



## Appendix C

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

Melissa Mohr 1-226-752-8622  
File: D1920/2/22203

May 26, 2022

Tim Seyler, BES, RPP, MCIP  
Planner  
City of Kitchener  
200 King Street West, 6<sup>th</sup> Floor  
P.O. Box 1118, Kitchener, ON  
N2G 4G7

Dear Mr. Seyler,

**Re: Proposed Vacant Land Plan of Condo 30CDM-22203  
55 Franklin Street South  
GSP Group Inc. (C/O Brandon Flewwelling) on behalf of  
55 Franklin GP Inc.  
CITY OF KITCHENER**

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The Region has prepared the following comments relating to the above noted Vacant Land Plan of Condominium at 55 Franklin Street South in Kitchener. The purpose of these comments is to identify any items that need to be address prior to draft approval and those that can be imposed as conditions of approval.

The applicant has proposed a vacant land plan of condominium consisting of five (5) units representing each of the structures permitted through the corresponding approved site plan. Four (4) of the units will each contain a six (6) storey, 64 unit mixed use building with landscaped areas and surface parking. The middle unit will contain a one (1) storey parking structure. Internal drive aisles, a landscaped amenity area and walkways make up the common elements.

The subject lands are located in the Urban Area of the Region and Designated Built-Up Area in the Regional Official Plan. In addition, the subject lands are designated Commercial in the City of Kitchener Official Plan and zoned COM-2 in the City of Kitchener Zoning By-law 85-01. This site has an approved Site Plan (SP20/075/F/AP) on the property.

These comments relate to the Vacant Land Plan of Condominium prepared by MTE Ontario Land Surveyors Ltd.; Project No. 45799-200-CD1.0:

## **Regional Comments**

### **Community Planning**

The subject lands are designated “Urban Area” and “Built-Up Area” on Schedule 3a of the Regional Official Plan (ROP) and Commercial in the City of Kitchener Official Plan. The site is zoned to permit residential uses and there is an approved site plan (File No. SP20/075/F/AP) with residential buildings under construction.

Regional staff received an unsigned copy of the draft plan for review. Please be advised that both the Owner and Surveyor must sign the plan and the plan must include information pertaining to Section 51(17) of the Ontario Planning Act.

Regional Staff have no objection to the application, pending the updates to the plan. In addition, Regional staff have the following technical comments and conditions for review:

### **Environmental (Road and Stationary) Noise:**

Regional staff have received the report entitled “Franklin Street GP Inc. 55 Franklin Street South Development Noise & Vibration Assessment” dated October 2020, prepared by SLR and an addendum dated April 11, 2021 (prepared by SLR) and have the following comments at this time:

At the time of release of these comments, the Region has not accepted the noise study and have followed up with the consultant. Regional staff are awaiting a response.

### **Stationary Noise:**

The noise study and addendum indicate that Class 1 noise level objectives cannot be met as at-source mitigation and receptor-based mitigation are not possible. The report recommends that the approval authority accept a Class 4 noise designation and corresponding mitigation as outlined in the MECP NPC-300 guidelines. Regional staff have asked for clarification regarding a potential 2dBA exceedance of Class 4 noise objectives and are awaiting a response.

The subject lands are zoned to permit residential uses, the site has an approved site plan and the development is under construction at this time. Given these circumstances, Regional staff have no objection to the Class 4 noise designation in principle, subject to the City of Kitchener accepting the Class 4 and implementing the recommendations contained in the above noted study through a Registered Development Agreement. The registered development agreement shall be between the Owner/Developer and the City of Kitchener as a condition of draft plan approval.

Details regarding the recommendations to be included in the Development Agreement shall be provided under separate cover.

Should the Class 4 noise designation be accepted by the City of Kitchener, a copy of the noise study must be provided to the adjacent Industrial facility (Dare Foods Limited) pursuant to the MECP NPC-300 noise guideline.

**Road Noise:**

The above noted noise study recommends central air conditioning, special building components (e.g. STC 45 for building facades and other STC requirements for window glazing) and noise warning clauses to mitigate impacts from road noise on the residential development.

As all adjacent roads are under the jurisdiction of the City of Kitchener, a development agreement shall be required between the Owner/Developer and the City of Kitchener as a condition of draft plan approval. Regional staff will provide details regarding the recommendations to be included in the development agreement under a separate cover.

**Airport Zoning:**

Please be advised that the subject lands are located within the Regional of Waterloo International Airport Zoning regulated area and are located specifically under the take-off approach surface.

The following noise-warning clause shall be required through a registered development agreement with the Region of Waterloo and incorporated into the Condominium Declaration and all Purchase/Sale and Lease/Rental Agreements as a condition of Draft Plan Approval:

*“Prospective purchasers and tenants are advised that all units in this plan of condominium are located within or in close proximity to one of the flight paths leading into and out of the Region of Waterloo International Airport and directional lighting along this path and noise from aircraft using the flight path may cause concern to some individuals.”*

In addition, the applicant must complete and submit the necessary form(s) as required for the proposed buildings and cranes, and furnish the necessary information as required by NAV Canada as provided at the link below:

<https://www.navcanada.ca/en/products-and-services/Pages/land-use-program.aspx>.

**Risk Management Official**

The Subject lands are located in a Part 4 Area of the Clean Water Act and they are located in Wellhead Protection Sensitive Area 8. The Risk Management Plan for salt application and stormwater management is satisfactory. Provisions for salt application for the unit owners and the condominium board must be included in the condominium declaration as a condition of draft plan approval.

## **Housing Services**

The Region supports the provision of a full range of housing options, including affordable housing. The Region's 10-Year Housing and Homelessness Plan contains an affordable housing target for Waterloo Region. The target is for 30% of all new residential development between 2019 and 2041 to be affordable to low and moderate income households. Staff recommend that the applicant consider providing a number of affordable housing units on the site.

In order for affordable housing to fulfill its purpose of being affordable to those who require rents or purchase prices lower than the regular market provides a mechanism should be in place to ensure the units remain affordable and establish income levels of the households who can rent or own the homes.

Staff further recommend meeting with Housing Services to discuss the proposal in more detail and to explore opportunities for partnerships or programs.

For the purposes of evaluating the affordability of an ownership unit (based on the definition in the Regional Official Plan), the purchase price is compared to the least expensive of:

Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households	\$385,500
Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area	\$576,347

\*Based on the most recent information available from the PPS Housing Tables (2021).

In order for an owned unit to be deemed affordable, the maximum affordable house price is \$385,500.

For the purposes of evaluating the affordability of a rental unit (based on the definition of affordable housing in the Regional Official Plan), the average rent is compared to the least expensive of:

A unit for which the rent does not exceed 30 per cent of the gross annual household income for low and moderate income renter households	\$1,470
A unit for which the rent is at or below the average market rent (AMR) in the regional market area	Bachelor: \$950 1-Bedroom: \$1,134 2-Bedroom: \$1,356 3-Bedroom: \$1,538 4+ Bedroom: \$3,997

\*Based on the most recent information available from the PPS Housing Tables (2021)

In order for a unit to be deemed affordable, the average rent for the proposed units must be at or below the average market rent in the regional market area, as listed above.

### **Draft Plan of Condominium Conditions:**

The Region has no objections to draft approval of Vacant Land Plan of Condominium 30CDM-22203, subject to the following conditions of Draft Approval set out below:

- 1) THAT the Owner/Developer agrees to stage development of this condominium in a manner satisfactory to the Commissioner of Planning, Development and Legislative Services and the City of Kitchener, including any easements or other requirements as a result of staging;
- 2) THAT prior to final approval, the Owner/Developer enters into a development agreement with the City of Kitchener to provide a consolidated list of conclusions and recommendations relating to noise mitigation measures to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
- 3) THAT prior to final approval, the Owner/Developer enter into a Registered Development Agreement with the City of Kitchener to secure the recommendations contained within the Noise Study entitled “Franklin Street GP Inc. 55 Franklin Street South Development Noise & Vibration Assessment” dated October 2020, prepared by SLR and an addendum dated April 11, 2021 (prepared by SLR)” and any further addenda thereto, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
- 4) THAT prior to final approval, the Owner/Developer shall provide a copy of the noise study entitled “Franklin Street GP Inc. 55 Franklin Street South Development Noise & Vibration Assessment” dated October 2020, prepared by SLR and an addendum dated April 11, 2021 (prepared by SLR)” and any further addenda thereto to Dare Foods Limited in accordance with the MECF NPC-300 noise guideline;
- 5) THAT prior to final approval, the Owner/Developer enter into a registered development agreement with the Regional Municipality of Waterloo to implement the following warning clause:

*“Prospective purchasers and tenants are advised that all units in this plan of condominium are located within or in close proximity to one of the flight paths leading into and out of the Region of Waterloo International Airport and directional lighting along this path and noise from aircraft using the flight path may cause concern to some individuals.”*

- 6) THAT prior to final approval, the Owner/Developer include the following noise warning clauses within the Condominium Declaration and all offers of Purchase and Sale/Lease/Rental Agreements, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services:

All required warning clauses recommended in the accepted Noise Study in Conditions 2 and 3 above.

*“Prospective purchasers and tenants are advised that all units in this plan of condominium are located within or in close proximity to one of the flight paths leading into and out of the Region of Waterloo International Airport and directional lighting*

*along this path and noise from aircraft using the flight path may cause concern to some individuals.”*

- 7) THAT prior to final approval, the Owner/Developer incorporate the approved recommendations for both the unit owners and the condominium corporation contained within the accepted Risk Management Plan for Salt Application (Plan # 00116, signed July 16, 2021; prepared by Michael Maxwell and MTE) within the Condominium Declaration to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
- 8) THAT the Regional Municipality of Waterloo be provided with a copy of the registered development agreement with the City of Kitchener prior to the final approval of the condominium plan; and,
- 9) THAT prior to final approval, that the Condominium Declaration be forwarded to the Commissioner of Planning, Development and Legislative Services at the Regional Municipality of Waterloo prior to final approval of the condominium plan.

### **Fees**

The Region acknowledges receipt of the Plan of Condominium review fee of \$3,650.00 (received May 17, 2022).

### **General Comments**

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, please do not hesitate to contact me.

Yours truly,



Melissa Mohr, MCIP, RPP  
Principal Planner

- C. GSP Group C/O Brandon Flewwelling (Applicant)  
55 Franklin GP Inc. C/O Mike Maxwell (Owner)

# *Internal memo*

*Development Services Department*



*www.kitchener.ca*

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**Date:** April 11, 2022  
**To:** Tim Seyler, Planner  
**From:** Deeksha Choudhry, Heritage Planner  
**cc:** Garrett Stevenson, Manager of Development Review  
**Subject:** Draft Plan of Condominium 30CDM-22203  
55 Franklin Street South  
Heritage Planning Comments

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Heritage planning staff have no issues or concerns.

**City of Kitchener**

**Draft Plan of Condominium Comments**

**Project Address:** 55 Franklin Street South

**File Number:** 30CDM-22203

**Site Plan Application:** SP20/075/F/AP

Comments Of: Transportation Services

Commenter's Name: Dave Seller

Email: [dave.seller@kitchener.ca](mailto:dave.seller@kitchener.ca)

Phone: 519-741-2200 ext. 7369

Date of Comments: March 25, 2022

- a. Transportation Services have no concerns with this application.



**From:** Carrie Musselman <Carrie.Musselman@kitchener.ca>  
**Sent:** Thursday, March 24, 2022 9:43 AM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Cc:** Gaurang Khandelwal <Gaurang.Khandelwal@kitchener.ca>  
**Subject:** RE: Circulation for Comment - Vacant Land Condominium 30CDM-22203 (55 Franklin Street South)

Hi Tim,

Environmental Planning has no concerns with the proposed Draft Plan of Condominium so long as it is consistent with the approved Site Plan and Sustainability Statement.

Regards,

**Carrie Musselman** (she/her), BSc., Dip.  
Senior Environmental Planner | Planning | City of Kitchener  
519-741-2200 x 7068 | TTY 1-866-969-9994 | [carrie.musselman@kitchener.ca](mailto:carrie.musselman@kitchener.ca)

## Condominium Circulation Response Form

The required parkland dedication associated with Site Plan application **SP20/075/F/AP** has been addressed through a Parkland Dedication Deferral Agreement that is registered on title for the property as WR1385926. The agreement allows parkland dedication to be paid prior to building permit issuance for each building phase of the proposed development rather than prior to final site plan approval. Parkland dedication has been paid for the first phase associated with the building at 55 Eighth Ave. The parkland dedication payments for the remaining phases of buildings will be due prior to the issuance of the respective building permits.

**RE: Notice of Application for Draft Approval - Plan of Condominium**

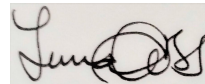
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**Condominium Application - 30CDM-22203  
Site Plan application SP20/075/F/AP  
55 Franklin St S  
55 Franklin GP Inc**

Parks and Cemeteries

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Department/Agency



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Signature of Representative

March 31 2022

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Date

April 12, 2022

**Re: Notice of Application for Draft Approval - Plan of Condominium (Vacant Land)**

**File No.: 30CDM-22203**

**Municipality: City of Kitchener**

**Location: 55 Franklin Street South**

**Owner/Applicant: 55 Franklin GP Inc.**

Dear T. Seyler,

The Waterloo Region District School Board (WRDSB) has reviewed the above-noted application that proposes a vacant land condominium consisting of 5 units representing each of the structures, including 4 units containing 6 storey, 64-unit mixed-use buildings, and a common element area. This development is currently under construction and was approved through site plan SP20/075/F/AP. The WRDSB offers the following comments.

**Student Accommodation**

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

- Wilson Avenue Public School (Junior Kindergarten to Grade 6);
- Sunnyside Public School (Grade 7 to Grade 8); and
- Eastwood Collegiate Institute (Grade 9 to Grade 12).

The WRDSB's [2020-2030 Long-Term Accommodation Plan](#) projects available student accommodation at these facilities over the long term.

**Student Transportation**

Student Transportation Services of Waterloo Region (STSWR)'s school buses will not travel privately owned or maintained right-of-ways to pick-up/drop-off students. Transported students will be required to meet the bus at a congregated bus pick-up point. STSWR may have additional comments about student pick-up point(s) placement on municipal right-of-ways.

**WRDSB Draft Conditions**

Concerning any future declaration or agreement, the WRDSB requests the following inclusions in the conditions of Draft Approval:

1. That the Owner/Developer shall include the following wording in the condominium declaration to advise all purchasers of residential units and/or renters of same:
  - a. *"Despite the best efforts of the Waterloo Region District School Board (WRDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."*
  - b. *"For information on which schools are currently serving this area, contact the WRDSB Planning Department at 519-570-0003 ext. 4419, or email [planning@wrdsb.ca](mailto:planning@wrdsb.ca). Information provided by any other source cannot be guaranteed to reflect current school assignment information."*
  - c. *"In order to limit liability, public school buses operated by the Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."*
1. That the Owner/Developer enters into an agreement with the City of Kitchener to be registered on the title to the Property that provides:

a. "All agreements of purchase and sale or leases for the sale or lease of a completed home or a home to be completed on the Property must contain the wording set out below to advise all purchasers of residential units and/or renters of same."

i. "Despite the best efforts of the Waterloo Region District School Board (WRDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."

ii. "For information on which schools are currently serving this area, contact the WRDSB Planning Department at 519-570-0003 ext. 4419, or email [planning@wrdsb.ca](mailto:planning@wrdsb.ca). Information provided by any other source cannot be guaranteed to reflect current school assignment information."

iii. "In order to limit liability, public school buses operated by the Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

1. That in cases where Agreements of Purchase and Sale have already been executed, the Owner/Developer sends a letter to all purchasers which includes the above statements 2. a. i., ii. and iii.
2. Prior to final approval, the WRDSB advises in writing to the Approval Authority how the above condition(s) has/have been satisfied.

The WRDSB requests to be circulated on any subsequent submissions on the subject lands and reserves the right to comment further on this application.

If you have any questions about the comments provided, don't hesitate to contact the undersigned.

Sincerely,



Lauren Agar  
Manager of Planning  
T: 519-570-0003 ext. 4596



Waterloo Region District School Board

51 Ardelt Avenue  
Kitchener ON, N2C 2R5  
T: 519 570-0003  
w: wrdsb.ca

**From:** Planning <planning@wcdsb.ca>  
**Sent:** Monday, April 11, 2022 4:52 PM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Subject:** [EXTERNAL] RE: Circulation for Comment - Vacant Land Condominium 30CDM-21207 (55 Franklin Street South)

Good Afternoon Tim,

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

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

C) That the developer shall include the following wording in the condominium declaration to advise all purchasers of residential units and/or renters of same:

*“In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point.”*

D) That the developer enter into an agreement with the City of Kitchener to be registered on the title to the Property that provides:

*“All agreement of purchase and sale or leases for the sale or lease of a completed home or a home to be completed on the Property must contain the wording set out below to advise all purchasers of residential units and/or renters of same.”*

*“In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point.”*

If you require any further information, please contact me by e-mail at [Jordan.Neale@wcdsb.ca](mailto:Jordan.Neale@wcdsb.ca).

Thank you,  
**Jordan Neale**  
Planning Technician, WCDSB  
480 Dutton Dr, Waterloo, ON N2L 4C6  
519-578-3660 ext. 2355

**From:** LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

**Sent:** Friday, April 8, 2022 1:58 PM

**To:** Christine Kompter <Christine.Kompter@kitchener.ca>; Tim Seyler <Tim.Seyler@kitchener.ca>

**Subject:** [EXTERNAL] Kitchener - 55 Franklin Street South - 30CDM-21207

Hello,

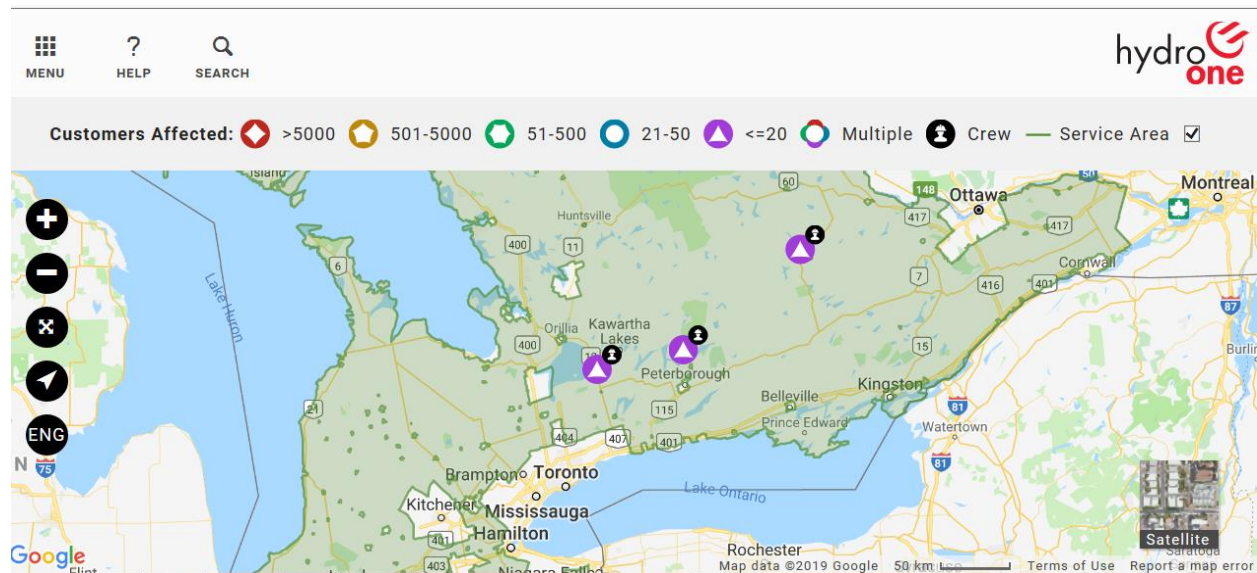
We are in receipt of your Draft Plan of Condominium Application, 30CDM-21207 dated March 23, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Thank you,

**Kitty Luk**

Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**

185 Clegg Road

Markham, ON | L6G 1B7 Email: [landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)

**From:** Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>

**Sent:** Monday, March 28, 2022 4:13 PM

**To:** Tim Seyler <Tim.Seyler@kitchener.ca>

**Subject:** [EXTERNAL] RE: Circulation for Comment - Vacant Land Condominium 30CDM-22203 (55 Franklin Street South)

Hi Tim,

The subject property is not regulated by the GRCA under Ontario Regulation 150/06. As such, we will not be providing comments.

Thank you,  
Chris

**Chris Foster-Pengelly, M.Sc.,**

Office: 519-621-2763 ext. 2319

Toll-free: 1-866-900-4722

[www.grandriver.ca](http://www.grandriver.ca) | [Connect with us on social media](#)

**From:** circulations@wsp.com <circulations@wsp.com>

**Sent:** Monday, March 28, 2022 8:14 AM

**To:** Tim Seyler <Tim.Seyler@kitchener.ca>

**Subject:** [EXTERNAL] Draft Plan of Condominium (30CDM-22203), 55 Franklin St. S., Kitchener

**2022-03-28**

Attention: Tim Seyler

Re: Draft Plan of Condominium (30CDM-22203), 55 Franklin St. S., Kitchener; Your File No. 30CDM-22203

Our File No. 92945

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell’s development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal



circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

**From:** Ruiz, Ricardo <rruiz@kwhydro.ca>  
**Sent:** Thursday, March 24, 2022 8:51 AM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Subject:** [EXTERNAL] RE: Circulation for Comment - Vacant Land Condominium 30CDM-21207 (55 Franklin Street South)

Hi Tim,  
Please note KWHI has no concerns with respect to the draft plan of condominium for 55 Franklin St S. KWHI will require that access rights be protected by adding our wording to the condominium declaration.

Regards,  
Ricardo



Ricardo Ruiz (he/him), C.E.T.  
Distribution Design Supervisor  
Kitchener-Wilmot Hydro Inc  
Office: 519-745-4771 ext. 6304  
Cell: 519-497-6221



April 7, 2022

Tim Seyler  
Planner  
Planning Division  
City of Kitchener  
P.O. Box 1118  
Kitchener ON N2G 4G7

Reference:

**Notice for Application for Draft Approval - Plan of Condominium (Vacant Land)**  
**File Number: 30CDM-22203**  
**Location: 55 Franklin Avenue South**  
**Owner: 55 Franklin GP Inc.**  
**Cross Reference: Site Plan Application: SP20/075/F/AP**

Tim,

Canada Post has the following comments regarding this new development in the City of Kitchener:

Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed and maintained by the developer/owner. Buildings with 100 units or more require a rear loading Lock Box Assembly with dedicated secure mail room. Independent/separate buildings with 50 or more units require a unique civic address.

Please see the link below to Canada Post's Delivery Planning Standards Manual which contains information on Canada Post's requirements, delivery policies, and specifications.

[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

If the description of the project changes, please forward an update to our office so we can assess any possible impacts to mail delivery.

Regards,

*Jamie Bere*  
Delivery Services Officer | Delivery Planning  
955 Highbury Ave N  
London On  
N5Y 1A3