MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

November 27, 2025

Mike Balch
City of Kitchener
Sustainability Planning
Planning Division, 6th Floor
200 King Street West, P.O. Box 1118
Kitchener, ON, N2G 4G7

Dear Mr. Balch:

RE: Sustainability Statement – Official Plan Amendment and Zoning By-law Amendment Application
30 Shaftsbury Drive, Kitchener
OUR FILE: 21207F

The purpose of this letter is to provide a brief summary of sustainability considerations for the subject property located on the east side of Ottawa Street North between Oldfield Drive, Ebydale Drive, and Shaftsbury Drive, and municipally addressed as 30 Shaftsbury Drive, in the City of Kitchener. The subject lands currently contain a 2-storey evangelical church along the west portion of the site, and associated surface parking to the east of the church. The subject lands are currently designated Institutional and zoned for Institutional uses (INS-1).

The applicant is proposing the development of a 6-storey residential apartment building consisting of 82 units with surface parking, and a 2-storey townhouse block consisting of 6 units for the site. This sustainability statement has been prepared in support of the proposed Official Plan Amendment and Zoning By-law Amendment, which is required to permit the proposed residential development. The development proposal will consider the following design elements to address the sustainability policies of the City of Kitchener's Official Plan.

The proposed 6-storey residential apartment and 2-storey townhouse block represent the development of an underutilized site within a Community Node Area. The subject lands have access to existing infrastructure, services, and transit. The proposed development will feature energy-efficient building components, high-quality site design, and sustainable landscaping features.

Sustainable Development (Section 7.C.4)

1) Compact Development and Efficient Built Form

- The proposed development will be sustainable by providing a compact form of development within a Community Node Area.

- The site is surrounded by mostly residential uses, with additional institutional, commercial, and retail uses along Ottawa Street North and the surrounding neighbourhood. The site has access to existing infrastructure and services, including local recreational trails, parks and the existing transportation network, including transit.
- The provision of a six (6) storey multiple dwelling building and two (2) storey townhomes will contribute to a compact form of development and provide a range of housing options in the area and along an existing transit route, and within close proximity to various amenities.
- The development provides a significant amount of vehicular parking along with Class A and Class B bicycle parking.
- EV-ready parking spaces are proposed in accordance with Zoning By-law requirements (roughed-in conduits to be provided for future installation of EV chargers).

2) Environmentally Responsible Design
- The compact building form and site design will provide for a dense and compact form of development.
- Provide a minimum 80% TSS removal.
- Provision of LED lighting for interior and exterior fixtures to reduce hydro usage.
- Smart metering for water and electricity is proposed - this is a form of controlled use/monitoring by the end user and can assist with water and energy conservation.
- Motion detection lighting to conserve energy.
- Utilization of locally sourced materials, where feasible.

3) Conservation of Natural Heritage Features
- There are no existing natural heritage features.
- Erosion and sediment controls will be inspected regularly to ensure protection measures are functioning as intended, maintained and repaired, and remedial measures are initiated where warranted.

4) Reduction of Resource Consumption
- The proposed development will provide for a dense form of development.
- The location of the site will encourage other modes of transportation and will encourage minimizing reliance on private vehicles.

5) Transit-Supportive Development and Active Transportation
- The subject lands are located within proximity of existing transit routes and transit stops along Oldfield Drive and Ottawa Street North.
- Existing multi-use trails are located within close proximity of the site, providing connections to the larger trail network existing in the broader area.
- Indoor secure bicycle parking will be provided. Short-term outdoor bicycle parking will be provided on site.
- Sidewalks and pedestrian connections will be provided throughout the site to provide pedestrian connectivity.

6) Community / Common Gardens and Urban Agriculture
- No community gardens or urban agriculture are proposed for the development of this site.
- There are opportunities to incorporate pollinator gardens within the proposed development.

- Planting of new trees throughout the site.
- Proposed private amenity patios for units within the apartment building will provide additional outdoor amenity space for residents.

Water Conservation (7.C.5)

1) Alternative Water Supply and Demand Management Systems
- An alternative water supply or demand management system is not proposed at this time.
- Water conservation systems will be further explored through the detailed design of the development.
- Installation of energy-efficient appliances for residential units.
- Low-flow water fixtures proposed.
- Smart water metering is proposed – this is a form of controlled use/monitoring by the end user and can assist with water conservation.

2) Low Water Use Landscaping Alternatives
- Low water use and native drought-tolerant plants will be encouraged for the proposed landscape design, to be detailed during the site plan process.
- Include indigenous plant species in landscape design to mitigate water consumption for irrigation.
- A permeable landscaped area on the site in excess of minimum zoning requirements is being proposed for the site.

3) Control Stormwater on Property
- A Stormwater Management Brief has been prepared by WalterFedy in support of this application.
- Provide a minimum 80% TSS removal for "Enhanced" water quality control.

Energy Conservation and Generation (7.C.6)

1) Building Design and Orientation
- The proposed development has been designed with a high-performance building envelope.
- The apartment building has been located and oriented to ensure little to no shadow onto adjacent buildings, allowing for more sun exposure overall and reduced energy usage for heating.
- High-performance glazing units and balcony doors will be selected.
- Provision of LED lighting.
- High thermal performance of all major building components – walls, roof, and glazing.

2) Consideration of Alternative or Renewable Energy Systems
- Mechanical and electrical systems are designed with current technology, hooking into the city-supplied grid and will be ready and able to run renewable or alternative energy systems if supplied through that grid.

3) Suitability of Roof Structure for Future Solar Panels
- The roof structure has not been designed to support future PV installation.

- Solar panels are not contemplated as part of this development.

Air Quality (7.C.7)

1) Landscaping/Building Design
- Extensive landscaping efforts will be provided on site.
- Low-maintenance, drought-tolerant species will be included in landscape plans.
- Include indigenous plant species in landscape design to mitigate water consumption for irrigation.
- The construction of the proposed units will minimize air pollutants in interior materials by using low or no VOC paints and finishes.
- New native trees will be planted throughout the site.

2) Transportation Demand Management Measures (TDM)
- Bus stops are located adjacent to the subject lands along Oldfield Drive and along Ottawa Street North.
- Indoor secure and short-term outdoor bicycle parking will be provided for this development to encourage active transportation.
- Existing multi-use trails are located within close proximity of the site, providing connections to the larger trail network existing and proposed in the broader area.
- EV-ready parking spaces are proposed in accordance with Zoning By-law requirements (roughed-in conduits to be provided for future installation of EV chargers).

Waste Reduction and Management (7.C.8)

1) Reuse and Recycling of Building/Construction Materials
- The developer is committed to best practices and will look for opportunities for the reuse and recycling of building materials.

2) On-Site Waste Management Facilities
- This development will provide for on-site waste management facilities for the 6-storey apartment building, including recycling, which will be located in a dedicated garbage/recycling area.
- A garbage room will be set up in the 6-storey apartment building with bins that will allow for 3-way sorting of garbage, recycling, and compost waste. Collection and hauling of waste to be coordinated with a private company.

Summary and Recommendations

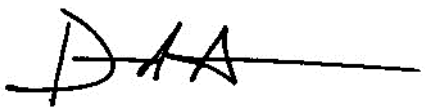
In conclusion, the proposed building has been designed to include elements of sustainable development. The proposed multiple residential built form creates a compact form of development, which inherently results in a more sustainable development. As the building gets further developed, the consultant team will be designing with sustainability in mind.

The building will follow current American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) standards, as it relates to thermal comfort and system performance. The project will meet or exceed the Ontario Building Code design standards.

We trust that this information meets the requirements to address the sustainability of the proposed development. Please contact the undersigned should you have any questions or require anything further.

Yours truly,

MHBC



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

Stephanie Mirtitsch, BES, MCIP, RPP
Associate