

Tanya Roberts

From: Lingard, Norman <norman.lingard@bell.ca>
Sent: Tuesday, April 11, 2023 10:22 AM
To: Tanya Roberts
Subject: Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning Tanya,

Thank you for circulating Bell Canada on the City of Kitchener's Draft Zoning By-law and Official Plan Amendment. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Have a great day.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617



Please note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

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Tanya Roberts

From: Katie Wood
Sent: Tuesday, April 11, 2023 11:44 AM
To: Tanya Roberts
Subject: FW: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)
Attachments: Notice to agencies letter - City initiated OPAs ZBAs FIN.pdf; Proposed Official Plan Amendments.pdf; Proposed Zoning Amendments Chart.pdf; Neighbourhood Information Meeting Recording.pdf; Zoning By-law 85-1 - Proposed Amendments (Bill 23).pdf

I have no concerns.

Sincerely,

Katie Wood, C.E.T.

Project Manager | Development Engineering | City of Kitchener
519-741-2200 ext. 7135 | TTY 1-866-969-9994 | katie.wood@kitchener.ca



From: Ellen Straus <Ellen.Straus@kitchener.ca>
Sent: Tuesday, April 4, 2023 11:07 AM
To: Christine Goulet <Christine.Goulet@kitchener.ca>; Eric Riek <Eric.Riek@kitchener.ca>; Jason Brule <Jason.Brule@kitchener.ca>; Katie Wood <Katie.Wood@kitchener.ca>; Niall Melanson <Niall.Melanson@kitchener.ca>; Nolan Beatty <Nolan.Beatty@kitchener.ca>
Cc: Carlos Reyes <Carlos.Reyes@kitchener.ca>
Subject: FW: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Hi all,

Since this is regarding implementation of the new bills as well as By-law amendments I thought I would send to everyone

Thanks,
Ellen

Ellen Kayes

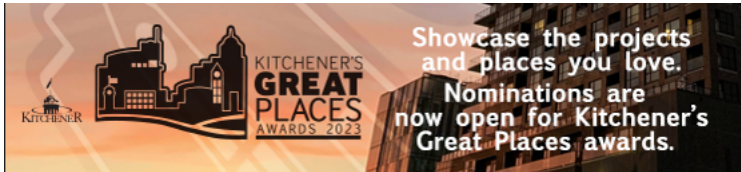
Program Assistant | Development Engineering - Engineering | City of Kitchener
(519) 741-2200 ext. 7411 | TTY 1-866-969-9994 | ellen.straus@kitchener.ca



Further to this e-mail, we are proposing amendments to both By-laws. Attached are the proposed amendments to Zoning By-law 85-1.

Kind regards,

Tanya Roberts, MA
Project Manager (Planning) | Planning Division | City of Kitchener
(519) 741-2200 ext. 7704 | TTY 1-866-969-9994 | tanya.roberts@kitchener.ca



From: Christine Kompter <Christine.Kompter@kitchener.ca>

Sent: Monday, April 3, 2023 4:43 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 Heuchert <Dave.Heuchert@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>; 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>; Tom Ruggle <Tom.Ruggle@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (<elaine_burns@wrdsb.ca>) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>

Cc: Tanya Roberts <Tanya.Roberts@kitchener.ca>

Subject: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Please see attached. Questions or comments should be directed to **Tanya Roberts**, Project Manager (tanya.roberts@kitchener.ca; 519-741-2200 x7704).

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





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City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: City Wide

Owner: City of Kitchener

Application: Zoning By-law Amendment ZBA23/004/K/TR; Official Plan Amendment OPA23/001/K/TR; Amendments to Zoning By law 85-1

Comments Of: Parks and Cemeteries

Commenter's Name: Lenore Ross

Email: Lenore.ross@kitchener.ca

Phone: 519-741-2200 ext 7427

Date of Comments: April 13 2023

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

1. Documents Reviewed:

1. Proposed revisions to OP policies
2. Proposed revisions to Zoning By-law 2019-051
3. Proposed revisions to Zoning By-law 85-1

2. Comments on Submitted Documents

The following comments should be addressed at this time.

1) Proposed revisions to OP policies

- a) Revise text throughout to have consistent capitalization of "Urban Design", Urban Design Manual", "Urban Design Brief", "Urban Design Report", "Urban Design Scorecard" etc...
- b) Page 4 11.C.1.32 – is additional clarification required to indicate *who* will prepare the UD Brief/Report...? E.g. as in 11.C.1.6 "may be required of an owner/applicant in support of a development application"
- c) Page 7 17.E.10.2 – add in **word** " An owner/applicant will be required to participate in a Pre-Submission Consultation Meeting prior to the submission of an application for a Plan of Subdivision, a Plan of Vacant Land Condominium, an Official Plan Amendment, a Zoning By-law Amendment and/or a Site Plan. A Pre-Submission **Consultation** Meeting may be required for a Consent Application if other information and materials are needed to inform the application. A Pre-Submission Consultation Meeting will include an electronic or in-person meeting to consult on the development proposal, and may include collaborative components such as a visioning workshop, design charette, and site walk."
- d) Page 9 17.E.12.7 – is it intentional to have an exhaustive list of types of permitted technical amendments? Or should there be a clause like: Technical and administrative revisions "**including but not limited to**": ?
- e) Page 12 Part F UD Scorecard definition - "An **Urban Design Scorecard** may be required instead of an Urban Design Report **or Urban Design Brief**

Zone Change / Official Plan Amendment Comment Form

- f) Page 13 Part F section 3 Environmental - Arborist Report **including ISA Valuation of trees**
- 2) Proposed revisions to Zoning By-law 2019-051**
 - a) Page 5, 4.12.4b) – So...there will be a minimum 20% *front yard* landscaped area *in addition* to the minimum 20% overall landscaped area for those RES zones where the 4-10 unit multi-residential dwellings will be permitted? Will a standard sketch submission illustrating this be a useful part of an ZOC for these types of development?
- 3) Proposed revisions to Zoning By-law 85-1**
 - a) No comments

Tanya Roberts

From: Gaurang Khandelwal
Sent: Monday, May 15, 2023 3:39 PM
To: Darren Kropf; Barry Cronkite
Cc: Katie Anderl; Tanya Roberts
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Thanks for confirming Darren!

Gaurang Khandelwal (he/him), MA, MCIP, RPP
Planner (Policy) | Planning Division | City of Kitchener
519-741-2200 x 7611 | TTY 1-866-969-9994 | gaurang.khandelwal@kitchener.ca



From: Darren Kropf <Darren.Kropf@kitchener.ca>
Sent: Monday, May 15, 2023 3:29 PM
To: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>; Barry Cronkite <Barry.Cronkite@kitchener.ca>
Cc: Katie Anderl <Katie.Anderl@kitchener.ca>; Tanya Roberts <Tanya.Roberts@kitchener.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Yes, we can accept that.

Darren Kropf
Manager, Active Transportation and Development
519-741-2200 ext. 7314

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From: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Sent: Monday, May 15, 2023 3:12 PM
To: Darren Kropf <Darren.Kropf@kitchener.ca>; Barry Cronkite <Barry.Cronkite@kitchener.ca>
Cc: Katie Anderl <Katie.Anderl@kitchener.ca>; Tanya Roberts <Tanya.Roberts@kitchener.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Thanks Darren,

To confirm our understanding and that we are on the same page, transportation services is:

- supportive of a minimum driveway width of 3m; and,
- does not have concerns if the driveway was 2.6m wide but clear on either side?

Regards,

Gaurang Khandelwal (he/him), MA, MCIP, RPP



From: Darren Kropf <Darren.Kropf@kitchener.ca>
Sent: Monday, May 15, 2023 11:45 AM
To: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>; Barry Cronkite <Barry.Cronkite@kitchener.ca>
Cc: Katie Anderl <Katie.Anderl@kitchener.ca>; Tanya Roberts <Tanya.Roberts@kitchener.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Thanks Guarang. We are supportive of a 3m driveway width.

Darren Kropf
Manager, Active Transportation and Development
519-741-2200 ext. 7314

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From: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Sent: Friday, May 12, 2023 11:42 AM
To: Barry Cronkite <Barry.Cronkite@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>
Cc: Katie Anderl <Katie.Anderl@kitchener.ca>; Tanya Roberts <Tanya.Roberts@kitchener.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Hi Barry and Darren,

Thank you for providing your perspective and concerns regarding this.

We are supportive of parking lot/spaces created to be appropriately accessible and are considering to update the regulation to 3.0 meters (from current proposed 2.6 m) so that it is consistent with the building setbacks for cluster townhouses and multiple dwellings, and addresses concerns when there is building/encroachments on either side of the driveway. Let us know if Transportation is supportive of this change.

We also wanted to highlight the difference in how 'driveway' and 'drive aisle' are currently defined in our two ZBLs.

ZBL 2019-051

- Driveway – means a vehicle route that provides access from a street or lane to a drive aisle, parking space, or parking lot.
- Drive Aisle – means an internal vehicle route immediately adjacent to parking spaces and/or loading spaces, which provides direct vehicular access to and from parking spaces and/or loading spaces, but shall not include a driveway.

ZBL 85-1

- "Driveway" means a private road giving access from a public street to a building or parking space.
- Drive aisle is not defined in ZBL 85-1

You would see from above that in ZBL 2019-051, a “driveway” provides access to a drive aisle, parking space or **parking lot**, and that a “drive aisle” is immediately adjacent to parking spaces. In contrast, a “driveway” as defined by ZBL 85-1 would be that providing access to a building or parking space (parking lot not mentioned in the definition here). Drive aisle is not defined in ZBL 85-1. One of our proposed amendments through this work is to update the “driveway” definition in ZBL 85-1 to how it is defined in ZBL 2019-051. This would help address the confusion around the definition of a driveway vs a drive aisle and bring consistency between the two By-laws.

Regards,

Gaurang Khandelwal (he/him), MA, MCIP, RPP
Planner (Policy) | Planning Division | City of Kitchener
519-741-2200 x 7611 | TTY 1-866-969-9994 | gaurang.khandelwal@kitchener.ca



From: Barry Cronkite <Barry.Cronkite@kitchener.ca>
Sent: Thursday, May 11, 2023 9:32 AM
To: Katie Anderl <Katie.Anderl@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Tanya Roberts <Tanya.Roberts@kitchener.ca>; Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

I think that the definition of a driveway vs drive aisle might be what’s confusing here. What we’re discussing is a drive aisle to a parking lot, (accessing spaces in the rear) not a driveway...which is really what my concern is. By definition, “a driveway shall be located so as to lead directly from a street or lane to a required parking space, either within a garage or outside” if it’s a typical driveway, no issue...but this is at least partly why we never used the driveway definition to access parking lots in the rear of buildings. That is then considered a drive aisle.

If we’re talking about a driveway, that’s fine. But I think that we can’t misinterpret a driveway with a drive aisle. A driveway does not provide access to a parking area/lot but rather a parking space.

There isn’t a concern when the 2.6m is clear on either side, but as soon as there is a building/encroachments like meters, plantings, etc...it will be much too narrow to access a parking lot. The minimum one way lane width for a drive aisle for parking in the UDM is 3.7m. the absolute lowest number that I can reference is 3.04m for a one way ramp width.

Again, the concern is that we want to make sure that any parking that is created actually remains accessible.

From: Katie Anderl <Katie.Anderl@kitchener.ca>
Sent: Thursday, May 11, 2023 9:09 AM
To: Darren Kropf <Darren.Kropf@kitchener.ca>; Tanya Roberts <Tanya.Roberts@kitchener.ca>; Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Cc: Barry Cronkite <Barry.Cronkite@kitchener.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Hi Darren,

The minimum width for a driveway of 2.6 was established in the old by-law (85-1) – and would have generally applied to a driveway associated with a single, duplex or semi where we wouldn't have had site plan control. However, the driveway could lead to spaces behind a dwelling – and in that case the building would be required to be setback 3.0 m. Our approach was to maintain consistency with current standards, and to apply this as a minimum for the 4-10 unit dwelling type. Where there is site plan control – technically the 2.6 is the minimum, but we would likely have deferred to transportation and the design standards to review the driveway/parking lot design.

Let me know if you wish to discuss further,
Katie

From: Darren Kropf <Darren.Kropf@kitchener.ca>
Sent: Wednesday, May 10, 2023 3:45 PM
To: Tanya Roberts <Tanya.Roberts@kitchener.ca>; Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Cc: Katie Anderl <Katie.Anderl@kitchener.ca>; Barry Cronkite <Barry.Cronkite@kitchener.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Hi all,

Yes, we support item #1 below. Thanks for addressing our earlier comments on that item.

For item #2, you'll recall in our last conversation that I requested 3 m for driveways and Planning suggested that in the past it has been 2.6 m for a typical driveway. Are you able to explain where that is already in effect? To Barry's knowledge (who has been doing this a lot longer than me!), we have always asked for 3.0 m for driveways and we would like to stay consistent with that.

I know you're running up against some deadlines so feel free to call Barry directly on this one if you need a final decision asap.

Thanks.

Darren Kropf
Manager, Active Transportation and Development
519-741-2200 ext. 7314

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From: Tanya Roberts <Tanya.Roberts@kitchener.ca>
Sent: Monday, May 8, 2023 3:07 PM
To: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>
Cc: Katie Anderl <Katie.Anderl@kitchener.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)
Importance: High

Hi Darren, further to Gaurang's message and following our conversation, Katie has also adjusted the OPA to reflect transportations comments.

Can you please send us a follow-up e-mail to let us know that you support the changes we are proposing and/or let us know if you have any remaining concerns.

The report is being reviewed now by managers, so ideally if you could let us know by no later than Thursday May 11 that would be much appreciated!

Kind regards,

Tanya Roberts, MA
Project Manager (Planning) | Planning Division | City of Kitchener
(519) 741-2200 ext. 7704 | TTY 1-866-969-9994 | tanya.roberts@kitchener.ca



From: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Sent: Monday, May 8, 2023 3:00 PM
To: Darren Kropf <Darren.Kropf@kitchener.ca>
Cc: Tanya Roberts <Tanya.Roberts@kitchener.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)
Importance: High

Hi Darren,

Thank you for meeting with us to discuss Transportation Services concerns with the proposed changes in regards to Implementation of Bill 13, 23 & 109. We have taken the comments into consideration and made minor updates to the proposed changes to the Zoning By-laws (attached for reference). In relation to the couple of outstanding comments from the trailing email, we note the following:

1. The word “required” from the proposed ‘parking lot’ definition is now removed and ‘and a minimum of one drive aisle’ is added. The updated proposed parking lot definition is:

“Parking Lot – means an area located on a lot which contains four or more parking spaces **and a minimum of one drive aisle.**”

2. The minimum driveway width of 2.6 metres will be applicable where there are four to ten units on a lot which do not require site plan approval and does not apply to any development which requires site plan approval pursuant to Section 41 of the Planning Act (this includes if development has non-residential uses). The building setbacks for multiple dwellings and cluster towns (3 or 4.5 metres) would still apply which should be able to address the concern regarding the driveway width of 2.6 m being tight in case where there is hard wall on one side of the driveway.

We would appreciate if you could let us know if Transportation Services supports or have any concerns with these changes, at your earliest convenience.

Regards,

Gaurang Khandelwal (he/him), MA, MCIP, RPP
Planner (Policy) | Planning Division | City of Kitchener
519-741-2200 x 7611 | TTY 1-866-969-9994 | gaurang.khandelwal@kitchener.ca





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From: Darren Kropf <Darren.Kropf@kitchener.ca>

Sent: Thursday, April 13, 2023 4:27 PM

To: Tanya Roberts <Tanya.Roberts@kitchener.ca>

Cc: Steven Ryder <Steven.Ryder@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; Barry Cronkite <Barry.Cronkite@kitchener.ca>

Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Hi Tanya,

Thanks for the opportunity to comment. Transportation offers these comments:

Official Plan

- 4.C.1.24 – “up to one parking space may be required.”
 - please explain how this will work. Is it enforceable if we use soft language like “may”? We are generally in support of the intent to provide us flexibility in requiring a parking spot if needed but want to know if this language is sufficient
- 11.C.1.31. “The City will ensure new buildings are designed, existing buildings are redeveloped, expanded, converted or renovated to enhance pedestrian usability, respects and reinforce human scale, create attractive streetscapes that are accessible, safe and have a functional relationship to the street, and contribute to rich and vibrant urban places.”
 - We suggest adding cycling as well. I.e. “to enhance pedestrian **and cycling** usability...” There may be some cases where a street already has or is expected to have cycling facilities and the buildings should complement that function as well as the pedestrian function
- Part F Schedule B
 - We suggest changing “Connectivity Plan” to “Active Transportation Connectivity Plan” so it can include pedestrian circulation and cycling circulation (most likely to be at a subdivision level but may apply to larger multi-building developments)
 - We suggest changing it to “Truck Turning Movement Plan”
 - We support the additions of the other documents highlighted

Zoning

- Parking Lot Definition
 - We do not support the addition of the word “required” to the definition. Even if the development includes more parking spaces than zoning requires, it still functions as a parking lot and needs to function according to parking lot requirements
- Table 5-3 allowing up to 3 tandem parking spaces
 - We support this revision
- Parking located 6 m from a street line
 - Can Planning clarify if the street line is the right of way or the edge of the road? My concern would be about parked cars overhanging sidewalks which need to remain clear
- Driveway widths
 - We do not support a driveway width of 2.6 m as it will be too narrow for vehicles to pass through. The width should be 3 m
- Where a parking lot is not under site plan control
 - The setback of the parking lot of 1.5 m from any lot line might impact driveway visibility triangles. We’d like to work with Planning to review this more closely and determine if we need a clause on visibility triangles as well

- We support the minimum drive aisle of 6 m to the parking lot
- Drive aisle widths of 6 m
 - Can planning clarify if this will apply just to residential or also commercial and institutional? We support 6 m for residential but have concerns for commercial or institutional as those will include more frequent, larger vehicles and visitors who will not be familiar with the tight operating spaces of the site. We suggest 7.3 m drive aisles for non-residential uses
-

Darren Kropf
 Manager, Active Transportation and Development
 519-741-2200 ext. 7314

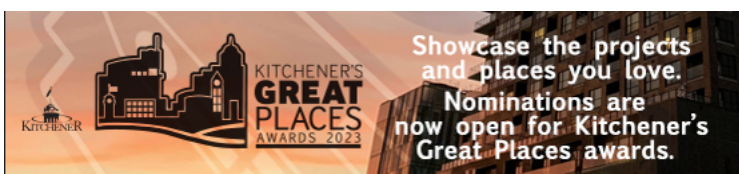
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From: Tanya Roberts <Tanya.Roberts@kitchener.ca>
Sent: Tuesday, April 4, 2023 9:57 AM
To: Christine Kompter <Christine.Kompter@kitchener.ca>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Heuchert <Dave.Heuchert@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>; 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>; Tom Ruggle <Tom.Ruggle@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Further to this e-mail, we are proposing amendments to both By-laws. Attached are the proposed amendments to Zoning By-law 85-1.

Kind regards,

Tanya Roberts, MA
 Project Manager (Planning) | Planning Division | City of Kitchener
 (519) 741-2200 ext. 7704 | TTY 1-866-969-9994 | tanya.roberts@kitchener.ca



From: Christine Kompter <Christine.Kompter@kitchener.ca>

Sent: Monday, April 3, 2023 4:43 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 Heuchert <Dave.Heuchert@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>; 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>; Tom Ruggle <Tom.Ruggle@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>

Cc: Tanya Roberts <Tanya.Roberts@kitchener.ca>

Subject: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

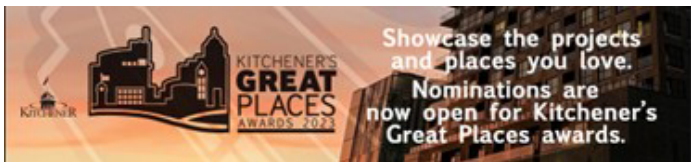
Please see attached. Questions or comments should be directed to **Tanya Roberts**, Project Manager (tanya.roberts@kitchener.ca; 519-741-2200 x7704).

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



Tanya Roberts

From: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Sent: Thursday, April 27, 2023 7:42 AM
To: Tanya Roberts
Cc: Jordan Neale
Subject: Re: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

You don't often get email from jennifer.passy@wcdsb.ca. [Learn why this is important](#)

Tanya,

Thank you for the opportunity to review the proposed amendments to the City's zoning by-law and official plan to respond to Bills 23, 13 and 109.

The WCDSB doesn't have few specific concerns about the proposed amendments. We respect that the City is obligated to modify their planning policies to implement the aforementioned Bills. However, the increasing uncertainty with regard to the number of new dwelling units in existing and future residential buildings, is expected to create a challenge for the board's projection of student accommodation needs. We look forward to working with City staff to explore how we can work together to support information sharing on the creation of additional dwelling units.

Beyond the proposed amendments, and considering the consultation on the draft Provincial Planning Statement which is ongoing, we would encourage the city to consider how current policy documents will respond to the language which promotes further consideration of schools as part of "complete communities" and promotes innovative approaches in the design of schools, including schools located in high rise developments.

In particular, the City's OP and zoning regimes provide very little flexibility with respect to the location of school sites and imposes onerous processes to obtain land use approvals for otherwise critical community infrastructure.

There are notable inconsistencies in the approach to schools a key infrastructure / public service facilities throughout the region, and we would welcome the opportunity to explore added flexibility with City staff which would expand the designations and zones where schools may permitted – de facto, which is consistent with the interpretation elsewhere in the region.

Thank you for considering these comments.

Jennifer

Sent from my Bell Samsung device over Canada's largest network.

From: Tanya Roberts <Tanya.Roberts@kitchener.ca>
Sent: Thursday, April 13, 2023 4:41:14 PM
To: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Cc: Jordan Neale <Jordan.Neale@wcdsb.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

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Hi Jennifer,

That is understandable. Upon first review, we don't see any significant impacts to the changes we are proposing. I am meeting with the team early next week to discuss the updates to the legislation and will let you know what we decide re: changes to the report and deadlines for review/comments.

Kind regards,
Tanya

From: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Sent: Thursday, April 13, 2023 12:01 PM
To: Tanya Roberts <Tanya.Roberts@kitchener.ca>
Cc: Jordan Neale <Jordan.Neale@wcdsb.ca>
Subject: FW: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

You don't often get email from jennifer.passy@wcdsb.ca. [Learn why this is important](#)

Tanya,

I am writing to find out how the Province's posting of the consultation on the Provincial Planning Statement may impact this circulation and the review currently underway? We have limited capacity to review and comment on this matter by the April 17th deadline, and if there are changes or likely delays in this initiative as a result of the ERO posting it would be helpful to know.

Thank you for any insight you can share,

Jennifer

Jennifer Passy, BES, MCIP, RPP
Manager of Planning
Waterloo Catholic District School Board
Phone: 519-578-3677, ext. 2253
Cell: 519-501-5285



**Waterloo Catholic
District School Board**

From: Tanya Roberts <Tanya.Roberts@kitchener.ca>
Sent: Tuesday, April 4, 2023 9:57 AM
To: Christine Kompter <Christine.Kompter@kitchener.ca>; _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 Heuchert <Dave.Heuchert@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>; 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>; Tom Ruggle <Tom.Ruggle@kitchener.ca>; Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Garrett Stevenson <Garrett.Stevenson@kitchener.ca>
Subject: RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

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Further to this e-mail, we are proposing amendments to both By-laws. Attached are the proposed amendments to Zoning By-law 85-1.

Kind regards,

Tanya Roberts, MA
Project Manager (Planning) | Planning Division | City of Kitchener
(519) 741-2200 ext. 7704 | TTY 1-866-969-9994 | tanya.roberts@kitchener.ca



From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, April 3, 2023 4:43 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 Heuchert <Dave.Heuchert@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>; 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>; Tom Ruggle <Tom.Ruggle@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Tanya Roberts <Tanya.Roberts@kitchener.ca>
Subject: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Please see attached. Questions or comments should be directed to **Tanya Roberts**, Project Manager (tanya.roberts@kitchener.ca; 519-741-2200 x7704).

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



A dark green banner with white text. On the left is the Kitchener logo. The main text reads "Want to know more about planning?". To the right, in smaller white text, it says "short videos", "mapping tool", "walking tours", and "and more!".

A banner with a background image of a building. On the left is the Kitchener logo. The text reads "KITCHENER'S GREAT PLACES AWARDS 2023". To the right, it says "Showcase the projects and places you love. Nominations are now open for Kitchener's Great Places awards."

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Tanya Roberts

From: Lauren Agar <lauren_agar@wrdsb.ca>
Sent: Monday, April 17, 2023 11:58 AM
To: Tanya Roberts
Cc: Paul Bloye; Planning
Subject: Re: [Planning] RE: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

You don't often get email from lauren_agar@wrdsb.ca. [Learn why this is important](#)



April 17, 2023

Re: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Dear Tanya,

Thank you for circulating these proposed amendments. The Waterloo Region District School Board (WRDSB) acknowledges that implementing these policy changes results from Provincial decisions, but we want to share our concerns regarding the proposed amendments.

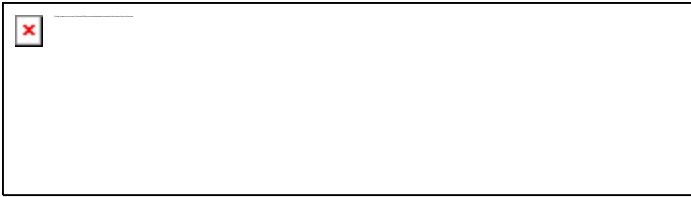
The approval of Bills 13, 23 & 109 has introduced significant uncertainty in our student yield calculations and subsequently the integrity of the WRDSB long-range enrolment projections. Student yields from new development, community trends, demographic shifts, and historic student enrolment are key factors in our projection modeling process. We cannot assess the impact of these amendments due to a lack of data on the expected intensification, development pacing, and potential change in family preference for housing type. The proposed zoning by-law amendments involving additional dwelling units and multiple dwelling units are particularly difficult to assess because uptake and family preference will factor into how the changes are felt at the school level. That being said, the allowances to accelerate residential development without additional funding for school construction projects will continue exacerbating an already difficult situation for the WRDSB.

The Ministry of Education funding model is rigid and lacks mechanisms to allow for needed agility and/or flexibility. Business case submissions for new capital are only accepted on a Ministry-determined release schedule. Business case submission and enrolment projections related to new capital projects (e.g. additions and new builds) are challenged without appeal opportunity. Construction costs and commodity prices have outpaced funding approval amounts within 1-2 years of approval. Land values have risen, and it is uncertain whether further increases will follow based on further zoning allowances for Institutional land. Our ability to react to new growth is constrained. The WRDSB hopes that collaboration between municipal and school board staff will ease the pressure likely to come for previously unanticipated students entering our region.

Sincerely,



Lauren Agar
Senior Manager of Planning



cc: Paul Bloye, Ministry of Education, Director - Capital Programs Branch

On Tue, 4 Apr 2023 at 09:57, Tanya Roberts <Tanya.Roberts@kitchener.ca> wrote:

Further to this e-mail, we are proposing amendments to both By-laws. Attached are the proposed amendments to Zoning By-law 85-1.

Kind regards,

Tanya Roberts, MA

Project Manager (Planning) | Planning Division | City of Kitchener
(519) 741-2200 ext. 7704 | TTY 1-866-969-9994 | tanya.roberts@kitchener.ca



From: Christine Kompter <Christine.Kompter@kitchener.ca>

Sent: Monday, April 3, 2023 4:43 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 Heuchert <Dave.Heuchert@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>; 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>; Tom Ruggle <Tom.Ruggle@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary <elaine_burns@wrdsb.ca> <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>

Cc: Tanya Roberts <Tanya.Roberts@kitchener.ca>

Subject: Circulation for Comment - Implementation of Bill 13, 23 & 109 (City-initiated OPA/ZBA)

Please see attached. Questions or comments should be directed to **Tanya Roberts**, Project Manager (tanya.roberts@kitchener.ca; 519-741-2200 x7704).

Christine Kompter

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