the delegations later in the week.

On motion by Mayor B. Vrbanovic

It was resolved:

"That Official Plan Amendment Application OPA20/005/W/JVW and Zoning By-law Amendment Application ZBA20/013/W/JVW - 660 Belmont Avenue West - DSD-2022-041 be recessed and reconvened at a Planning and Strategic Initiatives Committee meeting on February 9, 2022."

Carried

5. Information Items

5.1 None.

6. Adjournment

On motion, this meeting recessed at 11:26 p.m.

Daniela Mange
Committee Administrator