



**COMMUNITY SERVICES DEPARTMENT
PLANNING**

Garett Stevenson, BES, RPP, MCIP.
Planner

City Hall, P.O. Box 1118
200 King Street West

Kitchener, Ontario, Canada, N2G 4G7

PHONE: (519) 741-2200 x 7070

FAX: (519) 741-2624

TDD\TTY: 1-866-969-9994

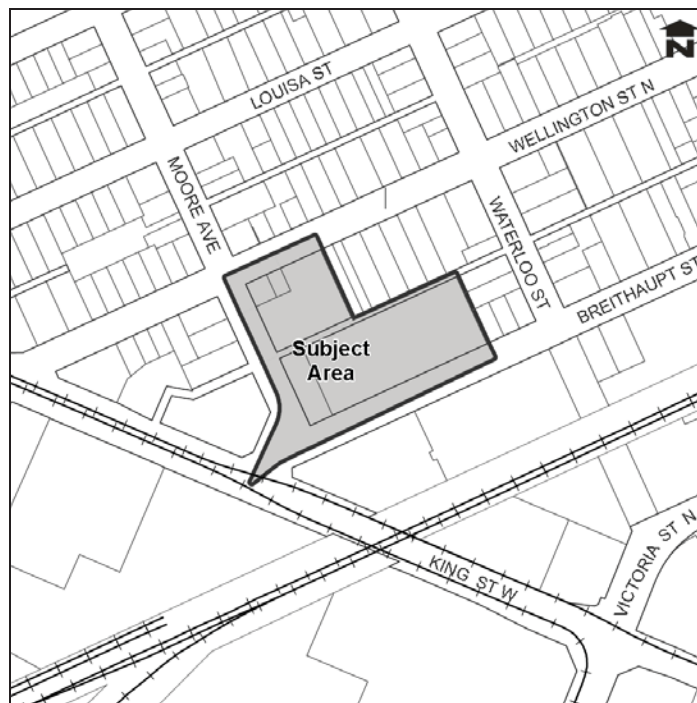
garett.stevenson@kitchener.ca

September 25, 2017

Dear Community Resident:

**Re: Official Plan Amendment OP17/005/W/GS
Zone Change Application ZC17/014/W/GS
Breithaupt Block Inc. & 2184647 Ontario Limited
26, 43, & 47 Wellington Street North, 2-12 Moore Avenue, 20 Breithaupt Street**

The City of Kitchener has received applications for an Official Plan amendment and Zone Change for the lands shown on the location map below.



Location Map: Subject Property

Development Concept

The development proposal for the lands shown above include one 12 storey office building, a five storey parking garage with 651 spaces (including one level of underground parking), retail uses along Breithaupt Street at the base of the office tower and parking garage, a new privately owned park at the corner of Moore Avenue and Wellington Street North, and the reconfiguration of the existing lane.

The total proposed building floor area is 28,001 square metres, with 27,125 square metres of office space and 876 square metres of retail. There are a total of 651 new parking spaces proposed (15,799 square metres of parking floor area) with 266 parking spaces being dedicated to the existing development at 25 and 51 Breithaupt, with the remaining 385 parking spaces would be allocated to the proposed office tower.

The development parcel is made up of 5 separate properties, being 26, 43, & 47 Wellington Street North, as well as 2-12 Moore Avenue and 20 Breithaupt Street, as shown on the map above.

Official Plan Amendment

The lands currently have two different land use designations in the City's Official Plan. The lands between the lane and Wellington Street North (addressed as 26, 43, & 47 Wellington Street North) are designated as Low Rise Residential. The Low Rise residential land use designation permits a variety of low density residential uses and neighbourhood scaled compatible non-residential uses.

The lands between the lane and Breithaupt Street (addressed as 2-12 Moore Avenue and 20 Breithaupt Street) are designated as General Industrial Employment. The properties are identified as a Major Transit Station Area intensification area on the City's Urban Structure map. The current General Industrial Employment land use designation permits a variety of light industrial employment uses.

The Official Plan amendment application proposes to change the land use designation for all lands to Mixed Use with a Site Specific Policy to permit a maximum Floor Space Ratio (FSR) of 4.61, where the maximum permitted FSR is 4.0. FSR is a calculation that is used to regulate the total amount of building floor area based on lot size. In this case, the requested maximum floor area of all buildings is 4.61 times greater than the total lot area.

Zone Change Application

The Zoning By-law implements the vision of the Official Plan with specific rules and regulations. Similarly to the land use designations for these properties, the zoning varies on each side of the lane.

The lands between the lane and Wellington Street North (addressed as 26 and 43 Wellington Street North) are zoned as Residential Five (R-5) with Special Use Provision 129U which prohibits triplexes. The parking area at 47 Wellington Street is also zoned Residential Five (R-5) and has a different site specific zoning regulation (Special Use Provision 411U) which permits an off-site parking lot for the development at 25 and 51 Breithaupt Street. The R-5 zones permits low density residential uses such as single detached, semi-detached, and duplex dwellings.

The lands between the lane and Breithaupt Street (addressed as 2-12 Moore Avenue and 20 Breithaupt Street) are zoned as General Industrial (M-1). These lands are currently developed with a surface parking lot. Light industrial uses such as manufacturing, parking, repair services, office, and warehousing are currently permitted.

The application proposes to change the zoning of all lands to High Intensity Mixed Use Corridor (MU-3). The proposed zoning permits a variety of uses including a variety of office uses, multiple residential, retail, health offices and clinics, and restaurants, among others. Similarly to the requested site specific Official Plan policies, special site specific zoning regulations are requested as part of the zone change application to permit a FSR of 4.61, for site specific setbacks, and a reduced parking rate of 1 space per 72 square metres of floor area.

PARTS Central Plan

The PARTS Central Plan was recently approved by Kitchener City Council which was prepared to illustrate the most appropriate land uses, cultural heritage considerations, streetscapes, infrastructure requirements,

and transportation considerations, including pedestrian, bicycle, transit and road travel modes. This plan was developed for areas of the City that are within about a 10 minute walk of the centrally located ION rapid transit station stops, including the station stop located at King Street West And Victoria Street.

The lands between the lane and Wellington Street North (addressed as 26, 43, & 47 Wellington Street North) as shown as Low Rise residential and the lands between the lane and Breithaupt Street (addressed as 2-12 Moore Avenue and 20 Breithaupt Street) as shown as Innovation Employment. The requested land use designation and zoning regulations vary from the potential land use designations considered shown as part of the PARTS Central Plan process.

Proposed Parkette

The development concept includes an amenity space (offered referred to as a parkette) at the corner of Moore Avenue and Wellington Street North. These lands are proposed to be publically accessible and open for public uses, but owned and maintained by the Developer. The location of the parkette was selected to provide a community amenity as well as serve as a transition area between the office tower and the adjacent stable residential neighbourhood.

Lane Reconfiguration and Partial Closure

The development concept shows the office tower being located along Moore Avenue, with the main building entry facing the intersection of Breithaupt Street and Moore Avenue. The proposed development concept would require the partial closure and reconfiguration of the existing lane. As shown on the proposed development concept attached, a new lane is proposed from Wellington Street to Breithaupt Street, forming a "T" intersection with the existing lane. The portion of the lane west of 53 Wellington Street North would have to be declared as surplus and sold by the City of Kitchener to the Developer. Public access to the lane would be proposed with the new perpendicular lane noted above.

Your Comments

This circulation letter is the initial part of the consultation process. No decisions have been made and there will be additional opportunities to provide input and to become engaged with this application in the coming months, well before any recommendations or decisions are made.

At this point, I would appreciate your initial thoughts on the proposal. I have attached a comment form to this letter for you to share your high level comments. **I kindly ask that you respond by October 20, 2017.**

Moving forward, I will ensure that you are informed of every milestone of this application, right up to any Council meeting when the application is being considered.

Following that, if you wish to be notified of the future decision of the City of Kitchener with respect to these applications you must make a written request to Rita Delaney, Department of Corporate Services, 200 King Street West, P.O. Box 1118, Kitchener, Ontario, N2G 4G7.

Appeal Notice

If a person or public body does not make oral submissions at the future public meeting (not yet scheduled) or make written submissions to the City prior to the approval of the official plan amendment or zoning by-law, the Ontario Municipal Board may dismiss an appeal made in relation to the applications.

If you have any questions or require further clarification regarding this application, please feel free to contact me at your convenience.

Notice of Decision

If you wish to be notified of the decision of the City of Kitchener with respect to these applications, you must make a written request to Rita Delaney, Department of Corporate Services, 200 King Street West, P.O. Box 1118, Kitchener, Ontario, N2G 4G7.

If you have any questions or require further clarification regarding this application, please feel free to contact me at your convenience.

Yours truly,

Garett Stevenson

P.S. I am looking forward to hearing from you. Please remember that I am looking to gather your initial input at this stage, and no recommendations or decisions are being made at this time.

CC: Councillor Sarah Marsh, Ward 10
MHBC, Applicant
Breithaupt Block Inc. & 2184647 Ontario Limited, Owners

Attachments

Development Concept Plan (Subject to Change)

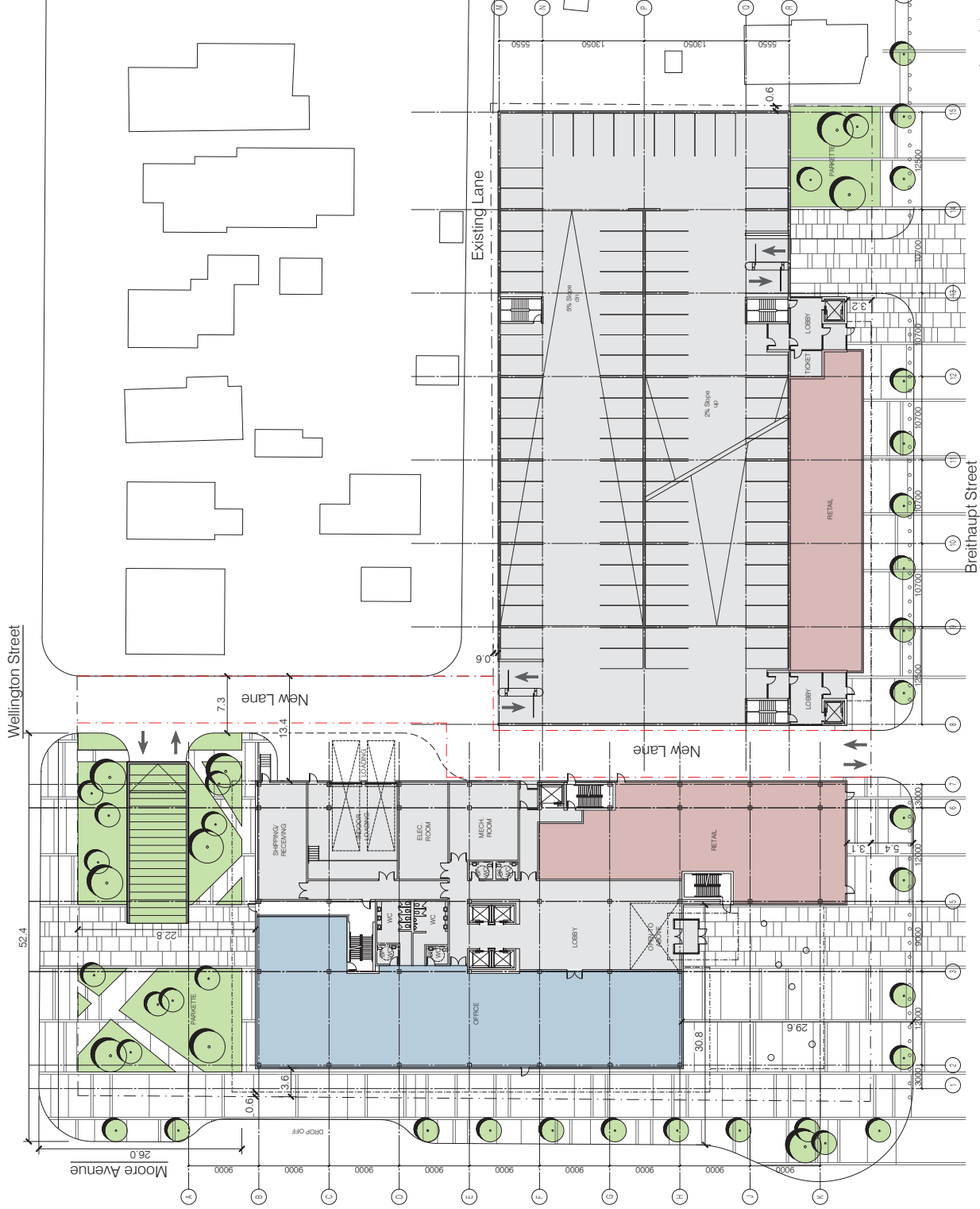
Comment Sheet

Proposed Official Plan Map (Schedule A) – Official Plan

Proposed Zone Change Map No. 1



DRAFT
Subject to Change



Level 1
Scale 1:500

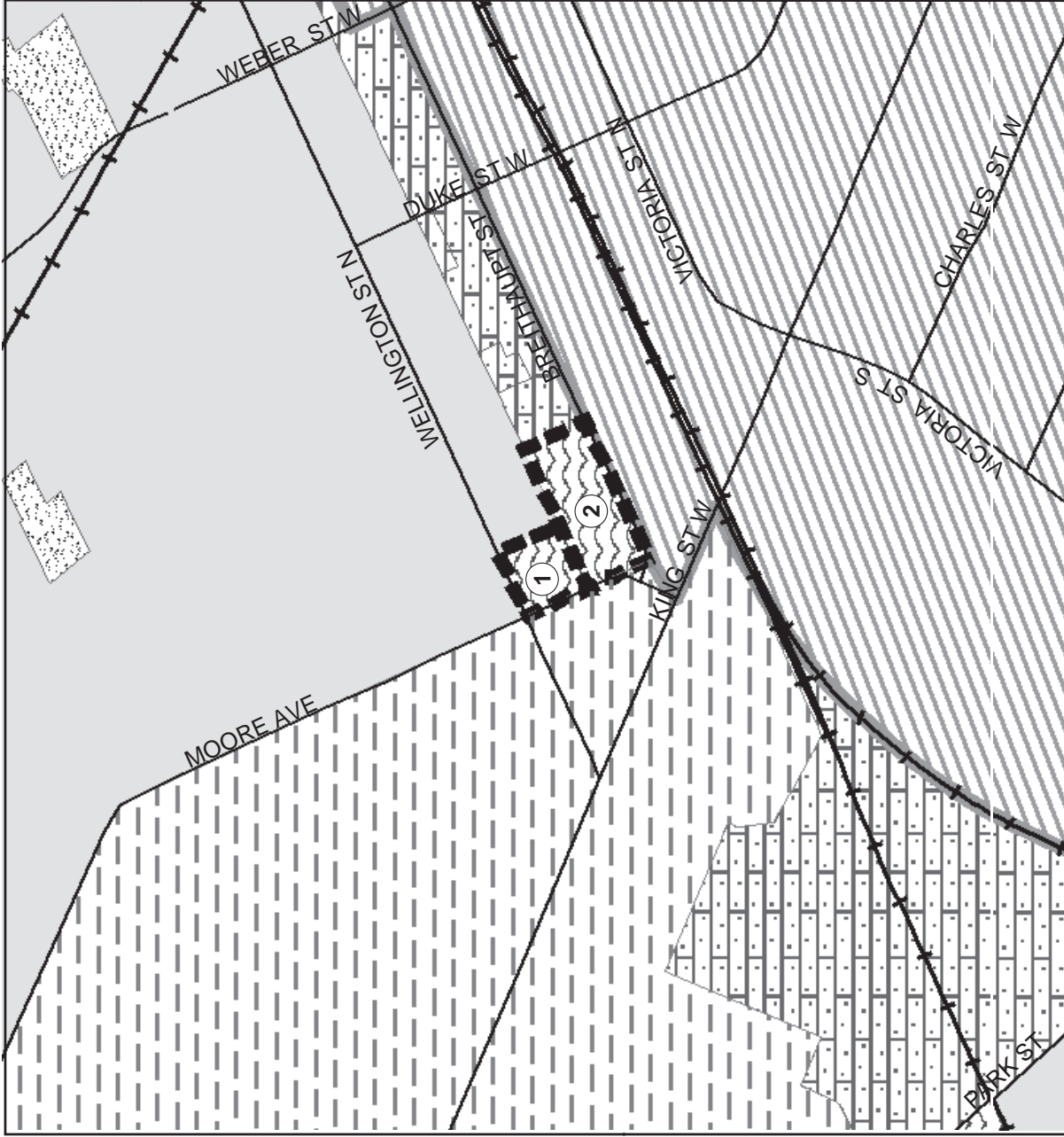
DRAFT
Subject to Change

**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE**



Legend

-  Low Rise Residential
-  Mixed Use
-  General Industrial Employment
-  Open Space
-  Refer to Secondary Plan For Detail
-  Urban Growth Centre (Downtown)
Refer to Map 4
-  Area of Amendment
From Low Rise Residential
To Mixed Use
With a Specific Policy Area
-  Area of Amendment
From General Industrial Employment
To Mixed Use
With a Specific Policy Area



REVISED:



DATE: SEPTEMBER 21, 2017

SCHEDULE 'A'

APPLICANT: BREITHAAPT BLOCK INC.
AND 2184647 ONTARIO LIMITED
26, 43 AND 47 WELLINGTON ST N; 2-12
MOORE AVE; 20 BREITHAAPT ST

OFFICIAL PLAN AMENDMENT OP17/005/W/GS

ZONE CHANGE APPLICATION ZC17/014/W/GS

City of Kitchener

COMMUNITY SERVICES DEPARTMENT, PLANNING

FILE:
OP17005WGS_SchA
.mxd



SUBJECT AREAS



AREA 1 - FROM RESIDENTIAL FIVE ZONE (R-5) WITH SPECIAL USE PROVISION 129U TO HIGH INTENSITY MIXED USE CORRIDOR (MU-3) WITH SPECIAL REGULATION PROVISION ###R



AREA 2 - FROM RESIDENTIAL FIVE ZONE (R-5) WITH SPECIAL USE PROVISION 411U TO HIGH INTENSITY MIXED USE CORRIDOR (MU-3) WITH SPECIAL REGULATION PROVISION ###R

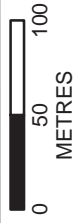
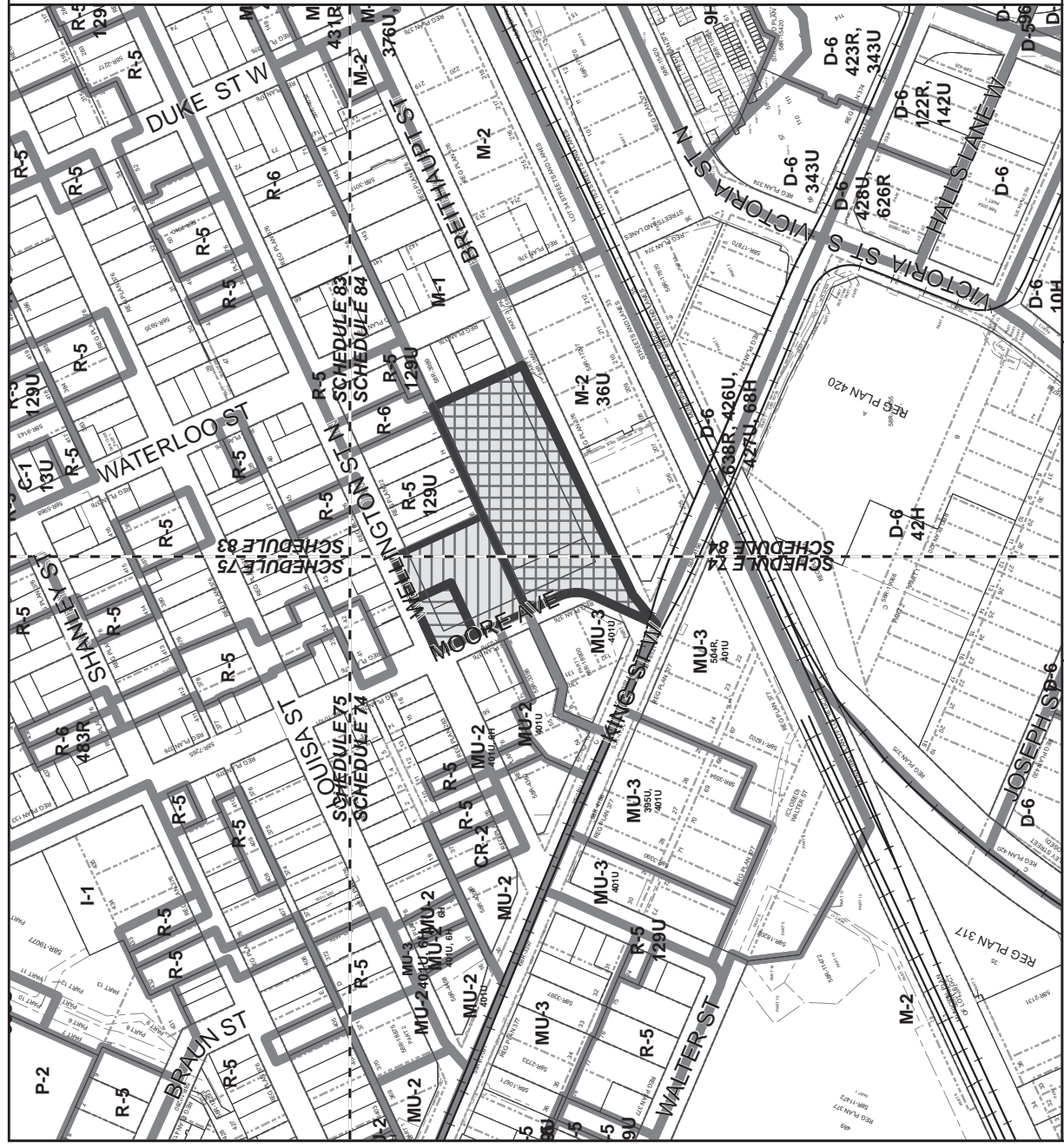


AREA 3 - FROM GENERAL INDUSTRIAL (M-1) TO HIGH INTENSITY MIXED USE CORRIDOR (MU-3) WITH SPECIAL REGULATION PROVISION ###R

ZONE GRID REFERENCE SCHEDULE NO. 74 & 84 OF APPENDIX 'A', KITCHENER ZONING BY-LAW 85-1

- C-1 CONVENIENCE COMMERCIAL ZONE
- CR-1 COMMERCIAL RESIDENTIAL ONE ZONE
- D-1 RETAIL CORE ZONE
- D-5 COMMERCIAL RESIDENTIAL ZONE
- D-6 WAREHOUSE DISTRICT ZONE
- I-1 NEIGHBOURHOOD INSTITUTIONAL ZONE
- M-1 INDUSTRIAL RESIDENTIAL ZONE
- M-2 GENERAL INDUSTRIAL ZONE
- MU-2 MEDIUM INTENSITY MIXED USE ZONE
- MU-3 HIGH INTENSITY MIXED USE ZONE
- P-2 OPEN SPACE ZONE
- R-5 RESIDENTIAL FIVE ZONE

— ZONE LIMITS



SCALE 1:4,000

DATE: SEPTEMBER 21, 2017

MAP NO. 1

BREITHAAPT BLOCK INC. & 2184647 ONTARIO LIMITED
 47 WELLINGTON ST N; 26 & 43 WELLINGTON ST N;
 2-12 MOORE AVE & 20 BREITHAAPT ST

ZONE CHANGE APPLICATION ZC17/014W/GS

City of Kitchener
 COMMUNITY SERVICES DEPARTMENT, PLANNING

FILE:
 ZC17014WGS
 .mxd



RESIDENT COMMENT FORM
Official Plan Amendment OP17/005/W/GS
Zone Change Application ZC17/014/W/GS
Breithaupt Block Inc. & 2184647 Ontario Limited
26, 43, & 47 Wellington Street North, 2-12 Moore Avenue, 20 Breithaupt Street

*Please provide your feedback using this comment form. If required, please attach additional pages to this form. Please return (by mail, email or fax) to the address listed below by **October 20, 2017**.*

1. What do you like about the proposed development proposal?

2. Do you have any suggestions or concerns for these applications?

3. What do you think is the single most important issue Planning Staff and Kitchener City Council should consider for these applications?

4. Please provide any additional comments below:

Thank you for taking the time to fill out this form. To ensure that we receive only one set of comments from each individual, staff can only consider comments if they include a name and address. Please note that all comments and addresses noted on this form may be used as part of a public staff report; however your name and any other personal identifying information will be kept confidential in accordance with Freedom of Information regulations.

Name: _____

Signature: _____

Address: _____

Email: _____

Phone: _____

Date: _____

To learn more about the planning process, please refer to the Ministry of Municipal Affairs and Housing's publication Citizens' Guide to Land Use Planning at: <http://www.mah.gov.on.ca/Page338.aspx>

Please direct all questions, comments and forms to:

Garett Stevenson, garett.stevenson@kitchener.ca

City Hall, P.O. Box 1118, Kitchener, Ontario, Canada, N2G 4G7

PHONE: (519) 741-2200 x 7070, FAX: (519) 741-2624, TDD\TYT: 1-866-969-9994