



**WESTON
CONSULTING**

planning + urban design

Ministry of Municipal Affairs and Housing
College Park, 777 Bay St
Toronto, ON
M7A 2J3

September 8th, 2022
File 10945

Attn: Stephanie Bergman, Senior Planner (Acting), Community Planning

**Re: Amendment No. 6 to Regional Official Plan
Request for inclusion in proposed Major Transit Station Area Boundaries
2899 King Street East, Kitchener**

Weston Consulting is the retained planning consultant for the registered owner of 2899 King Street East, in the City of Kitchener (herein referred to as the 'subject property'). The intent of this correspondence is to formally request the inclusion of the subject property in the Region of Waterloo's proposed Major Station Area Boundaries.

Description of the Property

The subject property is adjacent to Highway 8, which abuts the western lot line of the subject property and abuts King Street East Street to the east. The subject property is currently occupied by a two-storey hotel (Quality Inn). The subject property has an approximate area of 1.84 acres (7,427 square metres) with an approximate frontage of 63.24 metres along King Street East. the surrounding land uses nearby the subject property include:

Direction	Land Use
North:	There are commercial plazas and single-detached dwellings to the north of the subject property across King Street East.
South:	Highway 8, and further to the south is a high-rise residential apartment.
East:	A gas station and car wash are located to the east of the property.
West:	Highway 8 interchange way, and further to the north is an animal hospital.

Table 1: Surrounding Land Uses



Figure 1: Immediate Context Photo

Planning Policy Framework

The subject property is located within the Built-up Area of the A Place to Grow, Growth Plan for the Greater Golden Horseshoe (2020) and is entirely outside of the Grand River Conservation Authority regulated area. The subject property is also within the Built-up Area of the Region of Waterloo Official Plan, Mapp 3a- Urban Area. This area identifies all lands within the built boundary of the Urban Area and Township Urban Areas as of June 16, 2006, as established by the Province. Section 2.C.2 states that a minimum of 45 per cent of all new residential development will be constructed within this area. It is important to note that Map 3a will be amended to designate Reurbanization Corridors and Major Transit Station Areas following the completion of the Rapid Transit Environmental Assessment. Both designations will be planned to accommodate additional population and employment growth served by high-frequency transit connections to the rapid transit system. The subject property is also within Urban Corridor and partially within the Major Transit Station Area of the City of Kitchener Official Plan, Map 2- Urban Structure (figure 2). Consequently, the request to include the entirety of the property in MTSA could be a logical expansion. The City of Kitchener Official Plan Land Use, Map3 designates the subject property as Commercial and the areas to the south of the property as Mixed-use. The City of Kitchener Zoning By-law 2019-051 zones the property as Commercial (Com-2).



Figure 2: City of Kitchener Official Plan – Map 2 – Urban Structure

Planning Rationale

The property is within 800 metres of the Fairway Station and right at the edge of the Region of Waterloo Major Transit Station Area (MTSA), per Appendix A4 of the Regional Official Plan Review – Proposed Major Transit Station Area Boundaries and Three Recommended Alternative Density Target Requests, issued on April 20, 2021. The inclusion of the subject property in the MTSA will help the Region and the City meet growth and intensification targets around higher-order transit corridors.

The MTSA mapping prepared by the Region illustrates a boundary that has limited redevelopment potential in some areas. Lands south of Highway 8 and Kingsway Drive are encumbered by existing Warehouses. It is our opinion that significant intensification in these areas is not likely. **The Provincial Growth Plan defines an MTSA as being within 500 metres to 800 metres of a transit station.** Based on the LEED Neighbourhood Development standards, 800 metres is a comfortable walking distance. The LEED which stands for Leadership in Energy and Environmental Design standards were engineered to inspire and help create better, more sustainable, and well-connected neighbourhoods. In our opinion, the inclusion of the subject property in the MTSA boundary is appropriate and represents good planning.

The Growth Plan directs the Region to achieve a growth target of 160 people and jobs per hectare for MTSA served by light rail or bus rapid transit. The northern limit of the MTSA boundary abuts the subject property lot line and extending this boundary to include the subject property would provide 1.84 acres of the Urban Area lands which will assist the Region of Waterloo to reach its target density.

MTSA Delineation Process

Region of Waterloo is currently undertaking their Regional Official Plan Review, part of which will define Major Transit Area (MTSA) boundaries.

On April 20, 2021, the Region of Waterloo Planning Staff presented a report to the Regional Official Plan Public Meeting (Report PDL-CPL-21-17). The Report outlined the proposed Major Transit Station Area boundaries and the recommended alternative density targets for the Laurier-Waterloo Park, Block Line, and Delta Major Transit Station Areas. The Region's preliminary analysis has identified Fairway Station as a Major Station, and draft MTSA delineations were presented in Appendix A of the Report.

Next Steps

At this time, we respectfully request that the Region consider the entirety of the subject lands to be included in the MTSA boundary in order to provide greater and more efficient use permissions that will help realize Provincial, Regional and local Municipal mandates. Weston Consulting, on behalf of the owner, will also continue to participate in the Regional Official Plan Review in the future.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 335, should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:

A handwritten signature in black ink that reads "K. Pandey". The signature is written in a cursive style with a horizontal line underneath the name.

Katie Pandey, MAES, MCIP, RPP
Associate

c. Mick Ahluwalia

Appendix A

Subject Property

