

Welcome!

Neighbourhood Meeting

The Metz

(former Schneiders Redevelopment)

**Draft Plan of Subdivision 30T-19201
Official Plan Amendment OPA18/002/C/GS
Zoning By-law Amendment ZBA19/005/C/GS**

The meeting will begin shortly.

Meeting participants will not be able to use their microphone during the meeting. To ask a question please type in the Q & A and the facilitator will direct the question to the appropriate person for a response. At the end of the meeting attendees will be able to have an open dialogue to ask questions of staff and the applicant. This open dialogue portion will not be recorded.

The PowerPoint presentation and recording will be placed on the City's website at www.kitchener.ca/PlanningApplications

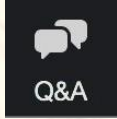
Meeting Agenda



- 7:00 pm – Welcome and Introduction
- 7:05 pm – Presentation – City of Kitchener
- 7:15 pm – Presentation – Applicant Team
- 7:30 pm – Questions & Answers through Q&A
- 8:05 pm – Next Steps
- 8:10 pm – Open dialogue
- 8:30 pm – Wrap Up

Virtual Meeting Format



- Don't worry – you're muted, but you can ask questions through the Q&A button. 
- If you have technical issues, please message us through the Q&A button.
- This meeting will be recorded.
- Towards the end of the meeting, we will have an open dialogue session which will not be recorded.

Purpose of Meeting



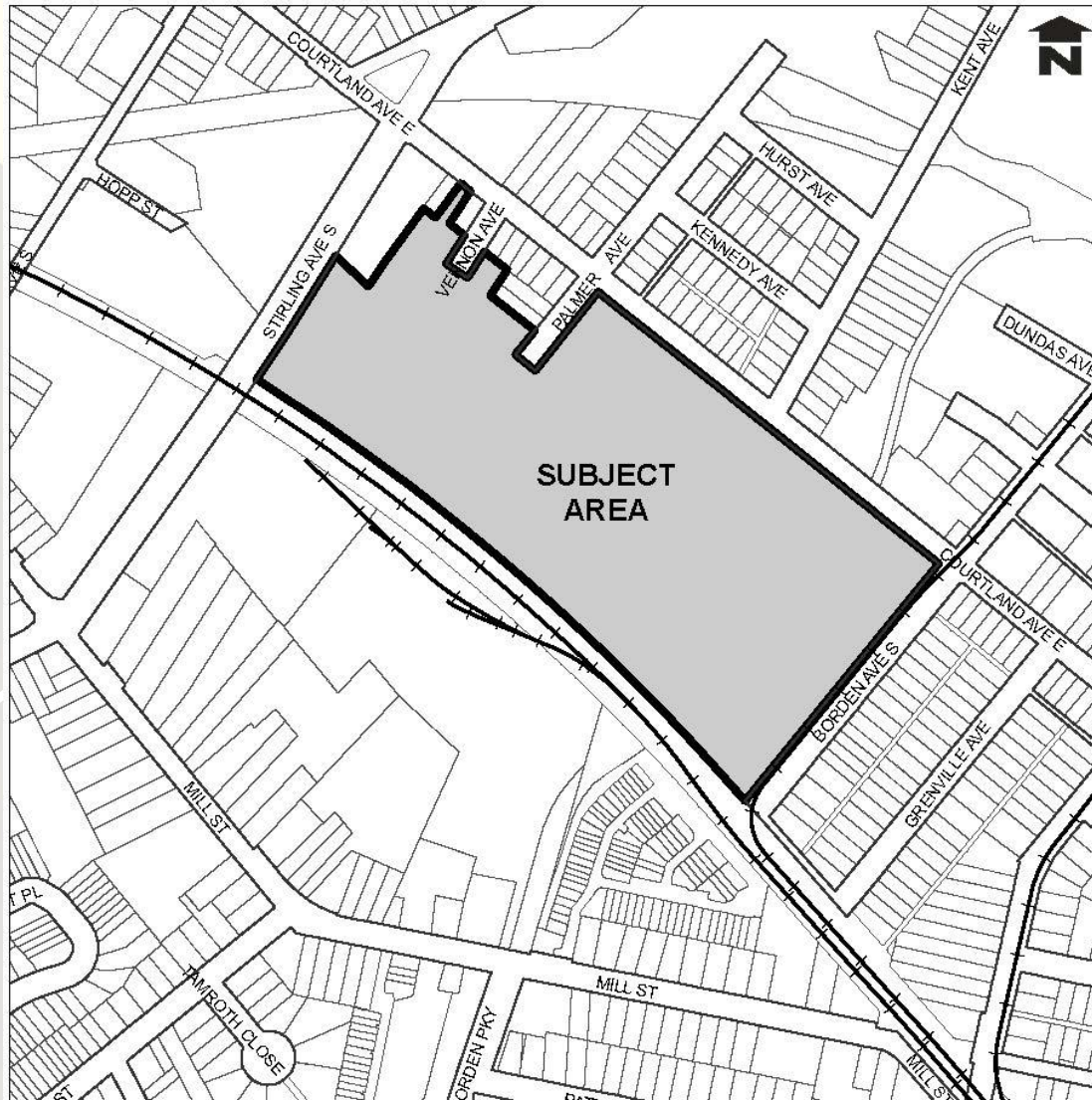
- Staff and Council have **not** made any decisions or recommendations regarding this proposal yet.
- No decisions will be made at this meeting.
- Purpose of meeting is:
 - Update you about the proposal
 - To inform you about the process
 - To hear your comments
 - To answer your questions of staff and the applicant/owner
 - To let you know about next steps

Roles in the Planning Process



- Developer / Owner / Applicant
- City Planner and City Departments & Agencies
- Community Members
- City Council

Site Location and Neighbourhood



Trains

Site Context



Applications Received



- **Plan of Subdivision**
 - To divide the lands, establish a park and public streets
- **Official Plan Amendment**
 - To apply different land use designations for the requested change in use
- **Zoning By-law Amendment**
 - To apply different zoning regulations (rules and standards) that will apply for future buildings and uses

Steps to Date



June 25, 2019

- Community members and Departments & Agencies were circulated the application and asked to provide comments.

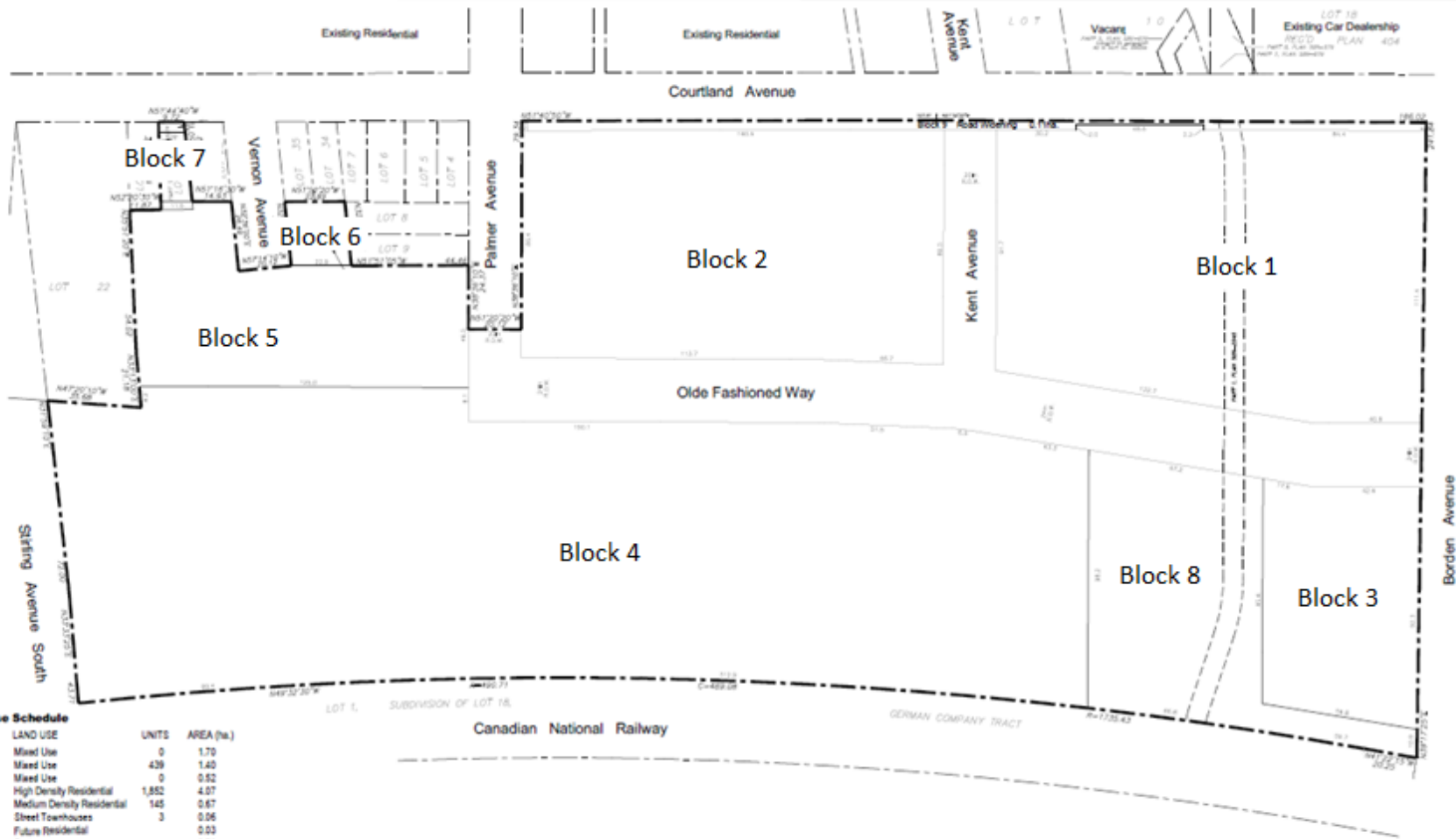
July 15, 2019

- City hosts a Neighbourhood Meeting

2019-2022

- Issue Resolution on active transportation connections, vehicle traffic routes, parkland dedication, soil and ground water remediation, affordable housing
- Additional environmental drilling and investigation works on site
- Demolition of buildings
- Updated proposal prepared

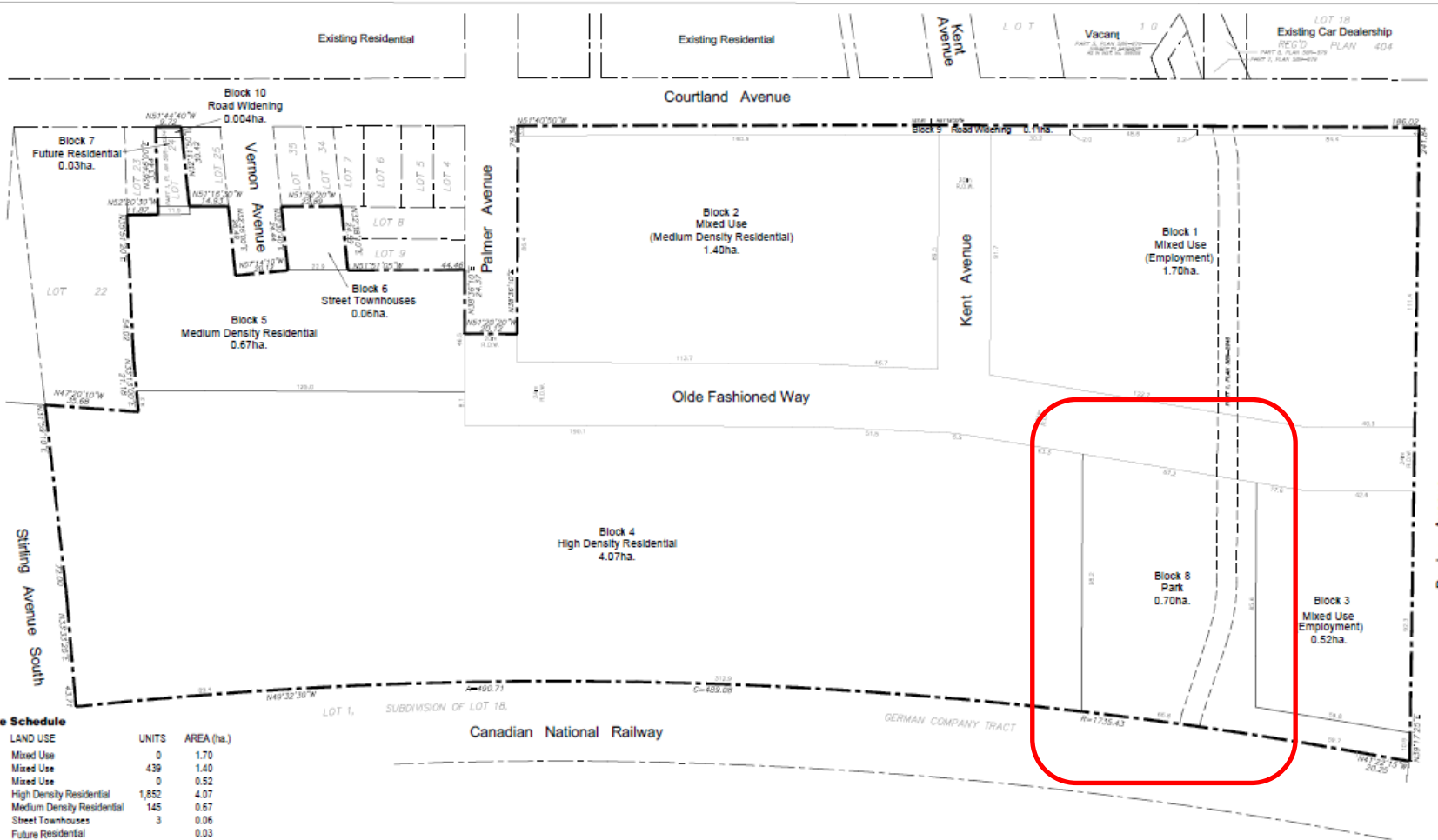
Subdivision Application



Land Use Schedule

BLOCKS	LAND USE	UNITS	AREA (Ha.)
Block 1	Mixed Use	0	1.70
Block 2	Mixed Use	439	1.40
Block 3	Mixed Use	0	0.52
Block 4	High Density Residential	1,852	4.07
Block 5	Medium Density Residential	145	0.67
Block 6	Street Townhouses	3	0.06
Block 7	Future Residential		0.03
Block 8	Park		0.70
Block 9,10	Road Widening		0.11
	Roads		1.10
TOTAL		2,436	10.36

Subdivision Application



Land Use Schedule

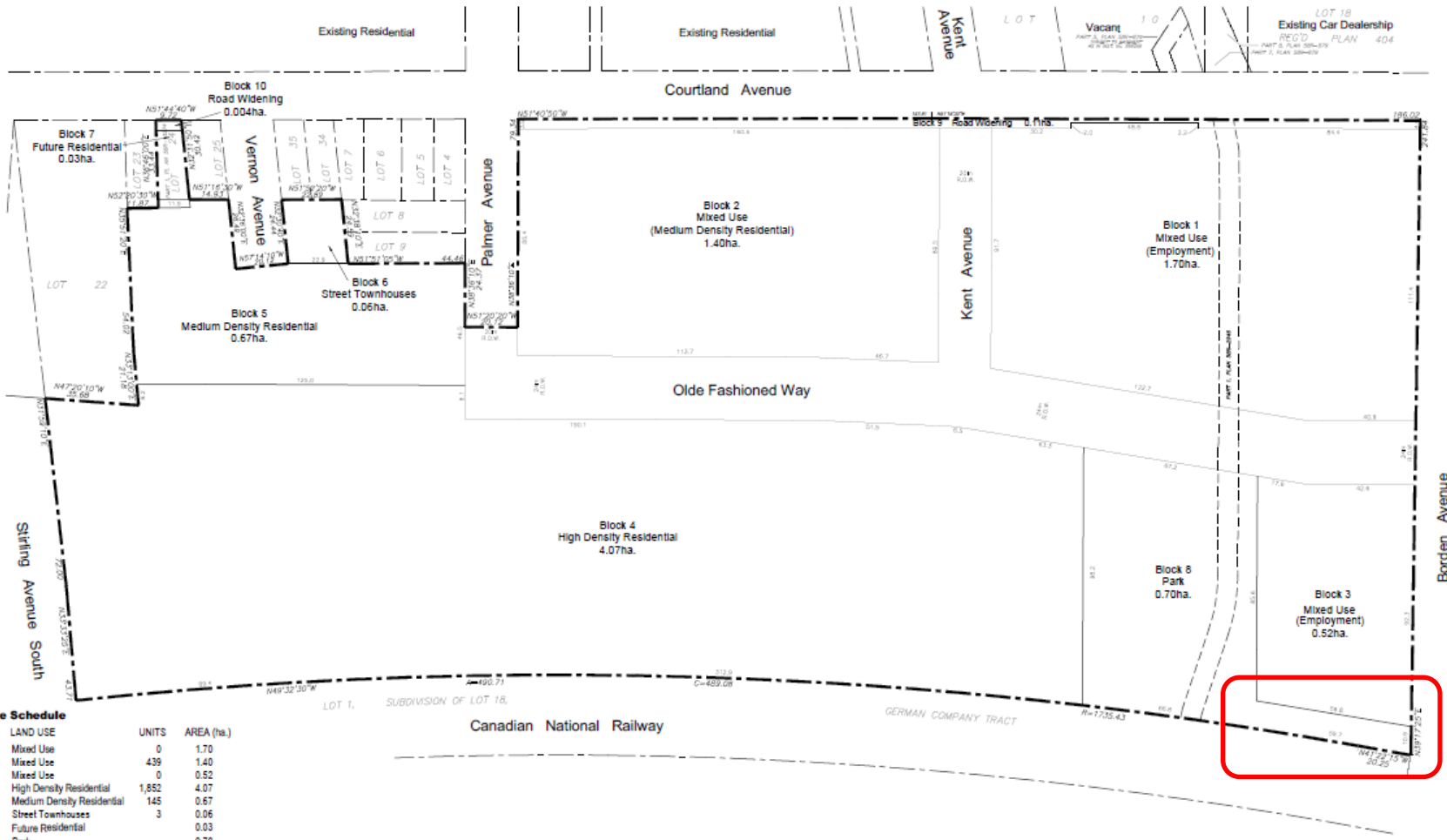
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PLAN OF SUBDIVISION

REVISED:

SUBDIVISION APPLICATION No. 30T-19201

Subdivision Application



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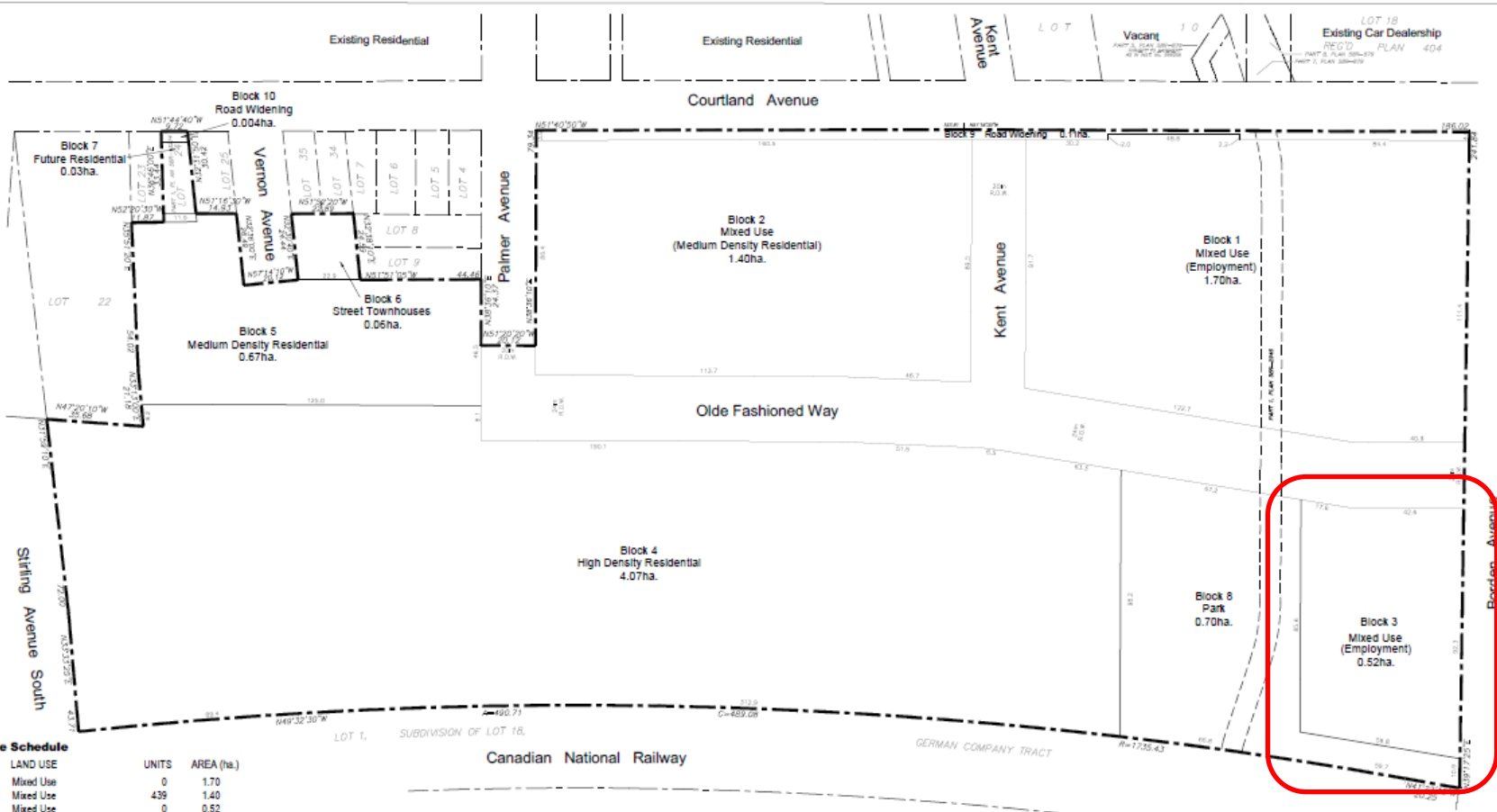
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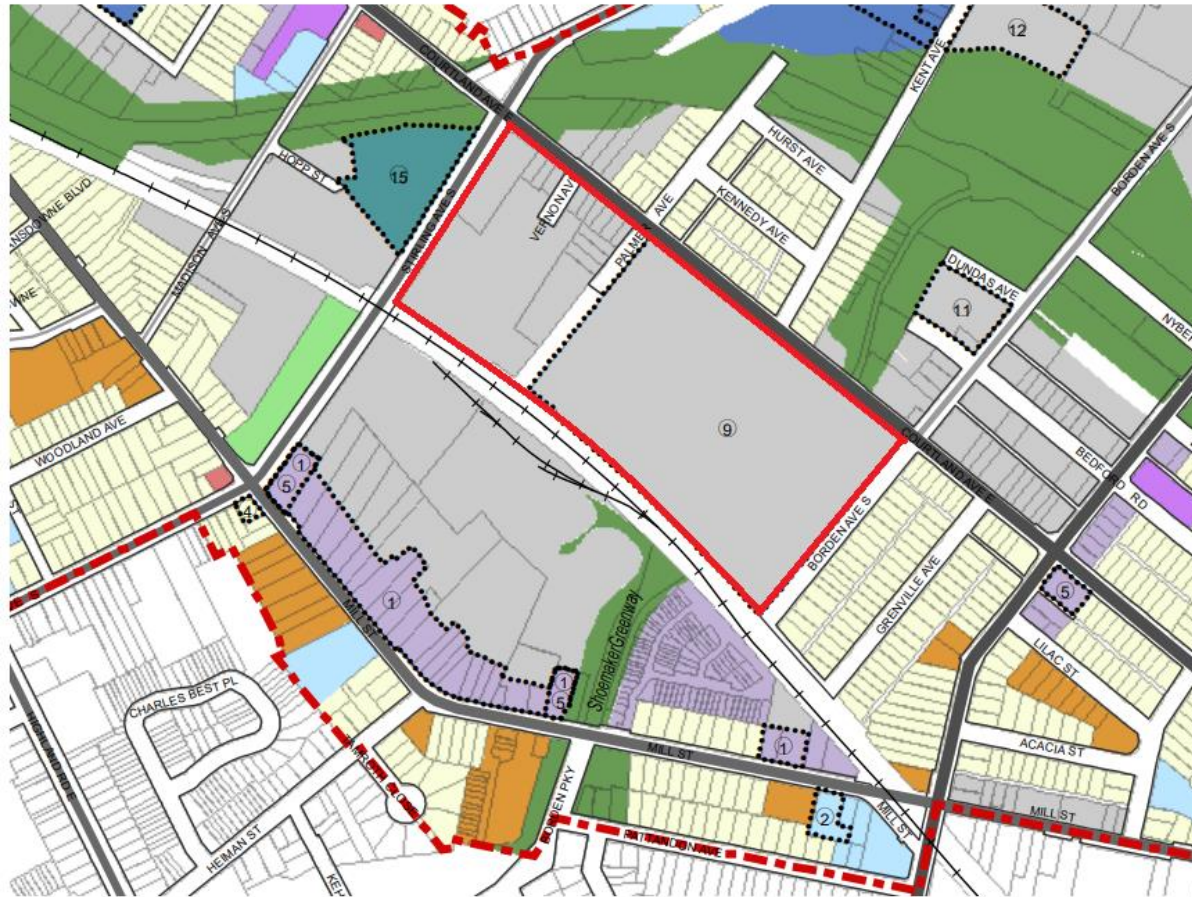


Planning Context

Official Plan Designation



MILL COURTLAND WOODSIDE PARK NEIGHBOURHOOD PLAN FOR LAND USE MAP 12 SECONDARY PLAN



Legend

- Low Rise Conservation
- Low Density Multiple Residential
- Medium Density Multiple Residential
- Low Density Commercial Residential
- Medium Density Commercial Residential
- Neighbourhood Institutional
- General Industrial
- Mixed Use Corridor

PARTS Rockway

8.1 Land Use Plan

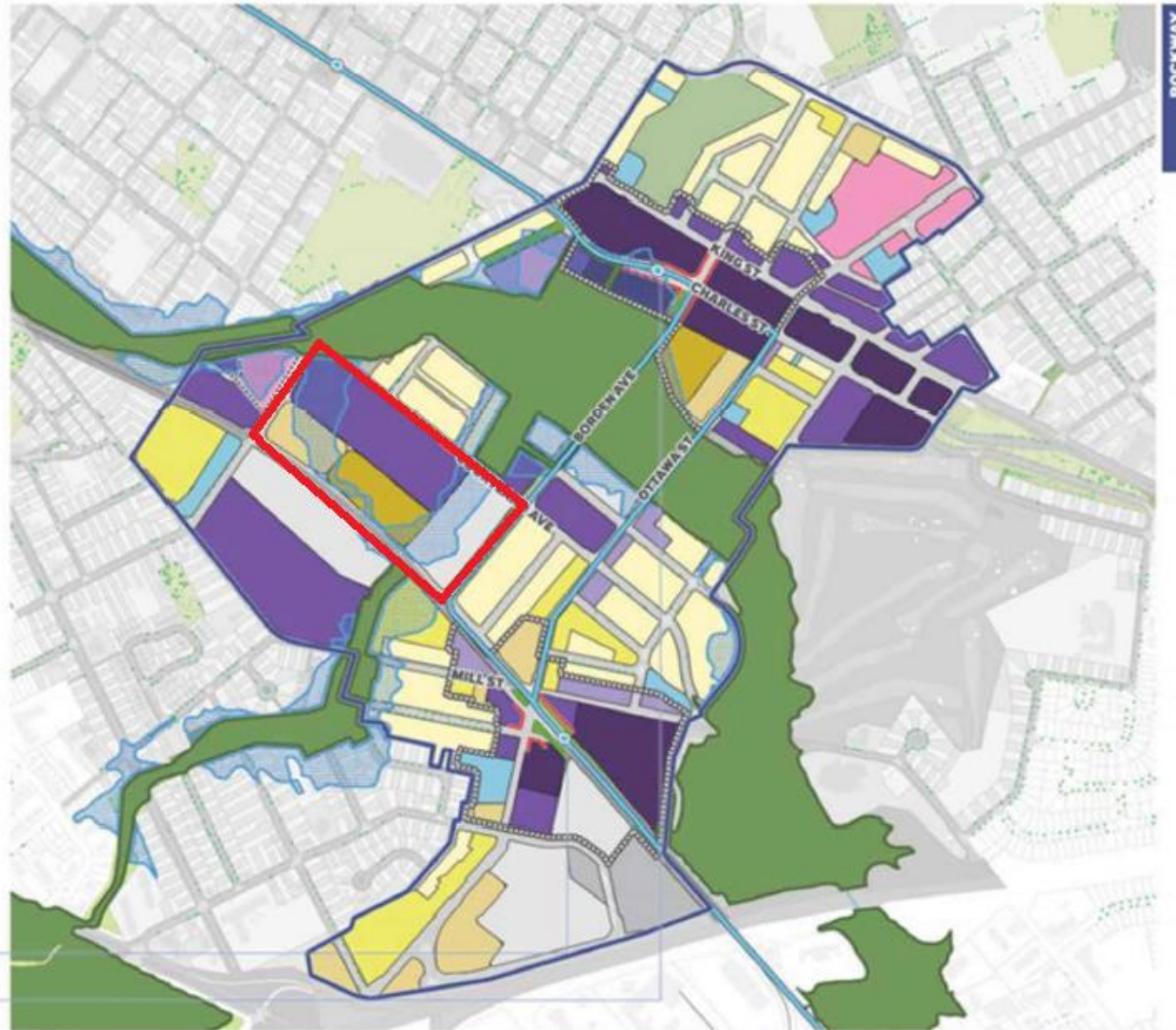
To support the implementation of the Key Directions and Strategies for built form and land use, a new land use framework has been created recommending new land use designations for the station area as well as showing new connections and public realm amenities. These land use designations should inform the development of a secondary plan for the station area, as well as related zoning by-law updates. A description of the intent of the different land use designations as well as an appropriate range of densities for each is provided on the opposite page.

Map Legend

- Study Area Boundary
 - Focus Area Boundary
 - ION Line & Stops
 - Mixed-Use High Density
 - Mixed-Use Medium Density
 - Mixed-Use Low Density
 - Commercial
 - Innovation Employment
 - General Employment
 - Institutional
 - Established Low-Rise Residential
 - Low Rise Residential
 - Medium Rise Residential
 - High Rise Residential
 - Parks
 - Open Space
 - Natural Heritage Conservation
 - Two-Zone Policy Area (Floodplain) Overlay over land use designation.
 - Site Specific Policy Area
 - Active Frontage
- scale (approx) 400m

MILL STOP

BORDEN STOP



PARTS Rockway

Mixed-Use Medium Density



Key Characteristics

- A mix of office, residential and retail uses.
- Active uses at street level such as stores, restaurants and services.
- Generally between 5 and 8 storeys in height.
- Parking is accommodated underground.

FSR: 1.0 - 2.0
Max Height: 8 storeys

Innovation Employment



Key Characteristics

- Predominantly office and high-tech manufacturing.
- Potential for both large and small buildings.
- Opportunities for street related retail and restaurant uses to provide amenity.

Image credit: PART

FSR: 0.6 - 2.0
Max Height: 6 storeys

Medium Rise Residential



Key Characteristics

- Residential buildings between 4 and 8 storeys in height.
- Residential at street level with larger setbacks than mixed use buildings.
- Buildings oriented to line streets and open spaces.
- Parking is accommodated underground.

FSR: 0.6 - 2.0
Max Height: 8 storeys

High Rise Residential

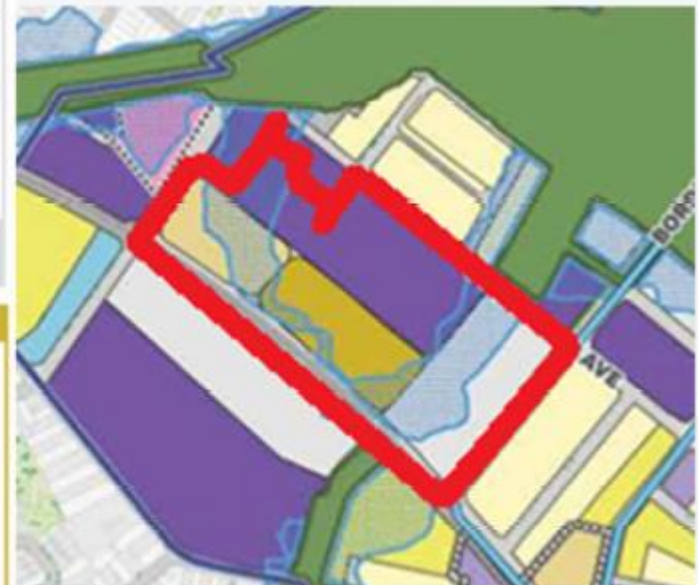


Key Characteristics

- Residential buildings greater than 8 storeys.
- Residential at street level with larger setbacks than mixed-use buildings.
- Building base oriented to line streets and parks.
- Parking is accommodated underground.

Image credit: Sotheby's International Realty Canada

FSR: 2.0 - 4.0
No Max Height




Neighbourhood Planning Review

Map 15 - Proposed Land Use

Rockway Secondary Plan

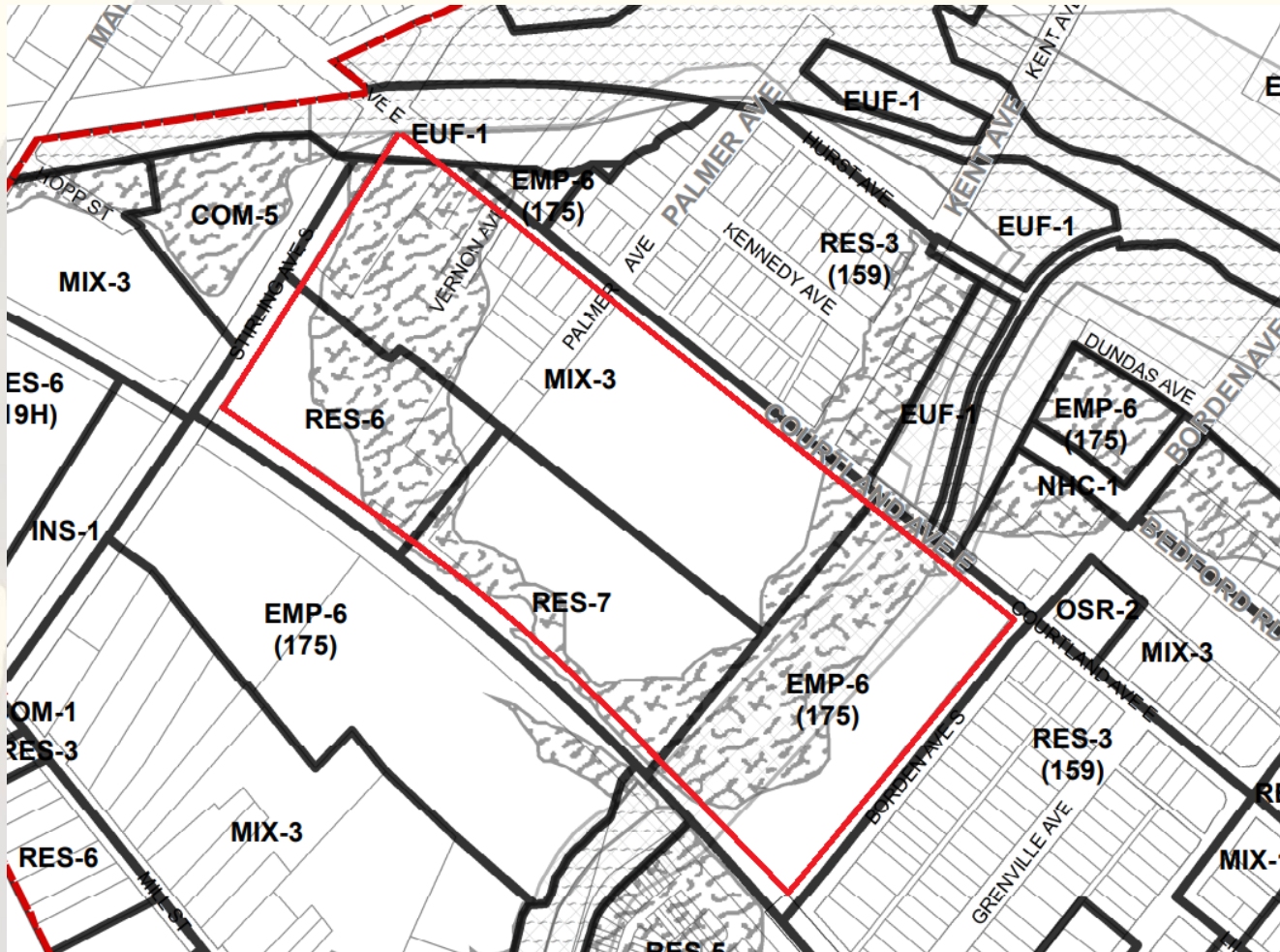


Proposed Land Use

-  Low Rise Residential Limited
-  Low Rise Residential
-  Medium Rise Residential
-  High Rise Residential
-  Institutional
-  Mixed Use
-  Commercial
-  Innovation Employment
-  General Industrial
-  Open Space
-  Natural Heritage Conservation

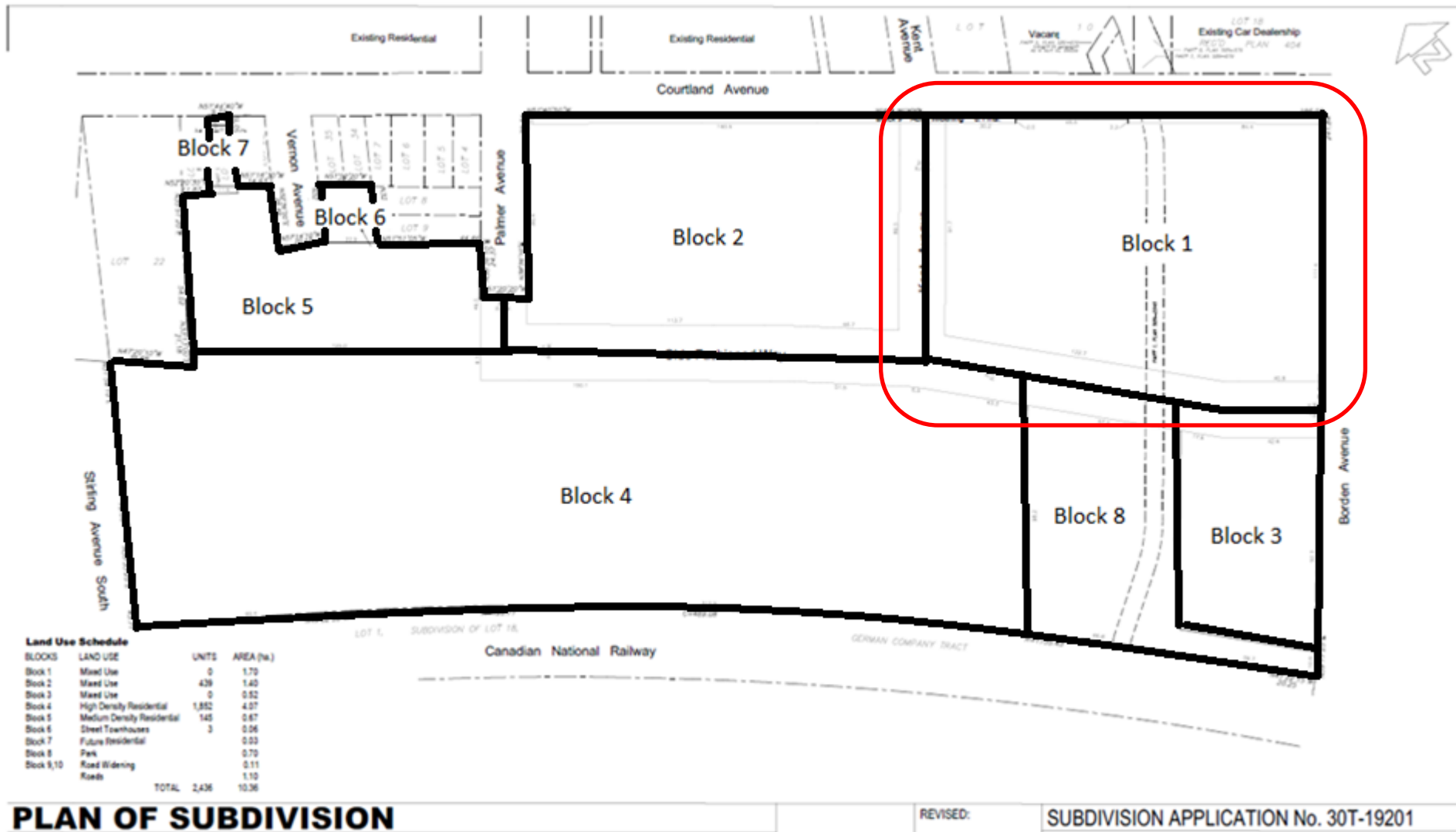


Neighbourhood Planning Review

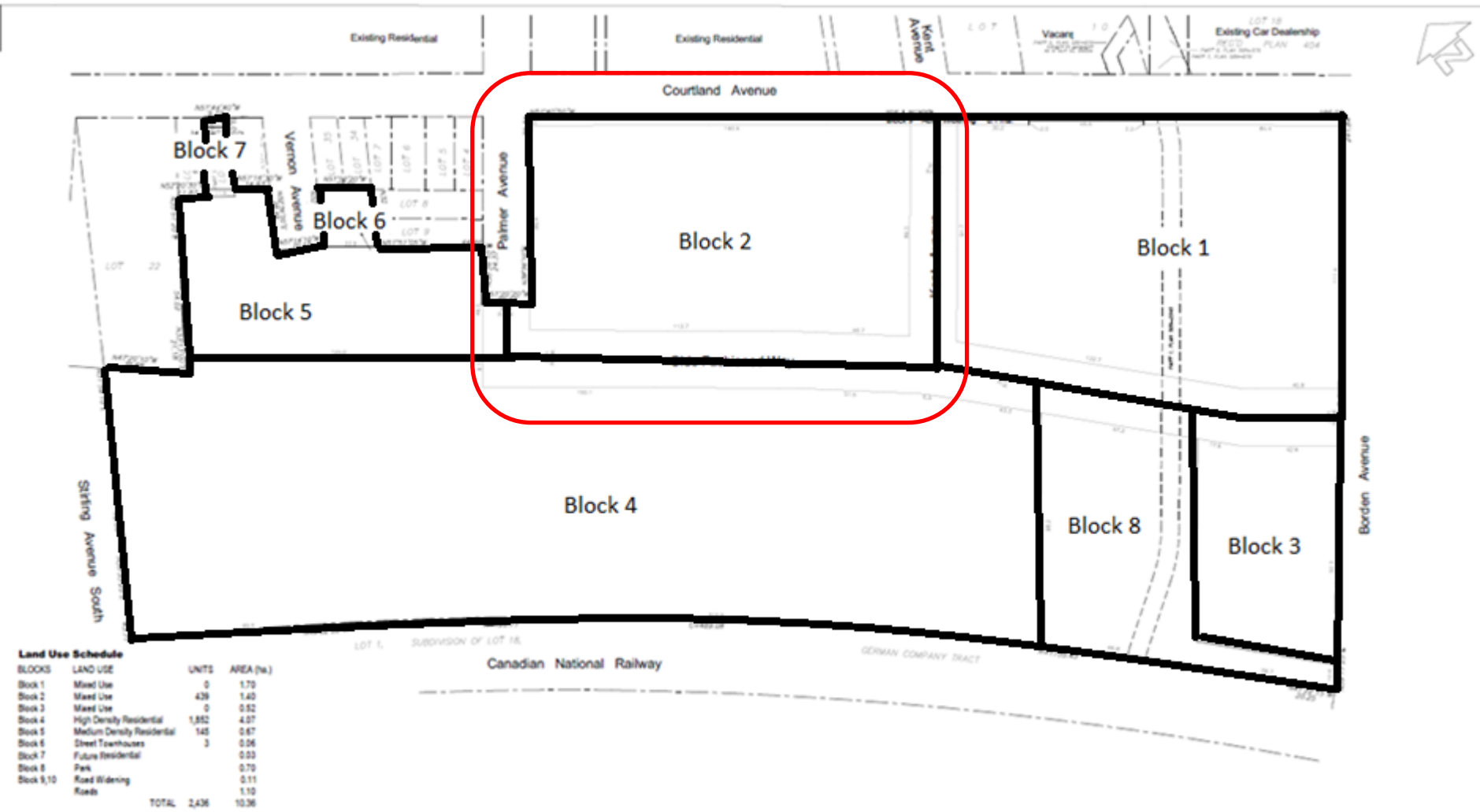


- Proposed Zoning
- Floodway
- Flood Fringe

Proposed OPA & ZBA



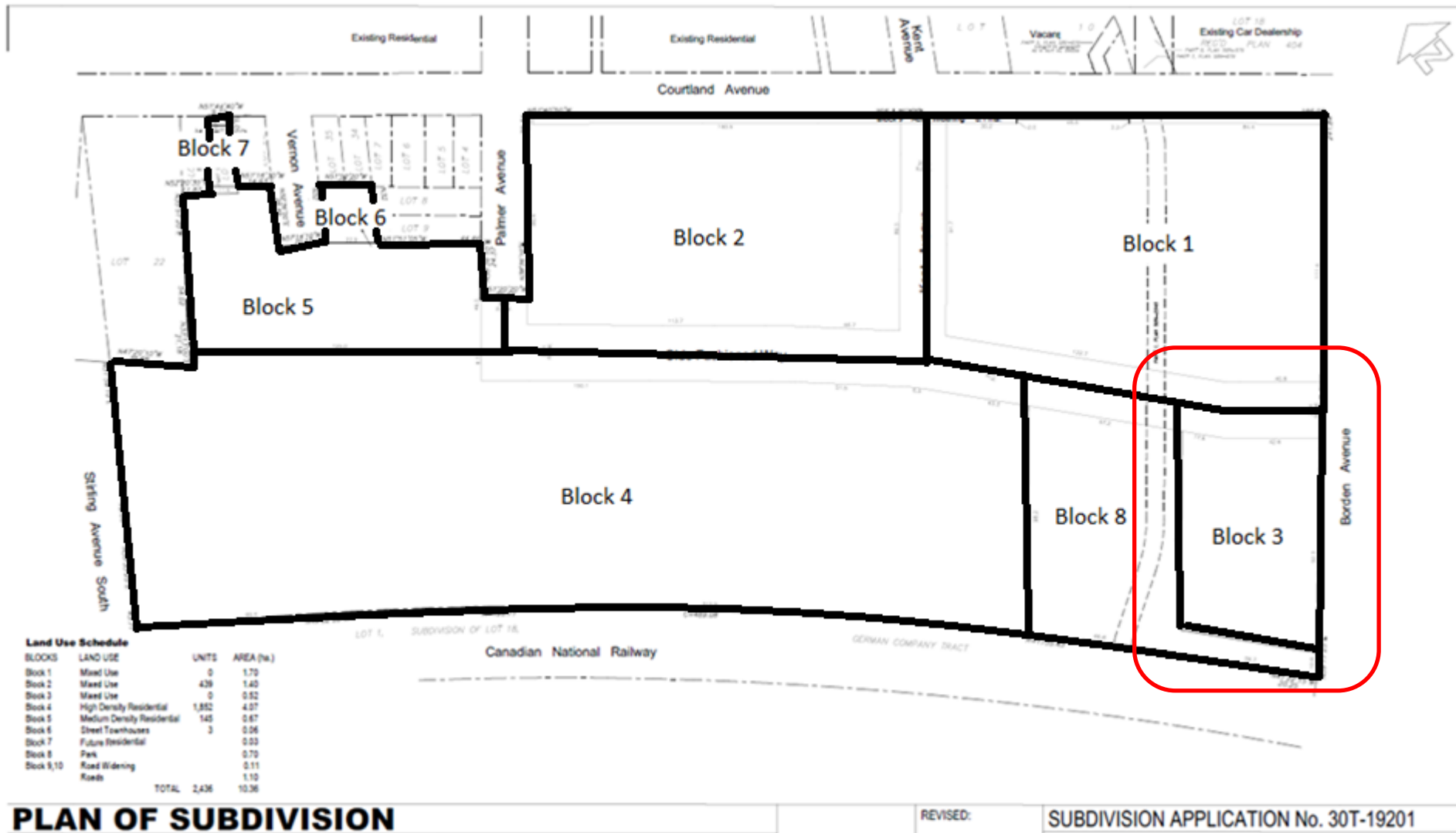
Proposed OPA & ZBA



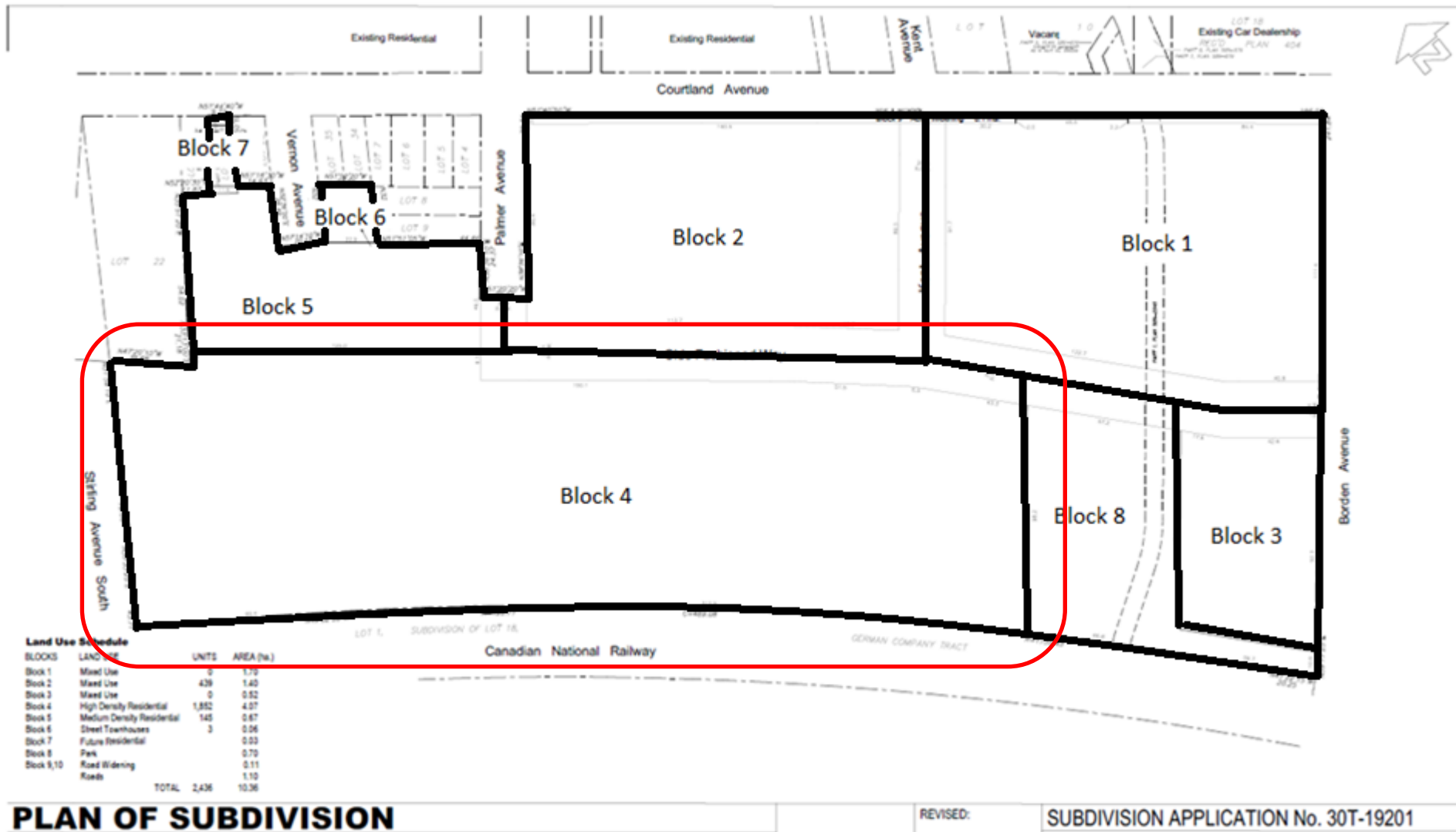
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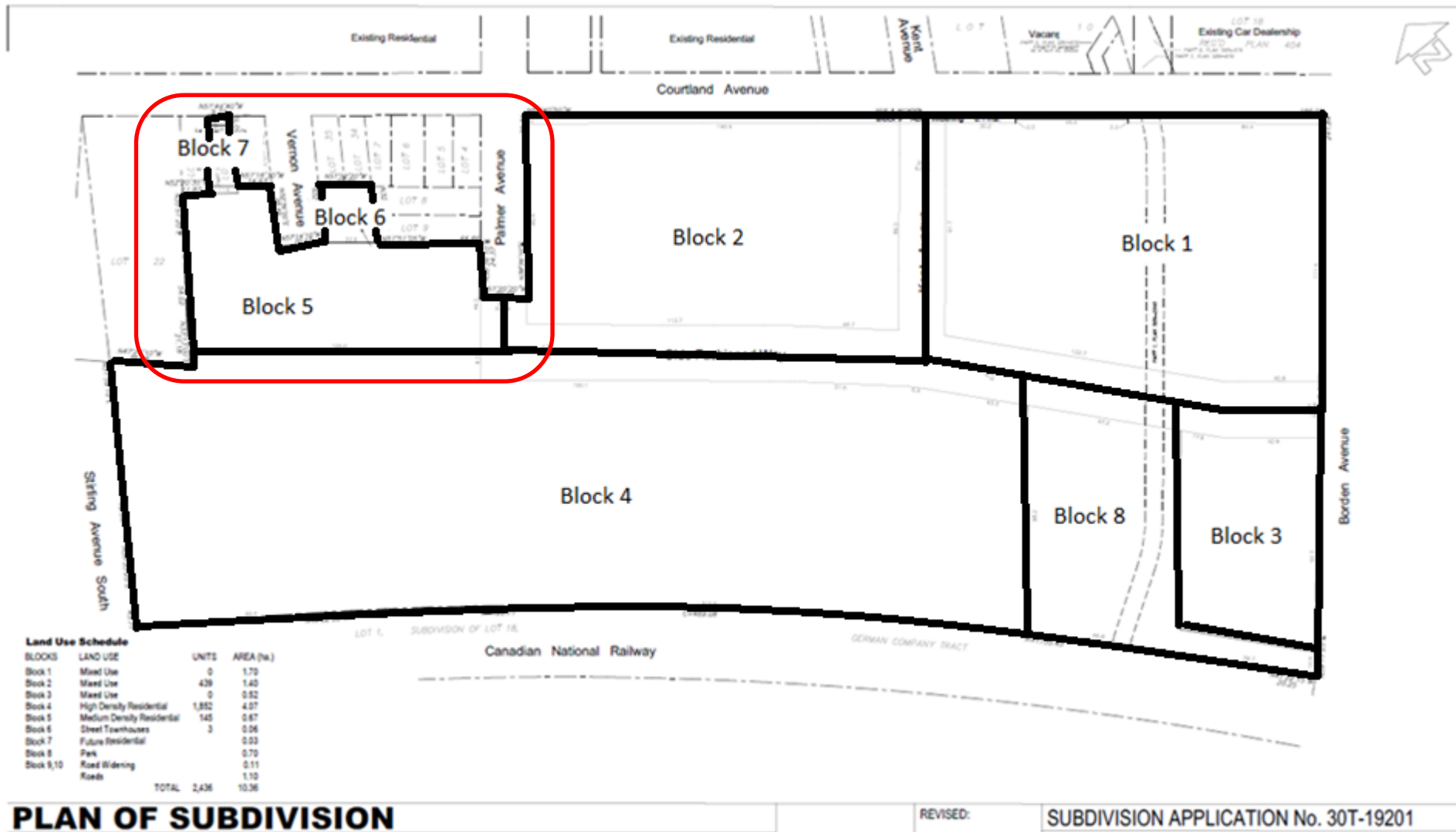
Proposed OPA & ZBA



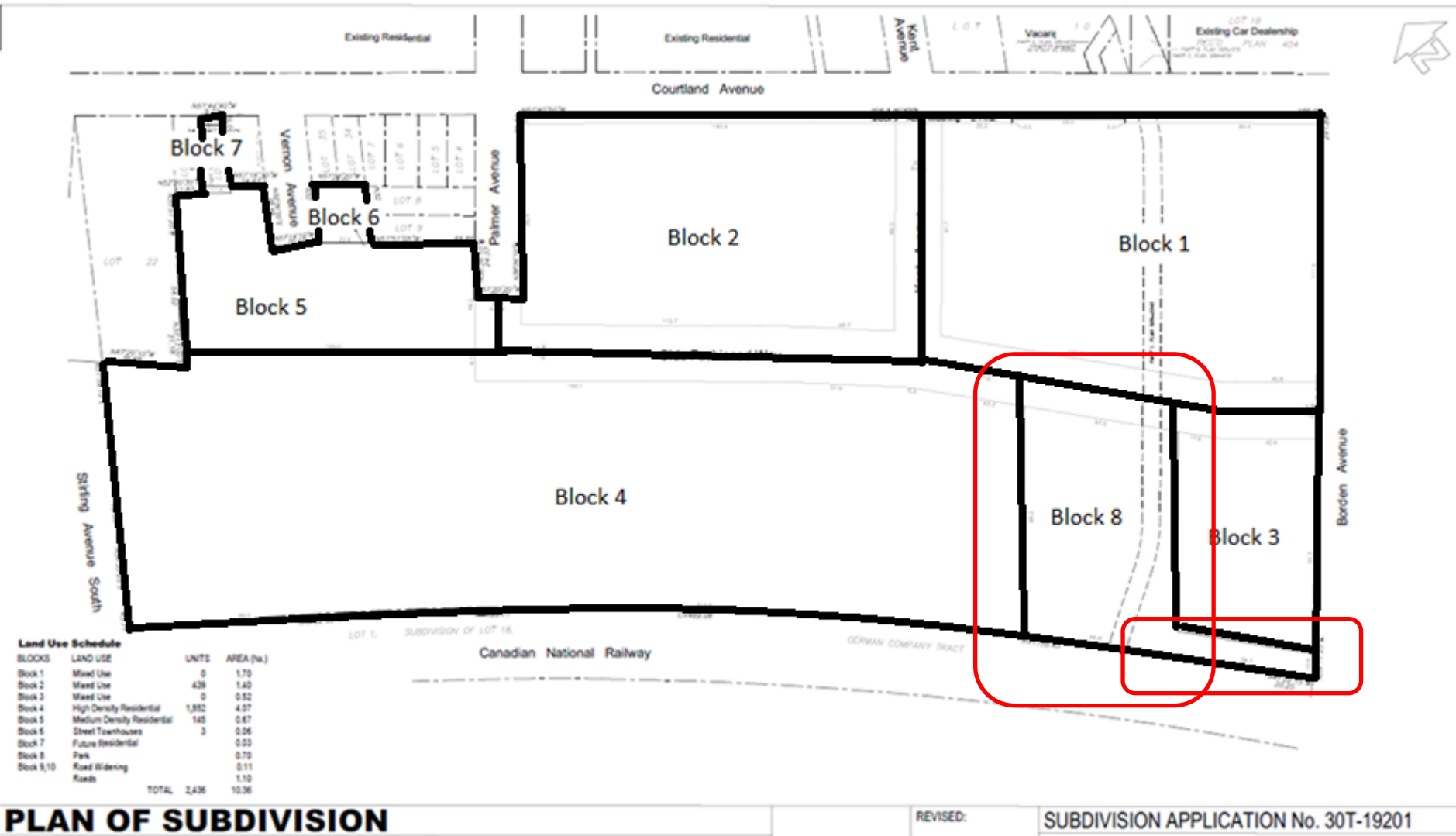
Proposed OPA & ZBA



Proposed OPA & ZBA



Proposed OPA & ZBA





Applicant Presentation

THE METZ

PRESENTATION:

(1) Update on Proposed Development

(2) Key Themes:

- Connectivity
- Parks and POPS
- Proposed Uses

(3) Traffic Study

(4) Affordable Housing

(5) Phasing of Construction



Proposed Development



Mid-rise Residential

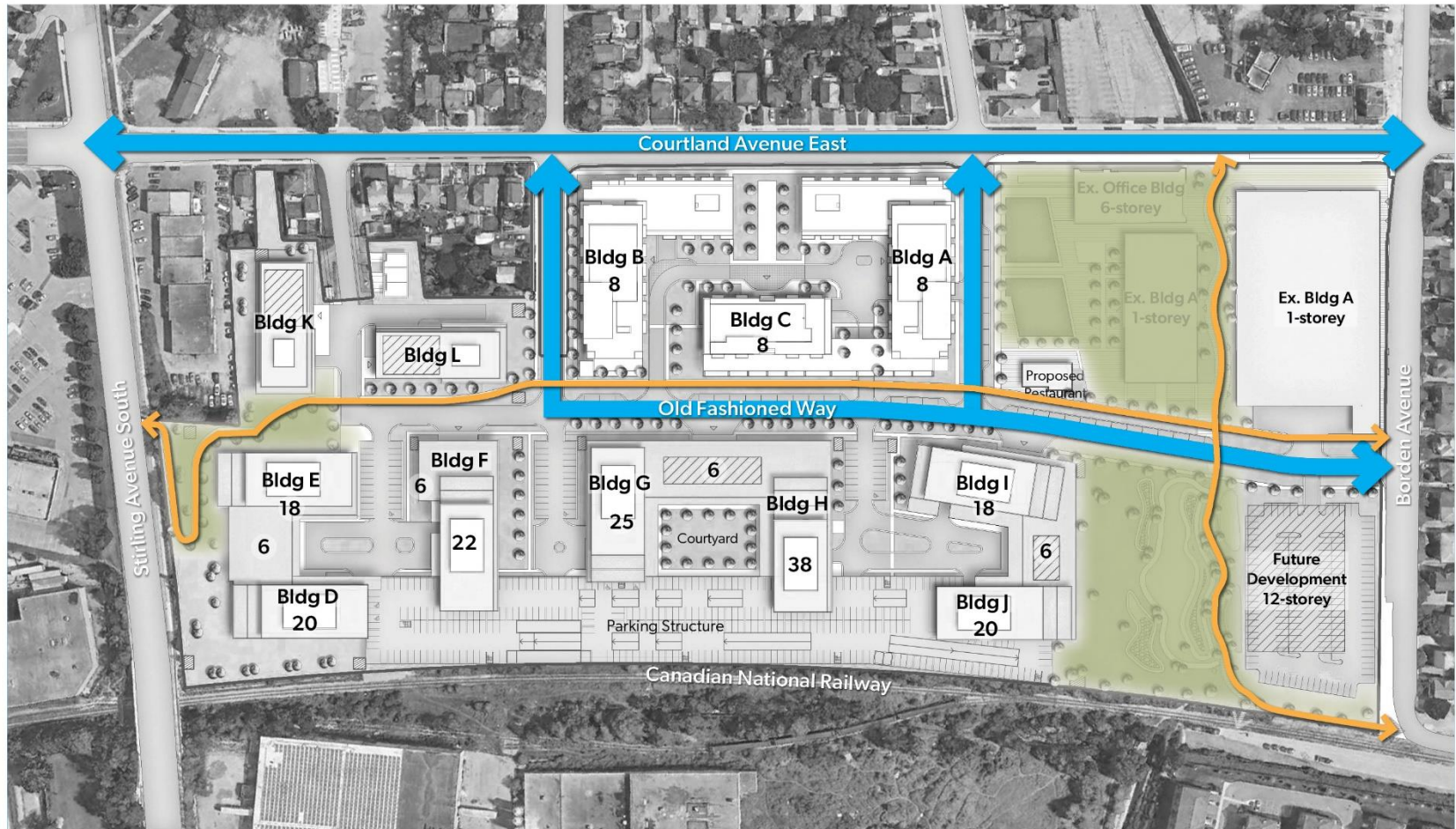
High-rise Residential

Employment

Commercial

KEY THEMES

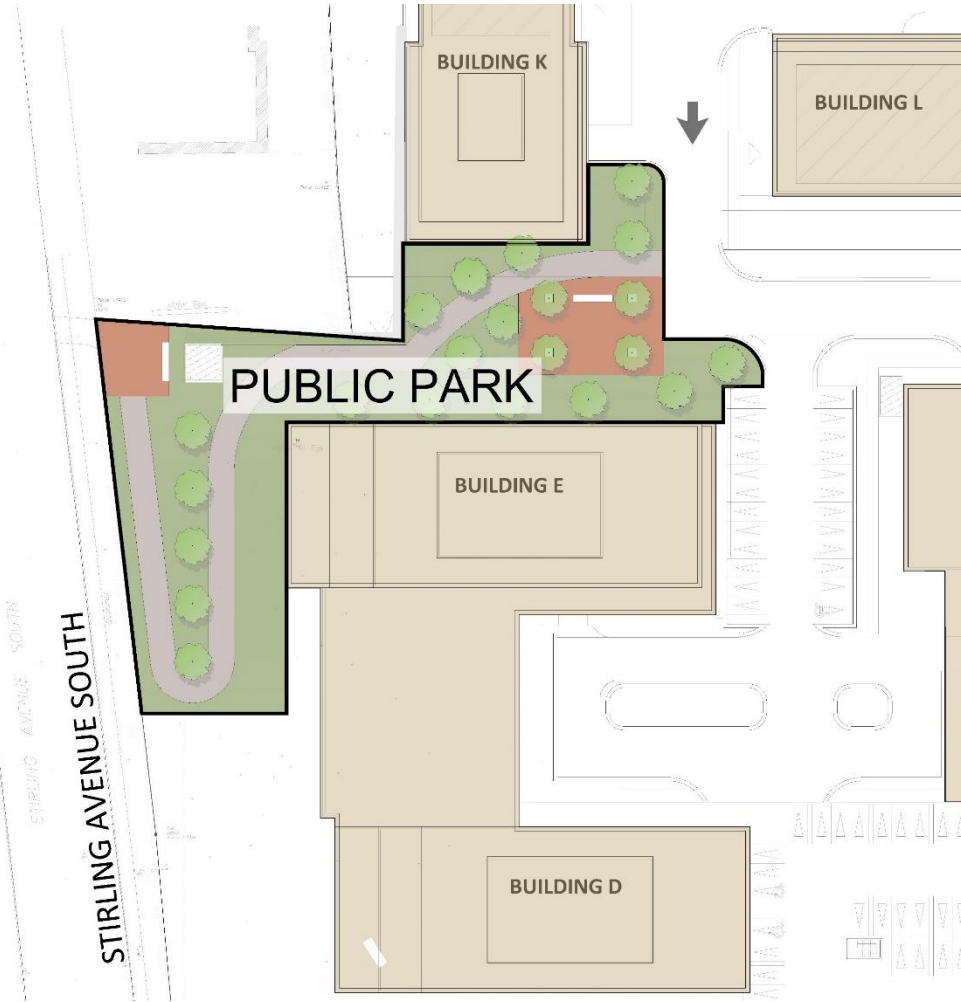
A great public realm that adds vibrancy to the project and draws people to the site through connectivity and publicly accessible spaces



METZ Parkland Dedication and Privately-Owned Public Space (POPS)



Stirling Avenue South Park Block



Public Park and JM Schneider Platz



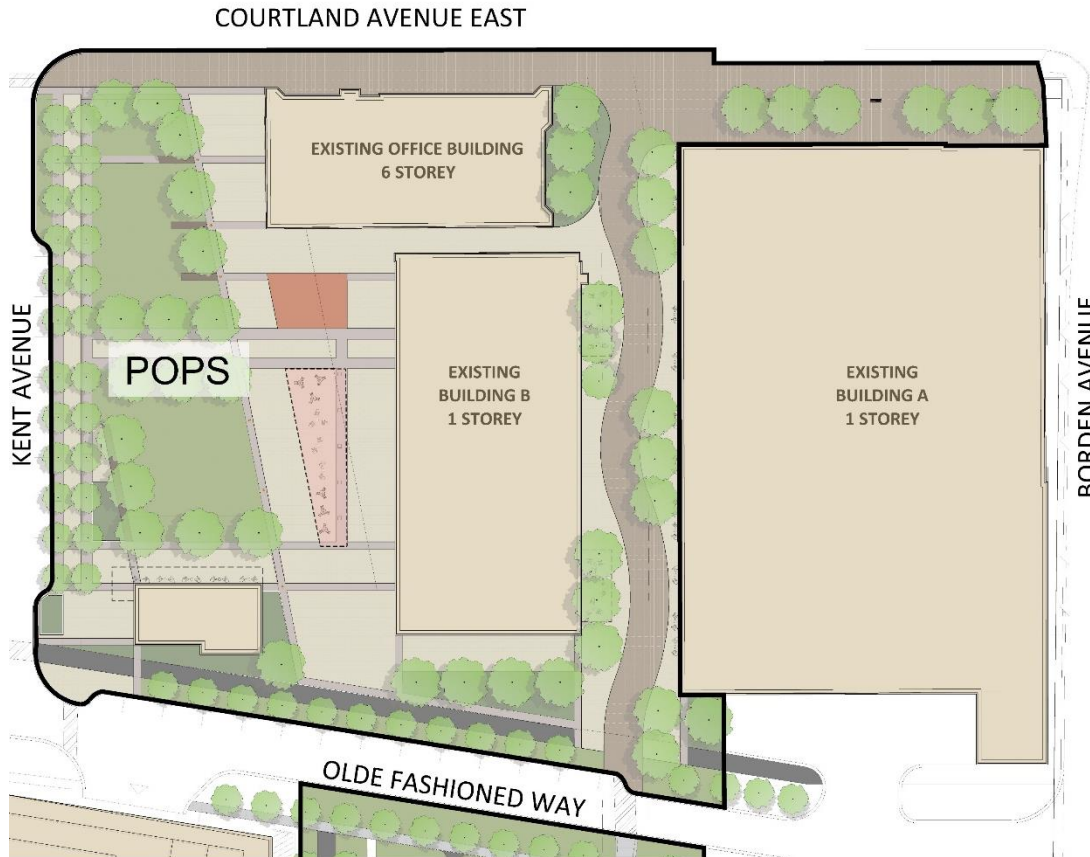
Public Park – “Nancy Featherstone Park”



The trail will extend to Borden Street and provide a pedestrian connection to the nearby Mill ION Station

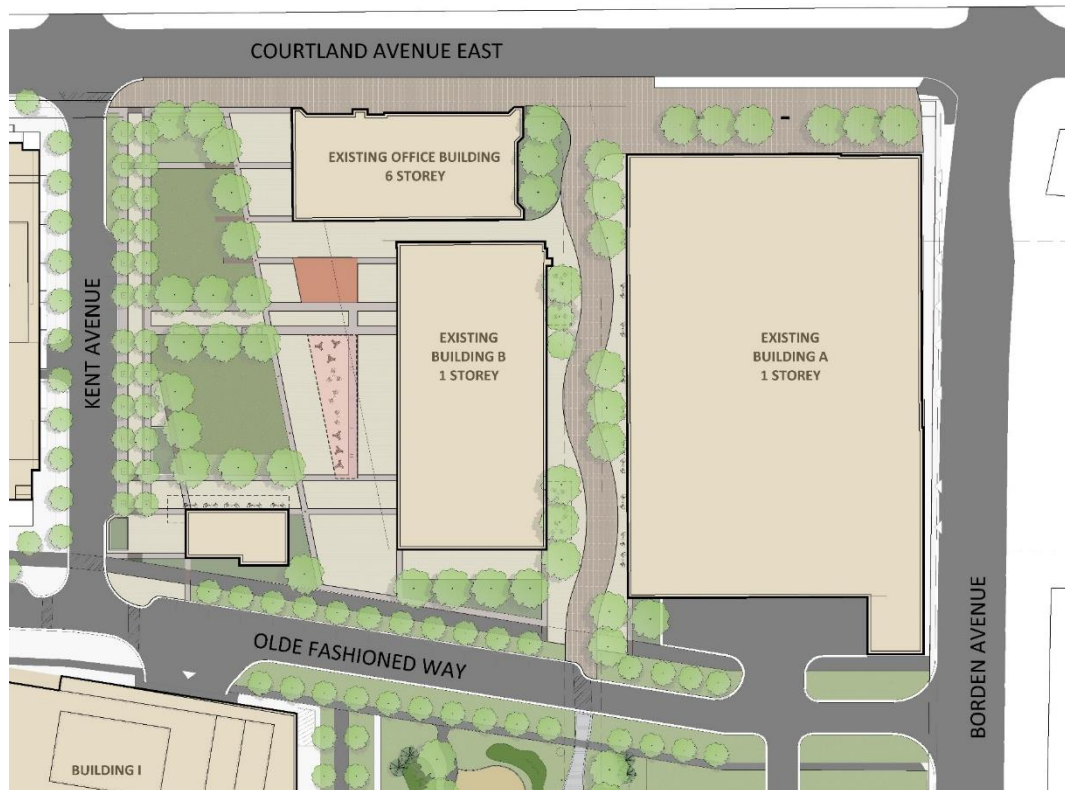
Mill
ION

JM Schneider Platz (POPS)

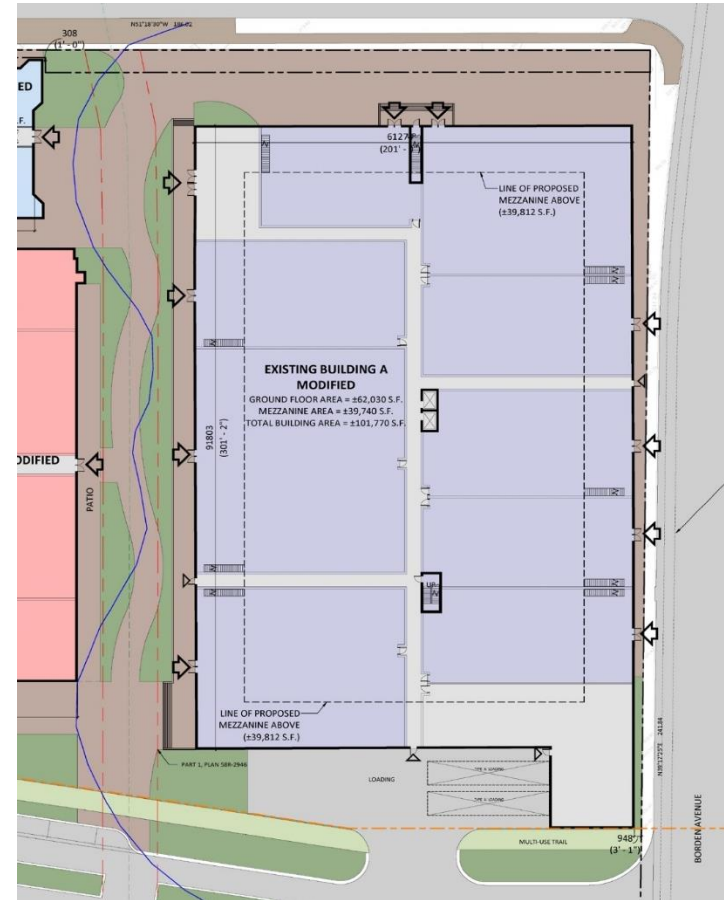


KEY THEMES – NON-RESIDENTIAL USES

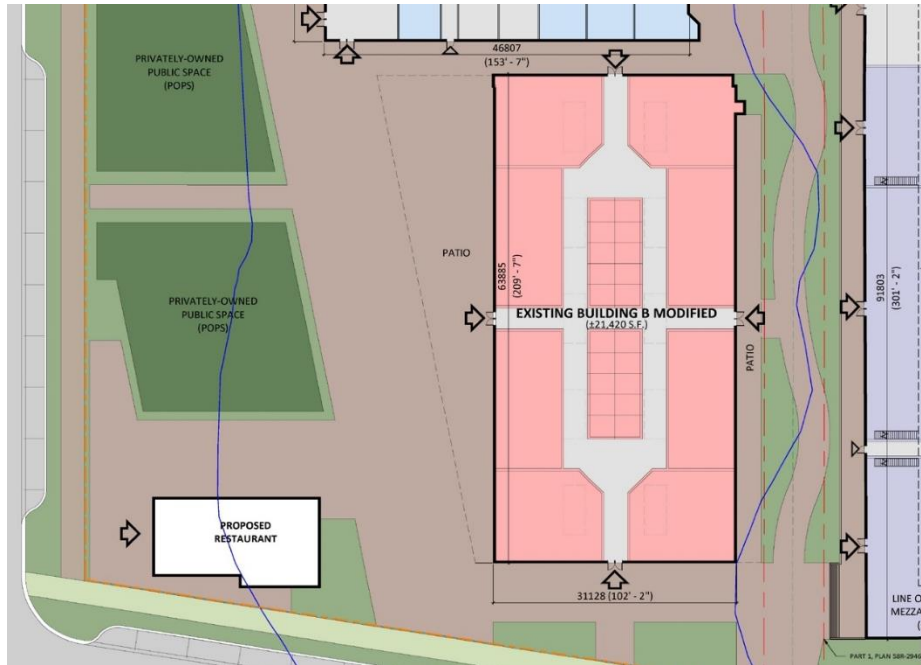
A concentration of office and retail spaces within retained buildings to maintain an employment function and support vibrant people places.



Warehouse – Makerspace

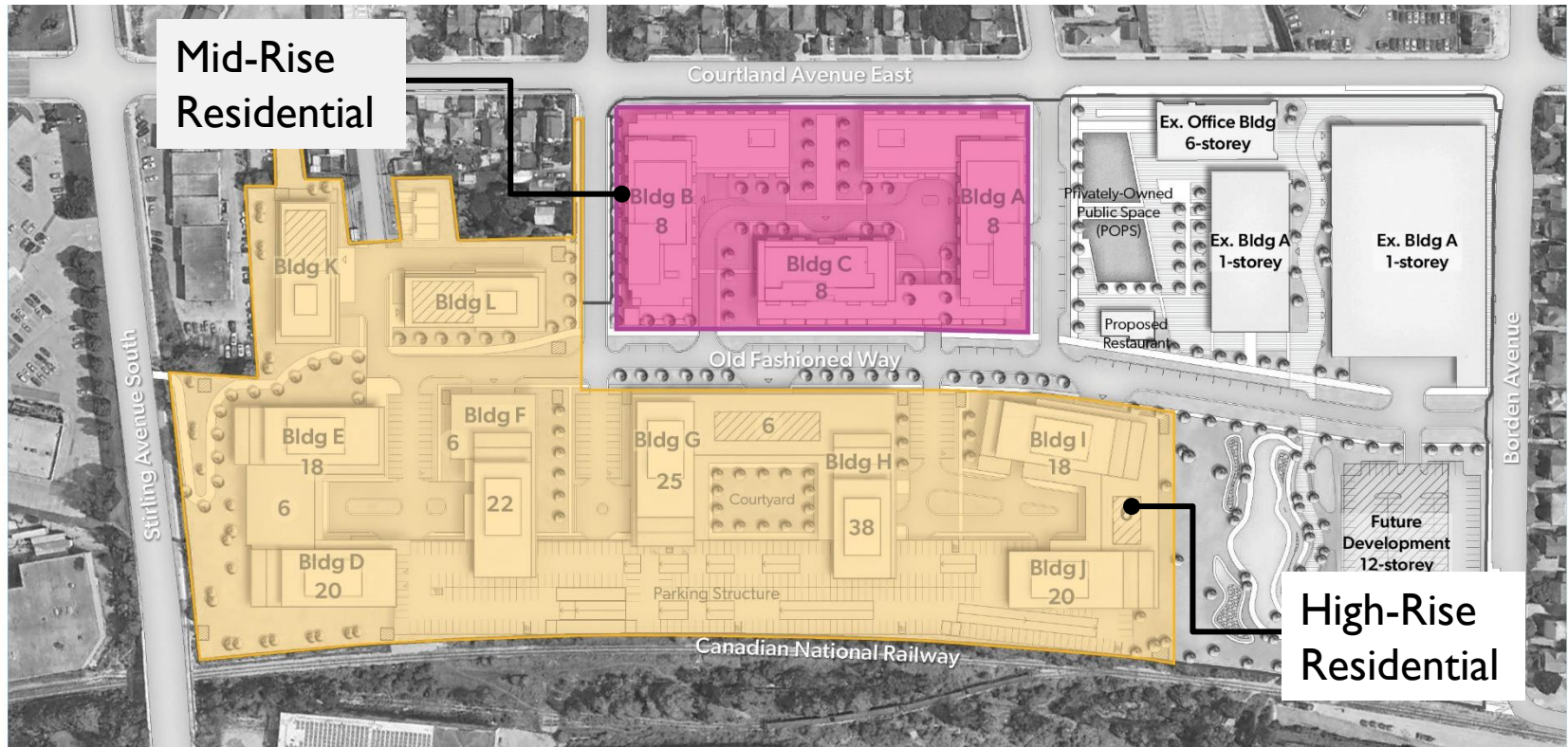


Garage - Commercial



KEY THEMES – RESIDENTIAL USES

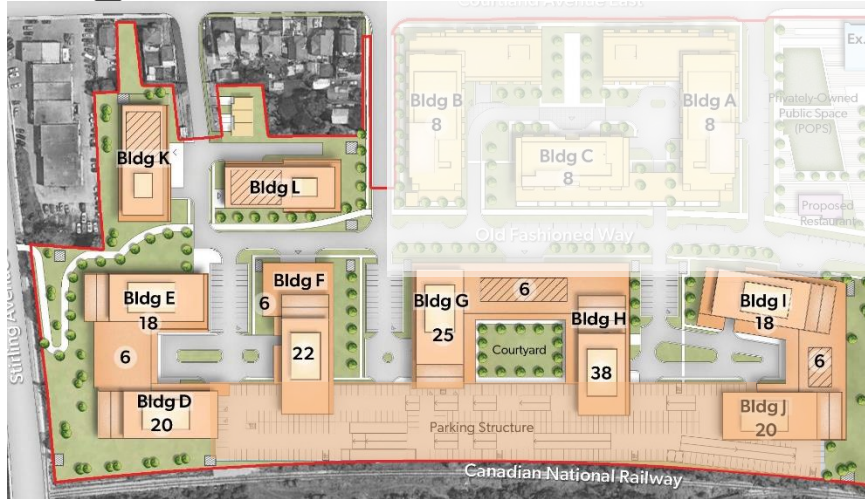
A range of housing forms, types and sizes that transition into the neighbourhood fabric and provides choice



Mid-Rise Residential



High-Rise Residential



High-Rise Residential



Traffic Impact Study

Paradigm Transportation Solutions Limited prepared a Traffic Impact Study & Transportation Demand Management Report

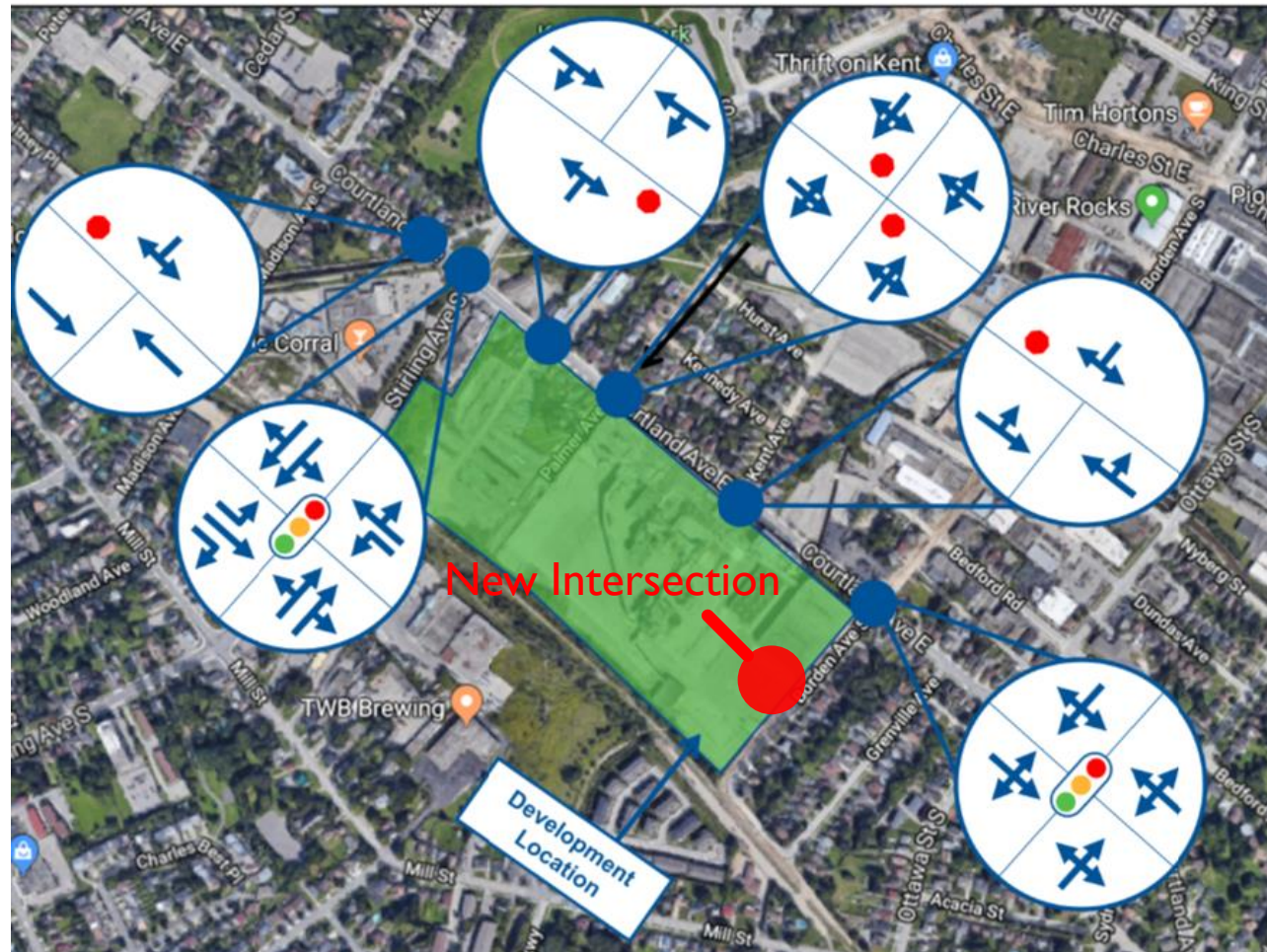
- Evaluated existing traffic operations
- Provided for 10-year growth in background traffic impacts
- Evaluated the build-out of the Proposed Development at various years to 2035
- Incorporated modal split of ION LRT ridership (i.e. Region's expectation for LRT use)
- Recommended road improvements
- Evaluated parking supply/demand & pedestrian movements, connections and safety
- Terms of Reference for assessment were agreed to by Region and City Transportation Depts.



Traffic Impact Study

Six (6) existing intersections & one (1) new proposed intersection were evaluated:

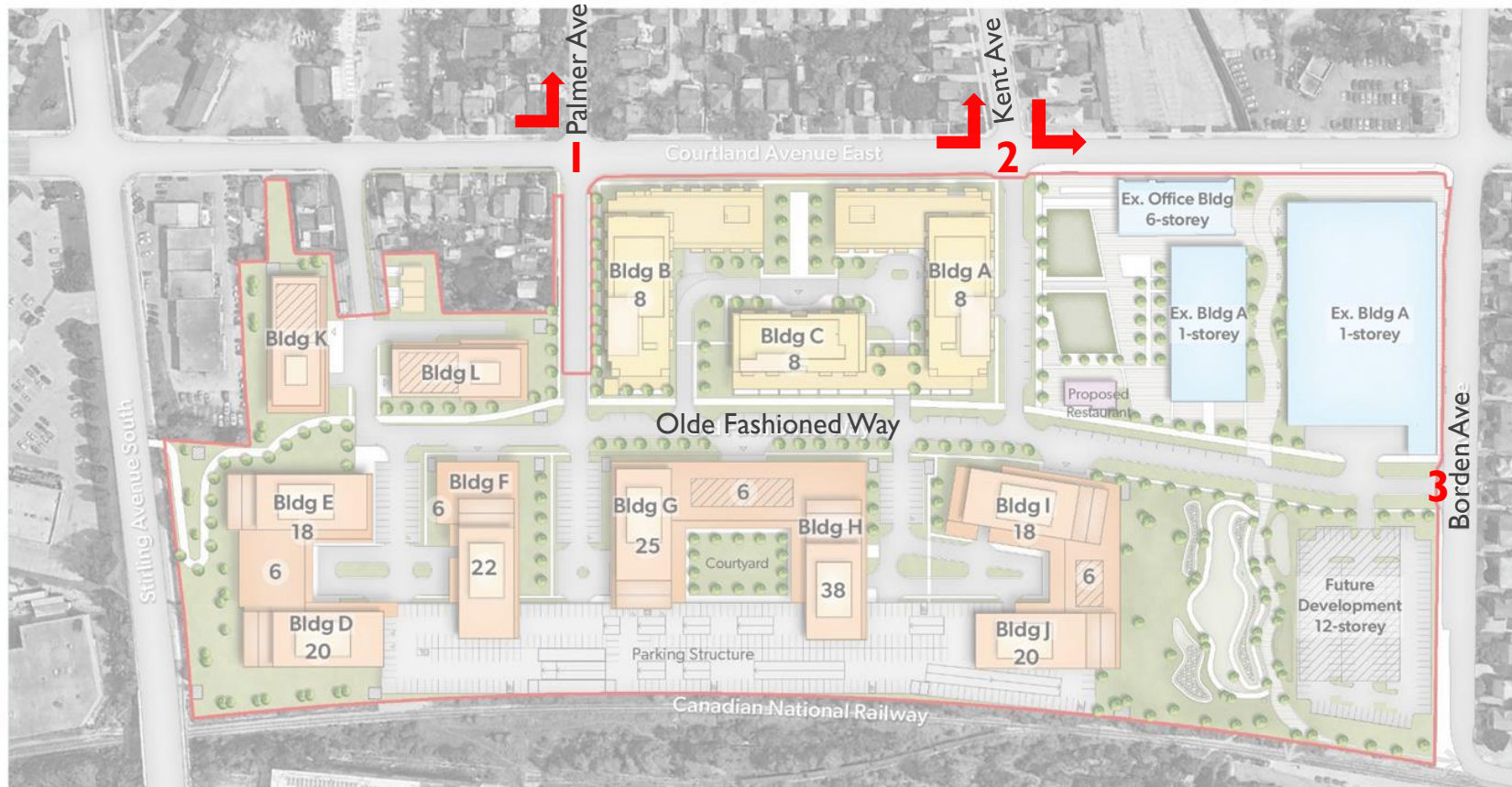
- Courtland intersections with:
 - Stirling Ave (both legs)
 - Vernon
 - Palmer
 - Kent
 - Borden
- Borden and (new) Olde Fashioned Way intersection



Traffic Impact Study

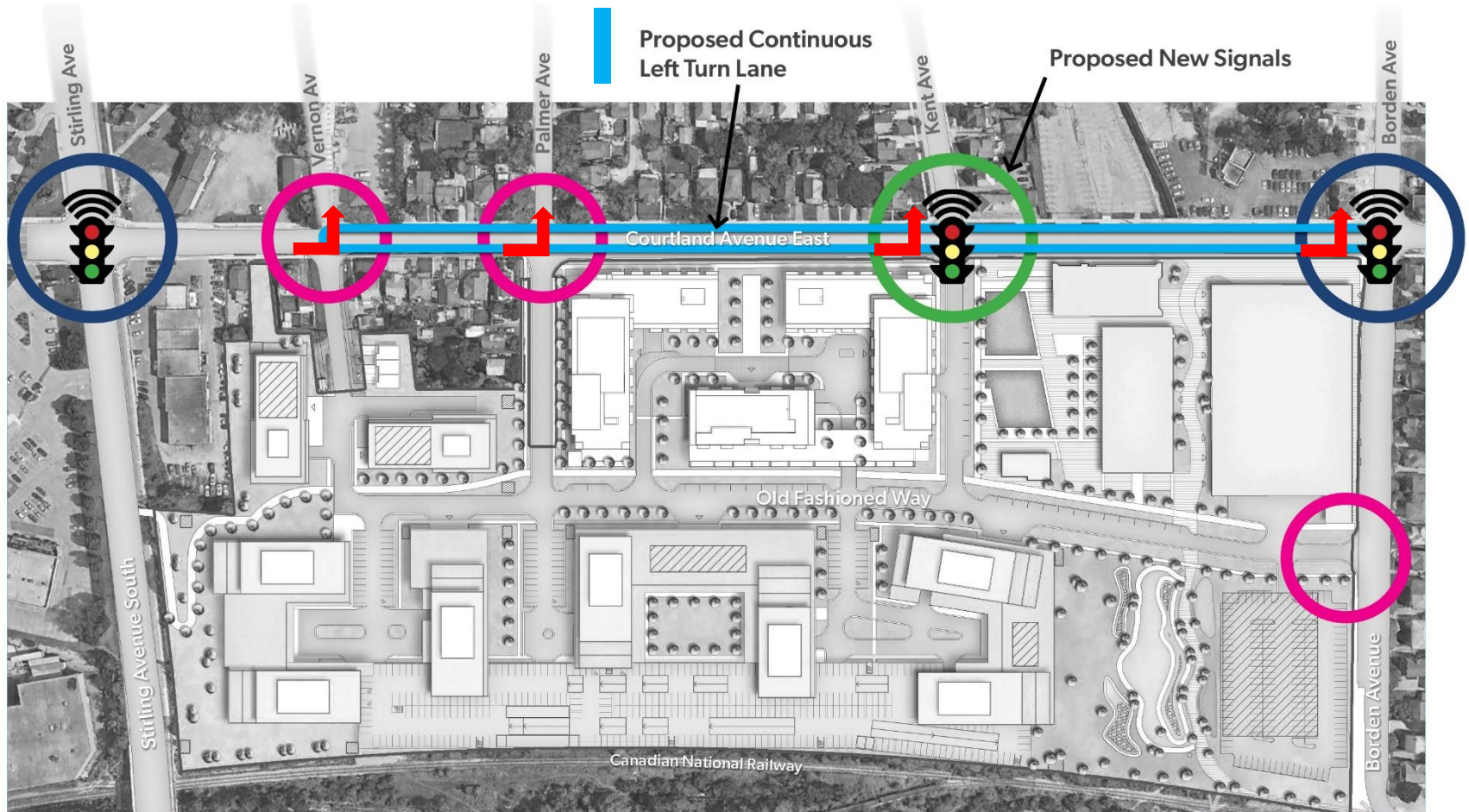
Two intersections anticipated to function below acceptable levels of service (LOS F):

- 1** = Palmer/Courtland – particularly left-turn Courtland to Palmer
- 2** = Kent/Courtland – both left-turns from/to Courtland/Kent
- 3** = Region expressed concerns about left turn from Courtland to Borden



Traffic Impact Study - Recommendations

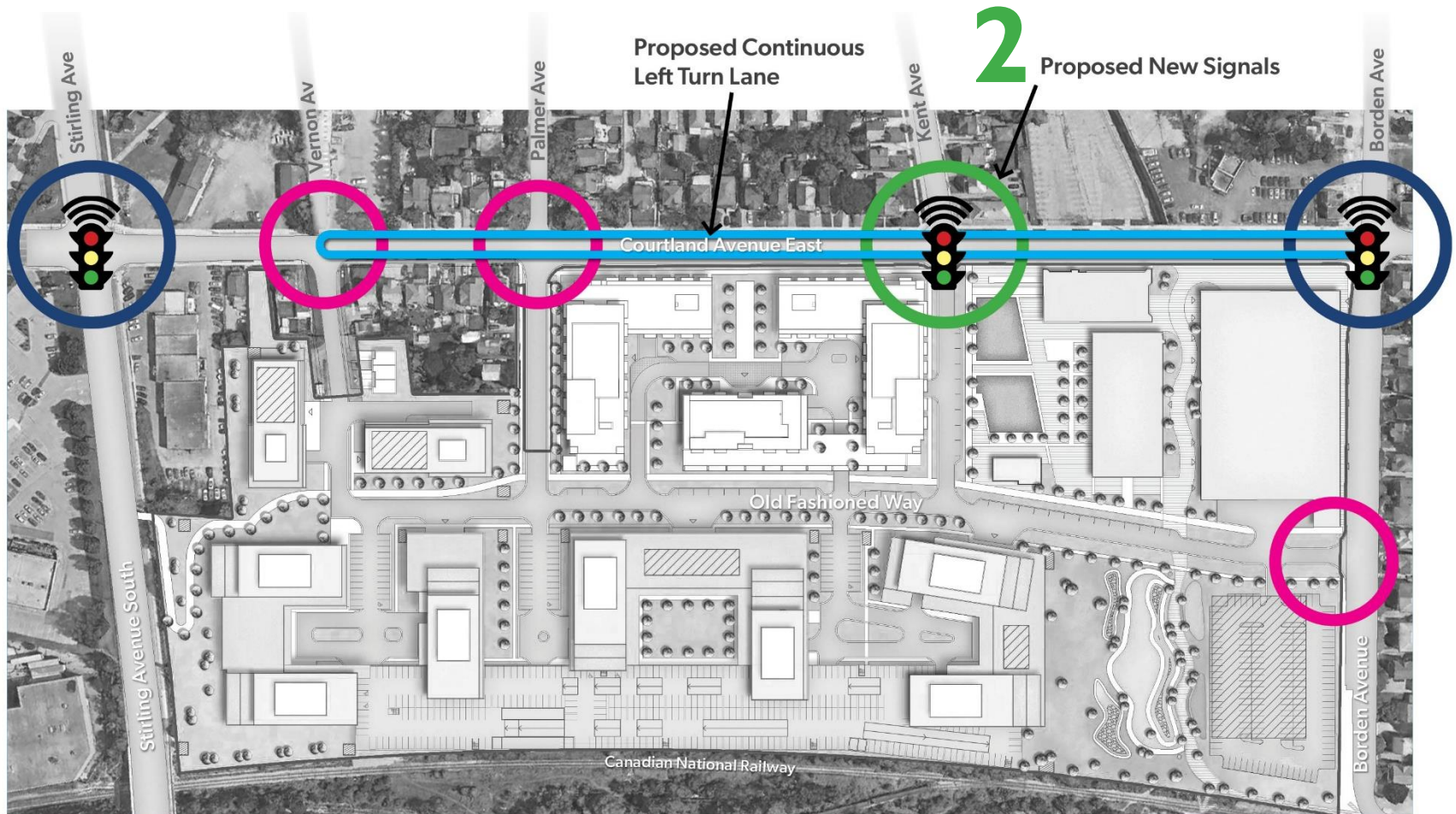
I = Continuous Left Turn Lane along Courtland from Vernon to Borden



Traffic Impact Study - Recommendations

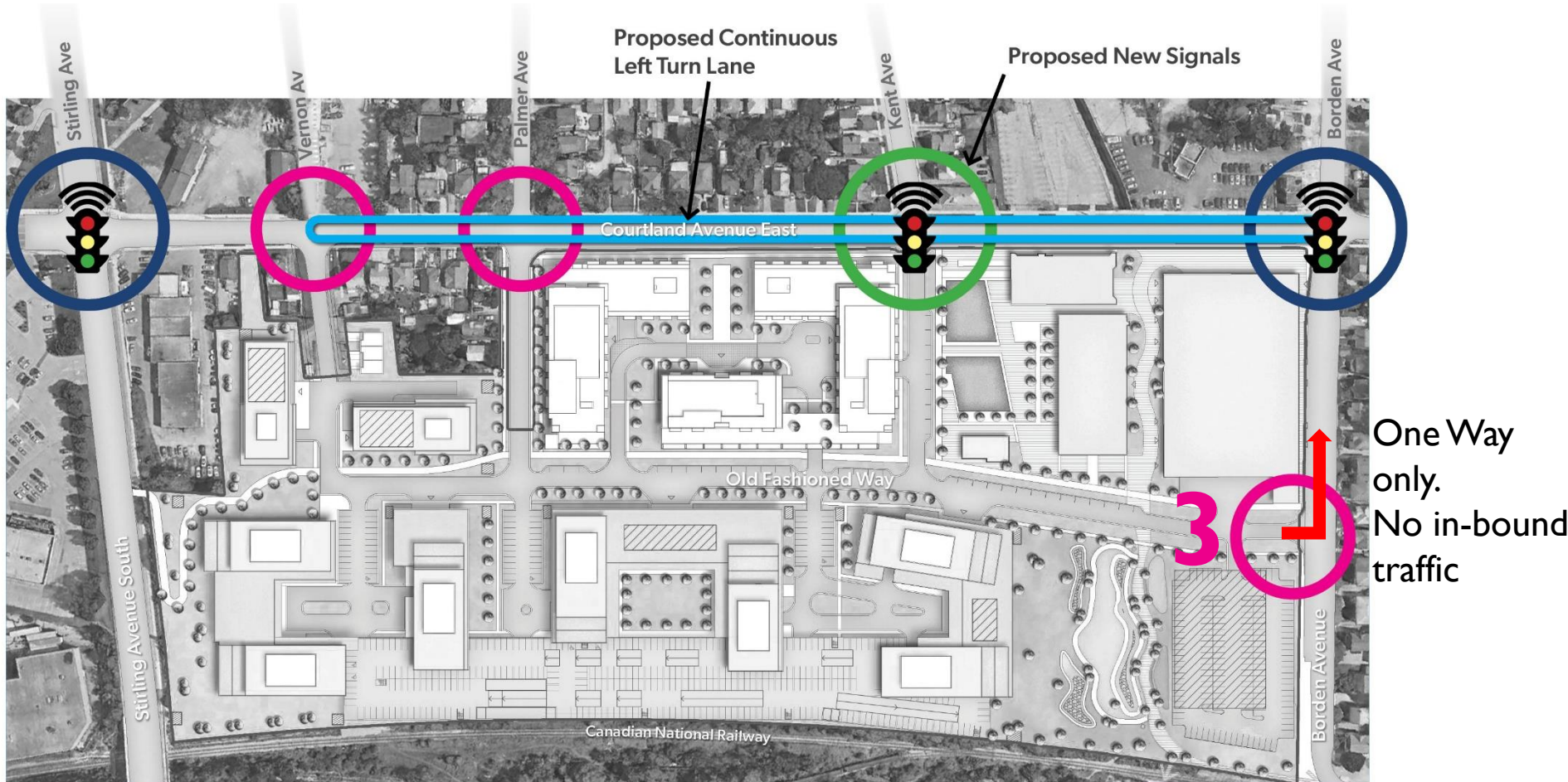
1 = Continuous Left Turn Lane along Courtland from Vernon to Borden

2 = New signaled intersection at Courtland and Kent



Traffic Impact Study - Recommendations

- 1** = Continuous Left Turn Lane along Courtland from Vernon to Borden
- 2** = New signaled intersection at Courtland and Kent
- 3** = Out-bound traffic only from Olde Fashioned Way to Borden



Transportation Demand Management

Proposed Development is serviced by seven (7) Grand River Transit Routes and is located within 400 and 800 metres of the Mill and Borden ION LRT Stations.

TDM measures to be considered for implementation include:

- Short and long-term secure bicycle parking (outdoor & indoor)
 - Travelwise membership for Corporate Transit Passes and emergency ride home
 - Shower and change facilities for employees
 - On-site real time transit support (i.e. display times for GRT/LRT)
 - TDM coordinator on-site
 - Car-share program
 - Paid parking for employees to exceed Transit Pass cost
-
- Transit ridership anticipated to be 3,500 trips per day

Affordable Housing

Four Parts to Housing Program for the Metz:

- (1) PURPOSE-BUILT RENTAL HOUSING – all units at the Metz will be purpose-built rental dwellings (2,436 units)
- (2) ON-SITE AFFORDABLE HOUSING – Auburn is committed to 125 Affordable Housing Rental Units meeting the Provincial Policy Statement and Region of Waterloo affordability definition for a period of 15 years
- (2) OFF-SITE AFFORDABLE HOUSING – Auburn is committed to providing payment of \$25,000 for an additional 25 affordable housing units = \$625,000
- (3) THREE-BEDROOM UNITS – Auburn is committed to providing a minimum of 75 to 100 three-bedroom market rental units

SUMMARY:

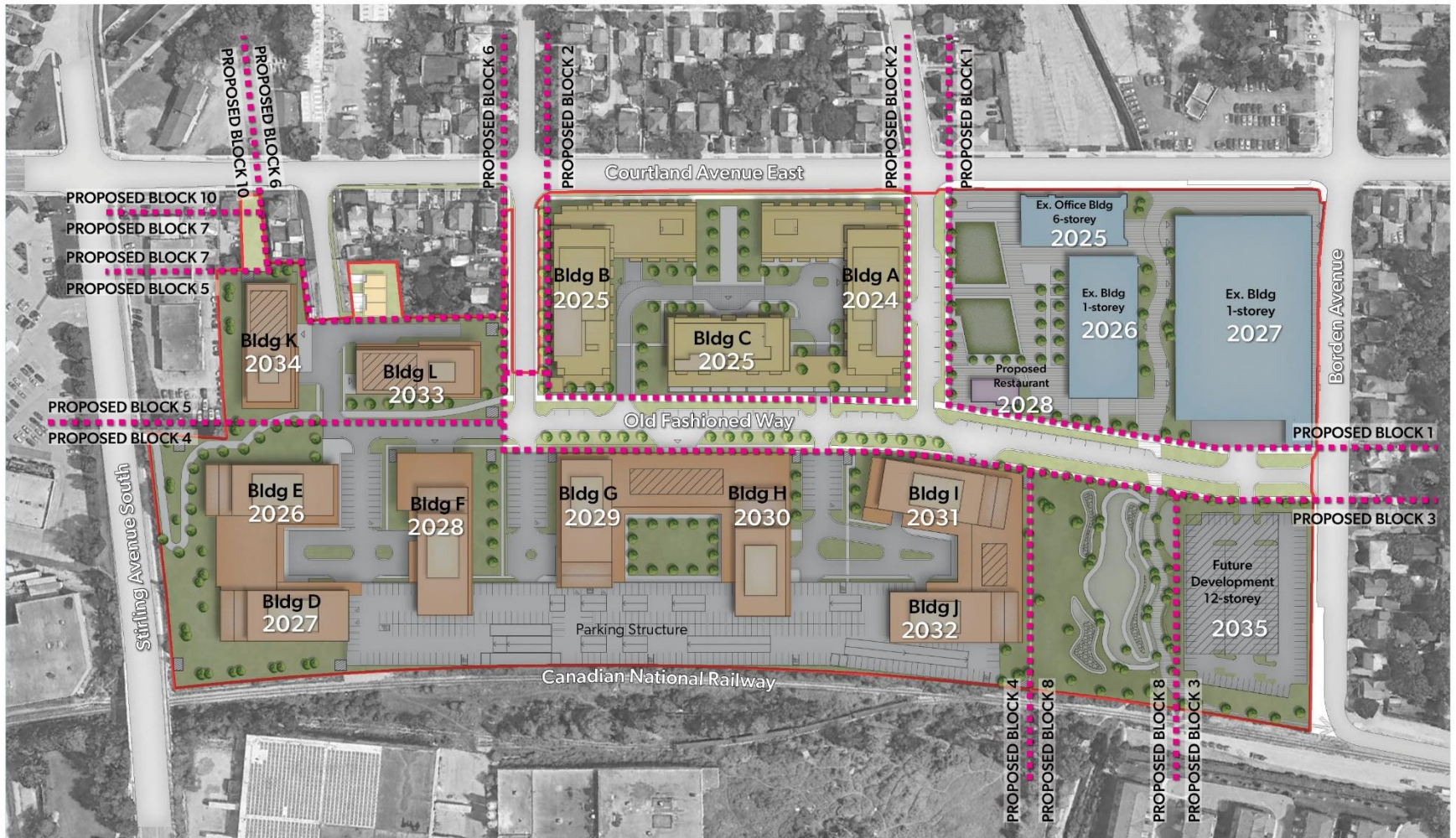
100% rental housing

+5% on-site affordable rental housing units (125 units)

Cash contribution for additional 25 affordable units (off-site)

4% of units to be 3-bedroom rental units

Preliminary Construction Phasing



What We've Heard So Far...



The following is a summary of the most commonly heard comments:

Support: Residents support the proposed redevelopment of the underutilized properties and want to see it completed.

Traffic: The development will result in a significant increase in traffic and result in traffic congestion on local streets.

Affordable Housing: Not enough affordable housing units.

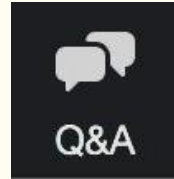
Building Height: Residential Towers are too tall.

Construction Disruption: Construction will be disruptive.

Questions & Answers and Comments



- Use the Q&A function
comments



to type your questions, or



Next Steps



1. If you haven't provided comments yet, please call or email Craig with your comments by **September 30th**.
2. City staff will evaluate feedback and discuss outstanding issues and possible solutions with the applicant.
3. City Staff will prepare a Report and recommendation that will consider the public feedback for Committee's consideration.
4. Council will make a decision on the application.



Open Dialogue

Thank you



- Presentation and recording to be posted on kitchener.ca/PlanningApplications
- 1-on-1 conversations welcomed
Craig Dumart, Senior Planner
Craig.Dumart@Kitchener.ca
519-741-2200 ext. 7073
- Thank you!