

Andrew Pinnell

From: Jason Brule
Sent: Monday, July 8, 2024 3:43 PM
To: Andrew Pinnell
Subject: RE: 1198 Fisher Hallman VLC

Hi Andrew,

The explanation from Rachel clears things up for me. I am satisfied with this condo. Thank you.

Regards,

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

From: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Sent: Friday, July 5, 2024 9:14 AM
To: Jason Brule <Jason.Brule@kitchener.ca>
Subject: FW: 1198 Fisher Hallman VLC

Hi Jason,

See below updated condo draft plan / info. I note that you had comments regarding this one (see fourth attachment for reference). Would you please confirm that you're satisfied with this condo before we draft approve?

Thanks,

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-741-2200 x7668 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



Andrew Pinnell

From: Rojan Mohammadi
Sent: Friday, June 14, 2024 8:07 AM
To: Andrew Pinnell
Subject: RE: Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)

Hi Andrew,

No concerns for me. Please be advised that they still haven't received their final site plan approval.

Thanks

Rojan Mohammadi MA, MCIP, RPP, PMP (She/Her)
Senior Urban Designer | Planning Division | City of Kitchener
519-741-2200 x 7326 | TTY 1-866-969-9994 | Rojan.mohammadi@kitchener.ca



Andrew Pinnell

From: Deeksha Choudhry
Sent: Friday, June 14, 2024 4:26 PM
To: Andrew Pinnell
Subject: Re: Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)

Hi Andrew,

I confirmed with Jessica because she took over this file when I left, and heritage planning staff have no concerns.

Thanks!

Kind Regards,

Deeksha Choudhry, MSc., BES
Heritage Planner | Development and Housing Approvals 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: Barbara Steiner
Sent: Monday, May 6, 2024 11:32 AM
To: Andrew Pinnell
Subject: RE: Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)

No concerns.

Barbara Steiner

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



A dark green rectangular banner. On the left is a small white Kitchener logo. To its right, the text "Want to know more about planning?" is written in a large, bold, white sans-serif font. Further to the right, in a smaller white font, are the words "short videos", "mapping tool", "walking tours", and "and more!" stacked vertically.

**DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION**

Robert Schipper, CBCO
Manager of Building
City Hall, P.O. Box 1118
200 King St. W., 5th Floor
Kitchener, Ontario
Canada, N2G 4G7
Phone: (519)741-2836
Fax: (519) 741-2775
robert.schipper@kitchener.ca

May 7, 2024

Attn: **Activa Holdings Inc.**

Subject: **Vacant land Condominium application 30CDM-24209 for 1198 Fischer Hallman Road, 1274 Bleams Road, 264 Erinbrook Drive, Kitchener**

Building Division has no concerns with the vacant land Condominium application.

Thank you for giving us this opportunity to respond to this application.

Sincerely,

Robert Schipper, CBCO
Manager of Building

c.c. Andrew Pinnell

Andrew Pinnell

From: David Heuchert
Sent: Monday, June 17, 2024 7:02 AM
To: Andrew Pinnell
Subject: RE: Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)

Hi Andrew, sorry about that. I also see Jen previously signed off.

No further comments from FP then.

Thanks,

Dave Heuchert, CET, CBCO

Chief Fire Prevention Officer | Fire | City of Kitchener
519-741-2200 x 5529 | TTY 1-866-969-9994 | dave.heuchert@kitchener.ca

From: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Sent: Thursday, June 13, 2024 4:42 PM
To: David Heuchert <Dave.Heuchert@kitchener.ca>
Subject: RE: Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)

Hi David,

Thanks for these condo comments. However, were these comments previously addressed through the conditionally-approved site plan application, which will form the basis for the condo plan (see attached conditionally-approved site plan)? It looks like Jennifer Arends signed off Condition B(23) on October 24, 2023 in AMANDA.

Please confirm.

Thanks,

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-741-2200 x7668 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



From: David Heuchert <Dave.Heuchert@kitchener.ca>
Sent: Thursday, June 13, 2024 4:26 PM
To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Subject: RE: Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)

Hi Andrew, please see my comments below.

- please show the turning radiuses at the entrance to the property.
- demonstrate on the drawing that all suite doors and every required access opening are within 3m-30m from the fire access route measured along the path of travel (Emergency Service Policy)
- show on the drawing that the private fire hydrants on site is located within 90m of all unit doors, using the path that the fire hose would have to be actually laid along, not a straight line (ESP)
- can the entrance from Bleams Road be accessed from both directions?

Thanks,

Dave Heuchert, CET, CBCO

Chief Fire Prevention Officer | Fire | City of Kitchener

519-741-2200 x 5529 | TTY 1-866-969-9994 | dave.heuchert@kitchener.ca

Andrew Pinnell

From: Dave Seller
Sent: Tuesday, May 7, 2024 9:44 AM
To: Andrew Pinnell
Subject: TS Comments: (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)

Transportation Services have no concerns with this application.

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: Taylor Stapleton
Sent: Wednesday, May 29, 2024 5:16 PM
To: Andrew Pinnell
Subject: Circulation for Comment - Draft Plan of VLC 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)

Hi Andrew,

In regards to draft plan VLC 30CDM-24309 Parks has no concerns, no requirements.

Thanks,

Taylor Stapleton
(she,her)

Associate Landscape Architect, Parks & Open Space Design and Development | Parks & Cemeteries | City of Kitchener
1-519-577-3867 | Taylor.Stapleton@kitchener.ca



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES
Community Planning
150 Frederick Street 8th Floor
Kitchener Ontario N2G 4J3 Canada
Telephone: 519-575-4400
TTY: 519-575-4608
Fax: 519-575-4466
www.regionofwaterloo.ca

Melissa Mohr 1-226-752-8622
File: D1920/2/24209

June 17, 2024

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

Dear Mr. Pinnell,

**Re: Proposed Vacant Land Plan of Condominium
30CDM-24209
1198 Fischer Hallman Road, 1274 Bleams Road and
264 Erinbrook Drive
MHBC Planning Inc. C/O Rachel Wolff on behalf of Activa
Holdings C/O Alex Sumner
CITY OF KITCHENER**

The Region has prepared the following comments relating to the above noted Vacant Land Plan of Condominium at 1198 Fisher Hallman Road, 1274 Bleams Road and 264 Erinbrook Drive in Kitchener. The purpose of these comments is to identify any items that need to be address prior to draft approval and those that can be imposed as conditions of approval.

The applicant is proposing a Vacant Land Plan of Condominium that is to be developed in two phases, but released in 1 phase. The condominium proposes 15 units for residential use. Common Elements include the private roads, the central common amenity area, a stormwater management facility and all underground services. Exclusive Use areas include the parking spaces associated with residential units 8-13.

The subject lands are located in the Urban Area of the Region and are Designated Greenfield Area in the Regional Official Plan. The subject lands are designated Low Density Residential One and Medium Density Residential One in the City of Kitchener Official Plan and zoned Residential 6 (R-6) Zone in the City of Kitchener Zoning By-law. Furthermore, there is a conditionally approved site plan applying to the first phase (File No. SP23/006/F/AP).

These comments relate to the Draft Vacant Land Plan of Condominium prepared by the City of Kitchener; dated February 5, 2024:

Regional Comments

Community Planning

The subject lands are designated “Urban Area”, and “Designated Greenfield Area” on Map 2 of the Regional Official Plan (ROP). The site is designated Mixed Use Two with Special Policy Area 6, Medium Density Residential One and Low Density Residential One with Special Policy Area 10 in the City of Kitchener Official Plan. Permitted uses of the Urban Area and Designated Greenfield Area in the ROP include urban uses such as residential and commercial/retail uses, among others.

Regional staff have the following technical comments and conditions related to the proposal:

Environmental Noise

The applicant has previously submitted an Environmental Noise Study entitled “Noise Feasibility Study, Proposed Residential Development, 1198 Fischer-Road and 1274 Bleams Road, Kitchener, ON” prepared by HGC, dated June 20, 2023 (project number # 02200837) and the Region provided the attached comments March 20, 2024, which have yet to be addressed.

The Region shall require that the attached concerns related to the noise study are addressed to the Region’s satisfaction through a condition of draft plan approval and that any recommendations are implemented through a Registered Development Agreement with the Regional Municipality of Waterloo and/or City of Kitchener as a condition of draft plan approval. Furthermore, all recommended warning clauses shall be included in the Condominium Declaration and Purchase and Sale/Lease/Rental Agreement, as a condition of draft plan approval.

Please be advised that additional peer review fees may be required depending on the scope of the review.

Grand River Transit:

Grand River Transit (GRT) provides two way service for routes Route 12 and Route 33 adjacent to the subject property. In addition, there are six (6) GRT stops within 240 metres of the subject lands. As a result of the increased population density proposed through the site and future GRT expansion of service along Bleams Road, a new GRT stop will be required adjacent to the subject property. The stop will be located approximately 7m west of the proposed Bleams Road access to the subject property, and be located entirely within the boulevard of Bleams Road. The owner/applicant will be required to pay funds in lieu for the construction of one 9.5m x approximately 2.7m concrete combined shelter pad/landing pad and for the provision of one 5' x 12' glass transit shelter. The current cost of the concrete shelter pad/landing pad and glass transit

shelter is \$16,875 as a condition of draft plan approval. Please be advised that the cost for these amenities may increase in the future.

Hydrogeology and Source Water Protection:

The subject lands are located in Wellhead Protection Sensitive Area 8 (WPSA 8) and the owner/applicant has proposed more than eight at grade vehicular spaces or 200 square metres of asphalt throughout the site, a Salt Management Plan shall be required as a condition of draft plan approval. In addition, once the salt management plan has been accepted by the Region, the Owner/Developer shall include provisions within the Condominium Declaration for the Condominium Corporation and Unit Owners to comply with the salt management plan, o as a condition of draft plan approval.

Regional Water Services:

The applicant is advised that the Region shall not support a connection to the Regional watermains on Bleams Road and Fischer-Hallman Road in accordance with Section B.2.1.4.1 of the *Design Guidelines and Supplemental Specifications for Municipal Services, February 2023*.

Further to the above, the Region shall require a Functional Servicing Report as a condition of draft plan approval. The Functional Servicing Report shall demonstrate whether the existing infrastructure can support the proposed development or if upgrades to infrastructure is required.

Housing Services

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

- Regional Strategic Plan
- 10-Year Housing and Homelessness Plan
- Building Better Futures Framework
- Region of Waterloo Official Plan

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

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

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

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

Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households	\$395,200
Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area	\$740,000

*Based on the most recent information available from the PPS Housing Tables (2023).

In order for an owned unit to be deemed affordable, the maximum affordable house price is \$395,200.

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

A unit for which the rent does not exceed 30 per cent of the gross annual household income for low and moderate income renter households	\$2,040
A unit for which the rent is at or below the average market rent (AMR) in the regional market area	Bachelor: \$1,164 1-Bedroom: \$1,346 2-Bedroom: \$1,658 3-Bedroom: \$2,039 4+ Bedroom: n/a

*Based on the most recent information available from the PPS Housing Tables (2023)

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

Draft Plan of Condominium Conditions:

The Region has **no objections** to draft approval of Vacant Land Plan of Condominium 30CDM-24209, subject to the inclusion of the following conditions of Draft Approval set out below:

- 1) THAT the Owner/Developer agrees to phase/stage development of this condominium in a manner satisfactory to the Commissioner of Planning, Development and Legislative Services and the City of Kitchener, including any easements or other requirements as a result of staging;
- 2) THAT prior to final approval, the Owner/Developer shall provide a detailed Environmental Noise study that addresses both Road and Stationary Noise to the satisfaction of the Regional Municipality of Waterloo;

- 3) THAT prior to final approval, the Owner/Developer shall enter into a registered development agreement with the Regional Municipality of Waterloo and/or City of Kitchener to implement the recommendations contained in the detailed Environmental (Road and Stationary) Noise study;
- 4) THAT prior to final approval all noise warning clauses identified within the noise study shall be included within the Condominium Declaration and all offers of Purchase and Sale/Lease/Rental Agreements to the satisfaction of the Regional Municipality of Waterloo;
- 5) THAT prior to final approval, the Owner/Developer shall provide funds for the construction of an concrete combined transit shelter pad approximately 9.5m x 2.7m and a landing pad and a 5' x 12' glass transit shelter to the satisfaction of the Regional Municipality of Waterloo;
- 6) THAT prior to final approval, the Owner/ Developer shall submit a salt management plan and include provisions within the Condominium Declaration for the Condominium Corporation and Unit Owners to comply with the salt management plan, all to the satisfaction of the Regional Municipality of Waterloo;
- 7) THAT prior to final approval, the Owner/Developer shall submit a Functional Servicing Report to the satisfaction of the Regional Municipality of Waterloo;
- 8) THAT prior to final approval, the Regional Municipality of Waterloo be provided with a copy of the registered development agreement between the Owner/Developer and the City of Kitchener; and,
- 9) THAT prior to final approval, the final draft of the Condominium Declaration be forwarded to the Commissioner of Planning, Development and Legislative Services at the Regional Municipality of Waterloo.

Fees

The Region acknowledges receipt of the Region's condominium application review fee of \$4,650.00 (received June 3, 2024).

General Comments

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.

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,

A handwritten signature in cursive script that reads "Melissa Mohr".

Melissa Mohr, MCIP, RPP
Senior Planner

C. Activa Holdings C/O Alex Sumner (Owner)
 MHBC Planning Inc. C/O Rachel Wolff (Applicant)

Andrew Pinnell

From: PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>
Sent: Friday, May 31, 2024 9:52 AM
To: Andrew Pinnell
Subject: Draft Plan of Condominium (30CDM-24209), 1198 Fischer Hallman Rd., 1274 Bleams Rd., and 264 Erinbrook Dr., Kitchener

You don't often get email from wsp.primecities@wspdigitalfactory.com. [Learn why this is important](#)



5/31/2024

Andrew Pinnell

Kitchener

Kitchener (City)

Attention: Andrew Pinnell

**Re: Draft Plan of Condominium (30CDM-24209), 1198 Fischer Hallman Rd., 1274 Bleams Rd., and 264 Erinbrook Dr., Kitchener; Your File No. 30CDM-24209
Our File No. DTS: 34522 / Circ: 42162**

Dear Sir/Madam,

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

Bell Canada Condition(s) of Approval

1) 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.

2) 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.

Concluding Remarks:

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.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

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 Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



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



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1

CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1

POSTESCANADA.CA

May 7, 2024

Christine Kompter

Administrative Assistant | Development Services Department - Planning | 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

Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)

Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Our centralized delivery policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Region of Waterloo.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to

include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations.
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality.
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Brad Biskaborn
Delivery Services Officer | Delivery Planning
Huron/Rideau Region
955 Highbury Ave N
London ON N5Y 1A3
brad.biskaborn@canadapost.ca

Andrew Pinnell

From: Ricardo Ruiz <ricardo.ruiz@enovapower.com>
Sent: Tuesday, June 18, 2024 9:20 AM
To: Andrew Pinnell
Cc: John Theriault; Shaun Wang
Subject: RE: Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)
Attachments: Dept & Agency Circ Letter_1198 Fischer Hallman, 1274 Bleams, 364 Erinbrook.pdf; Condominium Plan_City Template.pdf; Site Plan Drawing_Attachment.pdf

Good Morning Andrew,
Enova Power Corp. does not have any objection for the proposed project 30CDM-24309.
The developer has confirmed that the future development along Fischer-Hallman Road will have a separate civic address so we can provide a service to each site.
Regards,

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

Office Number: 226-896-2200 Ext. 6304
Mobile Number: 519-497-6221
ricardo.ruiz@enovapower.com
www.enovapower.com

From: Shaun Wang <shaun.wang@enovapower.com>
Sent: Monday, June 17, 2024 5:05 PM
To: Ricardo Ruiz <ricardo.ruiz@enovapower.com>
Cc: John Theriault <john.theriault@enovapower.com>; Andrew.Pinnell@kitchener.ca
Subject: FW: Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)
Importance: High

Ricardo,

Please review and reply to Andrew.
I didn't find any conflict from initial review.

Thanks.

Shaun Wang P.Eng. | Manager of System Planning and Customer Connections

Enova Power Corp
301 Victoria St. South, Kitchener, ON N2G 4L2
Office Number: 226-896-2200 x6312
shaun.wang@enovapower.com | enovapower.com



Andrew Pinnell

From: Christine Kompter
Sent: Wednesday, May 22, 2024 11:12 AM
To: Andrew Pinnell
Cc: Landuse Planning
Subject: RE: Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)

This should have been sent to you directly, please see below.

Christine Kompter

Administrative Assistant | Development Services Department - Planning | 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: SHLLAKU Paul <Paul.Shllaku@hydroone.com> **On Behalf Of** LANDUSEPLANNING
Sent: Wednesday, May 22, 2024 10:59 AM
To: Christine Kompter <Christine.Kompter@kitchener.ca>
Subject: RE: Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)

Hello,

We are in receipt of your Plan of Condominium application, 30CDM-24309. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at Subdivision@HydroOne.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

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HELP

SEARCH

Customers Affected:  >5000  501-5000  51-500  21-50 



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

Andrew Pinnell

From: Planning <planning@wcdsb.ca>
Sent: Wednesday, May 29, 2024 5:12 PM
To: Andrew Pinnell
Cc: Planning
Subject: Fw: Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)
Attachments: Dept & Agency Circ Letter_1198 Fischer Hallman, 1274 Bleams, 364 Erinbrook.pdf; Condominium Plan_City Template.pdf; Site Plan Drawing_Attachment.pdf

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Andrew,

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):

1. 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.
2. That the developer shall include the following wording in the condominium declaration 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 planning@wcdsb.ca .

Jennifer Passy, BES, MCIP, RPP (she/her)

Manager of Planning

Waterloo Catholic District School Board

Phone: 519-578-3677, ext. 2253

Cell: 519-501-5285

Need to book a meeting? [Quick Chat \(15min\)](#) | [½ hr. Meeting](#) | [1 hr. Meeting](#)



**Waterloo Catholic
District School Board**

My workday may look different from your workday.

Please do not feel obligated to respond outside of your normal working hours.

Andrew Pinnell

From: WRDSB Planning <planning@wrdsb.ca>
Sent: Wednesday, May 29, 2024 10:59 AM
To: Andrew Pinnell
Cc: Planning
Subject: Re: [Planning] Circulation for Comment - Draft Plan of Vacant Land Condominium 30CDM-24309 (1198 Fischer Hallman Rd, 1274 Bleams Rd, 264 Erinbrook Dr)



Andrew Pinell

May 29, 2024

Re: Notice of Application for Draft Approval - Plan of Condominium (Vacant Land)

File No.: 30CDM-24209

Municipality: Kitchener

Location: 1198 Fischer Hallman Road, 1274 Bleams Road, 264 Erinbrook Drive

Owner/Applicant: Activa Holdings

Dear Andrew,

The Waterloo Region District School Board (WRDSB) has reviewed the above-noted application that proposes a two phase development with 138 townhouse and multiple residential units in Phase 1 and 373 apartment units in Phase 2. The WRDSB offers the following comments.

Student Accommodation

At this time, the subject lands are currently assigned to the following WRDSB schools:

- Glencairn Public School (Junior Kindergarten to Grade 6);
- Laurentian Public School (Grade 7 to Grade 8); and
- Cameron Heights Collegiate Institute (Grade 9 to Grade 12).

Student Transportation

The WRDSB supports active transportation, and we ask that pedestrians be considered in the review of all development applications to ensure the enhancement of safety and connectivity. WRDSB staff are interested in engaging in a conversation with the [Municipality and Region if applicable], and applicant to review the optimization of pedestrian access to public transit, and municipal sidewalks so students may access school bus pick-up points.

Student Transportation Services of Waterloo Region (STSWR)'s school buses will not travel privately owned or maintained rights-of-way to pick-up/drop-off students. Transported students will be required to meet the bus at a congregated bus pick-up point. STSWR may have additional comments about student pick-up point(s) placement on municipal rights-of-way.

WRDSB Draft Conditions

Concerning any future declaration or agreement, the WRDSB requests the following inclusions in the conditions of Draft Approval:

1. That the Owner/Developer shall include the following wording in the condominium declaration to advise all purchasers of residential units and/or renters of same:
 - a. *“Despite the best efforts of the Waterloo Region District School Board (WRDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students*

may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."

- b. *"For information on which schools are currently serving this area, contact the WRDSB Planning Department at 519-570-0003 ext. 4419, or email planning@wrdsb.ca. Information provided by any other source cannot be guaranteed to reflect current school assignment information."*
 - c. *"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"*
2. That the Owner/Developer enters into an agreement with the City of Kitchener to be registered on the title to the Property that provides:
- a. *"All agreements of purchase and sale or leases for the sale or lease of a completed home or a home to be completed on the Property must contain the wording set out below to advise all purchasers of residential units and/or renters of same."*
 - i. *"Despite the best efforts of the Waterloo Region District School Board (WRDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."*
 - ii. *"For information on which schools are currently serving this area, contact the WRDSB Planning Department at 519-570-0003 ext. 4419, or email planning@wrdsb.ca. Information provided by any other source cannot be guaranteed to reflect current school assignment information."*
 - iii. *"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"*
3. That in cases where Agreements of Purchase and Sale have already been executed, the Owner/Developer sends a letter to all purchasers which include the above statements (conditions 2 a. i., ii., and iii.).
4. That the Owner/Developer supply, erect and maintain a sign (at the Owner/Developer's expense and according to the WRDSB's specifications), near or affixed to the development sign, advising prospective residents about schools in the area and that prior to final approval, the Owner/Developer shall submit a photo of the sign for review and approval of the WRDSB.
5. Prior to final approval, the WRDSB advises in writing to the Approval Authority how the above condition(s) has/have been satisfied.

Please be advised that any development on the subject lands is subject to the provisions of the WRDSB's [Education Development Charges By-law, 2021](#) or any successor thereof and may require the payment of Education Development Charges for these developments prior to issuance of a building permit.

The WRDSB requests to be circulated on any subsequent submissions on the subject lands and reserves the right to comment further on this application.

If you have any questions about the comments provided, don't hesitate to contact the undersigned.

Sincerely,



Emily Bumbaco

Senior Planner

Waterloo Region District School Board

51 Ardelt Avenue, Kitchener ON, N2C 2R5

Email: emily_bumbaco@wrdsb.ca

Website: www.wrdsb.ca

On Mon, May 6, 2024 at 11:13 AM Christine Kompter <Christine.Kompter@kitchener.ca> wrote:

Please see attached. Comments or questions should be directed to **Andrew Pinnell**, Senior Planner (andrew.pinnell@kitchener.ca; 519-741-2200 x7668).

Christine Kompter

Administrative Assistant | Development Services Department - Planning | 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

