

Andrew Pinnell

From: Barbara Steiner
Sent: Friday, February 9, 2024 3:02 PM
To: Andrew Pinnell
Subject: City Envl Planning RE: 15 Laurentian Drive (OPA/ZBA)

Andrew:

There are no natural heritage features or functions of local, Regional, Provincial or national significance known to be located on, or adjacent to, the subject property. Treed vegetation subject to the City's *Tree Management Policy* is limited and restricted to planted, landscaping elements.

We have no concerns with the OPA or ZBA.

At the time of revision to the Site Plan for 11 Laurentian Drive to incorporate this lot, a Tree Preservation / Enhancement Plan (TPEP) should be completed as part of a complete application for review by Urban Design staff. In that regard, we can further advise that a search of historic records does not indicate that there is a condition / requirement to retain trees at **15 Laurentian Drive** associated with a previous development approval. HOWEVER, please note the TPEP should confirm that no tree species regulated / protected under the Ontario *Endangered Species Act* will be impacted. The only tree species that occurs in Kitchener that are so protected are the Butternut / White Walnut and Black Ash, and the Province's Ministry of Environment, Conservation and Parks (MECP) should be consulted if these species are found. It is very unlikely that either of these species is present.

Barbara Steiner

Senior Environmental Planner | Planning | City of Kitchener
519-741-2200 X7293 | TTY 1-866-969-9994 | barbara.steiner@kitchener.ca



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Andrew Pinnell

From: Deeksha Choudhry
Sent: Wednesday, February 14, 2024 4:44 PM
To: Andrew Pinnell; Jessica Vieira; Mike Seiling
Subject: Re: Circulation for Comment - 15 Laurentian Drive (OPA/ZBA)

Hello,

Yes, heritage planning staff have no comments or concerns.

Thanks!

Kind Regards,

Deeksha Choudhry, MSc., BES
Heritage Planner | Planning Division | City of Kitchener
200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7
519-741-2200 ext. 7602
Deeksha.choudhry@kitchener.ca

Andrew Pinnell

From: Jason Brule
Sent: Wednesday, January 17, 2024 2:43 PM
To: Andrew Pinnell
Subject: RE: Circulation for Comment - 15 Laurentian Drive (OPA/ZBA)

Hi Andrew,

Engineering has no concerns for this application. Thank you.

Regards,

Jason Brûlé, C.E.T.
519-741-2200 ext.7419

Andrew Pinnell

From: Dave Seller
Sent: Friday, January 19, 2024 9:13 AM
To: Andrew Pinnell
Subject: TS comments: OPA/ZBA 15 Laurentian Drive

City of Kitchener

Application Type: Official Plan Amendment OPA24/003/L/AP
Zoning By-law Amendment ZBA24/003/L/AP

Project Address: 15 Laurentian Drive

Comments of: Transportation Services

Commenter's name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of comments: January 18, 2024

Development proposal

The owner is proposing to redesignate and rezone the subject property to permit future expansion options for the school located at 11 Laurentian Drive. The lands may be used for an expansion of the existing surface parking area or to accommodate additional outdoor play space for students, including a new play structure.

Parking supply analysis

If additional vehicle parking is provided within 15 Laurentian Drive that the following, be provided:

- Update parking count within the site statistics.
- Site plan be updated with new vehicle parking area.
- Proper vehicle drive aisles are provided within the parking area.

Parallel parking dimensioning be noted on the site plan.

- Interior spaces 2.4 m in width and 6.7 m in length
- End spaces 2.4 m in width and 5.5 m in length

Typical parking drive aisle widths be noted on the site plan.

- 7.3m double loaded parking
- 6.7m single loaded parking
- 6.1m with no parking on either side of the drive aisle.

Conclusion

Based on the plans submitted, Transportation Services have no concerns with the proposed application to accommodate additional outdoor play space for students, including a new play structure.

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

Andrew Pinnell

From: Jennifer Arends
Sent: Tuesday, January 16, 2024 1:22 PM
To: Andrew Pinnell
Subject: FW: Circulation for Comment - 15 Laurentian Drive (OPA/ZBA)
Attachments: 15 Laurentian Dr_Dept Agency Circ Letter.pdf

No concerns with this one.

Thank you.

Jennifer Arends

Fire Prevention Officer | City of Kitchener
519-741-2200 Ext. 5509 | TTY 1-866-969-9994 | jennifer.arends@kitchener.ca

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: 15 Laurentian Dr
Owner: Kitchener Waterloo Christian School Society
Application: OPA24/003/L/AP and ZBA24/003/L/AP

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

Date of Comments: Jan 17 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 an OPA and ZBA to change the land use designation from Low Rise Residential to Institutional and to change the zoning from 'Low Rise Residential Two Zone (RES-2)' to 'Neighbourhood Institutional Zone (INS-1)' in Zoning By-law 2019-051 to permit an expansion of the existing surface parking area or to accommodate additional outdoor play space for students, including a new play structure.

GSP Group - Preliminary Concept Plan; completed applications; Agency circulation letter.

2. Site Specific Comments & Issues:

Parks and Cemeteries has no concerns with the proposed Official Plan and Zoning Bylaw amendments and can provide clearance for these applications to proceed.

ADVISORY COMMENT:

The municipal boulevard in front of 15 Laurentian Dr has sufficient soil volumes to support a new street tree and tree protection measures and/or required new plantings will be addressed through a required future development application.

3. 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

Andrew Pinnell

From: Mike Seiling
Sent: Wednesday, February 14, 2024 9:40 PM
To: Andrew Pinnell; Jessica Vieira; Deeksha Choudhry
Subject: Re: Circulation for Comment - 15 Laurentian Drive (OPA/ZBA)

Building has no comments or concerns for play ground area.

Thanks

Mike

Mike Seiling
Building Division
519.741.2200 Ext. 7669



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES
Community Planning
150 Frederick Street 8th Floor
Kitchener Ontario N2G 4J3 Canada
Telephone: 519-575-4400
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Fax: 519-575-4466
www.regionofwaterloo.ca

Melissa Mohr 1-226-752-8622
File: D17/2/24003
C14/2/24003
February 13, 2024

Andrew Pinnell
Senior Planner
City of Kitchener
200 King Street West, 6th Floor
P.O. Box 1118, Kitchener, ON
N2G 4G7

Dear Mr. Pinnell,

**Re: Proposed Official Plan Amendment OPA 24/03 and
Zoning By-law Amendment ZBA 24/03
15 Laurentian Drive
GSP Group (C/O Kristen Barisdale) on behalf of
Kitchener Waterloo Christian School Society/Laurentian
Hills Christian School
CITY OF KITCHENER**

GSP Group has submitted a site-specific Official Plan Amendment and Zoning By-law Amendment Application for a development proposal at 15 Laurentian Drive (referred to as subject lands) in the City of Kitchener.

The Owner is proposing to redesignate and rezone the subject lands to permit the future expansion of the school located at 11 Laurentian Drive in Kitchener. The lands may be used for an expansion of the existing surface parking area or to accommodate an additional outdoor play space for students including a new play structure.

The subject lands are located in the Urban Area and designated Built Up Area in the Regional Official Plan. The site is designated Low Rise Residential in the City of Kitchener Official Plan and zoned Low Rise Residential Two (RES-2) Zone in the City of

Kitchener Zoning By-law. The applicant has requested an **Official Plan Amendment** to redesignate the subject lands from the Low Rise Residential to the Institutional Designation and a **Zoning By-law Amendment** to rezone the subject lands from the Low Rise Residential Two Zone (RES-2) zone to the Neighbourhood Institutional (INS-1) Zone.

The Region has had the opportunity to review the proposal and offers the following:

Regional Comments

Consistency with Provincial Legislation and Regional Official Plan Conformity

The subject lands are designated “Urban Area” and “Delineated Built Up Area” on Map 2 of the Regional Official Plan (ROP) and the site is designated Low Rise Residential in the City of Kitchener Official Plan. The site is adjacent to an institutional use and the proposal is to facilitate the expansion of the adjacent institutional use (Laurentian Hills Christian School).

Built Up Area Policies:

Section 1.6 of the Regional Official Plan establishes the overview of the Regional Planning Framework and Section 2.B.1 and 2.C establish policies for the Urban System. Section 2.F of the Regional Official Plan establishes policies for intensification targets within the Delineated Built-Up Area, which is set at 60% annually for the City of Kitchener. Furthermore, development in the Built Up Area is intended to provide gentle density that’s assists in providing opportunities for residents to use alternative forms of transportation (e.g. walking, rolling, strolling). The school is adjacent to an existing transit route (Route 12/Westmount) and is located adjacent to Regional and City Roads where sidewalks and trails are located; facilitating walking to/from the existing school.

Regional staff have the following technical comments relating to the proposal:

Region of Waterloo International Airport:

The development is located within the Airport Zoning Regulations, with a maximum allowable height of 511m ASL.

Should a construction crane be required as part of the construction process for the development, a Land Use Application must be submitted to NAV Canada. The application can be found here: <https://www.navcanada.ca/en/aeronautical-information/land-use-program.aspx>

Further to the above, the development may be subject to noise and the presence of flying aircrafts. As part of a future consent application (if applicable), the following noise-

warning clause shall be required to be implemented through a registered development agreement with the Owner/Developer and the Regional Municipality of Waterloo:

“This parcel of land is located within or in close proximity to one of the flight paths leading into and out of the Region of Waterloo International Airport and that directional lighting along this path and noise from aircraft using the flight path may cause concern to some individuals.”

Stationary Noise:

As there are commercial land uses north of the subject lands and the school and proposed playground are considered a sensitive land use, Regional staff recommend that the following noise warning clause be implemented through a registered development agreement between the owner/applicant and the City of Kitchener through a future consent application (if applicable):

"Please be advised that due to the proximity of the adjacent commercial plaza, noise from the commercial plaza may at times be audible."

Hydrogeology and Water Programs/Source Water Protection

In accordance with Regional Council’s position relating to geothermal energy, a prohibition on Geothermal Wells as defined in Chapter 8 of the Region Official Plan shall be implemented within the site specific Zoning By-law amendment, including vertical open and closed loop geothermal energy systems. The required wording for the prohibition is:

Geothermal Wells are prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.

The Regional Municipality of Waterloo will require a salt management plan to be prepared to the satisfaction of the Regional Municipality of Waterloo as part of a future site plan application. Regional staff encourage the Owner/Developer to incorporate the following design considerations with respect to salt management into the design of the site and within the salt management plan:

- Ensuring that cold weather stormwater flows are considered in the site design. Consideration should be given to minimize the transport of meltwater across the

parking lots or driveway. This also has the potential to decrease the formation of ice and thereby the need for de-icing.

- Directing downspouts towards pervious (i.e. grassy) surfaces to prevent runoff from freezing on parking lots and walkways.
- Locating snow storage areas on impervious (i.e. paved) surfaces.
- Locating snow storage areas in close proximity to catchbasins.
- Using winter maintenance contractors that are Smart About Salt™ certified.
- Using alternative de-icers (i.e. pickled sand) in favour of road salt.

The proponent is eligible for certification under the Smart About Salt™ program for this property. Completion of the SMP is one part of the program. To learn more about the program and to find accredited contractors please refer to:

<http://www.smartaboutsalt.com/>. Benefits of designation under the program include cost savings through more efficient use of salt, safe winter conditions by preventing the formation of ice, and potential reductions in insurance premiums.

Please be advised that the Region does not support infiltration of chloride laden runoff from parking lots.

Fees:

Please be advised that the Region is in receipt of the Official Plan Amendment review fee of \$7,000.00 and the Zoning By-law Amendment Review fee of \$3,000.00 (total \$10,000) deposited January 25, 2024.

Conclusions:

The Region has no objection to OPA24/02 and ZBA24/02 subject to the following to be implemented within the Zoning By-law:

1. Inclusion of a geothermal prohibition in the zoning by-law amendment. The required wording for the prohibition is:

Geothermal Wells are prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.

Next Steps:

Please be advised that any future development on the lands subject to the above-noted application will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof.

Further, please accept this letter as our request for a copy of the decision pertaining to this application. Should you have any questions, please do not hesitate to contact me.

Yours truly,

Melissa Mohr, MCIP, RPP
Senior Planner

C. GSP Group Inc. C/O Kristen Barisdale (Applicant), Kitchener Waterloo Christian School Society (Laurentian Hills Christian School) C/O Carolyn Van Zwol (Owner)

Andrew Pinnell

From: Planning <planning@wcdsb.ca>
Sent: Thursday, February 1, 2024 3:29 PM
To: Andrew Pinnell
Subject: RE: Circulation for Comment - 15 Laurentian Drive (OPA/ZBA)

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

Good Afternoon Andrew,

The Waterloo Catholic District School Board has reviewed the subject application and has no comments to add.

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