

City of Kitchener

PRE-SUBMISSION CONSULTATION COMMENT FORM

Comments Of: Transportation

Commenter's Name: Dave Seller

Email: Dave.Seller@kitchener.ca

Phone: (519) 783-8152

Date of Comments: October 21, 2025

Address: 7 Wimbledon Crescent (ZBA)

I plan to attend the meeting (questions/concerns/comments for discussion)

1. Site Specific Comments and Issues:

- Ensure that internal garage dimensioning adheres to city requirements and is noted on the plan.
- Parking space length should be noted as 5.5 m.

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

- N/A.

3. Anticipated Requirements of full Planning Application Approval:

- N/A.

4. Policies, Standards and Resources:

- [Urban Design Manual](#)

5. Anticipated Fees:

- N/A.

Project Address: 7 Wimbleton Crescent

Application Type: Zoning By-law Amendment ZBA25/026/W/EW

Comments of: Environmental Planning – City of Kitchener

Commenter's Name: Carrie Musselman

Email: carrie.musselman@kitchener.ca

Phone: 519-783-8940

Date of Comments: October 28, 2025

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

- 7 Wimbleton Crescent, City of Kitchener, Tree Management Plan, Sheet L1, prepared by Hill Design Studio, dated Sept 18, 2025.

2. Site Specific Comments & Issues:

I have reviewed the plan noted above to support a zoning bylaw amendment that would permit a semi-detached dwelling with two units per side on the property, and note:

- There are five trees located on the subject property and one within the boulevard in front of the property. The tree within the boulevard across the street was also included in the inventory.
- Tree ID #4 (White Spruce, Fair Condition) and #5 (Black Walnut, Fair Condition) both located in the rear yard are recommended to remain. Remaining trees will be required to have tree protection fencing installed to protect them during construction.
- To facilitate the redevelopment of the property three of the five trees are recommended to be removed, they are:
 - Tree ID #2 (Colorado Spruce, Excellent Condition) located in the front yard (dripline was not shown on plan).
 - #3 (Cherry Species, Fair Condition) located in the rear yard close to the proposed building.
 - #7a (White Spruce, Fair Condition) located in the front yard against the current building.

Environmental Planning staff can support the Zoning By Law Amendment. To compensate for tree loss it is recommended that replacement trees be installed once construction/site grading has been completed.

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

Address: 7 Wimbleton Crescent
Owner: Christopher Michael Haliburton
Application: ZBA25/026/W/EW

Comments Of: Park Planning
Commenter's Name: Simon Latam
Email: simon.latam@kitchener.ca
Phone: 519-783-8030
Date of Comments: October 29, 2025

1. Documents Reviewed:

A Zoning By-law Amendment is proposed to rezone 7 Wimbleton Crescent to a low rise, residential zone that permits semi-detached dwellings. This application is required to facilitate the construction of a semi-detached building with two units per side.

- Architectural Package dated September 24, 2025
- Tree Management Plan dated September 18, 2025

2. Site Specific Comments & Issues:

Parkland Dedication

- In accordance with the Planning Act, City of Kitchener Bylaw 2022-101 and the Park Dedication Policy, Parkland Dedication will not be required for the application.
- **When the severance occurs**, and a new parcel is established, Parkland Dedication will be required for the subject site on that new parcel.
- Because a severance will be required, the parkland dedication requirement will **be deferred** at the Zoning By-law Amendment application(s) and assessed at a future Consent or Building Permit Application. Parkland dedication will be assessed based on the land use class(es) and density approved through the ZBA and required as a condition of Site Plan Approval. **Parkland dedication will be taken as cash-in-lieu of land.**
- Dedication requirements are subject to the Park Dedication Bylaw, Policy and rates in effect.
- If any questions regarding parkland dedication, please contact the above-noted Parks staff for clarification.

3. Comments on Submitted Documents

- There is an existing City-owned street tree located on Wimbleton Crescent that will be impacted by the proposed development. The one City tree (#1 in the TPEP; City TREEID#189705) requires removal due to the significant encroachment into its tree protection zone. While alternative designs were considered, none were feasible to preserve the tree, and as a result, Forestry has approved its removal.

City of Kitchener
Zone Change / Official Plan Amendment Comment Form

- The replacement ratio for a tree of this size (measured at 48 cm DBH) is 5:1. The compensation rate is \$1,800 per replacement tree, therefore, the total cash in lieu compensation required is \$9,000. These funds will be allocated to plant 5 City trees to compensate for the loss of local canopy cover. Applicants are also required to cover the cost of the physical tree removal, stumping, and disposal. Tree removal must be carried out prior to construction and must be completed by a contractor certified by the International Society of Arboriculture (ISA), or approved equivalent qualification.
- The compensation will **be deferred** at the Zoning By-law Amendment application(s) and due at a future Consent or Building Permit Application.

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:

- Parkland Dedication paid as cash in lieu of land prior to Consent or Building Permit Application according to the Parkland Dedication Bylaw and Policy in effect.
- Forestry compensation for the City owned tree in the amount of **\$9,000.00** will be due at time of future Consent or Building Permit Application.

Evan Wittmann

From: Nolan Beatty
Sent: Tuesday, October 28, 2025 3:45 PM
To: Evan Wittmann
Subject: RE: Circulation for Comment - 7 Wimbledon Crescent (ZBA)
Attachments: Agency Circulation Letter - 7 Wimbledon Crescent.pdf

Hey Evan,

Engineering has no formal comments/concerns/requirements for this application (ZBA25/026/W/EW). The ZBA application proposal aligns with the pre-submission application submitted earlier this year.

For note, the standard Engineering request for a Functional Servicing Report and Water Distribution Report has been waived, as the proposal aligns with the newly implemented City Official Plan and Zoning By-law Amendments to enable up to four dwelling units on residential lots in Kitchener. This has been confirmed with Kitchener Utilities (water) and the Sanitary and Stormwater Utility (sanitary).

Engineering will implement conditions through Committee of Adjustment (Severance), at a later date.

Let me know if you have any questions.

Thanks,
Nolan Beatty, CET

Engineering Technologist, Development Engineering | Engineering Division | City of Kitchener
1-519-783-8307 | TTY 1-866-969-9994 | nolan.beatty@kitchener.ca



Evan Wittmann

From: Tierra Henhawk <acmaa@sixnations.ca>
Sent: Tuesday, October 28, 2025 10:31 AM
To: Evan Wittmann
Cc: Christine Kompter
Subject: RE: Circulation for Comment - 7 Wimpleton Crescent (ZBA)

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

Sge:no/Hello Evan,

Given the heavily developed and previously disturbed nature of the site, an archaeological assessment is deemed unnecessary. Please ensure the archaeological warning clause is referenced in the file.

Nya:weh! / Thank You!

Sincerely,

Tierra Henhawk

[Archaeology Community Monitor Administrative Assistant](#)

Six Nations of the Grand River (SNGR)

Lands and Resources Department

2498 Chiefswood Road, Ohsweken ON

(T) 519-445-2205 ext: 5465

Lands & Resources Department (T) 519-753-0665

acmaa@sixnations.ca



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From: Tierra Henhawk
Sent: October 28, 2025 10:04 AM
To: 'evan.wittman@kitchener.ca'
Cc: 'Christine Kompter'
Subject: RE: Circulation for Comment - 7 Wimpleton Crescent (ZBA)

Sge:no/Hello Evan,

Given the heavily developed and previously disturbed nature of the site, an archaeological assessment is deemed unnecessary. Please ensure the archaeological warning clause is referenced in the file.

Nya:weh! / Thank You!

Sincerely,

Tierra Henhawk

[Archaeology Community Monitor Administrative Assistant](#)

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PLANNING, DEVELOPMENT &
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Will Towns: 519-616-1868
File: C14/2/25026

November 17, 2025

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

Dear Mr. Wittman,

**Re: Zoning By-law Amendment
ZBA25/026/W/EW
7 Wimbleton Crescent
BDRP Inc. c/o Up Consulting Ltd.
City of Kitchener**

Regional staff have received a zoning by-law amendment (ZBA) application pertaining to lands at 7 Wimbleton Crescent in the City of Kitchener. The applicant proposes to demolish an existing fire-damaged duplex and redevelop the property with a side-split semi-detached dwelling that includes secondary (one-bedroom basement) units on each side. Four units in total are proposed with four parking spaces provided, inclusive of garage space.

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's Official Plan; and zoned Low Rise Residential Two (RES-2). The ZBA seeks to amend the zoning from RES-2 to RES-4 to permit the semi-detached built form in absence of any site-specific provisions.

Regional staff provided comments on the related pre-submission application in April 2025, and have now had the opportunity to review the formal application. The following technical comments are provided for consideration by the City and applicant.

Hydrogeology and Source Water Protection

The subject lands are located in a Wellhead Protection Sensitivity Area (WPSA) as denoted on Map 6 of the ROP, and within a source protection area identified in the Clean Water Act 2006 and 2025 Grand River Source Protection Plan, but not within an area where a Risk Management Plan or prohibition policies implemented by the Region

apply. A Notice of Source Protection Plan Compliance (Section 59 Notice) is not required for this application.

In accordance with the Region's Council-endorsed position on geothermal energy, vertical closed-loop geothermal energy systems are prohibited at this location. At pre-submission, it was indicated that vertical open-loop systems may be permitted subject to the Region's acceptance of a satisfactory hydrogeological study assessing risk to nearby municipal drinking water supply wells as part of a complete ZBA application.

As no hydrogeological study has been submitted with this application, Regional staff request that the prohibition on open-loop geothermal energy systems be written into the amending zoning by-law for the subject property alongside the vertical closed-loop prohibition. Please note that shallow horizontal geothermal design is permitted at this location.

Required wording for the prohibition is as follows:

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.

Water & Wastewater Services

Please note that the proposed application is still under review by the Region's Water and Wastewater Infrastructure Management team. Further comments will follow as soon as possible.

Grand River Transit (GRT) – Advisory

The subject property is well-served by transit. GRT Route 204 operates nearby on Lackner Boulevard (Regional Road No. 54), with bi-directional stops located 230-240 metres from the subject lands. GRT has no transit requirements associated with this application.

Waste Management (Collections) – Advisory

Regional staff have reviewed the proposal in relation to waste collection services delivered by the Region. As the semi-detached structure is proposed to have two driveways and contains fewer than six residential units, all new dwelling units referenced in this application would be eligible to receive curbside waste collection provided by the Region.

Should the applicant have further questions about the eligibility of these proposed properties, please feel free to reach out to Regional Waste Coordinator Phil Barakoski at pbarakoski@regionofwaterloo.ca.

Environmental Threats – Advisory

For the City's awareness, the Region's Threats Inventory Database identifies no potential threats of contamination on or adjacent to the subject lands associated with documented land uses on the site.

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 October 27, 2025). No additional fees are required.

Conclusions & Next Steps

As per the foregoing, the Region requests that City of Kitchener Council does not consider the proposed application until such as time as Regional Water and Wastewater Services comments have been provided. These will follow as soon as possible.

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,



Will Towns, MCIP, RPP
Senior Planner

Cc: Christopher Haliburton, BDRP Inc. (Owner)
David Galbraith, Up Consulting Ltd. (Applicant)

Evan Wittmann

From: Planning <planning@wcdsb.ca>
Sent: Wednesday, October 29, 2025 9:32 AM
To: Evan Wittmann
Subject: Fw: Circulation for Comment - 7 Wimbledon Crescent (ZBA)

Good morning,

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

From: Planning
Sent: Wednesday, October 29, 2025 9:30 AM
To: evan.wittman@kitchener.ca
Subject: Fw: Circulation for Comment - 7 Wimbledon Crescent (ZBA)

Good morning,

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.