

From: Niall Melanson
Sent: Friday, January 24, 2025 11:10 AM
To: Brian Bateman
Cc: Parmi Takk; Sandra Swanton
Subject: 44-50 Arlington Blvd, ZBA24/031/A/BB - Engineering & KU clearance

Good morning Brian

Please be advised that Engineering and KU can provide our clearances for the ZBA application.

Cheers

Niall Melanson, C.E.T.
Project Manager, Engineering Division, City of Kitchener
niall.melanson@kitchener.ca, 519-783-8444
200 King St. W., Kitchener, ON N2G 4G7

City of Kitchener
OPA & ZBA Comment Form

Project Address: 44-50 Arlington Blvd

Application Type: Official Plan Amendment & Zoning Bylaw Amendment

Comments Of: Planning- Urban Design

Commenter's Name: Rojan Mohammadi

Email: Rojan.mohammadi@kitchener.ca

Phone: 519-783-8914

Date of Comments: February 4, 2025

- ☐ 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:

- Urban Design Brief (June 2024), prepared by K. SMART Associates Limited.
- Tree Management Plan (July 2024), prepared by Hill Design.
- Site plan, prepared by EDGE Architects LTD.
- Planning Justification Report (June 2024), prepared by K. SMART Associates Limited.

2. Site-Specific Comments & Issues:

- There is a lack of at-grade amenity space on-site, and the urban design brief does not explain why it has not been included. Please provide a justification, as on-site amenity areas are essential for residents. Additionally, there is an opportunity to utilize the east side of the site for this purpose. For reference, 115 Margaret Avenue includes a shade structure and seating to meet the requirement.
- The site plan should be in city template format. Please ensure to indicate on the site plan that snow is being shipped off-site.
- Class A bike parking storage should be shown on the site plan.
- Any existing or proposed fencing should be shown on the plan.
- For trees number 1, 10 and 11, consent letters are required for removal.

- Tree number 12 is located with ROW, its removal requires compensation, please coordinate with Parks Planning.

Preliminary Comments

City of Kitchener

Parking Study comments

Application type: Official Plan Amendment OPA24/016/A/BB
Zoning By-law Amendment ZBA24/031/A/BB

Comments of: Transportation

Commenter's name: Dave Seller

Email: Dave.Seller@kitchener.ca

Phone: (519) 783-8152

Date of comments: April 8, 2025

Project address: 44-50 Arlington Boulevard

Preamble

Paradigm Transportation Solutions Limited was retained by the applicant and submitted a Parking Study, Access and Circulation Review (March 2025). Transportation Services reviewed the report and offer the following comments.

Development proposal

The applicant is proposing a three and a half storey building containing 16 dwelling units. Access to the development is proposed via Arlington Boulevard, which provides access to a total of 8 surface parking spaces.

Estimated parking demand analysis

The analysis includes a combination review of auto ownership, ITE rates and proxy site locations within Kitchener/Cambridge. The results indicated a maximum residential parking demand between 0.75 and 1.10 spaces per unit (12 and 18 spaces).

The applicant proposes 0.50 spaces per unit (8 spaces) which is less than the result above. However, a reduction in vehicle parking will not solely control vehicle parking demand. Transportation Demand Management (TDM) strategies need to be convenient and accessible for residents. Below are TDM strategies that are both appropriate and available and will assist in reducing vehicle demand if utilized by residents.

Unbundling parking from the cost of a unit is an effective parking management tool. Unbundled parking allows residents to only pay for parking that they need, rather than the cost being automatically included with the unit.

The walkability for pedestrians accessing the site and surrounding area can easily be achieved, as sidewalks are provided generally on both sides of roadways in the surrounding area which provide access to commercial shopping plaza and grocery store, less than a 10 minute's walk from this development.

There are two existing Grand River Transit (GRT) stops less than 400 m from this development, GRT routes 8 and 28. These routes provide good connectivity to a broader transit network and key destinations within the Region of Waterloo including shopping centres, downtown areas, ION stations and post secondary education institutions.

Site circulation analysis

The circulation analysis included the following design vehicles:

- Light Single Unit (LSU) - acceptable
- SU9 (HSU) - acceptable
- Molok garbage truck - acceptable

The city recognizes the sites limitations for the design vehicle access and therefore support the SU9 and Molok truck reversing onto Arlington Boulevard, while the LSU can enter/exit the site in a forward motion.

Conclusions

Transportation Services can support the proposed 0.5 spaces per unit based on Paradigms thorough analysis provided that the following items must be part of the development.

- Parking spaces must be unbundled from the cost of a unit.
- As part of the development of this site, a concrete sidewalk must be installed by the applicant along the entire Arlington Boulevard frontage to allow pedestrians that connectivity to the existing sidewalk at Weber Street.
- One parking space must be allocated for visitor parking. The parking space cannot be the barrier free parking space.



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: 519-616-1868
File: D17/2/24016
C14/2/24031
March 31, 2025

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 OPA24/016 and Zoning By-law
Amendment ZBA24/031
44-50 Arlington Boulevard
2597316 Ontario Corp. c/o K. Smart Associates Ltd.
City of Kitchener
Regional comments**

Regional staff have received site-specific Official Plan amendment (OPA) and zoning by-law amendment (ZBA) applications for a development proposal at 44-50 Arlington Boulevard in the City of Kitchener. The applicant proposes to demolish the existing single-detached dwellings and develop the consolidated parcel with a 16-unit stacked townhouse complex. Vehicular access is proposed via Arlington Blvd with pedestrian access to Weber Street East. Eight parking spaces (one accessible) are proposed as well, as identified in the site plan and civil package. Note that the Region provided pre-submission comments on a similar (12-unit) concept in August 2023.

The lands are located in the Urban Area and Delineated Built Up Area in the Regional Official Plan (now an official plan of the City of Kitchener); designated Low Rise Residential (Map 3) in the City's Official Plan; and zoned Low Rise Residential Two (RES-2). The OPA seeks to permit a floor-space ratio (FSR) of 0.84 (where 0.6-0.75 is permitted). The ZBA proposes to change the zone category to RES-5 to permit the proposed built form (multiple dwelling building) and seeks relief from minimum interior side-yard setback, minimum parking, and maximum FSR requirements.

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

Corridor Planning

Environmental Noise Study

At this location, the proposed development may encounter environmental noise sources due to Weber Street East (Regional Road No. 8). It is the responsibility of the applicant to ensure the proposed noise sensitive development is not adversely affected by anticipated noise impacts. A study entitled Road Traffic and Stationary Noise Impact Study, 44-50 Arlington Boulevard, Kitchener, Ontario dated March 21, 2024 and prepared by JJ Acoustic Engineering Ltd. has been submitted.

Regional staff have reviewed the road traffic noise component of this study and have no concerns with the findings, and provide the following comments related to acceptance and implementation:

- The report indicates that the dominant source of noise impacting the site is Regional Road #8 (Weber Street East).
- The report indicates that the acoustical impacts are above acceptable levels and mitigation, including warning clauses and the provision for air conditioning is required to ensure indoor noise levels do not exceed acceptable levels noted in NPC-300 and NPC-216.
- The report notes that the requirements of the Ontario Building Code (OBC) will provide adequate sound insulation
- Regional staff have no concern with the noise study as submitted and concur with its findings and recommendation. Since the dominant noise source – Weber Street East – is a roadway under the Region’s jurisdiction, an agreement between the Region and Owner/Developer to implement the recommendations of the noise study will be required.
- Specifically, as part of a future consent or plan of condominium application, the owner will be required to enter into an agreement with the Region of Waterloo to ensure that the following noise warning clauses are registered on title for all dwelling units and included in any and all agreements and offers of purchase and sale, lease/rental agreements, and condominium declarations.

Type A:

Purchasers/tenants are advised that sound levels due to increasing road traffic may on occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.

Type C:

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, Conservation and Parks.

- Prior to the issuance of any building permits, a Professional Engineer must certify that the noise attenuation measures are incorporated in the building plans and upon completion of construction, a Professional Engineer should certify that the dwelling units have been constructed accordingly.

Conditions of Future Site Plan Application Approval

Road Widening

The subject lands have direct frontage on Regional Road No. 8 (Weber Street East), which has a designated road width of 26.213 metres as per Schedule 'A' of the Regional Official Plan (ROP). Regional staff estimate that an approximate road widening of 2 metres will be required along the Weber Street East frontage of the proposed development. A daylight triangle (DLT) of 7.62 by 7.62 metres will also be required at the intersection of Weber Street East and Arlington Boulevard. The Owner/Applicant must engage an OLS to prepare a draft reference plan which illustrates the required road allowance widening. Prior to registering the reference plan, the OLS should submit a draft copy of the plan to the Transportation Planner (kfluit@regionofwaterloo.ca) for review. An electronic copy of the registered plan is to be emailed to the Transportation Planner. Further instructions will come from the Region's Legal Assistant regarding document preparation and registration.

It is recommended that the OLS contact Regional staff to discuss the road widening prior to preparing the Reference Plan. The land must be dedicated to the Region for road allowance purposes and must be dedicated without cost and free of encumbrance. All land dedications must be identified on the site plan. Please ensure the road widening lands are excluded from any future Record of Site Condition (RSC) filing for the overall property, if one is required.

Stormwater Management & Site Grading

Regional staff have received and reviewed the report entitled Functional Servicing Report for 44 Arlington Boulevard, dated April 3, 2024, and the Existing Conditions and Removals Plan, Grading Plan, and Servicing Plan dated April 26, 2024, all prepared by K. Smart Associates Ltd. Regional staff have no concerns at this time, but note that detailed servicing, grading, landscaping, and existing conditions/removals plans are required for review as part of a future site plan application.

The site must be graded in accordance with the approved plan and the Regional road allowance must be restored to the Region's satisfaction. Please be advised that any new servicing connections or updates to existing servicing would require Regional approval through a separate process of Municipal Consent.

Other

A pre-consultation fee of \$300 and review fee of \$805 will be required for the review and approval of a future site plan application

Region of Waterloo International Airport

Staff from the Region of Waterloo International Airport have reviewed the application and have no concerns with this proposed development. The lands are located within the federal Airport Zoning Regulations area, with an allowable height of 415 metres above sea level (ASL). The drawings demonstrate a proposed maximum building height of 11 metres. Assuming a floor elevation of 327 metres ASL, the building would have approximately 77 metres of clearance for any cranes, which is more than sufficient.

Please note that despite the above, the developer will still need to submit a Land Use application to Nav Canada for the building and any cranes, and obtain a letter of no objection to the Region's satisfaction.

Source Water Protection & Risk Management

This site is located in a wellhead protection sensitivity area as identified on Map 6 of the ROP, a Chloride Issue Contributing Area, and a source protection area subject to Part IV of the Clean Water Act (WHPA C-4 associated with the Parkway Wellfield).

In line with Clean Water Act requirements, the Region's Risk Management Official advises that a provisional risk management plan (RMP) has been negotiated for the development. The Risk Management Official has confirmed that the Section 59 Notice submitted is valid for the purposes of the OPA and ZBA applications. The owner/applicant is advised 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 owner/applicant is advised to contact the Risk Management Official (rmo@regionofwaterloo.ca) to do so. Please allow for sufficient time to negotiate the full RMP, as an updated Notice will not be issued until a signed RMP update is complete.

In addition, and in keeping with Regional Council's position within wellhead protection areas, a prohibition on geothermal energy is required within the amending zoning by-law for this application. 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.

Regional staff note that infiltration of stormwater from parking surfaces is proposed. The proponent should be advised that the Region does not support the infiltration of chloride-laden runoff from paved areas at this location; however, infiltration of clean roof runoff may be accepted. Similarly, permanent dewatering (passive or active) is prohibited at this location; below-grade infrastructure requiring dry conditions (e.g. footings, pilings, underground parking, etc.) should be waterproofed in lieu of dewatering infrastructure.

Housing Services

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

- Regional Strategic Plan, 2023-2027
 - Strategic Priority 1 is “Homes for All.”
- 10-Year Housing and Homelessness Plan
 - Outlines a target for affordable housing the Region – that 30 percent of all new residential development between 2019 and 2041 in the Region be affordable to low- and moderate-income households.
- Building Better Futures Framework
 - Demonstrates Regional plans to create 2,500 units of housing affordable to people with low to moderate incomes by 2025.

The Region supports the provision of a full range of housing options, including affordable housing. Should this development application move forward, staff support the applicant’s interest in considering the provision of a number of affordable housing units on the site. Affordable housing is defined in the Provincial Planning Statement 2024 (PPS 2024) and rent levels and house prices that are considered affordable are identified locally in provincial bulletins. This information should be reviewed by the applicant.

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. 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.

Environmental Threats & Site Contamination (Advisory)

The Region’s Threats Inventory Database does not identify any environmental threats on the subject lands associated with past land uses. Note that the heating oil tank in the basement of one of the existing buildings identified in Regional pre-submission comments from 2023 is no longer considered a “medium” hazard in the Region’s Implementation Guideline for the Review of Development Applications on or Adjacent to Known and Potentially Contaminated Sites (as per Section 2.1.3.1 of ROP).

Fees

The Region is in receipt of the ZBA (\$3,000) review fee required by Regional By-law 24-052. Regional staff will follow up with the applicant to confirm additional fees if and as applicable.

Conclusions & Next Steps

Regional staff have no objection to this application, provided:

- 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,



Will Towns, RPP
Senior Planner

cc. Zaid Kashef Al Ghetaa, K. Smart Associates Ltd. (Applicant)
Brandon Corman, 2597316 Ontario Corp. (Owner)

From: Jennifer Arends
Sent: Tuesday, January 7, 2025 11:27 AM
To: Brian Bateman
Subject: FW: Circulation for Comment - OPA/ZBA (44-50 Arlington Boulevard)
Attachments: [department agency letter-Arlington.pdf](#)

Hi Brian,

Fire doesn't have any concerns with the re-zoning or OPA.

Can you please provide the applicant with a copy of the Emergency Service Policy - [EMERGENCY SERVICE POLICY](#)

They will need to comply with it for site plan and building permit stages and it's easier if they have it early in the process. I can see some issues with fire access from the drawing they've provided.

Thank you,

Jennifer Arends

Fire Prevention Officer | City of Kitchener
519-783-7983 | jennifer.arends@kitchener.ca

From: Fire Prevention (SM) <FirePrevention@kitchener.ca>
Sent: Tuesday, January 7, 2025 10:54 AM
To: Jennifer Arends <Jennifer.Arends@kitchener.ca>
Subject: FW: Circulation for Comment - OPA/ZBA (44-50 Arlington Boulevard)

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Monday, January 6, 2025 2:28 PM
To: MTO - Jeremiah Johnston (Jeremiah.Johnston@ontario.ca) <jeremiah.johnston@ontario.ca>; _DL_Team_DSD-Planning <TeamDSD-Planning@kitchener.ca>; Bell <circulations@bell.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Enbridge - Lewis Oatway <lewis.oatway@enbridge.com>; Subdivisions (SM) <Subdivisions@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Fire Prevention (SM) <FirePrevention@kitchener.ca>; French Catholic School Board <planification@cscmonavenir.ca>; Grand River Hospital - Sylvia Rodas <Sylvia.Rodas@grhosp.on.ca>; GRCA - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Landuse Planning <landuseplanning@hydroone.com>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>;

NavCAN <commercialrelations@navcanada.ca>; Ontario Power Generation
<Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>;
Regional Clerk <regionalclerk@regionofwaterloo.ca>; Region - Howard Chang
(SChang@regionofwaterloo.ca) <SChang@regionofwaterloo.ca>; Planning Applications
<planningapplications@regionofwaterloo.ca>; Region of Waterloo International Airport
<pdlairportconstruction@regionofwaterloo.ca>; Property Data Administrator (SM)
<PropDataAdmin@kitchener.ca>; Rogers <swogr-permits@rci.rogers.com>; Stefan Hajgato
<Stefan.Hajgato@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@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 - Planning <planning@wrdsb.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Circulation for Comment - OPA/ZBA (44-50 Arlington Boulevard)

Please see attached. Additional documentation can be found in AMANDA folders 24 132173 & 24 132175 (City staff) and [ShareFile](#) (external agencies). Comments or 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



From: Parmi Takk
Sent: Thursday, January 9, 2025 3:50 PM
To: Niall Melanson; _DL_Team_INS-KitchenerWaterQuality
Cc: Brian Bateman
Subject: RE: 44-50 Arlington Blvd, ZBA24/031/A/BB - Water Distribution Report

Hi Niall,
Yes, we can provide clearance for the ZBA Application,
Parmi

From: Niall Melanson <Niall.Melanson@kitchener.ca>
Sent: Thursday, January 9, 2025 3:41 PM
To: Parmi Takk <Parmi.Takk@kitchener.ca>; _DL_Team_INS-KitchenerWaterQuality <KitchenerWaterQuality@kitchener.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: RE: 44-50 Arlington Blvd, ZBA24/031/A/BB - Water Distribution Report

Hello Parmi.

Thank you. I've looked at your comments and if I understand them correctly, KU can provide your clearance for the ZBA application? Design flows are available? Fire flow design would be completed at the time of Site Plan Approval.

Please advise.

Niall Melanson, C.E.T.
Project Manager, Development Engineering, City of Kitchener
niall.melanson@kitchener.ca, 519-783-8444
200 King St. W., Kitchener, ON N2G 4G7

From: Parmi Takk <Parmi.Takk@kitchener.ca>
Sent: Thursday, January 9, 2025 3:38 PM
To: Niall Melanson <Niall.Melanson@kitchener.ca>; _DL_Team_INS-KitchenerWaterQuality <KitchenerWaterQuality@kitchener.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: RE: 44-50 Arlington Blvd, ZBA24/031/A/BB - Water Distribution Report

Hi Niall,

I have a few comments:

1. A valve is also required at the property line
2. They conducted the design flow requirements, I have attached a document of the fire flow requirements so this can be done as part of the next step
3. As an fyi, if the customer is considering multi-metering, I have attached our requirements as it may impact their design and we would like them to get ahead of it,

Thank-you,

Parmi

From: Niall Melanson <Niall.Melanson@kitchener.ca>
Sent: Wednesday, January 8, 2025 11:22 AM
To: _DL_Team_INS-KitchenerWaterQuality <KitchenerWaterQuality@kitchener.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: 44-50 Arlington Blvd, ZBA24/031/A/BB - Water Distribution Report

Hello

Can one of you please review the attached FSR and advise if you have any comments?

Thanks

Niall Melanson, C.E.T.
Project Manager, Development Engineering, City of Kitchener
niall.melanson@kitchener.ca, 519-783-8444
200 King St. W., Kitchener, ON N2G 4G7

From: Angela Wang <awang@grandriver.ca>
Sent: Monday, January 13, 2025 12:36 PM
To: Brian Bateman
Subject: RE: Circulation for Comment - OPA/ZBA (44-50 Arlington Boulevard)

Hi Brian,

Please be advised that the subject lands are not regulated by the GRCA under Ontario Regulation 41/24. As such, we will not be providing comments on these applications.

Kind regards,

Angela Wang

Intermediate Resource Planner
Grand River Conservation Authority

400 Clyde Rd
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2270
Email: awang@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: January 6, 2025 2:28 PM
To: MTO - Jeremiah Johnston (<Jeremiah.Johnston@ontario.ca> <jeremiah.johnston@ontario.ca>;
_DL_Team_DSD-Planning <TeamDSD-Planning@kitchener.ca>; Bell <circulations@bell.ca>; Darren Kropf
<Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz
<David.Paetz@kitchener.ca>; Enbridge - Lewis Oatway <lewis.oatway@enbridge.com>; Subdivisions
(SM) <Subdivisions@kitchener.ca>; Enova Power Corp. - Greig Cameron
<greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang
<shaun.wang@enovapower.com>; Fire Prevention (SM) <FirePrevention@kitchener.ca>; French
Catholic School Board <planification@cscmonavenir.ca>; Grand River Hospital - Sylvia Rodas
<Sylvia.Rodas@grhosp.on.ca>; Planning <planning@grandriver.ca>; Landuse Planning
<landuseplanning@hydroone.com>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine
Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; NavCAN
<commercialrelations@navcanada.ca>; Ontario Power Generation
<Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>;
Regional Clerk <regionalclerk@regionofwaterloo.ca>; Region - Howard Chang
(SChang@regionofwaterloo.ca) <SChang@regionofwaterloo.ca>; Planning Applications
<planningapplications@regionofwaterloo.ca>; Region of Waterloo International Airport
<pdlairportconstruction@regionofwaterloo.ca>; Property Data Administrator (SM)
<PropDataAdmin@kitchener.ca>; Rogers <swogr-permits@rci.rogers.com>; Stefan Hajgato
<Stefan.Hajgato@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@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 - Planning <planning@wrdsb.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Circulation for Comment - OPA/ZBA (44-50 Arlington Boulevard)

Please see attached. Additional documentation can be found in AMANDA folders 24 132173 & 24 132175 (City staff) and [ShareFile](#) (external agencies). Comments or 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



From: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Sent: Monday, January 13, 2025 3:32 PM
To: Brian Bateman
Subject: RE: MTO Highway Corridor Management New Correspondence sent for Land Development Review request MTO-LD-2025-31L-000003 / Nouvelle correspondance concernant la demande d'examen d'aménagement de terres n° MTO-LD-2025-31L-000003 envoyée par la Gestion des co
Attachments: [RE_ Circulation for Comment - OPA_ZBA \(44-50 Arlington Boulevard\).msg](#)

Hi Brian,

Nothing further is required by MTO for the OPA/ZBA, however MTO permits will be required, so MTO will need to be re engaged at site plan.

Did you get the attached in your inbox?

Regards,

Jeremiah Johnston

Corridor Management Planner | Highway Operations Branch
Ministry of Transportation | Ontario Public Service
(226)-980-6407 | jeremiah.johnston@ontario.ca



Taking pride in strengthening Ontario, its places and its people

From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: Monday, January 13, 2025 3:25 PM
To: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Subject: RE: MTO Highway Corridor Management New Correspondence sent for Land Development Review request MTO-LD-2025-31L-000003 / Nouvelle correspondance concernant la demande d'examen d'aménagement de terres n° MTO-LD-2025-31L-000003 envoyée par la Gestion des co

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Jeremiah,
Sorry but not familiar with this new system. Are you requiring additional information before you can respond?

Brian Bateman, MCIP, RPP

Senior Planner

City of Kitchener
519-783-8905, TTY 1-866-969-9994



From: HCMS@ontario.ca <HCMS@ontario.ca>

Sent: Monday, January 6, 2025 2:58 PM

To: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: MTO Highway Corridor Management New Correspondence sent for Land Development Review request MTO-LD-2025-31L-000003 / Nouvelle correspondance concernant la demande d'examen d'aménagement de terres n° MTO-LD-2025-31L-000003 envoyée par la Gestion des cou...

Your request for land development review, submitted on January 6, 2025 has been updated.

MTO sent a new correspondence on January 6, 2025, that may require an immediate response so that the review of your request would not be delayed.

To access and review the correspondence between you and MTO please go to "[update your submission](#)".

This Land Development Review is currently assigned to:

Jeremiah Johnston

Phone: +1 (226) 980-6407

Email: Jeremiah.Johnston@ontario.ca

Ministry Of Transportation

Highway Corridor Management Section - London

659 Exeter RD

London, ON N6E1L3

Please retain this email for your records.

Thank you,

Highway Corridor Management

Ministry of Transportation of Ontario

<https://www.hcms.mto.gov.on.ca/>

Please note: This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

La demande d'examen d'aménagement du terrain que vous avez présentée le janvier 6 2025 a été mise à jour.

Le ministère des Transports (MTO) vous a envoyé un nouveau message le janvier 6,2025 auquel il se peut que vous deviez répondre sans tarder afin que l'examen de votre demande ne soit pas retardé.

Pour accéder aux messages que vous envoie le MTO et les lire, rendez-vous à "[mettre à jour votre](#)

[demande](#)".

Cet examen de l'aménagement du territoire est assigné à l'heure actuelle à :

Jeremiah Johnston

Téléphone : +1 (226) 980-6407

Courriel : Jeremiah.Johnston@ontario.ca

Ministère des Transports - London

659 Exeter RD

London, ON N6E1L3

Veuillez conserver ce courriel dans vos dossiers.

Merci,

Gestion des couloirs routiers

Ministère des Transports de l'Ontario

<https://www.hcms.mto.gov.on.ca/>

Remarque : Ce courriel a été envoyé à partir d'une adresse qui sert exclusivement aux notifications et qui ne peut pas recevoir de messages. Veuillez ne pas répondre à ce message. ■

City of Kitchener - Comment Form

Project Address: 44-50 Arlington

Application Type: OPA/ZBA

Comments of: Environmental Planning (Sustainability) – City of Kitchener

Commenter's name: Mike Balch

Email: mike.balch@kitchener.ca

Phone: 519-783-8928

Written Comments Due: February 4, 2025

Date of comments: February 4, 2025

1. Plans, Studies and/or Reports submitted and reviewed as part of a complete application:

- Sustainability Statement for 44-50 Arlington Blvd as prepared by Zaid Kashef of K. Smart Associates Ltd, dated May 1, 2024

2. Comments & Issues:

I have reviewed the supporting documentation (as listed above) to support an OPA/ZBA application proposing a multiple dwelling on the above noted site, regarding sustainability and energy conservation, and provide the following comments:

- Although the Ontario Building Code (OBC) is progressive, going forward all developments will need to include energy conservation measures that go beyond the OBC as the City (and Region of Waterloo) strive to achieve our greenhouse gas reduction target.
- A Sustainability Statement (as per the City's Terms of Reference) will be required as part of a complete OPA/ZBA and subsequent Site Plan Application which can further explore and/or confirm additional sustainability measures that are best suited to the development as the design evolves.
- **An updated Sustainability Statement incorporating a more progressive energy conservation and efficient design is required to support the Official Plan and Zoning Bylaw Amendment. While it is understood that fine detail measures may be better explored through the Site Plan, additional context is required at this stage to identify intent.**
- The development proposes some sustainable measures including:
 - The compact and efficient design of an underutilized lands
 - The consideration to encourage greater public transit use
 - On-site secure bike parking promoting active transportation
- Potential items for consideration are:
 - Electric vehicle parking spaces, fitted with re-charge stations
 - Community / common gardens and urban agriculture including opportunity for on-site composting for residents

- Building envelope (wall, roof and window thermal performance) designed beyond OBC requirements
- Use of alternative water supply and demand management systems such as rainwater harvesting and grey water reuse or readiness of the development to incorporate such systems in the future
- If the development will utilize low flow plumbing fixtures to reduce water demand
- What measures are being incorporated to enhance stormwater quantity and quality
- LED lighting will be utilized for indoor and outdoor lighting and if sensors will be used to increase energy efficiency
- Consideration of alternative or renewable energy systems to meet new energy demand created by the development (i.e. ground source or air source heat pumps, roof-top solar photovoltaic panels, solar thermal hot water system, capture of waste heat from industrial processes to use for thermal energy needs, etc), or design of the site and building for “readiness” to add these systems in the future.
- Using low or no VOC paints and finishes to minimize air pollutants in interior materials
- Utilization of enhanced landscaping and/or urban forest to provide improved air quality

3. Conditions of Site Plan Approval:

- To submit a revised Sustainability Statement to the satisfaction of the City’s Director of Planning. Further, the approved sustainability measures recommended in the Sustainability Statement will be implemented in the landscape, stormwater management, and building design, to the satisfaction of the City’s Manager of Development Review.

4. Policies, Standards and Resources:

- Kitchener Official Plan Policy 7.C.4.5. The City will encourage and support, where feasible and appropriate, alternative energy systems, renewable energy systems and district energy in accordance with Section 7.C.6 to accommodate current and projected needs of energy consumption.
- Kitchener Official Plan Policy 7.C.6.4. In areas of new development, the City will encourage orientation of streets and/or lot design/building design with optimum southerly exposures. Such orientation will optimize opportunities for active or passive solar space heating and water heating.
- Kitchener Official Plan Policy 7.C.6.8. Development applications will be required to demonstrate, to the satisfaction of the City, energy is being conserved or low energy generated.
- Kitchener Official Plan Policy 7.C.6.27. The City will encourage developments to incorporate the necessary infrastructure for district energy in the detailed engineering designs where the potential for implementing district energy exists.

5. Advice:

- As part of the Kitchener Great Places Award program every several years there is a Sustainable Development category. Also, there are community-based programs to help with and celebrate and recognize businesses and sustainable development stewards (Regional Sustainability Initiative - <http://www.sustainablewaterlooregion.ca/our-programs/regional-sustainability-initiative> and TravelWise - <http://www.sustainablewaterlooregion.ca/our-programs/travelwise>).
- The ‘[Sustainability Statement Terms of Reference](#)’ can be found on the City’s website under ‘Planning Resources’ at ... <https://www.kitchener.ca/SustainabilityStatement>