

City of Kitchener OPA/ZBA comments

Comments of: Transportation Services
Commenter's name: Dave Seller
Email: dave.seller@kitchener.ca
Phone: 519-783-8152
Date of comments: December 3, 2024
Comments due: December 13, 2024
Project address: 288-292 Lawrence Avenue

Preamble

As part of a complete Zoning By-law & Official Plan amendment applications, a Parking Study and Access /Circulation review was submitted (July 2024) by Paradigm Transportation Solutions Limited in support of this application. Transportation Services reviewed the report and offer the following comments.

Development proposal

The applicant is proposing a three-story building with 18 one-bedroom units. All the units are proposed to be less than 51 square metres in area. The site will be serviced by one full moves access along Lawrence Avenue and have a total of 18 surface parking spaces.

Parking demand analysis

The analysis includes a review of Transportation Tomorrow Survey (2016) - Area Specific Auto Ownership, ITE Parking Generation, proxy site location within Kitchener and other municipalities in Southern Ontario. The results of the parking demand analysis indicated an estimated residential parking demand of 0.34 to 0.57 spaces per unit (7 to 11 spaces), where the applicant is proposing a total of 18 parking spaces, inclusive of visitor parking.

Transportation Demand Management analysis

This development is well situated to take advantage of the existing alternative modes of transportation available in the area to reduce vehicle dependency. There are three Grand River Transit (GRT) routes less than 600 m from this development. They include the following routes: 16, 20 and 204. These routes offer connectivity to a broader transit network throughout the Region of Waterloo and within Kitchener itself.

The walkability for pedestrians accessing the site and surrounding area can easily be achieved, as sidewalks are provided on both sides of roadways in the surrounding area which provide connections to entertainment, employment, commercial uses and GRT.

There are existing cycling opportunities in the area less than 200 m from the development. Cyclists have access to the Henry Sturm Greenway and Iron Horse Trail that provide a connection to the Kitchener's downtown cycling grid and into Waterloo.

To encourage cycling and take advantage of the cycling opportunities in the area, the applicant must provide a minimum of 9 Class A indoor secure bicycle parking spaces and a minimum of 2 Class B outdoor bike parking spaces.

AutoTURN swept path analysis

The following design vehicles were reviewed for loading/garbage and surface parking.

- Light Single Unit (LSU) - acceptable
- Passenger Vehicle (P) – acceptable

Conclusion

Based on the analysis and conclusions within the report, Transportation Services supports the proposed total parking supply of 18 spaces. However, of the 18 parking spaces, 2 (11%) spaces must be allocated as visitor parking.

To assist with reducing vehicle parking demand, parking spaces must be unbundled for the cost of a unit. Unbundled parking allows residents to only pay for parking that they need, rather than the cost being automatically included with the unit.

Transportation Services supports Paradigms comments regarding the sites internal sidewalks should be well-lit, conform to City design standards as well as Accessibility for Ontarians with Disabilities Act design standards, prioritizing the pedestrians.

City of Kitchener
Zoning Bylaw Amendment Comment Form

Project Address: 288 – 292 Lawrence Avenue

Application Type: Official Plan Amendment & Zoning Bylaw Amendment

Comments Of: Urban Design

Commenter's Name: Rojan Mohammadi

Email: rojan.mohammadi@kitchener.ca

Phone: 519-783-8914

Date of Comments: December 13, 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:

- Planning Justification & Urban Design Report (September 2024), Prepared by Up Consulting.
- Arborist Report & Tree Management Plan (July 2024), Prepared by Hill Design Inc.
- Site Plan (July 2024), Prepared by SRM Architects + Urban Designers.
- Architectural Drawings Prepared by SRM Architects + Urban Designers.

2. Site Specific Comments & Issues:

- Provide Tree Protection Fencing for the Thuja Occidentalis hedge located on the adjacent property as recommended by the Arborist report.
- Written permission for removal of or impact to trees in joint ownership along property lines is required.
- The Urban Design Brief mentions that the garbage room is located on the ground floor. Could you please confirm if the loading area will also be used for waste collection? If so, a proper enclosure will be required.
- Class B bike parking storage is required. Please revise site plan to include.
- Currently, the design does not include access to the outdoor amenity area. Please incorporate a dedicated sidewalk or walkway to enhance safety and accessibility. A barrier free access is encouraged.

- The Urban Design report briefly mentioned the proposed outdoor amenity area. A detailed description is required, outlining what is being proposed and how the area will be accessed.
- Privacy screens (1.8m high wood fence) required when parking is adjacent to residential uses.

Preliminary Comments



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

Will Towns: 1-519-616-1868
File: D17/2/24014
C14/2/24030
December 18, 2024

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

Dear Mr. Bateman,

**Re: Official Plan Amendment OPA24/014 and Zoning By-law
Amendment ZBA24/030
288-292 Lawrence Avenue
Up Consulting Ltd. (c/o David Galbraith) on behalf of
S&S Stemco Inc.
City of Kitchener**

Regional staff have received site-specific Official Plan amendment (OPA) and zoning by-law amendment (ZBA) applications for a development proposal at 288-292 Lawrence Avenue in the City of Kitchener. The applicant proposes to demolish the two existing dwellings and redevelop the site with a three-storey apartment building containing 18 one-bedroom rental units (two of which are contemplated as live/work residential units located on the ground floor). Access to the development is proposed via a consolidated driveway, with 18 surface parking spaces located behind the building. Note that the Region provided pre-consultation comments on a similar proposal for these lands in December 2023.

The subject lands are designated Urban Area and Delineated Built Up Area in the Regional Official Plan (ROP); designated Industrial Employment Area (Map 2, Urban Structure) and General Industrial Employment (Map 3, Land Use) in the City's Official Plan; and zoned Employment 1 (EMP-1). The OPA proposes to change the designations to Neighbourhood Node and Mixed Use, while the ZBA seeks to change the zone category to Mixed Use 1 (MIX-1) with a site-specific provision to permit one parking space per unit (inclusive of visitor parking).

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

Community Planning

Provincial Planning Statement (PPS) 2024

The PPS encourages the development of livable communities. It also provides a framework for planning authorities to ensure the wise use of resources while protecting Ontario's long-term prosperity and environmental and social well-being. It directs growth to built-up areas and promotes a mix of land uses that efficiently use resources, minimize negative environmental impacts, and support active transportation and transit use. Policy 2.8.1.1 of PPS 2024 requires the assessment of compatibility in instances where sensitive uses are proposed in proximity to industrial land uses.

The Planning Justification Report (PJR) prepared by Up Consulting (dated September 18, 2024) reviews applicable policies from the Provincial Policy Statement 2020, which was in force until October 20, 2024, in section 4.b. A decision on this application will be made following this date – however, for the purposes of this proposal, the application of PPS policies does not differ significantly between the two versions. Both PPS documents and this application provide an emphasis on intensification within a designated built-up area on serviced land, support an increase to the range and mix of housing in the City of Kitchener (in this case, purpose-built rental units), and promote use of alternative modes of transportation to private automobiles (through the provision of limited parking and proximity to pedestrian infrastructure and transit options).

Land use compatibility is assessed in a separate Land Use Compatibility Report (prepared by Up Consulting, dated September 3, 2024). More detailed comments on the report are provided in the subsequent section, though in summary Regional staff are in general agreement with the findings of the study. Compatibility with existing industrial and sensitive (residential) uses nearby is also addressed by the noise study, which is discussed further below. Regional staff are satisfied that the application is consistent with the PPS 2024 overall.

Regional Official Plan (ROP)

Section 1.6 of the ROP establishes the Regional Planning Framework and Section 2.B.1 and 2.C establish policies for the Urban System. Section 2.F establishes policies and intensification targets within the Delineated Built-Up Area, which is set at 60 percent annually for the City of Kitchener. Development in the Built Up Area is intended to provide gentle density and support the achievement of 15-minute neighbourhoods.

ROP policies are reviewed in section 4.d of the PJR. The proposed application provides for residential density in a compact mid-rise built form that will contribute to the achievement of Kitchener's intensification target for the Delineated Built Up Area, while providing housing types not widely available in the immediate neighbourhood (one-bedroom and live/work units). The development is also located in proximity to a range of commercial and employment land uses, and is appropriately located in proximity to two corridors well-served by transit (Victoria Street South and Highland Road West), as well as the Henry Sturm Greenway.

In addition, Chapter 3 of ROPA 6 establishes policies for housing in the Region – the provision of the proposed unit types in the development meets the policy intent of section 3.A. Overall, Regional staff are satisfied that this application conforms to the ROP.

Land Use Compatibility

Compatibility of the proposed development with nearby land uses and with reference to the Ministry of Environment, Conservation and Parks' (MECP) D-6 Guideline is assessed in the Land Use Compatibility Report (prepared by Up Consulting, dated September 3, 2024) submitted in support of this application. The report identifies a proximate multitenant light industrial land use at 313 Lawrence Avenue, which is identified as a Class I facility (characterized by limited emissions of noise, dust and odour) as per D-6 and located within an employment area as identified on Map 3 of the City's Official Plan. Specifically, activities at this location are described as powder coating and glass fabrication. While not immediately clear that these operations qualify as Class I uses, the report and the noise study submitted in support of this application, entitled Noise Feasibility Study, 288-292 Lawrence Avenue Development (prepared by GRIT Engineering Inc., dated July 17, 2024) indicates that identified stationary sources at 313 Lawrence Avenue do not produce significant noise volumes, and a review of the exterior of the multitenant facility supports the report's contention that odour and dust are not significant sources of concern at this location.

The completed peer review of the noise study (described further below) concurs with report's characterization of the impact of noise sources at 313 Lawrence Avenue as negligible on the proposed development. Regional staff also acknowledge and agree that the proposed development is located outside the D-6 recommended separation distance associated with 313 Lawrence Avenue for either a Class 1 and a Class 2 use (20 metres and 70 metres respectively). Therefore, and on the basis of these findings, the Region has no concerns with the proposed development's compatibility with the MECP's D-6 guideline.

Corridor Planning

Conditions of OPA & ZBA Approval

Environmental Noise (Transportation and Stationary Sources) Study

Regional staff have received the noise study prepared in support of this application entitled Noise Feasibility Study, 288-292 Lawrence Avenue Development, prepared by GRIT Engineering Inc. (dated July 17, 2024). This report circulated to a third-party reviewer; comments have been provided, and are summarized below:

- The peer reviewer identified some errors in the analysis, but none affect the study's conclusions and recommendations and therefore have not been itemized.
- Contrary to statements in the study, appropriate stationary source analysis involves combining noise impacts if more than one stationary source site affects the proposed development. Therefore, noise limits do not apply individually to each site featuring stationary sources, but are to be used to assess compliance in conjunction with the predicted combined sound levels. However, in this case

combining the predicted sound levels from all stationary sources still results in compliance and does not alter the conclusions of the study.

- From the perspective of completeness, the peer reviewer notes that a Consultant's Declaration or an Owner's Statement are not included in the study. The applicant is advised to provide these to the City and Region for their records.
- Overall, the peer reviewer concludes that the noise mitigation measures outlined in the study are acceptable to meet the MOE and the Regional Municipality of Waterloo guidelines.

In accordance with the recommendations of the study, Regional staff note that the installation/provision of central air conditioning and inclusion of the following noise warning clause in all agreements and offers of purchase and sale, lease/rental agreements, and a future condominium declaration (as applicable) should be secured in a registered development agreement between the owner/developer and the City of Kitchener:

"This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment."

In addition and as identified in the study, a detailed noise study addressing final design of the site and its impact on surrounding sensitive land uses and itself should be prepared prior to site plan approval. Staff recommend that a holding provision be applied to the subject lands in order to require this updated study, with the following suggested wording:

That a holding provision shall apply to the entirety of the subject lands until a satisfactory detailed stationary noise study has been completed and implementation measures addressed to the satisfaction of the Regional Municipality of Waterloo. The detailed stationary noise study shall review the potential impacts of noise (e.g. HVAC systems) on the sensitive points of reception and the impacts of the development on adjacent noise sensitive uses.

Conditions of Future Site Plan Application

Note that the Region has no conditions associated with a future site plan application to provide. The following comments from Grand River Transit are provided on an advisory basis.

Grand River Transit (GRT)

The subject property is within approximately 210 metres of bi-directional stops served by GRT Route 20 on Victoria Street South, and approximately 425 metres of stops on Highland Road West served by GRT Route 204 iXpress. There are sidewalk connections from the proposed development to these locations.

GRT Transportation Demand Management (TDM) staff also have the following recommendations to provide to ensure this development is as transit-supportive as possible, particularly important in relation to the relatively limited parking proposed through the ZBA:

- Regional TDM staff note that the applicant is requesting a parking reduction, and are generally supportive of parking-reduced developments. In the parking study, the applicant speaks to TDM measures such as unbundled parking and subsidized transit passes. GRT TDM staff recommend the applicant work with the City of Kitchener to incorporate TDM measure to support the parking reduction.
- Please note that the provision of subsidized transit passes incurs significant financial and administrative costs. This initiative requires a commitment from the owner/applicant to manage, administer, and fund the full cost of monthly transit passes for residents. If this is to be considered by the applicant, further consultation and confirmation of expectations between all three parties (applicant, City, and Region/GRT) is required.

Environmental Threats & Record of Site Condition

In accordance with the Region's Implementation Guideline for the Review of Development Applications on or Adjacent to Known and Potentially Contaminated Sites and as identified in Regional pre-submission comments (dated December 12, 2023), a Record of Site Condition (RSC) is required in association with the ZBA application due to the presence of a medium-risk potential threat of contamination in the Region's Threats Inventory Database on the subject lands (associated with a previous use of the lands – Peerless Turf Care Inc.). In addition, there are medium-risk threats located on the adjacent lands at 298 Lawrence Avenue.

As the RSC and associated acknowledgement letter from the MECP have not been submitted as part of a complete application, Regional staff will require a holding provision implemented through the ZBA requiring the submission of the RSC and MECP Acknowledgement Letter to the Region's satisfaction. Alternately, the City's Chief Building Official may provide the Region with written confirmation that an RSC is required under O. Reg 153/04. Required wording for the holding provision is as follows:

That a holding provision shall apply to the entirety of the subject lands until a satisfactory Record of Site Condition has been submitted to the Ministry of Conservation and Parks, and that the Record of Site Condition and Ministry Acknowledgment Letter are provided to the Regional Municipality of Waterloo.

Source Water Protection & Risk Management

This site is located in a wellhead protection sensitivity area (WPSA) as identified on Map 6 of the ROP and source protection area under Part IV of the Clean Water Act. As a result, Regional staff request that a prohibition on geothermal energy systems in the amending zoning by-law for the site. Consistent with previous comments provided to the

applicant, vertical open-loop geothermal energy may be permitted subject to the satisfactory completion of a hydrogeological study to assess risk to nearby municipal drinking water supply wells – however, no hydrogeological study has been submitted, and therefore the required wording for the prohibition is:

Geothermal energy systems are prohibited onsite. A geothermal energy system 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 or a horizontal system.

In line with Clean Water Act requirements, the Risk Management Official advises that a provisional risk management plan (RMP) has been negotiated for the development, and the Section 59 Notice submitted is valid for the purposes of the OPA and ZBA applications. Note that the provisional RMP expires prior to site plan, and negotiation of a full RMP will be required before a Section 59 Notice valid for the site plan application can be issued. The applicant is advised to contact the Risk Management Official (rmo@regionofwaterloo.ca) to do so. Allow for sufficient time to negotiate the full RMP, as an updated Notice will not be issued until a signed RMP update is complete.

Housing Services

The Region supports the provision of a full range of housing options, including affordable housing. Should this amendment application be approved, staff recommend that the applicant consider providing a number of affordable housing units on the site, as defined in the Provincial Planning Statement, 2024 (PPS 2024). Rent levels and house prices that are considered affordable according to the PPS 2024 are provided below in the section on affordability.

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 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.

Affordability in the City of Kitchener

For the purposes of evaluating the affordability of an ownership unit, based on the definition in the PPS 2024, 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	\$370,100
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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	Single	\$810,000
	Semi	\$603,000
	Town	\$567,000
	Condo Apt.	\$414,000

*Based on the most recent information available from the Provincial Bulletin June 2024.

For an owned unit to be deemed affordable, the maximum affordable house price in the City of Kitchener is \$370,100

For the purposes of evaluating the affordability of a rental unit, based on the definition in the Principal Policy Statement 2024, 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	Studio	\$1,117
	1-Bed	\$1,322
	2-Bed	\$1,594
	3+- Bed	\$1,779

*Based on the most recent information available from the Provincial Bulletin June 2024.

For a rental unit to be deemed affordable, the average rent for all unit sizes must be at or below the AMR for that unit size in the City of Kitchener.

Please do not hesitate to contact Housing Services staff directly at JMaanMiedema@regionofwaterloo.ca or 226-753-9593 should you have any questions or wish to discuss in more detail.

Fees

The Region is in receipt of the OPA (\$7,000) and ZBA (\$3,000) review fees, as well as the peer review fees for the noise study (\$5,085). All fees were received on December 9, 2024.

Conclusions & Next Steps

Regional staff have no objection to this application, provided:

- A holding provision is applied to the property requiring acceptance of the preliminary noise study by the Region and the completion of a detailed noise study prior to site plan approval.
- A holding provision is applied to the entirety of the property requiring submission of an RSC and MECP acknowledgement letter to the Region.
- The amending zoning by-law includes a site-specific geothermal energy prohibition as outlined above.

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 the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read "Will Towns". The signature is fluid and cursive, with the first name "Will" being more prominent than the last name "Towns".

Will Towns, RPP
Senior Planner

C. David Galbraith, Up Consulting (Applicant)

Hi Brian,

Engineering and Kitchener Utilities have reviewed the Functional Servicing Report and are in support of the OPA/ZBA.

Thanks,

Christine Goulet, C.E.T.

Project Manager | Development Engineering | City of Kitchener
519-783-8319 | christine.goulet@kitchener.ca



No comments or concerns from fire for 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

Hi Brian,

no heritage planning issues or concerns with this application.

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



City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: 288-292 Lawrence Ave
Owner: S&S Stemco Inc c/o Scott Stemerdink
Application: OPA24/014/L/BB and ZBA24/030/L/BB

Comments Of: Park Planning
Commenter's Name: Lenore Ross
Email: Lenore.ross@kitchener.ca
Phone: 519.783.8917
Date of Comments: Dec 09 2024

Documents Reviewed:

I have reviewed the documentation noted below submitted in support of an OPA and/or ZBA to allow the redevelopment of the above noted property with a 3-storey multiple dwelling with 18 units and 18 parking spaces.

- Circulation letter to departments and agencies
- Tree Management Report and Tree Management Plan and Details - Hill Design Studio.
- Conceptual Site Plan SRM Architects
- Planning Justification Report / Urban Design Report – up consulting and SRM Architects.
- Renderings - 3 images SRM Architects

Site Specific Comments & Issues:

Park Planning has no significant concerns with the proposed Official Plan and Zoning Bylaw amendments and can provide conditional support subject to the minor updates to submitted studies noted below.

Comments on Submitted Documents

Conceptual Site Plan and renderings - SRM Architects

- The conceptual site plan shows an on-site outdoor amenity space at the rear of the property, and this is positive.
- The conceptual site plan should also accommodate garbage storage / pick up.
- Communal mail facilities will also be required on site.
- The renderings include positive elements such as a shade structure, seating and play elements; commentary regarding the intended elements should be included in the PJR/UDB
- **Minor updates are required.**

Planning Justification Report / Urban Design Report and 3 Renderings – Up Consulting and SRM Architects

- Some images contained in the PJR/UDR were absent e.g. Figure 1 Site Design and Figure 2. Preliminary Floor Plans.
- The renderings include a shade structure, seating and play elements; commentary regarding the intended elements should be included in the PJR/UDB
- **Minor updates are required.**

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Policies, Standards and Resources:

- Kitchener Official Plan
- City of Kitchener Park Dedication Bylaw 2022-101 and Park Dedication Policy MUN-PLA-1074
- 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

Anticipated Fees:

Parkland Dedication

Parkland dedication requirements will be **deferred** at the Official Plan Amendment and Zoning By-law Amendment applications and assessed at a future Site Plan Application. Parkland dedication will be assessed based on the land use class and density approved through the OPA/ZBA and required as a condition of Site Plan Approval. Parkland dedication will be taken as **cash-in-lieu of land** according to the Planning Act, Parkland Dedication Bylaw 2022-101 and Parkland Dedication Policy in effect.

An estimate is provided using the approved land valuation of \$3,830,000/ha and a dedication rate of 1ha/1000 units; a maximum dedication of either land or CIL of 10% and a capped rate of \$11,862/unit. The estimated cash-in-lieu park dedication for the proposed 0.166029ha site with 18 proposed units (credit for demolition of 2 existing legal units – to be confirmed) is **\$61,280**.

Calculation:

18-2 units/1000 units x \$3,830,000/ha = \$61,280 (alternate rate Bylaw 2022-101)

0.1626ha x 0.05 x \$3,830,000/ha = \$31,138 (5% rate Bylaw 2022-101)

0.166029ha x 0.1 x \$3,830,000/ha = \$62,276 (More Homes Built Faster Act 10% cap)

From: Sarah West <sarah_west@wrdsb.ca>
Sent: Monday, December 16, 2024 5:35 PM
To: Brian Bateman
Cc: Christine Kompter; Waterloo Region District School Board (planning@wrdsb.ca)
Subject: Re: [Planning] Circulation for Comment - 288-292 Lawrence Avenue (OPA/ZBA)



Brian Bateman

December 16, 2024

Re: OPA ZBA Circulation for Comment

File No.:

Municipality: Kitchener

Location: 288-292 Lawrence Ave

Owner/Applicant: S&S Stemco Inc

Dear Brian,

The Waterloo Region District School Board (WRDSB) has reviewed the above-noted application that proposes the development of 18 one bedroom units in a three storey building. The WRDSB offers the following comments.

Student Accommodation

At this time, the subject lands are within the following WRDSB school boundaries:

- J.F. Carmichael Public School (Junior Kindergarten to Grade 6);
- Queensmount Public School (Grade 7 to Grade 8); and
- Forest Heights Collegiate Institute (Grade 9 to Grade 12).

Student Transportation

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 (future Condo Consideration)

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, as amended](#) 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,



Sarah West
Senior Planner
Waterloo Region District School Board
51 Ardelt Avenue, Kitchener ON, N2C 2R5
Email: sarah_west@wrdsb.ca
Website: www.wrdsb.ca

On Thu, Nov 21, 2024 at 11:24 AM 'Christine Kompter' via Planning <planning@wrdsb.ca> wrote:

Please see attached. Additional documentation can be found in AMANDA folders 24 130749 & 24 130753 (City staff) and [ShareFile](#) (external agencies). Comments and questions should be directed to **Brian Bateman**, Senior Planner (brian.bateman@kitchener.ca; 519-783-8905).

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

(NEW) 519-783-8147 | TTY 1-866-969-9994 | christine.kompter@kitchener.ca



Hi Brian,

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

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

Kind regards,

Isabelle Lung Ler

Planning Technician

Waterloo Catholic District School Board

Phone: 519-578-3677 x 2355

Email: Isabelle.LungLer@wcdsb.ca