

30 - 40 Margaret Avenue

Neighbourhood Information Meeting

May 9, 2019
6:30pm – 8:30pm



Purpose of Meeting

- To inform you about the proposal
- To inform you about the process
- To hear your comments
- To answer your questions

No decisions will be made at this meeting



Planning staff will consider the comments provided in preparing a professional recommendation. Planning staff cannot guarantee that all comments will be implemented. Staff recommendations balance good planning principles with public input, and the advice of other commenting departments and agencies.

Role of the City Planner

- Receives technical comments from departments and agencies
- Resolves competing interests and discusses changes with applicant
- Ensures conformity with policies and guidelines
- Ensures that broader public interest is upheld
- Prepare a report with a recommendation (Heritage Kitchener or Committee of Adjustment)
- Committee of Adjustment makes decisions on any variances needed
- City Council makes a decision on the heritage permit

Chronology to Date

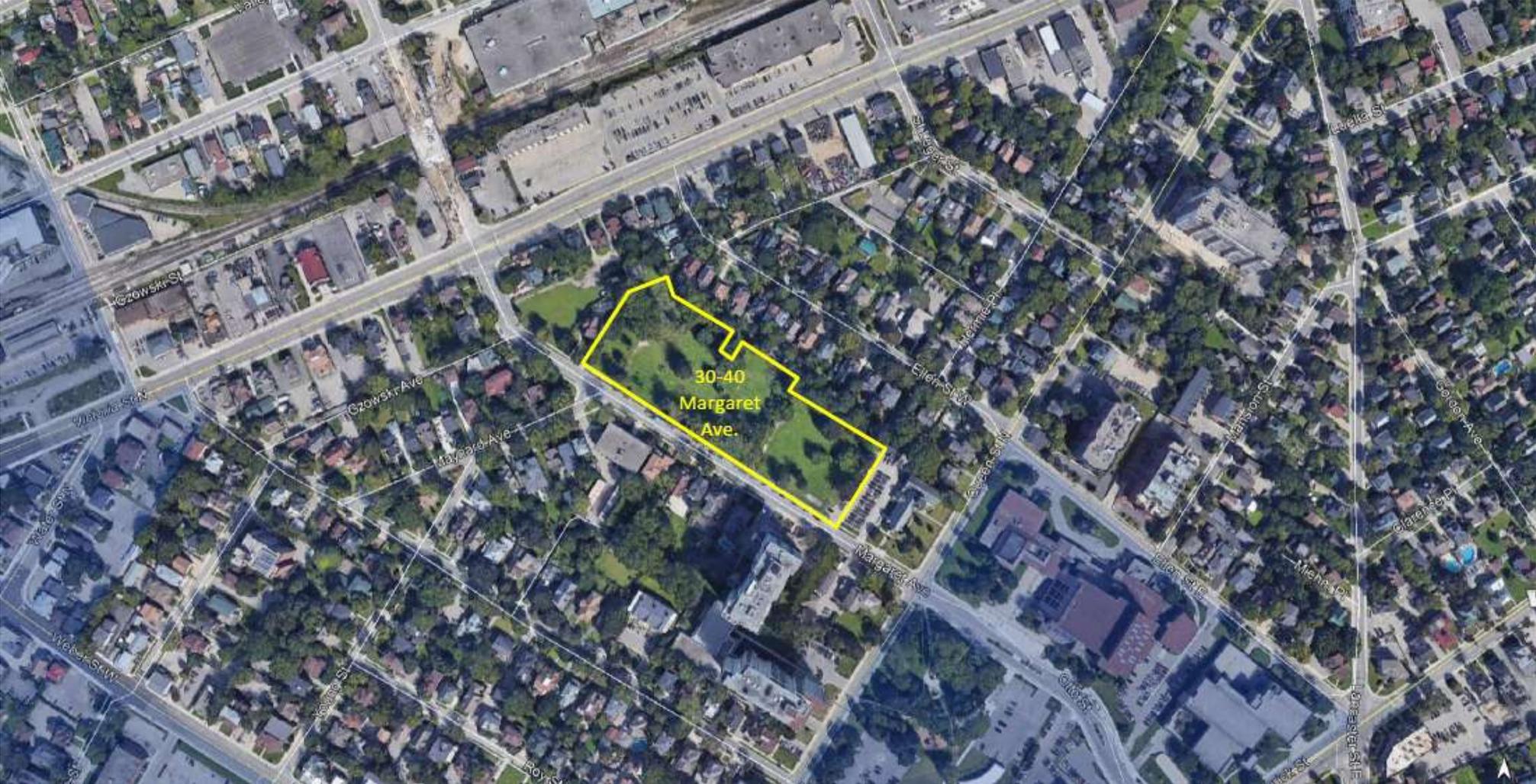
- 1986 Demolition applications for houses on the land submitted
- 1988 Demolition applications for houses on the land issued.
- 1994 Civic Centre Secondary Plan Adopted as part of 1994 Official Plan. 30 Margaret zoned R-8 ([click for details](#))
- Feb 2008 Civic Centre Neighbourhood Heritage Conservation District (HCD) Plan Approved by Council By-law No. 2008-39
- April 2008 Then-owner of 30 Margaret appealed Heritage District By-law No. 2008-39 at the Ontario Municipal Board (OMB)
- June 2010 Council approved Official Plan Amendment OP09/06/M/EB and Zone Change Application ZC09/015/M/EB for 30 Margaret, increasing the Floor Space Ratio to 2.5 and creating site specific Special Regulation 551R as Bylaw 2010-133 ([click for details](#))
- Sept 2010 OMB Appeal of Heritage District By-law 2008-39 settled via Special Regulation 551R and withdrawn. HCD in effect.
- Sept 2010 Heritage Impact Assessment (HIA) prepared for then-owner approved. Owner did not proceed further toward construction.
- 2012 Activa purchased 30 Margaret
- May 2019 Draft HIA prepared by MHBC Planning is under review, and is expected to be presented to Heritage Kitchener on June 4, 2019.

The Development Proposal

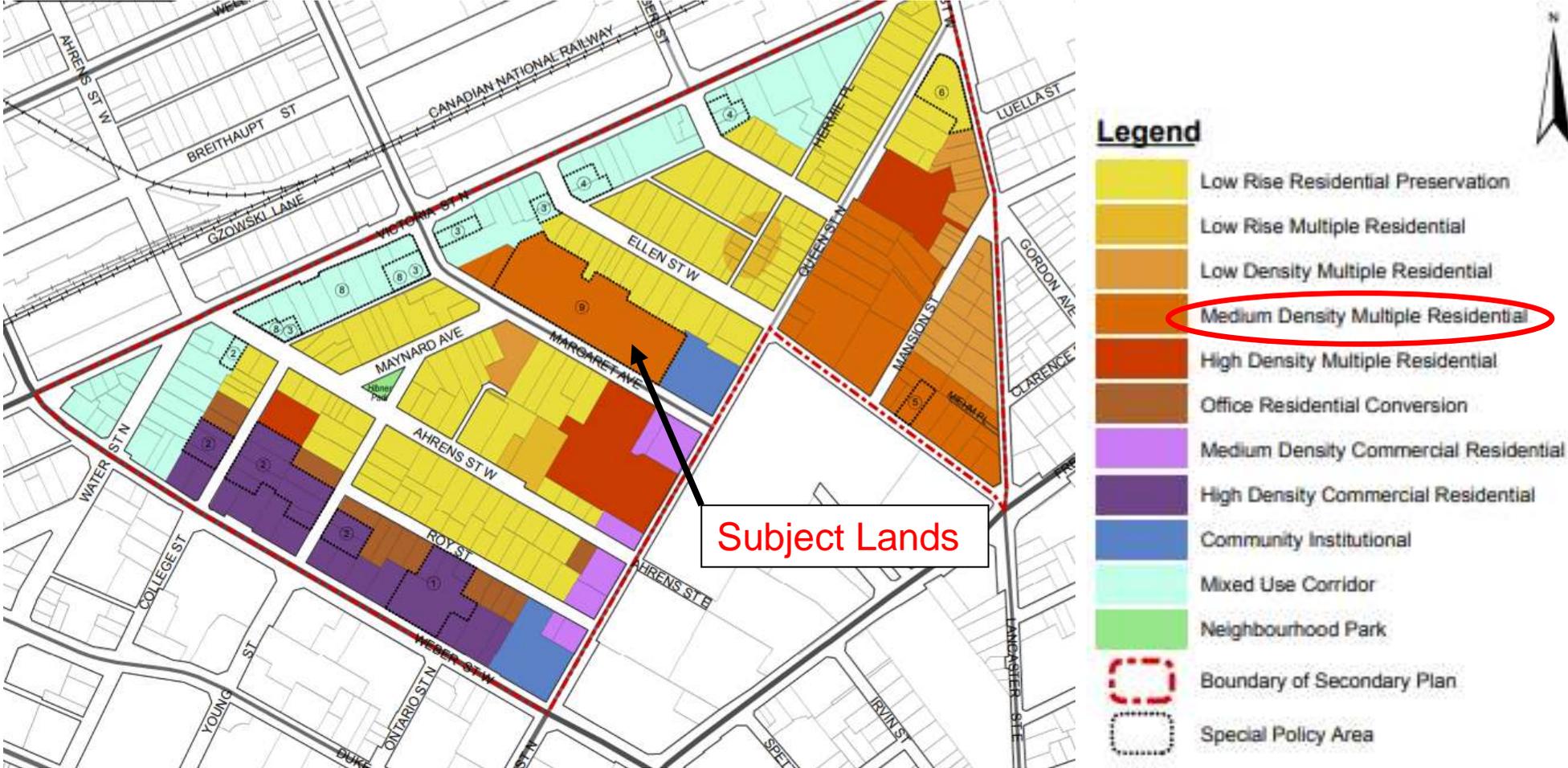
The Owner is proposing a six-storey, mid-rise building, including

- 234 residential condominium units
- 266 parking spaces:
 - 250 underground parking spaces accessible from Margaret at the easterly edge of the property, and
 - 16 surface visitor parking spaces at the rear of the building, accessible from Margaret at the westerly edge of the property

Site Location



Land Use Direction – Civic Centre Neighbourhood Plan



Site Specific Policy 3.3.5.3 Margaret Avenue

“Because [30 Margaret] is such a large site and is located on one of the more highly traveled streets in the District, it has pronounced visibility with the potential to significantly enhance or detract from the overall character of the neighbourhood depending on the ultimate appearance of development on the site.” p 3.10

Site Specific Policies:

- a) Maintain the overall residential character of the neighbourhood
- b) Underground parking required for apartment developments, with the exception of surface visitor parking
- c) Redevelopment should be of a height, siting and design which will prevent it from encroaching on lower density dwellings located on Ellen and [Margaret]
- d) Development proposals shall establish a strong, pedestrian oriented street edge that is consistent with the residential character of the District, through the use of appropriate setbacks, height, architectural features and building articulation.
- e) Buildings over 5 storeys may require a shadow study to demonstrate that they will not unreasonably impact access to sunlight in rear yard amenity areas on Ellen Street.
- f) Retention and incorporation of existing trees is strongly encouraged
- g) Traffic Studies may be required to demonstrate that new development will not have a negative impact on the existing heritage character of the area with respect to any potential road width / turning lane requirements or access locations.
- h) Design guidelines in the HCD will be used to review and evaluate proposals to ensure that new development is compatible with the adjacent context.

6.9.1 SITE SPECIFIC DESIGN GUIDELINES -- Margaret Avenue

- New development on the vacant lot on Margaret Avenue should establish a strong relationship to the street similar to that which exists on the south side of the street, by having a maximum front yard setback of 10 metres.
- A minimum rear yard setback of 10 to 15 metres is encouraged to minimize the impact of new development on existing residents on Ellen Street West, given that the topography slopes downwards from Margaret Avenue to Ellen Street. This rear yard setback is also more consistent with that of existing development on Ellen Street.
- Building stepbacks are encouraged for any development greater than 3-4 storeys in height to minimize the impact of new development on the pedestrian environment of the street. Stepbacks should be a minimum of 2 metres to provide for useable outdoor terraces on the upper levels.
- Street level architecture of any new development on Margaret Avenue should incorporate a high degree of building articulation and architectural detail to provide interest and compatibility with existing buildings across the street. Details could include cornices, pilasters, varied roof lines, pitched roofs, gables and dormers, decorative door and window details, turrets, porches, bays and other similar features.

Continued on next slide.

6.9.1 SITE SPECIFIC DESIGN GUIDELINES -- Margaret Avenue

- Create transitions in building width and massing by dividing the building visually into smaller units or sections that are more representative of the predominantly single family nature of the neighbourhood.
- The use of brick and/or stone is strongly encouraged for the front façade of any new development, to establish consistency with other heritage buildings in proximity to this parcel of land.
- Parking for new development will not be permitted in the front yard. Underground parking is strongly encouraged, or appropriately landscaped and screened surface parking at the rear or side of the development.
- Retention and incorporation of healthy trees currently located on the vacant land parcel is strongly encouraged to provide the new development with an ‘instant’ amenity and to help it blend into the heritage landscape that exists in the Civic Centre Neighbourhood.
- Design new buildings around the existing trees to the extent possible. Where trees must be removed, they should be replaced with new ones at appropriate locations in the landscape.
- The HCD includes annotated illustrations to clarify compatibility “with the heritage character of the neighbourhood.” p 6.29

Zoning

Zoning Regulation	Permitted	Proposed
Unit Count (Max.)	210	234*
Building Height (Max.)	21.1 metres	20.4 metres
Floor Space Ratio	0.6-2.5	2.16
Parking	293 spaces 1.25 / unit	266 spaces* 1.14 / unit
Landscaped Area	20%	60%

* A future minor variance application will be required to permit the increase in the maximum number of permitted units to 234, and to reduce the required parking rate to 1.14 spaces /unit.

Site Plan Application

- Determines physical site layout and building design
- Works within the limitations established by zoning
- Coordinated with heritage considerations
- City staff/developer process
- Decision by City staff

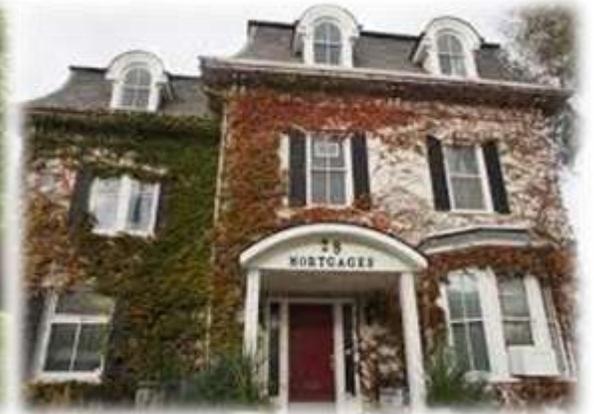


Proposed Site Plan



Architectural Style Influence

- 87% of construction in Civic Centre Neighbourhood HCD is brick (2007 CCNHCD Study); stone is also listed as one of the materials used in construction;
- One of the styles is Second Empire outlined in the study (2007);
- Church of the Good Shepherd (Designated By-law 85-129) designates wrought iron fence along Margaret Avenue and Queen Street; balcony ornamentation inspired by this fence.



Design Elements







Other Studies and Reports

- Functional Stormwater Brief
- Geotechnical Study
- Heritage Impact Study
- Noise Study
- Shadow Study
- Urban Design Brief
- Traffic Impact Study/Parking Justification

Next Steps

1. City Staff to review application and provide comments
2. Heritage Kitchener for HIA – June 4, 2019
3. Site Plan Review Committee Meeting – June 19, 2019
4. Heritage Kitchener for Heritage Permit – August 6, 2019
5. Committee of Adjustment Application – August 20, 2019
6. Council for Heritage Approval – August 26, 2019
7. Final Approval – Fall, 2019
8. Construction - 2020

To view the original presentation from the Neighbourhood Information Meeting, [click here](#).