MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

May 26, 2026

Andrew Pinnell, MCIP, RPP
Senior Planner, Development & Housing Approvals
City of Kitchener
200 King Street West
Kitchener, ON N2G 4G7

Dear Mr. Pinnell:

RE: Revised Materials: Official Plan and Zoning By-law Amendments
Victoria Common (Phase 2 of Block 9)
i2 Developments (Victoria Common) Inc.
Our File: 22405A

On behalf of our client, i2 Developments (Victoria Common) Inc., we are pleased to submit updated materials responding to circulation comments and public comments regarding our previously submitted Official Plan and Zoning By-law Amendment applications for the vacant portion of Block 4 on Plan 58M-561, previously referred to as Block 9 in Draft Approved Plan of Subdivision 30T-11203 (hereinafter referred to as the "subject lands").

As you're aware, the aforementioned applications were originally submitted on November 6, 2024, with additional information provided on January 21, 2025. The first Neighbourhood Information Meeting was held virtually on March 25, 2025 and the applications were circulated to City departments and agencies.

In response to comments, the applications were revised in September 2025. The following summarizes the main changes:

- Building heights were reduced by a total of 18 floors. Specifically, Building C was reduced from 33 storeys to 25 storeys (-8), Building D was reduced from 21 storeys to 19 storeys (-2), and Building E was reduced from 35 storeys to 27 storeys (-8);
- The number of units was reduced from 1,151 to 855 (-296);
- The floor space ration was reduced to comply with existing permissions. Specifically, the FSR was reduced from 5.2 for Block 9 (inclusive of Buildings A and B) to 4.0 (inclusive of Buildings A and B), and from 1.9 for the entirety of Victoria Common to 1.7;
- Retail space (3,777 square feet) was added at the ground floor of each of the buildings.

Additionally, we have confirmed that the existing community garden will not be shadowed by the proposed development during the summer months from 11 a.m. onwards.

These updated plans were advanced to a second Neighbourhood Information Meeting, held in Oscar Lauber Park on September 16, 2025. The resubmitted materials reflect the plans that were presented during this second Neighbourhood Information Meeting and have been updated to respond to circulation comments. We note that the subject area has been adjusted to exclude the parking area at the west end of Victoria Marie Court.

The project team has been working to provide a fulsome response to all comments received. As part of the revised submission, we would like to further discuss the designation and zoning with staff to ensure the revised proposal reflects the appropriate designation or zone.

Accordingly, we are pleased to submit the following:

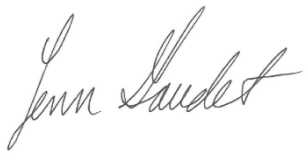
- A completed response matrix, prepared by the project team;
- Updated architectural plans, including shadow studies, prepared by TACT Architecture and dated May 6, 2026;
- A Transportation Impact Study and Parking Study Addendum, prepared by Paradigm Transportation Solutions and dated February 12, 2026;
- A Revised Noise Study, prepared by HGC and dated March 23, 2026;
- A Pedestrian Level Wind Study Addendum, prepared by Gradient Wind and dated November 28, 2025;
- A Preliminary Construction Management Plan, prepared by MHBC;
- A Preliminary Phasing Plan, prepared by MHBC; and,
- An updated Easement Plan (based on Plan 58M-561), prepared by VanHarten.

As discussed, the Urban Design Brief and Planning Justification Report will be updated as required, to support the final Official Plan and Zoning By-law Amendments to be considered in a staff recommendation.

Yours truly,

MHBC





Dave Aston, M. Sc., MCIP, RPP
Partner

Jennifer Gaudet, BES, MCIP, RPP
Associate

cc. *Bruna Suppa, i2 Developments (Victoria Common) Inc.*
Sam DeCaria, i2 Developments (Victoria Common) Inc.
Joseph Hong, i2 Developments (Victoria Common) Inc.