

From: Taylor Stapleton
Sent: Thursday, May 30, 2024 3:12 PM
To: Brian Bateman
Subject: Circulation for Comment - Draft Plan of Vacant Land Condominium (15 Dellroy Avenue)

Hi Brian,

P&C cannot support the condo application at this time. Conditions B17 Parkland Dedication and B29 Composite Utilities Plan were required by P&C through site plan application SP22/158/D/BB and these conditions are outstanding.

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: D1920/2/24210

June 12, 2024

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

Dear Mr. Bateman,

**Re: Proposed Vacant Land Plan of Condominium
30CDM-24210
15 Dellroy Avenue
Patterson Planning Consultants Inc. C/O Scott Patterson
on behalf of 2296342 Ontario Inc. C/O Nemo Savic
CITY OF KITCHENER**

The Region has prepared the following comments relating to the above noted Vacant Land Plan of Condominium at 15 Dellroy Avenue 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 consisting of two units with common elements. **Unit 1** is proposed to contain the existing six (6) storey apartment building containing forty-six (46) residential suites and all component parts including the existing utility rooms, balconies, hydro vault, bicycle storage areas and exterior features such as the walkway and outdoor landscaped areas. **Unit 2** is proposed to contain an eighteen (18) storey tower with a four (4) storey podium containing two hundred and thirty-eight (238) residential suites; bicycle storage areas; balconies forming part of the residential suites within unit 2, utility rooms, delivery rooms, commercial spaces, hydro vault as well as exterior features such as a walkway and outdoor landscaped areas. It also includes a gym, meeting room, lounge and rooftop patio as well as a parking garage with above and below ground parking. Common elements include surface parking, the parking garage entrance and driveway, parking garage ramps and garbage enclosures that will be shared between the two units. No interior portion of the apartment buildings will form part of the common elements.

The subject lands are Designated Urban Area and Delineated Built Up Area in the Regional Official Plan and designated High Rise Residential in the City of Kitchener Official Plan. The subject lands are zoned Residential 7 (R-7) Zone in the City of Kitchener Zoning By-law. Furthermore, there is a conditionally approved site plan applying to the first phase of this development (File No. SP22/158/D/BB).

These comments relate to the Draft Vacant Land Plan of Condominium prepared by Guenther Rueb Surveying Limited; Job No. 69-47(79); signed by the Surveyor March 25, 2024 and the Owner April 11, 2024:

Regional Comments

Community Planning

The subject lands are designated “Urban Area”, and “Delineated Built Up Area” on Map 2 of the Regional Official Plan (ROP). The site is designated High Rise Residential in the City of Kitchener Official Plan. Permitted uses of the Urban Area and Delineated Built-Up Area in the ROP include urban uses such as residential uses, among others.

Regional staff have no objection to the application, and have the following technical comments and conditions related to the proposal:

Record of Site Condition/Environmental Threats

There is a known environmental threat on an adjacent parcel of land and accordingly a Record of Site Condition and Ministry Acknowledgement letter shall be required for the entirety of the subject lands in accordance with the Region’s *Implementation Guideline for the Review of Development Applications on or Adjacent to Known and Potentially Contaminated Sites*. The Record of Site Condition and Ministry Acknowledgement Letter shall be required as a condition of draft plan approval.

Corridor Planning

Environmental and Stationary Noise:

The site is adjacent to Highway 8 (Provincial Highway) and Weber Street East (RR# 8/Regional Road) which may pose noise impacts on the noise sensitive development. To address potential adverse impacts on the development, a detailed Environmental Noise Study will be required as a condition of draft plan approval to assess the impacts of noise from traffic on Weber Street East, the Provincial Highway 8 and potential stationary noise (both, on-site and off-site). The noise study must comply with MECP NPC-300 Guidelines.

The consultant who prepares the Environmental Noise Study must be listed on the Region’s Approved list of Noise Consultants and is responsible for obtaining current information, applying professional expertise in performing calculations, making detailed and justified recommendations and submitting the Consultant Noise Declaration and Owner/Authorized Agent Statement. The consultant preparing the Environmental Noise Study must contact Regional staff for transportation data, including traffic forecast and truck percentages, for the purpose of preparing the Environmental Noise Study.

Regional staff will provide this data within three weeks of receiving the request from the noise consultant.

Please note that there is a \$500.00 fee for the preparation of traffic forecast and review of the Environmental Noise Study and the noise consultant must submit the transportation data request online via <https://rmow.permitcentral.ca/Permit/GroupApply?groupId=3> .

The recommendations and mitigation measures contained within the report shall be implemented on site and through a registered agreement with the Region of Waterloo as a Regional Condition of the above application.

Please be advised that the noise study will be reviewed by a third party external noise consultant retained by the Region and the applicant will be required to pay for the review by an external Noise Consultant retained by the Region. The fee for this third party review is \$4,500 + HST (\$5,085.00 total). Please submit payment for the third party review along with the submitted noise study. Additional fees may apply depending on scope of review required.

Payment can be made either by cheque payable to the Region of Waterloo, or by contacting Ms. Peggy Walter (PWalter@regionofwaterloo.ca) via other methods at the time of submission.

Transit:

Grand River Transit (GRT) currently operates Route 8 along this section of Weber Street East with a transit stop #2611 immediately in front of the subject property. GRT staff have reviewed the Conditionally Approved Site Plan (SP22/158/D/BB), and note that the location of the depicted transit stop needs to be shifted slightly to the south east such that east end of the landing pad is located no closer than 20m from the Weber St. crosswalk at Dellroy Avenue. This is required to ensure there is clearance between the bus stop and the users of the intersection (e.g. pedestrians, cars, etc.). The relocation of the transit pad shall be required as a condition of draft plan approval.

In addition, due to the increased proposed density on the subject lands and as a result of the relocated sidewalk, stop #2611 will need to be improved. The landing pad will be at least 9.5m in length and will be the full depth of the boulevard (approximately 3m in this location) to facilitate the installation of a transit shelter at a later date, when warranted. The owner/applicant will be required to provide funds in lieu for the construction of the concrete combined transit shelter pad and landing pad for stop #2611. The cost of the concrete landing pad/shelter pad is currently \$5,420. Please note that cost is based on 2024 pricing and subject to increase. As this funding was not made a condition of Site Plan Approval, collection of these funds will be made a condition of Draft Approval for the Plan of Condominium.

Risk Management/Part 4 of the Clean Water Act

The subject lands are located in a Part 4 Area of the Clean Water Act; therefore, a Valid Section 59 Notice shall be required.

A Risk Management Plan for salt application may be required for proposed and/or altered surface parking and vehicle driveway areas greater than eight (8) parking spaces or 200 square metres. Design considerations with respect to salt management through the risk management plan include minimizing the transport of meltwater across the parking lots or driveways; Directing downspouts away from paved areas; Locating snow storage areas on impermeable (i.e. paved) surfaces that drain directly to catch basins.

In addition, a Risk Management Plan for storm water management may be required if any engineered and/or enhanced infiltration features are proposed. Please be advised that the Region of Waterloo does not support any engineered and/or enhanced infiltration of runoff originating from paved surfaces within chloride Issue Contributing Areas. The above noted property is within a chloride Issue Contributing Area. Engineered and/or enhanced infiltration features may include ponds, infiltration galleries, permeable pavers, ditches, swales, oil-grit separators, etc.

Please visit the Region of Waterloo TAPS website here: <https://taps.regionofwaterloo.ca> to determine all applicable source protection plan requirements, and contact the Risk Management Official (rmo@regionofwaterloo.ca) as required. Please allow for sufficient time to negotiate the Risk Management Plan, as a Notice will not be issued until a signed Risk Management Plan is complete.

Hydrogeology and Source Water Protection:

Due to the potential impacts to the Region's groundwater; which is a drinking water source for the Region; and the potential for contamination from adjacent sites, the Region shall require a geothermal prohibition to be implemented through a Regional development agreement, as a condition of draft plan approval. Furthermore, the geothermal prohibition shall be included in the Condominium Declaration; as a condition of draft plan approval. 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.

In addition to the above, Regional staff shall require a Stormwater Management Report to assess how stormwater is addressed on site and if dewatering is proposed. The stormwater management plan shall be required as a condition of draft plan approval.

Region of Waterloo International Airport:

The subject lands are located within the Airport Zoning Regulations, with an allowable elevation of 421m ASL. Through the drawings provided to the Region, there is a finished floor elevation of 324.9m ASL and an anticipated building elevation of 388m ASL.

Regional staff advise the applicant must submit a Land Use application to Nav Canada, and obtain a letter of no objection if they have not done so already. The application can be found here: <https://www.navcanada.ca/en/aeronautical-information/land-use-program.aspx>

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-24210, subject to submission of a **Valid Section 59 Notice** and 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 copy of the Record of Site Condition (RSC) in accordance with O. Reg. 153/04, as amended, that has been filed on the Ministry of Environment, Conservation and Parks (MECP) Environmental Site Registry for the entirety of the subject lands and the associated Ministry's Acknowledgement letter to the satisfaction of the Regional Municipality of Waterloo;
- 3) THAT prior to final approval, the Owner/Developer shall submit an Environmental Noise study that assesses transportation and stationary noise to the satisfaction of the Regional Municipality of Waterloo;
- 4) 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 transportation and stationary noise study, all to the satisfaction of the Regional Municipality of Waterloo;

- 5) THAT prior to final approval, the Owner/Developer shall include any 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;
- 6) THAT prior to final approval, the Owner/Developer shall relocate the transit pad for Stop #2611 and provide funds in lieu for the construction of an concrete combined transit shelter pad approximately 9.5m x 3m and a landing pad to the satisfaction of the Regional Municipality of Waterloo;
- 7) THAT prior to final approval, the Owner/Developer shall enter into a Regional Development Agreement to prohibit geothermal energy on site and incorporate the prohibition within the Condominium Declaration; all to the satisfaction of the Regional Municipality of Waterloo;
- 8) THAT prior to final approval, the Owner/Developer shall provide the Regional Municipality of Waterloo with a satisfactory Stormwater Management Report for the site;
- 9) THAT prior to final approval, the Owner/ Developer shall include provisions within the Condominium Declaration for the Condominium Corporation and Unit Owners to comply with the negotiated Risk Management Plan for salt application;
- 10) 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,
- 11) 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 \$3,350.00 (received June 5, 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, appearing to read "Melissa Mohr".

Melissa Mohr, MCIP, RPP
Senior Planner

- C. 2296342 Ontario Inc. C/O Nemo Savic (Owner)
 Patterson Planning Consultants C/O Scott Patterson (Applicant)

From: Eric Riek
Sent: Wednesday, May 8, 2024 10:32 AM
To: Brian Bateman
Subject: RE: Circulation for Comment - Draft Plan of Vacant Land Condominium (15 Dellroy Avenue)

Hi Brian,

No engineering concerns with this vacant land condo application. This was required so they could have a 2nd water service to the new building.

Any questions or concerns, please advise.

Eric Riek, C.E.T.
Project Manager | Development Engineering | City of Kitchener

From: Monica Mazur <Monica.Mazur@kitchener.ca>
Sent: Wednesday, May 8, 2024 9:58 AM
To: Eric Riek <Eric.Riek@kitchener.ca>
Subject: FW: Circulation for Comment - Draft Plan of Vacant Land Condominium (15 Dellroy Avenue)

Hi Eric!

Tracie sent this to me but I checked the project folder and I see that you have been working on the file recently. Are you ok to take this on?

Thanks,

Monica Mazur, M.Sc., P.Eng.

Project Manager | Development Engineering | City of Kitchener
519-741-2200 ext. 7135 | TTY 1-866-969-9994 | monica.mazur@kitchener.ca



From: Internet - Engineering 9th floor (SM) <engineering@kitchener.ca>
Sent: Tuesday, May 7, 2024 1:42 PM
To: Monica Mazur <Monica.Mazur@kitchener.ca>
Subject: FW: Circulation for Comment - Draft Plan of Vacant Land Condominium (15 Dellroy Avenue)

Monica
You're up!

I will leave this one with you.

Thanks

Tracie Fugard

Program Assistant | Engineering Division | City of Kitchener
519-741-2200 ext 7129 | TTY 1-866-969-9994 | tracie.fugard@kitchener.ca



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

Sent: Tuesday, May 7, 2024 12:22 PM

To: _DL_Team_DSD-Planning <TeamDSD-Planning@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Canada Post - Brad Biskaborn (brad.biskaborn@canadapost.postescanada.ca) <brad.biskaborn@canadapost.postescanada.ca>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Internet - Engineering 9th floor (SM) <engineering@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Feras AbdulHadi <Feras.AbdulHadi@kitchener.ca>; Fire Prevention (SM) <FirePrevention@kitchener.ca>; French Catholic School Board <planification@cscmonavenir.ca>; GRCA - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Landuse Planning <landuseplanning@hydroone.com>; Jordan MacLaughlin <Jordan.MacLaughlin@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; MPAC - Kelly Button (kelly.button@mpac.ca) <kelly.button@mpac.ca>; MPAC (LPUconsents@mpac.ca) <LPUconsents@mpac.ca>; Nancy Steinfield <Nancy.Steinfield@kitchener.ca>; Park Planning (SM) <Park.Planning@kitchener.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Region - Amalia Walker <AmWalker@regionofwaterloo.ca>; Regional Clerk <regionalclerk@regionofwaterloo.ca>; Region - Howard Chang (SChang@regionofwaterloo.ca) <SChang@regionofwaterloo.ca>; Planning Applications <planningapplications@regionofwaterloo.ca>; Region - Tim Walden (TWalden@regionofwaterloo.ca) <TWalden@regionofwaterloo.ca>; Robert Schipper <Robert.Schipper@kitchener.ca>; Rogers (SWOGR-PERMITS@rci.rogers.com) <SWOGR-PERMITS@rci.rogers.com>; Steven Ryder <Steven.Ryder@kitchener.ca>; UW-WUSA (Feds) (pres@wusa.ca) <pres@wusa.ca>; Viamonde School Board - Daniel Stojc <stojcd@csviamonde.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 - Draft Plan of Vacant Land Condominium (15 Dellroy Avenue)

Please see attached. Additional documentation can be found in AMANDA folder 24-111778 (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 | 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: Trevor Heywood <theywood@grandriver.ca>
Sent: Wednesday, May 8, 2024 3:34 PM
To: Brian Bateman
Subject: RE: Circulation for Comment - Draft Plan of Vacant Land Condominium (15 Dellroy Avenue)

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

Hi Brian,

This is not regulated by the GRCA, and we have no comment.

Regards,

Trevor Heywood B.Sc.(Env.)
Resource Planner
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Phone: 519-621-2761 ext. 2292
Email: theywood@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Tuesday, May 7, 2024 12:22 PM
To: _DL_Team_DSD-Planning <TeamDSD-Planning@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Canada Post - Brad Biskaborn (brad.biskaborn@canadapost.postescanada.ca) <brad.biskaborn@canadapost.postescanada.ca>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Internet - Engineering 9th floor (SM) <engineering@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Feras AbdulHadi <Feras.AbdulHadi@kitchener.ca>; Fire Prevention (SM) <FirePrevention@kitchener.ca>; French Catholic School Board <planification@cscmonavenir.ca>; Planning <planning@grandriver.ca>; Landuse Planning <landuseplanning@hydroone.com>; Jordan MacLaughlin <Jordan.MacLaughlin@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; MPAC - Kelly Button (kelly.button@mpac.ca) <kelly.button@mpac.ca>; MPAC (LPUconsents@mpac.ca) <LPUconsents@mpac.ca>; Nancy Steinfield <Nancy.Steinfield@kitchener.ca>; Park Planning (SM) <Park.Planning@kitchener.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Region - Amalia Walker <AmWalker@regionofwaterloo.ca>; Regional Clerk <regionalclerk@regionofwaterloo.ca>; Region - Howard Chang (SChang@regionofwaterloo.ca) <SChang@regionofwaterloo.ca>; Planning Applications <planningapplications@regionofwaterloo.ca>; Region - Tim Walden (TWalden@regionofwaterloo.ca) <TWalden@regionofwaterloo.ca>; Robert Schipper <Robert.Schipper@kitchener.ca>; Rogers (SWOGR-PERMITS@rci.rogers.com) <SWOGR-PERMITS@rci.rogers.com>; Steven Ryder <Steven.Ryder@kitchener.ca>; UW-WUSA (Feds) (pres@wusa.ca) <pres@wusa.ca>; Viamonde School Board - Daniel Stojc <stojcd@csvgiamonde.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 - Draft Plan of Vacant Land Condominium (15 Dellroy Avenue)

Please see attached. Additional documentation can be found in AMANDA folder 24-111778 (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 | 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: WRDSB Planning <planning@wrdsb.ca>
Sent: Friday, May 31, 2024 2:57 PM
To: Brian Bateman; Planning
Subject: Re: [Planning] Circulation for Comment - Draft Plan of Vacant Land Condominium (15 Dellroy Avenue)

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



Brian Bateman

May 31, 2024

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

File No.: 30CDM-24210

Municipality: Kitchener

Location: 15 Dellroy Ave

Dear Brian,

The Waterloo Region District School Board (WRDSB) has reviewed the above-noted application that proposes an 18 storey building and 4 storey podium with 238 residential units. The WRDSB offers the following comments.

Student Accommodation

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

- Franklin Public School (Junior Kindergarten to Grade 6);
- Sunnyside Public School (Grade 7 to Grade 8); and
- Eastwood 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 City, 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 Tue, May 7, 2024 at 12:22 PM Christine Kompter <Christine.Kompter@kitchener.ca> wrote:

Please see attached. Additional documentation can be found in AMANDA folder 24-111778 (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 | 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





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From: Dave Seller
Sent: Tuesday, May 7, 2024 12:46 PM
To: Brian Bateman
Subject: TS comments: Draft Plan of Vacant Land Condominium (15 Dellroy Avenue)

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

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Tuesday, May 7, 2024 12:22 PM
To: _DL_Team_DSD-Planning <TeamDSD-Planning@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Canada Post - Brad Biskaborn (brad.biskaborn@canadapost.postescanada.ca) <brad.biskaborn@canadapost.postescanada.ca>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Internet - Engineering 9th floor (SM) <engineering@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Feras AbdulHadi <Feras.AbdulHadi@kitchener.ca>; Fire Prevention (SM) <FirePrevention@kitchener.ca>; French Catholic School Board <planification@cscmonavenir.ca>; GRCA - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Landuse Planning <landuseplanning@hydroone.com>; Jordan MacLaughlin <Jordan.MacLaughlin@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; MPAC - Kelly Button (kelly.button@mpac.ca) <kelly.button@mpac.ca>; MPAC (LPUconsents@mpac.ca) <LPUconsents@mpac.ca>; Nancy Steinfield <Nancy.Steinfield@kitchener.ca>; Park Planning (SM) <Park.Planning@kitchener.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Region - Amalia Walker <AmWalker@regionofwaterloo.ca>; Regional Clerk <regionalclerk@regionofwaterloo.ca>; Region - Howard Chang (SChang@regionofwaterloo.ca) <SChang@regionofwaterloo.ca>; Planning Applications <planningapplications@regionofwaterloo.ca>; Region - Tim Walden (TWalden@regionofwaterloo.ca) <TWalden@regionofwaterloo.ca>; Robert Schipper <Robert.Schipper@kitchener.ca>; Rogers (SWOGR-PERMITS@rci.rogers.com) <SWOGR-PERMITS@rci.rogers.com>; Steven Ryder <Steven.Ryder@kitchener.ca>; UW-WUSA (Feds) (pres@wusa.ca) <pres@wusa.ca>; Viamonde School Board - Daniel Stojc <stojcd@csvgiamonde.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 - Draft Plan of Vacant Land Condominium (15 Dellroy Avenue)

Please see attached. Additional documentation can be found in AMANDA folder 24-111778 (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).

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From: WRDSB Planning <planning@wrdsb.ca>
Sent: Friday, May 31, 2024 2:57 PM
To: Brian Bateman; Planning
Subject: Re: [Planning] Circulation for Comment - Draft Plan of Vacant Land Condominium (15 Dellroy Avenue)

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



Brian Bateman

May 31, 2024

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

File No.: 30CDM-24210

Municipality: Kitchener

Location: 15 Dellroy Ave

Dear Brian,

The Waterloo Region District School Board (WRDSB) has reviewed the above-noted application that proposes an 18 storey building and 4 storey podium with 238 residential units. The WRDSB offers the following comments.

Student Accommodation

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

- Franklin Public School (Junior Kindergarten to Grade 6);
- Sunnyside Public School (Grade 7 to Grade 8); and
- Eastwood 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 City, 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 Tue, May 7, 2024 at 12:22 PM Christine Kompter <Christine.Kompter@kitchener.ca> wrote:

Please see attached. Additional documentation can be found in AMANDA folder 24-111778 (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

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