

**Andrew Pinnell**

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**From:** Sandro Bassanese  
**Sent:** Wednesday, May 11, 2022 3:41 PM  
**To:** Andrew Pinnell  
**Subject:** 276 King St E Design Brief

Hey Andrew

The following changes are required to the design brief.

- Pg 12. The angular plane is not taken from the centerline of road it is to be confirmed that it was taken from the adjacent property line across the ROW and the accurate width of the ROW is to be noted as well.
- The wind study section is to have the following note added: A detailed wind study will be undertaken during the site plan review process and mitigation techniques identified through the detailed wind study will be implemented through detailed building design and site plan review process.

Please let me know if you have any questions or concerns.

Regards

**Sandro Bassanese**

Supervisor Site Plan | Planning Division | City of Kitchener  
519-741-2200 ext. 7305 | TTY 1-866-969-9994 | [sandro.bassanese@kitchener.ca](mailto:sandro.bassanese@kitchener.ca)



## City of Kitchener - Comment Form

**Project Address: 276 King Street East**

**Application Type: Official Plan and Zoning By-law Amendment**

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

**Commenter's name:** Carrie Musselman

**Email:** carrie.musselman@kitchener.ca

**Phone:** 519-741-2200 x 7068

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**Written Comments Due:** March 5, 2021

**Date of comments:** February 25, 2021

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

- Sustainability Statement, Official Plan Amendment and Zoning By-law Amendment, 276 King Street East. October 16, 2020. GSP Group.

### **2. Comments & Issues:**

I have reviewed the supporting documentation (as listed above) to support an Official Plan and Zoning By-law Amendment to facilitate the development of a 7-storey mixed use building with ground floor commercial uses, with no parking at 276 King St. E. and provided the following:

- Although the Ontario Building Code (OBC) is progressive, going forward all developments will need to include energy conservation measures as the City (and Region of Waterloo) strive to achieve our greenhouse gas reduction target.
- It is recommended that the applicant explore programs or measures best suited to the site and development that go beyond the OBC to further energy conservation, generation, operation and would benefit future residents / tenants.
- Program certification is not required but is encouraged. Programs (or components of) that could be explored are:
  - a. Energy Star for Buildings (15% more efficient than OBC)
  - b. R-2000 (50% more efficient than OBC),
  - c. Net Zero Ready (80% more efficient than OBC)
  - d. Net Zero (100% more efficient than OBC)
  - e. LEED (equivalency rating would be sufficient if not seeking certification)

**Based on my review of the supporting documentation the proposed Official Plan and Zoning By-law Amendment can be supported.**

### **3. Conditions of Approval in Principal (AIP) and Full Site Plan Approval:**

#### **Conditions of Approval in Principal**

- A revised sustainability statement incorporating comments provided.

#### **Conditions of Full Site Plan Approval**

- The Sustainability Statement is approved.

### **4. Policies, Standards and Resources:**

- Kitchener Official Plan Policy 7.C.4.4. Development applications will be required to demonstrate to the satisfaction of the City, through the completion of a Sustainability Report/Checklist in accordance with the Complete Application Requirements Policies in Section 17.E.10, that the proposal meets the sustainable development policies of the Plan and that sustainable development design standards are achieved.
- Kitchener Official Plan Policy 7.C.4.5. The City will encourage and support, where feasible and appropriate, alternative energy systems, renewable energy systems and district energy in accordance with Section 7.C.6 to accommodate current and projected needs of energy consumption.
- Kitchener Official Plan Policy 7.C.6.4. In areas of new development, the City will encourage orientation of streets and/or lot design/building design with optimum southerly exposures. Such orientation will optimize opportunities for active or passive solar space heating and water heating.
- Kitchener Official Plan Policy 7.C.6.8. Development applications will be required to demonstrate, to the satisfaction of the City, energy is being conserved or low energy generated. Such studies may include, but not limited to an Energy Conservation Efficiency Study, a Feasibility Study for Renewable or Alternative Energy Systems, District Heating Feasibility Study, and the completion of a Sustainability Report/Checklist in accordance with the Complete Application Requirements Policies in Section 17.E.10.
- Kitchener Official Plan Policy 7.C.6.27. The City will encourage developments to incorporate the necessary infrastructure for district energy in the detailed engineering designs where the potential for implementing district energy exists.

### **5. Advice:**

- As part of the Kitchener Great Places Award program every several years there is a Sustainable Development category. Also, there are community-based programs to help with and celebrate and recognize businesses and sustainable development stewards (Regional Sustainability Initiative - <http://www.sustainablewaterlooregion.ca/our-programs/regional-sustainability-initiative> and TravelWise - <http://www.sustainablewaterlooregion.ca/our-programs/travelwise>).
- The ENERGY STAR® Multifamily High-Rise Pilot Program for new construction is a new five-year certification program in Ontario that recognizes buildings that are at least 15% more energy-efficient than those built to the provincial energy code and meet other program requirements. More information can be found online at <https://www.nrcan.gc.ca/energy-efficiency/buildings/new-buildings/energy-starr-multifamily-high-rise-pilot-program/21966>

## Andrew Pinnell

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**From:** Michelle Drake  
**Sent:** Monday, March 15, 2021 2:04 PM  
**To:** Andrew Pinnell; Sandro Bassanese; Barbara Steiner; Victoria Grohn  
**Subject:** RE: Circulation for Comment - OPA/ZBA (276 King Street East)

No heritage planning concerns.

M.

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**From:** Andrew Pinnell <Andrew.Pinnell@kitchener.ca>  
**Sent:** Monday, March 15, 2021 12:58 PM  
**To:** Sandro Bassanese <Sandro.Bassanese@kitchener.ca>; Barbara Steiner <Barbara.Steiner@kitchener.ca>; Victoria Grohn <Victoria.Grohn@kitchener.ca>; Michelle Drake <michelle.drake@kitchener.ca>  
**Subject:** FW: Circulation for Comment - OPA/ZBA (276 King Street East)

Hi Sandro, Barbara, and Victoria/Michelle,

Please let me know if you have any comments regarding the attached/below OPA/ZBA. If you think it would be helpful to meet to discuss this proposal, please let me know and I'll set up a meeting.

Thanks!

**Andrew Pinnell, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7668 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)



## Andrew Pinnell

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**From:** Mike Seiling  
**Sent:** Monday, March 15, 2021 1:12 PM  
**To:** Andrew Pinnell  
**Subject:** RE: 276 King Street East - RSC & building permit issuance

Hi,

Building Division; no comments related to redevelopment at 276 King St E.

Mike

## Andrew Pinnell

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**From:** Dave Seller  
**Sent:** Thursday, June 24, 2021 3:37 PM  
**To:** Andrew Pinnell  
**Subject:** RE: Updated - Zoning By-law and Official Plan Amendment Application Comments: 276 King Street East

Hi Andrew,

For Class A bike parking: Min 29 spaces, if they provided the 33 as noted below from their submitted plan, great.

### BICYCLE PARKING REQUIREMENTS:

#### REQUIRED:

##### RESIDENTIAL:

LONG TERM CLASS A SPACES: 1 SPACE/UNIT = 1 x 29 UNITS = 29 SPACES

SHORT TERM CLASS B SPACES: 6 SPACES (MORE THAN 20 UNITS)

##### RESTAURANT:

LONG TERM CLASS A SPACES: 1.0 SPACE/100m<sup>2</sup> GFA = 311.5/100 = 3.1 = 4 SPACES

SHORT TERM CLASS B SPACES: 2/RESTAURANT = 2 x 3 = 6 SPACES

#### PROVIDED:

LONG TERM CLASS A SPACES: 33 SPACES (PROVIDED INTERNALLY ADJACENT TO ELEVATORS.

VERTICAL STORAGE SPACES @ 600mm x 1200mm)

SHORT TERM CLASS B SPACES: 12 SPACES (PROVIDED BEHIND LOADING AREA)

Other TDM options, while not mentioned in Salvinis Parking Review and Justification (September 29, 2020) as an option, a bike fix it station internal to the building.

### **Dave Seller, C.E.T.**

Traffic Planning Analyst | Transportation Services | City of Kitchener  
519-741-2200 ext. 7369 | TTY 1-866-969-9994 | [dave.seller@kitchener.ca](mailto:dave.seller@kitchener.ca)



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**From:** Andrew Pinnell <Andrew.Pinnell@kitchener.ca>  
**Sent:** Wednesday, June 23, 2021 11:47 AM  
**To:** Dave Seller <Dave.Seller@kitchener.ca>  
**Subject:** RE: Updated - Zoning By-law and Official Plan Amendment Application Comments: 276 King Street East

Hi Dave

You provided these comments back in March and I am just communicating them back to the applicant now. This site is under the old 85-1 Zoning By-law, which doesn't speak to bike parking requirements. It sounds like secure bike parking is something you want me to bring into this ZBA (and I agree). How many secure spots do you want? Also, are there any other TDM measures besides secure bike parking that you want me to bring into this ZBA?

Thanks,

### **Andrew Pinnell, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7668 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)



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**From:** Dave Seller <[Dave.Seller@kitchener.ca](mailto:Dave.Seller@kitchener.ca)>  
**Sent:** Tuesday, March 16, 2021 9:26 AM  
**To:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>  
**Subject:** Updated - Zoning By-law and Official Plan Amendment Application Comments: 276 King Street East

**City of Kitchener**  
**Zoning By-law and Official Plan Amendment Application Comments**  
**Project Address:** 276 King Street East

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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 16, 2021

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a. Transportation Services offer the following comments, regarding the Parking Review and Justification submitted by Salvini Consulting (September 2020).

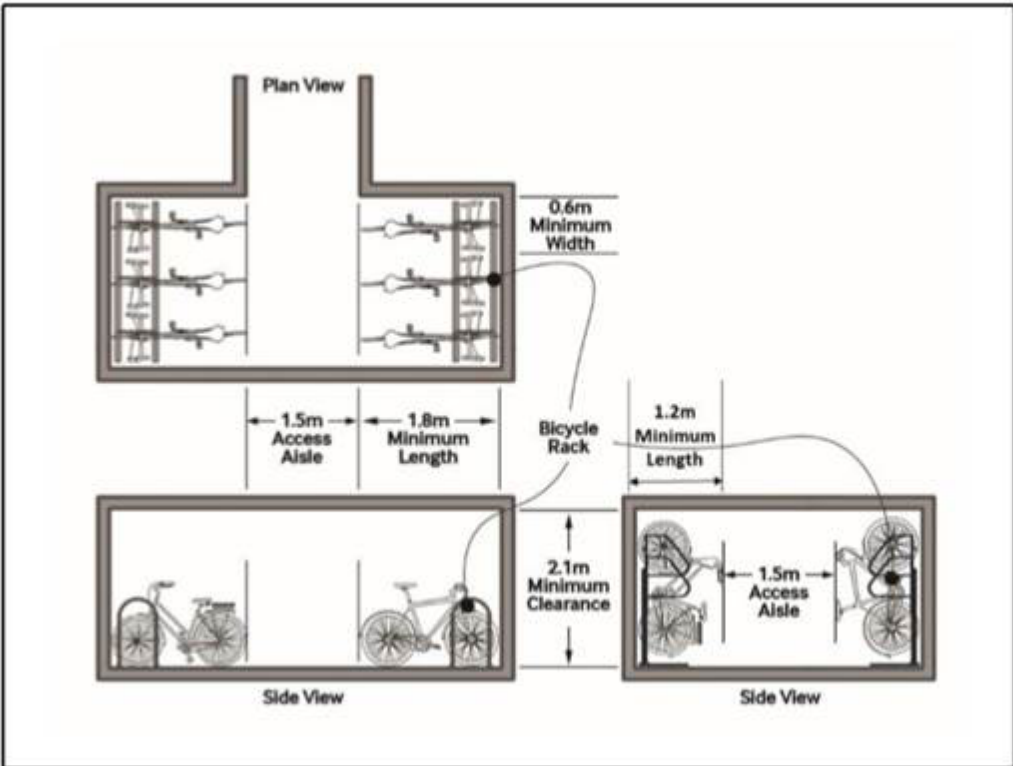
The analysis indicated that 29 parking spaces are required for the residential component under the City of Kitchener's 85-1 zoning by-law, where zero parking is being proposed. While the commercial portion of the building requires zero parking under the City of Kitchener's 85-1 zoning by-law. Therefore, a parking shortfall of 29 spaces exists.

The site is located within the D2 zone (downtown) and Salvini's analysis indicated that different alternative modes of transportation is available to reduce vehicle trips to the site such as; existing Grand River Transit, existing ION rail, shared on-street bicycle lanes and pedestrian walkability. Should someone wish to drive to the site, there are several off-site parking options. Two parking garages, one at the Kitchener Market and the second at Charles/Benton. There is also free 2 hour on-street parking available in the area.

The analysis also noted that the City of Kitchener's future zoning by-law permits zero residential and commercial parking in the downtown. Therefore, Salvini Consulting has demonstrated through their analysis that the proposed parking rate for this site is reasonable and therefore, Transportation Services can support the parking reduction being sought.

- b. Recommend that when units are being sold/rented to tenants, that the tenants are notified prior to signing any agreements, that there is no on-site parking being provided for this development.
- c. The corner visibility triangle (King/Eby) noted on the submitted drawing, A1.1 Site Plan is acceptable.
- d. Ensure that the Class A indoor secure bicycle parking noted on drawing A2.1 First Floor Plan, conforms to the below dimensions on Illustration 5-2.

**Illustration 5-2: Bicycle Parking Stalls and Access Aisle Dimensions**



**Dave Seller, C.E.T.**

Traffic Planning Analyst | Transportation Services | City of Kitchener  
519-741-2200 ext. 7369 | TTY 1-866-969-9994 | [dave.seller@kitchener.ca](mailto:dave.seller@kitchener.ca)





## Andrew Pinnell

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**From:** Katie Wood  
**Sent:** Thursday, February 18, 2021 3:39 PM  
**To:** Andrew Pinnell  
**Subject:** 276 King St E  
**Attachments:** 420079\_FSR\_276 King Street\_2020-10-13 - eng comments.pdf

Hey Andrew,

Engineering and KU have reviewed the application and we support the following applications:

- OPA20/006/K/AP
- ZBA20/015/K/AP

I do have some notes on the Functional Servicing Report provided. Although it doesn't change my position it may be something to share with the consultant and developer, to get them moving in the right direction. Let me know if you need anything else from me at this time.

Sincerely,

*Katie Wood*, C.E.T.

Project Manager | Development Engineering | City of Kitchener  
519-741-2200 ext. 7135 | TTY 1-866-969-9994 | [katie.wood@kitchener.ca](mailto:katie.wood@kitchener.ca)



**City of Kitchener**  
**Application Comment Form**

**Project Address:** 276 King Street East

**Comments due:** March 5, 2021

**Application Type:** ZBA & OPA

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Comments Of: Parks & Cemeteries

Commenter's Name: Ashley DeWitt

Email: Ashley.Dewitt@Kitchener.ca

Phone: 519-741-2600 x4182

Date of Comments: February 10, 2021

- I plan to attend the meeting (questions/concerns/comments for discussion)
- I do NOT plan to attend the meeting (no concerns)
- 

1. Site Specific Comments & Issues:

No Comments.

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

No Comments.

3. Anticipated Requirements of full Site Plan Approval:

No Comments.

4. Advisory Comments:

No Comments.

5. Anticipated Fees:

**Parkland Dedication**

- Parkland dedication would be deferred to time of Site Plan application in this case, however the site is also located within the City of Kitchener Downtown Core Area and is currently exempt from parkland dedication.

- Please note that any changes to the exemption area affecting future site plan applications may require a review of parkland dedication requirements.

Choose an item.

## Andrew Pinnell

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**From:** Melissa Mohr <MMohr@regionofwaterloo.ca>  
**Sent:** Tuesday, May 17, 2022 5:38 PM  
**To:** Andrew Pinnell  
**Cc:** Shilling Yip  
**Subject:** [EXTERNAL] RE: Stationary noise comments for 276 King Street East

Good Afternoon Andrew,

I have been able to connect internally with Regional staff on the stationary noise concerns.

Shilling has indicated that the noise consultant has been in touch regarding the Region's comments on the noise study and that an addendum will be provided within the next few weeks. As such, staff has no objection to proceeding with a recommendation on the applications at this time, subject to the use of a holding provision to obtain a detailed stationary noise study to the satisfaction of the Region. Please be advised that the holding provision shall not be lifted until such time the Region of Waterloo has accepted the Noise Study.

I trust the above is of assistance, but please do not hesitate to contact me should you have any questions regarding the above.

Kind Regards,

Melissa

**Melissa Mohr, MCIP, RPP**  
Principal Planner

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## Andrew Pinnell

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**From:** Trevor Heywood <theywood@grandriver.ca>  
**Sent:** Tuesday, February 2, 2021 1:34 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (276 King Street East)

Hey Andrew,

This is not regulated by the GRCA and we have no comment.

Thanks,



**Trevor Heywood**  
Resource Planner  
Grand River Conservation Authority  
theywood@grandriver.ca

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**From:** Christine Kompter <[Christine.Kompter@kitchener.ca](mailto:Christine.Kompter@kitchener.ca)>  
**Sent:** Friday, January 29, 2021 4:18 PM  
**To:** Aaron McCrimmon-Jones <[Aaron.McCrimmon-Jones@kitchener.ca](mailto:Aaron.McCrimmon-Jones@kitchener.ca)>; Bell - c/o WSP <[circulations@wsp.com](mailto:circulations@wsp.com)>; Dave Seller <[Dave.Seller@kitchener.ca](mailto:Dave.Seller@kitchener.ca)>; David Paetz <[David.Paetz@kitchener.ca](mailto:David.Paetz@kitchener.ca)>; DSD - Planning Division <[DSDPlanningDivision@kitchener.ca](mailto:DSDPlanningDivision@kitchener.ca)>; Feds <[vped@feds.ca](mailto:vped@feds.ca)>; Planning <[planning@grandriver.ca](mailto:planning@grandriver.ca)>; Greg Reitzel <[Greg.Reitzel@kitchener.ca](mailto:Greg.Reitzel@kitchener.ca)>; Hydro One - Dennis DeRango <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; Jim Edmondson <[Jim.Edmondson@kitchener.ca](mailto:Jim.Edmondson@kitchener.ca)>; K-W Hydro - Greig Cameron <[gcameron@kwhydro.on.ca](mailto:gcameron@kwhydro.on.ca)>; Lesley MacDonald <[Lesley.MacDonald@kitchener.ca](mailto:Lesley.MacDonald@kitchener.ca)>; Linda Cooper <[Linda.Cooper@kitchener.ca](mailto:Linda.Cooper@kitchener.ca)>; Mike Seiling <[Mike.Seiling@kitchener.ca](mailto:Mike.Seiling@kitchener.ca)>; Ontario Power Generation <[Executivevp.lawanddevelopment@opg.com](mailto:Executivevp.lawanddevelopment@opg.com)>; Park Planning (SM) <[Park.Planning@kitchener.ca](mailto:Park.Planning@kitchener.ca)>; Parmi Takk <[Parmi.Takk@kitchener.ca](mailto:Parmi.Takk@kitchener.ca)>; Region - Planning <[PlanningApplications@regionofwaterloo.ca](mailto:PlanningApplications@regionofwaterloo.ca)>; Property Data Administrator (SM) <[PropDataAdmin@kitchener.ca](mailto:PropDataAdmin@kitchener.ca)>; Robert Morgan <[Robert.Morgan@kitchener.ca](mailto:Robert.Morgan@kitchener.ca)>; Steven Ryder <[Steven.Ryder@kitchener.ca](mailto:Steven.Ryder@kitchener.ca)>; UW - SA <[Steven.amirikah@uwaterloo.ca](mailto:Steven.amirikah@uwaterloo.ca)>; WCDSB - Planning <[planning@wcdsb.ca](mailto:planning@wcdsb.ca)>; WRDSB - Board Secretary (<[elaine\\_burns@wrdsb.ca](mailto:elaine_burns@wrdsb.ca)>) <[elaine\\_burns@wrdsb.ca](mailto:elaine_burns@wrdsb.ca)>; WRDSB - Planning <[planning@wrdsb.ca](mailto:planning@wrdsb.ca)>  
**Cc:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>  
**Subject:** Circulation for Comment - OPA/ZBA (276 King Street East)

Please see attached – additional documentation can be viewed at <https://kitchener.sharefile.com/home/shared/fo83c8ea-7d55-49f0-a61c-09384412f5e6>. Comments or questions should be directed to **Andrew Pinnell**, Senior Planner (copied on this email).

### Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener  
200 King Street West, 6<sup>th</sup> Floor | P.O. Box 1118 | Kitchener ON N2G 4G7  
519-741-2200 ext. 7425 | TTY 1-866-969-9994 | [christine.kompter@kitchener.ca](mailto:christine.kompter@kitchener.ca)



## Andrew Pinnell

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**From:** Wang, Shaun <SWang@KWHydro.ca>  
**Sent:** Monday, March 1, 2021 4:36 PM  
**To:** Andrew Pinnell  
**Cc:** Theriault, John; Stewart, Gary; Cameron, Greig; Sandro Bassanese  
**Subject:** [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (276 King Street East)

Andrew,

Front yard setback is not a concern for us. We don't have any hydro wire on King St. However, the side yard setback (on Eby St) requirement may impact our design choice.

Regards,

Shaun Wang, P. Eng.  
System Planning & Projects Engineer  
Kitchener-Wilmot Hydro Inc.  
P: 519-745-4771 x6312  
F: 519-745-0643  
[swang@kwhydro.ca](mailto:swang@kwhydro.ca)



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**From:** Andrew Pinnell <Andrew.Pinnell@kitchener.ca>  
**Sent:** Monday, March 1, 2021 4:21 PM  
**To:** Wang, Shaun <SWang@KWHydro.ca>  
**Cc:** Theriault, John <JTheriault@KWHydro.ca>; Stewart, Gary <GStewart@KWHydro.ca>; Cameron, Greig <GCameron@KWHydro.ca>; Sandro Bassanese <Sandro.Bassanese@kitchener.ca>  
**Subject:** RE: Circulation for Comment - OPA/ZBA (276 King Street East)

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Hi Shaun

We're not sure what we would propose yet for the maximum front yard setback and maximum exterior side yard setback. However, it looks like the existing building on the property next door (i.e., 270 King St E) has a setback of about 1.0 metre. I could see it as a possibility for us requiring a similar setback to keep a consistent street wall.

Please let me know your thoughts.

Thanks,

**Andrew Pinnell, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7668 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)



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**From:** Wang, Shaun <[SWang@KWHydro.ca](mailto:SWang@KWHydro.ca)>  
**Sent:** Wednesday, February 24, 2021 1:07 PM  
**To:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>  
**Cc:** Theriault, John <[JTheriault@KWHydro.ca](mailto:JTheriault@KWHydro.ca)>; Stewart, Gary <[GStewart@KWHydro.ca](mailto:GStewart@KWHydro.ca)>; Cameron, Greig <[GCameron@KWHydro.ca](mailto:GCameron@KWHydro.ca)>  
**Subject:** [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (276 King Street East)

Andrew,

Currently Kitchener-Wilmot Hydro has only a secondary pole line on Eby St. Depending on their load demand, we will supply the property in different ways, thus different setback requirements. If the load is less than 250kW, we may install an off-site 3-phase overhead transformer on Duke St with long secondary wires to the property. If the load is more than 300kW, we'll request an on site transformer room or space for a pad-mounted transformer.

What are the setbacks that the City plans to impose for this lot?

Regards,

Shaun Wang, P. Eng.  
System Planning & Projects Engineer  
Kitchener-Wilmot Hydro Inc.  
P: 519-745-4771 x6312  
F: 519-745-0643  
[swang@kwhydro.ca](mailto:swang@kwhydro.ca)



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**From:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>  
**Sent:** Wednesday, February 24, 2021 12:18 PM  
**To:** Wang, Shaun <[SWang@KWHydro.ca](mailto:SWang@KWHydro.ca)>  
**Cc:** Theriault, John <[JTheriault@KWHydro.ca](mailto:JTheriault@KWHydro.ca)>; Stewart, Gary <[GStewart@KWHydro.ca](mailto:GStewart@KWHydro.ca)>; Cameron, Greig <[GCameron@KWHydro.ca](mailto:GCameron@KWHydro.ca)>  
**Subject:** RE: Circulation for Comment - OPA/ZBA (276 King Street East)

EXTERNAL EMAIL. Please be cautious and evaluate before you click links, open attachments or provide credentials

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Hi Shaun

Would there be any concerns with the City imposing maximum setbacks to the front and external side lot lines through this ZBA process? If so, what maximum setbacks could KW Hydro accept?

Thanks,

**Andrew Pinnell, MCIP, RPP**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7668 | TTY 1-866-969-9994 | [andrew.pinnell@kitchener.ca](mailto:andrew.pinnell@kitchener.ca)



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**From:** Wang, Shaun <[SWang@KWHydro.ca](mailto:SWang@KWHydro.ca)>  
**Sent:** Friday, February 5, 2021 10:29 AM  
**To:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>  
**Cc:** Theriault, John <[JTheriault@KWHydro.ca](mailto:JTheriault@KWHydro.ca)>; Stewart, Gary <[GStewart@KWHydro.ca](mailto:GStewart@KWHydro.ca)>; Cameron, Greig <[GCameron@KWHydro.ca](mailto:GCameron@KWHydro.ca)>  
**Subject:** [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (276 King Street East)

Hi Andrew,

We have reviewed the proposal and have the following comments:

The developer shall make satisfactory arrangements with Kitchener Wilmot Hydro Inc. for servicing before approval  
276 King E is currently supplied by the OH transformer on Eby St.  
For the proposed development, a 3ph service will be required.  
Depending on the capacity, Kitchener-Wilmot Hydro may require an on-site transformer room and a HV switchgear room.

Regards,

Shaun Wang, P. Eng.

System Planning & Projects Engineer  
Kitchener-Wilmot Hydro Inc.  
P: 519-745-4771 x6312  
F: 519-745-0643  
[swang@kwhydro.ca](mailto:swang@kwhydro.ca)





## Andrew Pinnell

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**From:** Planning <planning@wcdsb.ca>  
**Sent:** Thursday, March 4, 2021 2:21 PM  
**To:** Andrew Pinnell  
**Subject:** [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (276 King Street East)

Good Afternoon Andrew,

The Waterloo Catholic District School Board has reviewed the above 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).

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

**City of Kitchener**  
**PRE-SUBMISSION CONSULTATION COMMENT FORM**

**Project Address:** 276 King St. E.

**Date of Meeting:** unknown

**Application Type:** OPA/ZBA

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Comments Of: WRDSB

Commenter's Name: Nathan Hercanuck

Email: nathan\_hercanuck@wrdsb.ca

Phone: 519-570-0003 x4459

Date of Comments: February 24, 2021

- I plan to attend the meeting (questions/concerns/comments for discussion)
- I do NOT plan to attend the meeting (no concerns)
- 

1. Site Specific Comments & Issues:

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

3. Anticipated Requirements of full Site Plan Approval:

4. Policies, Standards and Resources:

5. Anticipated Fees:

Please be advised that any development on the subject lands is subject to the provisions of the Waterloo Region District School Board's Education Development Charges By-law 2016 or any successor thereof and may require the payment of Education Development Charges for these developments prior to issuance of a building permit.