

Katie Anderl

From: Katey Crawford
Sent: Wednesday, July 23, 2025 8:41 AM
To: Andrew Pinnell
Cc: Katie Anderl; Tina Malone-Wright
Subject: RE: UDB - 132 Fairway
Attachments: 132 Fairway Road North_UDB_Approved.pdf

Hi Andrew,

I am satisfied with the updated brief provided. Please see approved copy attached for your records.

Thanks,

Katey

Katey Crawford, OALA, CSLA

Senior Urban Designer / Development and Housing Approvals / City of Kitchener
519-783-8907 / Katey.Crawford@kitchener.ca



From: Jenna Wenzel <jwenzel@gspgroup.ca>
Sent: Tuesday, July 22, 2025 4:01 PM
To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Cc: Katey Crawford <Katey.Crawford@kitchener.ca>; Katie Anderl <Katie.Anderl@kitchener.ca>; Tina Malone-Wright <Tina.MaloneWright@kitchener.ca>
Subject: RE: UDB - 132 Fairway

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

Hi Andrew,

We were able to get the UDB updated earlier than expected.

Please let me know if you have any questions,

Katie Anderl

From: Andrew Pinnell
Sent: Monday, June 23, 2025 8:49 AM
To: Katie Anderl
Subject: FW: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

FYI

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



From: Jennifer Arends
Sent: Monday, June 23, 2025 7:34 AM
To: Andrew Pinnell
Subject: RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

Sorry Andrew,

No concerns about the zoning change.

I've been in contact with the applicant about their requirement for the fire hydrant, but that's a site plan issue.

Thank you

Jennifer Arends

Katie Anderl

To: Katie Anderl
Subject: FW: RE: 132 Fairway Rd N - ZC and OPA

From: Katie Wood <Katie.Wood@kitchener.ca>
Sent: Monday, May 26, 2025 8:34 AM
To: Katie Anderl <Katie.Anderl@kitchener.ca>
Subject: Re: RE: 132 Fairway Rd N - ZC and OPA

Good Morning Katie,

I wanted to let you know that Engineering, SSU and KU don't have any concerns with this zone change application. Let me know if there is anything else you need from me.

Sincerely,

Katie Wood, C.E.T.

Project Manager | Development Engineering | Engineering Division | City of Kitchener

519-783-8902 | TTY 1-866-969-9994 | katie.wood@kitchener.ca



RE: TS Comments - 132 Fairway Road North (OPA/ZBA)



Dave Seller
To: Andrew Pinnell
Cc: Katie Anderl

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [...](#)

Thu 5/22/2025 1:29 PM

Hi Andrew,

TS supports the OPA/ZBA for this development.

Dave Seller, C.E.T.
Transportation Planning Analyst | Transportation Services | City of Kitchener
519-783-8152 | TTY 1-866-969-9994 | dave.seller@kitchener.ca

From: Andrew Pinnell
Sent: Thursday, May 22, 2025 12:23 PM
To: Dave Seller
Cc: Katie Anderl
Subject: RE: TS Comments - 132 Fairway Road North (OPA/ZBA)

Hi Dave,

To clarify and summarize, would you please confirm that TS supports this OPA/ZBA?

Thanks,

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



TS comments: 132 Fairway Road N - OPA/ZBA - transformer location



Dave Seller
To: Katie Anderl; Katey Crawford
Cc: Andrew Pinnell

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [...](#)

Thu 6/19/2025 11:28 AM

There is no objection to the loss of one parking space to accommodate the required transformer easement.

Dave Seller, C.E.T.
Transportation Planning Analyst | Transportation Services | City of Kitchener
519-783-8152 | TTY 1-866-969-9994 | dave.seller@kitchener.ca

From: Katie Anderl
Sent: Thursday, June 19, 2025 10:09 AM
To: Katey Crawford ; Dave Seller
Cc: Andrew Pinnell
Subject: FW: Enova Comments - 132 Fairway Road N - OPA/ZBA

Hi Katey and Dave,
Please see the email below from Jenna regarding the transformer for 132 Victoria St S.

Let me know what your thoughts are and I'm happy to set up a 15 minute call if its better to have a chat
Katie

City of Kitchener

Official Plan and Zoning By-law Amendment comments

Application type: Official Plan Amendment OPA25/05/F/AP
Zoning By-law Amendment ZBA25/11/F/AP

Comments of: Transportation

Commenter's name: Dave Seller

Email: Dave.Seller@kitchener.ca

Phone: (519) 783-8152

Date of comments: May 22, 2025

Project address: 132 Fairway Road North

Amanda: 25 112365

Preamble

As part of a complete Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application, a Parking Study was submitted in April 2025 by Paradigm Transportation Solutions Limited in support of the proposed development. Transportation Services has reviewed the study and provides the following comments.

Development Proposal

The applicant is proposing a three-storey affordable housing apartment building comprising a total of 26 residential units. A total of 9 on-site parking spaces are proposed, representing a parking rate of 0.35 spaces per unit. Vehicular access to the site will be provided via a single full-moves driveway connection along Jansen Avenue.

Transportation Demand Management (TDM) Analysis

The development is well served by public transit, with five Grand River Transit (GRT) routes: Routes 1, 8, 23, 27, and 206 iXpress located within 500 metres of the site. Depending on an individual's mobility, these stops can typically be reached within a 7 to 10-minute walk. These routes provide direct connections to ION Route 301 Fairway Station, enabling access to the broader regional transit network across the Region of Waterloo, including key destinations within the City of Kitchener.

Pedestrian walkability to and within the site is well-supported by sidewalks on both sides of the surrounding roadways, offering convenient connections to nearby transit stops and commercial destinations.

There are currently no dedicated cycling facilities along the frontage of the proposed development. However, the nearest cycling infrastructure includes facilities at Oaten Park, located approximately 350 metres away and the Dominic Cardillo Trail, approximately 600 metres from the site. The multi-use trail offers connections to key community amenities, including community centres, Idlewood Park and Pool,

Midland Park, and the Stanley Park Conservation Area. To support active transportation, the applicant is proposing 28 Class A secure indoor bicycle parking spaces and 6 Class B outdoor bicycle parking spaces.

Transportation Services recommends that parking be unbundled and offered as a separate cost from the leasing or ownership of residential units. This approach promotes equity and efficiency by ensuring that tenants are not required to pay for parking spaces they do not intend to use.

Parking Supply Analysis

Under the City of Kitchener's current Zoning By-law 2019-051, a total of 30 parking spaces would be required for this development. The proposal includes 9 parking spaces, resulting in a shortfall of 21 spaces, or approximately 70%.

Paradigm's analysis considered a range of data sources, including a review of zoning by-laws from the City of Kitchener and other southern Ontario municipalities, Institute of Transportation Engineers (ITE) parking generation rates, area-specific auto ownership data (TTS 2022) and proxy sites within the Region of Waterloo. The resulting estimated parking demand ranged from 0 to 0.93 spaces per unit (equivalent to 0 to 24 spaces). Additionally, a recent amendment to the City's Zoning By-law 2019-051 exempts parking requirements for public-use affordable housing developments. While this exemption does not directly apply to the subject development, it reflects a broader policy shift acknowledging the typically lower parking demand associated with affordable housing compared to market rate developments.

It should be noted that proxy site data from three existing affordable housing developments within the Region of Waterloo demonstrated a parking demand ranging from 0.07 to 0.25 spaces per unit (equivalent to 2 to 7 spaces), including visitor parking.

Transportation Services Conclusion

Based on the analysis and conclusions outlined in Paradigm's report, Transportation Services is of the opinion that the provision of 9 parking spaces is appropriate for this affordable housing development.

Project Address: 132 Fairway Road North
Application Type: Zoning By-law Amendment ZBA25/11/F/AP
Official Plan Amendment OPA25/05/F/AP

Comments of: Environmental Planning – City of Kitchener

Commenter's Name: Carrie Musselman

Email: carrie.musselman@kitchener.ca

Phone: 519-783-8940

Date of Comments: June 16, 2025

1. Plans, Studies and Reports submitted as part of a complete Planning Act Application:

- Arborist Report and Tree Removal Appraisal, prepared by GSP Group, dated April 29, 2025.
- Tree Management Plan, Drawing No. L000, prepared by GSP Group, dated 2025.04.17.

2. Site Specific Comments & Issues:

I have reviewed the report/plan noted above to support an official plan and zoning bylaw amendment that would permit a 26-unit multiple dwelling development, and note:

- There are no natural heritage features or functions of local, Regional, Provincial, or national significance on, or adjacent to the subject property.
- There were two trees inventoried in the Arborist Report, one located on the on the subject property, and one City tree located in the boulevard.
- To facilitate the redevelopment of the property both trees have been recommended to be removed.
- The owner will be required to obtain permission from city forestry to remove trees on the property boundary.

Environmental Planning staff can support the Official Plan and Zoning By Law Amendments. Through the City's Site Plan process compensation for tree loss will be made through landscape plantings (via approval of a Landscape Plan) and any remaining value that cannot be compensated for onsite will be paid out as a cash-in-lieu amount.

Katie Anderl

From: Andrew Pinnell
Sent: Monday, June 16, 2025 12:43 PM
To: Katie Anderl
Subject: FW: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

FYI

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



[Kitchener.ca/GreatPlaces](https://kitchener.ca/GreatPlaces) – Open until April 30th

From: Deeksha Choudhry <Deeksha.Choudhry@kitchener.ca>
Sent: Monday, June 16, 2025 10:52 AM
To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Cc: Katie Anderl <Katie.Anderl@kitchener.ca>
Subject: Re: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

Hi Andrew,

My apologies, this got lost. No heritage comments or concerns.

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**

Phone: 519-783-8906

E-mail: deeksha.choudhry@kitchener.ca



Kitchener.ca/GreatPlaces – Open until April 30th

From: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>

Sent: Monday, June 16, 2025 10:36 AM

To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>

Cc: Katie Anderl <Katie.Anderl@kitchener.ca>

Subject: RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

Katie Anderl

From: Andrew Pinnell
Sent: Monday, June 23, 2025 8:49 AM
To: Katie Anderl
Subject: FW: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

FYI

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



From: Mike Seiling
Sent: Friday, June 20, 2025 4:48 PM
To: Andrew Pinnell
Subject: Re: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

Building; no concerns

Mike Seiling
Building Division
519.783.8252

From: Andrew Pinnell
Sent: Friday, June 20, 2025 4:26:56 PM
To: David Paetz ; Subdivisions (SM) ; Jennifer Arends ; Mike Seiling
Cc: Katie Anderl
Subject: RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

City of Kitchener

Zone Change / Official Plan Amendment Comment Form

Address: 132 Fairway Road North
Owner: Eleven Housing Corporation
Application: OPA25/05/F/AP and ZBA25/11/F/AP

Comments Of: Park Planning
Commenter's Name: Simon Latam
Email: simon.latam@kitchener.ca
Phone: 519-783-8030
Date of Comments: June 16, 2025

1. Documents Reviewed:

I have reviewed the documentation noted below submitted in support of an OPA and ZBA to redevelop the subject property with a 3-storey multiple dwelling consisting of 26 studio-sized units. The 26 proposed dwelling units will be provided as affordable housing. Both Official Plan and Zoning By-law Amendments are required to support this development proposal.

- Completed and signed Official Plan and Zoning By-law Amendment application forms
- A Planning Justification Report, prepared by GSP Group, dated May 2025;
- An Urban Design Brief, prepared by GSP Group, dated May 2025;
- Civil, including the Site Grading Plan, Site Servicing, prepared by MTE Engineers, dated March 10, 2025
- Site Plan and Architectural Drawings, prepared by McCallumSather
- Tree Management Plan, prepared by GSP Group, dated March 2025
- Arborist Report and Tree Removal Appraisal, prepared GSP Group, dated April 29th 2025

2. Site Specific Comments & Issues:

Parkland Dedication

- The site is within the Centreville Chicopee Planning Community and through Places and Spaces – An Open Space Strategy for Kitchener and this community has been identified as moderately well served with active neighbourhood park space. The site is within recommended walking distance to existing active park space.
- In accordance with Section 42.1.2 of the Planning Act non-profit housing providers that meet the required definition are not required to provide Parkland Dedication. Suitable documentation has been provided to the Planning Division and accepted; **no Parkland dedication will be required.**
- Should appropriate non-profit, affordable or supportive housing documentation change or funding withdrawn, Parkland Dedication will be required according to the Planning Act, Park Dedication Bylaw, Policy and rates in effect.
- If required, 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

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

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 implementing applicable reductions and exemptions.

- Should any further revisions be made to the site plan, non-profit housing provider status or funding partners, a revised parkland dedication estimate will be provided.
- If any questions regarding parkland dedication, please contact the above-noted Parks staff for clarification.

3. Comments on Submitted Documents

1) Arborist Report and Tree Removal Appraisal, prepared GSP Group, dated April 29th 2025 and Tree Management Plan prepared by GSP Group, dated March 2025

- a) The proposed development does include impacts to existing City owned tree along Jensen Avenue
- b) Documents and plans should be updated to reflect preservation of Tree No. A. Currently it is listed for removal and revisions should be made to the plans to include full protection of City owned tree assets.
- c) Explore revision to driveway entrance location on Jensen Avenue to preserve Tree A.
- d) Tree No. 601 is proposed for removal but will fall within the future Regional ROW. Comments regarding the preservation, removal and compensation will be under the jurisdiction of the Region of Waterloo.
- e) Approval for removal and any required compensation will be required as a condition of Final Site Plan approval.
- f) Site Plan Approval will also explore opportunities for street tree planting along Jensen Avenue.

4. Policies, Standards and Resources:

- Kitchener Official Plan
- City of Kitchener Park Dedication Bylaw 2022-101 and Park Dedication Policy
- City of Kitchener Development Manual
- Cycling and Trails Master Plan (2020)
- Chapter 690 of the current Property Maintenance By-law
- Places & Spaces: An Open Space Strategy for Kitchener
- Multi-Use Pathways & Trails Masterplan
- Urban Design Manual

5. Anticipated Fees:

- Based on the current legislative and policy framework, the current rates, land classes and the proposed preliminary site plan, **Parkland Dedication is not required.** An estimate will be provided should there be changes to the non-profit, affordable or supportive housing documentation or

Zone Change / Official Plan Amendment Comment Form

funding is withdrawn. Parkland Dedication would be required as a condition of Final Site Plan Approval.

- Any necessary off-site works fees/securities.

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City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: 132 Fairway Road North
Owner: Eleven Housing Corporation
Application: OPA25/05/F/AP and ZBA25/11/F/AP

Comments Of: Park Planning
Commenter's Name: Simon Latam
Email: simon.latam@kitchener.ca
Phone: 519-783-8030
Date of Comments: July 8, 2025

1. Documents Reviewed:

I have reviewed the documentation noted below submitted in support of an OPA and ZBA to redevelop the subject property with a 3-storey multiple dwelling consisting of 26 studio-sized units. The 26 proposed dwelling units will be provided as affordable housing. Both Official Plan and Zoning By-law Amendments are required to support this development proposal.

- 132 Fairway Rd SPA Comment Response Tracking- July 7, 2025
- Arborist Report and Tree Removal Appraisal dated July 7, 2025
- Combined Civil Set- July 4, 2025
- Planning Justification Addendum- July 2025
- Tree Management Plan and Landscape Plan, July 7, 2025

2. Site Specific Comments & Issues:

Parkland Dedication

- The site is within the Centreville Chicopee Planning Community and through Places and Spaces – An Open Space Strategy for Kitchener and this community has been identified as moderately well served with active neighbourhood park space. The site is within recommended walking distance to existing active park space.
- In accordance with Section 42.1.2 of the Planning Act non-profit housing providers that meet the required definition are not required to provide Parkland Dedication. Suitable documentation has been provided to the Planning Division and accepted; **no Parkland dedication will be required.**
- Should appropriate non-profit, affordable or supportive housing documentation change or funding withdrawn, Parkland Dedication will be required according to the Planning Act, Park Dedication Bylaw, Policy and rates in effect.
- If required, 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 implementing applicable reductions and exemptions.

Zone Change / Official Plan Amendment Comment Form

- Should any further revisions be made to the site plan, non-profit housing provider status or funding partners, a revised parkland dedication estimate will be provided.
- If any questions regarding parkland dedication, please contact the above-noted Parks staff for clarification.

3. Comments on Submitted Documents

1) **Arborist Report and Tree Removal Appraisal, prepared GSP Group, dated April 7th 2025 and Tree Management Plan prepared by GSP Group, dated July 7, 2025**

- a) The proposed development does include impacts to existing City owned tree along Jensen Avenue
- b) Agreeance that the driveway location cannot be changed in order to preserve this existing City-owned street tree on Jansen Ave. With this, we will approve the removal of one City tree ('A' in the TMP or City TreeID 129155) to accommodate the proposed development.
- c) With this, at time of Site Plan Approval, the required compensation for a tree of that size, in the 60-79cm DBH range is 7 replacement trees. Where plantable space in the right-of-way is insufficient, a cash-in-lieu payment of \$1,800 per unplanted tree will apply. Compensation will be required prior to final site plan approval or issuance of any permits including demolition, grading or tree removal. Tree and stump removal will be the developer's responsibility.
- d) Site Plan Approval will also explore opportunities for street tree planting along Jensen Avenue. Due to the presence of overhead utilities, only small-stature tree species are appropriate for planting within the right-of-way. I have included a list of approved species below:
 - I. *Amelanchier arborea*
 - II. *Amelanchier canadensis*
 - III. *Amelanchier laevis*
 - IV. *Cercis canadensis*
 - V. *Crataegus viridis* 'Winter King'
 - VI. *Syringa reticulata* 'Ivory Silk'
- e) Tree No. 601 is proposed for removal but will fall within the future Regional ROW. Comments regarding the preservation, removal and compensation will be under the jurisdiction of the Region of Waterloo.

4. Policies, Standards and Resources:

- Kitchener Official Plan
- City of Kitchener Park Dedication Bylaw 2022-101 and Park Dedication Policy
- City of Kitchener Development Manual
- Cycling and Trails Master Plan (2020)
- Chapter 690 of the current Property Maintenance By-law
- Places & Spaces: An Open Space Strategy for Kitchener

Zone Change / Official Plan Amendment Comment Form

- Multi-Use Pathways & Trails Masterplan
- Urban Design Manual

5. Anticipated Fees:

- Based on the current legislative and policy framework, the current rates, land classes and the proposed preliminary site plan, **Parkland Dedication is not required**. An estimate will be provided should there be changes to the non-profit, affordable or supportive housing documentation or funding is withdrawn. Parkland Dedication would be required as a condition of Final Site Plan Approval.
- Any necessary off-site works fees/securities.

Katie Anderl

From: Andrew Pinnell
Sent: Monday, June 16, 2025 12:43 PM
To: Katie Anderl
Subject: FW: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

FYI

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



[Kitchener.ca/GreatPlaces](https://kitchener.ca/GreatPlaces) – Open until April 30th

From: Mike Balch <Mike.Balch@kitchener.ca>
Sent: Monday, June 16, 2025 10:49 AM
To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Subject: RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

No Concerns at this time, but will be looking for an updated sustainability statement at the time of site plan.
Thanks!

Mike Balch (he/him), MSc.
Planner (Policy) | Planning and Housing Policy Division | City of Kitchener
519-783-8928 | TTY 1-866-969-9994 | Mike.Balch@kitchener.ca



PLANNING, DEVELOPMENT AND
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Will Towns: 519-616-1868
File: D17/2/25005
C14/2/25011

June 16, 2025

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

Dear Mr. Pinnell,

**Re: Official Plan Amendment OPA25/005/F/AP
Zoning By-law Amendment ZBA25/011/F/AP
132 Fairway Road North
Eleven Housing Corp. / Maxwell Building Consultants
c/o GSP Group
City of Kitchener**

Regional staff have received Official Plan amendment (OPA) and zoning by-law amendment (ZBA) applications pertaining to lands located at 132 Fairway Road North. The applicant is proposing to demolish the existing single-detached dwelling and construct a three-storey, 26-unit residential apartment building with nine adjacent surface vehicle parking spaces and 28 Class-A bicycle parking spaces. The development is to be operated as affordable rental housing.

The subject lands are located in the Urban Area and Delineated Built Up Area in the Regional Official Plan (ROP); designated Low Rise Residential in the City of Kitchener Official Plan; and zoned RES-4 in the City of Kitchener's zoning by-law (2019-051). The OPA seeks to permit an increase floor space ratio (FSR) of 1.24 (where 0.6 is required), while the ZBA proposes to change the zone category to RES-5 to permit the built form and seeks site-specific relief from minimum sideyard and parking requirements and dimensions, and allow ground floor units without private patio space.

Regional staff provided comments on the related pre-submission application in August 2024, and have now had the opportunity to review the application in line with the Region's revised responsibilities following the proclamation of Bill 23 (the More Homes Built Faster Act) and provide the following technical comments:

Environmental Noise

At this location, the proposed development will be impacted by environmental noise sources from Regional Road No. 53 (Fairway Road North). Regional staff have reviewed the report entitled “Noise Impact Study, 132 Fairway Road North”, prepared by GHD Ltd. and dated March 19, 2025, and have the following comments to provide:

Overall, Regional staff agree with and accept the results and recommendations of the noise study and do not require supplementary or revised information about noise impacts. The report indicates that the acoustic impacts are above acceptable levels identified in NPC-300 for the development, and the development will require installation of central air conditioning to allow windows to be closed and reduce future impacts from predicted increases in vehicular traffic. In addition, a Type D noise warning clause will be required for all units (below). The report also indicates that upgraded construction is required. A minimum STC-29 for glazing and STC-37 for exterior walls is required for bedrooms, while living areas are to have a minimum STC-29 for glazing and STC-39 for exterior walls.

Type D:

This dwelling unit has been designed with the 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 will certify that the noise attenuation measures, including central air conditioning are incorporated in the building plans and upon completion of construction, the City of Kitchener's Building Inspector will certify that the dwelling units have been constructed accordingly.

To implement these recommendations, the owner would be required to enter into a registered agreement with the Region or City to ensure that the following clause(s) are included in all future agreements of Offers of Purchase and Sale, lease/rental agreements and condominium declarations as part of a future condominium or consent application (if applicable).

Regional Road Dedication – Advisory (required for site plan)

The subject property has direct frontage to Fairway Road North, which has a designated road width of 30.48m in accordance with Schedule A of the ROP. At pre-consultation, Regional staff identified that an approximate road widening of 4.5 metres will be required along the proposed development's Fairway Road North frontage, along with a 25-foot (7.62 meter x 7.62 meter) daylight triangle at the intersection of Fairway Road North and Jansen Avenue. The dimensions of the daylight triangle must be measured post-road widening. These dedications will be required as part of the future site plan application for this property, though Regional staff acknowledge that the widening and daylight triangle have been appropriately shown on the concept plan submitted with the application.

The Owner/Applicant must engage an OLS to prepare a draft reference plan which illustrates the required road allowance and daylight triangle widening. Prior to registering the reference plan, the OLS should submit a draft copy of the plan to the Transportation Planner 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, without cost and free of encumbrance. All land dedications must be identified on the site. Please ensure the road widening lands are excluded from any future Record of Site Condition (RSC) filing for the overall property, should one be required.

Stormwater Management, Site Grading & Road Reconstruction – Advisory (required for site plan)

Storm sewers within the Regional right-of-way are generally sized and designed to only accommodate stormwater from the right-of-way and in some instances off-road surface drainage under existing conditions. A private stormwater connection to any storm sewer on Fairway Road North will be discouraged where an alternate stormwater connection is available, including infiltration if soil conditions and source protection requirements under the Clean Water Act permit, or if it is determined that the Fairway Road North storm sewer does not have the sufficiency (condition and capacity) to accommodate private stormwater flows from this site. It is the responsibility of the applicant's engineering consultant to determine an appropriate stormwater outlet from this site and the sufficiency of the receiving storm system if there is no other option available and to include this information in the stormwater management report (SWM). The applicant or their consultant should contact Malcolm Lister, Manager, Technical Services at 519-575-4432 or mlister@regionofwaterloo.ca to determine if any engineering plans and/or further technical information for Fairway Road North is available which may be of assistance.

The applicant must submit detailed site grading, drainage control, and servicing plans along with a SWM report to the Region for approval in association with the future site plan application. This should include drainage details for the subject property, abutting properties and the public road allowance to ensure compatible drainage and to show thereon all existing and proposed connections to the municipal storm sewers, sanitary sewers and watermains and all detailed erosion and siltation control features, to the Region's satisfaction. 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.

Please also note the Region's 2025 Transportation Capital Program (TCP) identifies Fairway Road North for reconstruction and rehabilitation in 2030-2031, which will include sanitary sewer and watermain replacements, and GRT stop improvements.

Grand River Transit (GRT) – Advisory

The subject property is well-served by GRT Routes 1 and 23. Two pairs of bi-directional stops are located within 120-320 metres of the property, both north and south on Fairway Road North. There are no plans to move stops closer to the property, though the applicant should be aware that these stops may be improved with the installation of shelters as part of a future Regional road project.

Transportation Demand Management (TDM) – Advisory

Regional TDM staff provide the following advisory comments re: Section 5.3 TDM Checklist of Parking Study (received May 29, 2025):

- The study references car share availability. Please be advised that the most established car sharing program in the Region is Communauto. The applicant should contact Janet MacLeod (jmacleod@communauto.ca) to learn more about opportunities available locally.
- Subsidized transit passes are also listed as a potential TDM measure. Please note that providing subsidized passes involves significant financial and administrative costs and 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 among all parties (applicant, City, and Region/GRT) is required as soon as possible.
- Staff recommend that the doors to the bike room be automatic doors (activated by keycard or similar), that the card readers/buttons/swept path of the door be arranged to ensure convenience for someone walking a bike, and that the doors be as wide as possible. Sliding doors are also encouraged.
- Some space in each bike room should be left without bike racks to support residents with non-conventional bike types (tricycles, trailers, cargo bikes, etc.) or children's bikes. It is important to not have two-level racks as the only storage option in bike rooms.
- Each secure bike room should have a bike fix-it station with stand, tools, and air pump. Staff recommend that bike wash stations be located in or near the secure bike parking. A bike wash station can be as simple as a hose connection, hose, nozzle, drain, and bike stand.

Waste Management – Advisory

Regional staff have reviewed the proposal from a waste management perspective. Please note that the Region's residential curbside waste collection program does not serve multi-residential properties with 7 or more units in total. This property would need to be served privately by a third-party waste contractor at the expense of the owner(s) or property management company.

Also note that the Region is no longer responsible for recycling collection, so any determination about eligibility to receive recycling collection will need to be determined with the current program administrator for recycling in the Region. The applicant is advised to contact Miller Waste Systems at area22@millervaste.ca or 1-888-852-3450.

Source Water Protection & Hydrogeology

The site is located within a source protection area identified on Map 6 of the ROP (Intake Protection Zone 2) As a result, Regional staff require that the developer complete a Salt Management Plan as part of a future site plan application.

Please also be advised that the Region does not support the use of geothermal energy systems on sites adjacent to known sources of contamination, and therefore staff require that a prohibition on their use be written into the amending zoning by-law. Required wording is as follows:

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.

Region of Waterloo International Airport

The property is located within the proposed Airport Zoning Regulation area, with an estimated allowable height of 407 metres above sea level (ASL). The plans submitted with this application indicate a final building height of approximately 340 metres ASL, leaving sufficient space for any cranes. Should a crane be used for construction, the developer must submit a Land Use application to Nav Canada and obtain a letter of no objection to the Region's satisfaction.

Housing Services

The Region is the Service System Manager for housing locally and is therefore required by legislation to create a plan to address affordable housing and homelessness every 10 years. The plan must outline current housing needs, develop objectives and targets related to meeting housing needs, and commit to actions to meet these targets. To fulfill this role, the Region establishes, administers, and funds housing and homelessness programs and services, and operates housing directly. Specifically:

- The 10-Year Housing and Homelessness Plan for Waterloo Region contains an affordable housing target which is that 30 percent of all new residential development between 2019 and 2041 in Waterloo Region be affordable to low- and moderate-income households.
- The Building Better Futures Framework shows how the Region plans to create 2,500 units of housing affordable to people with low to moderate incomes by 2025.

The Region supports the provision of affordable housing. Should this development application move forward and all necessary applications be approved, it will contribute positively to the stock of affordable housing units available in Kitchener. To discuss any items related to housing, affordability, or the Region's role as Service System Manager, please contact Housing Services staff directly at JMaanMiedema@regionofwaterloo.ca or 226-753-9593.

Fees

As per Regional Fees By-law 24-052, application review fees associated with this application will be waived as the applicant plans to create affordable housing units with committed federal, provincial, or municipal funding support. Regional staff acknowledge that the standard \$3,000 fee for OPA/ZBA review has been provided by the applicant, which will be returned once documentation and/or confirmation of support from the Canadian Mortgage and Housing Corporation is provided.

Conclusions & Next Steps

As per the foregoing, the Region has no objection to the City of Kitchener's approval of this OPA/ZBA application provided a geothermal prohibition is written into the amending zoning by-law.

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.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Will Towns".

Will Towns, MCIP, RPP
Senior Planner

cc. Mike Maxwell, Eleven Housing Corp. (Applicant)
Jenna Wenzel, GSP Group (Agent)

Katie Anderl

From: Brandon Martin <brandon.martin@enovapower.com>
Sent: Tuesday, July 8, 2025 3:44 PM
To: Katie Anderl; Wisam Matti
Cc: Andrew Pinnell
Subject: RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

You don't often get email from brandon.martin@enovapower.com. [Learn why this is important](#)

Thanks for sending this Katie.

We are satisfied with the adjustments made to the plans at this time.

We will await formal SPA submission.

Brandon Martin | Distribution Design Supervisor, Services

Office Number: 226-896-2200 ext. 6393
brandon.martin@enovapower.com
enovapower.com

From: Katie Anderl
Sent: July 8, 2025 11:34 AM
To: Wisam Matti
Cc: Brandon Martin ; Andrew Pinnell
Subject: RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
Attached please find responses from the applicant in response to your comments on this application.
Please confirm if you are satisfied with the proposed OPA/ZBA by Monday, July 14, 2025. (Site Plan approval process to follow, which will provide for detailed review of the plan).
Thanks,
Katie

From: Wisam Matti <wisam.matti@enovapower.com>
Sent: Tuesday, June 17, 2025 2:35 PM
To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Cc: Katie Anderl <Katie.Anderl@kitchener.ca>; Brandon Martin <brandon.martin@enovapower.com>
Subject: RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

You don't often get email from wisam.matti@enovapower.com. [Learn why this is important](#)

Hi Andrew,

Attached are the site plan comments by Enova for the project at 132 Fairway Rd N. Please let me know if you have any questions.

Regards,

Wisam Matti | Design Technologist

Direct Number: 226-896-2200x-6210

Mobile Number: 226-9895546

wisam.matti@enovapower.com

enovapower.com

From: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>

Sent: Monday, June 16, 2025 10:36 AM

To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>

Cc: Katie Anderl <Katie.Anderl@kitchener.ca>

Subject: RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

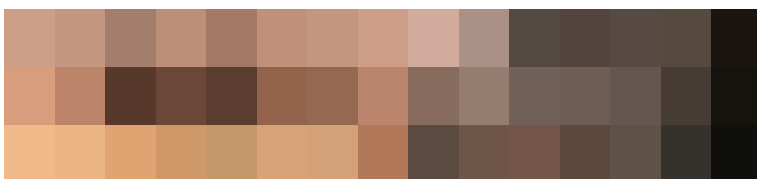
This is a friendly reminder that comments are due today for the subject OPA and ZBA applications. Please send me written comments, even if the comments are “no concerns”.

Thanks!

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener

519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



Kitchener.ca/GreatPlaces – Open until April 30th

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

Sent: Wednesday, May 14, 2025 2:26 PM

To: _DL_#_DSD_Development_and_Housing_Approvals_Division <DSD-DevelopmentandHousingApprovalsDivision@kitchener.ca>;

DL#_DSD_Planning_and_Housing_Policy_New <DSD-PlanningHousingPolicy@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>; 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: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>; Katie Anderl <Katie.Anderl@kitchener.ca>

Subject: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

Please see attached. Additional documentation can be found in AMANDA folders 25 112362 & 25 112365 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Andrew Pinnell**, Senior Planner (eric.schneider@kitchener.ca; 519-783-8915).

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



This correspondence is directed in confidence solely to the addressees listed above. It may contain personal or confidential information and may not otherwise be distributed, copied or used by the intended recipient. If you are not the intended recipient, please delete the e-mail and any attachments and notify the sender immediately. Click on the link to read the additional disclaimer:

<https://enovapower.com/disclaimer>

Katie Anderl

From: Andrew Pinnell
Sent: Monday, June 16, 2025 12:44 PM
To: Katie Anderl
Subject: FW: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

FYI

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



[Kitchener.ca/GreatPlaces](https://kitchener.ca/GreatPlaces) – Open until April 30th

From: Galvin, Matt <matt.galvin@bell.ca> **On Behalf Of** circulations
Sent: Monday, June 16, 2025 10:52 AM
To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Cc: circulations <circulations@bell.ca>
Subject: RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

Good morning Andrew,

Bell has no comments for Official Plan or Zoning By-law amendments.

Thank you

Katie Anderl

Subject: FW: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

From: Angela Wang <awang@grandriver.ca>

Sent: Wednesday, May 14, 2025 3:30 PM

To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>

Subject: RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

Hi Andrew,

Please be advised that the subject property is not regulated by the GRCA under Ontario Regulation 41/24. As such, we will not be providing comments on this application.

Kind regards,

Angela Wang

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](#)

Katie Anderl

From: Andrew Pinnell
Sent: Thursday, June 19, 2025 4:57 PM
To: Katie Anderl
Subject: FW: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

FYI

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



[Kitchener.ca/GreatPlaces](https://kitchener.ca/GreatPlaces) – Open until April 30th

From: LANDUSEPLANNING
Sent: Thursday, June 19, 2025 2:39 PM
To: Andrew Pinnell
Subject: RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

Hi We do not give comments for OPA or ZBA. Thanks

From: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Sent: Monday, June 16, 2025 10:36 AM

Katie Anderl

From: Andrew Pinnell
Sent: Thursday, May 29, 2025 3:39 PM
To: Katie Anderl
Subject: FW: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

FYI

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



[Kitchener.ca/GreatPlaces](https://kitchener.ca/GreatPlaces) – Open until April 30th

From: Planning <planning@wcdsb.ca>
Sent: Thursday, May 29, 2025 3:04 PM
To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Subject: Re: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

Hi Andrew,

The Waterloo Catholic District School Board has reviewed the subject application and based on our development circulation criteria have the following comments/conditions:

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

Katie Anderl

From: Andrew Pinnell
Sent: Tuesday, June 17, 2025 4:40 PM
To: Katie Anderl
Subject: FW: [Planning] RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

FYI

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



[Kitchener.ca/GreatPlaces](https://kitchener.ca/GreatPlaces) – Open until April 30th

From: WRDSB Planning
Sent: Tuesday, June 17, 2025 3:09 PM
To: Andrew Pinnell
Cc: Planning
Subject: Re: [Planning] RE: Circulation for Comment - 132 Fairway Road North (OPA/ZBA)

Hi Andrew,

While the proposed development is close to the WRDSB's Howard Robertson PS, we typically do not see a high yield of elementary students from this style and size of unit.

Thank you,



Emily Bumbaco

Senior Planner

Waterloo Region District School Board

51 Ardelt Avenue, Kitchener ON, N2C 2R5

519-570-0003 ext. 4308

Email: emily_bumbaco@wrdsb.ca

Website: www.wrdsb.ca

On Mon, Jun 16, 2025 at 10:36 AM 'Andrew Pinnell' via Planning <planning@wrdsb.ca> wrote:

This is a friendly reminder that comments are due today for the subject OPA and ZBA applications. Please send me written comments, even if the comments are “no concerns”.

Thanks!

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener

519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca





600 Southgate Drive
Guelph ON Canada
N1G 4P6

Tel: +1.519.823.1311
E-mail: solutions@rwdi.com

MEMORANDUM

DATE:	2025-07-24	RWDI Reference No.: 2509082.07
TO:	Andrew Pinnell	EMAIL: Andrew.Pinnell@kitchener.ca
FROM:	Kareem Aly	EMAIL: Kareem.Aly@rwdi.com
RE:	Peer Review – Noise 132 Fairway Road North, Kitchener ON	

Dear Mr. Pinnell,

RWDI was retained by the City of Kitchener to complete a peer review of the noise aspects of the proposed development at:

- 132 Fairway Road North, Kitchener, Ontario

The peer review included review of:

1. Noise Impact Study dated March 19, 2025, sealed by Ben Wiseman, P.Eng. of GHD Ltd.
2. The revised Noise Impact Study dated July 03, 2025, sealed by Ben Wiseman, P.Eng. of GHD Ltd.
3. Updated STAMSON Sample calculation dated July 15, 2025, provided by Ben Wiseman, P.Eng. of GHD Ltd.

Based on the above information, RWDI confirms that our concerns have been satisfactorily addressed, and we have no further comments.

Recommendations

Prior to building occupancy being granted, we recommend that an independent Professional Engineer qualified to conduct acoustical reviews in Ontario certify that any noise mitigation measures have been properly incorporated in the building including:

- The inclusion of central air conditioning.
- Exterior wall construction meeting STC 39, fixed window glazing meeting STC 29 and operable window glazing meeting STC 27.
- Any additional mechanical selections to ensure the development meets applicable criteria at itself and any adjacent sensitive uses.



Mr. Andrew Pinnell
RWDI#2509082.07
July 24, 2025

Further, we recommend the planning approval authority ensure that all warning clauses outlined in the submission are appropriately included in all agreements of purchase and sale.

Closing

We trust this is the information you require currently. Please do not hesitate to contact us for further clarification.

Yours truly,

RWDI

A handwritten signature in black ink, appearing to read 'Kareem Aly', with a stylized flourish at the end.

Kareem Aly, P.Eng.
Senior Noise Engineer



Mr. Andrew Pinnell
RWDI#2509082.07
July 24, 2025

Statement of Limitations

This memorandum was prepared by RWDI AIR Inc. ("RWDI") for the City of Kitchener ("Client"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the peer review described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.