

Project Address: 157 Schweitzer Street

Application Type: Zoning By-law Amendment ZBA25/013/S/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 17, 2025

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

- Scoped Planning Justification Report, prepared by MHBC, dated April 24, 2025.

2. Site Specific Comments & Issues:

I have reviewed the report/plan noted above to support a zoning bylaw amendment that would permit a consent for three new lots fronting on Lark Street with one retained, and note:

- There are no natural heritage features or functions of local, Regional, Provincial, or national significance on, or adjacent to the subject property.
- A few trees are on the property and one tree is located on 7 Lark St, a property adjacent to proposed Lot 4. The tree is near the rear north east corner of Lot 4 and may be impacted by future development.

Environmental Planning staff can support the Zoning By Law Amendment.

A Tree Preservation/Enhancement Plan (TP/EP) prepared by an Arborist, in accordance with the City's Tree Management Policy should be submitted in support of / at the time of the consent application.

- The TP / EP should be to protect and conserve the existing healthy trees on the property and incorporate them into the new development, ensure no tree Species At Risk (e.g. Butternut, Black Ash, myotis bats, etc.) will be impacted, properly characterize existing conditions; and assist in evaluating the potential impact on trees subject to the policy.
- The TP/EP should also address trees both wholly on the property and trees on adjacent lands whose root zones might be impacted by development on the property. It will also need to incorporate grading and servicing details.

The Tree Management Policy can be found online at:

https://www.kitchener.ca/en/resourcesGeneral/Documents/INS_OPS_Treemanagementpolicy.pdf

Andrew Pinnell

From: Mike Seiling
Sent: Friday, June 27, 2025 11:45 AM
To: Andrew Pinnell
Subject: RE: Circulation for Comment - 157 Schweitzer Street (ZBA)

Building; no comments

Andrew Pinnell

From: Niall Melanson
Sent: Monday, June 23, 2025 9:29 AM
To: Andrew Pinnell
Cc: Angela Mick
Subject: 157 Schweitzer St, ZBA25/013/S/AP - Engineering and KU clearance

Good morning Andrew.

Development Engineering and Kitchener Utilities can provide our clearances for the ZBA application.

Thank you.

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

Andrew Pinnell

From: Niall Melanson
Sent: Monday, July 7, 2025 7:55 AM
To: Chris Spere; Andrew Pinnell; Steve Allen
Cc: Angela Mick
Subject: RE: 157 Schweitzer St, ZBA25/013/S/AP - Engineering and KU clearance

Morning all.

Just catching up on this email chain and thank you Steve for looking into this and providing comments. Typically during the ZBA process Development Engineering only reviews to confirm sanitary capacity and water demands are available. This is to confirm that the upsized population may be supported. Storm is sorted out during the site plan process however it appears as though this development will likely go through CofA, which is okay.

My thoughts are if it is not feasible to connect sump pump discharge to the storm sewer then they may either discharge to an infiltration gallery (soil conditions should be reviewed) or they may discharge to grade.

Happy to discuss further but please let me know your thoughts.

Thanks

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

Andrew Pinnell

From: Jennifer Arends
Sent: Wednesday, May 28, 2025 3:45 PM
To: Andrew Pinnell
Subject: FW: Circulation for Comment - 157 Schweitzer Street (ZBA)
Attachments: Dept and Agency Circ Letter_157 Schweitzer St.pdf

Hi Andrew,

No issues with zoning from fire, but may want to give them a heads up that Direct to Fire Monitoring of fire alarm system will be required at building permit stage due to the location.

Thanks,

Jennifer Arends

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

Andrew Pinnell

From: Deeksha Choudhry
Sent: Thursday, June 26, 2025 1:43 PM
To: Andrew Pinnell
Subject: Fw: Circulation for Comment - 157 Schweitzer Street (ZBA)
Attachments: Dept and Agency Circ Letter_157 Schweitzer St.pdf

Hi Andrew,

No heritage comments or concerns for 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
Phone: 519-783-8906
E-mail: deeksha.choudhry@kitchener.ca



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

City of Kitchener

Zone Change / Official Plan Amendment Comment Form

Address: 157 Schweitzer Street
Owner: 1000947521 ONTARIO INC
Application: ZBA25/013/S/AP

Comments Of: Park Planning
Commenter's Name: Simon Latam
Email: simon.latam@kitchener.ca
Phone: 519-783-8030
Date of Comments: July 2, 2025

1. Documents Reviewed:

I have reviewed the documentation noted below submitted in support of an ZBA to facilitate the future creation of three new lots with frontage on Lark Street, each to be developed with a single detached dwelling. The existing dwelling near the intersection would be retained. The ZBA would change the zoning from R-3 (By-law 85-1) to RES-4 (By-law 2019-051) with site specific provisions for relief from requirements related to setbacks, and driveway width, and building height.

- Completed and signed Zoning By-law Amendment application forms
- Functional Servicing Brief dated February 6, 2025
- Archeological Assessment dated January 2, 2025
- Scoped Planning Justification Report dated April 24, 2025
- Preliminary Grading and Servicing Plan dated January 2, 2025

2. Site Specific Comments & Issues:

Parkland Dedication

- The site is within the Bridgeport East Planning Community and through Places and Spaces – An Open Space Strategy for Kitchener, this community has been identified as well served for park and recreation service delivery.
- In accordance with the Planning Act, City of Kitchener Bylaw 2022-101 and the Park Dedication Policy MUN-PLA-1074, Parkland Dedication will be required for the application taken as cash-in-lieu of land.
- Parkland dedication requirements will be **deferred** at the Zoning By-law Amendment application and assessed at future Consent for severance application(s). Parkland dedication will be assessed based on the number and size of lots approved through the Severance application and required as a condition of Consent. 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 \$36,080/linear meter and a capped rate of \$11,862/unit. The estimated cash-in-lieu park dedication for each of the 3 proposed lots each having ~9.0m of frontage is \$11,862 for a total of **\$35,586**.

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

See section 5. Anticipated Fees

- Dedication requirements are subject to the Park Dedication Bylaw, Policy and rates in effect. Please see below.
- Should any further revisions be made, a revised parkland dedication estimate may be required.
- If any questions regarding parkland dedication, please contact the above-noted Parks staff for clarification.

Street Trees

- There are no existing City owned trees along the frontage of either Schweitzer Street or Lark Street that will be impacted by the proposed development.
- No new street trees are required.

Trails

- No comment

Impacts to Public Lands

- No comment

Plans, Studies and Reports to submit as part of a complete Planning Act Application:

Zoning Bylaw Amendment application:

- No requirements
- A site plan showing severed lots and property dimensions will be required at time of Consent for Severance application.

3. Comments on Submitted Documents

- No requirements or comments

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

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

5. Anticipated Fees:

- Based on the current legislative and policy framework, the current rates, land classes and the proposed preliminary site plan, Parkland Dedication of **\$35,586 (3 lots x \$11,862)** would be required as a condition of final Consent approval.

Andrew Pinnell

From: Mike Balch
Sent: Friday, June 27, 2025 3:48 PM
To: Andrew Pinnell
Subject: RE: Circulation for Comment - 157 Schweitzer Street (ZBA)

No Comments

Have a good long weekend!

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



City of Kitchener

Zoning By-law Amendment comments

Application type: Zoning By-law Amendment Application ZBA25/013/S/AP

Comments of: Transportation

Commenter's name: Dave Seller

Email: Dave.Seller@kitchener.ca

Phone: (519) 783-8152

Date of comments: June 5, 2025

Project address: 157 Schweitzer St

Preamble

A Zoning By-law Amendment Application (ZBA) has been submitted to facilitate the future creation of three new lots with frontage on Lark Street, each to be developed with a single detached dwelling. The existing dwelling near the intersection would be retained. The ZBA would change the zoning from R-3 (Zoning By-law 85-1) to RES-4 (Zoning By-law 2019-051) with site specific provisions for relief from requirements related to setbacks and driveway width.

Transportation Services Conclusion

Transportation Services have no concerns with the proposed ZBA.

Transportation Services would like to flag the applicant's proposal to widen the existing driveway on the retained lands to a maximum width exceeding 8.0 metres. Based on preliminary review, the proposed driveway width may conflict with the location of an existing hydro pole (refer to redline markup below).

Should the applicant wish to proceed with the driveway widening as proposed, they will be responsible for all costs associated with relocating the hydro pole.





PLANNING, DEVELOPMENT &
LEGISLATIVE SERVICES

150 Frederick Street, 8th floor
Kitchener Ontario N2G 4J3 Canada
Telephone: 519-575-4400
Fax: 519-575-4449
www.regionofwaterloo.ca

Will Towns: 519-616-1868
File: D17/2/25005
C14/2/25011

June 24, 2025

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

Dear Mr. Schneider,

**Re: Zoning By-law Amendment
ZBA25/013/S/AP
157 Schweitzer Street
Avinash Mishra c/o MHBC Planning
City of Kitchener**

Regional staff have received a zoning by-law amendment (ZBA) application pertaining to 157 Schweitzer Street. The applicant proposes to facilitate the creation of three new lots (via a future consent application), with each lot to be developed with a single-detached dwelling. The existing dwelling closest to the intersection of Schweitzer Street and Lark Street would be retained. The three proposed severed lots would each feature 246.6 square metres in lot area and 9 metres of frontage on Lark Street, while the retained lands would be 653.7 square metres in size with 27.4 metres of existing frontage on Schweitzer Street.

The lands are designated 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 Residential Three (R-3) in Zoning By-law 85-1. The ZBA proposes to change the zone category to Low Rise Residential Four (RES-4) in Zoning By-law 2019-051 to permit the proposed lot sizes and seek additional relief from provisions related to front- and rear-yard setbacks and driveway width.

Regional staff provided comments on the related pre-submission application in November 2024 and have now had the opportunity to review the formal 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 for consideration by the City and applicant.

Waste Management (Collections) – Advisory

Regional staff have reviewed the proposal in relation to waste collection services delivered by the Region. The existing lot and dwelling and the three new proposed properties fronting on Lark Street would all be eligible to receive curbside waste collection provided by the Region. Each property will be able to participate independently so long as each property has a driveway onto a municipally maintained roadway.

Should If the applicant have further questions related to the eligibility of these proposed properties for waste collection services, please contact EESCollectionContractCoordinators@regionofwaterloo.ca.

Environmental Threats – Advisory

For the City's awareness, the Region's Threats Inventory Database identifies "low" environmental threats on the subject lands associated with documented past commercial land uses. This is identified by the yellow dot in the graphic below.



Fees

In accordance with Regional Fees By-law 24-052, Regional staff acknowledge receipt of the required \$3,000 ZBA review fee from the applicant (received April 22, 2025). An additional fee (\$350) will be required in association with the forthcoming consent application.

Conclusions & Next Steps

As per the foregoing, the Region has no objection to the City of Kitchener's approval of this ZBA application.

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". The signature is fluid and cursive, with the first name "Will" being more prominent than the last name "Towns".

Will Towns, MCIP, RPP
Senior Planner

cc. Juliane van Westerholt, MHBC Planning (Agent)

Andrew Pinnell

From: Shaun Wang <shaun.wang@enovapower.com>
Sent: Friday, June 27, 2025 9:35 AM
To: Andrew Pinnell
Cc: Greig Cameron
Subject: RE: Circulation for Comment - 157 Schweitzer Street (ZBA)

Andrew,

I have reviewed the rezoning application.
I understand that the customer is seeking approval to sever the lot.
Enova has no issue to supply the additional residential units.

I am still vague on why/how power reliability impacts the decision, or how to reply.
Please give me a call and discuss your request.

In general, this area is at the fringe of Enova's 13.8kV distribution system.
We have two long feeders supplying this area, one from Kitchener MTS#4 (our Victoria St Office), the other from Kitchener MTS #5 (near HWY 86/Ottawa St).
Since this area is at the end of these two feeders, by nature any upstream feeder fault may cause the power outages affecting this area.
If the fault is caused by fallen trees/branches, it takes long time to clear the upstream and restore the power.
In order to improve the power restoration, Enova has installed 3 automated reclosers on these two feeders in 2014.
Following Enova's merger in 2022, we consider extending a third feeder from Waterloo Scheifele TS (near Conestoga Mall) to back up this area, subject to a further study.

regards,

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

Enova Power Corp

301 Victoria St. South, Kitchener, ON N2G 4L2

Office Number: 226-896-2200 x6312

shaun.wang@enovapower.com | [enovapower.com](https://www.enovapower.com)

Andrew Pinnell

From: Angela Wang <awang@grandriver.ca>
Sent: Wednesday, May 28, 2025 8:38 AM
To: Andrew Pinnell
Subject: RE: Circulation for Comment - 157 Schweitzer Street (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](#)

Andrew Pinnell

From: Planning <planning@wcdsb.ca>
Sent: Monday, June 9, 2025 2:22 PM
To: Andrew Pinnell
Subject: Re: Circulation for Comment - 157 Schweitzer Street (ZBA)

Good afternoon,

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).

Thank you.

Kind regards,

Isabelle Lung Ler | Planning Technician
P 519-578-3677 x 2355 | wcdsb.ca



**Waterloo Catholic
District School Board**
Quality, Inclusive, Faith Based Education