

City of Kitchener

Zone Change / Official Plan Amendment Comment Form

Address: 186 Gehl Pl
Owner: Kitchener Green Developments Inc. (Mattamy Homes)
Application: ZBA23/038/G/ES

Comments Of: Environmental Planning
Commenter's Name: Barbara Steiner
Email: Barbara.Steiner@kitchener.ca
Phone: 519-741-2200 X7293

Date of Comments: 29 Jan 2024

- 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)
-

Documents Reviewed:

I have reviewed the documentation submitted in support of a ZBA to remove the lands from Zoning By-law 85-1 and bring the lands into Zoning By-law 2019-051 with some site-specific provisions.

I have also reviewed the historic, supporting *Scoped Environmental Impact Study (EIS)* (MMM/WSP, October 2014) and Addenda 1 (MMM/WSP, December 2015) and 2 (MMM/WSP, February 2017).

Comments

Ideally, **the zoning for the setback to the Core Environmental Feature (ESPA, Williamsburg Woods) in Block 13, Stage 1 should be zoned NHC-1, the same as the feature itself.** This should correspond to the area shown as a 20m setback from the surveyed woodland limit on Draft Plan 30T-14201 (MHBC, 11 December 2019). **This could be corrected now** and lot/Block line adjustments made (modification to DP) to add the setback area to Block 16 (Open Space Woodland), and ultimately conveyed into City ownership in the fullness of time. Otherwise, a Conservation Easement will be required.

If the above is not done and **in light of LPAT decision LPAT-PL171483, the proposed zoning** shown on the zone area map and detailed on the draft zoning bylaw **is acceptable to City Environmental Planning.** Other mitigations will therefore be required as noted.

Further comments in this regard will be made during the circulation for the modification to Draft Plan approval, the design of the subdivision, and/or any applications for Site Plan approval.

The special provision prohibiting geothermal wells should be carried forward.

Internal memo

Development Services Department



www.kitchener.ca

Date: January 04, 2024
To: Eric Schneider
From: Jason Brûlé
Subject: Zoning By-law Amendment Application
Kitchener Green Developments Inc.
186 Gehl Place, Kitchener
ZBA 23/038/G/ES

The below comments have been prepared through the review of the supplied Opinion Letter dated October 25, 2023 prepared by MTE Consultants Inc.; in support of the above noted application.

General Comments:

1. Engineering needs more information with respect to the servicing to be able to support the application.

Sanitary:

2. Please submit a traditional sanitary sizing design sheet with both the previously accepted flows for the subdivision at the time of draft plan and current detailed design confirming that the statement suggesting flows leaving this site are not increasing .

Water (Angela Mick, Kitchener Utilities):

3. Please see the comments provided for the 1st engineering submission of the subdivision as they are relevant to this application (attached).

Storm and Stormwater Management:

4. Please submit a storm sizing design sheet to confirm the opinion expressed in the letter.
5. Please provide summary evidence that the SWM ponds and associated infrastructure can accommodate the change as noted in the Opinion Letter.

Jason Brûlé, C.E.T.
Engineering Technologist

November 22, 2023

Re: 186 Gehl Place Subdivision
First Submission Comments

The following are the first submission comments pertaining to the above:

- The pressure zone divide between zone 5 and zone 6 at the western end of the subdivision needs to be identified on the drawings (location to be confirmed via the grading plans). It may be that the divide is where the subdivision ends on the west side but that needs to be confirmed. On a pressure zone divide there should be a hydrant in zone 6, isolation valve, hydrant in zone 5 for future flushing of the dead ends. I'd like a drawing showing the proposed pressure zone divide
- In general there should be valves between the hydrants. I've identified a few but all should be reviewed.
- PP1.1. Rosenberg – see the first bullet regarding the pressure zone divide
- PP1.1. missing valves between hydrants
- PP1.3 missing valves between hydrants
- PP2.1 Amand – want a valve at Bleams – tapping would be preferred. Have you been in discussion with the Region regarding the Bleams Road reconstruction in this area? Will the Region be installing the watermain within the Regional right-of-way
- PP2.1 missing valves between hydrants
- PP2.2 Cross to service blocks 276 and 277. I would prefer to see separate tees with valves at the main. We don't typically use crosses for services
- PP4.1 Eskerwood Way – see the first bullet regarding the pressure zone divide
- PP8.1 Stamson St – see the first bullet regarding the pressure zone divide

Regards,



Angela Mick, P.Eng.
Manager – Quality Management & Water Programs

Internal memo

Development Services Department



www.kitchener.ca

Date: February 12, 2024
To: Eric Schneider
From: Jason Brûlé
Subject: Zoning By-law Amendment Application
Kitchener Green Developments Inc.
186 Gehl Place, Kitchener
ZBA 23/038/G/ES

The below comments have been prepared through the review of the supplied Opinion Letter dated October 25, 2023 and the updated Opinion Letter dated February 09, 2024 prepared by MTE Consultants Inc.; in support of the above noted application.

General Comments:

1. Engineering is in support of the zoning by-law amendment application.

Sanitary:

2. No further comments.

Water (Angela Mick, Kitchener Utilities):

3. No further comments.

Storm and Stormwater Management:

4. No further comments.

Jason Brûlé, C.E.T.
Engineering Technologist

Good Morning Eric,
Enova Power Corp. has no concerns with the zoning amendment for 186 Gehl Place.
The developer has approached Enova and we are working with them to start a design for the electrical distribution to service this subdivision.
Regards,

Ricardo Ruiz (he/him) C.E.T. | Distribution Design Supervisor

Office Number: 519-745-4771 Ext. 6304

Mobile Number: 519-497-6221

ricardo.ruiz@enovapower.com

www.enovapower.com

City of Kitchener

Application Type: Zoning By-law Amendment ZBA23/038/G/ES

Project Address: 186 Gehl Place (30T-14201)

Amanda: 23-129008

Comments of: Transportation Services

Commenter's name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of comments: January 15, 2024

- a. An opportunity is being provided to City Departments and Agencies to make comment on a Zoning By-law Amendment (ZBA) for lands contained within draft approved Plan of Subdivision 30T-14201. The applicant is requesting reduced residential and visitor parking rates offered in the 2019-051 zoning compared to the current 85-1 zoning. Transportation Services are of the opinion that this parking rate reduction must be accompanied by improved alternatives to single occupant vehicles and will require all streets in Plan of Subdivision 30T-14201 to follow Complete Streets cross-sections as a condition of Transportations Services approval of the ZBA. Complete Streets cross-sections are included in the Development Manual, updated in 2022 to address the reduced parking rates in 2019-051 by improving active transportation, traffic calming and access to public transit. Notwithstanding the Local Planning Appeal Tribunal decision of February 14, 2020 to amend Zoning By-law No. 85-1, that the following condition be included.

2.2.22a The SUBDIVIDER agrees that prior to servicing or registration, whichever occurs first, to submit a functional design for the implementation of Complete Streets and on-street parking for the entire road network, in accordance with the lotting plan and On-Street Parking Plan, to the satisfaction of the CITY'S Director of Engineering Services in consultation with the CITY'S Director of Transportation Services.

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

Good Afternoon Eric,

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. A sign specifications document can be found at the bottom of the board's planning department web page (<https://www.wcdsb.ca/about-us/cs/planning/>).

C) That the developer shall include the following wording in the subdivision 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



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES

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Kitchener ON N2G 4J3 Canada
Telephone: 519-575-4400
TTY: 519-575-4608
Fax: 519-575-4449
www.regionofwaterloo.ca

File: C14-60/23038
February 12, 2024

Eric Schneider, MCIP, RPP
Senior Planner
Community Services Department
City Hall P.O. Box 1118
200 King Street West
Kitchener, ON, N2G 4G7
(VIA EMAIL)

Dear Mr. Schneider,

**Re: Post Circulation Comments
ZBA 23/038/G/ES
(X-Ref Subdivision 30T-14201)
Kitchener Green Developments Inc.
186 Gehl Place
CITY OF KITCHENER**

Regional staff has reviewed the above-noted zone change application to remove the lands from Zoning By-law 85-1 and bring the lands into Zoning By-law 2019-051 with some site-specific provisions for reduced yard setback and parking. The lands are contained within draft approved Plan of Subdivision 30T-14201.

Water Services

Water Services Engineering and Planning staff has no concerns.

Hydrogeology and Water Programs

Water Services Hydrogeology and Water Programs staff has no concerns. Staff notes geothermal wells are not permitted on the subject lands. Special Regulation Provision 597R (prohibit geothermal wells) as it applied in Zoning By-law 85-1 continues to apply to the current zoning by-law amendment on the subject lands.

Housing

Housing Services staff has no concerns.

Archaeology

Cultural Heritage Planning staff has no concerns at this time. Archaeological resource interests have been previously addressed.

Record of Site Condition

A Record of Site Condition is required due to former uses on this site. This is being addressed through conditions of draft approval on the plan of subdivision approval associated with development of the lands (re. Region DA Condition 3.51).

Environmental Planning

Environmental Planning staff has no concerns with the application, assuming the limits of the proposed Natural Heritage Conservation (NHC) zoning is consistent with the LPAT Decision of February 14, 2020 on the lands.

Noise Study

Corridor Planning staff has reviewed the report entitled "186 Gehl Place Subdivision (30T-14201), Environmental Noise Assessment", dated November 3, 2023, prepared by MTE Consultants Incorporated and provide the following comments. Staff concurs with the conclusions and recommendations of the Report.

Implementation of the noise mitigation measures will be secured as conditions of draft approval for the subdivision (via agreement with the City of Kitchener and the Region as necessary).

Traffic Road Noise

The report indicates that the sources of noises are Regional Road #56 (Bleams Road), Amand Drive and Rosenberg Way.

The report indicates that the acoustical impacts are above acceptable levels and mitigation, including noise barrier(s), provision for air conditioning and noise warning clauses are required for some dwelling units to ensure noise levels do not exceed acceptable levels noted in NPC-300 and NPC-216.

The report indicates that a 15.0m long 1.8m high acoustic barrier is required for the side yard of Lot 58 (adjacent Rosenberg Way). The barrier is to be located 0.3m inside private property.

The report notes that none of the dwelling units will require special building components.

The report notes that an Environmental Noise Assessment is to be conducted during the Site Plan Approval (SPA) process, for the multi-residential blocks. The multi-residential blocks to be assessed during their respective SPA process are Blocks 275, 276, 279 and 284.

Stationary Noise

Section 4.3 of the report (stationary noise analysis) is acceptable. It recognizes the aggregate license(s) will be surrendered and the subject and adjacent lands will be rehabilitated as plans of subdivision. As a result, stationary noise from aggregate operations is not expected.

Regional Development Charges

Any future development on the subject lands will be subject to provisions of Regional Development Charges By-law 19-037 or any successor thereof.

Other

Staff acknowledges the Region's required review fee for the ZBA application was received January 24, 2024.

In summary, Regional staff has no objection to the continued processing of the application.

If you have any question, please do not hesitate to give me a call.

Yours truly,



Shilling Yip, MCIP, RPP
Senior Planner

cc. Trevor Kearns / Michael O'Donnell, Mattamy Homes

Zone Change / Official Plan Amendment Comment Form

Address: 186 Gehl Pl
Owner: Mattamy Homes
Application: ZBA23/038/G/ES

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

Date of Comments: Jan 15 2024

- 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:

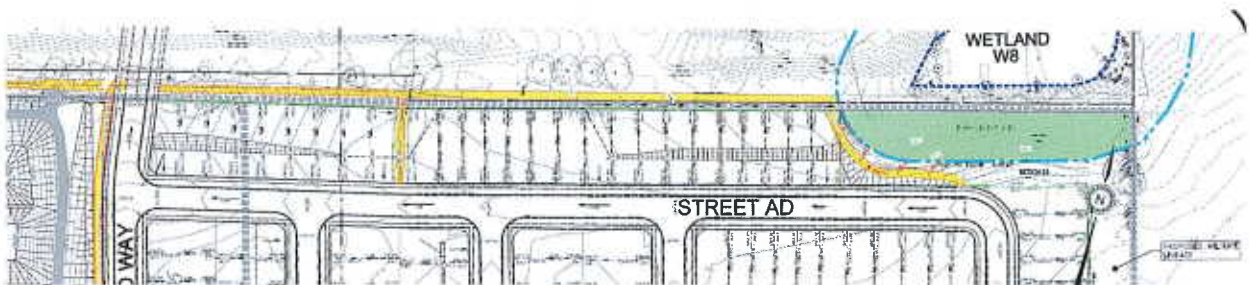
I have reviewed the documentation noted below submitted in support of a ZBA to remove the lands from Zoning By-law 85-1 and bring the lands into Zoning By-law 2019-051 with some site-specific provisions for reduced yard setback and parking.

- Zoning By-law Amendment Application Form
- Planning Summary Letter
- Draft Zoning By-law Amendment and Map
- Civil Engineering Letter

The proposed zoning shown on the zone area map and detailed on the draft zoning bylaw is acceptable to Parks and Cemeteries.

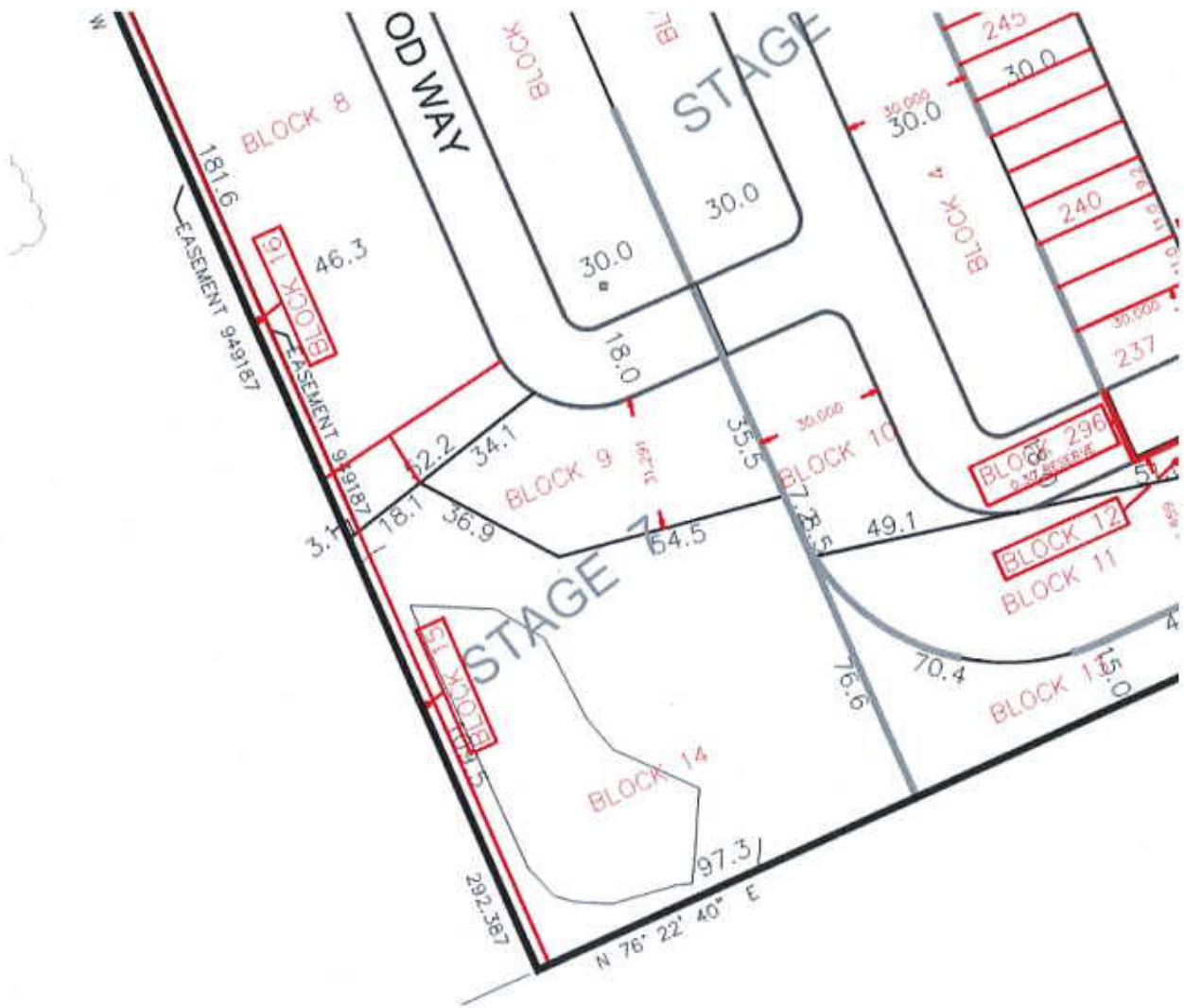
I would note, however that I have some concerns and questions regarding the corresponding land use and consistency of linework relative to the proposed zoning and Blocks/uses shown in the red-lined Draft Plan of Subdivision – specifically around the southwest corner of the lands.

The trail connection from Gehl Place to the proposed development west of these lands will connect at the NHC limits.



Zone Change / Official Plan Amendment Comment Form

1. Area 5 is noted as NHC-1 in the proposed ZBA and Block 14 in the redline Draft Plan is slightly larger than on the OLT DP and now extends into the former Block 4 (now Block 8) and is noted in the redline DP as Open Space and does not match the proposed zone map
2. Block 15 on the redline DP is noted as Open Space / Trails and is mostly within the Area 5 is noted as NHC-1 in the proposed ZBA





Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

January 26, 2023

via email

Eric Schneider, MCIP, RPP, Senior Planner
Planning Division, City of Kitchener
200 King Street West
Kitchener, ON, N2G 4G7

Dear Eric Schneider,

Re: Zoning By-law Amendment Application ZBA23/038/G/ES
186 Gehl Place (30T-14201), City of Kitchener
Kitchener Green Developments Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application to amend the provisions to the approved By-Law to Implement the Rosenberg Secondary plan policies and to be consistent with the approved zoning By-Law on the adjacent lands.

Recommendation

The GRCA has no objection to the approval of the proposed zoning by-law amendment.

The GRCA has not provided clearance of draft plan conditions for registration at this time.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application, received by GRCA staff December 20, 2023:

- Planning Summary letter, prepared by SGL Planning & Design Inc., dated October 27, 2023.
- Civil engineering opinion letter, prepared by MTE Consultants, dated October 25, 2023.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at our office indicates that the subject land contains a wetland and the regulated allowance to the wetland. As such, GRCA regulates a portion of the property under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). Any future development within the regulated area requires the prior issuance of a permit from GRCA under Ontario Regulation 150/06.

The GRCA has no objection to the approval of the proposed zoning by-law amendment. The applicant has submitted updated engineering drawings and reports for clearance of Draft Plan

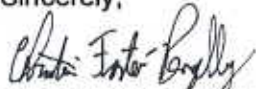
conditions for registration. The GRCA is reviewing this submission and will provide comments to the applicant under separate cover.

The plan review fee for GRCA's review of this zoning by-law amendment application is waived.

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact the undersigned at cfosterpengelly@grandriver.ca or 519-621-2763 extension 2319.

Sincerely,



Chris Foster-Pengelly, M.Sc.
Assistant Supervisor of Resource Planning
Engineering and Planning Services

Enclosed: GRCA map of property

Copy: David Riley, SGL Planning and Design Inc., applicant (via email)



186 Gehl Place, Kitchener -
30T-14201



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



GRCA