



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES

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File: D17-50/23014
& C14-60/23024

September 29, 2023

Tim Seyler, MCIP, RPP
Senior Planner
Community Services Department
City Hall P.O. Box 1118
200 King Street West
Kitchener, ON N2G 4G7

Dear Mr. Seyler:

Post Circulation Comments
OPA 23/014/F/TS
ZBA 23/024/F/TS
Activa Holdings
1198 Fischer-Hallman Road
CITY OF KITCHENER

The owner is proposing to develop the lands with a mixed use development containing 2 residential towers consisting of 373 residential units and commercial units on the ground floor. The buildings are proposed to be 14 and 22 stories in height, with 349 parking spaces (parking structure). In order to permit the proposed development, an Official Plan Amendment to the Mixed Use land use designation to add a site-specific policy area and Zoning By-law Amendment to amend the Zoning By-law to Mixed Use Two (MIX-2) from Residential Six (R-6). The addition of site-specific provisions to the proposed MIX-2 zone are required. Details of the proposed applications are summarized as follows:

Proposed Official Plan Amendment

The applicant is proposing a site-specific policy area to permit a maximum Floor Space Ratio (FSR) of 6.34, and a building height of 22 storeys (75 metres).

Proposed Zoning By-law Amendment

The applicant is proposing to add a site-specific provision to the proposed 'Mixed Use' (MIX-2) zoning on site for:

- Increase in Floor Space Ratio to 6.34
- Building height and Number of storeys
- Parking Maximum
- Street Line Stepback
- Setback abutting a Residential Zone

Water Services

Water Services staff supports the proposal to service the site from the municipal main on Rockwood Road.

Due to the sites proximity to the region-owned watermains on Bleams Rd and Fischer Hallman Rd, the applicant should be made aware that no connection to regional watermains will be permitted in accordance with Section B.2.1.4.1 of the Design Guidelines and Supplemental Specifications for Municipal Services for February 2023.

Salt Management Plan

The lands are designated Wellhead Protection Sensitivity Area 8 on Map 6a of the Regional Official Plan (ROP). The purpose of this designation and corresponding policies in Chapter 8 of the ROP is to protection the Region's long term municipal groundwater supplies.

Hydrogeology and Water Programs staff has no comments on the FSR/ SWM report. A salt management plan will be required as part of the future site plan application.

Corridor Planning

Environmental Noise Study

The applicant has submitted a noise study which assess road traffic and stationary noise sources. This study entitled "Noise Feasibility Study Proposed Residential Development, 1198 Fischer-Hallman Road and 1274 Bleams Road" (HGC, June 20, 2023) is currently under review. Pending acceptance of the study the recommendations, must be secured by way of an agreement with the City and/or Region as part of any future planning application such as consent or plan of condominium on the lands.

It is noted that Owner's Statement is not included in the report and must be received prior to accepting the Noise Report.

In the meantime staff is recommending a holding provision be including in the ZBL amendment to secure review and acceptance of the study. In addition, to ensure a future assessment be under taken to determine the impact of on-site noise sources on on-site and off-site sensitive receptors, when detailed building designs are known.

Conditions for Other Applications

There is an active Site Plan application for the proposed development (SP 23/006/F/AP). The SWM, Grading and TIS are being reviewed through this application. The

Region's comments dated February 14, 2023 on the application are attached for your information.

Housing

General

The following Regional policies and initiatives support the development and maintenance of affordable housing:

- Regional Strategic Plan
 - Objective 4.2 requires the Region to make affordable housing more available to individuals and families.
- 10-Year Housing and Homelessness Plan
 - contains an affordable housing target which is that 30% of all new residential development between 2019 and 2041 in Waterloo Region is to be affordable to low and moderate income households.
- Building Better Futures Framework
 - shows how the Region plans to create 2,500 units of housing affordable to people with low to moderate incomes by 2025.
- Region of Waterloo Official Plan
 - Section 3.A (Range and Mix of Housing) contains land use policies that ensure the provision of a full and diverse range and mix of permanent housing that is safe, affordable, of adequate size, and meets the accessibility requirements of all residents.

The Region supports the provision of a full range of housing options, including affordable housing. Should this OPA/ZBA be approved, staff recommend that the applicant consider providing a number of affordable housing units on the site, as defined in the Regional Official Plan. Rent levels and house prices that are considered affordable according to the Regional Official Plan are provided below in the section on affordability.

In order for affordable housing to fulfill its purpose of being affordable to those who require rents or purchase prices lower than the regular market provides, a mechanism should be in place to ensure the units remain affordable and establish income levels of the households who can rent or own the homes.

Staff further recommend meeting with Housing Services to discuss the proposal in more detail and to explore opportunities for partnerships or programs and mechanisms to support a defined level of affordability.

Affordability

For the purposes of evaluating the affordability of an ownership unit, based on the definition in the Regional Official Plan, the purchase price is compared to the least expensive of:

Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households	\$418,100
Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area	\$679,300

*Based on the most recent information available from the PPS Housing Tables (2022).

In order for an owned unit to be deemed affordable, the maximum affordable house price is \$418,100.

For the purposes of evaluating the affordability of a rental unit, based on the definition of affordable housing in the Regional Official Plan, the average rent is compared to *the least expensive of*:

A unit for which the rent does not exceed 30 per cent of the gross annual household income for low and moderate income renter households	\$1,960
A unit for which the rent is at or below the average market rent (AMR) in the regional market area	Bachelor: \$1,075 1-Bedroom: \$1,245 2-Bedroom: \$1,469 3-Bedroom: \$1,631 4+ Bedroom: n/a

*Based on the most recent information available from the PPS Housing Tables (2022)

In order for a rental unit to be deemed affordable, the average rent for the proposed units must be at or below the average market rent in the regional market area as shown above.

Please do not hesitate to contact me directly by email at JMaanMiedema@regionofwaterloo.ca or by phone at 226-753-9593 should you have any questions or wish to discuss in more detail.

Archaeological Assessment

Regional staff acknowledge receipt of the Archaeological Assessment (October 17, 2022), supplementary, and Indigenous Engagement reports completed by ARA. The Ministry provided acknowledgement of receipt on October, 18, 2022. No further action is required.

Regional Development Charges

The Owner/Applicant should also be advised that any future development on the subject lands will be subject to provisions of Regional Development Charge By-law 19-037 or any successor thereof.

Region Application Fee

The Region's fees for these applications were received August 14, 2023.

Subject to the above comments, Regional staff has no objection to City staff proceeding with recommendations to Kitchener Committee and Council on the applications.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



Shilling Yip, MCIP, RPP
Senior Planner

cc. Pierre Chauvin, MHBC Planning

City of Kitchener
OPA & ZBA Comment Form

Project Address: 1198 Fischer Hallman Road

Application Type: Official Plan Amendment & Zoning Bylaw Amendment

Comments Of: Planning- Urban Design

Commenter's Name: Rojan Mohammadi

Email: Rojan.mohammadi@kitchener.ca

Phone: 519-741-2200 ext: 7326

Date of Comments: September 1, 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)
-

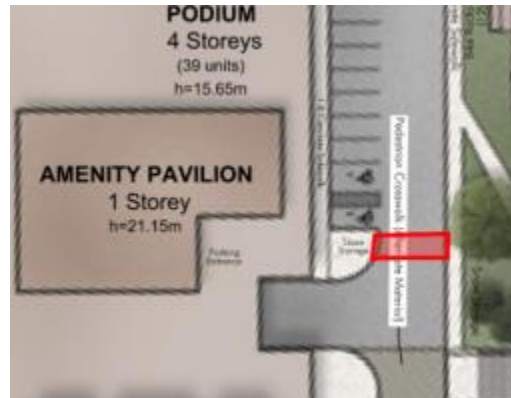
1. Documents Reviewed:

- Architectural Drawings (May 2023), prepared by Martin Simmons Sweers
- Arborist Report (December 2022), prepared by WSP
- Urban Design Brief (June 2023), prepared by MHBC
- Pedestrian Wind Comfort Assessment (March 2023), prepared by RWDI
- Planning Justification Report (June 2023), prepared by MHBC

2. Site-Specific Comments & Issues:

- Clarification is required whether the entire floor 5 is dedicated to amenity area or not. Please label outdoor versus indoor amenity areas.
- Any proposed vegetation/Tree proposed on Fishers Hallman Road and Rockwood Drive should be shade tolerant as per shadow study analysis.
- It is recommended to provide a bike storage in Tower A as well to increase safety and access for the users.
- Provide Class B bike parking.

- Relocate snow storage locations on the curb island to a more appropriate area. Accumulation of snow in the proposed areas would interfere with visibility for pedestrian and drivers and run offs to the adjacent accessible parking spaces.
- Additional crosswalk connection is recommended to ensure safety.



- A streetscape design should be provided for the Fischer Hallman Road to include street trees, enhanced landscaping, prominent commercial and building entrances, connection to the public sidewalk and internal pedestrian and cycling connection.
- More details and precedents are required for the rear elevation, structured parking screening and first floor commercial. There are no active use/eyes on the street on that side of the development and that may cause CEPTED issues. It is recommended to activate the space by adding some residential units and/or implement some of the suggestions below:
 - Art installation at the terminal view
 - Glazing the stairwell
 - Landscape strip as per the rendering to decrease the use of overwhelming amount of brick
 - Increase the use of basket weave design more than the solid brick
- A full qualitative wind study, taking into consideration the proposed 34 storey tower adjacent to the property is to be provided prior to site plan approval. The wind mitigation recommendations outline in the full wind study are to be implemented into the building and site design to ensure pedestrian safety and a high degree of comfort yet-around for site users.

2. Comments on Submitted Documents:

- Sketchup model should be provided to confirm shadow analysis.

City of Kitchener - Comment Form

Project Address: 1198 Fischer-Hallman Road

Application Type: OPA/ZBA

Comments of: Environmental Planning (Sustainability) – City of Kitchener

Commenter's name: Raida Chowdhury

Email: raida.chowdhury@kitchener.ca

Phone: 519-741-2200 ext. 7078

Written Comments Due: September 1, 2023

Date of comments: August 30, 2023

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

- Sustainability Statement, 1198 Fischer-Hallman Road, prepared by MHBC, June 28, 2023.

2. Comments & Issues:

I have reviewed the supporting documentation (as listed above) to support an OPA/ZBA application proposing 373 residential units and 1,086 m² of commercial space on the subject property, regarding sustainability and energy conservation, and provide the following comments:

- Although the Ontario Building Code (OBC) is progressive, going forward all developments will need to include energy conservation measures that go beyond the OBC as the City (and Region of Waterloo) strive to achieve our greenhouse gas reduction target.
- 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 as the design evolves.
- **Upon review of the supporting documentation, the Official Plan and Zoning Bylaw Amendments can be supported as several sustainable measures have been proposed or are being considered for the development.**
- The development proposes several sustainable measures including:
 - The compact and efficient design of an underutilized lands
 - Control measures to improve stormwater runoff quantity and quality
 - Building orientation for southern exposure reducing heating requirements
 - The use of low or no VOC paints and finishes to minimize air pollutants in interior materials
 - On-site waste management facilities
 - Building envelope designed beyond OBC requirements

3. Conditions of Site Plan Approval:

- To submit a revised Sustainability Statement to the satisfaction of the City's Director of Planning. Further, the approved sustainability measures recommended in the Sustainability Statement will be implemented in the landscape, stormwater management, and building design, to the satisfaction of the City's Manager of Development Review.

4. **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.

5. **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](#)' can be found on the City's website under 'Planning Resources' at ... <https://www.kitchener.ca/SustainabilityStatement>

City of Kitchener
Heritage – OPA/ZBA Comment Form

Project Address: 1198 Fischer Hallman Road

File Number: ZBA23/024/F/TS, OPA23/014/F/TS

Comments Of: Heritage Planning

Commenter's Name: Deeksha Choudhry

Email: deeksha.choudhry@kitchener.ca

Phone: 519-741-2200 ext. 7291

Date of Comments: August 10, 2023

Heritage Planning staff has reviewed the following material for the proposed development on the lands municipally addressed as **1198 Fischer Hallman Road** to provide the comments outlined below:

- Architectural Drawings for the proposed Development;
- ZBA Application Form; and
- Approved Heritage Impact Assessment (HIA)

The proposed development includes the construction of two residential towers consisting of 373 residential unites, and commercial units on the ground floor. The buildings are proposed to be 14 and 22 stories in height, with 349 parking spaces.

Heritage Planning Comments

This OPA/ZBA application is related to Site Plan Application SP23/006/F/AP. As part of the Site Plan Application, staff required that a HIA be submitted with a complete application. The existing house on the subject property is included on the Inventory of Historic Buildings, but the HIA confirmed that the building has lost its integrity due to many alterations over the years. As such, it was concluded that designation not be pursued even though it satisfied cultural heritage evaluation criteria.

The HIA was approved by the Director of Planning on July 25, 2023. The recommendations that were included in the HIA are being implemented as part of Site Plan Application SP23/006/F/AP. As such, heritage planning staff have no issues or concerns with this OPA/ZBA application.

From: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Sent: Wednesday, August 23, 2023 11:48 AM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: RE: Circulation for Comment - 1198 Fischer Hallman Road (OPA/ZBA)

Hi Tim,

I have reviewed the OPA/ZBA application for 1198 Fischer Hallman Road. No major policy concerns with the proposal for Phase 2 lands. However, please consider the following for Phase 1 lands.

- 1198 Fischer Hallman Road - Phase 1 lands
Lands are designated Mixed Use 2, Medium Density Residential 1 and Low Density Residential 1, and zoned R-6 in ZBL 85-1. Low Density Residential 1 land use does not permit multiple dwellings. However, R-6 zone permits multiple dwellings. Applicant is proposing to redesignate the lands to Medium Density Residential 1 and Low Density Residential 1 but keep the R-6 zoning in ZBL 85-1. It is suggested that the entirety of the Phase 1 lands be considered for Medium Density Residential 1 designation or Special Policy Area that permits stacked townhouses and RES-5 zone in ZBL 2019-051. Lands within the Rosenberg Secondary Plan area are expected to eventually be bought into ZBL 2019-051 and the equivalent zone to the existing R-6 zone will be RES-5. Site specifics with RES-5 zoning could be included to recognize height variances granted through A2023-067.

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

Address: 1198 Fischer Hallman Road
Owner: Activa Holdings Inc.
Application: ZBA23/024/F/TS and OPA23/014/F/TS

Comments Of: Parks & Cemeteries

Commenter's Name: Lenore Ross

Email: Lenore.ross@kitchener.ca

Phone: 519-741-2200 ext 7427

Date of Comments: Aug 30 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:

I have reviewed the documentation noted below submitted in support of an OPA and/or ZBA to allow the development of the lands with a mixed use development containing 2 residential towers consisting of 373 residential units and commercial units on the ground floor. The buildings are proposed to be 14 and 22 stories in height, with 349 parking spaces. In order to permit the proposed development, an Official Plan Amendment to the Mixed Use land use designation to add a site-specific policy area and Zoning By-law Amendment to amend the Zoning By-law to Mixed Use Two (MIX-2) from Residential Six (R-6). The addition of site-specific provisions to the proposed MIX-2 zone are required.

- Planning Justification Report
- Urban Design Brief
- Architectural Drawings
- Truck Movement Plan
- Arborist Report
- Functional Site Grading Plan
- Wind Study

2. Site Specific Comments & Issues:

Parks and Cemeteries has no significant concerns with the proposed Official Plan and Zoning Bylaw amendments, however there are minor updates required to the documentation noted below to address Parks and Cemeteries concerns with the proposed OPA/ZBA applications. Parks and Cemeteries can provide conditional support to the applications subject to receiving satisfactory updates to the documentation noted.

Should document updates not be available prior to the application proceeding to Committee and Council, a Holding Provision should be considered ensure the submission and approval of such documents to Parks and Cemeteries satisfaction.

The parkland dedication requirement will be deferred at the Official Plan and Zoning By-law Amendment applications and assessed at a future Site Plan Application. Parkland dedication will be

assessed based on the land use class(es) and density approved through the ZBA and required as a condition of Site Plan Approval. Parkland dedication will be taken as cash-in-lieu of land according to the Planning Act and Park Dedication Bylaws and Policies in effect.

3. Comments on Submitted Documents

1) Arborist Report – WSP dated Dec 16 2022

- a) There are no City owned trees within the ‘phase 2’ portion of the site lands
- b) As part of a future site plan application street trees will be required along Rockwood Road.
- c) As part of a future site plan application Parks and Cemeteries will coordinate with Urban Design and the Regional Municipality of Waterloo to approve street trees along Fischer Hallman Road.
- d) Trees identified for removal within the ‘phase 1’ portion of the site and the associated valuation/compensation have been satisfactorily addressed.

No revisions required by Parks and Cemeteries.

2) Urban Design Brief – MHBC dated June 2023

- a) Pg 24 Amenity Area Considerations. It is positive that all units within ‘phase 2’ are planned to have private balconies and that the Urban Green as proposed through the RosenBueg Secondary Plan has been accommodated in the ‘phase 1’ portion of the site.
- b) Conceptual details, images and commentary should be provided for the podium level amenity space and pavilion to help guide detailed design through the site plan stage. Preliminary wind, shadow and noise analysis should inform these amenities and include the mitigation that has been identified through preliminary analysis to allow seating and play equipment for residents of all ages and abilities.

A revised Urban Design Brief or a Holding Provision for a suitable revised document is required.

4. Policies, Standards and Resources:

- Kitchener Official Plan
- City of Kitchener Park Dedication Bylaw 2022-101 and Park Dedication Policy
- City of Kitchener Development Manual
- Cycling and Trails Master Plan (2020)
- Chapter 690 of the current Property Maintenance By-law
- Places & Spaces: An Open Space Strategy for Kitchener
- Multi-Use Pathways & Trails Masterplan
- Urban Design Manual

5. Anticipated Fees:

Parkland Dedication

The parkland dedication requirement for this submission is **deferred** and will be assessed at a future Site Plan Application. Parkland dedication will be assessed based on the land use class(es) and density approved through the OPA and ZBA and required as a condition of Site Plan Approval

Dedication requirements are subject to the Parkland Dedication Policy and rates in effect. Please be advised that an updated Parkland Dedication Policy and By-law were approved by City of Kitchener

Council on August 22 2022. The Bylaw is under appeal. Further changes to the Bylaw may be required as a result of the Bill 23 – More Homes Built Faster Act.

City of Kitchener

Application Type: Zoning By-law Amendment Application ZBA23/024/F/TS

Official Plan Amendment Application OPA23/014/F/TS

Project Address: 1198 Fischer Hallman Road

Comments of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: August 29, 2023

- a. As part of a complete Zoning By-law amendment application, a Transportation Impact Brief (TIB) was submitted (June 22, 2023) by Paradigm Transportation Solutions Limited in support of this OPA/ZBA application. Transportation Services offer the following comments.

Development proposal

The applicant is proposing to develop 139 townhouse units for phase 1 and one 14-storey and one 22-storey residential apartments with 373 units plus 1086 m² of ground floor commercial space within phase 2. The site will be serviced by three access points. Two all moves access points along Rockwood Road and Bleams Road (Regional Road 56) for phase 1 and one right-in-right-out (RIRO) access to Fischer-Hallman Road (Regional Road 58) for phase 2.

In phase 1 the development is estimated to generate 89 AM and 101 PM peak hour vehicle trips and in the full buildout for phase 2 (phases 1 & 2), it is estimated that the site will generate 212 AM and 241 PM peak hour vehicle trips.

Roadway analysis

Phase 1 and phase 2 analysis includes site generated traffic plus forecasted background traffic.

2022 existing traffic conditions

PM peak hour roadway capacities were reviewed for the below roadways and they are all operating below their respective capacities.

- Fischer-Hallman Road (Regional Road 58) – major arterial capacity 30000 vehicles per day (vpd) (21530 vpd existing)
- Bleams Road (Regional Road 56) - major arterial capacity 30000 vpd (12320 vpd existing)
- Rockwood Road – minor neighbourhood collector capacity 5000 vpd (1770 vpd existing)

Phase 1 – 2027 total traffic conditions

The intersection traffic movements were analyzed for the below locations and expressed as level of service (LOS) and volume to capacity ratios (v/c). It was determined that the new site access points are forecasted to have a LOS of C or better and v/c ratios of 0.08 or lower during the AM and PM

peak hours. Rockwood Road is forecasted to operate with LOS A and v/c ratios of zero during the AM and PM peak hours. There were no critical traffic movements identified.

- Rockwood Road at **NEW site access**
- Bleams Road (Regional Road 56) at **NEW site access**

Phase 2 – 2032 total traffic conditions

The intersection traffic movements were analyzed for the below locations and expressed as level of service (LOS) and volume to capacity ratios (v/c). It was determined that the site access points are forecasted to have a LOS of D or better and v/c ratios of 0.25 or lower during the AM and PM peak hours. Rockwood Road is forecasted to operate with LOS A and v/c ratios of 0.01 or lower during the AM and PM peak hours. There were no critical traffic movements identified.

- Rockwood Road at site access
- Bleams Road (Regional Road 56) at site access
- Fischer-Hallman Road (Regional Road 58) at **NEW site access (RIRO)**

Left turn lane analysis

A left turn lane analysis was completed along Rockwood Road at site access, utilizing the Ministry of Transportation (MTO) Geometric Design Standards for the 2032 Total future traffic conditions. It was determined that a left turn lane along is not warranted along Rockwood Road. Transportation Services supports Paradigms findings.

A left turn lane is warranted along Bleams Road (Regional Road 56) at the site access under 2027 and 2032 total traffic conditions. The Region of Waterloo will provide the final comments regarding the left turn lane along Bleams Road (Regional Road 56).

Conclusion

Based on the analysis and conclusions within the TIB, Transportation Services are of the opinion that this development in phase 1 or phase 2 will not negatively impact Rockwood Road or the three site access points.

From: Planning <planning@wcdsb.ca>
Sent: Monday, August 28, 2023 3:32 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: RE: Circulation for Comment - 1198 Fischer Hallman Road (OPA/ZBA)

Good Afternoon Tim,

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 and the Waterloo Catholic District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the development sign advising prospective residents about schools in the area.

C) That the developer shall include the following wording in the site plan agreement 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: Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>
Sent: Friday, August 4, 2023 3:13 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: RE: Circulation for Comment - 1198 Fischer Hallman Road (OPA/ZBA)

Hi Tim,

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.

Office: 519-621-2763 ext. 2319

Toll-free: 1-866-900-4722

www.grandriver.ca | [Connect with us on social media](#)

Internal memo

Development Services Department



www.kitchener.ca

Date: August 29, 2023
To: Tim Seyler
From: Jason Brûlé
Subject: Zoning By-law Amendment and Official Plan Amendment Applications
Activa Holdings Inc.
1198 Fischer Hallman Road, Kitchener
ZBA 23/024/F/TS
OPA 23/014/F/TS

The below comments have been prepared through the review of the supplied Functional Servicing & Stormwater Management Report dated June 26, 2023 prepared by MTE Consultants Inc.; in support of the above noted applications.

General Comments:

1. Engineering is in support of the applications. Any comments below can be used to direct detailed design.

Sanitary:

2. Proposed flows were checked against the Middle Strasburg Trunk Sanitary Sewer design flows and determined to be acceptable.
3. Where are the towers connecting to the sanitary? Only a grading plan was submitted with this circulation and the servicing plans associated with the phase 1 portion don't show it either.

Water (Angela Mick, Kitchener Utilities):

4. Any buildings over 84m tall require a second water service in accordance with Ontario Building Code section 3.2.9.7 (4).
5. Refer to email from Angela Mick dated August 28, 2023 (attached).

Storm and Stormwater Management:

6. Note: SWM fees with respect to retention or quality are assessed and calculated in the year in which they are to be paid.

Jason Brûlé, C.E.T.
Engineering Technologist