



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES

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File: D17-50/23011
& C14-60/23018

October 12, 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:

**Update to Comments
OPA 23/011/W/TS
ZBA 23/018/W/TS
Waterloo Catholic District School Board
20 Woolner Trail
CITY OF KITCHENER**

Further to the Region's comments of October 2, 2023 staff wish to provide an update at this time. It is recommended, that the proposed ZBL amendment include a holding provision to address the following:

- 1) Submission of a revised Fire Flow Analysis and servicing drawings;
- 2) Review and acceptance of the noise study entitled, "Noise Impact Study, East Kitchener School, Fairway Road, Kitchener, Ontario" (Aercoustics, May 21, 2021 and Revised August 16, 2022); and certification accepted mitigation measures recommended in the study meet NPC-300 noise level limits;
- 3) Review and acceptance of the transportation impact study entitled, "East Kitchener Catholic School, Transportation Study, Waterloo Catholic District School Board" (R.J. Burnside, December 2022); and

- 4) Submission of the MECP's Record of Site Condition Acknowledgement Letter for RSC #231915.

Submission of Revised Fire Flow Analysis and Servicing Drawings

A revised Fire Flow Analysis (MTE, August 23, 2023) has been submitted and is currently under review by staff. Staff understands City staff is prepared to address fire flow as part of Site Plan (SP), and to circulate the Region. Regional staff can also support deferral of the fire flow analysis to SP with proviso that the report (and servicing drawings) be reviewed and accepted by the Region's Water Services Engineering and Planning staff as part of that review process.

A servicing option provided in the Analysis includes extending water services off Eden Oak Trail and crossing Fairway Road (Regional Road 53) to service the site. The Region's Corridor Management staff has concern that the applicant may have to cut the roadway to do this work and that this is not preferable as this road was recently reconstructed. Directional drilling should be considered. This method is also being reviewed by Water Services Engineering & Planning, and Hydrogeology and Water Programs staff.

Review and Acceptance of Noise Study

Staff has reviewed the noise study entitled, "Noise Impact Study, East Kitchener School, Fairway Road, Kitchener, Ontario" (Aercoustics, May 21, 2021 and Revised August 16, 2022). Noise sources identified in the report include road and aircraft traffic noise, and stationary noise sources such as dust collector, rooftop mechanical equipment, and emergency generator. Mitigation options have been recommended which include but not limited to central air conditioning, noise barriers, minimum / maximum sound power levels, and acoustic enclosure. The report concludes the development can meet the Region's noise guideline and the MECP NPC-300 noise guideline sound level limits with the appropriate noise mitigation measures being implemented. Comments on Study will be provided under separate cover.

A detailed review of these mitigation measures and certification by a professional engineer in acoustics will be required to ensure sound levels meet guideline limits at points of reception.

As you know, Regional staff has had some discussion with City staff regarding securing implementation of the above requirements, including use of a holding provision or potentially through the site plan process. Staff understands at this time that the Study recommendations cannot be secured through the site plan. This being the case, Regional staff continue to recommend use of a holding provision to secure implementation of appropriate mitigation measures. The "H" may be removed following receipt of a certificate of compliance, acceptable to the Region and the City, from a professional engineer qualified in acoustics, that all mitigation measures to be implemented as part of

this development will meet sound level limits of the Region's and MECP NPC-300 noise guideline at sensitive receptors.

Regional staff acknowledges receipt of the Consultant Declaration and Owner's Statement for the noise study from the applicant on October 6, 2023.

Review and Acceptance of Transportation Impact Study

Staff continues to review the transportation impact study entitled, "East Kitchener Catholic School, Transportation Study, Waterloo Catholic District School Board" (R.J. Burnside, December 2022). Regional staff also supports deferring review and acceptance of this study to the Site Plan at this time.

Record of Site Condition

The Region required the applicant to submit a copy of the MECP acknowledgement letter for the filing the Record of Site Condition with the Ministry for this property. Staff confirms this letter was received by the Region on October 2, 2023, and that no further action is required by the applicant.

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

Yours truly,



Shilling Yip, MCIP, RPP
Senior Planner

cc. Kristen Barisdale, GSP Group
Kevin Dolishny, Region Water Services
Joginder Bhatia, Region Corridor Planning



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October 2, 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 23/011/W/TS
ZBA 23/018/W/TS
Waterloo Catholic District School Board
20 Woolner Trail
CITY OF KITCHENER

Regional staff has reviewed the above-noted applications and provide the following comments for the City's consideration at this time. The 7.35 ha (18.6 ac) site is located on the south side of Fairway Road N., to the east of Woolner Trail and north of the Grand River, in the Grand River South community of the City. It has approximately 483m of frontage on Fairway Road and approximately 100m frontage on Woolner Trail. The site is currently vacant and undeveloped.

The Waterloo Catholic District School Board (WCDSB) is proposing to construct a new elementary and secondary school containing grades 7-12, on full municipal services. The Official Plan amendment consists of an amendment to Map 3- Land Use in the Official Plan from 'Mixed Use' and 'Low Rise Residential' to 'Institutional'.

The site is zoned Agricultural (A-1) with Special Use and Regulation Provisions 69U and 107R' in City of Kitchener Zoning By-law 85-1 which does not permit a secondary school. The zoning by-law amendment consists of re-zoning the property from Agricultural (A-1) in ZBL 85-1 to Major Institutional (INS-2) in Zoning By-law 2019-051.

A site specific provision to permit an increased parking rate of 1 space per 81m² for a total of 188 parking spaces is also requested.

The lands are designated Urban Designated Greenfield Area on Map 3a of the Regional Official Plan (ROP). Policy 2.D.1 in the ROP supports the creation of complete communities with development patterns, densities, and appropriate mix of uses that support walking, cycling and the use of transit.

Water Services

Water Services staff has indicated there are inconsistencies between the proposed servicing drawings found in the Functional Servicing Report and the Fire Flow Analysis. A revised fire flow analysis, and servicing drawings will be required.

Staff is recommending a holding provision be included in the ZBL amendment to secure review and acceptance of the revised fire flow analysis, and servicing drawings.

Hydrogeology and Water Programs

The lands are designated Wellhead Protection Sensitivity Areas 2 and 5 on Map 6a and Microbial Risk Management Zone on Map 6f) of the Regional Official Plan (ROP). The purpose of this designation and corresponding policies in Chapter 8 of the ROP is to protect the Region's long term municipal groundwater supplies. Staff notes the municipal drinking-water supply wells within proximity to this site is supplied by Groundwater Under the Influence of Surface Water (GUDI wells), which require a higher level of protection and treatment than other municipal drinking-water supply wells.

Hydrogeology and Water Programs (HWP) staff notes the subject property is within 200 metres of a municipal supply well. As such, HWP will require:

- 1) that the applicant consult with staff if construction will occur within 200 metres of a supply well,
- 2) a construction spill prevention and response plan must be prepared and implemented per the DGSSMS, as part of future site plan,
- 3) that enhanced construction standards are required for stormwater and sanitary sewers within 200 metres of a municipal supply well, per the DGSSMS. Engineering drawings must be submitted to the Region for review and acceptance as part of site plan. HWP's guidance documents for construction work within 200m of a municipal supply well are attached for information.
- 4) that HWP staff be notified prior to commencement of construction due to the proximity of the property to a supply well, and

- 5) A salt management plan will be required as part of future site plan.

Archaeology

This property has been previously assessed and cleared of all archaeological concerns. No further action is required.

Record of Site Condition

A Record of Site Condition was filed for this property in 2022 to allow the proposed institutional use (RSC #231915). Please provide the Region with a copy of the Ministry's RSC Acknowledgement Letter for our records.

Corridor Planning

Environmental Noise Study

The applicant has submitted a noise study which assesses road traffic, aircraft, and stationary noise sources. This study entitled "Noise Impact Study, East Kitchener School, Fairway Road, Kitchener, Ontario" (Aercoustics, May 21, 2021 and Revised August 16, 2022) is currently under review. Noise sources assessed include road and air traffic noise, and stationary noise. Recommended mitigation includes air conditioning, rooftop barrier, acoustic enclosure for emergency generator. 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.

Staff notes the Consultant's Statutory Declaration and Owner's Statement have not been included with the report and must be received prior to accepting the Noise Report.

In the meantime, staff is recommending a holding provision be included in the ZBL amendment to secure review and acceptance of the study, and to provide for certification at detailed building design that the mitigation measures recommended in the study meet NPC-300 noise level limits.

Transportation Impact Study

Staff acknowledges receipt of the report "East Kitchener Catholic School, Transportation Study, Waterloo Catholic District School Board" (R.J. Burnside, December 2022) which is currently under review. Comments will be provided when available.

In the meantime, staff is recommending a holding provision be included in the ZBL amendment to provide for its review and acceptance.

Site Plan Related Matters

- The Functional Servicing Report is currently under review and comments will follow separately.
- Any new servicing/removal/update to existing services would require separate approval through Municipal Consent, prior to Site Plan clearance.
- A Regional road Work Permit will be required prior to start of any work within the Regional road right-of-way.

Regional Road Widening Dedication – In this area, the Regional Road 53 (Fairway Road North) right of way width matches the designated road width in Schedule 'A' of the Regional Official Plan (ROP). No further road widening dedication is required in association with the ROP designated road width.

Transit Planning

It is likely Grand River Transit will be required to put additional service during morning and afternoon bell time to meet additional demand and address overcrowding, such as providing additional trips on existing Route 23 which currently runs along Fairway Road and Zeller Drive.

Neighbourhood Traffic Concerns

Regional staff acknowledges neighbourhood residents have raised a number of concerns with traffic in the area, including a site visit with residents, City and Regional staff September 21, 2023. Staff can advise on the following at this time.

Roundabout Option at Eden Oak Trail and Fairway Road

The Region has a policy when a roundabout is to be considered. The Policy states that a roundabout should be considered:

- If there are any geometric changes to an intersection (e.g., addition of lane or an approach);
- If there is a safety issue that has been identified; or
- If additional traffic control, such as traffic control signals, are warranted.

A review shows that a roundabout would not be considered an option at this time as none of the above would be met. However, this does not mean that a roundabout will not be considered at a point in the future should the geometry, collision history or the need for additional control changes. The current configuration provides for a right turn in/out only due to an existing median. Given this design, additional control would not be warranted. Additionally, because of the restricted movements there is no collision pattern of concern. During the period between 2016 and 2020 there have been no reported collisions.

Lowering Speed Limit

The posted speed limit along Fairway Road at Eden Oak Trail is 60km/h. The posted speed of 60km/h continues for a distance of approximately 230 metres east of Eden Oak. Although staff do not have any speed surveys near Eden Oak along Fairway Road, staff suspect that average travel speeds are likely at or slightly higher than the posted 60km/h.

The Region may consider a school period posted speed reduction on Fountain because there is a planned right in/out access. Any speed reduction may be subject to the Region's ASE expansion.

Any Upgrades to the Existing Roundabout

Currently, there are no plans to change the roundabout at Zeller Drive. At Regional roundabouts, pedestrians experience a better level of service in terms of delay. All Regional roundabouts include Level 2 PXO's which give priority to pedestrians. This means motorists must stop when a pedestrian is waiting to cross at the designated crossing location.

The Region is working towards a pilot of rapid flashers at roundabouts. If the results of the pilot are positive, Old Zeller at Fountain may be a candidate if their use is expanded.

The Region is working towards a pilot of raised crosswalks at roundabouts. If the results of the pilot are positive, Old Zeller at Fountain may be a candidate if their use is expanded.

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

To Regional staff's knowledge, the Region's planning fees are outstanding. By copy of this letter, the applicant is asked to provide the required fees as soon as possible.

Summary

Subject to the above comments, and receipt of the Region's fees, Regional staff has no objection to City staff proceeding with recommendations to Kitchener Committee and Council on the applications.

In summary, Regional staff is recommending the proposed ZBL amendment include a holding provision to address the following:

- 1) Submission of a revised Fire Flow Analysis and servicing drawings;
- 2) Review and acceptance of the noise study entitled, "Noise Impact Study, East Kitchener School, Fairway Road, Kitchener, Ontario" (Aeroustics, May 21, 2021 and Revised August 16, 2022); and certification accepted mitigation measures recommended in the study meet NPC-300 noise level limits;
- 3) Review and acceptance of the transportation impact study entitled, "East Kitchener Catholic School, Transportation Study, Waterloo Catholic District School Board" (R.J. Burnside, December 2022); and
- 4) Submission of the MECP's Record of Site Condition Acknowledgement Letter for RSC #231915.

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

Yours truly,



Shilling Yip, MCIP, RPP
Senior Planner

cc. Kristen Barisdale, GSP Group

Project Address: 20 Woolner Trail
Application Type: Official Plan Amendment OPA23/011/W/TS
Zoning By-law Amendment ZBA23/018/W/TS

Comments of: Environmental Planning – City of Kitchener

Commenter's Name: Carrie Musselman

Email: carrie.musselman@kitchener.ca

Phone: 519-741-2200 X 7068

Date of Comments: July 27, 2023

1. Plans, Studies and Reports submitted as part of a complete Planning Act Application:

- Arborist Report Pertaining to: Southeast corner of Fairway Road North & Woolner Trail, Kitchener ON, prepared by Urban Arboretum, dated December 21, 2022.
- Functional Servicing Report for 200 Woolner Trail, Hamilton ON, prepared by Lanhack Consultants Inc., dated March 24, 2023.

2. Site Specific Comments & Issues:

I have reviewed the studies as noted above to support an official plan and zoning bylaw amendment to support the proposed development of a new secondary school, and note:

- 1) From the Arborist Report, staff have calculated a total of 178 individual trees are located on the property, and note:
 - a) 48 trees (26.9%) are recommended to be preserved
 - b) 27 trees (15.1%) are recommended to be injured, and
 - i) 10 of the trees recommended to be injured are Potential Boundary Trees.
 - c) 103 trees (57.8%) are to be removed as they would not survive development impacts.
 - i) 2 of the trees recommended to be removed are in shared ownership and 2 others in potential shared ownership.
- 2) The Arborist Report has noted trees in shared ownership to be removed to facilitate the development.
 - a) Written agreement to remove trees in shared ownership is required and is to be included with the Arborist Report.
 - b) If either of the property owners don't agree to tree removal(s), the proposed development can't proceed as designed, and it will need to be modified from what has been submitted for further review and approval.
- 3) It is recommended that the proposed site design, overall grading and proposed parking be revised to provide the retention of additional trees and vegetation.

- 4) An ecologically sound tree replacement plan (to support the future site plan application) will be necessary to mitigate tree removals. Transplantation of existing trees onsite should be evaluated. An assessment of the value of the vegetation proposed for removal should be prepared. This value can be the basis for compensation plantings provided beyond the Urban Design Manual base standards.

Environmental Planning staff can support the Official Plan and Zoning By Law Amendment. Staff believe the above noted comments/concerns can be addressed through the City's Site Plan process and/or requirements.

3. Policies, Standards and Resources:

Tree Management

- As per Section 8.C.2.16. of the Official Plan, the City will require the preparation and submission of a tree management plan in accordance with the City's Tree Management Policy (available on the City's Website), where applicable, as a condition of a development application.
 - Any tree management plan must identify the trees proposed to be removed, justify the need for removal, identify the methods of removal and specify an ecologically sound tree replacement scheme and any mitigative measures to be taken to prevent detrimental impacts on remaining trees.
- policy 8.C.2.6., the City will incorporate existing and/or new trees into the streetscape or road rights-of-way and encourage new development or redevelopment to incorporate, protect and conserve existing healthy trees and woodlands in accordance with the Urban Design Policies in Section 13 (Landscape and Natural Features) of the Urban Design Manual and the Development Manual.

Hedgerows

- As per Section 8.C.2.19. of the Official Plan, when considering development, redevelopment or site alteration proposals, the City may require the protection and enhancement of hedgerows, especially where:
 - a) they link other elements of the Natural Heritage System;
 - b) wildlife regularly use them as habitat or movement corridors;
 - c) they are composed of mature, healthy trees;
 - d) they contain trees that are rare, unique, culturally important or over 100 years in age; or,
 - e) they contribute to the aesthetics of the landscape.

Natural Heritage Features

- The mapping and criteria for identifying individual natural heritage features is included in the Kitchener Natural Heritage System Technical Background Report (rev. June 2014).

4. Advice:

- 20 Woolner Trail is 6.48 ha (16.01 acres) in size and so the City's Tree Conservation By-law applies. If the owner would like to remove a tree (not part of a planning approval), a tree conversation permit may be required. Additional information can be found on the City's

website at: <https://www.kitchener.ca/en/building-and-development/tree-conservation.aspx#Tree-conservation-permits>.

City of Kitchener
Heritage – OPA/ZBA Comment Form

Project Address: 20 Woolner Trail

File Number: ZBA23/018/W/TS, OPA23/011/W/TS, SP23/049/W/TS

Comments Of: Heritage Planning

Commenter's Name: Deeksha Choudhry

Email: deeksha.choudhry@kitchener.ca

Phone: 519-741-2200 ext. 7291

Date of Comments: July 13, 2023

Heritage Planning staff has reviewed the following material for the proposed development on the lands municipally addressed as **20 Woolner Trail** to provide the comments outlined below:

- Heritage Impact Assessment dated April 2021;
- Letter of Submission dated May 17, 2023;
- Proposed Site Plan; and
- Urban Design Brief dated April 16, 2023.

The subject property municipally addressed as 20 Woolner Trail does not have any heritage status. However, it is located adjacent to 80 Woolner Trail, which is designated under Part IV of the Ontario Heritage Act.

Heritage Impact Assessment

A Heritage Impact Assessment (HIA) was submitted in support of this and a previous consent application B2021-011. The HIA went before the Heritage Kitchener Committee at its April 7, 2021, meeting. The HIA has also received approval on April 9, 2021.

OPA/ZBA Application

Since the HIA has been approved and there has been no major change in the proposed development, staff do not have any additional comments or considerations as part of the OPA/ZBA process.

Site Plan Application

The approved HIA included some recommendations that should be addressed as part of the Site Plan process. This included:

-Lighting requirements

- Fencing Requirements

- Tree/vegetation cover

Heritage Planning Comments

As per the recommendations of the approved HIA, heritage planning staff would require that a fence be installed between the shared property lines of 80 Woolner Trail and 20 Woolner Trail. Staff would also require the design details of the proposed fence so that staff can ensure that is compatible with the adjacent heritage property.

As part of the Site Plan process, staff would like to include the following conditions:

Prior to Site Plan Approval

- I. That prior to Site Plan Approval, that the proposed Lighting Plan be reviewed and approved by the City's Heritage Planner in conjunction with the City's Urban Designer.
- II. That prior to Site Plan Approval, a Tree and Vegetation Inventory for the trees proposed to be removed along the shared property lines of 20 Woolner Trail and 80 Woolner Trail be submitted to the satisfaction of the City's Heritage Planner.
- III. Prior to Site Plan Approval, that the proposed fence details be submitted and approved to the satisfaction of the City's Heritage Planner.

Address: 20 Woolner Trail
Owner: Waterloo Catholic District School Board
Application: OPA23/011/W/TS and ZBA23/018/W/TS

Comments Of: Parks and Cemeteries
Commenter's Name: Lenore Ross
Email: Lenore.ross@kitchener.ca
Phone: 519-741-2200 ext 7427

Date of Comments: July 31 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)
-

5. Documents Reviewed:

I have reviewed the documentation noted below submitted in support of requested to amend the Official Plan to redesignate the property to 'Institutional' from 'Mixed Use' and 'Low Rise Residential'. The owner has requested to amend the Zoning By-law to 'Institutional (INS-2)' in By-law 2019-051 from 'Agriculture One Zone (A-1) with Special Use and Regulation Provisions 69U and 107R' in Zoning By-law 85-1. An increased parking rate of 1 space per 81m2 for a total of 188 parking spaces is also requested.

- Planning Justification Report
- Urban Design Brief
- Noise Impact Study
- Arborist Report

6. Site Specific Comments & Issues:

Parks and Cemeteries has no significant concerns with the proposed Official Plan and Zoning Bylaw amendments and can provide support to the applications. Updates to technical reports as noted below can be reviewed and approved through the site plan application SP23/049/W/TS.

7. Comments on Submitted Documents

- 1) Arborist Report and Tree Protection Plan – Arborwood Tree Service Inc – rev date Jan 04 2023**
- a) As noted in Parks and Cemeteries comments for site plan application SP23/049/W/TS, a revised Arborist Report and Tree Protection Plan are required to accurately reflect required removals and tree protection fencing especially along the Woolner Trail road widening and along the shared Woolner Farm property line.
- b) The updates that are required to the Arborist Report and the Tree Protection Plan are not necessary for the OPA and ZBA to proceed and can be addressed through the site plan application.**

8. 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

9. Anticipated Fees:

Parkland Dedication

The parkland dedication requirement for this submission is **deferred** and will be assessed at a future Site Plan Application.

As per the Parkland Dedication Bylaw 2022-101 and Park Dedication Policy, Parkland dedication is not required “for properties to be developed by, on behalf of, and for use by publicly funded school boards operating within the City of Kitchener”.

City of Kitchener

Application Type: Zoning By-law Amendment Application ZBA23/018/W/TS
Official Plan Amendment Application OPA23/011/W/TS

Project Address: 20 Woolner Trail

Comments of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: August 4, 2023

- a. As part of a complete OPA/ZBA application, a Transportation Study (TS) was completed (December 2022) by R. J. Burnside & Associates Limited in support of this application. Transportation Services review of this TS focused on roadways that are under the jurisdiction of the City of Kitchener.

Development proposal

The applicant is proposing to construct a new elementary and secondary school containing grades 7 to 12. In the 2028 future scenario, the development is estimated to generate 943 AM and 532 PM peak hour vehicle trips. The site will be serviced by three access points. Two full move accesses along Woolner Trail and one right-in right-out access along Fairway Road North (Regional Road 53). Based on the Site Plan submitted for the Site Plan Review Committee meeting on July 19, 2023, the plan noted a total of 188 parking spaces are being proposed.

Intersection analysis

Traffic operations for existing (2021) and future (2023 & 2028) conditions were analyzed for the following locations. Future traffic conditions include school generated traffic plus background traffic.

Existing 2021

- Fairway Road North (Regional Road 53) at Pebblecreek Drive/ Upper Mercer Street – signalized
 - In both the AM and PM peak hours all traffic movements on City of Kitchener roadways have excess vehicle capacity and operate with a Level of service (LOS) B or better.
- Fairway Road North (Regional Road 53) at Old Zeller Drive/ Woolner Trail – roundabout
 - In both the AM and PM peak hours all traffic movements on City of Kitchener roadways have excess vehicle capacity and operate with a Level of service (LOS) A.
- Woolner Trail at Upper Mercer Street – unsignalized
 - In both the AM and PM peak hours all traffic movements on City of Kitchener roadways have excess vehicle capacity and operate with a Level of service (LOS) A.

Future 2023 & 2028

- Fairway Road North (Regional Road 53) at Pebblecreek Drive/ Upper Mercer Street – signalized
 - In both the AM and PM peak hours all traffic movements on City of Kitchener roadways have excess vehicle capacity and are operating with a Level of service (LOS) C or better.

- Fairway Road North (Regional Road 53) at Old Zeller Drive/ Woolner Trail – roundabout
 - In both the AM and PM peak hours most traffic movements on City of Kitchener roadways have excess vehicle capacity and operate with a Level of service (LOS) C or better.
 - In the AM 2028 conditions, the northbound (Woolner Trail) traffic is operating with a LOS F and volume to capacity ratio greater than 1.00. This critical traffic movement is due to the high traffic volumes along Fairway Road North, which causes the delays at this approach to the roundabout. These delays are forecasted to be for short durations.
- Woolner Trail at Upper Mercer Street - unsignalized
 - In both the AM and PM peak hours all traffic movements on City of Kitchener roadways have excess vehicle capacity and operate with a Level of service (LOS) A.
- Fairway Road North (Regional Road 53) at **NEW site access** – unsignalized
 - In both the AM and PM peak hours all traffic movements on City of Kitchener roadways have excess vehicle capacity and are operating with a Level of service (LOS) C or better.
- Woolner Trail at **NEW north site access** – unsignalized
 - In both the AM and PM peak hours all traffic movements on City of Kitchener roadways have excess vehicle capacity and operate with a Level of service (LOS) A.
- Woolner Trail at **NEW south site access** – unsignalized
 - In both the AM and PM peak hours all traffic movements on City of Kitchener roadways have excess vehicle capacity and are operating with a Level of service (LOS) C or better.

It should be noted that the new school AM (arrival) and PM (dismissal) times are typically between 8:20 am to 9:10 am and 3:00 pm. When comparing the PM dismissal and PM background peak hour traffic times as indicated below, they are offset and therefore, do not overlap. However, in the AM, there may be an overlap of school traffic and AM peak hour background traffic for a brief period.

Background traffic AM and PM peak hour times were provided as part of the Region of Waterloo traffic counts that are within the TS submitted by Burnside. The AM and PM bell times were provided by the Catholic School Board.

Background traffic AM peak hour

- 7:30 – 8:30 am - Fairway Road North (Regional Road 53) at Pebblecreek Drive/ Upper Mercer Street
- 7:30 – 8:30 am - Fairway Road North (Regional Road 53) at Old Zeller Drive/ Woolner Trail

Background traffic PM peak hour

- 4:45 – 5:45 pm - Fairway Road North (Regional Road 53) at Pebblecreek Drive/ Upper Mercer Street
- 4:30 – 5:30 pm - Fairway Road North (Regional Road 53) at Old Zeller Drive/ Woolner Trail

Traffic infiltration analysis

The TS noted that some school traffic may use Upper Mercer Street to access the proposed school. Upper Mercer Street is designated as a Local roadway and typically has a vehicle capacity up to 2000 vehicles per day (vpd). Upper Mercer Street carries between 300 to 1000 vpd, depending on your

location along the roadway. It was estimated that with the addition of the new school, less than 300 additional vpd are being added to Upper Mercer Street and can be accommodated as there is available vehicle capacity.

Walkability analysis

Pedestrian walkability to/for the site and surrounding area can easily be achieved, as sidewalks are generally provided on both sides of roadways in the surrounding area. Also, to improve pedestrian and cycling connectivity for the new school and neighbourhood, a new 3m boulevard multi-use trail (BMUT) to be installed as part of the development between Fairway Road North and along the Woolner Trail school frontage.

Vehicle swept path analysis

The following design vehicles were reviewed for on-site loading/garbage.

- Private FL Refuse Truck - acceptable
- Heavy Single Unit (HSU) - acceptable
- School bus – acceptable

Parking supply analysis

The applicant is proposing to provide a total of 188 parking spaces, which is over the maximum 162 parking spaces required. The TS noted the surplus parking is to provide the school with planning flexibility for the site and in conversations with the traffic consultant the parking provided should be acceptable and no shortfall is anticipated. In other words, it is not expected that there will be any overflow of school parking on the surrounding street network. Transportation Services have no concerns with surplus parking being proposed for this development.

Conclusion

Based on the analysis and conclusions within the TS, Transportation Services is of the opinion that this development will not negatively impact the overall traffic operations of City of Kitchener roadways within the study area.

From: Barry Cronkite <Barry.Cronkite@kitchener.ca>

Sent: Thursday, September 28, 2023 11:59 AM

To: Tim Seyler <Tim.Seyler@kitchener.ca>

Cc: Dave Seller <Dave.Seller@kitchener.ca>

Subject: RE: 20 Woolner Tr. - Updated comments

Hi Tim, here's some info:

In addition to comments previously provided, Transportation services met with neighbourhood residents to discuss traffic and parking concerns. To address concerns, the following is recommended:

- *That stopping be prohibited along the east side (school side) of Woolner Trail along the school frontage*
- *That parking be prohibited only the west side of Woolner Trail between Upper Mercer Street and Fairway Road*
- *That Woolner Trail, Upper Mercer Street and Lower Mercer Street be monitored upon school opening to make any additional necessary adjustments to parking prohibitions to ensure overall road user safety*
- *That the speed limit on Woolner Trail be reduced to 30km/h in the identified school zone*
- *That Upper Mercer Street be considered for seasonal traffic calming beginning in 2024*
- *That traffic conditions be monitored upon school opening to determine if there are other traffic calming considerations for Upper Mercer and Lower Mercer Streets.*

From: Niall Melanson <Niall.Melanson@kitchener.ca>
Sent: Friday, September 29, 2023 3:14 PM
To: Lynn Ingram <LIngram@mte85.com>
Cc: Tim Seyler <Tim.Seyler@kitchener.ca>; Angela Mick <Angela.Mick@kitchener.ca>
Subject: RE: OPA/ZBA 20 Woolner Comments

Hey Tim

At this time I can confirm that sanitary capacity is available and Engineering supports the ZBA.

Lynn - Was there any update on the Water Distribution Analysis? I am yet to see anything and at this time KU cannot sign-off.

Please follow up as soon as possible.

Thank you.

Niall Melanson, C.E.T.

Project Manager, Development Engineering, City of Kitchener

niall.melanson@kitchener.ca, 519-741-2200 x 7133

200 King St. W., Kitchener, ON N2G 4GX

From: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Sent: Thursday, August 3, 2023 9:49 AM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: RE: Circulation for Comment - 20 Woolner Trail (OPA/ZBA)

Hi Tim,

Thanks for discussing this yesterday.

The proposed OPA is to change the urban structure from Neighbourhood Node (Secondary Intensification Area) and Community Area to Community Node (Primary Intensification Area), and from Mixed Use and Low Rise Residential to Institutional land use designation.

Policy 3.C.2.5 directs addition of new Primary Intensification Areas to be considered only during a comprehensive review. Further, Policy 3.C.2.6 speaks to expansion of Primary Intensification Areas and Secondary Intensification Areas. Expansion of Secondary Intensification Areas may be permitted through the review of a PJR that justifies the expansion is warranted, desirable and appropriate. However, Neighbourhood Node does not permit Institutional land use designation.

The addition of a Community Node (including the change of a Neighbourhood Node) is not supported outside of a comprehensive review. At this time, I believe a site specific to allow institutional land use designation within the existing urban structure should be okay and any change to the urban structure should be undertaken during comprehensive review of the OP.

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: BISKABORN, Brad <Brad.Biskaborn@canadapost.postescanada.ca>
Sent: Wednesday, June 21, 2023 2:12 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: RE: Circulation of Full Site Plan for 20 Woolner Trail - SP23/049/W/TS

Hi Tim,

This school development would receive their mail from a community mailbox.

There is an existing mailbox site at the side of 145 Upper Mercer St, which would most likely be used for this school to collect their mail.

If you have any questions let me know.

Thank-you.

Regards,

Brad Biskaborn

Delivery Services Officer / CANADA POST

955 Highbury Ave N.

London ON, N5Y 1A3

519-495-5373

From: circulations@wsp.com <circulations@wsp.com>
Sent: Monday, June 26, 2023 2:34 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: Site Plan Application (SP23/049/W/TS); 20 Woolner Tr., Kitchener

2023-06-26

Tim Seyler

Kitchener

, ,

Attention: Tim Seyler

Re: Site Plan Application (SP23/049/W/TS); 20 Woolner Tr., Kitchener; Your File No. SP23/049/W/TS

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca



July 13, 2023

Tim Seyler
Planner
City of Kitchener
200 King Street West
Kitchener ON N2G 4V6
tim.seyler@kitchener.ca

**Re: Official Plan Amendment Application OPA23/011/W/TS
Zoning Bylaw Amendment Application ZBA23/018/W/TS
Site Plan Application SP23/049/W/TS
20 Woolner Trail, Kitchener
Waterloo Catholic District School Board**

Dear Mr. Seyler,

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted application for a new secondary school.

Recommendation

We recommend deferring a decision on these applications until issues with the GRCA's Land Management Division and the proposed stormwater management are resolved.

Documents Reviewed by Staff

Staff have reviewed the functional servicing report (Lanhack Consultants, March 2023) and grading plans (Lanhack Consultants, revised March 24, 2023) submitted with this application.

This follows our April 21, 2022 pre-consultation comments.

GRCA Comments

The GRCA has reviewed this application under Ontario Regulation 686/21, acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as well as in accordance with Ontario Regulation 150/06 and GRCA's Board approved policies.

Information currently available at our office indicates that the subject lands contain the Grand River floodplain. We have no concerns in principle with the development from a regulatory perspective.

However, the site is adjacent to GRCA's Woolner Flats property, and is on a former portion of the property divested to the applicant. The functional servicing proposes discharging stormwater to a sediment basin (possibly established for construction of Fairway Road North over the Grand River), which would then flow overland towards the existing drainage channel.

It is my understanding that a) this may not be to a satisfactory engineering standard, and b) may not be congruent with previous property agreements with the GRCA. We recommend that the applications are deferred so the applicant can hold further discussions with our Land Management Division, and ensure the proposed stormwater management for the site is in keeping with previous agreements.

The applicant previously paid a fee for our comments on a previous consent application, and no additional fees are required for these applications. A separate fee will be required for a GRCA permit, if applicable.

We trust this information is of assistance. If you have any questions or require additional information, please contact Ron Gasparetto, Manager of Conservation Lands, directly at 519-621-2763 ext. 2207 or rgasparetto@grandriver.ca.

Sincerely,



Trevor Heywood
Resource Planner
Grand River Conservation Authority

cc: Ron Gasparetto, GRCA
Carrie Musselman, City of Kitchener