

City of Kitchener
Zoning By-law Amendment Comment Form

Project Address: 1385 Bleams Road

File Number: ZBA23/001/B/BB

Date of Site Plan Review Committee Meeting: No meeting, email circulation

Comments Of: Transportation Services

Commenter's Name: Steve Ryder

Email: steven.ryder@kitchener.ca

Phone: (519) 741 2200 x 7152

Date of Comments: March 17, 2023

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

1. Recommendation of Commenting Division:

☒ Transportation Services has no objections to the proposed Zoning By-law Amendment to rezone the subject site for the purpose of construction an 8-unit cluster townhouse block. Please see the following comments:

- The proposed ZBA includes a proposal to reduce the required visitor parking spaces from three (3) to zero (0). Transportation Services has reviewed the updated concept after a short meeting with the applicant team on Thursday, March 16 and can support the proposal. Each unit includes one (1) required parking space within the internal garage, as well as one (1) surplus space in the driveway. Additionally, the proposed "internal roadway" will likely be able to accommodate several vehicles without impacting the Regional right-of-way. There is also short-term, on-street parking on Helena Feasby St that can accommodate the 8-unit proposal, if needed.
- As the proposed site does not require site plan approval under the new parameters of Bill 23, Transportation Services staff offer the following advisory comments:
 - Ensure a minimum width of 6.1m for the internal roadway that services the units;
 - Ensure no obstructions with the site access Driveway Visibility Triangles (DVTs);
 - Ensure the proposed bike racks are located closer to the units than the roadway for safety and convenience;

- If Community Mailbox is required on-site, ensure it is easily accessible and is not located within the DVTs.

2. Conditions of Site Plan Approval in Principle:

- N/A

3. Conditions of the S. 41 Development Agreement:

☐ Traffic Control Signs (2e)

☐ Special Condition(s): _____

4. Policies, Standards and Resources:

- Urban Design Manual:
 - Barrier-free space standards:
 - https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_UD_5.0_Accessibility_Standards_For_The_Built_Environment.pdf
 - Access to Roads:
 - https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_UD_2.0_Access_To_Roads.pdf

5. Anticipated Fees:

- N/A

Internal memo

Development Services Department



www.kitchener.ca

Date: February 27, 2023
To: Brian Bateman
From: Jason Brûlé
cc: Carlos Reyes
Subject: Zoning By-law Amendment Application
Ioan Solomes
1385 Bleams Road, Kitchener
ZBA23/001/B/BB

The below comments have been prepared through the review of the supplied Existing Conditions Plan and Preliminary Grading Plan prepared by MTE Consultants Inc. revised May 05, 2022, and October 28, 2022 respectively in support of the above noted application.

General Comments:

1. Engineering supports the zoning by-law amendment with some advisory comments provided below.

Sanitary:

2. Flows for this site were already considered during the Rosenberg Secondary planning phase.

Water (Angela Mick, KU):

3. No concerns for water flows and pressures. The applicant is reminded that they need to tap their service off a local watermain and not a Regional main.

Stormwater Management:

4. Stormwater management for this site is accounted for in SWM Facility #1 on the Williamsburg Green subdivision directly adjacent to the west and south.

Jason Brûlé, C.E.T.
Engineering Technologist

City of Kitchener - Comment Form

Project Address: 1385 Bleams Road
Application Type: ZBA

Comments of: Environmental Planning (Sustainability) – City of Kitchener
Commenter's name: Kieran Luckhai
Email: Kieran.Luckhai@kitchener.ca
Phone: 519-741-2200 x 7078

Written Comments Due: March 6, 2023
Date of comments: February 17, 2023

1. Plans, Studies and/or Reports submitted and reviewed as part of a complete application:

- Sustainability Statement – 1385 Bleams Road, prepared by Polocorp Inc., dated January 26, 2023

2. Comments & Issues:

I have reviewed the documentation (as listed above) to support a Zoning By-law Amendment for the proposed development of 8 three-storey townhouse dwelling units, regarding sustainability and energy conservation and provide the following:

- Although the Ontario Building Code (OBC) is advanced, going forward all developments will need to include robust energy conservation measures as the City (and Region of Waterloo) strive to achieve our greenhouse gas reduction target.
- As indicated in the pre-submission meeting the development is within the Rosenberg Secondary Plan. Policies in the Rosenberg Secondary Plan encourage incorporation of progressive sustainability measures, including those in standards such as LEED or other comparable standards.
- It is recommended that more progressive measures that go beyond the OBC be explored to further energy conservation, generation and operation, and benefit future residents/tenants.
- Upon review of the supporting documentation there are several positive sustainability measures which have been considered and proposed for the development including:
 - The compact and efficient design of an underutilized lands
 - The use of low flow fixtures and low water consuming appliances
 - Lighting fixtures that are at or below ASHRAE 90.1-2019 power requirements
 - Sub-metering of individual units
 - The exploration of on-site waste management facilities, including recycling and composting

An updated Sustainability Statement incorporating a more progressive energy conservation and efficient design is required to support the Zoning Bylaw Amendment.

- Potential items for consideration are:
 - The use of alternative water supply and demand management systems or readiness to add these systems in the future
 - Implementation of low water use landscaping alternatives
 - White/light coloured roofing material to take advantage of passive solar energy gain
 - Engineering the building to add solar PVs if required in the future
 - Additional landscaping features to enhance the urban forest
 - Using low or no VOC paints and finishes to minimize air pollutants in interior materials
 - Sustainable sourcing of construction and building materials
- A Sustainability Statement (as per the City's Terms of Reference) will be required as part of a complete Site Plan Application which can further explore and/or confirm additional sustainability measures that are best suited to the development.

3. Policies, Standards and Resources:

- Kitchener Official Plan Policy 7.C.4.5. The City will encourage and support, where feasible and appropriate, alternative energy systems, renewable energy systems and district energy in accordance with Section 7.C.6 to accommodate current and projected needs of energy consumption.
- Kitchener Official Plan Policy 7.C.6.4. In areas of new development, the City will encourage orientation of streets and/or lot design/building design with optimum southerly exposures. Such orientation will optimize opportunities for active or passive solar space heating and water heating.
- Kitchener Official Plan Policy 7.C.6.8. Development applications will be required to demonstrate, to the satisfaction of the City, energy is being conserved or low energy generated.
- Kitchener Official Plan Policy 7.C.6.27. The City will encourage developments to incorporate the necessary infrastructure for district energy in the detailed engineering designs where the potential for implementing district energy exists.
- Rosenberg Secondary Plan Policy 2.6.2.1. The City will promote development that strives to be sustainable by encouraging, supporting and, where appropriate, requiring: i. Compact development and efficient built form; ii. Transit supportive development and redevelopment and the greater use of active modes of transportation such as cycling and walking; iii. Environmentally responsible design and construction practices; iv. The integration, protection and enhancement of natural features and landscapes into building and site design; and, v. The reduction of resource consumption associated with development.
- Rosenberg Secondary Plan Policy 2.6.2.2. The City will encourage and support, where feasible and appropriate, Alternative Energy Systems, Renewable Energy Systems and district energy to accommodate current and projected needs of energy consumption.
- Rosenberg Secondary Plan Policy 2.6.2.3. The City will use plans and strategies to help guide development and redevelopment to meet sustainable development goals, such as those contained within the Kitchener Growth Management Strategy and related growth management plans, the Transportation Master Plan, and the Urban Design Manual.

- Rosenberg Secondary Plan Policy 2.6.2.4. The City will develop and implement sustainable development design standards for all development, redevelopment, building renovation and infrastructure, to be integrated into the Urban Design Manual.
- Rosenberg Secondary Plan Policy 2.6.2.5. The City will encourage at the development application stage, the reduction of energy and residential combustion emissions through a range of approaches including the development of R-2000 homes and similar commercial construction standards such as LEED or other similar published standards, the incorporation of Energy Star appliances, the physical layout of the plan having regard to energy conservation, and buildings powered by renewable energy sources, both passive and active. This may include incentives offered through the City's Energy and Water Efficiency for Land and Buildings Community Improvement Plan.
- Rosenberg Secondary Plan Policy 2.6.2.6. On a site specific basis, certain techniques such as the use of roof top gardens and the re-use of grey water will be encouraged provided that groundwater infiltration targets are not compromised.

4. **Advice:**

- As part of the Kitchener Great Places Award program every several years there is a Sustainable Development category. Also, there are community-based programs to help with and celebrate and recognize businesses and sustainable development stewards (Regional Sustainability Initiative - <http://www.sustainablewaterlooregion.ca/our-programs/regional-sustainability-initiative> and TravelWise - <http://www.sustainablewaterlooregion.ca/our-programs/travelwise>).
- The '[Sustainability Statement Terms of Reference](https://www.kitchener.ca/SustainabilityStatement)' can be found on the City's website under 'Planning Resources' at ... <https://www.kitchener.ca/SustainabilityStatement>

From: Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>
Sent: Friday, March 3, 2023 3:52 PM
To: Brian Bateman
Subject: RE: Circulation for Comment - 1385 Bleams Road (ZBA)

Hi Brian,

The subject property is not regulated by the GRCA under Ontario Regulation 150/06. As such, we will not be providing comments.

Thank you,
Chris

Chris Foster-Pengelly, M.Sc.
Assistant Supervisor of Resource Planning
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2319
Toll-free: 1-866-900-4722
Email: cfosterpengelly@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

From: Planning <planning@grandriver.ca>
Sent: Wednesday, February 8, 2023 9:15 AM
To: Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>
Subject: FW: Circulation for Comment - 1385 Bleams Road (ZBA)

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: February 7, 2023 4:17 PM
To: _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Feds <vped@feds.ca>; Planning <planning@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Region - Planning <PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; WCDsb - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary <elaine_burns@wrdsb.ca> <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>

Cc: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: Circulation for Comment - 1385 Bleams Road (ZBA)

Please see attached. Additional documentation can be found in AMANDA folder 23-101841 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Brian Bateman**, Senior Planner (brian.bateman@kitchener.ca; 519-741-2200 x7869).

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener

200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7

519-741-2200 ext. 7425 | TTY 1-866-969-9994 | christine.kompter@kitchener.ca



City of Kitchener
Heritage – OPA/ZBA Comment Form

Project Address: 1385 Bleams Road

File Number: ZBA23/001/B/BB

Comments Of: Heritage Planning

Commenter's Name: Deeksha Choudhry

Email: deeksha.choudhry@kitchener.ca

Phone: 519-741-2200 ext. 7291

Date of Comments: March 3, 2023

Heritage Planning staff has reviewed the following material for the proposed development on the lands municipally addressed as **1385 Bleams Road** to provide the comments outlined below:

- Draft Heritage Impact Assessment (HIA) dated January 9, 2023;
- Archaeological Assessment Stage 1 & 2 dated September 27, 2022;
- Archaeological Assessment Stage 3 dated December 2022;
- Submission Cover Letter dated January 26, 2023;
- Proposed Building Elevations;
- Proposed Floor Plans; and
- Tree Management Plan

1. Site Specific Comments:

The subject property municipally addressed as 1385 Bleams Road is designated under Part IV of the Ontario Heritage Act. Designating By-law 1987-309 protects the existing building, also known as the 'Williamsburg School', the belfry, the fence and the wood shed.

The applicant is proposing to sever a portion of the land to building 8 townhomes towards the rear side of the property. No alterations to the existing residence or the wood shed have been proposed.

2. Draft Heritage Impact Assessment for 1385 Bleams Road

A draft HIA has been submitted to the City in support of this application dated January 9, 2023. The draft HIA concludes that the proposed development will not have an adverse impact on the existing designated heritage resources. Furthermore, the HIA recommends that a 'Heritage Protection Plan' be

prepared which would include protective measures for the schoolhouse, post, and rail fence adjacent to the development site.

The draft HIA has not yet been approved by the Director of Planning. The draft HIA is scheduled to go to the Heritage Kitchener Committee at its March 7, 2023, meeting. Comments received from that meeting will be provided under separate document, along with the HIA review comments.

3. Heritage Planning Comments

Overall, the proposed development seems sympathetic with the existing character of schoolhouse. However, staff have concerns regarding the setback from the existing building to the new townhomes. Staff are of the opinion that a 2.4 m setback from the existing building might not be sufficient, specially during construction, Staff encourage the applicant to explore the following:

- Determine whether the proposed development can be setback even further to ensure a sufficient 'buffer space' between the existing heritage resource and new development

Explore a different layout of the proposed development so that the new townhomes are not competing with the existing heritage resource and are sufficiently set back. There might an opportunity to move the orientation of the townhomes, so that the existing building set back onto a bigger amenity area, providing sufficient 'screening' from the proposed development. Staff would like to work with the applicants in addressing concerns related to the setback of the proposed development.

In order to facilitate the proposed development, due to the recent changes that have been introduced by Bill 23, a site plan is no required. Therefore, a holding provision needs to be implemented on the site, which can only be lifted once the following have been completed:

- The Heritage Impact Assessment is approved by the Director of Planning;
- A Conservation Plan is submitted and approved by the Director of Planning;

A heritage permit will also be needed to facilitate the development since the lands involve a designated Part IV heritage resource.



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES
Community Planning
150 Frederick Street 8th Floor
Kitchener Ontario N2G 4J3 Canada
Telephone: 519-575-4400
TTY: 519-575-4608
Fax: 519-575-4466
www.regionofwaterloo.ca

Shilling Yip (226) 753-1064 (C)
Files: C14-60/2/23001

March 28, 2023

Brian Bateman, MCIP. RPP
Senior Planner
DSD – Planning Division
City of Kitchener
200 King Street W.
Kitchener, ON N2G 4G7

Dear Mr. Bateman:

**Post Circulation Comments
ZBA 23/001/B/BB
Ioan Solomes
1385 Bleams Road
CITY OF KITCHENER**

Region staff has reviewed the above-noted application and provides the following comments for your consideration at this time. The applicant is proposing is proposing to re-zone the property from A-1 agricultural one in By-law 85-1 to Medium Density Residential (RES-6) with site specific regulations and uses to correspond with the Medium Rise Residential One land use designation of the Rosenberg Secondary Plan. The intent of the ZBA is to facilitate a consent to create a new block of land for the development of 8 townhomes, while retaining a lot for the existing heritage dwelling on the property.

Staff understands the dwelling, shed and fence structure along the Bleams Road frontage are designated architectural and historical value under the Ontario Heritage Act.

Staff also understands this development will not be subject to site plan, as only 8 units are being proposed.

The lands are designated Urban Area “Designated Greenfield Areas” on Map 3a in the Regional Official Plan (ROP).

Water Services

A Functional Servicing Report is required. This may be secured through a holding provision in the proposed zoning by-law amendment.

The applicant should be made aware that no connection to regional water mains will be permitted in accordance with Section B.2.1.4.1 of the Design Guidelines and Supplemental Specifications for Municipal Services for January 2021.

Hydrogeology & Water Programs (Source Water Protection)

The lands are designated Wellhead Protection Sensitivity 8 on Map 6a of the Regional Official Plan. The purpose of the mapping and corresponding policies in the ROP is to protect the longterm municipal groundwater supplies. Geothermal wells are permitted subject to further study in accordance with ROP Policy 8.A.4. Alternatively, geothermal wells should be prohibited as a permitted use in the zoning by-law amendment.

As no additional technical study has been provided to support the use of geothermal systems, Hydrogeology & Water Programs (HWP) staff has requested that a prohibition on geothermal wells as defined in Chapter 8 of the Regional Official Plan, including vertical open and closed loop geothermal energy systems, be written in the proposed zoning by-law amendment for the subject lands.

A Salt Management Plan is required. This may be secured through a holding provision in the proposed zoning by-law amendment.

As part of the plan, HWP would encourage the proponent to incorporate design considerations with respect to salt management, including:

- Ensure that cold weather stormwater flows are considered in the site design. Consideration should be given to minimize the transport of meltwater across the parking lots or driveway. This also has the potential to decrease the formation of ice and thereby the need for de-icing.
- Directing downspouts towards pervious (i.e. grassy) surfaces to prevent runoff from freezing on parking lots and walkways.
- Locating snow storage areas on impervious (i.e. paved) surfaces in close proximity to catch basins.
- Using winter maintenance contractors that are Smart About Salt™ certified.
- Using alternative de-icers (e.g. pickled sand) in favour of road salt.

The proponent is eligible for certification under the Smart About Salt™ program for this property. Completion of the Salt Management Plan is one part of the program. To learn more about the program and to find accredited contractors please refer to: <http://www.smartaboutsalt.com/>. Benefits of designation under the program include cost savings through more efficient use of salt, safe winter conditions by preventing the formation of ice, and potential reductions in insurance premiums.

Corridor Planning

Conditions of Approval for the Zone Change Application

Road Traffic Noise Study

At this location the proposed development may encounter environmental noise sources from Bleams Road. It is the responsibility of the applicant to ensure the proposed noise sensitive development is not adversely affected by anticipated noise impacts. To address the environmental noise impacts, the applicant must prepare an Environmental Noise Study; the noise levels criteria and guidelines for the preparation of the study should follow the Ministry of the Environment, Conservation and Park NPC-300 requirements. This may be secured through a holding provision in the proposed zoning by-law amendment.

The consultant who prepares the Environmental Noise Study must be listed on the Region of Waterloo's Approved List of Noise Consultants. The noise consultant is responsible for obtaining current information, applying professional expertise in performing calculations, making detailed and justified recommendations, submitting the Consultant Noise Declaration and Owner/Authorized Agent Statement. The consultant preparing the Environmental Noise Study must contact Region of Waterloo staff for transportation data, including traffic forecasts and truck percentages, for the purpose of preparing the Environmental Noise Study. Region of Waterloo staff will provide this data within three weeks of receiving the request from the noise consultant.

Please note that there is a \$500 fee for the preparation of the traffic forecasts and review of the Environmental Noise Study. The noise consultant preparing the Environmental Noise Study must submit the transportation data request online via (<https://rmow.permitcentral.ca/Permit/GroupApply?groupId=3>). Resubmission of any Transportation Noise Study may be subject to a \$250 resubmission fee.

In the event that a stationary noise source, and/or a vibration source are/is identified as potential concerns, the applicant will be required to pay for a third party review by an external Noise Consultant retained by the Region. The fee for this third party review is \$4000 + HST. Please submit payment for the third party review along with the submitted noise study. Additional fees may apply depending on scope of review required.

Payment can be made either by cheque payable to the Region of Waterloo, or by contacting Ms. Peggy Walter (PWalter@regionofwaterloo.ca) via other methods.

Stormwater Management & Site Grading

A Functional Servicing and Stormwater Management Report is required for review and approval by the Region. This may be secured through a holding provision in the proposed zoning by-law amendment.

Detailed comments related to site specific grading and servicing details will be provided. Where possible, please coordinate underground service connections from the local municipal road rather than the Regional Road.

Conditions of Approval for the future Consent Application

Regional Road Dedication

At this location, Bleams Road has a designated road width of 30.48m (100ft) in Schedule 'A' of the Regional Official Plan (ROP) and an approximate 2.0m road widening will be required. The exact amount of road widening dedication is to be determined by an Ontario Land Surveyor (OLS) in consultation with the Region's Transportation Planner. Please show the correct road widening and daylight triangle dedications on all plans going forward.

The landowner will be responsible for re-locating the fence onto lands outside of the subject widening, prior to conveyance of lands to the Region. The widening is applicable over the entire Bleams Road frontage (on both the townhouse and heritage lots).

The Region's Bleams Road road project is expected to commence about this time next year. Ideally, staff would like to have the widening dedication prior to this date in order to avoid having to defer work in this area.

Access Permit/TIS/Access Regulation

The subject property currently obtains vehicular access directly to Bleams Road via two full movement access locations. Region staff notes that the proposed development would be granted a single vehicular access to Bleams Road, and must be located directly across from the existing Helena Feasby Street right of way. The applicant is advised to work with staff to develop a site design with a vehicular access that is approved by the Region.

The Regional Road Access Permit application can be found on the Region of Waterloo website <https://forms.regionofwaterloo.ca/ePay/PDLS-Online-Payment-Forms/Commercial-Access-Permit-Application>

The associated application fee is \$230.

Cultural Heritage and Archaeology

Cultural heritage staff has reviewed the Heritage Impact Assessment for 1385 Bleams Road (Jan 9/23) and note that the Williamsburg Public School (1864/1874 structure) is being conserved intact. The Region supports the OHA designation of the structure, as well as the development of a Heritage Protection Plan as recommended in the HIA.

Staff has also reviewed the Stage 1,2 and 3 Archaeological Assessments reports. Staff understands the Stages 1 & 2 Assessment has been submitted to the Ministry for expedited review, and that acknowledgement is still pending. The Stage 3 assessment has been completed and does not recommend further assessment. It is to be submitted to the Ministry once the Stage 1 & 2 is acknowledged. As you know the Region's practice is to request complete Archaeological Assessments with Ministry Acknowledgement as part of the submission of a complete application. In this case, the application was accepted as complete without identifying this requirement and the

application is now subject to Bill 109 timeframes. It is the Region's preference that the complete Archaeological Assessment and Ministry Acknowledgement be received prior to Council consideration of the application. However, Region staff recognizes this application is subject to Bill 109 timeframes and should the City impose a holding provision the Region requests that it not be lifted until a complete Archaeological Assessment and Ministry Acknowledgment be received to the satisfaction of the Region.

Housing

No comments.

Regional Development Charges

Any future development on the subject lands will be subject to provisions of Regional Development Charges By-law 19-037 or any successor thereof.

Other

Staff acknowledges the Region's required review fee for the ZBA application was received February 8, 2023.

In summary, the proposed zoning by-law amendment must include the following:

- 1) a prohibition on geothermal wells; and
- 2) a holding provision to address (to the satisfaction of the Region of Waterloo),
 - Completion of a Road Traffic Noise Study
 - Completion of a Functional Servicing and Stormwater Management Report
 - Completion of a Salt Management Plan, and
 - Submission of all archaeological assessment reports to the Ministry of Tourism, Culture and Sport; with receipt of Ministry acknowledgement of same.

Region staff has no objection to proceeding with a City staff recommendation to Kitchener Council subject to the above-noted comments.

If you have any questions, please feel free to contact me (226) 753-1064 (c).

Yours truly,



Shilling Yip, MCIP, RPP
Senior Planner

cc. Matthew Warzecha, Polocorp

From: Katey Crawford
Sent: Monday, March 27, 2023 5:02 PM
To: Brian Bateman
Subject: RE: 1385 Bleams Road ZBA - UD Comments
Attachments: [cp2074-Towns_2023.03.23.pdf](#)

Good afternoon Brian,

I am supportive of the revised concept dated March 23rd, 2023 (attached), with the following conditions:

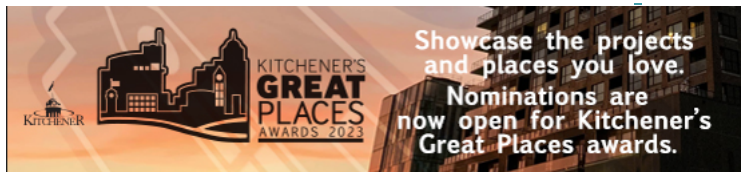
1. An updated Tree Management plan be provided, including the required Butternut Health Assessments.
2. An updated Urban Design Brief be provided, reflective of the newly proposed concept, outcomes of the Tree Management Plan and Butternut Health Assessments.

Best,

Katey

Katey Crawford, OALA, CSLA

Senior Urban Designer / Planning Division / City of Kitchener
519-741-2200 ext. 7157 / TTY 1-866-969-9994
Katey.Crawford@kitchener.ca



From: Katey Crawford
Sent: Friday, March 3, 2023 12:29 PM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: 1385 Bleams Road ZBA - UD Comments

Good afternoon, Brian,

Please see written comments attached for your reference and circulation.

Thanks,

Katey

Katey Crawford, OALA, CSLA

Senior Urban Designer / Planning Division / City of Kitchener
519-741-2200 ext. 7157 / TTY 1-866-969-9994

Katey.Crawford@kitchener.ca



From: Planning <planning@wcdsb.ca>
Sent: Wednesday, March 1, 2023 3:35 PM
To: Brian Bateman
Subject: RE: Circulation for Comment - 1385 Bleams Road (ZBA)

Good Afternoon Brian,

The Waterloo Catholic District School Board has reviewed the subject application and based on our development circulation criteria have the following comment(s)/condition(s):

A) That any Education Development Charges shall be collected prior to the issuance of a building permit(s).

B) That the developer shall include the following wording in the site plan agreement / condominium declaration to advise all purchasers of residential units and/or renters of same:

"In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point."

If you require any further information, please contact me by e-mail at Jordan.Neale@wcdsb.ca.

Thank you,
Jordan Neale
Planning Technician, WCDSB
480 Dutton Dr, Waterloo, ON N2L 4C6
519-578-3660 ext. 2355

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Tuesday, February 7, 2023 4:17 PM
To: _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Feds <vped@feds.ca>; GRCA - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Region - Planning <PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder

<Steven.Ryder@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; Planning
<planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>;
WRDSB - Planning <planning@wrdsb.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Circulation for Comment - 1385 Bleams Road (ZBA)

Caution - External Email - This Message comes from an external organization. Do NOT click on unrecognized links or provide your username and/or password.

Please see attached. Additional documentation can be found in AMANDA folder 23-101841 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Brian Bateman**, Senior Planner (brian.bateman@kitchener.ca; 519-741-2200 x7869).

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener
200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7
519-741-2200 ext. 7425 | TTY 1-866-969-9994 | christine.kompter@kitchener.ca



Disclaimer - This email and any files transmitted with it are confidential and contain privileged or copyright information. You must not present this message to another party without gaining permission from the sender. If you are not the intended recipient you must not copy, distribute or use this email or the information contained in it for any purpose other than to notify us. If you have received this message in error, please notify the sender immediately, and delete this email from your system. We do not guarantee that this material is free from viruses or any other defects although due care has been taken to minimize the risk. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of the Waterloo Catholic District School Board.