



Planning and Strategic Initiatives

Committee Minutes

October 2, 2023, 6:30 p.m.

Council Chambers - Hybrid

City of Kitchener

200 King Street W, Kitchener, ON N2G 4G7

Present:

Mayor B. Vrbanovic
Councillor S. Davey
Councillor D. Schnider
Councillor J. Deneault
Councillor C. Michaud
Councillor A. Owodunni
Councillor P. Singh
Councillor B. Ioannidis
Councillor M. Johnston
Councillor D. Chapman
Councillor A. Clancy

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
D. McGoldrick, General Manager, Infrastructure Services
R. Bustamante, Director of Planning
G. Stevenson, Manager, Development Review
C. Dumart, Senior Planner
D. Saunderson, Deputy Clerk
M. Blake, Committee Administrator

1. Commencement

The Planning and Strategic Initiatives Committee held a meeting this date commencing at 6:30 p.m.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

3. Consent Items

3.1 Traffic Calming 2023 Initiation Approval, DSD-2023-287

The Committee considered Development Services Department report DSD-2023-287, dated September 12, 2023 recommending the initiation of a traffic calming review for Dumfries Avenue between Stirling Avenue North and Edna Street, in 2023.

On motion by Councillor D. Schnider

it was resolved:

"That a traffic calming review for Dumfries Avenue between Stirling Avenue North and Edna Street be initiated in 2023, as outlined in the Development Services Department report, DSD-2023-408."

Carried

3.2 Lifting of Holding Provision 42H, 7 Morrison Road, DSD-2023-408

The Committee considered Development Services Department report DSD-2023-408, dated September 14, 2023 recommending approval of Zoning By-law Amendment Application ZBA23/026/M/BB, for the property municipally addressed as 7 Morrison Road.

On motion by Councillor D. Schnider

it was resolved:

"That Zoning By-law Amendment Application ZBA23/026/M/BB for the property municipally addressed as 7 Morrison Road, for Klondike Homes Ltd. for the purpose of removing Holding Provision 42H from the lands specified in the attached Map No.1, in the form shown in the "Proposed By-law, attached to the Development Services Department report DSD-2023-408 as Appendix A, be approved."

Carried

4. Public Hearing Matters under the Planning Act (advertised)

This is a formal public meeting to consider applications under the Planning Act. If a person or public body does not make oral or written submissions to the City of Kitchener before the proposed applications are considered, the person or public body may not be entitled to appeal the decision to the Ontario Land Tribunal and may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal.

4.1 Official Plan Amendment Application OPA23/012/W/CD, Zoning By-law Amendment Application ZBA23/022/W/CD, 83-87 Weber Street East, Brigade Holdings Corporation, DSD-2023-322

The Committee considered Development Services Department report DSD-2023-322, dated September 1, 2023, recommending approval of Official Plan Amendment Application OPA/23/012/W/CD, and Zoning By-law Amendment Application ZBA23/022/W/CD, for the properties municipally addressed as 83-87 Weber Street East.

C. Dumart presented the staff report, noting the proposed development will increase housing supply within a Major Transit Station Area. G. Stevenson and R. Bustamante were also in attendance to respond to questions from the Committee.

P. Chauvin, MHBC Planning and S. Litt, Vive Developments provided a brief presentation, and were in attendance in support of the staff recommendation. S. Litt noted discussion with the existing tenants regarding relocation to alternative accommodation owned by the developer will occur.

S. Litt stated similar to a previous Planning Application that their company proposed, he requested the Committee give consideration to an amendment to the staff recommendation that would allow for an increase in building height to 32 stories, in exchange for community benefits including: 40% energy savings over building code, 26 affordable housing units at 20% below market rent, and 2 adaptable or universal design suites.

In response to questions from the Committee, S. Litt noted the potential to partner with a nonprofit organization to manage the affordable housing units could be considered. S. Litt also noted in response to questions that the additional 7 floors proposed, would result in a total of 434 units.

P. Watt, Crossway to Life, was in attendance in opposition to the proposed development due to concerns with the building setback, lack of space for transportation drop-offs, traffic, and lack of onsite parking and greenspace.

T. Graham was also in attendance in opposition to the proposed development, noting concerns with being displaced.

In response to questions from the Committee, C. Dumart noted the parking rate proposed in the staff report is in line with Council approved rates and stated the City also has capacity at nearby City-owned lots. C. Dumart confirmed in response to the Committee's concerns the setback will be significantly removed from the sidewalk, there will be vehicle access to onsite parking and a loading space, and there is a right-of-way to accommodate a transportation drop-off space.

D. McGoldrick stated in response to questions that this application would be subject to the parkland dedication budget, in lieu of greenspace, and confirmed an acquisition is not currently in place.

The motion to approve the staff recommendation was brought forward by Councillor B. Ioannidis.

Councillor Davey proposed an amendment to include an additional clause, "that staff engage with the applicant for additional density along with the addition of affordable community benefits and report back for the October 16, 2023 Council Meeting."

A recorded vote was requested on this matter.

Councillor Davey's amendment was then voted on and **Carried**, on a recorded vote with Mayor B. Vrbanovic and Councillors C. Michaud, B. Ioannidis, M. Johnston, J. Deneault, S. Davey, A. Clancy, D. Schnider, A. Owodunni, P. Singh voting in favour, and Councillor D. Chapman voting in opposition.

The following motion was then voted on, and was **Carried Unanimously**, on a recorded vote.

On motion by Councillor B. Ioannidis

it was resolved:

"That Official Plan Amendment Application OPA/23/012/W/CD, for the property municipally addressed as 83-87 Weber Street East, for Brigade Holdings Corporation requesting a land use designation change from 'Market District' to 'Market District with Specific Policy Area 9' to permit a 25-storey mixed use development on the lands specified and illustrated on Schedule 'A', be adopted, in the form shown in the Official Plan Amendment attached to Report DSD-2023-322 as Appendix 'A', and accordingly forwarded to the Region of Waterloo for approval; and,

That Zoning By-law Amendment Application ZBA23/022/W/CD for Brigade Holdings Corporation be approved in the form shown in the 'Proposed By-law', and 'Map No. 1', attached to Report DSD-2023-299 as Appendix 'B'; and further,

That staff engage with the applicant for additional density, along with the addition of affordable housing and additional community benefits and report back for the October 16, 2023 Council meeting."

Carried unanimously, on a recorded vote

5. Information Items

5.1 Integrity Commissioner Annual Report - July 1, 2022 to June 30, 2023, COR-2023-420

6. Adjournment

On motion, this meeting adjourned at approximately 7:45 p.m.

Mariah Blake
Committee Administrator