

Internal memo

Development Services Department



www.kitchener.ca

Date: October 12, 2023
To: Brian Bateman
From: Jason Brûlé
cc: Carlos Reyes
Subject: Zoning By-law Amendment Application
Marann Homes
117 Bloomingdale Road, Kitchener
ZBA23/033/B/BB

The below comments have been prepared through the review of the supplied Existing Conditions Plan, Functional Grading Plan, Functional Servicing Plan and Functional Servicing & SWM Report prepared by MTE Consultants Inc. revised May 15, 2023 in support of the above noted application.

General Comments:

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

Sanitary:

2. Flows for this site were confirmed in the City's model and no issues were found. Design parameter in the design sheet are not consistent with City of Kitchener. The residential average daily flow rate is 305 L/c/d or 0.00353 L/s, the infiltration rate is 0.15 L/s/ha and the ICI values seem off but are not critical in this instance.

Water (Angela Mick, KU):

3. No concerns for this site. The report noted the 300mm watermain as being a Regional main. It is actually a City main in the Regional Road.

Stormwater Management:

4. The stormwater management approach for this site is supportable. It is going to be very important to confirm (at the detailed design stage) that the offsets are achieved (dependent on system chosen) and the soils are conducive to that level of infiltration for future longevity of the facility.

Jason Brûlé, C.E.T.
Engineering Technologist

City of Kitchener
OPA & ZBA Comment Form

Project Address: 117 Bloomingdale Road, Kitchener

Application Type: Official Plan Amendment & Zoning Bylaw Amendment

Comments Of: Urban Design

Commenter's Name: Katey Crawford

Email: Katey.Crawford@kitchener.ca

Phone: 519-741-2200 ext. 7157

Date of Comments: October 10th, 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

- Urban Design Brief (August 2023), prepared by GSP Group Inc.
- Site Plan (July 12th, 2023), prepared by GSP Group Inc.
- Floor Plans & Elevations (May 2nd, 2023), prepared by Orchard Design Studio Inc.
- Tree Preservation Plan (June 5th, 2023), prepared by Aboud & Associates Inc.

2. Site Specific Comments & Issues:

UD Brief & Elevations

- Show extent of proposed exterior decking and stairs on elevations and site plan for proposed buildings 1-3.
- Provide upper unit glazing on side elevations for proposed building #4. The incorporation of glazing will reduce blank wall appearance, further activate public realm, and increase unit sun exposure.
- Provide elevations for Building #2, with proposed grading shown/accounted for.
- Page 24 notes "All elevations, including side elevation, have window opening and balconies; no blank facades" However, elevations provided show no glazing on side elevations for building #4.

Please revise Building #4 elevations as per note above. Include note regarding east elevation blank wall for proposed building #2.

- Please note on page 25, utility infrastructure and metering equipment shall be located away from public view and appropriately screened.

Provide the following:

1. Updated Urban Design Brief as per comments above.
2. Updated Elevations as per comments above.
3. Updated Site Plan as per comments above.

Preliminary Comments



October 12, 2023

Brian Bateman
Senior Planner
City of Kitchener
200 King Street West
Kitchener ON N2G 4V6
brian.bateman@kitchener.ca

**Re: Zoning Bylaw Amendment Application ZBA23/033/B/BB
117 Bloomingdale Road North, Bridgeport
Marann Homes**

Dear Mr. Bateman,

The Grand River Conservation Authority (GRCA) staff have reviewed the above-noted application for 40 stacked townhouses.

Recommendation

The GRCA has no objection to the application in principle. We request the applicant to refine the grading at the north of the site, and we advise the City to consider implications for a future public trail.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Planning Justification Report (GSP Group, August 2023)
- Urban Design Brief (GSP Group, August 2023)
- Functional Servicing and Stormwater Management Report (MTE, May 2023)
- Geotechnical Investigation (Chung & Vander Doelen, December 2020)
- Slope Stability Assessment (Chung & Vander Doelen, February 2018)
 - Slope Cross-Sections (Chung & Vander Doelen, March 2023)
- Site Plan (GSP Group, revised July 12, 2023)
- Grading and Servicing Plans (MTE, revised March 15, 2023)

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, as well as its associated floodplain and valley slope. We have confirmed that the regulatory flood is contained on the slope, so the erosion hazard associated with the valley slope would be the greater constraint.

The erosion hazard was verified through geotechnical / slope stability reports previously submitted by the applicant during pre-consultation. The plans show most of the grading and all structures to be outside of the erosion hazard and the 6 metre access allowance. As such, we have no objections to the application in principle.

The GRCA typically requests that grading is kept outside of the 6 metre erosion hazard allowance. For this site, we understand that grading is required for demolition and restoration of the site. That said, some 3:1 slope grading is still shown within the allowance at the west and east property boundaries, and we request this is revised to remove it from the allowance to the extent possible.

We also request the grading is refined to reduce any concentrated flowpaths along the north of the site, and encourage greater dispersed overland runoff. It is recommended that all grading avoid impacts to any existing mature deciduous trees along the physical top of slope.

We understand all other stormwater management (SWM) for the site is infiltrated for the 100-year event, and is otherwise directed to municipal infrastructure. We support the proposed infiltration, as it will eliminate the need for a new outlet to the Grand River. We otherwise defer further SWM comments to the municipality.

Advisory Comment to the City

The urban design brief illustrates a potential connection between the site and Schaefer Park. It is shown within the 6 metre access allowance to the erosion hazard. Any future trails in this area will need to comply with GRCA policies 8.2.21 / 8.2.22. We request municipalities to secure trails that are not river access points outside of the erosion hazard, and generally recommend that it is also outside of the 6 metre allowance wherever possible.

This is considered a major zoning bylaw amendment application. Consistent with GRCA's 2023 approved fee schedule, we will invoice the applicant \$2,500 for our review. A separate fee will be required for a GRCA permit.

We trust this information is of assistance. If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2292 or theywood@grandriver.ca.

Sincerely,



Trevor Heywood
Resource Planner
Grand River Conservation Authority

Encl. Resource Mapping

cc: Eric Saulesleja, GSP Group
Carrie Musselman, City of Kitchener
Lenore Ross, City of Kitchener

City of Kitchener
COMMENT FORM

Project Address: 117 Bloomingdale Rd. N.

Application Type: Zoning By-law Amendment ZBA23/033/B/BB

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: October 31, 2023

1. Plans, Studies and Reports reviewed:

- 117 Bloomingdale Rd, City of Kitchener, Region of Waterloo Scoped Environmental Impact Study, prepared by Aboud & Associates Inc., June 2, 2023.
- 117 Bloomingdale Rd, City of Kitchener, Scoped EIS Addendum Report, prepared by Aboud & Associates Inc., July 11, 2023.
- Tree Preservation Plan, Drawing No. TP1 and TP2, prepared by Aboud & Associates Inc., June 2023.
- Geotechnical Investigation, 117 Bloomingdale Rd N, Kitchener. Prepared by Chung & Vander Doelen Engineering Ltd., December 7, 2020.
- Slope Stability Assessment, Proposed Future Development, 117 Bloomingdale Rd N, Kitchener, prepared by Chung & Vander Doelen Engineering Ltd., February 12, 2018.
- 117 Bloomingdale Rd N - Site Plan, prepared by GSP, July 12, 2023

2. Site Specific Comments & Issues:

I have reviewed the studies as noted above, submitted in support of a complete a zoning bylaw amendment application that is proposing development that includes the removal of the existing industrial buildings and detached dwelling and the construction of four stacked townhouse dwellings with a total of 40 dwelling units and 46 parking spaces at 117 Bloomingdale Rd N, and note:

- The proposed development complies with the Endangered Species Act as it has been determined that the candidate SAR habitat present within the study area will not be negatively impacted through the applied mitigation measures.
- The proposed development complies with the City of Kitchener Official Plan (2014) as Locally Significant Valley Kitchener Core Natural Heritage Feature will not be impacted by the proposed works through the implementation of recommended mitigation techniques.
- Development is proposed to occur outside of the EUF-1 and Flooding Hazard overlay areas and the Slope Stability Assessment Report has confirmed that the proposed development is compliant with section 17.2.2 b) ii, iii, iv, and vi of the Kitchener 2019-051 Zoning By-law.
- A Tree Preservation Plan was submitted in support of the application. In summary, the TPP noted a total of 35 trees were inventoried. Two of the thirty-five trees are recommended to be removed to facilitate the proposed development.

- The slope assessment report concluded that the total setback for future development is 12 m from the existing top of slope. The total setback consists of Stable Slope Allowance: 2 m, Toe Erosion Allowance: 4 m, and Erosion Access Allowance: 6 m.
- To protect the natural features, functions, and associated buffers on the subject property. The City would be interested in having a discussion with the applicant/owner at the time of Site Plan Application regarding conveying any and/or all portion(s) identified as Natural Heritage Conservation to the City. If the lands are not conveyed, then we request the owner to enter into a Conservation Easement that would be registered on title.

Based on my review of the supporting studies the proposed Zoning By Law amendment can be supported, subject to:

1. The NHC-1 zone be applied to the lands adjacent to the Grand River up to and including the Slope Erosion Allowance as shown on the Site Plan (GSP, July 12, 2023).
2. The proposed development (i.e., future site plan) is in accordance with the Scoped Environmental Impact Study, prepared by Aboud and Associates Inc., dated June 10, 2022.
3. Mitigation measures outlined in Section 7 of the Scoped Environmental Impact Study, prepared by Aboud and Associates Inc., dated June 10, 2022, are implemented, and incorporated into plans and drawing (i.e., future site plan) where applicable.

3. Policies, Standards and Resources:

Natural Linkages

- As per Section 7.C.2.50 of the Official Plan. The incorporation of Natural Linkages and Corridors will be required in the design of new development or redevelopment with the intent of maintaining, enhancing or, wherever feasible, restoring linkages among natural heritage features.

Trails or other uses

- As per Section 7.C.2.51 of the Official Plan. The introduction of recreational trails or other uses that could harm Natural Linkages and Corridors is discouraged unless it can be demonstrated to the satisfaction of the appropriate approval authority that the proposed use will not harm the natural habitat.
- As per Section 13.C.2.6. of the Official Plan, The location and design of multi-use pathways will have regard for the Natural Heritage System and its features. Development, redevelopment or site alteration may be permitted on lands adjacent to the Natural Heritage System features where an Environmental Impact Study demonstrates that the location and design of the multi-use pathway will not result in adverse environmental impacts on the natural heritage feature or ecological functions of the feature.

Development adjacent

- As per Section 7.C.2.23 of the Official Plan. Development, redevelopment or site alteration will only be permitted on lands adjacent to the Natural Heritage Conservation features where an Environmental Impact Study or other appropriate study has determined to the satisfaction of the City, Region, Grand River Conservation Authority and/or Province, as appropriate, that approval of the proposed development, redevelopment or site alteration would not result in adverse environmental impacts on the natural heritage feature or the ecological functions of the feature.

Environmental Impact Study

- As per Section 7.C.2.52 of the Official Plan. Any required Environmental Impact Study will be completed in accordance with the Environmental Impact Studies Policies in Section 17.E.11.

Acquiring Lands / Conservation Easement

- As per Section 7.C.2.58 of the Official Plan. Notwithstanding Policy 7.C.2.57, where feasible, the City will consider acquiring land to protect and improve the Natural Heritage System.

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:**

- The subject property is 0.89 ha (2.21 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 conservation 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 - Comment Form

Project Address: 117 Bloomingdale Road

Application Type: 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: October 13, 2023

Date of comments: October 5, 2023

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

- Planning Justification Report – Sustainability Statement, 117 Bloomingdale Road, prepared by GSP Group, August 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, an updated Sustainability Statement is required, which clarifies how the proposed development's energy conservation measures will go 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>

From: Planning (SM)
Sent: Friday, October 13, 2023 10:15 AM
To: Brian Bateman
Subject: FW: Circulation for Comment - 117 Bloomingdale Road (ZBA)

FYI

Regards,

Arwa Alzoor

Planning Technician / Site Development | Planning Division | City of Kitchener
519-741-2200 ext. 7847 | arwa.alzoor@kitchener.ca |



From: Planning <planning@wcdsb.ca>
Sent: Friday, October 13, 2023 10:13 AM
To: Planning (SM) <planning@kitchener.ca>
Subject: FW: Circulation for Comment - 117 Bloomingdale Road (ZBA)

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From: Planning
Sent: Friday, October 13, 2023 10:11 AM
To: brian.bateman@kitchener.ca
Subject: RE: Circulation for Comment - 117 Bloomingdale Road (ZBA)

Good Afternoon Brian,

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

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

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

Thank you,

Jordan Neale

Planning Technician, WCDSB

480 Dutton Dr, Waterloo, ON N2L 4C6

519-578-3660 ext. 2355

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

Sent: Monday, September 18, 2023 12:01 PM

To: jvink <jvink@woolwich.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 Kayes <Ellen.Kayes@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; 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 - Howard Chang (SChang@regionofwaterloo.ca) <SChang@regionofwaterloo.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>; UW-WUSA (Feds) (pres@wusa.ca) <pres@wusa.ca>; Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>

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

Subject: Circulation for Comment - 117 Bloomingdale Road (ZBA)

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Please see attached. Additional documentation can be found in AMANDA folder 23-121017 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Brian Bateman**, Senior Planner (brian.bateman@kitchener.ca; 519-741-2200 x7869).

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener

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

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



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From: Gaurang Khandelwal
Sent: Monday, September 25, 2023 11:09 AM
To: Brian Bateman
Subject: RE: Circulation for Comment - 117 Bloomingdale Road (ZBA)

Hi Brian,

Policy comments at the time of pre-sub for this application seem to have been addressed through the PJR and the approach to the ZBA. No further comments from policy.

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: Natalie Goss <Natalie.Goss@kitchener.ca>
Sent: Tuesday, September 19, 2023 9:44 AM
To: Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>
Subject: FW: Circulation for Comment - 117 Bloomingdale Road (ZBA)

Please review and provide any necessary comments. Pre-submission was in 2022.

N

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, September 18, 2023 12:01 PM
To: jvink <jvink@woolwich.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 Kayes <Ellen.Kayes@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; 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 - Howard Chang <SChang@regionofwaterloo.ca> <SChang@regionofwaterloo.ca>; Region - Planning

<PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM)
<PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder
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<Tom.Ruggle@kitchener.ca>; UW-WUSA (Feds) (pres@wusa.ca) <pres@wusa.ca>; WCDSB - Planning
<planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>;
WRDSB - Planning <planning@wrdsb.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Circulation for Comment - 117 Bloomingdale Road (ZBA)

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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



From: Jeremy Vink <jvink@woolwich.ca>
Sent: Tuesday, September 19, 2023 8:36 AM
To: Brian Bateman
Cc: Christine Kompter
Subject: RE: Circulation for Comment - 117 Bloomingdale Road (ZBA)

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

Brian

The Township has no comments to this application.

I did try the link to the Sharepoint file link, but the link would not let me in. I am curious if there was a TIS and what the results were.

Thanks.

Jeremy Vink MCIP RPP
Manager of Planning
Development Services
Township of Woolwich



From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, September 18, 2023 12:01 PM
To: Jeremy Vink <jvink@woolwich.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 Kayes <Ellen.Kayes@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; 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 - Howard Chang (<SChang@regionofwaterloo.ca> <SChang@regionofwaterloo.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>; UW-WUSA (Feds) (<pres@wusa.ca> <pres@wusa.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (<elaine_burns@wrdsb.ca> <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>

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

Subject: Circulation for Comment - 117 Bloomingdale Road (ZBA)

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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



From: Planning <planning@wcdsb.ca>
Sent: Friday, October 13, 2023 10:11 AM
To: Brian Bateman
Subject: RE: Circulation for Comment - 117 Bloomingdale Road (ZBA)

Good Afternoon Brian,

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

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

B) That the developer 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.

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

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

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, September 18, 2023 12:01 PM
To: jvink <jvink@woolwich.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 Kayes <Ellen.Kayes@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; 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 - Howard Chang (<SChang@regionofwaterloo.ca> <SChang@regionofwaterloo.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>; UW-WUSA (Feds) (<pres@wusa.ca> <pres@wusa.ca>; Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (<elaine_burns@wrdsb.ca> <elaine_burns@wrdsb.ca>;

WRDSB - Planning <planning@wrdsb.ca>

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

Subject: Circulation for Comment - 117 Bloomingdale Road (ZBA)

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

Please see attached. Additional documentation can be found in AMANDA folder 23-121017 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Brian Bateman**, Senior Planner (brian.bateman@kitchener.ca; 519-741-2200 x7869).

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener

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

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



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From: Dave Seller
Sent: Wednesday, October 4, 2023 3:08 PM
To: Brian Bateman
Subject: ZBA comments: 117 Bloomingdale Road

City of Kitchener

Application Type: Zoning By-law Amendment ZBA23/033/B/BB

Project Address: 117 Bloomingdale Road North

Comments of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: October 4, 2023

Development proposal

The ZBA will facilitate redevelopment by removing the existing industrial buildings and detached dwelling and replacing them with four stacked townhouse dwellings with a total of 40 dwelling units and a total of 46 parking spaces.

Parking supply

The applicant is proposing to provide a total of 46 parking spaces for 40 dwelling units which equates to 1.15 parking spaces per unit. Visitor parking must be provided at a ratio of 0.15 spaces per unit and based on 40 units, 6 (15%) must be allocated for visitor parking. These parking ratios reflect the 2019-051 zoning by-law.

Conclusion

Transportation Services is satisfied with the proposed parking supply for this development.

Dave Seller, C.E.T.

Traffic Planning Analyst | Transportation Services | City of Kitchener
519-741-2200 ext. 7369 | TTY 1-866-969-9994 | dave.seller@kitchener.ca

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: 117 Bloomingdale Road
Owner: Marann Homes
Application: Zoning By-law Amendment Application ZBA23/033/B/BB

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

Date of Comments: Oct 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:

I have reviewed the documentation noted below submitted in support of an application for a joint amendment to the City of Kitchener's Zoning By-law No. 85-1 and Zoning By-law No. 2019-051. The Subject Property is currently zoned "R-3 1R" in Zoning By-law No. 85-1. The purpose of the proposed amendment is to change the zoning to a combination of "RES-5" ("Low-Rise Residential Five Zone") and "NHC-1" ("Natural Conservation Zone") in Zoning By-law No. 2019-051. The proposed amendment also adds site-specific provisions to permit small increases to the maximum Floor Space Ratio ("FSR") and maximum building height, as well as a holding provision to require a Record of Site Condition before the proposed development may proceed. The amendment will facilitate redevelopment by removing the existing industrial buildings and detached dwelling and replacing them with four stacked townhouse dwellings with a total of 40 dwelling units and 46 parking spaces.

- Planning Justification Report, including draft text of the proposed amendment, prepared by GSP Group ("GSP")
- Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc. ("MTE")
- Existing Conditions Plan, Functional Grading Plan, and Functional Servicing Plan, prepared by MTE,
- Scoped Environmental Impact Study, prepared by Aboud & Associates Inc. ("AA"), which includes the addendum prepared by AA;
- Tree Preservation Plan, prepared by AA;
- Site Plan, prepared by GSP;
- Urban Design Brief, prepared by Orchard Design and GSP.

2. Site Specific Comments & Issues:

Parks and Cemeteries has no significant concerns with the proposed Zoning Bylaw amendments and can provide conditional support subject to the minor updates to submitted studies are noted below.

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

3. Comments on Application and Submitted Documents

1) Parkland Dedication

- a) The site is within the Bridgeport East Planning Community and through Places and Spaces – An Open Space Strategy for Kitchener, this community has been identified as well served with active neighbourhood park space with Schaeffer Park approximately 150m west of the site.
- b) The City of Kitchener Park Dedication By law 2022-101 and Park Dedication Policy have been updated and new parkland dedication criteria, rates and land values have been approved by 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.
- c) The parkland dedication requirement for the proposed development will be **deferred** at the Zoning By-law Amendment application 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, Parkland Dedication Bylaw and Parkland Dedication Policy in effect.
- d) Based on the development information provided and using the approved land valuation of \$3,830,000/ha, a dedication rate of 1ha/1000 units or 5%; a maximum dedication of either land or CIL of 10% and a capped rate of \$11,862/unit, the parkland dedication for the proposed 0.8119ha site with 40 proposed units (demolition of 1 unit) is **\$155,479**

Calculation:

$0.8119\text{ha} \times 0.05 = \$155,479$ (5% Bylaw 2022-101)

1ha /1000 units x 39 units = \$149,370 (alternate rate Bylaw 2022-101)

$0.8119\text{ha} \times 0.1 = 0.033\text{ha}$ or \$31,958 (More Homes Built Faster Act / Bill 23 10% cap)

2) Urban Design Brief, prepared by Orchard Design and GSP

- a) Pg 16 Circulation Diagram – the figure shows a potential connection to Shaefer Park within the 6m Access Allowance; this connection directs people to private lands and should be removed

3) Proposed Zoning of Natural lands and ownership

- a) The lands at the rear of the site along the Grand River should be zoned appropriately: NHC-1 and OSR-1. The lands adjacent to the Grand River at the end of Colyer Place are zoned similarly.
- b) If at a future Site plan application these lands will be conveyed to the City additional conditions may be required prior to acceptance of the land e.g. R-plan, removal of hazard trees
- c) If the lands will be retained by the Developer, a Registered Conservation Easement may be required along with additional conditions prior to approval of the Site Plan application e.g. fencing/demarcation bollards, restoration / buffer plantings.

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

City of Kitchener

Zone Change / Official Plan Amendment Comment Form

- 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

Parkland dedication is required for the application as **cash-in-lieu of land** according to the Planning Act, Parkland Dedication Bylaw and Parkland Dedication Policy in effect.