

City of Kitchener  
**PRE-SUBMISSION CONSULTATION COMMENT FORM**

Project Address: 22 Weber

Date of Meeting: Internal Comments

Application Type: Site Plan & ZBA/OPA

---

Comments Of: Planning

Commenter's Name: Adam Clark

Email: adam.clark@kitchener.ca

Phone: 519-741-2200 ext 7027

Date of Comments: August 12 2020

I plan to attend the meeting (questions/concerns/comments for discussion)

I do NOT plan to attend the meeting (no concerns)

---

1. Site Specific Comments & Issues:

Architectural design is a strong improvement over the previous iteration.

Ensure rear yard setback is 15m and maintain this minimum through the approvals process (They indicate a 15m setback but I measure just under 12m, so there is some discrepancy)

The heavy architectural framing around the west elevation balconies is a quality design response to protect resident privacy against future adjacent intensification. I measure a depth of 1.7m for these balconies, including structure. This must be considered an absolute minimum and we should push for 2.0m or greater. The depth of the hanging balconies on the east elevation are similarly critical for a tower that does not meet separation. I have them at 1.8m currently. Again, this must be considered the absolute minimum through to final approvals, with 2.0m preferred.

My understanding is that both adjacent houses are Part V designated heritage properties. This will help the proposal achieve an effective separation as long as those houses are conserved.

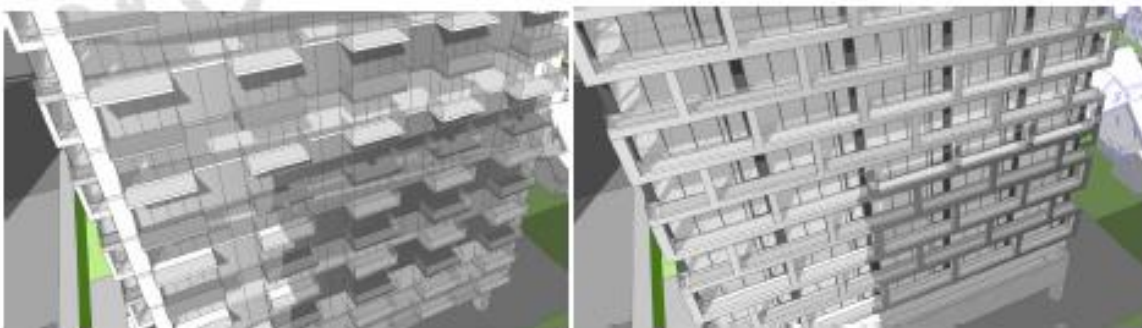
The enclosed balconies on the west elevation are much better at protecting for resident privacy than the hung balconies on the east elevation. They will also help to provide shade for interior spaces much more effectively, and so it is appropriate that they are on the west elevation, where summer afternoon sun will have a much greater impact on energy performance and occupant comfort than the morning-to-

mid-day sun that will penetrate the east-facing units. In that sense, the building is oriented properly. However, there is another important consideration; resident privacy and how close adjacent towers might be.

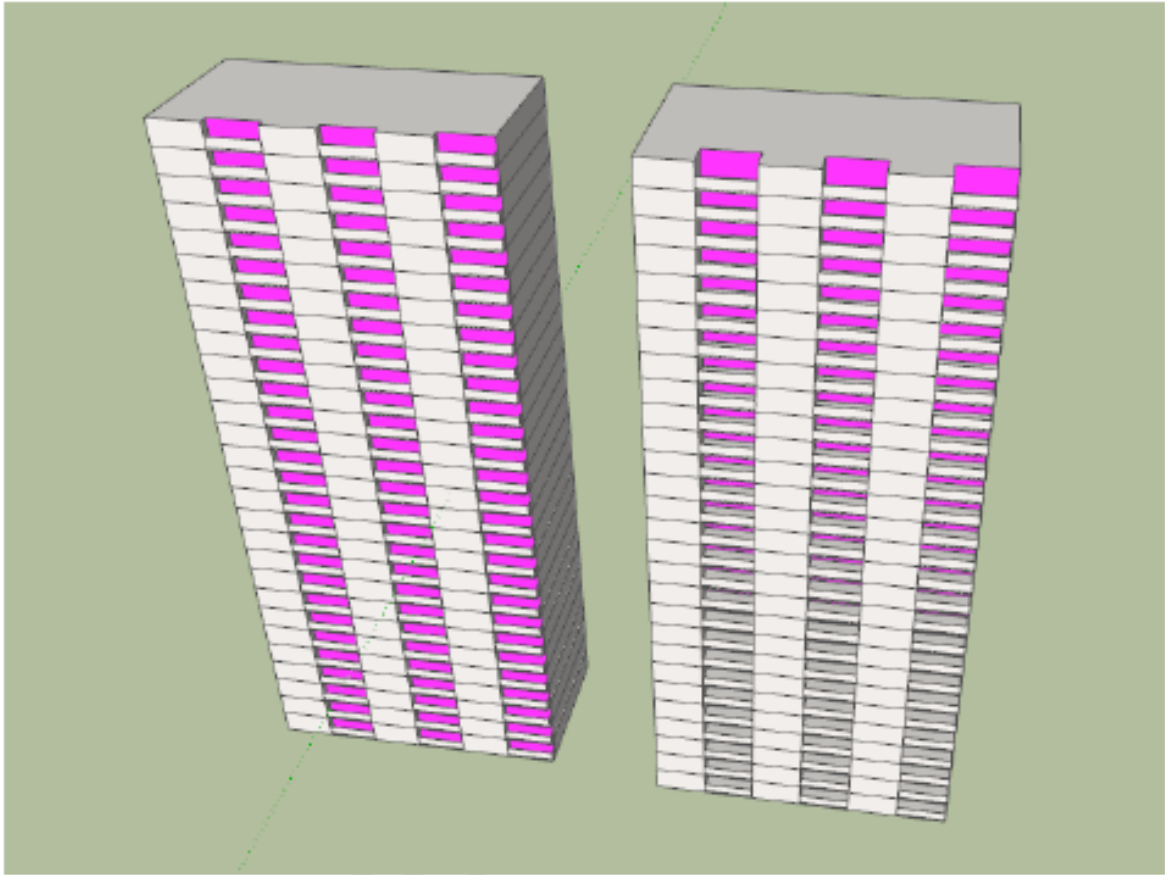
Because this building does not meet its separation targets, it will be setting a precedent here that nearby developments will use to justify their own proposals. We have to mitigate against these outcomes as best we can if we are going to support development that fails to meet our design targets. In this case, the surrounding context suggests that a future tower to the east will be much closer than one to the west, as we see in this conceptual image:



As seen here, the next closest tower to the east may be only 20m away. The next closest tower to the west should be over 50m away. This means that, if the proposed tower at 22 Weber cannot meet its separation target, its architecture will need to protect for occupant privacy in other ways. One effective way would be to enclose the east-facing balconies in a similar way to those on the west side of the building. Below are two images which demonstrate the increased privacy of providing enclosed balconies vs. hung balconies, and this is, again, where balcony depth has significant impact;

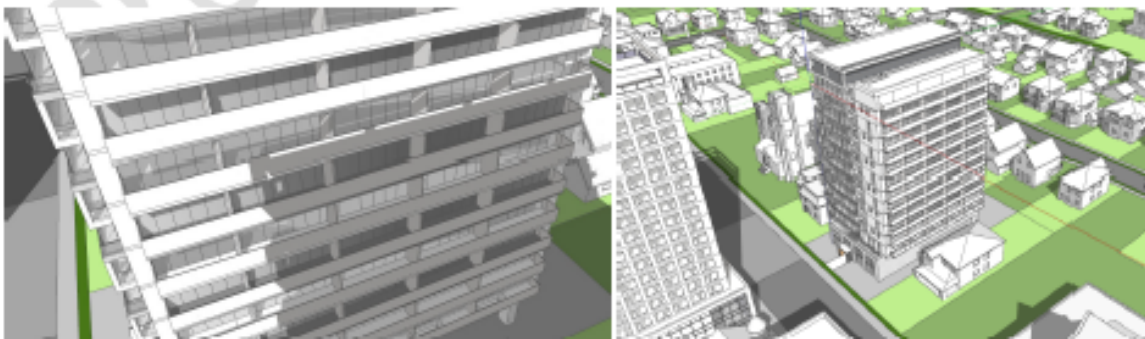


It may not be immediately obvious, but views into interior living spaces are dramatically decreased. This is a recommendation that should be implemented easily, as it should have minimal or no impact on cost, layout, design, parking, unit yield etc. This effect can be seen more clearly in the following diagram;



Here, the magenta clearly shows how much more visible interior living spaces are with shallow balconies compared to deep balconies. Enclosing balconies has a significant, similar impact.

The simplest approach would be something similar to the following images, but the architect should be encouraged to achieve this effect in a more creative manner;





Shadow impacts to Roy St. are not significant. The orientation of the street grid in this location benefits this proposal's shadow impacts greatly.

Finally, the analysis suggests that the building (if setback at least 15m) performs adequately relative to its impacts on the adjacent low-rise neighbourhood. However, this is a very active neighbourhood and public response to this form will be severely negative. Expectations will be for a mid-rise form here, at most. The project will go political and some councilors can be expected not to support approval. The applicant should strongly consider whether they are willing to offer an upper-storey setback to alleviate the potential political pressure on this development and to show a willingness to collaborate to address community concerns. I would recommend a setback as shown in the following image, to be implemented after receiving public and council input;



This measure will also help to create a strong argument for how the proposal achieves transition between the low-rise neighbourhood and the potential tower at Weber/Ontario (which has AIP):



**Summary of Recommendations:**

**Ensure 15m min. rear yard setback.**

**Push for balcony depths in excess of 2m and ensure at a minimum that the balcony depths remain at 1.8m minimum through to final approval.**

**Enclose or otherwise design the east-elevation balconies to provide increased privacy for occupants, as a future tower could be located within 20m.**

**Be prepared to respond to negative public feedback by implementing a significant tower setback.**



## Andrew Ramsaroop

---

**From:** Victoria Grohn  
**Sent:** Friday, September 25, 2020 4:21 PM  
**To:** 'vhicks@mhbcplan.com'; Dan Currie  
**Cc:** Juliane vonWesterholt  
**Subject:** 22 Weber Street - Draft HIA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Vanessa and Dan,

I have done a preliminary review of the HIA submitted for 22 Weber Street West. Below I have provided some comments/questions for consideration:

- Please include a "DRAFT" watermark.
- Section 2.0 Policy Context does not reference the Residential Intensification in Established Neighbourhood Study (RIENS) with respect to this proposal being an infill development project, the PARTS Central Plan, or the Draft Civic Centre Secondary Plan and Proposed Zoning By-law 2019-051. These documents should be referenced within the HIA. While the Draft Civic Centre Secondary Plan has not yet been approved by Council, I think that there needs to be acknowledgement of the policy direction proposed.
- Page 28 – it is stated that the existing built form of Weber Street West includes a range of architectural styles, materials, colours and setbacks and that there is no consistent built form, but that the exception to this is the late 19<sup>th</sup> and 20<sup>th</sup> century buildings (i.e. adjacent churches and residential buildings at 18 Weber Street West and 28 Weber Street West) are constructed of brick masonry in colours ranging from brown, red/brown and yellow. Some clarification is required. Is this meant to state that the residential buildings at 18 and 28 Weber Street West DO have a consistent built form (with respect to masonry and colours)? I think it is also worth noting that there is some consistency with height of the existing buildings as they generally range from 2-4 storeys.
- Page 28 – reference is made to both Section 4.8 of the district Plan and Study. I think that this reference should be made to the Study. Please clarify.
- Page 29 – reference is made to Section 7.1 of the district Plan as containing reasons why Weber Street West is included in the boundary. Section 7.1 of the district Plan references the introduction to Streetscape Design Guidelines. Should this instead be a reference to section 7.1 of the district Study? Please confirm.
- Page 45 – the photograph used to show an example of Policy 3.3.5.2.d is misleading. While these buildings are adjacent to the subject lands, this policy references compatibility with adjacent heritage resources.
- Page 46 – it is stated that the proposed new building which is 15 storeys is compatible with the existing built form of Weber Street West in terms of scale and massing as b) it will not result in disrupting any consistent building height. While not all of the buildings along Weber Street West within the CCNHCD boundary are the same, these buildings do generally range in height from 2-4 storeys. I think some further analysis/justification is warranted here with respect to compatibility as 15 storeys is a significantly greater height than the adjacent 2 storey buildings.
- Page 47 – the front yard setback of the proposed building is identified as "shallow". What is the proposed setback? Is this new setback aligned with the building that is most similar to the prominent setback on the street, as identified in Section 6.9.4 of the district Plan? Please clarify.
- Page 51 – reference is made to Section 7.3 of the report as containing an analysis of the proposal. I think that this should be Section 6.3.

- Page 51-51 – reference is made to the proposed 15 storey building as being compatible with the existing built form of Weber Street West in terms of scale and massing. Please refer to my comment above on page 46.
- Page 52 – the chart outlining the potential impacts identifies no obstruction to 18 and 28 Weber Street West. Will there be obstruction to views of these properties while travelling either east and west on Weber Street West given the “shallow” front yard setback proposed? Please elaborate.
- Page 52 – with respect to potential impacts on adjacent heritage resources, will the properties on Roy Street that back onto this development experience any impacts with respect to obstructed views, privacy, etc.?
- Page 53 – Section 7.1 does not appear to be related to the subject development (i.e. reference to an 8-storey addition, etc.). Please clarify.
- Page 54 – I think that further clarification of the alternative development options is warranted. Do these alternatives take into account working with the existing 4.0 FSR? Is it possible to construct a development on this site that meets this density target? If not, clear justification and rationale to be provided. Was consideration given to a development alternative that takes into account the policy direction provided in the Draft Civic Centre Secondary Plan? I think that greater consideration should be given to the alternative development options as they relate to an appropriate transition to the Office Residential Conversion Designation and the Low Rise Residential Preservation Designation.
- Page 54 – Section 7.1.4 should be Section 7.2.4
- Page 55 – in the second paragraph, it is stated that “The Plan recognizes that Weber Street West is designated High Density Commercial Residential and is supportive of higher density developments provided that it does not result in the demolition of significant cultural heritage resources and is compatible with the character of the streetscape”. The CCNHCD Plan does not indicate support of higher density development along Weber Street. The CCNHCD Plan recognizes that the High Density Commercial Residential designation has the potential to be in conflict with the intent of the heritage conservation district plan. The Plan also recognizes that potential infill or redevelopment along Weber Street could have a negative impact on the heritage character of the area if not undertaken in a sensitive manner, particularly as this street contains nearly half of the oldest buildings in the District.

Please consider these comments/questions. If something is not clear and you would like to discuss, perhaps a call can be arranged. Otherwise, email is the easiest way to communicate with me right now.

Please note that the Heritage Kitchener committee will be required to review and provide comment on the HIA. The earliest available meeting for this to go to the Heritage Kitchener committee is November 3, 2020.

Hope you both have a nice weekend.

Victoria

Victoria Grohn, BES

Planner (Heritage) | Planning Division | City of Kitchener  
 519-741-2200 ext. 7041 | TTY 1-866-969-9994 | [victoria.grohn@kitchener.ca](mailto:victoria.grohn@kitchener.ca)



Vacation alert: I will be out of office from October 5 – 13 inclusive.

City of Kitchener  
**ZBA & OPA COMMENT FORM**

Project Address: 22 Weber Street W

Date of Meeting: Enter date of meeting.

Application Type: ZBA & OPA

---

Comments Of: Planning/ Urban Design

Commenter's Name: Pegah Fahimian

Email: Pegah.Fahimian@kitchener.ca

Phone: 519-741-2200 ext. 7342

Date of Comments: Sep11, 2020

- I plan to attend the meeting (questions/concerns/comments for discussion)
- I do NOT plan to attend the meeting (no concerns)
- 

1. Site Specific Comments & Issues:

- The current proposal does not meet the tower separation which may lead to overlook and privacy concerns from adjacent properties. Tower will need to meet Tall Building guidelines, specifically with regard to separation. Tower separation distance is estimated to be 7.4 m from the side property lines and the tower should step back from its base a minimum of 3m along any street-facing elevation. An alternative design to be considered by reducing building length and/or height until the resulting built form meets its corresponding separation target.
- The proposed layout shows 0.8m front yard setback. New building should be consistent with the existing neighborhood setback pattern.
- The proposed residential units are located too close to the side property lines. The proposed enclosed balconies on the west elevation are preferred for protecting residents' privacy than the hung balconies on the east elevation. Incorporate enclosed deep balconies especially on the east facade to mitigate the impact and provide more privacy for the proposed units.
- Provide a transition to the low rise buildings at the rear side of the lot through step backs and massing. The massing may be subdivided into smaller, compatible pieces to mitigate the physical impact created by this proposal. Consider stepbacks for upper storeys, both to increase articulation/visual interest in the building and create room for shared outdoor amenity space.



- The proposed podium height is not aligned with adjacent neighbouring properties. Increase the height of podium to 3 story which is more compatible with the surrounding neighbourhood.
- Consider how best to create compatibility along Weber Street in particular with regards to neighbouring heritage houses.
- Shared outdoor amenity space is to be provided at-grade or on the roof, and in large, continuous areas where possible, to provide the most flexibility for the usage and programming of the space. In a building with exclusively small units, shared indoor amenity such as a gym, meeting room, and events space with kitchen space (for hosting visitors, parties, etc) should be provided. There is also a lack of landscape, amenity area at-grade. Additional design modification is required to address these issues and meet our Urban Design Manual for Tall buildings