

Garett Stevenson

From: Darren
Sent: Wednesday, October 17, 2018 11:15 AM
To: Garett Stevenson
Subject: RE: Questions Regarding the Draft Plan for Subdivision Application 30T-18201 etc.

Thanks a lot for your prompt and thorough response Garett! Clearly this is long term build and we are quite some ways from foundations being poured and roads being widened!

Darren.

On Oct 17, 2018, at 10:15 AM, garett.stevenson@kitchener.ca wrote:

Hello Darren,

Bleams Road in this location is a Regional Road, and the Subdivider must provide the Region with the physical land to widen the right-of-way to 30.48 metres. There will be future studies completed by the Region on;

- Widening and reconstructing Bleams Road,
- Potential roundabout at the Trussler/Bleams roads intersection, and
- Trussler Road (from Bleams Road to Highway 7/8) widening to 4 lanes.

The details of designs are not available at this stage and the Environmental Assessment (EA) is planned to start during 2020. The Subdivider is being asked to provide the lands for future road and intersection improvements only at this point. Check back in the New Year on this website to see if there is any new information posted. <https://www.regionofwaterloo.ca/en/living-here/construction-and-road-closures.aspx#>

As for the construction of the subdivision, we are at the very beginning of the planning phase. There is a lot of community planning, construction design, and the actual extension of sewers (from the other side of Fischer Hallman) that needs to occur first. That work will be progressing over the next five years or so, depending on the market sale of homes. This is a fairly large application as well, so it will be built in stages and it could take 5-10 years just to build out the plan that was circulated.

Thanks,

Garett

Garett Stevenson

From: Garett Stevenson
Sent: Wednesday, October 24, 2018 5:54 PM
To:
Subject: RE: Mattamy Resident Circulation

Hi

Let me know if another night would work better as I am happy to meet in person if that assists.

1. The City approves blocks for future development – so it is not until the builder decides what kind of townhouse(s) (standard, stacked, etc) that they will build will be know the final number. Assume that 14 would be the maximum and likely what would be built.
2. We will work with the developer on revising their plans in response to comments I get through the process. Once there is an agreeable revised plan, Council could approve the plan subject to conditions. That would occur in the spring likely – so there is time.

If you were thinking about having your property be included in the applications, the applications could be amended with your consent.

Thanks,

Garett

From:
Sent: Wednesday, October 24, 2018 3:15 PM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: Re: Mattamy Resident Circulation

Hey Garett,

Tomorrow doesn't work out for my brother-in-law to meet. I really only have a couple more questions anyways so I may as well just ask you through email, and then we don't have to meet tomorrow.

1. On the drawings that were attached in your email, it's showing 8-14 townhouses being planned for development on my property. Can you be definitive on the number? Is it closer to 8 townhouses or closer to 14 townhouses? Obviously the number would have an impact on the selling price of my property.
2. When do the final plans have to be submitted to the city?

If you want to email me the answers, that would be great.

Thanks,

Sent from my iPhone

Garett Stevenson

From: Greg Proctor <GProctor@regionofwaterloo.ca>
Sent: Friday, December 21, 2018 4:26 PM
To:
Cc: Richard Parent; Marcos Kroker; Garett Stevenson; Bob Henderson; Mike Jones
Subject: RE: Include ; on future circulations regarding Trussler and/or Bleams Road

Hello ,

I am the Project Manager assigned to the upcoming Bleams Road reconstruction project. The project limits are from Trussler Road to Fischer-Hallman, and it is currently scheduled for reconstruction in the year 2021. However, it is anticipated that this date for construction may be pushed further into the future to better align with the proposed developments in the area.

LEFT TURN LANE ON BLEAMS AT CHURCH ACCESS - Although a left turn on Bleams Road at the church access is not currently included within the scope of the project, the Region will be pleased to evaluate whether a warrant for a left turn is met. To undertake this, the Region will need some information about the church such that an approximate number of vehicles trips can be determined and then an analyses/warrant calculated to see if a turn lane is warranted, based on current and projected traffic volumes on Bleams Road. If you could provide the following information about the church, we can let you know the result of the left turn warrant fairly quickly:

- # seats
- Square footage of the church
- # parking spots

ADDITIONAL STREET LIGHTS AT CHURCH ENTRANCE - at this point, luminaires have not been identified at this location. However, I will be further investigating the placement of luminaires along Bleams Road, and will keep you abreast of this.

STREET SIGNS AT BOTH ENDS OF BLEAMS ROAD INDICATING DIRECTION TO CHURCH - the decision to allow the installation of these signs is left to Region of Waterloo Traffic Engineering staff. If agreeable with you, I think that the best way to review this request for signs to be installed, is to have you work directly with Traffic Engineering staff. I have included the names of Bob Henderson and Mike Jones on this email as they are likely the people you will work with on this issue.

Regards

Greg Proctor, C.E.T.
Project Manager
Design and Construction Division
Region of Waterloo
150 Frederick Street, Kitchener ON N2G 4J3
519-575-4729
gproctor@regionofwaterloo.ca

-----Original Message-----

From: Garett.Stevenson@kitchener.ca [mailto:Garett.Stevenson@kitchener.ca]

Sent: Tuesday, December 18, 2018 4:11 PM
To: Peter Ellis
Subject: FW: Application 30T-18201

Hi Peter,

Please see the comments below. Can you please ensure that [redacted] is included on future circulations regarding Trussler and/or Bleams Road improvements?

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP
Planner | Planning Division | City of Kitchener
519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca

-----Original Message-----

From:
Sent: Thursday, November 22, 2018 11:16 AM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Cc:
Subject: re: Application 30T-18201

Hi Garett,

We spoke sometimes at the begging of this month.

I called you in behalf of St. John the Baptist Romanian Orthodox Church, which has its property right across future subdivision, at 2150 Bleams Rd.

Overall, we no objections regarding the application itself, however we would like to voice our concerns about future road traffic changes for Bleams Rd.

I understood that Bleams Rd being a regional road, it belongs to Region of Waterloo, which has jurisdiction over it and is responsible for any future developments.

Also I understood that you can pass on to Region of Waterloo our comments as well.

Here is what we would like to get, if possible:

1. A middle turning lane in front of our entrance.
Even if the speed limit is reduced to 50kmh, pulling over into our property could pose a risk especially for our elderly parishioners

2. Additional street lights for our entrance.
Bleams Rd has no street lights and even we have our lit sign, it is easy to miss the entrance especially when poor weather conditions.

3. Street signs at both ends of Bleams indicating direction to our church.
We have many people missing our church due to the fact there is another Bleams Rd that belong to Mannheim, which is few hundred meters away from Kitchener's Bleams.

#1 and #2 are obviously for safety reasons,

Although #3 is for an easy access, at the end of the day, confused people can potentially be involved easier in a car accident.

We appreciate your help in this matter.

best regards,



KITCHENER
WOODBIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

January 21, 2019

Mr. Garrett Stevenson
City of Kitchener
Planning Division
200 King Street West, 6th Floor
Kitchener, ON N2G 4G7

Dear Mr. Stevenson:

**RE: Draft Plan of Subdivision Applications 30T-18201 and 30T-18202, Official Plan Amendment Applications OP18/005/B/GS and OP18/006/G/GS and Zone Change Applications ZBA18/006/B/GS and 18/007/G/GS
OUR FILE: 9735H**

We are writing on behalf of Stamm Investments Limited (the adjacent property to the east) and as a follow-up to our recent meeting at which time we discussed the referenced applications. We ask that you consider the following comments:

- 1) The lands that are subject to Subdivision Application 30T-18202 are located outside the limits of the Rosenberg Secondary Plan. The lands were added to the City Urban Area through the settlement of the Regional Official Plan (ROP). At the time settlement discussions were taking place, we inquired regarding the adequacy of downstream sanitary sewers to accommodate the lands subject to Subdivision Application 30T-18202. Modeling completed by the City of Kitchener indicated the development of the lands could result in downstream surcharging of the MSTSS. We have reviewed background reports relating to the subdivision and confirm our understanding that proposed subdivision grades would have the effect of expanding the sanitary drainage area such that the entire subdivision will outlet to the MSTSS. We understand this could exacerbate the surcharging anticipated by City staff.

In consideration of the surcharging issue, we ask the City to confirm sanitary sewer capacity within the MSTSS will be assigned to lands within the Rosenberg Secondary plan in priority to Subdivision Application 30T-18202 and in accordance with the approved Rosenberg Secondary Plan – Land Use Plan. We also ask the City to confirm there is available capacity in the MSTSS to accommodate Subdivision 30T-18202 prior to approval of Official Plan Amendment Application OP18/006/G/GS and Subdivision Application 30T-18202.

- 2) As you may be aware, a portion of the lands subject to Subdivision Application 30T-18201 will outlet to and be attenuated by Stormwater Management Pond No. 1 located within the limits of the Stamm Plan of Subdivision. Stamm has no objection to this principle, provided Subdivision

30T-18201 is subject to the standard City condition which obligates the subdivider to cost-share the stormwater management facility.

- 3) We understand the developer is proposing to close Gehl Place. We confirm the Rosenberg Secondary Plan does not propose or otherwise contemplate the closure of Gehl Place between Rosenberg Way and Bleams Road. Although Stamm does not oppose the ultimate closure of Gehl Place, the closure should not occur until alternative access is provided to lands to the south, two means of access to Bleams Road and/or Fischer-Hallman Road are available to all stages of the Stamm Subdivision and ARA Licence No. 5627 is amended to preclude the use of Gehl Place as a haul route.
- 4) Minutes of settlement with the City of Kitchener include an overall servicing scheme for lands within the Rosenberg Community located south of Bleams Road, west of Fischer-Hallman Road and generally north of the Williamsburg Cemetery. The servicing scheme provides for an overland flow route, watermain and storm sewer where Stamson Street is shown in the Stamm Plan of Subdivision. Subdivision 30T-18201 does not provide for a street connection/overland flow route at this location. Subdivision 30T-18201 should be revised to show a local street connection that aligns with Stamson Street in the location shown in the Stamm Plan of Subdivision. This revision would be in keeping with the approved functional servicing plan, the intended pattern of development and densities contemplated for the Rosenberg Secondary Plan and facilitate the potential closure of Gehl Place.
- 5) Street "AA" within the limits of Subdivision 30T-18201 should align with Eskerwood Way located within the Stamm Plan of Subdivision. We have been in communication with the applicant and confirm we have agreed to minor revisions to the horizontal alignment of Eskerwood Way and Street "AA" to resolve this minor discrepancy. Subdivision 30T-18201 should be revised to reflect the minor change shown on the attached plan.
- 6) As you may recall, there was considerable discussion with respect to the vertical alignment of Rosenberg Way at the eastern limit of the Stamm Subdivision. The finished elevation of Rosenberg Way was included as a condition of draft plan approval for Subdivision 30T-08206.

We suggest the finished elevation of Stamson Street, Rosenberg Way and Eskerwood Way at the west limit of Gehl Place should be included as conditions of draft plan approval. The following elevations are proposed:

Stamson Street – 355.04 mASL

Rosenberg Way – 353.92 mASL

Eskerwood Way – 356.49 mASL

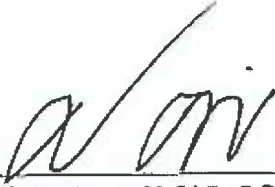
- 7) We confirm a number of services within the limits of the Stamm Subdivision are being oversized and/or provided for the benefit of Subdivision 30T-18201. Services that benefit Subdivision 30T-18201 include a dedicated storm sewer, storm and sanitary sewers and watermains. Stamm acknowledges they have a responsibility to provide for the development of the adjacent subdivision. Having said this, the adjacent developer(s) should pay their fair share of the benefit received and in this regard, we ask that the referenced subdivisions be subject to appropriate conditions of draft plan approval regarding cost-sharing of this infrastructure.

- B) Minutes of Settlement with the City of Kitchener establish downstream erosion threshold targets. Stormwater management facilities within Subdivision 30T-18202 should be designed to ensure downstream erosion targets are met. Implementation should be assured through draft plan conditions.

We thank you for your consideration. We would appreciate the opportunity to meet with you to discuss matters in further detail.

Yours truly,

MHBC



Paul R. Britton, M.C.I.P., R.P.P

PRB:ce

Cc: Della Ross,
Juliane von Westerholt,
Trevor Witt,
Ian Andres,
Paul Grespan,
Brad Trussler
Paul Lowes

